

2014-2021 HOUSING ELEMENT

CITY OF SAN BUENAVENTURA
ADOPTED BY COUNCIL ON SEPTEMBER 16, 2013

**Ventura Housing Element
Comparison of Programs
Cycle 4 (2008-2013) & Cycle 5 (2013-2021)**

Cycle 4 Program #	Program Name	Cycle 5 Program #
Conservation of the Existing Supply of Housing		
1	Housing Preservation Loan Program	1
2	Housing Code Enforcement Program	2
3	Condominium Conversion Ordinance	3
4	Section 8 Rental Assistance	4
5	Preservation of Assisted Housing	5
6	Mobile Home Park Rent Stabilization Ordinance	6
7	Mobile Home Park Preservation	7
8	Mobile Home Park Resident Ownership Program	8
9	Mobile Home Rehabilitation Grant Program	9
10	Rental Acquisition and Rehabilitation Program	10
Production of Housing		
11	Workforce Housing	11
12	For Sale Housing Assistance	Removed in Cycle 5
13	Homebuyer Assistance	12
14	Inclusionary Housing Ordinance	13
15	Second Units	14
16	Non-Traditional Housing	15
17	Housing Assistance for Public Service Employees	Removed in Cycle 5
New in Cycle 5	Other Housing Options	16
Provision of Adequate Housing Sites		
18	10-Year Strategy to End Homelessness	17
19	Infill First Strategy	18
20	Transitional/Supportive Housing and Emergency Shelters	19
21	Farmworker Housing	20
22	Adaptive Reuse Ordinance	21
23	Use of City- /Publicly-Owned Land for Affordable Housing	22
Removal of Governmental Constraints		
24	Affordable Housing Program	23
25	Streamlined Processing Procedures	24
New in Cycle 5	Streamlining 100% Affordable Projects Tied to Finance Funding Cycles	25
Promotion of Equal Housing Opportunity		
26	Fair Housing Program	26
New in Cycle 5	Accessible Housing Program	27
27	Universal Design	28
28	Reasonable Accommodation	29

2014-2021 HOUSING ELEMENT

CITY OF SAN BUENAVENTURA
ADOPTED BY COUNCIL ON SEPTEMBER 16, 2013

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 18, 2013

Mr. Mark Watkins, City Manager
City of Ventura
501 Poli Street
Ventura, CA 93002-0099

Dear Mr. Watkins:

**RE: Review of the City of San Buenaventura's (Ventura) 5th Cycle (2013-2021)
Adopted Housing Element**

Thank you for submitting Ventura's housing element adopted on September 16, 2013 and received for review on September 20, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review. The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The Department's review found the adopted element to be substantially the same as the draft element reviewed by the Department on July 31, 2013 and determined to comply with statutory requirements.

The Department is pleased to inform the City of San Buenaventura that 4th cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 2, 2013, announced the availability of \$25 million in grant funds to eligible applicants. Applications are due January 22, 2014. More information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the dedication and efforts put forth by Mr. Dave Ward, Planning Manager, and Mr. Greg Martin, of Rincon Consultants, Inc., in the preparation of the housing element. The Department wishes Ventura success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide any assistance, please contact Melinda Coy, of our staff, at (916) 263-7425.

Sincerely,

Glen A. Campora
Assistant Deputy Director

Contents

1.	Introduction	1
	A. Community Context	1
	B. Role of the Housing Element	2
	C. Data Sources	2
	D. Public Participation	3
	E. Relationship to the General Plan	4
2.	Housing Plan.....	5
	A. Goals and Policies	5
	Housing Conservation	5
	Production of Housing.....	6
	Provision of Adequate Housing Sites.....	7
	Removal of Governmental Constraints.....	8
	Equal Housing Opportunity.....	8
	B. Programs	9
	Conservation of the Existing Supply of Housing.....	10
	1. Housing Preservation Loan Program	10
	2. Housing Code Enforcement Program.....	11
	3. Condominium Conversion Ordinance.....	11
	4. Section 8 Rental Assistance.....	11
	5. Preservation of Assisted Housing.....	12
	6. Mobile Home Park Rent Stabilization Ordinance	13
	7. Mobile Home Park Preservation.....	13
	8. Mobile Home Park Resident Ownership Program.....	13
	9. Mobile Home Rehabilitation Grant Program.....	14
	10. Rental Acquisition and Rehabilitation Program	14
	Production of Housing.....	14
	11. Workforce Housing	15
	12. Home Buyer Assistance	15
	13. Inclusionary Housing Ordinance.....	16
	14. Second Units	17
	15. Non-Traditional Housing.....	17
	16. Other Housing Funding Options	19
	Provision of Adequate Housing Sites.....	20
	17. 10-Year Strategy to End Homelessness	20
	18. Infill First Strategy	21
	19. Transitional/Supportive Housing and Emergency Shelters	22
	20. Farm Worker Housing	22
	21. Adaptive Reuse Ordinance.....	23
	22. Use of City-Owned/Publicly-Owned Land for Affordable Housing.....	23

Removal of Governmental Constraints	24
23. Affordable Housing Program	24
24. Streamlined Processing Procedures	25
25. Streamlining 100% Affordable Projects Tied to Finance Funding Cycles	25
Promotion of Equal Housing Opportunity.....	26
26. Fair Housing Program	26
27. Accessible Housing Program	26
28. Universal Design	27
29. Reasonable Accommodation.....	27
C. Quantified Objectives.....	36

Charts

Chart 1(a): Housing Program Implementation Summary.....	29
Chart 1(b): Quantified Objectives – 2008-2014 – City of Ventura.....	36

Attachment

Housing Element Technical Report

<p>Acknowledgements</p> <p>The City of San Buenaventura (Ventura) wishes to acknowledge the following for their contributions to the development of the 2014-2021 Housing Element.</p> <p>California State Department of Housing and Community Development</p> <ul style="list-style-type: none"> ➤ Melinda Coy, Housing Policy Specialist, Housing Policy Development <p>Rincon Consultants, Inc.</p> <ul style="list-style-type: none"> ➤ Joe Power, AICP, Principal ➤ Greg Martin, AICP, Senior Planner/Project Manager. ➤ Jonathan Berlin, Associate Environmental Planner <p>City of Ventura</p> <ul style="list-style-type: none"> ➤ Jeffrey Lambert, AICP, Community Development Director ➤ Dave Ward, AICP, Planning Manager ➤ Peter Brown, Community Services Manager ➤ Jennie A. Buckingham, Senior Planner ➤ Maggie Ide, Associate Planner ➤ Lisa Wilkinson, AICP, Associate Planner ➤ Luz Juachon, Planning Division ➤ Roger Adams, GISP, GIS Program <p>The Housing Authority of the City of San Buenaventura</p>

1. INTRODUCTION

A. Community Context

Incorporated in 1866, San Buenaventura (Ventura) is a coastal community of approximately 107,000 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 latest LAFCO Municipal Services Review documents the City's January 1, 2012 population as 107,166¹, and the Census documents the City's 2010 population as 106,433, representing a 5% growth between 2000-2010, in contrast to 9% growth during the 1990s, 24% growth during the 1980s, and 27% growth in the 1970s. This noticeable drop in population growth during the last two decades reflects the economic recessions of the late-2000s and early to mid-1990s, the decreasing amount of vacant land available for development, and City policies for managed growth.

A variety of housing types are available in Ventura, including single-family homes, townhomes, apartments, condominium developments, and mobile homes. Of the approximately 43,051² units in the City, 67% are considered single-family homes, 27% are multi-family units, and 6% are mobile homes, RV, boats and trailers, reflecting a balance of housing types and opportunities, although, of the - new units built in Ventura between 2000 and 2012, the vast majority were single-family homes, about half of which were detached and about half of which were attached (see Chart 2-15 of the Technical Report). . Housing costs are relatively high, as is typical in most coastal communities, although home prices have dropped significantly since the beginning of the recession which began around 2008. The median price of new and existing single-family homes sold in Ventura was about \$580,000 in September 2007, but median sales prices for the SCAG region have dropped from a similar level in 2007 (\$552,000) to \$291,000 in 2010. Market rents for two-bedroom apartments in Ventura averaged approximately \$1,400 to \$1,600 per month in September 2007, with vacancy rates of about 4%, while market rents for a selection of two-bedroom apartments built in 2010 ranged from \$1,025 to \$1,525 per month (see Charts 2-21 and 2-22 of the Technical Report). According to the 2010 Census, the City's rental vacancy rate was 5.5%, which is close to the "optimal" rate of 5%.³ This level of vacancy indicates an adequate supply of rental housing in Ventura.

Housing affordability continues to be an important issue in Ventura County, with a significant number of households in the region overpaying for housing.⁴ 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.

¹ Ventura County Local Agency Formation Commission. *Municipal Service Reviews, Nine Ventura County Cities*. November 2012.

² California Department of Finance (2012, Report E-5).

³ A 5% vacancy rate is commonly considered optimal in that this level of vacancy is low, yet indicates that an adequate supply of vacant units is available for renters wanting to move within the rental market.

⁴ Spending 30% or more of income on housing costs, including utility payments.

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 based upon the State mandated housing cycle time frames, which for the 5th cycle is at least every eight years, 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 (2014-2021), 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 certified 2008-2014 Housing Element.

C. Data Sources

Various sources of information are used to prepare the Housing Element. Data from the 2010 Census of population and housing is used to a large extent in the Element. 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 several stakeholder meetings, an informal workshop, as well as future public hearings with the Planning Commission and City Council. Organizations reached out to by the City through this process, many of which represent the interests of lower-income persons and other persons in need of affordable or assisted housing, included the following:

- Cabrillo Economic Development Corporation
- California Rural Legal Assistance
- County Human Services Agency
- House Farm Workers
- San Buenaventura Housing Authority
- Urban Initiatives
- Ventura County Behavioral Health Department
- Ventura County Coalition of Labor, Agriculture and Business
- Ventura County Human Services Agency
- Ventura Safe Housing Collaborative

An informal workshop to publicize the Housing Element update process and receive input from the public was held at Ventura City Hall on Wednesday, January 30, 2013. This meeting gave the public an overview of what would be addressed in the proposed Housing Element and the path that would be followed in preparing the document, as well as providing an opportunity for the public to identify important topics that needed to be addressed in the Housing Element update. A preliminary draft of Chapter 2 of the Housing Element (*Housing Plan*) was posted on the City's website about a week after this workshop, and the rest of the preliminary draft of the Housing Element was posted on the City's website on Friday, March 1. A meeting with interested stakeholders to take comment on the preliminary draft of the Housing Element, with particular attention to the Land Inventory was held on Thursday, March 7, 2013. This resulted in some changes, such as recalculating the distribution of developable units across income categories in the vacant and underutilized land inventory in response to comments concerning the feasibility of small sites of less than one acre for affordable housing.

The Draft Housing Element was sent to the State Department of Housing and Community Development (HCD) for initial review and comment on Friday, March 15, 2013. HCD comments were received on May 14, 2013. After making edits to the Draft Housing Element in order to address both HCD's comments and public comments on the Draft Housing Element, the City received a letter from HCD on July 31, 2013 stating that the Draft Housing Element was in compliance with State Housing Element law.

The Draft Housing Element was brought before the City's Planning Commission for review and comment on August 14, 2013. The Planning Commission recommended approval of the Draft Housing Element, with minor revisions, to the City Council. The Draft Housing Element was brought before the City Council on September 16, 2013, at which time the City Council approved the Draft Housing Element and related necessary General Plan amendments. Both these hearings were publicly noticed, open to the public, and provided more opportunity for public comment.

The 2014-2021 Housing Element update process included the following opportunities for public involvement:

January 30, 2013, Public Workshop
March 7, 2013, Stakeholder Meeting
August 14, 2013, Planning Commission Hearing
September 16, 2013, City Council Hearing

Please refer to Technical Report Appendix C for a summary of public comments received during the Housing Element update process.

E. Relationship to the General Plan

The 2014-2021 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 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 2014-2021 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/neighborhood preservation 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, including those with extremely low incomes, and encourage property owners to list units with the City 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 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 provide it, in conjunction with information on available development incentives, to interested developers, public agencies, and non-profit organizations/corporations.
- 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 other adopted form-based codes, including examples from other communities, 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, 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 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 within designated neighborhood centers in 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 Community Development procedures and process improvements, such as conceptual review and joint hearings of City boards and commissions, to make the planning process more efficient.
- Policy 4.4 Continue to provide the City Council with annual reviews of Housing Element implementation as part of the City's Annual General Plan Status Report.
- 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, 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
- Promotion of Equal Housing Opportunity

In 2011, the State of California eliminated redevelopment through Assemble Bill ABx1 26. The City of Ventura continues to play a role as Successor Agency in completing required steps in the redevelopment dissolution process. The Community Development Department is staff to the Successor Agency and a seven-member Oversight Board as well as to the Successor Housing Agency. The City will continue to encourage infill development, adaptive re-use, and private redevelopment consistent with plans, goals and objectives of the City through its Housing Element. However, the redevelopment housing set aside funds, an important source of affordable housing funds, will no longer be available on an annual basis to assist in the development of affordable housing. These funds were used to support affordable housing development in one or more of the following income categories: extremely low, very low, low and moderate income housing. The City of Ventura’s set aside funds prior to redevelopment’s dissolution totaled approximately \$600,000 on an annual basis.

Although no new funding source has been identified to permanently replace these redevelopment set-aside funds, under Assembly Bill 1484, a new law that went into effect June 29, 2012, a contribution to the City’s low/mod housing fund will be made through the repayment of the Line of Credit loan (\$5.8 million) between the City and the former Redevelopment Agency. There will be two types of contributions from the Line of Credit repayment; 1) the Supplemental Education Revenue Augmentation Fund (SERAF) loan repayment; and 2) a 20% contribution from all future Line of Credit loan repayments after the SERAF loan is paid in full. The SERAF repayment is \$1.3 million and the 20% amount is estimated to be \$882,000. The calculation for the City Line of Credit Loan payment is complex and it is unknown at this point in time how long it may take to realize the full contribution of approximately \$2.2 million.

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: eight-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 2013, the Housing Authority of the City of San Buenaventura (Housing Authority) owns and manages 716 public housing units and also provides, through its two associated non-profits, *Homecomings* and *Triad Properties*, a total of 109 rental units with affordability restrictions or covenants. In addition, approximately 1,287 Ventura households are recipients of Section 8 rentals through the Housing Authority. The number of households participating in the Section 8 program changes regularly based on available funding from HUD, fair market rents, and other considerations. The Housing Authority also has an allocation of 75 Veterans Affairs Supportive Housing (VASH) vouchers it can make available to lease to Ventura households. The Housing Authority relies on the VA to refer people to this program. As of December 1, 2012, 51 of these vouchers were being leased. The Housing Authority will continue to work with HUD and other governmental, private, and non-profit partners to preserve these affordable units and rental housing vouchers to meet the housing needs of lower-income households, and will seek opportunities to expand its programs or modernize its units wherever possible.

1. Housing Preservation Loan Program

The City, through contract with a non-profit entity, and in coordination with the Housing Authority, administers the Housing Preservation Loan Program (HPP) to assist lower-income homeowners in repairing or upgrading their owner-occupied units. There are three loan types available under this program: 1) the Participating Lender (PL) Loan is a fixed-rate installment loan; 2) the Below Market Interest Rate (BMIR) Loan consists of PL loans for eligible applicants who fail to meet the underwriting criteria of the PL loan; and 3) the Deferred Payment (DP) loans is financed directly by the City and is available to eligible applicants who lack debt capacity to make monthly installment payments. HPP 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. Currently the HPP as described, is unfunded by the City, but demand continues for this program.

Eight-year Objectives: The City's goal is to assist 12 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. The Housing Preservation Program is currently on hold for new applicants; however, the City's objective is to re-open this program to new applicants by 2014 pending fund allocation from the City.

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/neighborhood preservation 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.

The City also administers the Resale Inspection Program and the Second Unit Amnesty Permit Program. The Resale Inspection Program became effective with adoption of the Resale Report Ordinance adopted in October 2011. This ordinance informs potential buyers of a property of the construction permit history and legal use of the property. The Second Unit Amnesty Permit Program was initiated with adoption of an ordinance offering amnesty for undocumented second dwelling units in July 2011. Since adoption of this ordinance, the City has legalized 35 second units. Under this program, second units are inspected to confirm that minimum life safety requirements are met. Once they pass this inspection, these units can receive modifications on zoning requirements and receive permits. The City is currently considering extending the sunset date of this program, but currently, applicants seeking amnesty must apply for this program by December 31, 2013 and have final inspection no later than June 30, 2014.

Eight-year Objectives: The City will continue to implement the Housing Code Enforcement Program, Resale Inspection Program, and Second Unit Amnesty Permit Program. The City anticipates continued production of more than 1,000 Resale Reports each year. The City also anticipates permitting 100 units under the Second Unit Amnesty Permit Program before its sunset date on June 30, 2014.

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.

Eight-year Objectives: 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 extremely-low- and 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 December 1, 2012, approximately 1,241 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. Given the continued need for rental assistance, the City supports and encourages the Housing Authority to seek additional subsidy funding, if offered by HUD. Efforts should be focused on reversing subsidy and administrative fee reductions that are imposed by HUD and increasing the available allocation of vouchers and budget authority.

Eight-year Objectives: The City will 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.

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 2013, the City has a combination of 499 assisted or regulated rental units in its jurisdiction. Of these projects, the Housing Authority monitors 19 participating properties, 6 of which contain units determined to be at risk of conversion to market-rate housing during the planning period (before 2021): 152-162 Bell Way (2 units); 664 Riverside (2 units); Garden Estates (26 units); Kalorama Apartments (6 units); Olive Street (4 units); and Vince Tri-Plex (3 units).

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 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:

Monitor 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.

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.

Study creation of a 1:1 replacement program and funding mechanism for at-risk units that convert to market rate units, meaning that, for each unit that drops off the City's list of publicly-assisted low-income housing, the City would replace that unit with either a rental or owner-occupied publicly-assisted low-income unit within a certain time frame. Such a program would require funding to non-profits to rehabilitate existing units or to build new units, and would require a program to be drafted and a funding mechanism to be adopted by the City Council. The City will make a decision on whether or not to pursue such a program by the end of 2016.

6. Mobile Home Park Rent Stabilization Ordinance

Ventura is home to approximately 1,987 mobile home spaces, accounting for 6% of the housing stock. 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 1,880 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.

Eight-year Objectives: The City will seek new funding sources to 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.

Eight-year Objectives: 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. The City will study the feasibility of creating a "seniors only" zoning designation for mobile home parks within a 2-year time period. This study would be funded through the General Fund, as directed by Council, through the Community Development Work Plan.

8. Mobile Home Park Resident Ownership Program

The State's 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.

Eight-year Objectives: 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 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 \$5,000 to low and moderate-income mobile home owner-occupants in Ventura, some of whom may have extremely-low incomes. Each year the owner occupies the mobile home unit following the renovation, 20% 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: The City's goal for the Mobile Home Rehabilitation Grant Program is to assist an average of 15-30 households per year (an approximate average of 120 units assisted over a six-year period). In administering the program, the Housing Authority markets 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.

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.

Eight-year Objectives: The City will continue to seek opportunities for rehabilitation of deteriorating rental properties in locations that contribute to overall neighborhood revitalization, using funding sources such as HOME funding.

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 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. Therefore, a significant portion of these residents may not be able to afford their housing costs.

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. For example, when the Housing Authority develops units utilizing Housing trust funds derived from PILOT fees, the units are first targeted to eligible City, County, and Ventura Unified School District employees.

Eight-year Objectives: The City will 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. The City will target a portion of local financial resources towards projects that meet the needs of very low- and low-income renters, including large families and agricultural workers.

12. Home Buyer Assistance

The Housing Authority administers the City's Home Buyer Assistance Program (HBAP), 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 in which they live. Qualified homebuyers may apply for loans from a participating lender in Ventura.

Due to funding constraints, the City's ability to fund first-time homebuyer loans has been constrained, and issuance of new loans is currently on hold. It is anticipated that new loans will once again be issued within the next few years. In the meantime, existing HBAP housing units will continue to be monitored for affordability.

Additionally, the Workforce Initiative Subsidy for Homeownership (WISH) Program and the Individual Development and Empowerment Account (IDEA) Program are homebuyer assistance programs administered by Federal Home Loan Bank (FHLB) which can be utilized by potential low to moderate first time homebuyers to increase their down payment or save for a down payment. The WISH program matches funds that low to moderate income homebuyers are able to provide as down payment at a 3:1 ratio to purchase their first home. The IDEA program matches funds that homebuyers are able to save for a future down payment at a 3:1 ratio. A local bank participating in the program will initially lend the WISH money to a homebuyer, and thereafter, the local bank will apply for reimbursement from FHLB. The total amount available to each first time homebuyer under these programs is \$15,000, which provides a potential down payment amount of \$20,000. There are two local banks currently participating in this program.

In 2013, the City of Ventura Council approved \$10,000 in funding by partnering with the Housing Authority of the City of San Buenaventura to assist with these programs for the first year.

Eight-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 expected completion for evaluation is beyond 2014, at which time the program is expected to reopen and the City will assist 1-2 households annually. The City will advertise availability of the program when it becomes available by distributing brochures at all relevant public meetings, the City planning counter, public library, and senior/ community center.

To assist approximately sixteen (16) potential first time homebuyers located within the Ventura City limits in utilizing the WISH/IDEA programs by directing them to a participating local bank and to homebuyer counseling programs, certifying income and first time homebuyer requirements and providing application preparation assistance.

13. 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 a specific 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 that new market-rate developments include the production of income-restricted, affordable units as part of the project, including 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 Area⁵ must provide and designate inclusionary units restricted to occupancy by moderate-, low-, or very low-income households, as shown in table below. Within the Merged Redevelopment Project Area, development projects consisting of 7 or more residential units must include 15% inclusionary units restricted to occupancy by moderate-, low-, or very low-income households, with at least 40% of those inclusionary units restricted to occupancy by very low-income households. For purposes of calculating the number of inclusionary units required, any additional units allowed under the City's Density Bonus Ordinance are not counted in determining the required number of inclusionary units.

Total Number of Residential Units in Project	Number of Inclusionary Units Required
15 -- 20	1
21 -- 26	2
27 -- 33	3
34 -- 39	4

⁵ Although the State of California eliminated redevelopment through Assemble Bill ABx1 26 in 2011 and Ventura's Redevelopment Agency has since been dissolved, the City's Downtown Inclusionary Ordinance (Resolution No. 2004-022) continues to apply to the area formerly covered by the Merged Redevelopment Project Area.

40 -- 46	5
47 -- 53	6
54 -- 59	7
60 or greater	15% of all units

Eight-year Objectives: The City will continue to implement the interim inclusionary ordinance and monitor its effectiveness throughout the planning period, including affordable units produced and potential adverse effects on the overall production of housing. Adjustments to the interim inclusionary ordinance will be made where needed by 2014. During this time period, the City will also assess the possibility of amending its inclusionary ordinance to include an in-lieu affordable housing fee and flexibility of unit location and fabrication or other measures to promote the flexibility necessary to help ensure overall production of adequate affordable housing citywide. The City will also amend its Density Bonus Ordinance by this time to allow additional units allowed under the Density Bonus Ordinance to be counted towards determining the required number of inclusionary units, in order to be in compliance with State Density Bonus law. Additionally, the City will repeal Section 24.445.030.A.6 of its Density Bonus Ordinance, in order to comply with State Density Bonus Law.

14. 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. For an explanation of this process, see the “Residential Second Units” heading under Section 3 of Chapter 3 of the Technical Report included with this Housing Element. The City has also legalized 35 existing second units under the Second Unit Amnesty Program, as described under Program #2.

Second units provide several benefits. They provide affordable rental housing for seniors, college students, and single persons (many of whom have extremely-low incomes) 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 #13). Recognizing these benefits, the City will continue to facilitate the construction of new second units through regulatory incentives.

Eight-year Objectives: Facilitate development of at least 8 new second units annually through information provided at the public counter and on the City website. Attend neighborhood council meetings and regional realtor and contractor association meetings to educate them on the City’s regulations regarding both new and existing second units and their financial and processing advantages. Monitor and report on the effectiveness of this program in the City’s annual General Plan Progress Report.

15. 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 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. 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.

In the past six years the City has adopted form-based codes that serve to facilitate the development of non-traditional housing types, including low-income housing, co-housing, second units, special residences (i.e. assisted living facilities), and live-work units. The adopted form-based codes are:

- Saticoy Wells Development Code
- Parklands Specific Plan Development Code
- Victoria Corridor Development Code
- Midtown Corridors Development Code
- Downtown Specific Plan Development Code
- U.C. Hansen Trust Specific Plan Development Code

Additionally, the City is in the process of adopting a new Density Bonus Ordinance that will conform to the State Code.

Eight-year Objectives: The City will continue its efforts to facilitate the development of non-traditional housing types, including co-housing, assisted living facilities, and live-work units, through the development, adoption, and implementation of form based codes and adoption of a new Density Bonus Ordinance that will conform to the State Code.

16. Other Housing Funding Options

This new program has been introduced because the City recognizes the importance of pursuing various alternative or previously unutilized sources of funding for housing such as participation in the Ventura County Housing Trust Fund. To address the growing imbalance between jobs and housing, the Ventura County Economic Development Association (VCEDA) formed the Housing Task Force “HOME” in 1999 to work for the creation of more affordable well-constructed and appropriately located workforce housing in Ventura County. In 2000 Housing Opportunities Made Easier (HOME) was established as a nonprofit 501C3 to address the need for a healthy balance between jobs and housing in Ventura County. HOME’s mission is to promote a diversity of housing opportunities which are essential for a healthy and sustainable quality of life for all Ventura County residents. Since 2000, HOME has established a Steering Committee to form a County-Wide Housing Trust Fund, co-sponsored and produced eight Annual Ventura County Housing Conferences, and hosted numerous public educational opportunities discussing the issue of housing in Ventura County.

The City’s 10-Year Strategy to End Homeless, endorsed by City Council in June 2007, contained twenty-two recommendations. Recommendation #3 encouraged “the creation of a County Housing Trust Fund that serves as a catalyst to develop public and private sources of funding to support the production and preservation of affordable housing.

The Ventura County Housing Trust Fund (“VCHTF”) is designed after Recommendation #3. It will serve to assist in the development of affordable housing by leveraging public and private funding. VCHTF 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% 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, and
- Predevelopment assistance for developers.

The State Department of Housing and Community Development received authority to fund housing trust funds with the passage of Proposition 1C, which created the Housing and Emergency Shelter Trust Fund of 2005. Prop 1C authorized the sale of \$16 million in housing bonds for the “New Housing Trust Fund Program”. A minimum match of \$500,000 is required. The VCHTF received a \$500,000 commitment from the County of Ventura and approached each city in Ventura County to contribute to the fund. In 2011, the City of Ventura Council approved a commitment of \$200,000 of general funds to be disbursed in \$40,000 increments over the next five years.

With the dissolution of California redevelopment agencies, the former 20% Low/Mod Housing Set-Aside Fund is no longer in effect. Previously, this could have amounted to an annual contribution of \$640,000 based on the average annual property tax increment for the Merged Project Area. Under the new law, Assembly Bill 1484, that went into effect June 29, 2012, the contribution to low/mod housing will be through the repayment of the Line of Credit loan (\$5.8 million) between the City and the former Redevelopment Agency. There will be two types of

contributions from the Line of Credit repayment; 1) the Supplemental Education Revenue Augmentation Fund (SERAF) loan repayment; and 2) a 20% contribution from all future Line of Credit loan repayments after the SERAF loan is paid in full. The SERAF repayment is \$1.3 million and the 20% amount is estimated to be \$882,000. The calculation for the City Line of Credit Loan payment is complex and it is unknown at this point in time how long it may take to realize the full contribution of approximately \$2.2 million.

Eight-year Objectives: Pursue various alternative or previously unutilized sources of funding for housing such as participation in the Ventura County Housing Trust Fund. Evaluate the effectiveness of this program during the City's final year of payment to determine performance/successes and then seek City Council consideration to fund another 4 years with installment plan.

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.

17. 10-Year Strategy to End Homelessness

The City of Ventura was an active participant in the development (and funding) of the original 10-year Strategy to End Homelessness - initially prepared by the Ventura County Homeless and Housing Coalition in June 2007. In its original form, the Strategy included 22 specific recommendations associated with service provision, policy development, funding sources, and housing resources. Housing resource needs identified in 2007 included 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 chronically homeless persons during the first five (5) years of implementation of the strategy. Most clients of these facilities are expected to be extremely-low-income persons. The original (and now updated) Strategy represents the primary program to address homelessness for both the City and County of Ventura, and the goals, policies and programs of this Housing Element are intended to be in agreement with the Strategy.

The updated Strategy still contains many of the original housing based recommendations. There has been a slight "recalibration" of the Strategy, however, to reflect nationally recognized 'Housing First' objectives including:

- a shift away from shelters and transitional housing and toward permanent housing;
- a shift toward 'street to home' case management;
- Rapid Re-housing including home based case management for intact households; and
- an increase in rental and utility assistance to ensure continuity of housing in place.

Eight-year Objectives: Continue to advocate and support the recommendations in the updated 10-Year Strategy to End Homelessness. Actively participate in oversight of activities via the Interagency Council on Homelessness for Ventura County as set forth in Recommendation #23 of the Strategy. As stated in Recommendation #23, 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, the City of Ventura will invite the Ventura County Homeless and Housing Coalition to prepare a progress report on the 10-Year Strategy to End Homelessness and present it to the City Council. Where appropriate, recommendations from the annual progress reports will be incorporated into the next update of the Housing Element.

18. Infill First Strategy

The "Infill-First" Strategy is articulated in the 2005 General Plan. This strategy is intended to guide the update of the City's development code. The form-based codes of the Saticoy Wells Community, Downtown, Parklands, and UC Hansen Specific Plans, and the Victoria Corridor and Mid-town Corridors Development Codes are 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 it to interested developers in conjunction with information on available development incentives. As part of an effort to further promote infill development, Objective 19 of the City's previous (Cycle 4) Housing Element (Infill First Strategy) had a six-year objective to support rezone efforts and rezone at least five acres total, subject to other land use regulations, of suitable size (0.75 acre or more), as identified in Table B-8 of that Housing Element, or sites within any identified General Plan corridor, neighborhood center area, or community plan area by 2013. The City has met this objective in several ways, including through adoption of the Victoria Avenue Corridor Plan & Development Code in April 2009, which rezoned approximately 137 acres of land that was formerly mostly commercial to the transect zoning designations of T4.9 and T5.3, as well as approval of the Island View project within this Specific Plan area, which included 154 apartment units on a formerly commercial-only site at a density of 38.12 dwelling units per acre. Additionally, the City is also pursuing adoption of the Westside Community Plan and Development Code, which is expected to go before the City Council for adoption during calendar 2013. This Plan includes rezoning from industrial and commercial designations to form based coding T3, T4, or T5 which would accommodate residential units and mixed use projects.

Eight-year Objectives: Continue to implement the Infill First strategy. Utilize site assembly and the City's flexibility to encourage lot consolidation (lot line adjustments, access agreements, etc) to help facilitate infill development. The City will maximize opportunities for higher density residential and mixed uses (e.g. 30 units per acre).

Beginning in 2015 and every two years thereafter, the City will produce an updated inventory of vacant and underutilized parcels within Districts, Corridors, and Neighborhood Centers to be made available, in conjunction with information on available development incentives (including the City's policies and programs relating to second units, as discussed under Program 14) to developers, public agencies, and non-profit organizations/corporations. The inventory will be accompanied by a map showing vacant and underutilized parcels categorized by density and will include all sites of one acre or greater in size which have the potential to be developed at a density of 20- 30 dwelling units per acre, including sites subject to form-based codes which have no specified maximum density. The map may also show other sites (both residential and non-residential) that may be considered for rezoning to residential use of at least 30 dwelling units per acre if consistent with General Plan objectives. The City will host a public outreach event once every two years upon release of each updated inventory in order to help publicize this information to the above-mentioned parties and the general public.

19. Transitional/Supportive Housing and Emergency Shelters

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. The Continuum of Care Gaps Analysis shows a significant unmet need for shelter beds both Countywide and in the City. Both types of facilities address the needs of extremely-low-income persons and households.

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, Our Place Shelter, Tender Life Maternity Home, and the Kingdom Center. 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/supportive 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. SB 2 also provides that transitional and supportive housing constitute a residential use, which is subject only to those restrictions that apply to other residential uses of the same type in the same zone. Clarifications to the City's zoning code ensure that transitional and supportive housing is permitted in the manner prescribed by SB 2. Emergency shelters are currently allowed by-right in the M-1 and M-2 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.

Eight-year Objectives: The City will continue to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness.

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. This Housing Element proposes a program (#11 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 without 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.

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 has also amended the Zoning Regulations to ensure compliance with the Employee Housing Act (Health and Safety Code Section 17021.5 and 17021.6).

Eight-year Objectives: Continue to implement the City's Zoning Regulations and encourage developments that offer affordable housing to farm workers and their families.

21. 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. Such projects can help to address the needs of extremely-low-income persons and households.

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.

Eight-year Objectives: In 2013-2014, the City will evaluate the effectiveness of the City's nonconformity regulations (Chapter 24.465 of the municipal code) and determine if provisions for an adaptive reuse ordinance with tailored development standards and building codes should be adopted. Consideration of an ordinance amendment would include technical review with local developers and builders, public outreach, and a local adoption process in 2014-15.

22. 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 former Redevelopment Agency (now the Successor Agency) had identified Agency owned sites, as well as other opportunity sites for potential development with affordable and mixed income housing in the Downtown.

With the demise of the Redevelopment Agency, pursuant to Assembly Bill 1x 26 (AB1x26) and Assembly Bill 1484 (AB1484), the identified Agency properties will be part of a Long Range Property Management Plan (Plan) which is mandated by certain requirements by the State of California. Based on the Plan, if the identified properties become part of the City-owned property inventory then they could be utilized as potential sites for development inclusive of affordable housing.

Eight-year Objectives: The City will maintain an inventory of City-owned sites, as well as Downtown development opportunity sites. The City may provide assistance with site assembly and land write-downs to selected developers in exchange for the provision of affordable units, including extremely low-income housing where feasible. The City will evaluate program effectiveness in 2014 after the Successor Agency Long Range Property Management Plan is approved and any approved identified properties for use by the City are transferred.

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.

23. 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, including units for extremely-low-income persons and households. Under this program, various incentives are offered, such as density bonuses or equivalent incentives, and development agreements for 100% affordable housing and inclusionary 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 were not currently reflected in the City's program. The City expects that its Affordable Housing Program will be amended for consistency with State density bonus law in July 2013. Since no maximum density is established in areas covered by form-based codes, any density bonus in these areas will be calculated based on the allowable density from the Land Use Element of the General Plan or as identified in an adopted Specific Plan.

Eight-year Objectives: The City will pro-actively advertise the updated Program through creation of a brochure geared towards developers, and the addition of information on the City's website by December 2014, after which the City will monitor and respond as necessary if State density bonus law is updated.

24. 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 has and continues to develop form-based codes to streamline the planning and development review process. For example, the Downtown District, Midtown Corridor, Hospital District, and Victoria Corridor all have form-based codes. After significant public engagement, the Westside Community Plan and Development Code is expected to be adopted in fall 2013. Form-based codes give clear and precise standards upfront, minimizing discretionary review that causes processing delays.

In addition, many process improvements have been accomplished per the DRC/PC/HPC task force recommendations, including giving the Planning Commission final approval authority for subdivision maps; joint DRC/PC hearings; and joint PC/CC hearings. For housing projects, joint review, rather than sequential meetings between advisory and decision-making bodies, saves processing time. Additionally, 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. In fact, since 2004 the City has processed 16 projects subject to consistency rezone, 10 of which included a residential component, and all 16 requests were approved by the City.

Eight-year Objectives: The City will continue to implement departmental procedures and protocols to streamline processing times complete form based codes where necessary, and report on the number and outcome of consistency rezone requests in the City's annual report to State HCD on the City's progress in implementation of its Housing Element.

25. Streamlining 100% Affordable Projects Tied to Finance Funding Cycles

The Housing Authority and other affordable housing developers have indicated that the City's development review process can be too lengthy 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. As stated in Program 23 above, the City does streamline permit approval through joint review of decision-making bodies to reduce the timeframe when possible. However, there is still substantial time spent during permit filing, code compliance and environmental review. To support qualifying affordable housing developers building 100% affordable projects meeting their funding cycle deadlines, the City will facilitate a pilot program intended to reduce the time frame of pre-decision steps of the development review process, including permit application filing, project design selection, and environmental documentation. This program will determine which financing program(s) to select for this pilot, as developed together by City and Housing Authority staff, decision-maker representatives and affordable housing developers.

Eight-year Objectives: In 2014-15, the City will collaborate with the Housing Authority and affordable housing developers on a pilot program for a streamlined permit approval process for qualifying 100% affordable projects tied to an annual deadline for selected finance funding

cycle. Provide public input and Planning Commission and Design Review Committee review and comment on the streamlined permit approval process prior to implementation. In 2016-17, evaluate the effectiveness of the pilot program and determine if process steps and requirements were successful and consider for formal adoption.

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 Rights Center for the provision of fair housing resources in order to prevent or eliminate discriminatory housing practices, and to comply with the federal requirements of the Fair Housing Act of 1988 (Title 24 CFR 100-125) for Ventura residents.. 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.

Eight-year Objectives: The City will continue to promote fair housing practices, and provide educational information on fair housing to the public through the provision of fair housing seminars and workshops, and the distribution of printed fair housing brochures. The City will continue to contract with the Housing Rights Center and make fair housing services available to residents and landlords.

27. Accessible Housing 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.

Pursuant to Senate Bill 812, the City is also required to analyze the special housing needs of persons with developmental disabilities. A developmental disability is defined as one that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. The analysis of housing needs should include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.

Eight-year Objectives: 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 in support of persons with disabilities, including persons with developmental disabilities. In order to make reasonable accommodations, the City will work with the Tri-Counties Regional Center to implement an outreach program that informs families within the City of housing and services

available for persons with developmental disabilities. This outreach program will include the development of an informational brochure, including information on services on the City's website, and workshops to educate persons with developmental disabilities about housing and services.

The City will provide rental assistance to make housing more affordable for persons with developmental disabilities. To identify the housing needs of persons with developmental disabilities and the available housing that meets these needs, the City will coordinate with the Regional Center. The City will also identify constraints to housing access. Based on this information, the City will develop guidelines for providing rental assistance and will market the program to persons with developmental disabilities.

In addition, the City will pursue state and federal funding sources for direct support of housing construction and rehabilitation that are designated for persons with disabilities.

The City will also 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; and promote Universal Design in conjunction with new development, as described below.

28. 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. Many of these persons have extremely-low incomes. 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 and;
- 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.

Eight-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.

29. Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Specifically, the federal Fair Housing Act prohibits "a refusal to make reasonable

accommodations in rules, policies, practices or services, when such accommodations may be necessary to afford [handicapped] person[s] equal opportunity to use and enjoy a dwelling.” 42 U.S.C. § 3604(f)(3)(B). The Building Codes adopted by the City of Ventura incorporate accessibility standards contained in Title 24 of the California Administrative Code.

Eight year Objectives: The City will continue to enforce its Building Code, which incorporates accessibility standards contained in Title 24 of the California Administrative Code, to ensure full compliance with reasonable accommodation procedures of the Fair Housing Act. The City will also continue to implement its existing procedure to process reasonable accommodation requests through its Community Development Department.

Chart 1(a): Housing Program Implementation Summary

Housing Program	Program Goal	Eight -Year Objective	Funding Source	Responsible Agency	Time-Frame
Housing Conservation					
1. Housing Preservation Loan Program	Provide financial assistance for home repairs.	Assist 12 households.	City Funds	Community Development; through contract with a non-profit entity, and coordination with the Housing Authority	2014-2021. Reopen to new applicants by 2014.
2. Housing Code Enforcement Program	Ensure ongoing maintenance & improvement of the housing stock.	Continue programs. Produce at least 1,000 Resale Reports each year. Continue to encourage applicants to legalize residential units under the Second Unit Amnesty Permit Program before the application deadline date of the end of calendar year 2013. Permit 100 units under this program, with all final inspections carried out by June 30, 2014.	CDBG	Community Development; Building & Safety; Housing Authority under contract with City	2014-2021, Through June 30, 2014 for amnesty program
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. The City will advocate for this program and encourage property owners to list available units.	HUD	Housing Authority	Ongoing
5. Preservation of Assisted Housing	Preserve long-term affordability of affordable housing units at risk of conversion to market-rate units.	Monitor at-risk units through contact one year prior to expiration; pursue options to purchase affordability covenants on all or portion of at-risk units; 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, then offering tenants information regarding Section 8 rental subsidies and other available assistance through City and County agencies as well as non-profit organizations; Study creation of a 1:1 replacement program and a funding mechanism for at-risk units that convert to market rate units, meaning that, for each unit that drops off the City's list of publicly-assisted low-income housing, the City would replace that unit with either a rental or owner-occupied publicly-assisted low-income unit within a certain time frame.	General Funds; HOME; State & Federal sources	Community Development; Housing Authority under contract with City	Contact owners one year prior to expiration. Depending on owner intent, proceed with actions accordingly. Decide whether or not to pursue 1:1 replacement program by the end of 2016.

Housing Program	Program Goal	Eight -Year Objective	Funding Source	Responsible Agency	Time-Frame
6. Mobile Home Park Rent Stabilization Ordinance	Preserve the affordability of mobile homes.	Seek new funding/grant opportunities to continue program.	None	Administrative Services	Ongoing
7. Mobile Home Park Preservation	Preserve viable mobile home parks.	Continue MHP zoning designation to maintain viable mobile home parks. The City will study the feasibility of creating a “seniors only” zoning designation for mobile home parks within a 2-year time period. This study would be funded through the General Fund, as directed by Council, through the Community Development Work Plan.	General Funds	Community Development	Ongoing, 2014-2016 for “seniors only” zoning designation
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
9. Mobile Home Rehabilitation Grant Program	Provide assistance to mobile home owners for repairs.	Assist an average of 15-30 households per year; market the availability of the program by providing brochures to local mobile home park associations, distributing at relevant public meetings, and displaying them at the City’s public counters, public libraries, and the senior center.	CDBG & City Funds	Community Development; Housing Authority under contract with City	2014-2021
10. Rental Acquisition & Rehabilitation Program	Acquire & rehabilitate deteriorating rental properties & incorporate affordability covenants.	Continue to seek opportunities for rehabilitation of deteriorating rental properties in locations that contribute to overall neighborhood revitalization.	HOME; CHDO Reserve Funds	Community Development	2014-2021
Production of Housing					
11. Workforce Housing	Increase supply of affordable housing for the workforce.	Provide financial and regulatory incentives to increase the supply of housing affordable to Ventura’s lower-income workforce.	HOME; CDBG; MRB; City-owned land	Community Development	2014-2021
12. Homebuyer Assistance	Expand home ownership opportunities.	Evaluate HAP Program guidelines and outside funding opportunities. Assist 1-2 households on an annual basis after program reopens; advertise program. Assist approximately 16 potential first time homebuyers within Ventura city limits in utilizing the WISH and IDEA programs by directing them to a participating local bank and to homebuyer counseling programs, certifying income and first time homebuyer requirements, and providing application preparation assistance.	HOME and CDBG for HAP Program; General Funds for WISH and IDEA program assistance.	Community Development; Housing Authority under contract with City	Complete evaluation of HAP program by end of 2014 or when program reopens; one year, through June 30, 2014, for WISH and IDEA program assistance.

Housing Program	Program Goal	Eight -Year Objective	Funding Source	Responsible Agency	Time-Frame
13. Inclusionary Housing Ordinance	Integrate affordable housing within market-rate developments.	Continue to implement the inclusionary ordinance and monitor its effectiveness throughout planning period. Amend Density Bonus Ordinance such that additional units allowed under this ordinance can be counted towards determining the required number of inclusionary units, and repeal Section 24.445.030 of the Ordinance in order to comply with State Density Bonus law.	General Funds	Community Development	Amend Density Bonus Ord. and assess in-lieu fee by 2014, implement and monitor Incl. Ord. throughout planning period.
14. Second Units	Facilitate development of second units.	Facilitate development of at least 8 second units annually through information provided at the public counter and on the city website. Attend neighborhood council meetings and regional realtor and contractor association meetings to educate them on the City's regulations regarding both new and existing second units and their financial and processing advantages. Monitor and report on the effectiveness of this program in the City's annual General Plan Progress Report.	General Funds	Community Development; Building Division	2014-2021
15. Non-Traditional Housing	Promote non-traditional or alternative housing types to meet community needs.	The City will continue its efforts to facilitate the development of non-traditional housing types, including co-housing, assisted living facilities, and live-work units, through the development, adoption, and implementation of form based codes and adoption of a new Density Bonus Ordinance that will conform to the State Code.	General Funds	Community Development	Ongoing
16. Other Housing Funding Options	This program may include measures to pursue various alternative or previously unutilized sources of funding for housing such as participation in the Ventura County Housing Trust Fund.	Pursue various alternative or previously unutilized sources of funding for housing such as participation in the Ventura County Housing Trust Fund. Evaluate the effectiveness of this program during the City's final year of payment to determine performance/successes and then seek City Council consideration to fund another 4 years with installment plan.	TBD	TBD	TBD

Housing Program	Program Goal	Eight -Year Objective	Funding Source	Responsible Agency	Time-Frame
Provision of Adequate Housing Sites					
17. 10-Year Strategy to End Homelessness	Provide a regional and comprehensive solution to the problem of homelessness	Continue to advocate and support the recommendations in the Strategy; actively participate in oversight of activities via the Interagency Council on Homelessness for Ventura County; work closely with the Ventura County Homeless and Housing Coalition; invite the Ventura County Homeless and Housing Coalition to prepare an annual progress report on the 10-Year Strategy to End Homelessness and present it to the City Council; where appropriate, incorporate recommendations from the annual progress reports into the next update of the Housing Element. .	General Funds	Community Development and Community Services	2014-2021
18. Infill First Strategy	Facilitate development on infill parcels.	Continue to implement Infill-First Strategy. Utilize site assembly and the City's flexibility to encourage lot consolidation to help facilitate infill development. Maximize opportunities for higher density residential and mixed uses (e.g. 30 units per acre). Prepare up-to-date inventory of vacant and underutilized parcels to be made available to the public, in conjunction with information on available development incentives, every two years or as-needed. The City will also host a public outreach event once every two years upon release of each updated inventory in order to help publicize this information.	General Funds	Community Development	Update land inventory every two years including 2015 and 2017.
19. Transitional/ Supportive Housing & Emergency Shelters	Provide adequate sites for homeless & at-risk homeless population. Support establishment of regional Homeless Service Center in City.	Continue to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness.	General Funds; CDBG; MRB; State EHAP (Prop1C)	Community Services, Community Development, and Social Service Task Force	2014-2021
20. Farm Worker Housing	Identify adequate sites for farm-worker housing.	Continue to implement the City's Zoning Regulations and encourage developments that offer affordable housing to farm workers and their families.	General Fund	Community Development; Planning Division	2014-2021

Housing Program	Program Goal	Eight -Year Objective	Funding Source	Responsible Agency	Time-Frame
21. Adaptive Reuse Ordinance	Offer new housing opportunities by reusing historic structures.	In 2013-2014, the City will evaluate the effectiveness of the City's nonconformity regulations and determine if provisions for an adaptive reuse ordinance with tailored development standards and building codes should be adopted. Consideration of an ordinance amendment would include technical review with local developers and builders, public outreach, and a local adoption process in 2014-15.	General Funds	Community Development	Evaluate nonconformity regulations in 2013-2014, with potential adoption in 2014-2015.
22. Use of City-Owned/ Publicly-Owned Land for Affordable Housing	Provide additional sites for the development of affordable housing.	Maintain an inventory of City-owned sites, as well as Downtown development opportunity sites; potentially provide assistance with site assembly and land write-downs to selected developers in exchange for the provision of affordable units, including extremely low-income housing where feasible; evaluate program effectiveness in 2014 after the Successor Agency Long Range Property Management Plan is approved and any approved identified properties for use by the City are transferred.	General Funds; CDBG; HOME; MRB	Community Development	Evaluate program effectiveness in 2014.
Removal of Government Constraints					
23. Affordable Housing Program	Provide incentives to facilitate affordable housing development.	Pro-actively advertise the updated Program through creation of a brochure geared towards developers, and the addition of information on the City's website by December 2014, after which the City will monitor and respond as necessary if State density bonus law is updated.	General Funds	Community Development	Create brochure by December 2014, then monitor State density bonus law updates for necessary changes to Program.
24. Streamlined Processing Procedures	Simplify processing procedures & reduce delays.	Continue to implement departmental procedures and protocols to streamline processing times, complete form based codes where necessary, and report on the number and outcome of consistency rezone requests in the City's annual report to State HCD on the City's progress in implementation of its Housing Element.	General Funds	Community Development	2014-2021

Housing Program	Program Goal	Eight -Year Objective	Funding Source	Responsible Agency	Time-Frame
25. Streamlining 100% Affordable Projects tied to Finance Funding Cycles	Streamline 100% Affordable Projects tied to Finance Funding Cycles	In 2014-15, the City will collaborate with the Housing Authority and affordable housing developers on a pilot program for a streamlined permit approval process for qualifying 100% affordable projects tied to an annual deadline for selected finance funding cycle. Provide public input and Planning Commission and Design Review Committee review and comment on the streamlined permit approval process prior to implementation. In 2016-17, evaluate the effectiveness of the pilot program and determine if process steps and requirements were successful and consider for formal adoption.	General Funds	City; Housing Authority	2014-2017
Equal Housing Opportunity					
26. Fair Housing Program	Promote fair housing practices.	The City will continue to promote fair housing practices, and provide educational information on fair housing to the public through the provision of fair housing seminars and workshops, and the distribution of printed fair housing brochures. The City will continue to contract with the Housing Rights Center and make fair housing services available to residents and landlords.	CDBG	Community Development; Housing Rights Center;	2014-2021

Housing Program	Program Goal	Eight -Year Objective	Funding Source	Responsible Agency	Time-Frame
27. Accessible Housing Program	Promote accessible housing practices.	<ul style="list-style-type: none"> • Continue to make reasonable accommodations through its zoning, building code and permit processing procedures for residential accessibility improvements. • Work with the Tri-Counties Regional Center to implement an outreach program that informs families within the City of housing and services available for persons with developmental disabilities. • Provide rental assistance to make housing more affordable for persons with developmental disabilities, identifying the housing needs of such persons through coordination with the Regional Center. • Identify constraints to housing access and, based on this information, develop guidelines for providing rental assistance and market this program to persons with developmental disabilities. • Pursue state and federal funding sources for direct support of housing construction and rehabilitation that are designated for persons with disabilities. • 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. 	CDBG	Community Development; Housing Rights Center;	2014-2021
28. Universal Design	Encourage design features that enhance accessibility & safety.	Work with home builders to offer universal design options prior to construction, and to encourage discussion of design options with home purchasers prior to unit construction.	General Funds	Community Development; Building Division	2014-2021

Housing Program	Program Goal	Eight -Year Objective	Funding Source	Responsible Agency	Time-Frame
29. Reasonable Accommodation	Comply with state and federal law in facilitating reasonable accommodation in housing for persons with disabilities.	Continue to enforce the City's Building Code, which incorporates accessibility standards contained in Title 24 of the California Administrative Code, to ensure full compliance with reasonable accommodation procedures of the Fair Housing Act. The City will also continue to implement its existing procedure to process reasonable accommodation requests through its Community Development Department.	General Funds	Community Development; Building Division	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 – 2014-2021 – City of Ventura

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Upper	
New Construction*	430	431	591	673	1,529	3,654
Rehabilitation	0	110	90	70	0	270
Conservation						
- 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 1/1/2014-6/30/2021 per the RHNA

New construction objectives are based on RHNA goals for the period 1/1/2014 – 6/30/2021. 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 2014-2021 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 2014-2021 housing cycle.

**2014-2021
HOUSING ELEMENT
TECHNICAL REPORT**

CITY OF SAN BUENAVENTURA
ADOPTED BY COUNCIL ON SEPTEMBER 16, 2013

Contents

1. Introduction1-1

2. Housing Needs Assessment2-1

 A. Population Characteristics.....2-1

 B. Household Characteristics2-6

 C. Housing Stock Characteristics2-27

 D. Regional Housing Needs.....2-37

 E. Coastal Zone Housing.....2-40

 F. Other Requirements2-41

3. Housing Constraints3-1

 A. Market Constraints3-1

 B. Governmental Constraints.....3-2

 C. Environmental Constraints3-25

4. Housing Resources4-1

 A. Inventory of Sites for Housing4-1

 B. Financial Resources.....4-6

 C. Administrative Resources.....4-9

 D. Opportunities for Energy Conservation4-11

Appendix A – Evaluation of the 2008 Housing Element
 Appendix B - Residential Land Inventory and Maps- 2008-2014
 Appendix C – Public Participation Information

List of Charts

Chart 2-1: Population Growth Trends.....2-2

Chart 2-2: Age Characteristics and Trends2-2

Chart 2-3: Race and Ethnicity2-3

Chart 2-4: Occupational Profile2-4

Chart 2-5: Major Employers in Ventura2-5

Chart 2-6: Type2-6

Chart 2-7: Household Characteristics, City of Ventura.....2-7

Chart 2-8: Median Household Income.....2-7

Chart 2-9: Income by Household Type and Tenure2-9

Chart 2-10: Special Needs Groups2-10

Chart 2-11: New Senior Units (2001 to 2007)2-12

Chart 2-12: Persons with Disabilities by Age.....2-14

Chart 2-12a: Parcels with High to Moderate feasibility levels.....2-22

Chart 2-13: Major Homeless Facilities and Providers in Ventura2-25

Chart 2-14: Housing Growth Trends2-27

Chart 2-15: Changes in Housing Stock2-28

Chart 2-16: Housing Stock by Unit Size and Tenure.....2-28

Chart 2-17: Year Housing Built.....2-29

Chart 2-18: Income Categories and Affordable Housing Costs - Ventura County2-30

Chart 2-19: 2007 Median Sales Prices – Selected Cities.....2-31

Chart 2-20: 2013 Median Sales Prices (SFD and condos)– Selected Cities.....2-32

Chart 2-21: 2000-2010 Median Sales Prices for SCAG Region.....2-32

Chart 2-22: Rental Market Comparison - Selected Ventura County Cities.....2-34

Chart 2-23: Rents for Recently Built Apartments 2010 2-34

Chart 2-24: Inventory of Publicly Assisted and Regulated Rental Housing.....2-35

Chart 2-25: Housing Problems by Tenure2-38

Chart 2-26: Ventura’s Share of Regional Housing Needs2-39

Chart 2-27: Coastal Zone Housing Units.....2-40

Chart 2-28: Ventura’s Coastal Zone Residential Development – January 2008 to
January 2013.....2-41

Chart 3-1: Land Use Categories Permitting Residential Use3-2

Chart 3-2: Residential Development Standards3-5

Chart 3-3: Mixed-Use Densities Outside of Downtown Since 20043-6

Chart 3-4: Mixed-Use Densities in Downtown Since 20043-7

Chart 3-5: Parking Requirements3-8

Chart 3-6: Housing Types Permitted by Zone (Outside Downtown Specific Plan).....3-10

Chart 3-7: Housing Types Permitted by Zone in the Downtown Specific Plan.....3-11

Chart 3-8: Average Time Frames for Development Applications3-18

Chart 3-9: Planning Fees3-21

Chart 3-10: Development Impact Fees3-22

Chart 3-11: Fees for a New Single Family Residence in a 54-Unit Development
Project3-22

Chart 4-1: Cycle 5 RHNA Allocation, 2014-20214-1

Chart 4-2: Land Inventory Summary – City of Ventura.....4-2

Chart 4-3: Recently Approved Affordable Units.....4-5

Chart 4-4: Financial Resources for Housing Activities4-7

List of Figures

Figure 2-1: Potential Farm Employee Housing Site and Projects2-20

Figure 2-2: Potential Emergency Shelter Sites2-23

Figure 3-1: Merged San Buenaventura Redevelopment Project Area.....3-16

1. INTRODUCTION

This Housing Element Technical Report provides the detailed background information used in developing the Element's policies and programs for the 2014-2021 planning period. Providing the technical information in a separate report allows the Element itself to focus on housing strategies and solutions. This Technical Report consists of the following sections:

- Housing Needs Assessment (Section 2), which describes and analyzes Ventura's population, household, and housing characteristics and trends;
- Housing Constraints (Section 3), which assesses potential market, governmental, and other constraints to the development and affordability of housing; and
- Housing Resources (Section 4), which analyzes the land, financial, and administrative resources available to address Ventura's housing needs.

This Technical Report is prepared using various sources of information. Data from the 2010 Census on Population and Housing is used to a large extent. Several data sources are used to update and supplement the 2010 Census data including the California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG), City of Ventura 2010-2015 Consolidated Plan, City of Ventura Planning Division, Ventura Housing Authority and other relevant sources. Supplemental data was obtained through field surveys and from private vendors.

2. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends for the City of San Buenaventura (Ventura), such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2012 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes data from the 2010 U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private vendors. In addition, the City's Consolidated Plan provides useful information for this update of the Housing Element. **Note: All statistics represent City-level data unless noted otherwise.**

A. Population Characteristics

The type and amount of housing needed in a community are largely determined by population growth and various demographic variables. Factors such as age, race/ethnicity, occupation, and income level combine to influence the type of housing needed and the ability to afford housing.

1. Population Trends

Since its incorporation in 1866, San Buenaventura (Ventura) has grown from a small settlement of less than 1,000 residents to a city of nearly 107,000 by 2010. Ventura's population grew most dramatically during the 1950s and 1960s, and has slowed since 1970. The number of City residents increased by 27% in the 1970s and 24% in the 1980s, in contrast to 76% and 99% in the 1950s and 1960s, respectively. According to the 2000 Census, the City's population was 100,916, representing an increase of 9% since 1990. From 2000 to 2010 the City grew an additional 5.5% to 106,433. This level of growth illustrates a gradual increase in housing development. The latest LAFCO Municipal Services Review documents the City's January 1, 2012 population as 107,166¹,

Chart 2-1 provides a comparison between Ventura's population growth in the 1990s and from 2000 to 2010 with that experienced by nearby communities and the County as a whole. As shown below, the increase in Ventura's population during the 1990s and 2000s was rather modest compared to other portions of the county. In recognition of the land availability constraints of SOAR, Ventura is approaching build-out and has limited land available for future residential development; therefore the City's population is not anticipated to increase dramatically in the coming years.

¹ Ventura County Local Agency Formation Commission. *Municipal Service Reviews, Nine Ventura County Cities*. November 2012.

Chart 2-1: Population Growth Trends

Jurisdiction	1990	2000	2010	1990 – 2000 % Change	2000 – 2010 % Change
Camarillo	52,303	57,077	65,201	+9%	+14%
Oxnard	142,216	170,358	197,899	+20%	+16%
San Buenaventura	92,575	100,916	106,433	+9%	+5%
Santa Paula	25,062	28,598	29,321	+14%	+2%
Thousand Oaks	104,352	117,005	126,683	+12%	+8%
Ventura County	669,016	753,197	823,318	+13%	+9%

Sources: 1990, 2000, and 2010 Census

2. Age Characteristics

A community’s housing needs are determined in part by the age characteristics of residents. Each age group has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through various stages of life, their housing needs and preferences may also change. As a result, evaluating the age characteristics of a community is important in addressing housing needs of residents.

Chart 2-2 below summarizes the age characteristics of Ventura residents in 2000 and 2010. During the 1990s, the number of young adults (25-44) increased by 32%, contributing to an increase in the median age from 33.7 in 1990 to 36.8 years by 2000. Between 2000 and 2010, the young adult population began to decline (-9%) whereas the older adult population (45-64) had the largest increase (30%). Regardless, both of these groups account for the largest segment of the population and they are usually at the peak of their earning power and are more likely to be homeowners.

Chart 2-2: Age Characteristics and Trends

Age Groups	2000		2010		% Change 2000-2010
	Persons	Percent	Persons	Percent	
Preschool (Ages <5)	6,641	7%	6,162	6%	-7%
School Age (5-17)	18,621	19%	17,756	17%	-5%
College Age (18-24)	7,866	8%	9,581	9%	22%
Young Adults (25-44)	31,808	32%	28,814	27%	-9%
Older Adults (45-64)	23,049	23%	29,957	28%	30%
Seniors (65+)	12,931	13%	14,163	13%	9%
Total	100,916	100%	106,433	100%	
Median Age	36.8		37.7		

Source: 2000, 2010 Census

The young adult population (25 to 44) decreased by 9% during the last decade whereas the older adult population (45-64) has now become the largest segment (28%) of the City’s total population and within the last decade grew nearly 30%. The second largest growth is in the college age (18-24) population, which grew 22% between 2000 and 2010.

Several trends could become apparent over the coming decade. For instance, if the relatively large older adult population between the age of 45 and 64 continue as long-term community residents, Ventura will have an appreciably large senior population by 2020. In addition, if the

college age population in 2010 continues to live in Ventura, the young adult (25-44) population will gradually increase over the coming decade. Given these trends, there is a continued need to expand housing opportunities for seniors and younger adults in Ventura. As Ventura’s population ages, greater care/assistance through services will be required for seniors to remain in their homes, senior apartments, assisted living facilities, and nursing homes.

3. Race and Ethnicity

Ventura County has been gradually changing in the racial and ethnic composition of its population. These changes have implications for housing needs to the extent that different groups may have different household characteristics, income levels, and cultural backgrounds that affect their needs and preferences for housing.

Chart 2-3: Race and Ethnicity

Race/Ethnicity	2000		2010	
	Persons	Percent ⁴	Persons	Percent ⁴
White ¹	68,710	68%	63,879	60%
Black or African American ¹	1,284	1%	1,466	1%
Asian ¹	3,067	3%	3,523	3%
All Other ²	3,282	3%	3,691	3%
Hispanic ³	24,573	24%	33,874	32%
Total	100,916	100%	106,433	100%

Source: 2000, 2010 Census

- 1. Not identifying themselves as Hispanic or Latino
- 2. Other races or 2 or more races, not identifying themselves as Hispanic or Latino
- 3. Persons of any race who identify themselves as Hispanic or Latino
- 4. Percentages when added do not total 100% due to rounding

Ventura, like many Southern California communities, is becoming more diverse in terms of the racial and ethnic composition of its population. As of 2010, nonhispanic whites remained the largest race/ethnic group in Ventura, at 60%. However, their share of the population decreased between 2000 and 2010, while the proportion of persons of any race identifying themselves as Hispanic or Latino grew noticeably in size and proportion.

Among the four major race/ethnic groups, the largest percentage increase in population between 2000 and 2010 are those who identified themselves as Hispanics. As shown in Chart 2-3, the Hispanic share of the population increased from 24% in 2000 to 32% in 2010. Although the number of residents in the other race/ethnicity categories grew, their share of the City’s population remained unchanged.

The student population in Ventura has diversified as well. An examination of recent enrollment data compiled by the State Department of Education for the Ventura Unified School District indicates that minorities comprise a growing and significant portion of the student population.² Approximately 51% of students belonged to the three major minority groups (Hispanic, Asian,

² *Ventura Unified School District 2011-2012 Annual District Report Card*, Ventura Unified School District, Published 2012-2013. Available online at <http://www.venturausd.org/esd/id1712.htm>. The Ventura Unified School District is comprised of 17 elementary schools, 4 middle schools, 3 comprehensive high schools, 1 continuation school and 3 alternative high schools.

and Black) in 2011/12, compared to 43% in 2005/06, 40% in 1998/99 and 23% in 1987/88. In particular, the Hispanic share of the student population grew from 19% to 47%.

4. Employment Market

Employment also has an important impact upon housing needs to the extent that different jobs and income levels determine the type and size of housing a household can afford. According to the 2010 Census, a total of 56,188 Ventura residents were in the labor force, with the unemployment rate at 7.5%, a substantial increase since 2000 (2010 Census, Table DP03).

Chart 2-4 indicates the types of occupations held by residents in Ventura and the County as a whole. As of 2010, the two largest occupational categories in the City were managerial and sales. These categories accounted for nearly 40% and 26% of employed residents, respectively. Relatively higher paying jobs are in both categories, except for certain sales positions, translating into higher incomes for the residents engaged in these activities. Ventura's occupational profile is similar to that countywide, with the exception that a much smaller share of City residents are in the farming, forestry, hunting fishing, and mining industries. Countywide, 4.2% of employed persons held farming related jobs, as compared to 2.3% for the City.

Chart 2-4: Occupational Profile

Occupations of Residents	City of San Buenaventura		Ventura County	
	Persons	Percent	Persons	Percent
Management, business, science, and arts occupations	20,596	39.8	143,867	37.3
Sales and office	13,529	26.1	99,923	25.9
Service	8,561	16.5	60,974	15.8
Production, transportation, and material moving	4,323	8.4	37,357	9.7
Natural resources, construction, and maintenance	4,757	9.2	43,141	11.2
Total	51,766	100.0	385,262	100.0
Other Industry: Agriculture, forestry, hunting, fishing, and mining	1,214	2.3	16,032	4.2

Source: 2006-2010 American Community Survey Economic Characteristics, DP03

In terms of the City's employment base, the total number of jobs in the city increased by 22% (approximately 10,741 jobs) between 1999 and 2007, from approximately 48,969 to 59,710 (City of Ventura *Economic Forecast*, UCSB *Economic Forecast Project*, June 2009). Much of this growth occurred in the services, construction, retail trade and public sectors. However, significant job losses in all sectors (except in Mining and Quarrying, which was forecast to account for only 377 jobs in 2010) occurred after 2007 due to the national economic recession, with total forecasted employment falling to 56,054 by 2010. Just two sectors, retail trade and services, were forecast to account for 49% of jobs in Ventura in 2010. As of 2010, the four largest employment sectors in the city were educational services, health care, and social assistance (11,107 employees), retail trade (6,477 employees), professional, scientific, management, administrative, and waste management services (6,445 employees), and arts, entertainment, recreation, accommodation, and food services (4,819 employees)³.

³ 2006-2010 American Community Survey Economic Characteristics, DP03

Chart 2-5 identifies the major employers in Ventura. With nearly 8,000 employees, the County of Ventura is the largest employer in the City. Reflective of the high number of public sector jobs in Ventura, other major employers also include the Ventura Unified School District, the County Health Care Agency, and the Ventura County Community College District.

Chart 2-5: Major Employers in Ventura

Employer	Number of Employees
County of Ventura*	7,991
Ventura Unified School District	1,916
Ventura Community College Dist.	1,913
Community Memorial Hospital	1,881
Argon St Inc	990
City of Ventura	633

Source: City Economic Development Division Primary Research and Dunn & Bradstreet 2010

*Includes 2,493 employees of the Ventura County Health Care Agency

A growing concern in Ventura County is an increasing imbalance between jobs and housing, i.e. new residential construction has not kept pace with job creation. As of 2007, the City of Ventura had a job-housing ratio of 1.38 (58,279 jobs/42,129 units), indicating that there are 1.38 jobs for every housing unit. After the recession of the late 2000s, this ratio decreased to 1.12 (47,845 jobs/42,827 units) by 2010, reflecting job losses during the recession. However, as the area recovers from the recession, the jobs/housing imbalance is likely to again increase unless housing construction keeps pace with or exceeds job creation. According to UCSB's *2001 Ventura County Economic Outlook*, the growing gap between housing prices and income levels has made it difficult for the County's workforce to find affordable housing. Persons employed in lower-paying occupations, such as retail workers and farm workers, are particularly in need of housing that is affordable to their income range. According to the State EDD, the average salary of retail salespersons in Ventura County is below \$26,000 annually, which represents 52% of the average salary for all industries countywide. The average salary of farmworkers and laborers for crops, nurseries, and greenhouses is less than \$20,000 annually, or approximately 40% of the countywide average salary. Given high housing costs in Ventura, without some form of subsidy, lower-income workers would most likely need to spend a substantial portion of their income on housing and/or live in substandard housing and overcrowded conditions. One mitigating factor is the drop in housing prices during the recession, with the median home sales price in the City dropping from \$578,000 in 2005 to \$369,000 by 2010.⁴

To address the growing imbalance between jobs and housing, the Ventura County Economic Development Association (VCEDA) formed the Housing Task Force "HOME" in 1999 to work for the creation of more affordable well-constructed and appropriately located workforce housing in Ventura County. In 2000 Housing Opportunities Made Easier (HOME) was established as a nonprofit 501C3 to address the need for a healthy balance between jobs and housing in Ventura County. HOME's mission is to promote a diversity of housing opportunities which are essential for a healthy and sustainable quality of life for all Ventura County residents. Since 2000, HOME has established a Steering Committee to form a County-Wide Housing Trust Fund, co-

⁴ City of Ventura Economic Forecast 2007, UCSB Economic Forecast Project, SCAG Profile of the City of San Buenaventura, May 2011

sponsored and produced eight Annual Ventura County Housing Conferences, and hosted numerous public educational opportunities discussing the issue of housing in Ventura County.

The City’s 10-Year Strategy to End Homelessness, endorsed by City Council in June 2007, contained twenty-two recommendations. Recommendation #3 encouraged “the creation of a County Housing Trust Fund that serves as a catalyst to develop public and private sources of funding to support the production and preservation of affordable housing.

The Ventura County Housing Trust Fund (“VCHTF”) is designed after Recommendation #3. It will serve to assist in the development of affordable housing by leveraging public and private funding. VCHTF 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% 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, and
- Predevelopment assistance for developers.

The State Department of Housing and Community Development received authority to fund housing trust funds with the passage of Proposition 1C, which created the Housing and Emergency Shelter Trust Fund of 2005. Prop 1C authorized the sale of \$16 million in housing bonds for the “New Housing Trust Fund Program”. A minimum match of \$500,000 is required. The VCHTF received a \$500,000 commitment from the County of Ventura and approached each city in Ventura County to contribute to the fund. In 2011, the City of Ventura Council approved a commitment of \$200,000 of general funds to be disbursed in \$40,000 increments over the next five years.

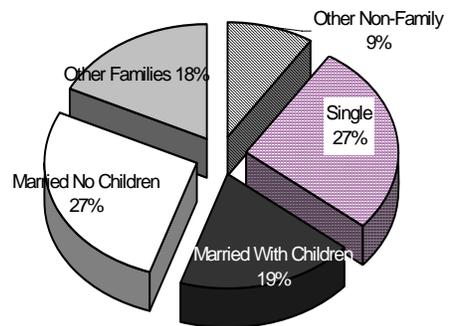
B. Household Characteristics

Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

2. Household Type

According to the 2010 Census, Ventura was home to 40,438 households, of which 64% were families (Chart 2-6). Families are comprised of married couple families with or without children as well as other family types, such as female-headed households with children. Non-families, including singles, and other households, make up 36% of households in Ventura. Singles comprise roughly one-quarter of all households in the City.

Chart 2-6: Household Type



As exhibited in Chart 2-7, the composition of households in Ventura remained relatively unchanged between 2000 and 2010. Families comprised approximately two-thirds of all households, which include both married-couple families (46%) and other families (18%). Nonfamily households made up 36% of all households. Most of the nonfamily households were individuals living alone, while 9% were unrelated individuals. The average household size remained constant increased slightly, from 2.56 persons per household in 2000 to 2.57 persons per household in 2010.

Chart 2-7: Household Characteristics, City of Ventura

Household Type	2000		2010		Change
	Number	Percent	Number	Percent	
Households	38,524	100%	40,438	100%	+5%
Families	25,244	66%	25,996	64%	+3%
Married With Children	8,751	23%	8,053	19%	-8%
Married No Children	10,202	26%	10,854	27%	+6%
Other Families	6,291	16%	10,663	18%	+70%
Non-Families	13,280	34%	14,442	36%	+9%
Singles	10,206	26%	10,959	27%	+7%
Other	3,074	8%	3,483	9%	+13%
Average Household Size	2.56		2.57		+<1%

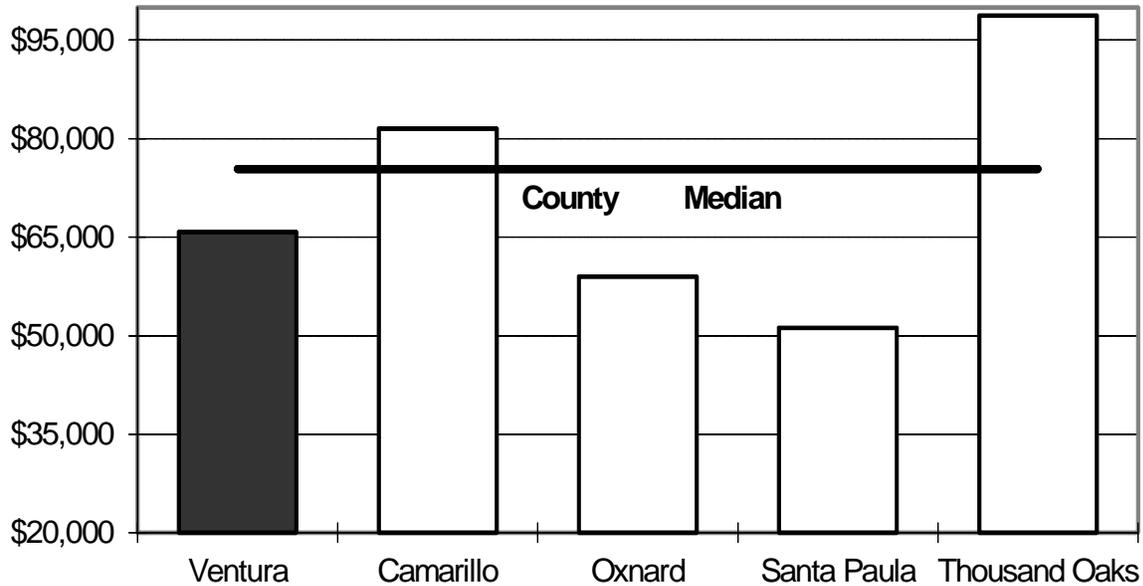
Sources: 2000, 2010 Census

Despite the apparent stability in the composition of Ventura households, there are two noteworthy trends. First, the number of non-traditional families in the “other” category grew in the 2000s by 70%, which made them the fastest growing category by far. Many of these families are likely to be single parents with children. Second, the number of non-families grew faster than the number of families, with singles increasing by 17% and other non-families increasing by 13%. These individuals could include young working professionals as well as elderly persons living alone.

3. Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household’s ability to balance housing costs with other basic necessities of life. Income levels can vary considerably among households, based upon tenure, household type, and location of residence, among other factors.

Chart 2-8: Median Household Income



As shown in Chart 2-8, Ventura’s 2010 median household income of \$65,782 was higher than that of Oxnard (\$59,015) and Santa Paula (\$51,233), but lower than Camarillo (\$81,518) and Thousand Oaks (\$98,713). The countywide median was \$75,348.⁵

As is the case in most cities, household income varies significantly by household type in Ventura (Chart 2-9). Senior households are a particularly vulnerable group. Nearly three-quarters of senior renter households fall within the lower-income category, while 51% of senior owner households earn lower income. About two-thirds of large renter households are also lower-income, which coupled with a limited supply of large affordable units, translates into higher overcrowding rates.

“Other” households consist of non-senior persons living alone or unrelated persons living together, such as students, younger adults, and unrelated persons doubling up.

⁵ 2006-2010 US Census QuickFacts

Chart 2-9: Income by Household Type and Tenure

Household Type & Tenure	Extremely Low (0-30%)	Very Low (31-50%)	Low (51-80%)	Total Lower Income
Renters				
Seniors (62 and over)	38%	21%	14%	73%
Small Related (2-4)	18%	16%	24%	58%
Large Related (5+)	29%	22%	14%	65%
All Other Households	18%	13%	20%	52%
Total Renters	22%	16%	20%	58%
Owners				
Seniors (62 and over)	13%	18%	20%	51%
Small Related (2-4)	2%	4%	8%	14%
Large Related (5+)	2%	7%	27%	36%
All Other Households	9%	8%	13%	31%
Total Owners	6%	9%	14%	30%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2009.

Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely low-income is defined as households with income less than 30% of area median income (AMI). The 2012 AMI for Ventura County was \$89,300 (see Chart 2-18). For ELI households, this results in an income of \$26,800 or less for a four-person household.

Households with extremely low incomes have a variety of housing needs, including overpayment and overcrowding (see Chart 2-24) and substandard housing due to insufficient funds to make needed repairs.

Existing Needs

During the period of 2005-2009, an average of 5,690 ELI households resided in Ventura, representing 14.9% of the total households. 72.1% of ELI households faced housing problems (defined as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities).⁶ Additionally, 58.8% of ELI households paid more than 50 percent of their income toward housing costs, compared to 16.9% of all Ventura households. Further, 70.7% of ELI households were overpaying on housing, or devoting at least 30 percent of their income toward housing costs.

The City's resources and programs to address the needs of ELI households are generally the same as for other lower-income housing and are discussed in Section 4 of this Technical Report (see Chart 4-4) and in the Housing Plan (see Chart 1a in Chapter 2 of the Housing Element policy document). Programs that respond to ELI needs include Program 4 – Section 8 Rental Assistance, Program 5 – Preservation of Assisted Housing, Program 6 – Mobile Home Park Rent Stabilization, Program 7 – Mobile Home Park Preservation, Program 8 – Mobile Home Park Resident Ownership, Program 9 – Mobile Home Rehabilitation Grants, Program 10 –

⁶ HUD Comprehensive Housing Affordability Strategy (CHAS) 2009.

Rental Acquisition & Rehabilitation, Program 11 – Workforce Housing, Program 14 – Second Units, Program 15 – Non-Traditional Housing, Program 17 – 10-Year Strategy to End Homelessness, Program 19 – Transitional/ Supportive Housing and Emergency Shelters, Program 20 – Farmworker Housing, Program 22 – Use of City-Owned Land for Affordable Housing, Program 26 – Fair Housing Program, Program 27 – Accessible Housing Program, and Program 28 – Universal Design.

The City has established a quantified objective of 430 new units for ELI households in the 2014-2021 planning period, which represents half of the City’s share of regional need for very-low-income households consistent with state law.

4. Special Needs Groups

Certain groups have greater difficulty in finding decent, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one’s employment and income, family characteristics, disability, and household characteristics among others. As a result, certain segments of Ventura’s residents may be more likely to have lower income and/or experience overpayment, overcrowding, and/or other housing problems.

State Housing Element law identifies the following “special needs” groups: senior households, disabled persons, female-headed households, large families, families and persons in need of emergency shelter, and farm workers. This section provides a detailed discussion of the housing needs of each of these groups as well as the major programs and services available to address their housing and supportive services needs. Data from the 2010 Census and the 2011 American Community Survey are primarily used to determine the size of special needs groups in Ventura. Recent information from service providers and government agencies was also obtained to supplement the analysis. Chart 2-10 summarizes the special needs groups residing in the City.

Chart 2-10: Special Needs Groups

Special Needs Groups	Persons	Households	Percent of City
Seniors (65 years and older)		10,456	26%
Seniors Living Alone		4,271	11%
Disabled (18 years and older)	10,460 ⁽²⁾		13% ⁽¹⁾
Hearing Difficulty	3,117 ⁽²⁾		4% ⁽¹⁾
Vision Difficulty	1,637 ⁽²⁾		2% ⁽¹⁾
Cognitive Difficulty	3,947 ⁽²⁾		5% ⁽¹⁾
Ambulatory Difficulty	2,076 ⁽²⁾		3% ⁽¹⁾
Self-Care Difficulty	2,219 ⁽²⁾		3% ⁽¹⁾
Independent Living Difficulty	4,322 ⁽²⁾		5% ⁽¹⁾
Female-headed Households		4,936	12%
With Children		2,517	6%
Large Households (5+ persons)		4,343	11%
Homeless Persons ⁽⁴⁾	519		<1%
Farm Workers	1,638		3%

Source: 2010 Census (unless otherwise noted).

1. Percent of total persons 18 years and older
2. Source: 2009-2011 American Community Survey 3-Year Estimates (Tables DP02, S1810)
3. Percent of total employment/jobs in Ventura
4. County of Ventura 2013 Homeless Count

Senior Households

Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and physical disabilities. According to the Census2011 American Community Survey, approximately one-quarter (10,456) of households in Ventura were headed by persons aged 65 years and older. Some of the special needs of seniors are as follows:

- **Disabilities:** Of the senior population, 28% have a self-care or mobility limitation (2009-2011 American Community Survey, Table S1810).
- **Limited Income:** Many seniors have limited income for health and other expenses. Because of their retired status, the median income of senior households is 72% of the City's median household income (2009-2011 American Community Survey, Table S1903). Senior households living alone are particularly vulnerable; senior male householders living alone only earn 39% of the City's median household income, and senior female householders living alone only 32% of the City's median household income (2009-2011 American Community Survey, Table B19215). Over 7% of the City's senior residents are classified by the 2009-2011 American Community Survey as living below poverty level (2009-2011 American Community Survey, Table DP03).
- **Overpayment:** Because of the limited supply of affordable housing, seniors on fixed income may overpay for housing. Between 2005 and 2009, an average of 34% of Ventura's senior households were overpaying for housing, which represents an increase of two percent from 2000 (CHAS, 2009).⁷ The prevalence of overpayment by senior households varies by tenure: 26% of homeowners and 58% of renters are overpaying (CHAS, 2009).

Over 66% (6,911) of households with elderly persons in Ventura are homeowners (2010 Census, Table QT-H2). Because of physical and/or other limitations, senior homeowners may have difficulty in performing regular home maintenance or repair activities. Elderly women are especially in need of assistance. Nearly 72% of the 4,271 seniors living alone in 2010 were women (2010 Census, Table DP-1). In addition, because many seniors have fixed or limited income, they may have difficulty making monthly mortgage or rent payments.

Various programs can assist senior needs, including but not limited to congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the frail elderly, or those with disabilities, housing with architectural design features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitations also benefit from transportation alternatives. Senior housing with supportive services can be provided to allow independent living. According to the State Department of Social Services (2010), 20 licensed care facilities for seniors are located in Ventura. These facilities provide a total of 1,279 beds for persons age 60 and above. This represents a significant increase in the number of facilities (up from 10 in 2000), although the number of beds has only increased by 286 beds. This appears to suggest a trend toward smaller facilities.

⁷ According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income.

About 24% of households with elderly individuals in Ventura are renters (2010 Census, Tables DP-1 and QT-H2). The Ventura Housing Authority provides Section 8 rental assistance to very-low-income households, including seniors, to help them afford rents. As of November 2007, 308 elderly households received Section 8 assistance from the City’s Housing Authority. Over 380 elderly households were on the waiting list for assistance, representing 19% of all households on the list. In addition, approximately 45% of the public housing stock (322 units) is restricted for occupancy by seniors or disabled households. The following senior projects were developed since 2001 (Chart 2-11):

Chart 2-11: New Senior Units (2001 to 2007)

Applicant	Units	Type	Location	Year
Aegis Assisted Living	86	Assisted	4964 Telegraph Road	2001
Edwin Moore	168	Assisted	Cypress Point Land	2001
Holiday Retirement	215	Assisted	NWC Telegraph/Wells	2003
Westwood/Ashkar	104	Condos	Hill & Moon	2006
Life Lease	38	Apts	Snapdragon & Los Angeles Av	2005
Centex (Westside Renaissance) ¹	50	Apts	2686 N. Ventura Ave	2007
Total	661			

¹ This project is approved but not yet constructed

In total, approximately 736 new senior housing units, a 15% increase, were developed in Ventura since 2000.

Assisted living facilities represent another housing option for seniors in Ventura. These facilities are typically for the more frail elderly and offer daily assistance with personal and household tasks. Over the past several years, the City has approved three assisted living projects with a total capacity for 469 seniors. With an estimated population of 7,261 over the age of 75 (Census 2010, Table DP-1), the need for additional supportive housing options for seniors remains high.

In addition to building new senior housing facilities, “universal design” features incorporated into new development can allow seniors to remain in independent living environments for longer periods. The goal of universal design is to address a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility.

Through the Ventura Avenue Adult Center and the Ventura Senior Recreation Center, the City provides programs and services for seniors and adults age 50 or older to facilitate social interaction and foster independence. Services include information and referral; education classes and leisure activities; social activities; lunches; legal services; and insurance counseling. The Ventura County Area Agency on Aging also offers a variety of services to elderly persons in the County.

Disabled Persons

Disabled persons have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability. The City is home to residents with disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffer from disabilities that require living in an institutional setting.

The 2011 American Community Survey defines disabilities as the product of interactions among individuals' bodies; their physical, emotional, and mental health; and the physical and social environment in which they live, work, or play. Disability exists where this interaction results in limitations of activities and restrictions to full participation at school, at work, at home, or in the community. The American Community Survey tracks the following six types of disability:

- **Hearing difficulty:** refers to deafness or serious difficulty hearing;
- **Vision difficulty:** refers to blindness or serious difficulty seeing even when wearing glasses;
- **Cognitive difficulty:** refers to serious difficulty concentrating, remembering, or making decisions;
- **Ambulatory difficulty:** refers to serious difficulty walking or climbing stairs;
- **Self-care difficulty:** refers to difficulty dressing or bathing;
- **Independent living difficulty:** refers to difficulty doing errands alone such as visiting a doctor's office or shopping.

About 21% of seniors reported ambulatory difficulty and approximately 15% reported an independent living difficulty that limits their ability to do errands alone (Chart 2-12).

The living arrangements of disabled persons depend on the severity of the disability. Many persons live at home in an independent fashion or with other family members. To maintain independent living, disabled persons may need assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions among others. Services can be provided by public or private agencies. In Ventura, agencies offering services to persons with disabilities include (but are not limited to) the City's Senior Services Section of the Parks and Community Partnerships Department, Ventura County Human Services Agency, the Ventura County Behavioral Health Department, the Association for Retarded Citizens (ARC), and the Independent Living Resource Center.

Chart 2-12: Persons with Disabilities by Age

Disability by Age	Total Persons	Percent
Age 5 to 17	16,738	
Hearing	115	0.7%
Vision	169	1.0%
Cognitive	536	3.2%
Ambulatory	0	0%
Self-care	27	0.2%
Age 18 to 64	67,015	
Hearing	986	1.5%
Vision	947	1.4%
Cognitive	2,838	4.2%
Ambulatory	2,379	3.5%
Self-care	1,253	1.9%
Independent living	2,216	3.3%
Age 65 and over	14,437	
Hearing	2,131	14.8%
Vision	690	4.8%
Cognitive	1,136	7.9%
Ambulatory	3,027	21.0%
Self-care	966	6.7%
Independent living disability	2,106	14.6%

Source: 2009-2011 American Community Survey 3-Year Estimates, Table S1810

Note: Persons may report more than one disability

Rental assistance through the City Housing Authority also helps disabled persons afford housing in Ventura. As of February 2013, 687 families with persons with disabilities received Section 8 assistance through the Housing Authority. A total of 1,621 families with persons with disabilities were on the waiting list for assistance. In addition, approximately 47% of the public housing stock (339 out of 718 units) is restricted for occupancy by seniors or disabled households. ARC operates their Training for Independent Living program in a 16-unit public housing building in Downtown Ventura. Five of the 38 units at Chapel Lane (owned by the Housing Authority’s non-profit) are targeted to disabled seniors referred by ARC and receiving services through Tri-Counties Regional Center.

Severely mentally ill persons are especially in need of assistance. Mentally disabled persons are those with psychiatric disabilities that impair their ability to function in the community to varying degrees. The National Institute for Mental Health estimates 2.5% of the adult population suffers from mental illness, translating to an estimated 1,891 persons (18 years and over) with mental illness within the City of Ventura. Many mentally disabled persons can live and work independently within a conventional living environment. More severely disabled individuals require a group living environment in which trained personnel within a family-like environment provide partial or constant supervision. The most severely affected individuals may require an institutional environment in which medical attention and therapy are provided within the living environment.

According to the Ventura County *Analysis of Impediments to Fair Housing Choice* (2005), the Ventura County Behavioral Health Department (BHD) has identified an urgent crisis resulting from the shortage of supportive housing for persons with mental illness who no longer require

acute care. National surveys indicate that the mentally ill comprise approximately 20% of the homeless population.⁸ The City's 2005-2010 Consolidated Plan has identified a shortfall of 160 beds in the City for "seriously mentally ill," and an additional 85-bed shortfall for "dually diagnosed" individuals (e.g., chemical dependence and mental illness).⁹

The current housing stock available for mentally ill clients served by BHD consists of a variety of living environments with varying degrees of staff support and services. BHD clients use Supplemental Social Security Income (SSI) to cover the state-capped board and care rate of \$993 per month (2013 rate). The current stock of beds in Ventura County ranges from shelter with minimal specialized support to highly supportive environments, and includes unlicensed room and board facilities; semi-independent living homes; permanent supportive housing; a mental health rehabilitation center; and licensed Board and Care facilities.

In the City of Ventura, two facilities operated by Turning Point Foundation provide housing for mentally ill clients. Stephenson Place provides nine units of permanent housing with individual rooms, shared bathrooms, and a common living room and kitchen. Residents may live here permanently and continue to receive services from a mental health counselor dedicated to helping them maintain residential stability. To meet the most basic needs of safe shelter and nourishment, Our Place Shelter provides emergency housing for ten residents and outreach and drop-in services for hundreds of non-residents.

Accessibility Accommodations: Both the federal Fair Housing Act and the California Fair Employment and the Housing Act impose an affirmative duty on local governments to make reasonable accommodations (e.g., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City of Ventura allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to protrude into the standard setbacks required under zoning, and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance. The City also makes available grant funds to income-qualified households for accessibility improvements.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for people with disabilities. Residential care facilities with six or fewer persons are permitted by right in all residential zoning districts, as well as several commercial districts. Care facilities with seven or more persons are also permitted in all residential districts and several commercial districts, subject to a use permit. The use permit is approved by the Zoning Administrator and is subject to 3 findings: 1) no over-concentration of similar facilities within 300 feet, 2) approval of a parking plan, and 3) agreement for exterior landscaping and facility maintenance. With 37 licensed care facilities and 1,457 beds in the City, the use permit process has not served as a constraint to the provision of such care facilities.¹⁰

For new construction, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to American

⁸ 10-Year Strategy to End Homelessness in Ventura County, June 2007

⁹ 2005-2020 Consolidated Plan, HUD Table, page 25

¹⁰ City of Ventura, 2008

with Disabilities Act (ADA) standards. Both new construction and rehabilitation projects assisted using state or federal funds must contain a certain percentage of units accessible to persons with disabilities. The City is interested in working with major developers in promoting accessible housing beyond these minimum state and federal requirements.

Pursuant to SB 520, the City has conducted a review of zoning, building code and permit processing requirements, and has not identified any barriers to the provision of accessible housing.

Female-Headed Households

Female-headed households with children often require special consideration and assistance because of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, such households usually have more limited opportunities for finding affordable, decent, and safe housing.

Ventura is home to 4,936 female-headed households, of which 2,517 are with their own children under 18 years old (2010 Census, Table DP-1). Female-headed (single-parent) households are a particularly vulnerable group because they must balance the needs of their children with work responsibilities. Between 2009 and 2011, 24.7% of female-headed families with related children under the age of 18 lived in poverty, compared to 5.8% of married-couple families with related children (2009-2011 American Community Survey, Table DP03).

Battered women with children comprise a sub-group of female-headed households that are especially in need. In Ventura, there are a number of social service providers and transitional and emergency housing facilities serving women in need, including the Salvation Army, Transitional Living Center, the Coalition To End Family Violence emergency shelter, Catholic Charities, Interface Children Family Services and Prototypes Women's Center (in Oxnard).

Large Households

Large households are defined as having five or more members residing in the home. These households constitute a special need group, because there is often a limited supply of adequately sized, affordable housing units in a community. In order to save for other basic necessities such as food, clothing and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding. A total of 4,343 large households live in Ventura, 46% (2,016) of which are renter households (2010 Census, Tables QT-P11 and QT-H2).

The housing needs of large households are typically met through larger units. Ventura has approximately 17,197 ownership units and 4,862 rental units with three or more bedrooms that could reasonably accommodate large families without overcrowding (see Chart 2-16 in Section C2 of this Technical Report). However, because the vast majorities of these units are single-family homes and are expensive, overcrowding is more prevalent among large families.

To address overcrowding, communities can provide incentives to facilitate the development of larger apartments with three or more bedrooms for large households. A shortage of large rental units can also be alleviated through the provision of affordable ownership housing opportunities, such as first-time homebuyer programs and self-help housing (e.g., Habitat for Humanity), to move renters into homeownership. Financial assistance for room additions may also help to relieve overcrowding.

1,241 Ventura families (all households are considered families according to HUD definition) receive Section 8 rental assistance from the Housing Authority as of December 2012. With Section 8 assistance, these families are able to afford housing appropriate for their family size in the community. As of February 2013, there were 2,731 families with children on the waiting list for assistance. Of the 718 units in the Authority's public housing inventory, 159 are 3-bedroom units and 36 are 4-bedroom units.

Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

The Migrant Health Program of the U.S. Department of Health and Human Services released a study in 2000 estimating the number of migrant and seasonal farm workers and their non-farm worker household members in California: *Migrant and Seasonal Farmworker Enumeration Profiles Study*. The study was based on secondary source material, including existing database information and interviews with knowledgeable individuals. The study indicated that Ventura County has an estimated 35,181 farm workers, including 16,289 migrant farm workers and 18,892 seasonal farm workers.¹¹

According to the U.S. Census Bureau, there were an average of 1,638 Ventura residents employed in farming, forestry, fishing or hunting occupations between 2008 and 2010 (U.S. Census Bureau, *On The Map*, 2010). However, with an average of only 531 jobs in this sector within the City, there was a net migration of 1,107 City residents commuting elsewhere for work. Data collected in 2007 by the State Employment Development Department (EDD) indicate that a range of 384 to 832 persons is employed by agricultural businesses located in the City.¹² (Note that this figure is the number of farm worker jobs reported by employers in Ventura and may not include Ventura residents who work as agricultural workers outside of the City limits.)

Various alternative data sources suggest that the number of farm workers in Ventura is greater than that reported by the Census and EDD. One such data source is Clinicas del Camino Real, a major provider of health services to farm workers in Ventura County. In 2007, Clinicas saw 6,655 patients at their Ventura facility on Wells Road who were members of a family with a farm worker head of households. A limitation of this data is that it includes family members who are not farm workers, as well as persons who use the clinic and reside outside the City. Of the patients served by Clinicas countywide, about 40% are seasonal and 60% are migrant workers.

Another source of information is the Ventura School District, which indicated that 153 students from a total of 46 families are currently enrolled in the Migrant Education Program and are

¹¹ The Migrant Health Program defines a seasonal farmworker as "an individual whose principal employment (51% of time) is in agriculture on a seasonal basis, who has been so employed within the last 24 months." A migrant farmworker meets the same definition, but "establishes for the purposes of such employment a temporary abode."

¹² As reported to EDD by fruit and nut tree farming, greenhouse and nursery production, cattle ranching and farming, and "other" crop farming employer categories, October 2007.

eligible for services under the program.¹³ This figure represents the number of students whose parents are migrant farm workers. Although the number of students enrolled in this program has decreased from 511 in January 2008, it is important to note that the need for migrant education services is much greater than indicated by current enrollment. Families are only eligible for three years in the Migrant Education Program; therefore, enrollment does not account for migrant families that stay in the City for a longer duration.

Farm workers are generally considered to have special housing needs because of their very limited income and the often-unstable nature of their employment. While no local surveys are available which document the specific housing needs of farm labor in Ventura, Statewide surveys provide some insight into the demographic characteristics and housing needs of farm workers. Among the major findings are:

- **Residency:** Unlike many areas where a significant portion of the agricultural labor is migrant, the citrus and vegetable laborers in Ventura County tend to be settled in the community and find work there throughout much of the year (*Agricultural Studies 92-2, EDD*). As a result, Ventura County farm workers primarily need permanent affordable housing, rather than migrant labor camps.
- **Limited Income:** Farm workers typically earn very low incomes. According to a 2008 report, the average annual wage for Ventura County farm workers is \$22,668 (Ventura County's Agricultural Future, 2008). The U.S. Bureau of Labor Statistics reports that the median hourly farm worker wage in 2010 was only \$9.12. Farm worker wages are typically too low to afford Ventura's average market rent of \$1,256 for a one-bedroom, one-bath apartment.¹⁴

The majority of farm workers in Ventura County are non-migrant permanent and seasonal laborers. As such, the housing needs of farm workers are most appropriately addressed through the provision of permanent affordable housing, rather than migrant farm labor camps. Nevertheless, the City recognizes that there is a migrant farm worker population of approximately 16,000 persons in Ventura County, although it is not known how many of these live within the City.¹⁵ Currently, the City permits farm employee housing in the Agricultural (A) zoning district, subject to a use permit. Farm employee housing is defined as one or more dwelling units used exclusively to house farm workers and their families employed for farm work and working on the same property or properties under the same ownership as the property upon which the farm employee housing is located. 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 City of Ventura has recently approved three development proposals that will provide nearly 80 total units of farm worker housing in the current 2008-2014 planning period.¹⁶ Approximately two acres of the 30-acre Hansen Trust property will be dedicated to the Housing Authority for development of 24 farm employee-housing units. In addition, the Citrus/Azahar Place project located in the Saticoy-Wells Community near Peach Avenue and Citrus Drive consists of 30 low-income farm worker homes, among a total of 60 multi-family rental homes. The unit mix includes 5 one-bedroom homes, 14 two-bedroom homes, 36 three-bedroom homes, and 5 four-bedroom homes. The square footage of the one-bedroom homes is approximately 831 square

¹³ Ventura Unified School District, Migrant Education Program Coordinator, February, 2013. The Ventura School District includes schools within the City of Ventura as well as several outside of City limits.

¹⁴ RealFacts, September 2007

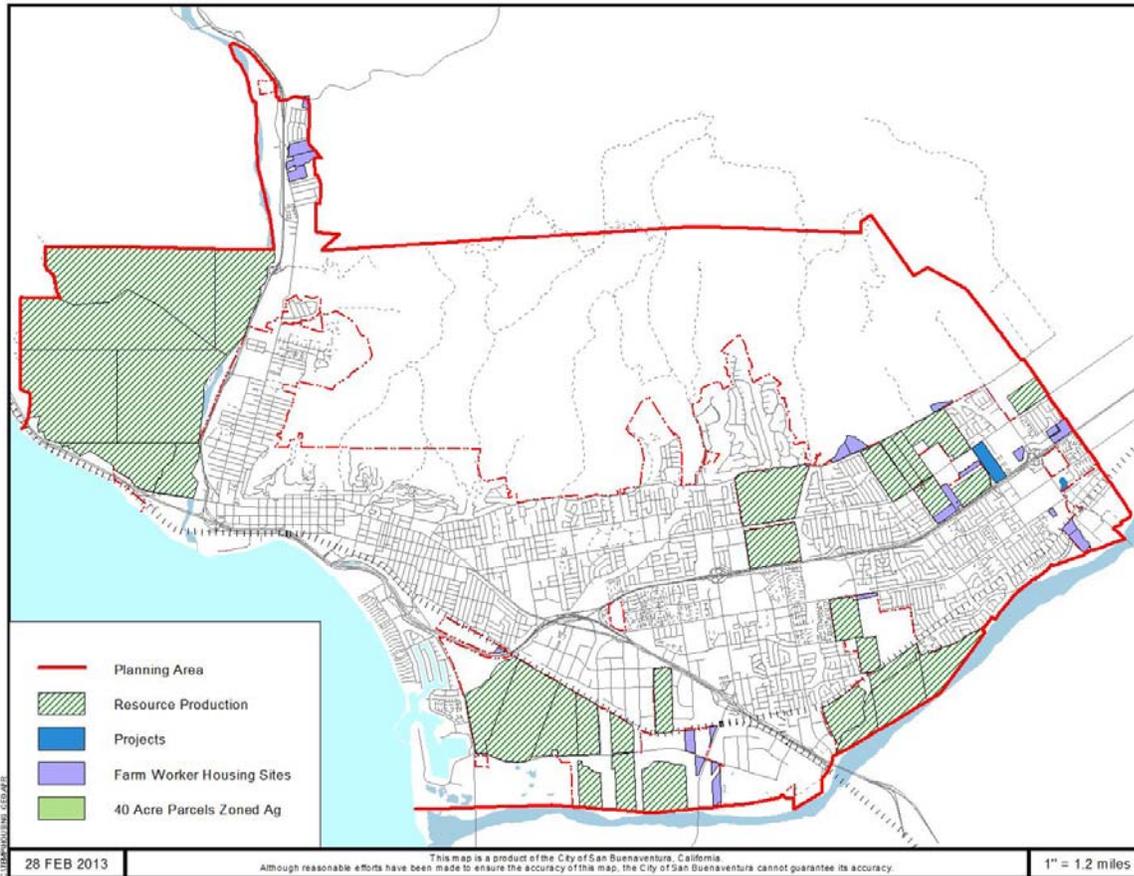
¹⁵ 2006 Ventura County Farmworker Report

¹⁶ City of Ventura Planning Commission Report: Farm Employee Housing, July 2012.

feet, the two-bedroom homes are approximately 1,150 square feet, the three-bedroom homes are approximately 1,398 square feet, and the four-bedroom homes are approximately 1,640 square feet. The development will also include a 2,800 square-foot community room. The 60-unit multi-family project is part of a larger 23.4-acre community master plan neighborhood, including 59 for-sale attached condominiums, 64 single-family detached homes, and a 2.93-acre park. The master plan applies Traditional Neighborhood Design (TND), with two-story building facades, front doors, and windows fronting a tree-lined street. Attached tuck-under garages will be accessible from a rear alley. Additional guest parking will be provided along curbed sidewalks. The result will be a pedestrian friendly environment featuring connected streets, green ways, an open space amenity, and pedestrian pathways. Ingress and egress to the proposed development will utilize existing City streets. Other site improvements will include interior public streets and alleys and related infrastructure. Lastly, the Saticoy East Village Apartments project includes 25 units allocated to farmworkers, in addition to 25 other units.

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. As provided in Program 21, Farm Worker Housing, in order to provide for farm worker housing that is consistent with the 2005 General Plan, the City will enable the development of farm worker housing through future coding efforts and specific plans where agricultural production is within the contextual framework and amend the Zoning Regulations to be consistent with Health and Safety Code Sections 17021.5 and 17021.6.

Figure 2-1: Potential Farm Employee Housing Site and Projects



Homeless Persons

The Ventura County 2013 Homeless Count was conducted by a partnership between the Ventura County Homeless and Housing Coalition and over 200 community volunteers. The homeless count identified 519 homeless persons within the City of Ventura, representing a 26% decrease over the 2012 Count. The City’s homeless population includes 313 adults and 42 children. This survey provides some indication of the size of the homeless population in Ventura, but is not definitive due to various limiting factors. These surveys, for example, do not include persons at high risk of homelessness, primarily individuals who are temporarily staying with family or friends and may be asked to leave anytime. The 10-Year Strategy to End Homelessness for Ventura County (2007), estimates that there are approximately 1,300 adults and children who are homeless on a given day throughout the County and about 6,000 persons who experience homelessness annually.

Chronically homeless persons in Ventura have historically congregated in the Ventura and Santa Clara riverbeds. However, due to flood safety concerns between December and March, Ventura police officers and social services agencies visit homeless encampments along the Ventura and Santa Clara rivers to encourage campers to move to emergency shelters. Both officers and social service agency representatives provide flyers to these individuals about

social services agencies and programs available, and inform them about the winter warming shelter.

In general, there are three major types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing. These types of facilities are defined below:

- **Emergency Shelter:** provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to two months, depending upon whether the shelter is short-term or long-term.
- **Transitional Housing:** a residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care interventions, employment services, counseling and life skills training.
- **Permanent Housing:** refers to permanent housing that is affordable in the community or service-enriched permanent housing that is linked with on-going supportive services (on-site or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

All three types of facilities are available in Ventura, although many facilities only accept people from a specific sub-population of homeless (e.g. victims of domestic abuse). As summarized in Chart 2-13, the non-profit homeless facilities and service providers in the City include two Salvation Army facilities (Transitional Living Center and Bell Avenue family facility), Our Place Shelter and River Haven-Turning Point Foundation, Shelter Plus Care, and the Prototypes Women's Center in Oxnard. The information below includes further analysis for the city's emergency shelter capacity in order to more clearly demonstrate that the M-1 and M-2 zones could more than adequately meet the unaccommodated shelter bed need.

The County of Ventura 2013 Homeless Count indicates that the total number of homeless persons counted in the city of Ventura is 519 (355 persons counted on the street and 164 in facilities), whereas the 2012 Homeless Count indicated that the total number of homeless persons in the city was at that time 701 (396 on the street and 305 in facilities). As shown by Chart 2-13, the city currently has three (3) emergency shelters, at least five (5) transitional housing facilities, and five (5) permanent housing facilities (designed to allow homeless people to live at the facility on an indefinite basis). These facilities accommodate 405 beds, 5 rooms, and 41 units.

The latest 10-Year Strategy to End Homelessness for Ventura County calls for a housing first and rapid re-housing approach instead of increasing shelter and transitional housing beds. Thus, the unmet need for this population focuses on permanent supportive housing and permanent affordable housing. For instance, chronic homeless persons should not be included in an unmet need for shelter or transitional housing beds. The unmet need for this subpopulation should be permanent supportive housing. By incorporating a range of zones, the City more than meets this need. For example, there are over 500 acres of land that are zoned M-1 or M-2, eleven (11) of which are considered highly feasible locations that could perceivably include a 55-bed shelter facility and six (6) parcels that could reasonably be a location for a 15-bed facility because it is further from a bus route.

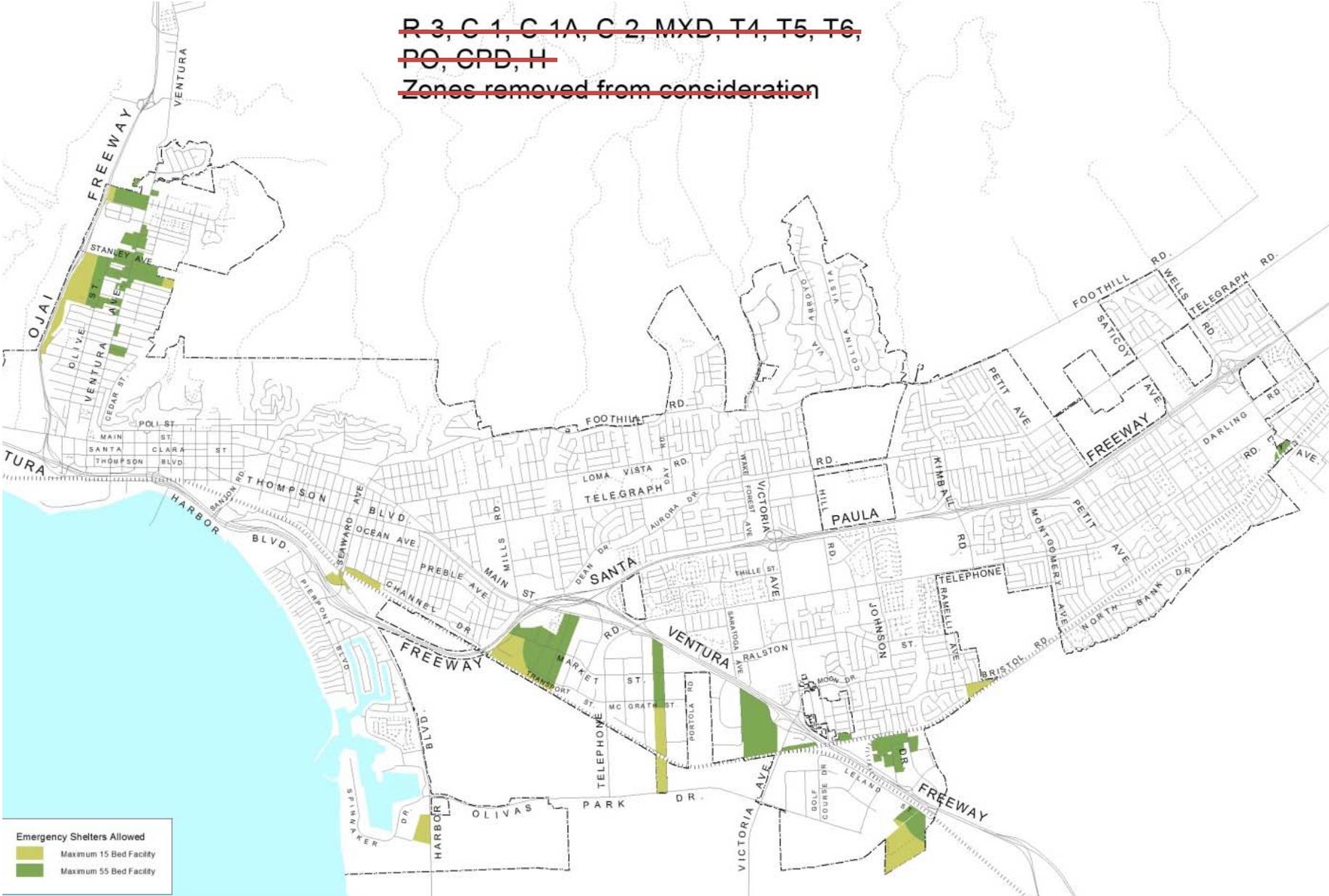
In determining the greatest feasibility level in locating an emergency shelter in the M-1 or M-2 zones, and for simplicity purposes, land areas that were less than ¾ acres and within 300 feet from another potential shelter site were excluded from the table below.

Chart 2-12a: Parcels with High to Moderate feasibility levels

PARCEL	ADDRESS	ACRE	USE	FEASIBILITY	CAP
680052040	2457 VENTURA AV N	6.571	INDUSTRIAL	HIGH	55/15
690060120	215 ROCKLITE RD	14.520	INDUSTRIAL	HIGH	55/15
680052035	2509 VENTURA AV N	7.140	INDUSTRIAL	MED	55/15
680052155	2567 VENTURA AV N	5.180	INDUSTRIAL	MED	55/15
680040085	2617 VENTURA AV N	1.170	SERVICES	HIGH	55
680060215	2055 VENTURA AV N	5.920	INDUSTRIAL	HIGH	55
690020270	2606 VENTURA AV N	1.297	TRANS/COMM/ UTIL	HIGH	55
710031100		1.620	INDUSTRIAL	HIGH	55
1350271025	2685 SHERWIN AV	4.750	TRANS/COMM/UTIL	HIGH	55
1380122225		1.980	TRANS/COMM/UTIL	HIGH	55
760010115		2.920	SERVICES	HIGH	15
840022095		1.050	INDUSTRIAL	HIGH	15
1380170240		2.510	INDUSTRIAL	HIGH	15

Figure 2-2: Potential Emergency Shelter Sites

~~R 3, C 1, C 1A, C 2, MXD, T4, T5, T6,
PO, CPD, H
Zones removed from consideration~~



This page intentionally left blank.

Chart 2-13: Major Homeless Facilities and Providers in Ventura

Facility/Provider	Capacity	Services
Emergency Shelters		
Coalition to End Family Violence	17 beds	Emergency shelter for women and children that are domestic violence victims.
Our Place–Turning Point Foundation	10 beds	Shelter program for mentally ill adults. Services include meals, showers, laundry facilities, housing referrals, outreach, and assistance in filing for benefits.
West County Armory	120 beds	Open on cold weather basis (Oxnard/Ventura alternate years) for homeless population
Transitional Housing		
Community Action of Ventura County	5 rooms	Services include access to telephone, mail, food pantry, clothing donations, drop-in center, transportation assistance, and lease assistance.
Salvation Army Transitional Living Center	45 beds	Transitional housing program for homeless families and single women. Services include welfare help and food bags.
Salvation Army – Bell Way Facility	16 beds	Short-term permanent housing program for homeless families.
Kingdom Center – Thompson Blvd	54 beds	Transitional living center for homeless couples and small families.
River Haven	24 beds	Tent City with 19 new U-Domes-- homes for 24 formerly homeless adults
Khepera House LIFE	6 beds	Transition housing program for men in recovery from alcohol and drug addiction.
Teen Challenge	50 beds	Twelve-month residential program for women in recovery from alcohol and drug addiction.
Permanent Housing		
Stephenson’s Place	10 beds	Housing with supportive services for the homeless and mentally ill.
Goldberg House	5 beds	Permanent supportive housing for men.
Housing Authority of the City of Ventura	13 beds	Rental vouchers for very-low income, special needs households: HIV/AIDS, FUP, S+C, TL and RAIN.
WAV SHORE Supportive Housing	35 beds	Supportive housing for persons or households transitioning out of homelessness.
El Patio Hotel	41 units	Housing for mentally disabled adults, the homeless, and seniors.

Sources: Ventura County Local Emergency Shelter Strategy, February 2011;
 City of Ventura Planning Division, January 2010;
 Ventura County Human Services Agency, April 2008;
 Ventura Housing Authority, April 2008

The Ventura Housing Authority has no emergency housing assistance available; however it continues its commitment to specific programs that provide case management to their clients. The Housing Authority has 44 rental vouchers for clients referred from programs serving certain special need populations (persons with HIV/AIDS, Family Unification Program, Tender Life) with a case management component. In addition, the Housing Authority administers 13 Shelter Plus Care vouchers in collaboration with the Behavioral Health Department of the County and may provide voucher assistance to graduates of the RAIN Program (with a case management commitment), based on availability.

The City is a member of the Ventura County Homeless and Housing Coalition. This organization prepares the analysis and application materials for the annual Continuum of Care (CoC) funding

from HUD. The programs supported by CoC federal funds help to meet the housing and supportive service needs of homeless individuals and families.

In addition, the City has provided funding to support the River-Dweller Aid Intercity Network (RAIN) which provides transitional housing and services to homeless families and individuals throughout the County (72 beds). The City further participates in the Cold Weather Shelter program to provide needed shelter and services to individuals during the winter and rainy seasons. In the recent past, winter shelters alternate between the Oxnard and Ventura National Guard armories and no City permits are required to operate such facilities.

The County's Behavioral Health Department provides immediate shelter to approximately 200 homeless persons per year, or an average of 7 per night, utilizing local vendors throughout the County.¹⁷ The County Human Services Agency also offers an emergency housing voucher program through various funding sources.

While a range of facilities and services to assist the homeless are available in Ventura, a significant gap exists between the need for facilities and the inventory of beds available. The Ventura 2010-2015 Consolidated Plan estimates the unmet need within the City to be: 1,254 emergency shelter beds for individuals (and 389 beds for families with children), 216 transitional housing beds for individuals (and 395 beds for families with children), and 258 additional permanent housing beds for the homeless or at-risk homeless individuals (and 292 permanent beds for families with children). To help fill the gap, 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. 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 years of implementation of the strategy. Program 18 in the Housing Plan includes a commitment to continue funding and support of the 10-Year Strategy to End Homelessness.

The Working Artists Ventura Project ("WAV Project") is a significant development project located in downtown Ventura that provides 15 units of supportive housing for individuals transitioning from homelessness in addition to the 54 affordable units for artists and their families.

In 2007 the state legislature passed Senate Bill 2, which strengthened the planning requirements for emergency shelters and transitional housing. SB 2 requires that jurisdictions quantify the need for emergency shelter and determine whether existing facilities are adequate to serve the need. If adequate existing facilities are not available, the law requires jurisdictions to identify at least one zoning district where new facilities are permitted "by-right" (i.e., without requiring discretionary approval such as a use permit). Jurisdictions may also satisfy their shelter needs through multi-jurisdictional agreements with up to two adjacent communities. As discussed above, there is currently a shortage of emergency shelter beds in Ventura. Program 20 of the 2008 Cycle 4 Housing Element includes a commitment to amend the Zoning Regulations consistent with the requirements of SB 2 within one year of adoption of the 2008 Housing Element and no later than 2012 (*see also the related discussion in the Constraints section of the Technical Appendix*). The City Council adopted Ordinance 2011-010 on August 1, 2011, permitting Emergency Shelters in M-1 and M-2 zones by right and with a Use Permit in

¹⁷ Ventura County Local Emergency Shelter Strategy, February 17, 2011

Commercial Zones. In addition, the City treats transitional/supportive housing similar to other residential uses of the same type in the same zone.

C. Housing Stock Characteristics

This section of the Housing Element addresses various housing characteristics and conditions that affect the well-being of City residents. Housing factors evaluated include the following: housing stock and growth, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

1. Housing Growth

Between 1980 and 1990, the housing stock in Ventura increased by 22%, from 30,627 to 37,343 units. Since 1990, however, the City has experienced limited housing growth, with only a 7% increase between 1990 and 2000 and an additional 8% from 2000 to 2010 (Chart 2-14).

Chart 2-14: Housing Growth Trends

Jurisdiction	1990	2000	2010	1990 – 2000 % Change	2000 – 2010 % Change
Camarillo	18,730	21,946	25,702	+17%	+17%
Oxnard	41,247	45,166	52,772	+9%	+17%
San Buenaventura	37,343	39,803	42,827	+7%	+8%
Santa Paula	8,062	8,341	8,749	+3%	+5%
Thousand Oaks	37,773	42,958	47,497	+14%	+11%
Ventura County	228,478	251,712	281,695	+10%	+12%

Sources: 1990, 2000, 2010 Census.

Residential development activity in Ventura has been limited since 1990, primarily due to managed growth, the declining amount of vacant land available as well as the economic recessions that spanned the early- to mid-1990s and the middle part of the last decade. The City’s Housing Approval Program (HAP), which replaced the Residential Growth Management Program (RGMP) in 2005, has served to balance housing growth with quality of life issues. The “In-fill First Strategy” of the 2005 General Plan, envisions modest growth with an emphasis on higher-density and mixed-use developments, where appropriate, throughout the City, but targeted towards the Districts, Corridors and Neighborhood Centers identified in the General Plan.

2. Housing Type and Tenure

Chart 2-15 summarizes various characteristics of the housing stock in Ventura. With relatively limited housing growth occurring in the last decade, the composition of the housing stock in 2012 is largely the same as that of 2000. Single-family homes and multi-family dwelling units comprise approximately 67% and 27% of the housing stock, respectively. Mobile homes account for the remaining 6%.

Chart 2-15: Changes in Housing Stock

Housing Type	2000		2012	
	No. of Units	% of Total	No. of Units	% of Total
Single-Family	25,666	64%	28,935	67%
Detached	22,238	56%	24,156	56%
Attached	3,428	9%	4,779	11%
Multi-Family	11,514	29%	11,743	27%
2-4 Units	4,126	10%	3,201	7%
5+ Units	7,388	19%	8,542	20%
Mobile Homes	2,623	7%	2,373	6%
Total Units	39,803	100%	43,051	100%
Vacancy Rate	3.20%		5.58%	

Source: State Department of Finance, 2012; Report E-5.

The City's homeownership rate of 56% in 2010 is well below the countywide rate of 65% (2010 Census, Table DP-1). This relationship remains unchanged from 1990 when the City's homeownership rate was 56% and the County's was 65%, although the number of homeowners has increased substantially in both jurisdictions.

A measure of the availability of and demand for housing is the vacancy rate. According to the State Department of Finance, the City's overall vacancy rate increased from approximately 3.2% in 2007 to 5.6% in 2012.¹⁸ The City's vacancy rate as of 2012 is marginally higher than the County's rate of 5.3%. As of 2012, the City's overall vacancy rate was 5.58%, somewhat higher than the countywide level of 3.3%. According to the 2010 Census, the City's rental vacancy rate was 5.5%, which is close to the "optimal" rate of 5%.¹⁹ This level of vacancy indicates an adequate supply of rental housing in Ventura.

Chart 2-16 summarizes the City's housing units by tenure and bedroom size. This analysis shows that there are 4,862 rental units with three or more bedrooms (over 26% of the rental stock), which is more than double the number of large renter households with at least 5 persons (1,998) in the City. However, it is likely that many of these rental units are single-family homes with rents beyond the reach of lower-income large renter households.

Chart 2-16: Housing Stock by Unit Size and Tenure

Unit Size	Owner	%	Renter	%
Total Units	22,239	100%	18,353	100%
No bedroom	53	0.2%	985	5.4%
1 bedroom	394	1.8%	4,954	27.0%
2 bedrooms	4,595	20.7%	7,552	41.1%
3 bedrooms	9,837	44.2%	3,720	20.3%
4 bedrooms	6,285	28.3%	954	5.2%
5+ bedrooms	1,075	4.8%	188	1.0%

Source: 2009-2011 American Community Survey, Table B25042.

¹⁸ California Department of Finance, Report E-5, 2012.

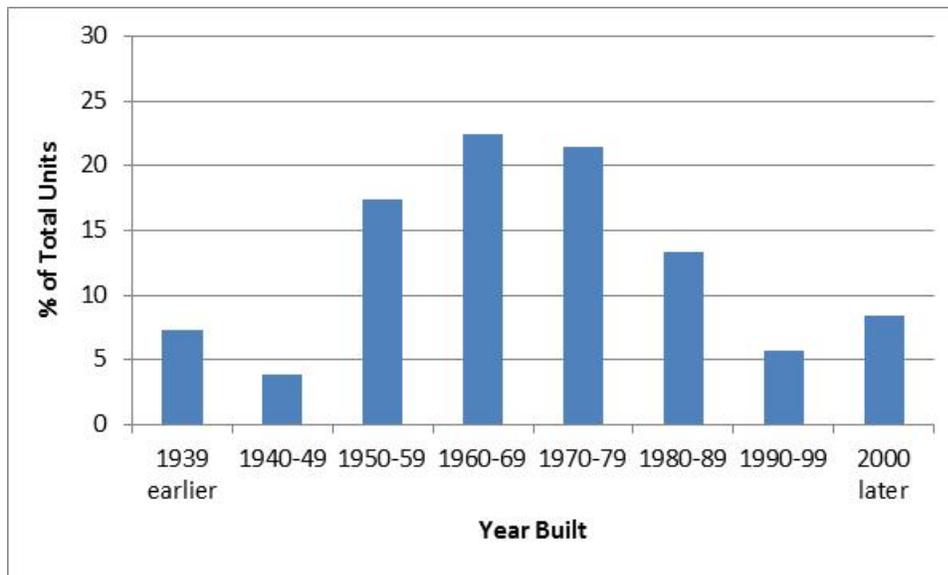
¹⁹ A 5% vacancy rate is commonly considered optimal in that this level of vacancy is low, yet indicates that an adequate supply of vacant units is available for renters wanting to move within the rental market.

3. Housing Age and Condition

Housing age is an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values and eventually affect the quality of life in a neighborhood. Thus, maintaining and improving housing quality is an important goal for the City.

Chart 2-17 provides a breakdown of the housing stock by year built. According to estimates by the 2009-2011 American Community Survey, more than 72% of housing units in Ventura were built before 1980 and almost 29% were older than 1960. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require some major repairs. Of the approximately 31,118 units built before 1980 (which are approximately 30 years or older), an estimated 10% are substandard (do not meet City codes) and less than 1% require demolition. Unless properly maintained, homes older than 50 years require major renovations to remain in good working order. The greatest concentrations of older homes are located in the western and central portions of the City. These areas are therefore likely to have the greatest rehabilitation needs.

Chart 2-17: Year Housing Built



Source: 2009-2011 American Community Survey, Table B25034.

A continuing concern in Ventura is that some property owners lack the incentive to maintain or improve their rental properties because of the strong housing market and the high demand for apartments in particular. More aggressive code enforcement or inspection efforts may be necessary to ensure the quality of the rental housing stock. The City currently administers a Housing Code Enforcement program that aims to preserve and maintain the livability and quality of neighborhoods. Neighborhood Preservation/Code enforcement staff investigates violations of property maintenance standards. When violations are identified or cited, staff encourages property owners to seek assistance through the City’s Housing Preservation Loan Program administered by the Housing Authority. This program offers a low-interest loan to owners of single-family homes and multi-family developments of up to four units. The Housing Authority

also administers the City’s Mobile Home Rehabilitation Grant Program. Up to \$5,000 can be loaned to low- and moderate-income owners of mobile homes in need of repair, with the loan converting to a grant after five years.

4. Housing Affordability and Costs

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Ventura residents.

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“AMI”): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development²⁰, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas (such as Ventura County), these income limits may be increased to adjust for high housing costs.

Chart 2-18 shows affordable rent levels and estimated affordable purchase prices for housing in Ventura County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$670, while the maximum affordable rent for very-low-income households is \$1,116. The maximum affordable rent for low-income households is \$1,691, while the maximum for moderate-income households is \$2,678.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Chart 2-18 have been estimated based on typical conditions.

Chart 2-18: Income Categories and Affordable Housing Costs - Ventura County

2012 County Median Income = \$89,300	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$26,800	\$670	\$88,000
Very Low (31-50%)	\$44,650	\$1,116	\$140,000
Low (51-80%)	\$67,650	\$1,691	\$212,000
Moderate (81-120%)	\$107,150	\$2,678	\$335,000
Above moderate (120%+)	\$107,150+	\$2,678+	\$335,000+

Assumptions:

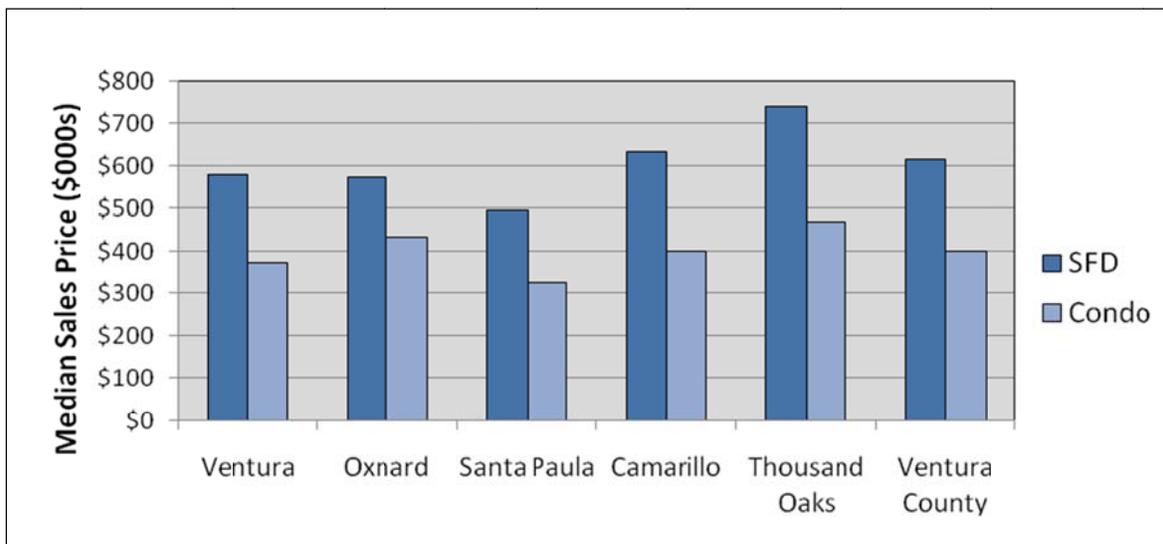
- Based on a family of 4
 - 30% of gross income for rent or PITI
 - 10% down payment, 6.25% interest, 1.25% taxes & insurance, \$200 HOA dues
- Source: California Department of Housing and Community Development, 2012

²⁰ HCD memo of 4/18/07 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k7.pdf>)

Home sales, like the City’s economy, have fluctuated significantly since the 1980s. During the late 1980s, the County’s economy was booming, new and existing homes sales averaged more than 16,700 annually, and prices increased each year through 1989 at double-digit rates. As the economy began declining in 1990, sales fell dramatically. In the late 1990s through 2006 the real estate market gained strength and property values rose to new heights. In 2007, the real estate market began another dramatic “down” cycle, although the market has recently shown signs of recovery.

Chart 2-19 shows the median home sales price in Ventura and selected Ventura County communities in 2007, Chart 2-20 shows the same information for the 2013, and Chart 2-20 shows the median home sales price for the SCAG region from 2000 to 2010. Like most cities in the County, the median home price in Ventura rose during the first half of the last decade after being on the decline during the economic recession in the early to mid-1990s. In September 2007, the median sales price of single-family homes was \$580,000, lower than Camarillo and Thousand Oaks, but higher than Oxnard and Santa Paula. Median sales prices for resale condominiums (\$374,000) were lower than the comparison cities of Thousand Oaks, Camarillo, Oxnard, but higher than the City of Santa Paula. As shown in Chart 2-20, by 2013, median sales prices had fallen across all communities. As shown in Chart 2-21, median home sales prices in the region suffered a steep decline after 2007, erasing all their gains since 2002, with a slight rebound in 2010.

Chart 2-19: 2007 Median Sales Prices – Selected Cities



Source: DataQuick Information Systems, September 2007

Chart 2-20: 2013 Median Sales Prices (SFD and condos)– Selected Cities

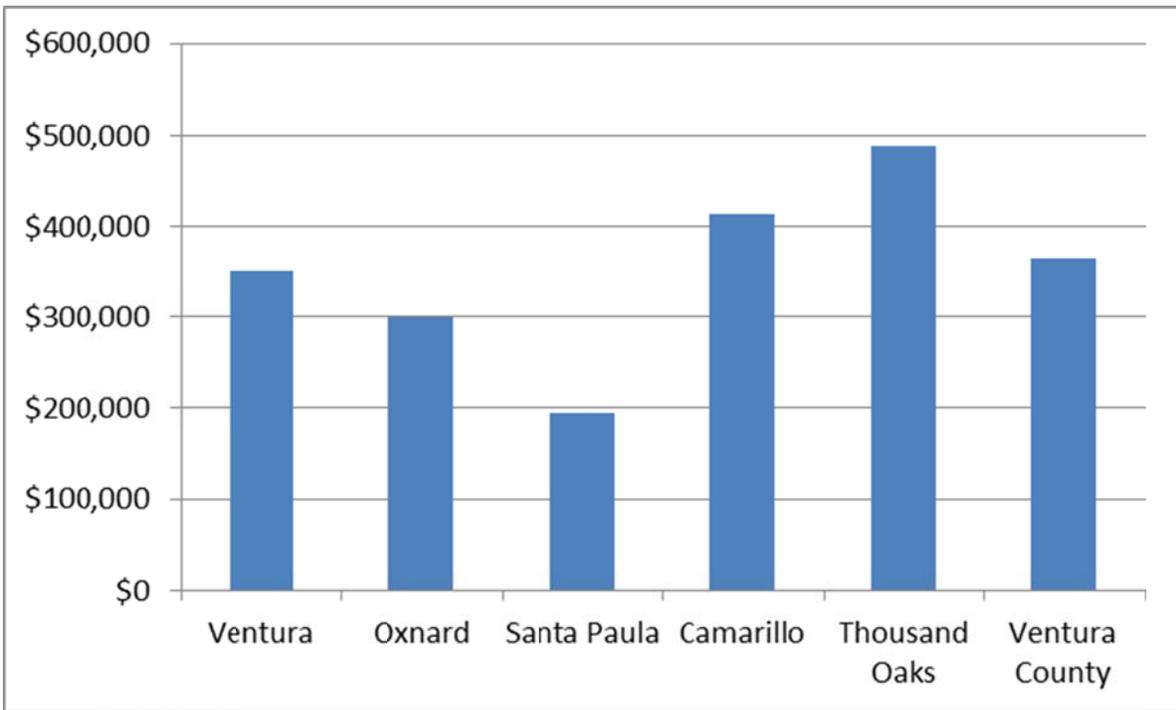


Chart 2-21: 2000-2010 Median Sales Prices for SCAG Region



Source: Southern California Association of Governments, *Profile of the City of San Buenaventura*, May 2011

As with the market for single-family homes, sales of multi-family rental housing have begun to rebound. A January 2013 survey of Ventura County's housing market found that apartment development has increased dramatically in some areas of the County.²¹ Although the volume of sales of multi-family properties remains substantially below the level of "pre-recession" sales, local investment activity more than doubled between 2009 and 2011. Based on trends in demographics, household formation, immigration, job growth among younger workers, and lower-paying occupations, investments in multi-family housing are expected to remain strong.

Chart 2-22 compares average rents in selected Ventura County communities as of January 2013. When market rents are compared to the amounts low-income households can afford to pay, it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying. Although average rents in the City are less than the County average for each apartment category (studio to 3 bedroom), there is a significant gap between market rent and affordable rent at the very-low and extremely low-income levels. For example, the gap between affordable rent and market rents (average of all unit types) for very-low-income households is about \$265 per month, while the gap at the extremely-low-income level is \$711 per month.²² However, at the low-income and moderate-income levels, households are much more likely to find affordable rentals. An average 2-bedroom apartment currently rents for about \$1,536 while the affordable payment for a 4-person low-income household is \$1,786.

In September 2009 and again in December 2010, an updated rental market survey of recently built market-rate apartments was conducted (see Chart 2-23). This survey found that all units were renting within the very- low- and low-income ranges, adjusted for household size. The densities of these projects ranged from 11 to 33 units/acre.

²¹ Source: Dyer Sheehan Group. *2013 Ventura County Multi-Family Investment Market Commentary*.

²² Based on a family of 4. Assumes affordable rent is 30% of gross income. Household income levels are based on a 2012 benchmark median household income of \$89,300.

Chart 2-22: Rental Market Comparison - Selected Ventura County Cities

Average Rent	Ventura	Camarillo	Thousand Oaks	Moorpark	Oxnard/Port Hueneme	County
ALL	\$1,381	\$1,491	\$1,632	\$1,565	\$1,357	\$1,467
Studio	\$1,002	\$1,148	\$1,127	\$890	\$1,201	\$1,045
1bd	\$1,201	\$1,310	\$1,446	\$1,347	\$1,145	\$1,273
2bd	\$1,536	\$1,604	\$1,703	\$1,585	\$1,548	\$1,582
3bd	\$1,810	\$2,164	\$2,066	\$1,822	\$1,950	\$1,934
Average sf						
ALL	813	885	960	882	873	874
Studio	470	553	531	600	514	506
1bd	655	731	778	696	711	710
2bd	956	985	1,035	890	1,031	977
3bd	1,149	1,434	1,333	1,137	1,314	1,238
Average Cost/sf						
ALL	\$1.74	\$1.71	\$1.73	\$1.80	\$1.59	\$1.72
Studio	\$2.15	\$2.10	\$2.12	\$1.48	\$2.00	\$2.08
1bd	\$1.85	\$1.81	\$1.87	\$1.94	\$1.63	\$1.81
2bd	\$1.61	\$1.63	\$1.65	\$1.79	\$1.51	\$1.63
3bd	\$1.57	\$1.52	\$1.56	\$1.60	\$1.50	\$1.57
Average Occupancy	95.8%	96.7%	96.1%	94.8%	96.1%	96.1%
Average Year Built	1972	1986	1977	1988	1976	1977

Source: Dyer Sheehan Group, 1/2013. *Ventura County Apartment Market Survey.*

Chart 2-23: Rents for Recently Built Apartments 2010

Project	Year Built	Density/units/ac	Rent Affordability Level*		
			1 Bed	2 Bed	3 Bed
1073 N. Ventura Ave	2005	28.5	\$975 (Low)	\$1,250 (Low)	1,525
3781 Telegraph Rd.	2005	13.7	--	\$1,525 (Low)	
261 Homer Ave.	2007	11.4	\$950 (Low)	\$1,050 (Very Low)	
1155 N. Olive	2007	27.7		\$1,025 (Very Low)	
5525 Ralston Road	2010	33	\$1,295	\$1,525 (Low)	

*Based on 2009 income limits for Ventura County (HCD memo of April 2, 2009)

1-bedroom = 2 person household

2-3 bedroom= 4-person household

Source: City of Ventura

5. Assisted Housing At-Risk of Conversion

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. Because of its significance, this section identifies publicly assisted and regulated rental housing in Ventura, evaluates the potential of such housing to convert to market rates during the planning period (before 2021), and discusses measures to preserve those units. Resources for preservation/replacement of these units and housing programs to address their preservation are described in Chapter 4, Housing Resources.

Chart 2-24 provides an inventory of publicly assisted and regulated rental housing projects in Ventura. As of 2013, there were 499 assisted or regulated rental units in the City. Of these projects, the Housing Authority monitors 19 participating properties, 6 of which contain units determined to be at risk of conversion to market-rate housing during the planning period (before 2021): 152-162 Bell Way (2 units); 664 Riverside (2 units); Garden Estates (26 units); Kalorama Apartments (6 units); Olive Street (4 units); and Vince Tri-Plex (3 units). The assisted and regulated units were funded or created through a variety of federal, State, and local government programs. These programs include HUD Section 8 (project-based), Section 236, Section 202, HOME, bond financing, low-income housing tax credits, and local redevelopment agency (RDA) set-aside funds for housing, although RDA housing set-aside funds may now no longer be available after the elimination of Redevelopment Agencies pursuant to Assembly Bill 1x 26 (AB1x26) and Assembly Bill 1484 (AB1484). The Housing Authority is charged with providing the units to very-low-income households in the community.

Chart 2-24: Inventory of Publicly Assisted and Regulated Rental Housing

Project Name	Affordable Units	Rental/Ownership	Funding Source(s)	Earliest Expiration of Affordability
Garden Estates	26	Rental	Tax Credits; RDA	2013 (At Risk)
Kalorama Apartments	43	Rental	HOME	2013/2028 (6 units at Risk)
Olive Street Apartments	4	Rental	Housing Authority; RDA	NA (Owned by non-profit; Not at Risk)
Cypress Meadows	104	Rental	Tax Credits	2023 (Not at Risk)
Vince Triplex	3	Rental	Housing Authority; HOME	NA (Owned by non-profit; Not at Risk)
Chapel Lane	37	Rental	Housing Authority Tax credits, CDBG, HOME	2050 (Owned by non-profit; Not at Risk)
230-242 Ramona	4	Family	Density Bonus	2019 (Not at Risk)
72-82 Ramona	3	Family	Density Bonus	2020 (Not at Risk)
152-162 Bell Way	2	Rental	Density Bonus	2019 (At Risk)
664 Riverside	2	Rental	Density Bonus	2016 (At Risk)
Mayfair	2	Rental	RDA	2036 (Not at Risk)

Project Name	Affordable Units	Rental/Ownership	Funding Source(s)	Earliest Expiration of Affordability
Northbank Greens – Tract 4395	147	Ownership	None	2024 (Not at Risk)
Los Cabos – Tract 4525	23	Ownership	None	2024 (Not at Risk)
La Paloma – Tract 4543	93	Ownership	None	2024 (Not at Risk)
Country Grove/Harvest – Tract 4544	146	Ownership	None	2024 (Not at Risk)
Seneca Highlands – Tract 4908	46	Ownership	None	2029 (Not at Risk)
Seneca Gardens – Tract 4668	19	Ownership	None	2030 (Not at Risk)
Bella Vista – Tract 4129	7	Ownership	Inclusionary	2037 (Not at Risk)
Harmony – Tract 5313	10	Ownership	Inclusionary	2036 (Not at Risk)
Melody – Tract 5417	7	Ownership	Inclusionary	2036 (Not at Risk)
Mayfair	1	Ownership	RDA	2036 (Not at Risk)

Loss of Assisted Housing

Affordability covenants and deed restrictions are typically used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower- and moderate-income households in the long term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. As the housing market continues to put upward pressure on market rents, property owners are more inclined to discontinue public subsidies and convert the assisted units to market-rate housing.

As shown in Chart 2-24 and described above, there are six projects with a total of 43 affordable units at risk of conversion to market rate housing before or during the 2014-2021 period: 152-162 Bell Way (2 units); 664 Riverside (2 units); Garden Estates (26 units); Kalorama Apartments (6 units); Olive Street (4 units); and Vince Tri-Plex (3 units).

Preservation and Replacement Options

In order to maintain the existing affordable housing stock, the City could either preserve the existing assisted units or facilitate the development of replacement units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer/acquisition of the project by a non-profit entity; 2) provision of rental assistance to tenants using non-federal funding sources; and 3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

1. **Transfer of Ownership:** Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.

2. **Rental Assistance:** Rental subsidies using non-federal (State, local or other) funding sources can be used to maintain affordability of the at-risk affordable units. These rent subsidies can be structured to mirror the federal Section 8 program.

Under Section 8, HUD pays the difference between what tenants can pay (defined as 30% of household income) and what HUD estimates as the fair market rent (FMR) on the unit. In Ventura County, the fair market rent for Fiscal Year 2013 is determined to be \$1,116 for a one-bedroom unit, \$1,499 for a two-bedroom unit, and \$2,070 for a three-bedroom unit.²³

3. **Purchase of Affordability Covenants:** Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or replacing the Section 8 subsidy with other funds. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or on-going subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.
4. **Construction of Replacement Units:** The construction of new low-income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction.

D. Regional Housing Needs

State law requires all regional councils of governments, including the Southern California Association of Governments (SCAG) to determine the existing and projected housing need for its region (Government Code §65580, et. seq.) and determine the portion allocated to each jurisdiction within the SCAG region. This is called the Regional Housing Needs Assessment (RHNA) process.

1. Existing Housing Needs

A continuing priority of communities is enhancing or maintaining their quality of life. A key measure of quality of life in a community is the extent of “housing problems.” The federal Department of Housing and Urban Development (HUD) and SCAG have developed an existing needs statement that details the number of households that are paying too much for housing (overpayment) and/or are living in overcrowded conditions (overcrowding). These terms are defined by HUD as follows:

- **Overcrowding:** Refers to a housing unit which is occupied by more than one person per room, excluding kitchens, bathrooms, hallways, and porches.
- **Overpayment:** Refers to a household paying 30% or more of its gross income for rent (either mortgage or rent), including costs for utilities, property insurance, and real estate taxes.

According to the 2005-2009 American Community Survey, 16,855 households in Ventura experience some type of housing problem, representing 43% of the City’s total households

²³ HUD, Fair Market Rent Documentation System, Summary for Oxnard-Thousand Oaks-Ventura, CA MSA, 2012.

(CHAS, 2009). Chart 2-25 below details the extent of housing problems by tenure. Renters are typically more likely to live in overcrowded conditions or overpay for housing. In Ventura, more than half of all renter households experience some type of housing problem. Specifically, 10% of renters live in overcrowded housing and 49% overpay for housing. The issues of overcrowding and overpayment are further examined in the following discussions.

Chart 2-25: Housing Problems by Tenure

Condition	Renters		Owners		Total	
	Number	% of Renter Households	Number	% of Owner Households	Number	% of All Households
Overcrowding ¹	1,782	10%	327	1%	2,109	5%
Overpayment	8,055	49%	7,785	35%	15,840	41%
Housing Problems	8,725	53%	8,130	37%	16,855	44%

Source: Comprehensive Housing Affordability Strategy, 2009.

1. Source: 2009-2011 American Community Survey, 3-Year Estimates, Table B25014.

Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families “double or triple” up to devote income to other basic needs of food and medical care. Overcrowding also tends to result in accelerated deterioration of homes, a shortage of street parking, increased strain on public infrastructure, and additional traffic. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life in the community.

According to the Comprehensive Housing Affordability Strategy, an estimated of 2,109 Ventura households lived in overcrowded conditions between 2005 and 2009, representing approximately 5% of all households. Of these households, 1,782 (84%) were renters and 327 (16%) were owners. Approximately 10% of renters and 1% of owner households were overcrowded.

Overcrowding rates vary significantly by income, type, and size of household. Generally, lower-income households and large families experience a disproportionate share of overcrowding, which is also the case in Ventura. Owner-occupied units in the City have an overcrowding rate of 1.5%, less than the countywide level of 3.6%. Renter-occupied units also have a lower level of overcrowding (9.7%) than the countywide level of 12.8%. Given that large rental units are generally not affordable to lower-income large household renters, and that the majority of large homes (three or more bedrooms) are out of reach for low-income families, the level of overcrowding will likely remain high for large families.

Overpayment

Housing overpayment occurs when housing costs increase faster than income. As is the case throughout Southern California, it is not uncommon to overpay for housing in Ventura. However, to the extent that overpayment is often disproportionately concentrated among the most vulnerable members of the community, maintaining a reasonable level of housing cost burden is an important contributor to quality of life.

Housing overpayment is a significant problem in Ventura, where many households pay a substantial portion of their income for housing. The problem is particularly severe for renters.

According to the Comprehensive Housing Affordability Survey, an estimated 15,840 Ventura households overpaid for housing between 2005 and 2009, representing 41% of all households. Of these households, 8,055 (51%) were renters and 7,785 (49%) were owners. Approximately 49% of all renters and 35% of all owners overpaid for housing. SCAG also indicates that 7,125 lower-income renters and 3,390 lower-income owners overpaid for housing.²⁴ These figures represent 74% of lower-income renters and 52% of lower-income owners, respectively. Therefore, over 50% of all lower-income households overpay for housing.

2. Future Housing Need

a. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 8-1/2-year period from January 1, 2014 to October 31, 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county’s income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

b. 2014-2021 Ventura Growth Needs

Through a delegation agreement with SCAG, the Ventura County Council of Governments determined the RHNA growth needs for each of the county’s cities plus the unincorporated area. The total housing growth need for the City of Ventura during the 2014-2021 planning period is 3,654 units. This total is distributed by income category as shown in Chart 2-26.

Chart 2-26: Ventura’s Share of Regional Housing Needs

Income Group	RHNA Allocation	Percent of City's RHNA Allocation
Extremely Low	430	11.7%
Very Low	431	11.7%
Low	591	16.6%
Moderate	673	18.5%
Above Moderate	1,529	41.5%
Total	3,654	100%

Source: Southern California Association of Governments (SCAG), 2011.

²⁴ Lower income households include all households who earn less than 80% of the median household income.

As previously stated, the City’s Housing Element must demonstrate the availability of sufficiently zoned land to meet these planning targets. Zoning to meet the needs of lower- and moderate-income households must be of sufficient density on specified parcels and with reasonable development standards to encourage and facilitate development affordable to these groups. Fulfillment of this test of zoning and development standards constitutes the provision of “adequate sites” to address the RHNA.

E. Coastal Zone Housing

California Government Code (§65588) requires that the Housing Element update take into account any low- or moderate-income housing provided or required in the Coastal Zone pursuant to Section 65590 (the Mello Act²⁵). State law requires that jurisdictions monitor the following:

1. Number of new housing units approved for construction in the Coastal Zone (after January 1, 1982);
2. Number of housing units for low- or moderate-income households required to be provided in new housing within the Coastal Zone or within three miles of the Coastal Zone;
3. Number of existing housing units occupied by low- or moderate-income households that have been authorized for demolition or conversion since January 1, 1982; and
4. Number of housing units for low- and moderate-income households required for replacement either within the Coastal Zone or within three miles of the Coastal Zone.

Chart 2-27 provides these statistics for the Coastal Zone through 2012.

Chart 2-27: Coastal Zone Housing Units

	Units
Number of new units approved for construction in the Coastal Zone after January 1, 1982:	801
Number of new units for low- and moderate-income households required to be provided either within the coastal zone or within three miles of it:	182
Number of units occupied by low- and moderate-income households and authorized to be demolished or converted:	116
Number of units for low- and moderate-income households required either within the coastal zone or within three miles of it in order to replace those demolished or converted:	92

In order to receive a demolition or a conversion permit, the request must comply with the Mello Act. The City examines any Coastal Zone development that entails the demolition or conversion of residential units that are not categorically exempt from the California Environmental Quality Act (CEQA). A property that is determined to be a public nuisance or is an owner-occupied,

²⁵ The Mello Act in part requires replacement of affordable units demolished or converted within the coastal zone.

single-family dwelling, is not examined in accordance with the Mellow Act. All other types of projects are evaluated.

Chart 2-28 documents residential development activity in Ventura’s Coastal Zone between January 2008 and January 2013, including the number of affordable housing units built in the City within three miles of the Coastal Zone. The level of development activity was determined by examining City/County Housing Change Reports, which are prepared monthly to monitor the number of housing units added or subtracted from the City’s housing stock.

Chart 2-28: Ventura’s Coastal Zone Residential Development – January 2008 to January 2013

	Within Coastal Zone	Within 3 miles
New units built	67	
-Low/mod units required	37	
Units demolished or converted	11	
-Low/mod units	0	
-Replacement units required	0	

Source: City of Ventura Planning Division.

Between January 2008 and 2013, 49 new deed-restricted affordable units have been built in the Coastal Zone or within a three-mile radius.

Affordable housing projects completed within the Coastal Zone from 2008 to 2013 include the WAV project located at Thompson Boulevard and Ventura Avenue, which provides 69 affordable units, and Encanto Del Mar, which includes 37 affordable units.

The City has therefore complied with the requirements of the Mello Act. To ensure continued compliance, the City will continue to monitor residential development activities in its coastal zone.

F. Other Requirements

California Government Code (§65589.7) requires that the Housing Element address the provision of water and sewer service priority to affordable housing by estimating water use for lower income households separate from overall residential demand, and forbids cities from denying or conditioning approval of water services, or reducing the amount of services applied for by a proposed development including affordable housing units unless under certain conditions. According to the City’s 2010 Urban Water Management Plan, the Housing Element does not identify the number or specific location of low income households in the City’s service area, nor does the Housing Element project the number or location of low-income households in the future. Other than potential development identified in the Land Inventory, for this reason, it is not feasible to project water use for lower income households separate from overall residential demand. However, the City will not deny or condition approval of water services, or reduce the amount of services applied for by a proposed development that includes housing units affordable to lower income households unless one of the following occurs (as stipulated under §65589.7):

- the City specifically finds that it does not have sufficient water supply

- the City is subject to a compliance order issued by the State Department of Health Services that prohibits new water connections; and
- the applicant has failed to agree to reasonable terms and conditions relating to the provision of services.

California Government Code 65302, which implements SB 5 and AB 162 (Flood Hazard Land Management), requires all cities and counties to amend the Safety and Conservation Elements of their General Plan to include analysis and policies regarding flood hazard and flood management information upon the next revision of their Housing Element on, or after, January 1, 2009. §65302 also requires cities and counties, effective January 1, 2008, to annually review the Land Use Element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources (DWR). The City of San Buenaventura will complete these updates during the summer/fall adoption schedule of the Housing Element.

SB 244 (Disadvantaged Communities) (Wolk 2011) requires Local Agency Formation Commissions (LAFCOs) to make determinations regarding “disadvantaged unincorporated communities” (DUCs) during their municipal service reviews, sphere of influence updates, and annexation approval process. SB 244 also requires local governments to amend the land use element of their general plans to identify and describe “island communities,” “fringe communities,” and “legacy communities” and include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each of the identified communities (Governor’s Office of Planning and Research, March 2013). The City of San Buenaventura is preparing a Feasibility Study for the Saticoy DUC. The Draft Feasibility Study is expected for release in May, and will include a public workshop. The Study will accompany the Housing Element during its adoption process in summer/fall 2013.

3. HOUSING CONSTRAINTS

The provision of adequate and affordable housing opportunities is an important goal of the City. However, there are a variety of factors that can work to encourage or constrain the development, maintenance, and improvement of the housing stock in Ventura. These include market mechanisms, government codes, and physical and environmental constraints. This section addresses potential market, governmental, and environmental constraints to housing in Ventura.

A. Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment and production. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address these constraints.

1. Development Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. The City has no influence over materials and labor costs, and the building codes and development standards in Ventura are not substantially different than most other cities in Ventura County.

A reduction in amenities and the cost of modern building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. A number of relatively inexpensive products are available today that have exceeded the originals in performance and equaled them in appearance. Also a number of natural materials have declined in recent years. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders can benefit from the economies of scale.

Another key component is the price of raw land and any necessary improvements. The diminishing supply of residential land combined with a high demand for such development keeps land costs high in most Ventura County communities. The major downturn in the housing market that began in approximately 2008 has, however, negatively affected land values. Changes in land prices reflect the cyclical nature of the residential real estate market. It appears that the market is in a downturn similar to that of the early 1980s and early 1990s, which was characterized by relatively sharp declines in property values and extended periods of minimal appreciation before prices recovered. Based on 2007 sales information, land costs for improved residential parcels within the City of Ventura are estimated to range from \$35 to \$65 per square foot for a single-family lot and from \$65 to over \$110 per square foot for a multi-family property. In the past, land write-downs have been a tool used by redevelopment agencies to support the development of affordable housing on agency-owned/acquired property in exchange for affordability controls. However, since the demise of redevelopment agencies in California pursuant to Assembly Bill 1x 26 (AB1x26) and Assembly Bill 1484 (AB1484), the availability of this tool for use by California cities is questionable.

B. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Ventura.

Ventura’s Land Use Element entitled *Our Well Planned and Designed Community* was adopted in 2005 along with an update of the entire General Plan. A major update to the implementation of the goals established in the City’s General Plan was the adoption of the Downtown Specific Plan, which was locally adopted in 2007 and certified by the Coastal Commission in 2010, the Midtown Corridors Development Code that was adopted in 2008, the Saticoy & Wells Development Code that was adopted in 2009, and the Victoria Avenue Corridor Plan & Development Code that was adopted in 2009. The following discussion reflects the updated plans and implementation measures.

1. Land Use Controls

The Land Use Element sets forth the City’s policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. As summarized in Chart 3-1, the Land Use Element provides five land use designations that allow for residential development. These land use designations emphasize the development of “neighborhoods” as opposed to separate land uses and include residential, commercial and mixed-use zoning districts as determined by the Zoning Code or Specific Plans.

Chart 3-1: Land Use Categories Permitting Residential Use

General Plan Land Use Designation	Density (Units per Acre)	Residential Types & Characteristics
Neighborhood Low	0 to 8	Detached houses with some attached units in small mix of building types. Predominantly residential, with opportunity for neighborhood services.
Neighborhood Medium	9 to 20	Mixture of detached and attached dwellings and higher building types. Predominantly residential with small scale commercial at key locations.
Neighborhood High	21 to 54	Broader mix of building types, primarily attached. Mix of residential, commercial, office, and entertainment that include mixed-use buildings.
Commerce	Varies ¹	Wide range of building types from 2 to 6 stories that houses a mix of functions, including commercial, entertainment and housing.
Downtown Specific Plan	21 to 54	Includes characteristics of both Neighborhood High and Commerce depending on location within Specific Plan.

Source: City of San Buenaventura 2005 General Plan.

1. Residential density in the Commerce designated area is flexible. Since 2004, Residential densities in commercial/residential mixed use projects average 24 units per acre.

Downtown Specific Plan: The City has adopted a Specific Plan for the Downtown area to provide focused planning and development standards tailored to the unique characteristics of the area. With an area of approximately 514 acres, the Downtown Specific Plan encompasses an area bounded generally by the Pacific Ocean to the south; the foothills to the north; State Highway 33 to the west; and San Jon Road to the East.

The Specific Plan was originally adopted in 1993 to provide a strategy to increase the Downtown's vitality as a civic center for the community through integration of more housing, cultural facilities, and a closer visual and physical connection with the beach and shoreline. Building on the original plan's accomplishments, a major update to the Specific Plan was initiated approximately a decade later. The 2007 Downtown Specific Plan introduced a new form-based code that regulates the shape and form of the built environment in a prescribed way that emphasizes a compact, walkable and mixed-use environment. One of the major goals of the Plan is to provide high-quality, urban housing for a diverse range of income levels. The Specific Plan also emphasizes the need to facilitate production of a range of housing types that meet the diverse needs of the community. The Specific Plan's form-based code provides for nine zones, referred to as transects, and all but one, the Parks and Open Space district, allow for residential uses.

A unique feature of the form-based code is the absence of minimum or maximum densities. Instead of density expressed in units per acre, the code defines what could be described as an "effective" building envelope for each individual project, based on building type, building placement, height, massing and articulation requirements, and parking placement requirements. Feasible densities will to a large extent be determined by building height, effective coverage, and mixed-use requirements, which vary by zone. The tallest buildings (up to 4 stories, with up to 5 stories on 25% of the building footprint) are allowed in the T6.1 Urban Core District. The number of residential units in a project is limited only by the "effective" building envelope. Market forces will influence the mix of uses within the building and the size and type of the residential units offered. The City of Ventura Zoning Code does not specify a minimum unit size. While the ratio of residential to non-residential development may vary from project to project, the City's form-based codes will be effective in promoting residential development in mixed-use projects. The form-based codes are specifically designed to promote healthy neighborhoods with a variety of housing types.

Density (units per acre) is an imprecise tool for promoting desirable urban form. Controlling form by density numbers can produce unexpected results that are inconsistent with General Plan goals. The Comprehensive Plan land use for the Downtown area is "Downtown Specific Plan" with a density range of 21 – 54 units per acre; however, the Specific Plan recognizes a total density within the boundary of the planning area. Projects to date have generally been within this range with the average density being 41 du/ac (see Chart 3-4). The unspecified density of the form-based code raises an issue regarding the applicability of state density bonus law. To resolve this issue, language is contained within Program 22 (Affordable Housing Program) stating that any density bonus in the form-based code areas will be linked to the density limits contained in the Land Use Element of the Comprehensive Plan, or as identified in an adopted Specific Plan. No requests for density bonuses within the Downtown Specific Plan have been received to date.

Other features of the Specific Plan such as the reduction and phased elimination of parking requirements in the Urban Core could accelerate redevelopment, promote higher densities and result in lower construction costs—significantly contributing to overall housing affordability. All multi-family development in the Specific Plan area is permitted by right as is mixed-use in general. Some commercial use such as auto repair facilities and nightclubs require a use permit. In addition, environmental clearance has already been completed as part of the Specific Plan Environmental Impact Report (EIR), thereby reducing the level for environmental (CEQA) review via tiered analysis on most new residential projects. Residential development may

require parcel map or tract map approval or other approvals pursuant to the City's subdivision ordinance, as applicable.

Over the past decade, interest in Downtown residential and mixed-use development has blossomed, with the following projects recently approved, completed, or under construction:

- **APPROVED:** The Wonder Bread site at 72 W. Santa Clara has 21 residential units with 3 affordable units.
- **CONSTRUCTED:** The WAV project located off Santa Clara Avenue has 69 affordable units with 6,400 square feet of retail space.
- **PENDING:** The historic Elks Lodge building located at the corner of Main and Ash Street will soon provide 15 residential units (including 2 affordable units) in addition to the 1,752 square feet for retail and approximately 7,000 square feet approved for office use.
- **CONSTRUCTED:** The Mayfair Theater site now provides 18 new residential units with 3 affordable units.
- **CONSTRUCTED:** The Encanto Del Mar project, located at Thompson Boulevard and Oak Street, has 37 units of affordable housing.
- **UNDER CONSTRUCTION:** The Cannery project, located at 130 North Garden Street, will have 78 condominium units (including 12 affordable units) and 2,156 square feet of retail when completed.

2. Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Code also serves to preserve the character and integrity of existing neighborhoods. The Code sets forth the City's specific residential development standards, which are summarized in Chart 3-2. As shown below, in addition to residential zones, higher density residential uses are also permitted in commercial zones.

Chart 3-2: Residential Development Standards

Zoning District	Maximum Density (du/ac)	Minimum Lot Area (sq. ft.)	Maximum Building Coverage (%)	Maximum Building Height (ft.)
R-1	7	6,000-43,560	35%	30 (2½ stories)
R-1-B	13	3,200	40%	30 (2½ stories)
R-2	14	6,000	60%	30 (2½ stories)
R-2-B	27	3,200	60%	30 (2½ stories)
R-3	54	6,000	60%	45 (3 stories)
MHP	14	3,010	75% ¹	30 (2½ stories)
R-P-D	30	None ²	None ²	30
C-1	27	None ³	None ³	45 (3 stories)
C-1A	27	None ³	None ³	75 (6 stories)
C-2	27	None ³	None ³	75 (6 stories)
M-X-D	27	None ³	None ³	75 (6 stories)
CMXD	30	None	None	35
A	N/A ⁴	40 acres	50%	35
DTSP		Maximum Building Height		
T4.1	N/A	2 stories for primary building, 20% of footprint may be 3 story		
T4.2	N/A	2 stories for primary building, 40% of footprint may be 3 story		
T4.3	N/A	3 stories for primary building, 15% of footprint may be 4 story		
T4.4	N/A	2 stories for primary building, 40% of footprint may be 3 story		
T5.1	N/A	3 stories for primary building, 25% may be 4 story		
T6.1	N/A	4 stories for core area, 20% of footprint may be 5 story ⁵		
MCDC		Maximum Building Height		
T4.5	N/A	3 stories to parapet or ridgeline for primary building ⁶		
T5.2	N/A	6 stories to parapet or ridge line for primary building ⁶		

Source: Zoning Code, 2007 DTSP, City of Ventura, February 2013.

1. Percent of each mobile home space.
2. None, but the City may specify such standards for a particular site as a condition of approval of a planned development permit.
3. None if the lot is not used exclusively for residential purposes; if exclusively residential, standards for the R-3 zone apply.
4. Residential uses in the "A" zone are primarily limited to a single-family residence, which is permitted by right, and a caretaker's residence and farm employee housing, both subject to a use permit.
5. Primary buildings in T6.1 Fringe and Tapered not to exceed 3 stories (25% of building footprint may be 4 story).
6. Residential Overlay (1) and (2) apply in certain areas, see MCDC

Midtown Corridors Development Code (MCDC)/Form-Based Codes: Similar to the Downtown area, the City has adopted a form-based code for the Midtown Corridors: Main Street & Thompson Boulevard. Residential development within the Midtown Corridors is subject to the use and development standards of the Midtown Corridors Code. One of the purposes of the Midtown Corridor Code is to promote a mix of land uses and facilitate the development and redevelopment of walkable, complete neighborhoods with a variety of housing types to serve the needs of a diverse population. Like the Downtown form-based code, the Midtown Corridors Code has no maximum densities. As part of the "Infill-First" strategy" described in the General Plan, additional form-based codes have been adopted or are being developed or proposed for other areas of the City, including the Saticoy and Westside Communities, and the Victoria Avenue Corridor.

Maximum Density: The maximum density permitted, defined in terms of the number of dwelling units per acre, varies by zone. Outside form-based code areas such as the Downtown Specific Plan and Midtown Corridors, the maximum density ranges from 6 units per acre in the R-1

(single-family) zone to 10 units per acre in the R-2 zone to 54 units per acre in the high density R-3 zone. With a density bonus, the maximum density in the Municipal Code R-3 zone can be above 54 units per acre. The City also permits high density (R-3) uses in the C-1, C-1A, and C-2 zones with a density of 27 units per acre subject only to design review. The Zoning Code also establishes a mixed-use district (M-X-D), which allows housing to be developed at a density of 54 units per acre. A discussion of the density within the Downtown Specific Plan area is provided in Section B.1 (*Land Use Controls*).

While the Zoning Ordinance establishes maximum densities for non-form-based areas of the City, it is important to ensure that other development standards, such as height or parking requirements, do not limit the actual achievable density. Form-based coding is a recognized method of development regulation by the State²⁶. Form-based coding does not focus on density; however, the precise and predictable building forms resulting from a form-based code accommodate higher density much more elegantly than conventional zoning, reducing conflict and increasing acceptance to higher density in infill areas). The following is an inventory of developed and or recently approved mixed use projects to evaluate actual developed densities outside of the Downtown area (Chart 3-3) and in the Downtown area (Chart 3-4) for such projects:

Chart 3-3: Mixed-Use Densities Outside of Downtown Since 2004

Address	LU/ Zone	Density	Lot Size	Commercial S.F.	Residential S.F.	Res Units	% Res
1073 N. Ventura Ave.	N-H/C-2	28.5	0.42	3,315	5,589	12	63%
3781 Telegraph Road	C/C-1	13.7	0.29	2,895	3,231	4	53%
2991 Loma Vista Rd.	C/C-1	11.4	0.35	5,100	4,680	4	48%
Snapdragon/Los Angeles Ave.	SP/M-X-D	36.5	0.38	6,534	na	14	na
2170 E. Main St.	C/C-2	35.3	0.34	710	15,777	12	96%
1625 E. Thompson Blvd.	C/C-2	48.8	0.15	550	na	7	na
1535 Thompson Blvd.	C/C-1	<u>25</u>	0.11	801	3,654	3	82%
1150 N. Ventura Ave.**	C/C-1	35	0.34	701	na	12	na
1570 E. Thompson Blvd.	C/C-2	26.1	1.11	2,500	35,195	29	93%
Ventura Harbor	HRMU/HC	13	21*	20,000	na	301	<u>na</u>
2200 E. Main St.	C/C-1	32	0.78	3,582	na	25	<u>na</u>
3005 E. Main St.	C/C-2	22.6	0.62	6,433	21,163	14	77%
Average Density		27					73%

na = data not available

* Approximate

** Affordable to Very Low Income

²⁶ See Government Code Sec. 65302.4

Chart 3-4: Mixed-Use Densities in Downtown Since 2004

Address	LU/ Zone	Density	Lot Size	Commercial S.F.	Residential S.F.	Res Units	% Res
285 N. Ventura Ave.	DTSP/M-X-D	56	0.57	2,428	28,043	32	92%
793 E. Santa Clara St.	DTSP/CR	43	0.42	4,600	25,934	18	85%
828 Thompson Blvd.	DTSP/CR	31	0.39	1,073	10,271	12	91%
120 E. Santa Clara St.	DTSP/DR	48	3.6	8,124	208,532	173	96%
72 W. Santa Clara St.	DTSP/DR	49	0.43	3,450	44,700	21	93%
221 N. Garden St.	DTSP/T4.3	32	0.88	7,000	20,968	28	75%
24 Santa Clara St.	DTSP/DR	44	1.28	750	na	56	na
351 Thompson Blvd.*	DTSP/DC	51	0.73	2,641	48,493	37	95%
Ventura Ave and Thompson	DTSP/DR	47	1.74	5,637	89,523	82	94%
SW Palm and Poli	DTSP/DC	40	0.4	1200	na	16	na
11 S. Ash St.	DTSP/CR	24	0.63	13,975	18,376	15	57%
SE Santa Clara St./Palm	DTSP/DC	28	1.2	5,400	na	34	na
Average Density		41					86%

na = data not available

* Affordable to Very Low Income

Between 2004 and 2009, the City has approved approximately 24 mixed-use developments with densities that average between 27 and 41 dwelling units per acre outside and inside the downtown areas, respectively. The average density increases to 34 units per acre when looking only at units developed on sites that are less than one acre in size. This clearly shows that smaller sites are approved for development that meets the State’s default density standards considered appropriate to accommodate housing for lower-income households (Gov. Code Section 65583.2).

Structural Limits: Through its Zoning Code, the City has also established regulations affecting the size of structures, such as minimum lot size, maximum lot coverage, and height. Generally, Ventura’s residential development standards are comparable to those of the nearby cities of Oxnard and Santa Paula, including minimum lot area (per unit) and height standards. For example, the maximum building height of 45 feet in Ventura’s R-3 zone is identical to that in the R-4 zone in Oxnard and Santa Paula. In comparison, the maximum structure height permitted in the County’s R-P-D zone is 35 feet. Structural limits in the Downtown and in the Midtown Corridors are determined by form-based codes that prescribe building placement and/or setbacks, height, parking requirements, parking placement, and building types. The fine-grained approach of the form-based code is intended to enhance the public realm and promote contextual development. Overall, the form-based code should make it easier to realize a greater number of residential units within the same amount of building space, as in the Downtown area, it reduces parking requirements and contains no minimum unit size.

Parking Requirements: Outside the Downtown Specific Plan area, the City’s parking requirements for residential districts vary by housing type and anticipated parking needs. The City calculates the parking requirements by unit type, and on a per-bedroom basis for multi-family units, as illustrated in Chart 3-5. Most single-family homes are required to have two garage spaces, except for homes built prior to March 15, 1965. For multi-family rental units, one covered space is required for a one-bedroom unit and two spaces (one covered) are mandated

for units with two or more bedrooms. For condominiums, two and a half spaces are required for each dwelling unit, two of which must be within a garage.

Chart 3-5: Parking Requirements

Type of Residential Development	Required Parking Spaces
City-wide Outside Downtown Specific Plan Area	
All Zones except R-1-B and R-2-B	2 spaces within a garage per unit if built after March 15, 1965 1 space within a garage per unit if built before March 15, 1965
R-1-B and R-2-B	2 spaces within a garage per unit
Large Multi-Family, Small Multi-Family One-bedroom unit Two-bedroom unit or larger	1 covered space 2 spaces (1 covered space) ¼ additional guest space for every unit
Residential Condominiums	2½ spaces per unit (2 garage spaces); ¼ of total for guests
Mobile Home Parks	2 spaces per unit + 1 space for every 4 units + 1 space for each 300 sq. ft. of gross floor area of community and recreational buildings
Downtown Specific Plan Area	
Residential (Single-family, apartments, and condominiums)	1 space per 1,500 sq. ft. of floor area
Single Room Occupancy Units	No parking spaces required.

Source: Zoning Code and Downtown Specific Plan, City of Ventura, February 2013

Within the DTSP area, the parking standards have been simplified to: one parking space per 1,500 square feet of floor area, with no parking required for single room occupancy units. The DPMP is a comprehensive program that adjusts economic incentives to more effectively utilize on-street parking, existing off-street parking, and transit resources while removing unnecessary parking requirements which act as a disincentive to redevelopment in the downtown area.

In the City’s downtown area, parking approvals are discretionary actions that, if granted, authorize alternative arrangements for required off-street parking in instances where it is not practical to provide all required off-street parking spaces on the subject site. These discretionary permits require consistency with the City’s General Plan, which contains policy to help reduce dependence on the automobile (Policy 4B). For projects outside of the Downtown, a variance is required to reduce the number of required off-street parking spaces.

Parking requirements outside the DTSP area are similar to those in other jurisdictions and do not unduly constrain housing production. The City allows for flexibility in parking standards for planned developments, including the use of compact spaces for up to 35% of the required spaces. Parking requirements within the Downtown Specific Plan area, coupled with the DPMP, are designed to encourage redevelopment and the production of new housing.

Flexibility in Development Standards

The City offers various mechanisms to provide relief from development standards that are typically required of all residential projects under the Zoning Code. These mechanisms include mixed-use development provisions, the Residential Planned Development (R-P-D) designation, the density bonus program, and the Variance process.

Mixed-Use Development: The City's Land Use Element encourages a mix of uses in several locations, including areas designated for Planned Mixed-Use Development and Harbor Related Mixed-Use under the Land Use Element. In terms of zoning, mixed-use developments are permitted in the C-1, C-1A, C-2, and M-X-D zones. The Downtown, in particular, is where the City is most interested in promoting mid-density and mixed-use developments with integrated commercial and residential uses. To provide an incentive for mixed-use development, the City has established shared parking provisions and less restrictive parking standards in the Downtown area for mixed-use projects. This concept has been articulated and refined in the DPMP component of the 2010 Downtown Specific Plan.

In contrast to exclusively single-use zones, mixed-use allows for a combination of uses, such as residential with retail, office, commercial and/or entertainment developments. Mixed-use is especially beneficial and appropriate for communities that lack vacant residential land, creating the opportunity for new housing through infill development and decreasing housing costs through shared amenities and parking.

Mixed-use development reduces the reliance on automobile trips. This trip reduction results in energy savings, which can then be reinvested to meet other needs such as housing.

Residential Planned Development: The Residential Planned Development (R-P-D) zone was created for large land areas that can be planned, zoned, developed and administered as individual, integrated communities. Each planned community is intended to be developed in such a way that takes maximum advantage of its unique location, environment, and physical features. The Zoning Code does not establish minimum lot area or maximum building coverage requirements for the R-P-D zone. Instead, the City has the discretion of specifying such standards for a particular site as a condition of approval of a planned development permit.

Variance/Warrant/Exception Process: The City's Zoning Regulations and Form Based Development Codes include a variance process to permit a developer to provide fewer parking spaces than required by the code. In order for a developer to take advantage of reduced parking standards, the development application must substantiate the rationale to grant a parking study, either through a parking study completed by a registered traffic engineer or other supportive documentation. As with any variance, specific findings must be made by the Planning Commission to justify approval of a parking variance. Examples of the City's application of reduced parking standards through this variance process range from traditional market rate condominiums to low-income senior housing.

Between 2005 and 2011 the City's Planning Commission approved numerous residential projects with reduced parking standards. For example, one project that included 60 low-income apartments and 60 market rate condominiums was approved with a parking variance to provide all 60 off-street guest parking spaces on the new public streets created by the development; this project is currently under construction. Another approved project comprising 65 one-bedroom senior apartment units and a 15 single bed senior care facility received a parking variance for a reduction of 38 parking spaces.

3. Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This

includes single-family homes, multi-family housing, second units, mobile homes, emergency shelters, and transitional housing, among others. Chart 3-6 below summarizes housing types permitted within the City’s zoning districts outside the Downtown Specific Plan.

Chart 3-6: Housing Types Permitted by Zone (Outside Downtown Specific Plan)

Housing Types Permitted	R-1	R-1-B	R-2	R-2-B	R-3	MHP	R-P-D	C-1 C-1A C-2	M-X-D	A
Single-Family	P	P	P	P	P		PD	P	PD	P
Two-Family			P	P	P		PD	P	PD	
Small Multi-Family					P		PD	P	PD	
Large Multi-Family					PD		PD	PD	PD	
Condominiums			PD	PD	PD		PD	PD	PD	
Caretaker Housing										U
Second Unit	P						P			
Mobile Home Parks						PD				
Group Residential					U		U/PD	U	U/PD	
Residential Care	P	P	P	P	P		PD	P	PD	
Farm Employee Housing										U
Unlicensed Group Care Facility (6 or fewer clients) ^{1,2}	P	P	P	P	P					
Group Care Facility (7 or more clients) ²	U	U	U	U	U	U	U	U	U	

P = Permitted U = Permitted Subject to a Use Permit

PD = Permitted Use/New Development Subject to a Planned Development Permit

Source: Zoning Code, City of Ventura, February 2013.

1. Licensed Group Care Facilities (6 or fewer clients) fall under the Residential Care Housing Type

2. Group Care Facilities are also permitted in the M-1, M-2, CPD, and M-R-D zones subject to a use permit.

Determining which building types are most appropriate in specific locations requires shifting away from conventional zoning that emphasizes use toward a form-based approach that prioritizes function, appearance, and compatibility with surrounding context. A powerful tool for understanding this context is the transect, which depicts the continuum from rural to urban conditions. The transect is a tool that can be used by the community to understand and describe the full range of unique environmental and built characteristics within each of Ventura’s neighborhoods. Using the six transect zones to better understand the broad Planning Designations of the General Plan Diagram, Ventura has created a finer-grained (site specific) set of development standards to ensure that new development is in keeping with local preferences for building.

Form-based codes better accommodate the diversity of lifestyles Ventura desires and contribute to the identity and character desired by the community. Common elements that the transect helps measure and describe, and that the City’s form-based codes prescribe, include the types and arrangements of buildings, their “intensity” of lot coverage, height and mass, the details of streets, public and private frontages, and the requirements for and character of open spaces. In general, the City’s form-based codes prescribe individual neighborhood preferences for urban design and building characteristics, including standards. For example, Chart 3-7 summarizes housing types permitted within the different transect zones of the Downtown Specific Plan.

Chart 3-7: Housing Types Permitted by Zone in the Downtown Specific Plan

Housing Types	T4.1	T4.2	T4.3	T4.4	T5.1	T6.1
Single-Family	P					
Multi-Family ¹	P	P	P	P	P	P
Second Unit	P					
Special Residential ²	U	U	U	U	U	U
Group Care Facility (licensed) (6 or fewer clients)	P	P	P	P	P	P
Group Care Facility (7 or more clients)	U	U	U	U	U	U

P = Permitted U = Permitted Subject to a Use Permit

PD = Permitted Use/New Development Subject to a Planned Development Permit

T4.1 = Urban General 1 T4.2 = Urban General 2

T4.3 = Urban General 3

T4.4 = Thompson Corridor

T5.1 = Neighborhood Center

T6.1 = Urban Core

Source: Zoning Code and Downtown Specific Plan, City of Ventura, February 2013.

1. Rental or Condominium. Number of units will depend on allowable building size, height, and other factors contained in form-based code.

2. Includes Single Room Occupancy Hotels (SROs).

Besides single-family homes, the City provides for various other housing types that are available for all economic segments of the community, including persons earning lower income, seniors, the disabled, the homeless, and agricultural workers, among others. These include multi-family housing, second units, mobile homes, residential care facilities, transitional housing, emergency shelters, group care facilities, and farm employee housing.

Multi-Family Housing: According to the American Community Survey's *Population and Housing Narrative Profile: 2010*, multi-family housing makes up approximately 26% of the existing housing stock in Ventura. The City's Zoning Code expressly permits small (3 or 4 units per lot) multi-family projects in the R-3, C-1, C-1A, and C-2 zoning districts. In addition, these developments are allowed in the R-P-D and M-X-D zones, subject to a planned development (PD) permit. Large (5 or more units) multi-family projects are permitted in the R-3, R-P-D, M-X-D, C-1, C-1A, and C-2 zones, currently subject to a planned development permit (refer to Section 4 – Development Permit Procedures for discussion of changes to current discretionary permit requirements). The purpose of the planned development permit is to ensure that the proposed project is compatible with surrounding uses in terms of design, construction, and operation. Condominiums are permitted in various residential and commercial districts, subject to a planned development permit, including the R-2, R-2-B, R-3, C-1, C-1A, and C-2 zones.

To preserve the rental housing stock, the City has in place the 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 is below 5%, new rental units must be constructed by the applicant to equal or exceed the number of units proposed to be converted. Relocation assistance must also be provided to displaced residents. No condominium conversions have been processed in the current 2008-2013 planning period.

Residential Second Units: The Zoning Code defines a residential second unit as a separate, complete housekeeping unit with kitchen, sleeping, and full bathroom facilities that is located on the same lot as a primary dwelling. Second units are permitted by-right on lots zoned R-1 and R-P-D that are intended and/or built out as single-family residential development. Second units are also permitted in the T4.1 zone (Urban General 1) of the Downtown Specific Plan where single-family homes are also a permitted use.

Among other requirements, second units: 1) must be on lots of at least 5,500 square feet and a minimum average lot width of 40 feet, 2) cannot be less than 300 square feet nor exceed 30% of the living area of the primary units or 750 square feet whichever is less, and 3) must contain one off-street parking space. Second units serve to augment resources for senior housing, or other low- and moderate-income segments of the population. The development standards are reasonable to ensure neighborhood compatibility, and do not present an unreasonable constraint to development. Development standards for second units (referred to as Carriage Houses) in the downtown area are regulated by the Downtown Specific Plan and are less restrictive than the city-wide Zoning Code.

Mobile Homes: Approximately 5% of Ventura's housing stock consists of mobile homes. Mobile home parks are permitted in the MHP zone at a maximum density of eight units per acre. According to the State Department of Housing and Community Development (HCD), there are currently approximately 1,985 mobile home spaces in 16 mobile home parks in Ventura²⁷. These parks vary in size, from 11 mobile home spaces in the smallest park to 310 in the largest one. The City has a Mobile Home Park (MHP) zoning designation. Thus, for those parks that have been designated for mobile-home park use under the Zoning Code, a zone change would be required should a property owner desire a change in use. Currently, 11 of Ventura's mobile home parks are zoned MHP. The remaining parks are zoned for planned residential developments.

The City has also enacted a Rent Stabilization Ordinance for rental mobile home parks, which currently 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 approximately 5% per year. The Ordinance has the effect of maintaining the affordability of mobile homes, particularly for seniors, who comprise the majority of mobile home park residents.

Transitional/Supportive 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 who are moving out of the foster care system. Supportive housing is a type of housing which is typically intended for a target population, is linked to onsite or offsite services, and has no limit on the length of stay. An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis.

Various facilities serving the homeless are located in Ventura, including the Salvation Army Transitional Living Center, the Coalition Against Household Violence emergency shelter, Tender Life Maternity Home, and the Kingdom Center. Recently, on a biannual basis, the Ventura

²⁷ Calif. Dept. of Housing and Community Development website accessed 2/14/13 (<http://www.hcd.ca.gov/ParksListing/faces/parkslist/>)

Armory has served as a winter warming shelter, alternating with the Oxnard Armory in alternate years. No City permits are required to operate such facilities.

In 2007, Senate Bill 2 strengthened planning requirements for emergency and transitional/supportive housing. In response, the City amended its zoning code to comply with the requirements of SB 2 (see Program 18, Transitional/Supportive Housing and Emergency Shelters).

Farm Worker Housing: Farm worker housing is defined as one or more dwelling units used exclusively for the purpose of housing farm workers and their families employed in agricultural work. The City currently permits farm worker housing in the Agricultural (A) zoning district without a use permit. The site upon which farm worker 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 constructed 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.

As noted previously in Chapter 2 – Needs Assessment, the majority of farm workers in Ventura County are non-migrant permanent and seasonal laborers. As such, the housing needs of farm workers are most appropriately addressed through the provision of permanent affordable housing, rather than migrant farm labor camps. The City has received three development proposals that are expected to provide farm worker housing in the current planning period: the Hansen Trust property will have 24 farm employee-housing units to be dedicated to the Housing Authority. The Citrus/Azahar Place project located in the Saticoy-Wells Community will provide 30 low-income farm worker homes and 30 additional low-income homes. This development will also include a 2,800 square-foot community room. The project is part of a larger 23-acre community master plan neighborhood, including 59 for-sale attached condominiums, 64 single-family detached homes, and a 2.93-acre park. The Saticoy Village/Los Angeles Avenue project will include 25 designated farm worker units out of 50 total units.

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 has also amended its Zoning Regulations to ensure compliance with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). Program 19 calls on the City to continue to implement the City's Zoning Regulations and encourage developments that offer affordable housing to farm workers and their families.

Housing for Persons With Disabilities: Residential care facilities for six or fewer persons licensed by the State are permitted in all of the residential zoning districts as well as the C-1, C-1A, and C-2 commercial districts. Care facilities may also be developed in the R-P-D and M-X-D districts, subject to a planned development permit. Group care facilities with seven or more persons are permitted in all residential districts and several commercial districts, subject to a use permit. The use permit is approved by the Zoning Administrator subject to 3 findings: 1) no over-concentration of similar facilities within 300 feet, 2) approval of a parking plan, and 3) agreement for exterior landscaping and facility maintenance. With 25 large licensed care facilities and 1,200 beds in the City, the use permit process has not served as a constraint to the provision of such care facilities.

Definition of "Family": Sec. 24.110.720 of the Zoning Code defines "family" as "An individual or two or more persons living together as a single household unit in a dwelling unit, including any group of persons residing in a facility defined or treated under state or federal law as a residential use by a single family, provided that "group care" uses as defined by this zoning ordinance are not included within this definition." This definition is consistent with current law and does not pose a constraint to housing for persons with disabilities.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City of Ventura allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to protrude into the standard setbacks required under zoning, and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance. The City also makes available grant funds to income-qualified households for accessibility improvements.

For new construction, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to American with Disabilities Act (ADA) standards. Both new construction and rehabilitation projects assisted using state or federal funds must contain a certain percentage of units accessible to persons with disabilities. The City is interested in further promoting accessible housing beyond these minimum state and federal requirements, and will continue the Universal Design Program described under Program 26 of the Housing Plan. In addition, Program No. 28 of the Housing Plan, Reasonable Accommodation, requires the City to continue to enforce the provisions of its building code discussed above.

Senate Bill 812, which took effect in 2011, also requires an evaluation of the special housing needs of persons with developmental disabilities. According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Developmentally disabled individuals may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Tri-Counties Regional Center is one of 21 regional centers in

the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

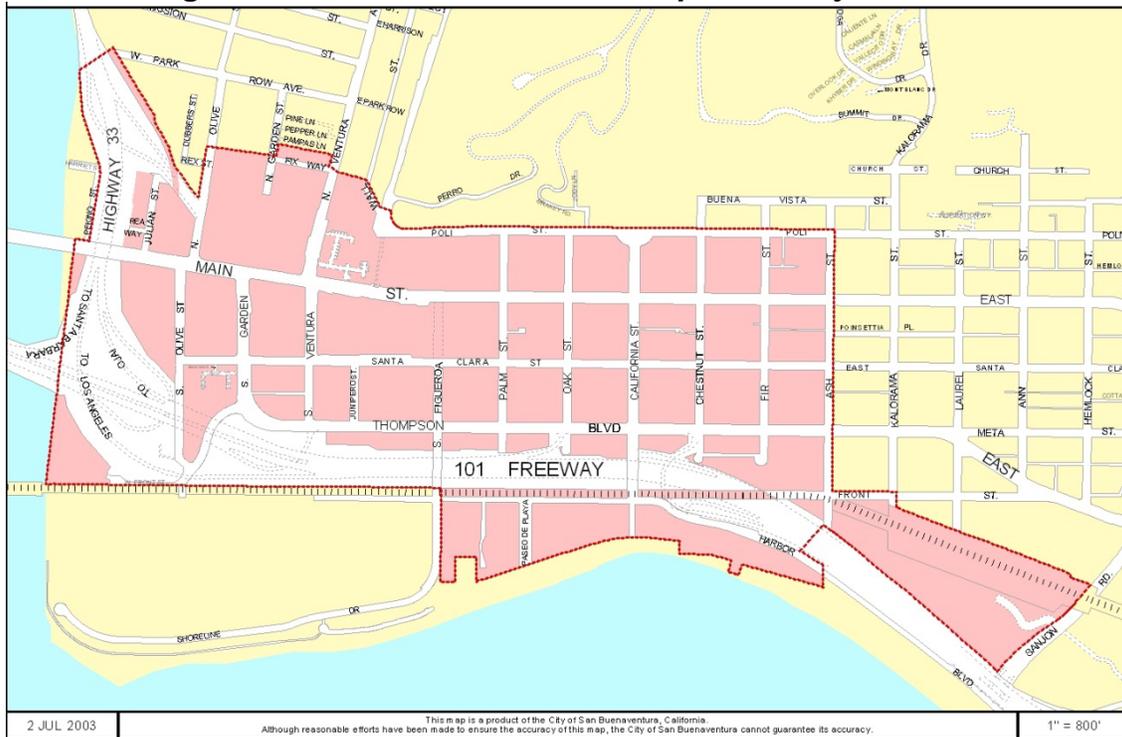
The Tri-Counties Regional Center, which is charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, provided the following information on the number of persons with disabilities, by age group, served by Tri-Counties in the City of Ventura as of May 2013.

Age Group	Number of Persons
Early Start (0 through 2 years of age)	127
Children's Group (3 through 21 years of age)	389
Adult (22 years of age and up)	420
Total	936

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement programs to coordinate housing activities and outreach with the Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. This includes implementation by the City's Community Development Department to provide reasonable accommodation procedures in the development review and permit entitlement process (Exhibit A, B and C.)

Inclusionary Housing: In response to Program No. 16 of the 2000-2005 Housing Plan, the City has adopted two inclusionary affordable housing ordinances: 1) the Interim Inclusionary Housing Program, and 2) the Affordable Housing Program in the Merged San Buenaventura Redevelopment Project Area (see Figure 3-1).

Figure 3-1: Merged San Buenaventura Redevelopment Project Area



The Interim Inclusionary Housing Program, which is designed to be used in conjunction with the Housing Approval Program (HAP), provides for inclusionary requirements in all development projects consisting of 15 or more residential units. Projects containing 60 or more units must provide and designate 15% of the total number of units as inclusionary units restricted to occupancy by moderate-, low-, or very low-income households. Projects containing 59 or fewer units must provide and designate between 1 to 7 inclusionary units (5% to 14.9%) based on a sliding scale that identifies the number of units required for each unit range specified. Only projects outside of the Merged Downtown Redevelopment Project Area are subject to the ordinance.

The Affordable Housing Program in the Merged San Buenaventura Redevelopment Project Area²⁸ contains a 15% affordable inclusionary housing requirement for all new housing developments in the Merged Project Area. The intent of both ordinances is to help meet the City's overall need for affordable housing and to help meet its RHNA allocations.

These inclusionary requirements for the Project Area are mandatory under state redevelopment law. In addition, the inclusionary program outside the Project Area includes a waiver for projects with fewer than 15 units, and a reduced requirement for projects with 15 to 59 units. These provisions ensure that the program does not significantly impact the cost and supply of housing.

Density Bonus: The City of Ventura Zoning Code (Chapter 24.445, *Residential Density Bonus Regulation*) offers a density increase of up to 25% over the otherwise maximum allowable

²⁸ Although the State of California eliminated redevelopment through Assembly Bill ABx1 26 in 2011 and Ventura's Redevelopment Agency has since been dissolved, the City's Downtown Inclusionary Ordinance (Resolution No. 2004-022) continues to apply to the area formerly covered by the Merged Redevelopment Project Area.

residential density to developers who agree to construct housing developments with units affordable to low- or moderate-income households. At the time it was adopted, the City's density bonus ordinance was consistent with government code Section 65915.

Under new state density bonus law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. Program 22 of the Housing Plan has been updated to amend the density bonus provisions of the Affordable Housing Program consistent with state law by 2013. As discussed in Section 1 (Land Use Controls, Downtown Specific Plan) since there is no maximum density in areas subject to form-based codes, any density bonus will be linked to density limits contained in the Land Use Element of the General Plan and Comprehensive Plan, or as identified in an adopted Specific Plan.

Modular and Factory-Built Housing: Under the City's Zoning Ordinance, modular and factory-built homes are treated the same as any other structure built within the same zone, and the City therefore does not create any impediments to the creation of this form of affordable housing.

4. Development Permit Procedures

The processing time needed to obtain development permits and required approvals varies depending on the scope of the project. Small infill projects sometimes take longer than large greenfield projects due to community involvement and a focus on achieving contextual design. Nonetheless, the City strives to keep its permit procedures streamlined and processing times minimal. The Planning Division of the Community Development Department is the lead agency in processing residential development applications and, as appropriate, coordinates the processing of those applications with other City departments/agencies.

Chart 3-8 below shows the average processing times for typical residential development applications. If a project involves more than one type of permit, such as a zone change, a planned development permit, and a tentative map, all three applications are processed concurrently to minimize overall processing time. In accordance with State planning law, General Plan amendments are limited to no more than four times per year. Other entitlement permits are processed on a continual basis, consistent with State Permit Streamlining Act provisions. The Planning Commission holds two public meetings a month. The Planning Commission forwards recommendations on General Plan amendments and zone changes applications to the City Council (as of April 2008, the City Council no longer reviews tract maps, thereby reducing approximately 45 days from the processing time frame). All other permit requests are acted on by the Planning Commission and are final, unless appealed to the City Council.

Chart 3-8: Average Time Frames for Development Applications

Application Type	Frequency of Hearings	Average Processing Time ¹
General Plan Amendment	4 times per year	1 to 2 years
Zone Change	2 times per month	6 months to 1 year
Administrative Planned Development Permit	2 times per month	3 to 5 months
Planned Development Permit	2 times per month	3 to 6 months
Use Permit	2 times per month	3 to 6 months
Tentative Subdivision Map	2 times per month**	1 to 2 years
Tentative Parcel Map	4 times per month***	3 to 6 months
Design Review	2 times per month	3 to 5 months
Historic Preservation Committee	1 time per month	60 days
Administrative Hearing	2 times per month	60 days

* Note: Processing times shown are general estimates of projects that are deemed complete for processing. Incomplete projects may significantly extend the processing time.

**Subdivision Map with no other entitlements is a year or less, however most subdivisions processed at the City seek other legislative or discretionary actions, therefore the processing time can be 1-2 years.

** Note: Certain projects including a Tentative Parcel Map may be approved at an Administrative Public Hearing. Administrative Public Hearings occur two times per month.

Source: City of Ventura Planning Division, February 2013.

The City’s Planning Division currently maintains a database to track development applications and their progress. Upon determining a development application “complete” for further processing, the following timeframes are subsequently tracked:

- Admin. Hearing/Design Review/Historic Preservation Committee-- 60 days
- Planning Commission/City Council--90 days
- Environmental Review (Projects that are non-exempt) -- 180 days

Between the months of July 2011 to June 2012, planning staff either met or exceeded the above listed processing times. Since the onset of the current recession, the number of projects processing at any given time has been reduced, but there are still fluid highs and lows of caseload throughout any given year.

The City offers a pre-application process to facilitate the processing of development proposals. The pre-application process provides an opportunity for City staff, designated decision-making representatives, and prospective applicants to voice comments and/or concerns prior to the formal development review process. This process is currently offered for free to the public, and is intended to reduce delays typically caused by incomplete submittals and undiscovered issues encountered in the entitlement permit review process. Subsequent to filing an entitlement permit application and typically within the Permit Streamlining Act’s initial 30-day review period, City staff participates in a Development Advisory Committee (DAC).

The DAC provides a forum for Current Planning Division staff to present new development applications to other City departments and, in turn, receive verbal and/or written comments/conditions. The DAC meets at least twice a month. Additional DAC meetings can and have been conducted with the ultimate number depending on the current amount of pending entitlement permit requests. The DAC strives to assure that the Current Planning Division receives a complete development application (for those projects not presented in the Pre-

Application forum) and present project-specific condition language to the staff planner for inclusion in an approval resolution.

Additional efforts could be made to simplify permit procedures and reduce processing times. For example, residential developments consisting of 5 units or more units require a Planned Development Permit (PD). A PD permit requires a public hearing before the Planning Commission, which on average takes three to six months. To better facilitate residential infill developments, the City Council has adopted the Housing Approval Program (HAP) (see also #7, Growth Management).

On March 28, 2005, the City Council directed staff to create a task force to revise the development review process consistent with the 2005 General Plan, anticipated code changes, and specifically consider the roles of the Planning Commission (PC), the Design Review Committee (DRC), and the Historic Preservation Committee (HPC). The outcome of this task force resulted in more than 54 recommendations with focus on providing for efficient and timely processing of projects and better coordination between PC, DRC, and HPC. During the period of transition to form based codes, the current PC, DRC, and HPC Task Force is an advisory committee that works with staff on facilitation of the new processes and procedures, with an emphasis on quality design, community representation and process streamlining. To continue to assure these objectives are being met, monitoring and reporting its effectiveness is recommended (see Housing Program 23, Streamlined Processing Procedures). Also, a new program based on feedback received during the Housing Element Update public workshop held on January 30, 2013 is being considered by the City. The eight-year objective for this program (currently without a program number but listed at the end of the Removal of Governmental Constraints section of the Housing Plan) is for the City to collaborate with the Housing Authority and affordable housing developers in 2014-15 on a pilot program for a streamlined permit approval process for qualifying 100% affordable projects tied to an annual deadline for selected finance funding cycle, then, in 2016-17, to evaluate the effectiveness of the pilot program and determine if process steps and requirements were successful and consider the program for formal adoption.

Housing Approval Program: Housing outside of the Downtown and Midtown Corridors area requires HAP approval and is based on the 3 different scales: small (more than 2 units on a lot), medium (less than a block), and large (more than a block but under 20 acres). Under the previous RGMP process, the waiting period for a hearing was up to 730 days; under HAP it has been reduced to an average of 75 days. From September 7, 2006 to September 1, 2007, a total of 12 HAP applications were filed.

The City is already tracking HAP processing times. As of 2008, there have been a total of 13 applications to completion, which have taken between 2 to 14 months for a hearing. On average, projects take an average of 5 months to get to a hearing. A total of 1,074 residential units have received approval under the HAP. Once the project meets the evaluation criteria, it is then scheduled for a public hearing where property owners within a 300-foot radius of the project site are notified. Small HAP projects are scheduled before the Design Review Committee, medium HAP projects are heard before a joint meeting with both Design Review Committee and the Planning Commission, and large HAP projects are heard before a joint meeting with the Design Review Committee, Planning Commission, and City Council. Because of the economic downturn, not surprisingly, the number of HAP applications dropped dramatically. Between 2009-12, there have been only 6 additional HAP applications with many abandoned by the applicant. As of February 2013, only one HAP application is pending.

However, it should be noted that a HAP application is not required once a form-based code is adopted and applicants may directly file for their development review entitlements. During the current 2008-14 Housing Element reporting period, many of the codes have been adopted and therefore the number of HAPs will continue to be less over time.

The HAP is a pass/fail test; therefore, if a project fails, there is a 90-day wait period to resubmit thus giving an incentive for quality applications. If a project passes, the City has basically given conceptual approval. At that point the applicant can proceed knowing the proposed concept is fundamentally sound.

Costs associated with the HAP include a filing fee to the City of Ventura at the time of submittal. These fees vary depending on the size of the HAP project. Fees for a small HAP submittal are \$4,403; Medium HAP \$5,348; and Large HAP \$7,314. It is the City's goal to bring any size HAP application before a hearing body within 90 days of being deemed complete and the City is tracking HAP processing times.

Coastal Development Permits: A portion of the City falls within the Coastal Zone, thereby necessitating Coastal Permits for development within this area. Development within the coastal zone that is not otherwise exempt must be in conformance with the provisions of the zoning ordinance and, more particularly, with the local coastal program implementation provisions of this zoning ordinance and with the coastal land use portions of the 1989 Comprehensive Plan (The 2005 General Plan is not certified by the Coastal Commission).

Green Building: In May of 2005, the City adopted a Green Building Program that included provisions to expedite the discretionary and ministerial plan review process at no additional cost. The builder simply followed the guidelines established by the City. For discretionary plan review and approval, an application was made to Community Development and accompanied by a letter confirming design compliance from either U.S. Green Building Council (USGBC), or BIA confirming California Green Builder compliance, or Green Building Council of Ventura County (GBCVC). Once a complete application was accepted, the application was given the earliest legally possible notification and discretionary hearing time. For ministerial plan review such as construction permits, the application was reviewed at the construction permit counter and included aforementioned letter and immediately forwarded to the next available plan checker. However, since the City adopted the 2010 California Green Building Code (CalGreen), the City's Green Building Program has been eliminated and all new residential and commercial structures are simply reviewed for compliance with CalGreen.

Historic Preservation: In addition to the City's commitment to smart growth, which emphasizes infill development, the City is also very much committed to historic preservation. The City's General Plan contains Policy 9D, which is to "Ensure proper treatment of archaeological and historic resources". With an aging housing stock, demolition of structures over 40 years old require a Phase I Historic Resources Assessment in order to determine whether there are historic resources on site of significance.

5. Fees and Exactions

The City collects various fees from developments to cover the costs of processing permits, including fees for planning approvals, subdivision map act approvals, environmental review, engineering and plan check services, and building permits, among others. Chart 3-9 summarizes the major planning fees collected by the City.

100% affordable housing projects are exempt from the \$8,144 development agreement fee and may receive reductions of other City fees, including planning permit fees.

State law authorizes communities to charge developers for providing specific services as well as meeting the resulting service impacts from new development. Like most California jurisdictions, the City also collects various fees from developments to cover the costs of providing the necessary services and infrastructure related to new development projects. Chart 3-10 summarizes these development fees.

Chart 3-9: Planning Fees

Fee	Fees Amount (\$)
Ordinance Amendment	\$7,260
Zone Change	\$5,463
General Plan Amendment (including prescreen)	\$9,310
Planned Development Permits	
1-15 units	\$6,019
16+ units	\$7,618
Administrative Planned Development Permits	
1-15 units	\$3,010
16+ units	\$3,809
Residential Use Permit	\$4,310
Major Variance	\$5,352
Administrative Variance	\$1,387
Administrative Variance/Planning Commission	\$6,766
Coastal Development Permit	\$2,315
Administrative Coastal Development Permit	\$2,315
Tentative Subdivision Map	\$3,863
Tentative Parcel Map	\$2,806
Residential Design Review	
1-4 units	\$3,877
5-15 units	\$4,658
16+ units	\$6,999
Housing Approval Program (HAP)	Small \$4,112 Medium \$4,952 Large \$6,773
Historic Resource Assessment consultant plus deposit	\$867-\$734
Development Agreement*	\$10,350

Source: City of Ventura Planning Division, February 2013

*Deposit against actual time & materials. (Projects which are 100% affordable per City Affordable Housing Program are exempt from this fee.)

Chart 3-10: Development Impact Fees

Fee	Per Unit Fee Amount (\$)
Traffic Mitigation Fees	
Single-Family	\$5,245
Condominium	\$4,145
Apartment	\$3,145
Mobile Home	\$2,385
Recreational Vehicle (RV)	\$1,190
Park and Recreation Facilities Tax	
1-bedroom	\$565
2-bedroom	\$772
3+ bedrooms	\$1,221
4+ bedrooms	\$1,748
Mobile Home Pad	\$323
General Capital Improvements	
Single-Family	\$849
More than 2 bedrooms	\$82 each additional bedroom over 2
Mobile Home Pad	\$275
Sewer Connection Fees	
Single-Family	\$3,660

Source: Planning Division, City of Ventura, February 2013.

Chart 3-11 provides an example of fees levied on a recently finalized 54-unit development project located in the Serra Community. As indicated in Chart 3-11, the total development and entitlement fees for a four-bedroom, 3,022-square-foot single-family residence is \$28,518.

Chart 3-11: Fees for a New Single Family Residence in a 54-Unit Development Project

Fee	Estimated Fee Amount (\$)
Discretionary Permits	
Environmental Impact Report (2002)	\$4,712
General Plan Amendment	\$4,400
RGMP (2002)	\$3,245
Design Review (2002)	\$500
Planned Development Permit (2002)	\$4,000
Subdivision (2002)	\$2,700
Zone Change (2003)	\$2,775
Total Planning Fees/54 units	\$414
Building & Safety Permits	
Building Permit	\$1,889
Plan Check	\$708
ADA & Energy Plan Check	\$71
ADA & Energy Inspection	\$189
Water Connection	\$3,469
Sewer Connection	\$5,476
Grading Plan Check	\$689
Encroachment Permit	\$2
Grading Permit	\$17
Improvement Plan Check	\$657
Other	\$367
Building and Safety Fees	\$13,534

Chart 3-11: Fees for a New Single Family Residence in a 54-Unit Development Project

Fee	Estimated Fee Amount (\$)
Special District & Development Fees	
Service Area Park Fee (City)	\$610
Traffic Mitigation (City)	\$5,245
School District \$2.14/square foot	\$6,467
Parks and Recreation Tax	\$1,340
Capital Improvement Tax	\$908
Total Special Districts & Development Fees	\$14,570
Total Estimated Fees	\$28,518

Source: City of Ventura Planning Division, Building and Safety, April 2008.

6. Building Codes and their Enforcement

The City of Ventura has adopted the 2010 California Green Building Code (CalGreen), which establishes standards and requires inspections at various stages of construction to ensure code compliance and minimum health and safety standards. The City’s building code also requires new residential construction to comply with the accessibility provisions of CalGreen, which specifies a minimum percentage of dwelling units in new developments that must be fully accessible to the physically disabled. Although these standards and the time required for inspections may in some cases increase housing production costs and impact the viability of the rehabilitation of older properties which are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The City administers a Housing Code Enforcement Program that aims to preserve and maintain the livability and quality of neighborhoods. Code enforcement staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited, staff encourages property owners to seek assistance through the Housing Preservation Loan Program (HPP) offered by the City through contract with a non-profit entity, and in cooperation with the Housing Authority. The HPP program provides low-interest loans to eligible homeowners to make necessary repairs, which may include plumbing/sewer, electrical, re-roofing, termite damage repair, structural repairs, and kitchen and bathroom remodeling. The City’s approach is to educate and provide awareness rather than being punitive. This approach has been very effective, usually resulting in compliance with a single letter. As described under Program 1 of the Housing Plan, the HPP program as described is currently unfunded, but demand for the HPP program continues and the City’s eight-year objective for the HPP program is to reopen it to new applicants by 2014 pending funding allocation by the City.

7. Growth Management

Growth management is an important issue in Ventura County. With the goal of preventing urban sprawl and unplanned growth of suburban areas, various jurisdictions in the County, including the City of Ventura, have established local growth management programs and/or adopted the Save Our Agricultural Resources (SOAR) initiative. With the update of the City’s General Plan in 2005 the City’s growth management strategy shifted away from an emphasis on unit allocations towards the development of new design-oriented regulations, specific plans, and form-based development codes to implement the “Infill-First” Strategy articulated in the General Plan.

Housing Approval Program: In 2006, the City adopted the Housing Approval Program (HAP) designed to assist in implementing the Land Use Element (“*Our Well-Planned and Designed Community*”) of the City’s new General Plan. The HAP replaced the Residential Growth Management Plan (RGMP) which had provided a unit allocation schedule for the review and evaluation of residential growth in the City of Ventura. To promote affordable housing, the RGMP exempted very-low and low-income units or projects of less than five units located anywhere in the City. In contrast, the HAP advances the “Infill-First” strategy of the updated Land Use Element by establishing an interim prequalification process for residential developments that are consistent with the criteria in the Land Use Element. These criteria give a high priority to the provision of affordable housing. The HAP is intended to streamline the residential permit process until such time as the specific plans and form-based codes can be drafted and enacted for the City’s various planning communities.

The HAP is a non-competitive process with an on-going application-filing period. The purpose of the HAP is to ensure that new residential development produces high quality design with a range of housing types across all income levels. This new approach of housing approval incorporates the form based code principles in areas of the City that have not yet had a Community Plan or Specific Plan adopted. The guidelines of the HAP place emphasis on building form and principles of traditional neighborhood design while addressing housing affordability with a tiered level review based upon project scale. By implementing the revised program, projects achieve higher quality urban design towards a more sustainable community. By having the HAP guidelines, both applicants and the City can review projects with form based code principles. This in turn helps avoid development moratoriums in portions of the City that do have a Community or Specific plan and therefore aids housing development occurring in the City.

Prequalification through the HAP is required, with the following exemptions:

- Residential project of one (1) or two (2) total units located anywhere in the City’s Planning area.
- Any size affordable housing project, or portion of a project, consisting of low or very low-income households as defined by State law. Where a project is proposed to include both low and/or very low income units and three (3) or more market-rate units, only the low/very low income units are determined HAP qualified.
- Residential projects of three (3) or more total units to be located within the boundaries of an adopted Specific Plan provided that, any new amendments to an adopted Specific Plan that are proposed after the enactment of this Program and, that in the judgment of the Director, affect the nature, scope or design of future residential within that Specific Plan shall be subject to this Program.

The HAP was designed to streamline the residential permit process by approval certainty and should not be viewed as a constraint on housing. Depending on the size of the project (small, medium, large, or specific plan) staff forwards a recommendation to the Design Review Committee and/or the Planning Commission. The evaluation consists of a “pass” “fail” or “not-applicable” determination of consistency against the appropriate set of evaluation criteria for the project size. Evaluation categories include Housing Choice (housing diversity), Housing Affordability (compliance with inclusionary requirements), Mixed-Use (variety of commercial,

civic, institutional, and personal activities in close proximity), Block Structure (to promote walkability and connectivity with various transportation modes), Building Typology (consistency with approved building types), Pedestrian Orientation and open space. A description of the HAP prequalification process is contained in Chapter 3 of the Technical Report under Section B.4, (Development Permit Procedures). The fees for HAP processing are provided in Chart 3-9.

Agricultural Resources (SOAR): In 1995 voters in Ventura approved the Save Our Agricultural Resources (SOAR) initiative. This initiative amended the City's Comprehensive Plan to establish development limitations on lands designated for agricultural resources. To protect depleting agricultural land, SOAR requires voter approval for the conversion of agricultural and rural land to non-agricultural uses. Currently, there are approximately 6,805 acres of parceled agricultural land within Ventura's Planning Area covered under the SOAR initiative.

C. Environmental Constraints

Environmental constraints and hazards affect, in varying degrees, existing and future residential developments in Ventura. Discussed below are the major environmental hazards in the City.

Geologic and Seismic Hazards: As part of the Southern California region, Ventura is located within an area of high seismic activity. Earthquake faults near or within the boundaries of the City include the Ventura-Pitas Point Fault and the Oak Ridge Fault, with the San Andreas Fault located approximately 40 miles northeast of Ventura. As a safety measure, the City requires a minimum 50-foot setback from active and potentially active fault lines. The Safety Element establishes policies to increase mitigation measures and further study potential earthquake related hazards.

Fire Hazards: The City is subject to both urban and wildland fires. Suppression and prevention services in Ventura are provided by the City Fire Department. The City has experienced an overall trend of decreasing structural fires and continues to implement education and prevention programs.

Rugged hills and mountains bordering the City on the north also create a wildfire hazard. Hillside developments within natural brush areas are particularly susceptible to destruction in wildfires. In addition, numerous residential areas are in or adjacent to the hazardous wildfire area and could be exposed to wildfires and related damage. These include residential developments on and adjacent to hillsides in the Poinsettia, Arroyo Verde, Catalina, Downtown, and Avenue communities.

The City has adopted a Hillside Management Program to regulate development of Ventura's hillside areas. Its overall intent is to relate the number and distribution of new housing units to the unique topographical, geological, and hydrological conditions in the hillside. An objective of the program is to direct hillside development to areas that will have the least impact on the environment, including scenic resources, water resources, and biological habitats. The program specifically addresses geologic and fire hazards, aesthetics, access, drainage, density and site development.

Flood Hazards: Areas surrounding the Ventura and Santa Clara Rivers are potential flood hazard areas and have experienced flooding in the past. However, the 100-year flood hazard area for the Ventura River is relatively small due to a levee constructed along the east bank of the river by the U.S. Army Corps of Engineers in 1948 to protect the western part of Ventura.

The City also adopted a flood plain ordinance in 1986 to limit new development on flood plains in accordance with requirements of the National Flood Insurance Program. In general, new development in the floodplain is limited to agriculture, recreation, and appropriate public facilities.

In addition to the Ventura and Santa Clara Rivers, potential floods caused by dam failure pose a hazard to the City. There are six major dams that could inundate portions of Ventura, including the Matilija, Casitas, Bouquet, Castaic, Pyramid and Santa Felicia Dams. Inundation zones associated with the Bouquet, Castaic, Pyramid and Santa Felicia Dams have limited residential population, and loss of life may be avoided with the expected minimum two-hour time delay from dam failure to inundation. The Casitas and Matilija Dams inundation zones include much more substantial residential populations. The 47-minute time delay for the Casitas Dam and the one-hour delay for the Matilija Dam put large numbers of people at risk if evacuation cannot be immediate. Property damage would be unavoidable in the event of a complete failure of the Casitas or Castaic Dams, and the accumulated loss and cost of repair or rebuilding would be substantial. It should be noted, however, that the likelihood of a complete dam failure is remote.

4. HOUSING RESOURCES

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Ventura. This includes an evaluation of the availability of land resources, the City’s ability to satisfy its share of the region’s future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City’s housing programs.

A. Inventory of Sites for Housing

A critical component of the Housing Element is the identification of adequate sites to accommodate projected future housing development, and evaluation of the adequacy of these sites in fulfilling the City’s share of regional housing needs as determined by the Southern California Association of Governments (SCAG).

Regional Growth Needs –2014-2021

In accordance with Government Code §65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). The RHNA process began with an update of the population, employment and household forecasts for both the region as a whole and for each county. These forecasts were based upon California Department of Finance (DOF) population forecasts and modified by regional demographic and modeling efforts by SCAG. Total housing need was adjusted to account for demolitions and to maintain a desirable vacancy rate, and was then distributed by income category (very low, low, moderate and upper income). In accordance with the Delegation Agreement (“Agreement”) entered into between SCAG and the Ventura Council of Governments (“VCOG”) in 2007, the countywide distribution of housing need was allocated to the 10 cities and the unincorporated county by mutual agreement of the VCOG member agencies.

Chart 4-1 shows the City’s total RHNA for the current Housing Element Cycle (Cycle 5), which covers the 8-year planning period of October 1, 2013 to October 1, 2021.

It should be noted that the RHNA did not specifically identify growth needs for extremely-low-income (ELI) households. Consistent with state law, the City’s ELI need is assumed to be one-half of the very-low-income category, and sites considered suitable for lower-income housing may also accommodate ELI units.

Chart 4-1: Cycle 5 RHNA Allocation, 2014-2021

	Income Category					Total
	EL	VL	Low	Mod	Above	
RHNA (total)	430	431	591	673	1,529	3,654

Source: City of Ventura

Inventory of Sites for Housing Development

The sites inventory (see Chart 4-2) includes housing developments that have been approved but not yet completed, pending projects, and vacant and underutilized land. Approved and pending projects are listed by parcel in Appendix B. The parcel-specific vacant and underutilized site analysis was performed using the City’s Geographic Information System (GIS) and information from the County Assessor’s database. The vacant and underutilized land inventory includes only lots that could realistically be developed based on staff’s knowledge and an examination of aerial photographs.

Chart 4-2: Land Inventory Summary – City of Ventura

	Income Category			
	EL/VL-Low ¹	Mod	Above	Total
Pending applications	306	22	2,991	3,319
Potential second units (2014-2021)	64			64
Vacant and underutilized land	2,086	23	2,490	4,599
Subtotal	2,456	45	5,481	7,982
RHNA (net 2014-2021)	1,452	673	1,529	3,654
Surplus (Deficit)	1,004	(628)	3,952	4,328

Source: City of Ventura

Notes:

1. Extremely Low (EL) is a subcategory of the Very Low (VL) category.

Capacity

The vacant and underutilized land inventory includes only those sites within the current City limits and excludes sites with projects that are approved or under development, which are tabulated separately (Chart 4-2 and Appendix B). All sites included in the inventory have access to infrastructure (sewer, water, streets, storm drains, electrical, phone and gas lines) to enable development to occur within the planning period. This analysis demonstrates that the City has adequate capacity to accommodate the remaining RHNA in the lower- and above moderate-income categories but there is a shortfall in the moderate category. However, the surplus of lower-income sites exceeds the moderate-income shortfall, therefore the intent of the RHNA is satisfied.

The realistic capacity for the City of Ventura’s Infill-First strategy relies heavily on mixed-use, and is supported by growth projections in the 2005 General Plan Update and accompanying EIR. The analysis considered the rate of growth over the previous decade (mostly single-use greenfield development) and factored in the challenges to “infill development”. Roughly 8,300 additional housing units and approximately 5 million square feet of non-residential development were projected for the plan’s 20-year horizon. The analysis, for example, predicted the development of approximately 1,600 residential units, and 450,000 square feet of non-residential development in the Downtown Specific Plan, which is almost entirely mixed-use. Similar projections were made for other Districts and Corridors throughout the City, many of which include mixed-use. While there can be no guarantee that the overall ratio of residential to non-residential will conform to these projections, market forces are likely to ensure a reasonable balance. In mixed-use areas, a healthy residential base is needed to support the commercial uses. Where mixed-use development has occurred, the percentage of residential development is consistently high, typically exceeding 75% of the total floor area. As further evidence of the realistic capacity of the mixed-use zones to produce residential units, in January 2009, the City

had 33 “pending” projects in various stages of review or construction within zones that permit mixed-use. Of these projects, 70% had a residential component. In all mixed-use projects, the residential square footage substantially exceeded the commercial square footage. The average density of the mixed-use projects was 39.4 units per acre. Of these projects 60% had residential densities of 30 units per acre or greater and 90% had densities of 20 units per acre or greater. Clearly, the commercial square footage does not appear to significantly reduce residential density. By February 2013, the City had 18 mixed-use projects on its pending projects list (see Appendix B for a list of these pending projects).

Looking to the future, it is anticipated that under SB375, RHNA allocations will be more heavily weighted toward “transit-rich” areas that offer mixed-use TOD opportunities. If SB375 is to be effective, there will need to be a greater acceptance of mixed-use as a major source of housing opportunity despite the inherent uncertainty regarding the ratio of residential to non-residential uses. The City’s “infill first strategy” of the 2005 General Plan is clearly in alignment with SB375.

The City has adequate water and sewer capacity to accommodate its share of the regional housing need within the planning period. The 2005 General Plan Environmental Impact Report (EIR) identified a projected demand utilizing an intensification/reuse only scenario, wherein planned, pending, and projected residential development total 8,318 units. The 2005 General Plan EIR estimates the total water available for city use to be 28,262 acre-feet per year (AFY). The total water consumption reported in 2003 was 20,365 AFY. Furthermore, the 2010 Urban Water Management Plan, amended in 2011, estimates the total water available for city use to be 22,000 AFY (a difference of 6,262 AFY from 2005 General Plan EIR estimates). The 2010 Urban Water Management Plan concludes that based on conservative water supply and demand assumptions over the next 25 years there is a reliable and high quality water supply even during dry periods and includes the project’s demands. The 2005 City of Ventura General Plan emphasizes intensification and reuse of already of already developed areas. Additional wastewater reclamation and/or water conservation efforts could further reduce the demand. Some intensification/re-use development may cause localized sewer capacity deficiencies that require upgrades of older, undersized sewer infrastructure; however, projected flows to the City’s wastewater treatment plant are projected to remain within the current capacity for all development scenarios.

In order to address such potential deficiencies and required upgrades of older, undersized sewer infrastructure, the City has established a program specific to infill development utilizing the City’s Downtown/Westside sewer system. This sewer system was the subject of studies undertaken in 2002 by Kennedy/Jenks Consultants to evaluate its condition and capacity. The study, completed in 2005, focused on current needs as well as the probable impacts of proposed infill development. The study found existing deficiencies, which are the result of both the gradual addition of uses to the system and changes in system standards since 1910, and also found significant capacity deficiencies that are expected as infill occurs. The study found that the cost of projects to address these deficiencies would total \$4.5 million, approximately \$1 million of which is needed to correct existing deficiencies, and an additional \$3.5 million of which is needed to provide the capacity necessary to support potential development.

The City Council has given direction that new development bears the cost of infrastructure improvements necessary to support it. Normally, this direction would be implemented by burdening the first project that requires new sewer capacity with the cost of providing that capacity for itself. Then other anticipated future uses would be permitted to recover their investment from these future users through reimbursement agreements. The nature of infill,

however, brings forward many small projects, any one of which may find it financially impossible to fund the capacity improvements that would normally be conditioned on a first project. This makes many worthwhile projects infeasible and impedes achieving the objectives of the 2005 Ventura General Plan and the Downtown Specific Plan.

In order to more equitably fund the costs of infrastructure improvements, the City retained Economic and Planning Systems, Inc. (EPS) to allocate the cost of facilities identified in the Kennedy/Jenks study among every potential beneficiary. Where these facilities are needed in part to correct existing deficiencies, a proportionate share of the cost is allocated to existing customers through the Wastewater CIP fund. Where they are needed in part to permit development, a development may contribute a share of the cost proportionate to the impact of the project to the City, or may choose to construct the project and be reimbursed from funds already collected and/or funds to be collected from future beneficiaries. Therefore, the City adopted in 2006 and currently implements the Sewer Capacity Program for the Downtown District and Ventura Avenue Corridor.

The Vacant and Underutilized Sites Map (Figure B-1 in Appendix B) also delineates the boundaries of the City's planning communities and identifies the areas where the majority of future infill and higher density development would likely occur, such as Downtown, Westside, Midtown, Montalvo (along the Johnson Drive Corridor), and the Saticoy-Wells Communities. As indicated in Appendix B, most future residential development is expected to occur on vacant and underutilized land in these corridors and neighborhood centers (2005 General Plan).

The Downtown Specific Plan (DTSP) has a total of six transect zones, each of which permits by-right multi-family residential uses and regulates both building mass (e.g.: height, setbacks, and frontage) and building type (e.g.: duplex, row house, courtyard housing, etc). Unlike traditional zoning standards that have maximum densities, each zone in the DTSP area regulates building size and form. Potential density is assumed and supported by recent development projects in Downtown (see additional discussion in the Constraints chapter).

While the preceding analysis of suitable sites demonstrates sufficient capacity to accommodate Ventura's share of regional housing needs, of equal importance is the City's renewed commitment to facilitate development of mixed-income and affordable housing. This commitment is evidenced by several pro-active strategies to better encourage infill development, including adoption of an "Infill First" strategy, streamlining of the process for urban infill projects, and adoption of a comprehensive Downtown Housing Strategy including commitment of over \$3.1 million in local funds to support development of affordable housing. Due to the demise of California Redevelopment Agencies, these funds are now under the Successor Housing Agency to the Redevelopment Agency of the City of San Buenaventura.

Chart 4-3 summarizes recently approved projects with affordable units. All of these projects will have guaranteed long-term affordability through recorded covenants.

Chart 4-3: Recently Approved Affordable Units

Project Location	Parcel Size	Density	Type	V-L	Low	Mod
Citrus & Peach	21.97	7.7	Apts		60	
72 W Santa Clara St	0.43	48.8	Condo	1		2
120 E. Santa Clara St	3.6	47.8	Condo	11		15
24 E. Santa Clara St	1.15	43.8	Condo	3		6
NW Ventura Av & Thompson Blvd	1.23	47.1	Apts	50	19	
SWC Palm & Poli	0.4	40	Condo	1		2
11 S. Ash St	0.17	23.8	Condo	1		1
2686 N Ventura Av	27.38	7.5	Apts		50	
SE Thompson Blvd & Kalorama	0.51	49	Condo		1	1
2200 E. Main St	0.78	32	Condo		1	1
351 E. Thompson Blvd.	0.79	47	Apts	37		
1150 N. Ventura Avenue	0.34	35	Apts	12		
955 Seaward Av	5.32	26	Condo	6	7	7

Infill First Strategy

Building on previous strategies to encourage infill development, the updated City of Ventura General Plan embraces an “Infill First” strategy to avoid urban sprawl by directing new development to vacant land in the City and Sphere of Influence (with the exception of SOAR land), and by focusing new public and private investment in carefully selected districts, corridors, and neighborhood centers where concentrated development and adaptive reuse will improve the standard of living and quality of life for the entire community. The land use element (*Our Well Planned and Designed Community*) projects roughly 8,300 additional housing units within 20-year time horizon (2025) of the General Plan.

The “Infill-First” strategy recognizes that the first priority for achieving planning goals should be in the vacant and underutilized areas of the City – within existing neighborhoods, districts, and corridors. The Land Use Element also recommends that a long-term potential expansion strategy be formulated to guide the process of prioritizing any potential future expansion areas to fulfill General Plan objectives that may not be achievable by the “Infill First” strategy. Important components of the “Infill-First” strategy include: 1) the Downtown Specific Plan with its form-based development code and open-ended density, and 2) an emphasis on higher-density and mixed-use developments, where appropriate, throughout the City.

To facilitate the “Infill First” strategy, it is the policy of the City to maintain an up-to-date inventory of vacant and underutilized parcels, which will be provided to interested developers in conjunction with available development incentives. Within redevelopment project areas, it is the City’s policy to provide assistance in land assembly in support of affordable housing. It is also City policy to encourage development at the upper end of the permitted Zoning Code/General Plan density and to reward quality infill projects that utilize existing infrastructure (Smart Growth).

B. Financial Resources

Ventura has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from local, State, federal and private resources. The following section describes the five largest housing funding sources the City of Ventura can use for housing production, rehabilitation, or preservation: CDBG grants, HOME funds, the Section 8 rental assistance program, and California Housing Finance Agency (CHFA) HELP Program. Chart 4-4 provides a complete inventory. It should be noted that redevelopment set-aside funds were previously an important and well-used source of funds for affordable housing activities by the City, but since the State of California eliminated redevelopment through Assemble Bill ABx1 26 in 2011 this funding source will no longer be available. The City of Ventura's set aside funds prior to redevelopment's dissolution totaled approximately \$600,000 on an annual basis. No new source has been identified to replace the redevelopment set-aside funds.

1. Community Development Block Grant (CDBG) Funds

The CDBG program provides funds for a range of community development projects that primarily benefit low- to moderate-income people. The program is flexible in the types of activities that can be funded, including but not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, public services, relocation, rehabilitation of housing, and homeownership assistance. CDBG funding varies; however, the City of Ventura generally receives between \$800,000 and \$900,000 in CDBG funds annually (the City's CDBG grant for fiscal year 2012-2013 was \$737,344). Recent projects allocated CDBG funds include the following acquisition projects: \$300,000 for the Los Angeles Avenue Apartments, which will provide 29 apartment units of farmworker housing and 30 units of general occupancy low-income housing; \$100,000 for a facility to house youth aging out of the foster care system; and, \$100,000 for providing 10 units of transitional housing for homeless veterans with mental disabilities.

2. HOME Investment Partnership Program Funds

Federal HOME funds can be used for activities that provide affordable housing opportunities for low- to moderate-income households, including those with extremely low incomes, such as development of new affordable units, owner-occupied housing rehabilitation, homebuyer assistance, and tenant-based rental assistance. A federal priority for use of these funds is preservation of the at-risk housing stock.

The City's HOME allocation in 2012-2013 was \$321,944. HOME funds have been used in recent years for the construction of two new residential projects: the 60-unit Azahar Place workforce housing project (\$1.3 million) and the 12-unit SOHO Apartments project (\$400,000). The city also used HOME funds for the acquisition and rehabilitation of El Patio (\$252,000), a 41-unit SRO hotel in downtown Ventura. In early 2013, the City issued a Notice of Funding Availability (NOFA) making \$750,000 of HOME funds available for affordable housing.

3. Section 8 Rental Assistance

The Section 8 program or housing choice voucher program is a federal program that provides rental assistance to very-low-income persons (including those with extremely-low-incomes) in need of affordable housing. The Section 8 program offers a voucher. A voucher pays the difference between the payment standard (an exception to fair market rent based on market rents in the neighborhood) and what a tenant can afford to pay (e.g. 30% of their income). A

voucher allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost. The Housing Authority of the City of San Buenaventura administers the Section 8 program in Ventura. As of December 2012, approximately 1,241 Ventura households received Section 8 assistance from the Housing Authority.

4. California Housing Partnership Corporation (CHFA) HELP Program

The goal of the CHFA HELP Program is to provide affordable housing opportunities through program partnerships with local jurisdictions consistent with local housing priorities. HELP Program funds must be used to directly provide affordable housing. Housing units are required to be affordable, with “affordable” being defined in the context of the unmet housing needs and priorities of a local jurisdiction. HELP Program funds may not be used for technical assistance or administrative costs. The Housing Authority received \$800,000 in HELP funds for the 12-unit SOHO Apartment project for very low-income families.

5. Ventura County Community Development Corporation VCCDC / City of Ventura Employer Assisted Housing Program (EAHP)

The EAHP, which was established by City Council Resolution in April 2007, was a public/private financial partnership designed to assist City of Ventura employees attain homeownership. The program offered two methods of second mortgage financing: second mortgage loans and shared equity loans. The second mortgage loans were fully amortized loans up to \$150,000 or 30% of the purchase price. The shared equity loans were based on the borrower’s capacity and ability to qualify for the purchase of the home, up to \$350,000. Priority was given to first time homebuyers or individuals who had no ownership in a principal residence in the previous three years. Eligibility for the loans was subject to obtaining a primary first mortgage meeting the EAHP program requirements. The EAHP program was a workforce-housing program designed to offset the high cost of home ownership within the City of Ventura by increasing the purchasing power of employees. However, due to the recent severe real estate market downturn and recession, this program was indefinitely suspended by the City in May 2012.

Chart 4-4: Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to the City on a formula basis for housing and community development activities.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Home Buyer Assistance • Economic Development • Homeless Assistance • Public Services
HOME	Flexible grant program awarded to City on a formula basis for housing activities	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Home Buyer Assistance • Rental Assistance
Section 8 Rental Assistance Program	Funds awarded to the Housing Authority. Rental assistance payments to owners of private market rate units on behalf of very low-income tenants.	<ul style="list-style-type: none"> • Rental Assistance

Housing Element Technical Report

Program Name	Description	Eligible Activities
Emergency Shelter Grants (ESG)	Grants potentially available to the City through the County to implement a broad range of activities that serve homeless persons.	<ul style="list-style-type: none"> • Shelter Construction • Shelter Operation • Social Services • Homeless Prevention
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction • Rental Assistance
Section 203(k)	When rehabilitation is involved, a lender typically requires the improvements to be finished before a mortgage is made. This program provides a long-term, low interest loan at fixed rate to finance acquisition and rehabilitation of the property.	<ul style="list-style-type: none"> • Land Acquisition • Rehabilitation • Relocation of Unit • Refinance Existing Indebtedness
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for capital improvement projects. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan term is 20 years.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Home Buyer Assistance • Economic Development • Homeless Assistance • Public Services
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Local agencies (County) make certificates available.	<ul style="list-style-type: none"> • Home Buyer Assistance
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> • New Construction • Acquisition and Rehab
U.S. Department of Agriculture (USDA) Housing Programs (Sections 514 and 516)	Below market-rate loans and grants for farm worker rental housing.	<ul style="list-style-type: none"> • New Construction • Rehabilitation
2. State Programs		
Proposition 1A	Potential buyers or tenants of affordable housing projects are eligible to receive down payment assistance or rent subsidies at amounts equivalent to the school fees paid by the housing developer.	<ul style="list-style-type: none"> • Down payment Assistance • Rental Assistance
Emergency Solutions Grant	Grants awarded to non-profit organizations for shelter support services.	<ul style="list-style-type: none"> • Support Services
Multi-Family Housing Program (MHP)	Deferred payment loans for the new construction, rehabilitation and preservation of rental housing.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Preservation
California Housing Finance Agency (CHFA) Rental Housing Programs	Below market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below-market mortgages.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition of Properties from 20 to 150 units
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below market loans to first-time homebuyers. Program operates through participating lenders who originate loans for CHFA.	<ul style="list-style-type: none"> • Homebuyer Assistance
Supportive Housing/ Minors Leaving Foster Care	Funding for housing and services for mentally ill, disabled and persons needing support services to live independently.	<ul style="list-style-type: none"> • Supportive Housing • Foster Care

Program Name	Description	Eligible Activities
Downtown Rebound	Funding to facilitate infill development and conversion of commercial buildings for "live-work" spaces.	<ul style="list-style-type: none"> • Rehabilitation • Conversion
CHFA HELP Program	Interest bearing loan to jurisdictions for rehabilitation activities	<ul style="list-style-type: none"> • Rehabilitation • New Construction (per CHFA approval)
3. Local Programs		
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
4. Private Resources -Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> • Home Buyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> • Home Buyer Assistance • Rehabilitation
	Low Down-Payment Mortgages for Single-Family Homes in under-served low-income and minority cities.	<ul style="list-style-type: none"> • Home Buyer Assistance
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> • New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi-family rental housing. Non-profit and for profit developers contact member banks.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> • New Construction
Freddie Mac	Home Works - Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% of MFI qualify.	<ul style="list-style-type: none"> • Home Buyer Assistance combined with Rehabilitation

Source: Compiled by Cotton/Bridges/Associates 2001 and Conexus 2008.

C. Administrative Resources

Described below are public and non-profit agencies that have been involved or are interested in housing activities in Ventura. These agencies play important roles in meeting the housing needs of the community. In particular, they are or can be involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need.

Housing Authority of the City of San Buenaventura: The Ventura Housing Authority operates public housing developments and administers the Section 8 Voucher Program that provides rental subsidies to very low-income households, including families, elderly persons, the disabled, and other special needs households. According to its website (<http://www.hacityventura.org/AboutUs/aboutus.html>) the Housing Authority currently owns, manages, and maintains 716 public housing units in Ventura, approximately 322 units of which are reserved for low-income seniors and disabled households. As of February 2013, a total of 3,222 households are on the waiting for list for public housing. As of February 2013, 1,306 Ventura households received Section 8 assistance from the Housing Authority, with 5,744

additional households on the waiting list. The Authority's affiliated non-profits own and manage a total of 109 affordable units in the City as well. In addition, the Authority administers the Housing Preservation Loan Program and the Homebuyer Assistance Program, and it also monitors projects and processes sales and resales under the Affordable Housing Program

Cabrillo Economic Development Corporation: The Cabrillo Economic Development Corporation (CEDC) is a Community Housing Development Organization (CHDO) under the HOME program and is an active affordable housing developer in Ventura and Santa Barbara counties. CEDC consists of the following divisions: community engagement, real estate development and construction, property asset and management, and the Neighborworks Homeownership Center. More information on this organization can be found on their website at <http://www.cabrilloedc.org/>.

Habitat for Humanity of Ventura County: Habitat for Humanity is a non-profit, Christian organization dedicated to building affordable housing and rehabilitating homes for lower-income families. Habitat builds and repairs homes with the help of volunteers and partner families. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals usually donate land for new homes. More information on this organization can be found on their website at <http://www.habitatventura.org/>.

Mercy Charities Housing California (MCHC): Mercy Charities is a statewide non-profit housing development corporation whose mission is to support and strengthen communities through the provision of quality, affordable, services-enriched housing for lower-income individuals and families. MCHC has been active in nearby Oxnard, where the corporation has been involved in the construction of three affordable housing projects. More information on this organization can be found on their website at <https://www.mercyhousing.org/>.

Many Mansions, Inc.: Many Mansions is a non-profit housing and community development organization founded in 1979 to promote and provide safe, well-managed housing to limited income residents of the Conejo Valley and surrounding communities in Ventura County. Many Mansions develops, owns, and self-manages special needs and permanent affordable housing. The organization also provides resident services, housing counseling, a food bank and homeownership counseling. Many Mansions has been particular active in the City of Thousand Oaks. More information on this organization can be found on their website at <http://www.manymansions.org/index.htm>.

Peoples' Self-Help Housing Corporation (PSHHC): PSHHC is a housing and development corporation serving San Luis Obispo, Santa Barbara, and Ventura counties. PSHHC provides design, implementation, technical assistance, and property management of low-income homeownership and rental housing. Since 1970, PSHHC has developed over 1,100 owner-built homes and nearly 1,400 rental units throughout the Central Coast, and has completed over 3,000 housing rehabilitation and home repairs. PSHHC has produced affordable housing in Ventura, Carpinteria, Santa Barbara, Moorpark, and Piru. More information on this organization can be found on their website at <http://pshhc.org/index.html>.

HomeAid America Los Angeles/Ventura: HomeAid operates under the auspices of the Greater Los Angeles/Ventura Chapter of the Building Industry Association of Southern California. Established in 1989, HomeAid Los Angeles/Ventura has developed a number of shelters/housing facilities for the homeless. One recent project included assistance with the

RAIN transitional living facility located in the unincorporated area of the County, which serves up to 100 residents. More information on this organization can be found on their website at <http://www.homeaidlaven.org/index.php>.

The Community Action of Ventura County is a non-profit organization that offers assistance to lower-income individuals and families through programs such as: energy efficient home repairs, food assistance, the Home Energy Assistance Program (HEAP), legal assistance, Los Compadres/Successful Living for teens and young adults, the Young Entrepreneur program, transitional housing, and the Transition Center. . Community Action now owns and operates the Goldberg House, a five-room transitional housing facility, in Ventura.

Partners in Housing: Partners in Housing (PIH) is a public benefit corporation dedicated to the development and management of housing for lower-income households in Ventura County, particularly those with special needs. Partners in Housing is a Community Housing Development Organization (CHDO) under the city's HOME program. PIH recently collaborated with the development of Chapel Lane and 5 of the 38 units are targeted to disabled seniors referred by ARC and receiving services through Tri-Counties Regional Center.

D. Opportunities for Energy Conservation

Utility-related costs can directly impact the affordability of housing in Southern California. However, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an "energy budget." In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

The following are among the alternative ways to meet these energy standards.

- Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Additional energy conservation measures are as follows: (1) locating the home on the northern portion of the sunniest location of the site; (2) designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; (3) locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face; and (4) making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from winds; or using a windbreak to reduce the wind velocity against the entrance.

Utility companies serving Ventura offer or participate in various programs to promote the efficient use of energy and assist lower-income customers. These programs are described below.

Southern California Edison programs: Southern California Edison offers a variety of energy conservation services under the Low Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control their electricity costs. Eligible customers receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. In addition, Edison participates in the California Alternative Rates for Energy (CARE) program, which provides a 15% discount on electric bills for low-income customers, and the Family Electric Rate Assistance Program (FERA) which provides discounts for families whose household income slightly exceeds the low-income energy program allowances.

Southern California Gas programs: The Southern California Gas Company offers two direct assistance programs to limited income customers: (1) a no-cost weatherization (such as attic insulation and water blankets) and (2) a no-cost furnace repair and replacement service. The Gas Company also participates in the State LIEE and CARE programs, helping low-income customers conserve energy and providing them with a discount on their gas bills.

Ventura County Regional Energy Alliance: The City of Ventura is a member of the Ventura County Regional Energy Alliance (VCREA), a regional public agency whose mission is to establish Ventura County, its communities, and neighboring regions as leaders in developing and implementing durable, sustainable energy initiatives that support sensible growth, a health environment and economy, an enhanced quality of life, and greater self-reliance for the region, by (1) reducing energy demand and increasing energy efficiency, and (2) advancing the use of clean, efficient and renewable local resources. VCREA works to help bring energy awareness and return Public Goods Charge (PGC) utility ratepayer rebates back to individuals, businesses, local government agencies and community organizations within the Ventura region.

VCREA, in partnership with the Southern California Gas Company and Southern California Edison Company, also maintains and staffs the Ventura County Energy Resource Center (VCERC), a central clearinghouse for energy information in Ventura County, designed to assist public agencies, businesses, and residential customers find information and appropriate resources to enhance responsible and efficient use of energy resources. The VCERC is funded by California utility ratepayers. Additional VCREA services and programs include: an energy newsletter and website; training seminars; participation in community outreach events; technical services; connecting business and residential customers to utility programs, incentives and rebates; resources to mitigate climate change; Employee Energy Efficiency Plan; Implementation of EnergyStar Building Program; Small Measure Energy Efficiency Initiatives Program; and Resources for Green Building Approaches to Energy Efficiency.

Appendix A – Evaluation of the 2008 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous housing element, adopted in 2012 and evaluates the degree to which these programs have been implemented during the previous planning period, 2008 through the beginning of 2013 or, in the case of quantified objectives, through the end of 2012. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2013 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

**Table A-1
Housing Element Program Evaluation
City of Ventura
2008-2014**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
Conservation of the Existing Supply of Housing				
<p>1. <u>Housing Preservation Loan Program</u> The Housing Authority administers the Housing Preservation Loan Program (HPP) for the City to assist lower-income homeowners in repairing or upgrading their homes. The program offers assistance to owners of single-family homes and multi-family properties of up to four units.</p>	City Funds	<p>Assist 30 households. Make brochures available at all relevant public meetings, the planning counter, public libraries, and the senior center.</p>	<p>After issuing eleven deferred loans up to \$25,000 each to low-income homeowners in 2011-2012, the Housing Preservation Program (HPP) program was put on a temporary hold.</p>	<p>The City is considering additional funding sources for the program and, if it is restarted, will revise the program parameters and materials.</p>
<p>2. <u>Housing Code Enforcement Program</u> The City currently administers the Housing Code Enforcement Program that aims 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 Home Repair Loan Program.</p>	CDBG	<p>Continue to implement the Housing Code Enforcement Program. Potential implementation of a resale inspection program. With the pending adoption of an ordinance offering amnesty for undocumented 2nd dwelling units, the City anticipates potentially several thousand new housing units after these units are inspected for life safety, and receive modification on zoning requirements.</p>	<p>In 2012, 586 code enforcement cases were resolved within the City; approximately 40% (or 238) were Housing Code Enforcement cases.</p> <p>A Second Unit Amnesty Program began in October 2011 allowing homeowners with illegal 2nd units to bring the units in compliance with the Municipal Code. The initial application deadline of December 2012 was extended to December 2013. Applicants seeking amnesty will have final inspection no later than June 30, 2014. Under the 2nd Unit Amnesty program in 2012, sixteen (16) second units were finalized, eight (8) 2nd unit permits were issued, and three (3) permit were submitted for review.</p> <p>In September 2011, the Building Records Disclosure Report (BRDR) Program was started to ensure full disclosure of permitted building activity prior to transfer of the property. The BRDR program requires that, during escrow of a residential property, both buyer and seller acknowledge receipt of permit information.</p>	<p>Continue program. Produce at least 1,000 Resale Reports each year. Continue to encourage applicants to legalize residential units under the Second Unit Amnesty Program before the end of calendar year 2013.</p>

Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
<p>3. <u>Condominium Conversion Ordinance</u></p> <p>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. Relocation assistance must also be provided to displaced residents.</p>	General Funds	Continue to enforce the condominium conversion ordinance.	To date, there have been no conversions of existing rental units.	Continue program.
<p>4. <u>Section 8 Rental Assistance</u></p> <p>The Section 8 rental assistance program extends rental subsidies to very low-income households, including families, seniors, and the disabled. The Section 8 program 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 voucher 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). Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Section 8 program.</p>	HUD	Continue to participate in the Section 8 rental assistance program administered through the Housing Authority and encourage rental property owners to list available units through the program.	The Housing Authority was invited to apply for 25 VASH vouchers, and received 25 VASH vouchers in 2012. The Housing Authority also applied for 5 Shelter plus Care Vouchers through Continuum of Care in 2012 for 2013 funding.	The City will 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.
<p>5. <u>Preservation of Assisted Housing</u></p> <p>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 565 assisted or regulated rental units in its jurisdiction. Of these projects, the Housing Authority of the City of San Buenaventura monitors 14 participating properties, 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).</p>	General Funds; HOME; Set-aside Funds; State & Federal sources	<p>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:</p> <ul style="list-style-type: none"> - 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 	<p>Ventura Terrace: Affordability covenant expired, owner declined to further participate; HUD issued 97 enhanced vouchers to continue the affordability.</p> <p>Casa de Anza: Affordability covenant expires in 2013.</p> <p>Weston Colony: Affordability covenant expired in April 2012.</p> <p>664 Riverside: Affordability covenant expires in November 2016.</p>	Continue program.

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
		<ul style="list-style-type: none"> - 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 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 program (see housing element text). 		
<p>6. <u>Mobile Home Park Rent Stabilization Ordinance</u> 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. 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 approximately 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.</p>	None	The City will continue to enforce the Rent Stabilization Ordinance for mobile home parks in Ventura.	The Mobile Home Park Rent Stabilization Ordinance continues to be implemented for all mobile home parks. A total of eleven rent adjustment applications were received and processed within the prescribed 30-day time frame during 2012.	Seek new funding/grant opportunities to continue program.
<p>7. <u>Mobile Home Park Preservation</u> 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</p>	General Funds	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.	The City continued to preserve the MHP zoning designation. A request to convert a Mobile Home Park to a condominium map was denied by the Planning Commission; an appeal to City Council was also denied. The owner then appealed to the State Court and won; the judgment required the City to rehear the case and approve the condo map, which	Continue the MHP zoning designation to assure mobile homes parks remain viable.

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
<p>(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 State regulations governing park closures.</p>			<p>was done. There is no change in zone with this action, and the Mobile Home Park (MHP) designation remains, however, each unit may be sold individually, as a "condominium."</p> <p>Per the State Subdivision Map Act (Gov't Code Section 66427.5), upon sale of at least one unit the park would not be subject to the City's rent stabilization ordinance. The condominium conversion would not require existing tenants to purchase their space nor relocate. For tenants choosing to stay and continue renting, the monthly rent would increase over a four-year period to market rate. For qualified low-income households, the monthly rate would increase by an amount equal to the average monthly increase in rent in the four previous years or the average monthly percentage increase in the Consumer Price Index, whichever is less.</p>	
<p>8. <u>Mobile Home Park Resident Ownership Program</u></p> <p>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 both short- 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.</p>	<p>General Funds</p>	<p>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.</p>	<p>Each quarter in 2012, City staff met with the Mobile Home Park Residents Council to discuss issues of concern to park residents, including the proposed conversion of a mobile home park to a park where space ownership through purchase would be offered. The City's Mobile Home Rent Administrator also participated in a League of California Cities Task Force to review proposed and/or pending legislation concerning various mobile home park and mobile home park resident issues.</p>	<p>Continue program.</p>

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
<p>9. <u>Mobile Home Rehabilitation Grant Program</u></p> <p>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 lower-income mobile home residents in Ventura, some of whom have extremely low incomes. 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 been 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.</p>	<p>CDBG; City Funds</p>	<p>Assist 10-20 households per year (approximately 60 to 120 over a six-year period) through the Mobile Home Rehabilitation Grant Program. The City will make brochures available at all relevant public meetings, the planning counter and Economic Development and Revitalization Division, public libraries, and the senior center.</p>	<p>In 2012 the City assisted 7 MH owner-occupants each with a loan up to \$5,000 for rehabilitation of MH unit; loan is forgiven 20% each year up to five years of continued owner-occupancy. In 2012 the City also assisted additional 20 MH owner-occupants with preliminary work write ups and processing.</p>	<p>Continue program. Assist an average of 15-30 households per year; market the availability of the program by providing brochures to local mobile home park associations, distributing at relevant public meetings, and displaying them at the City's public counters, public libraries, and the senior center.</p>
<p>10. <u>Rental Acquisition and Rehabilitation Program</u></p> <p>Under this program, the City assists eligible non-profit organizations in acquiring deteriorating and/or problem rental properties. The non-profit in turn coordinates 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.</p>	<p>HOME; CHDO Reserve Funds</p>	<p>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 18 housing units (11 single family and 7 mobile homes) in accordance with the FY 2011-2012 HUD Annual Action Plan.</p>	<p>In 2012, the City Council approved issuance of a HOME NOFA giving priority to acquisition/rehabilitation rental projects that also provide community benefit. The HOME NOFA will be issued in early 2013, with funding awarded by mid-2013.</p>	<p>Continue program. Rehabilitate 18 housing units (11 single family and 7 mobile homes) per year (depending on funding).</p>
Production of Housing				
<p>11. <u>Workforce and Downtown Housing</u></p> <p>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. Therefore, a significant portion of</p>	<p>HOME; Set-aside Funds; CDBG; MRB; City owned land</p>	<p>The City will provide financial and regulatory incentives 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. The City will target a portion of local financial resources, including redevelopment</p>	<p>Through an agreement between the City and the Ventura Housing Authority, \$25,000 is provided by the City for permits or other development costs, at the Housing Authority's discretion.</p> <p>The City provided \$3 million in HOME and RDA funds for the Azahar Place project, which opened in 2012. Azahar comprises 60 units of workforce housing,</p>	<p>Continue program. Provide financial and regulatory incentives to increase the supply of housing affordable to Ventura's lower-income workforce.</p>

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
<p>these residents may not be able to afford their housing costs.</p> <p>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.</p>		<p>set-aside funds, towards projects that meet the needs of very low- and low-income renters, including large families and agricultural workers.</p>	<p>including 30 units reserved for farmworkers, 29 units for low-income at 60%, and 1 manager's unit.</p>	
<p>12. <u>For Sale Housing Assistance</u></p> <p>To expand affordable homeownership opportunities in Ventura, the City will work with both for-profit and non-profit home developers 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) or redevelopment set-aside funds. To maintain the affordability of these units, resale restrictions will be established through affordability covenants.</p> <p>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. .</p>	<p>State Prop 1C Funds; HOME; Set-aside Funds</p>	<p>The City will seek partnerships with both for-profit and non-profit home developers in securing State Proposition 1C and other sources of funding 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.</p>	<p>During 2012, a mixed income, for-sale housing project was not developed. The Homebuyer's Assistance Program was not in effect during 2012, thus no loans were issued.</p>	<p>Eliminate program due to lack of funding.</p>

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
<p>13. <u>Homebuyer Assistance Program</u></p> <p>Under the Homebuyer Assistance Program, the Housing Authority of the City of Ventura and Cabrillo Economic Development Corporation offer 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.</p>	HOME; CDBG; Set-aside Funds	The City will evaluate program guidelines and outside funding opportunities, with the goal of assisting 100 households during the six-year planning period. The expected completion for evaluation is beyond 2014, at which time the program is expected to reopen. The City will advertise availability of the program when it becomes available by distributing brochures at all relevant public meetings, the planning counter, public library, and senior/ community center.	This program is currently on hold. The City is currently evaluating funding sources other than HOME for this program.	Evaluate program guidelines and outside funding opportunities. Assist 1-2 households on an annual basis after program reopens; advertise program.
<p>14. <u>Inclusionary Housing Ordinance</u></p> <p>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.</p> <p>In 2006 the City adopted an interim inclusionary housing ordinance to require a percentage of units within new market-rate developments be price-restricted for very low, low, and/or moderate-income household. 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 such inclusionary units.</p>	General Funds	The City will continue to implement the interim inclusionary ordinance and monitor its effectiveness throughout the planning period, including affordable units produced and potential adverse effects on the overall production of housing. Adjustments to the interim inclusionary ordinance will be made where needed by 2014.	The City continued to implement the inclusionary ordinance during the planning period. In 2012 the City approved the Ventura Cannery Apartments under this program, consisting of 78 units, 12 of which are affordable to very low, low, and moderate income households.	Continue to implement the inclusionary housing ordinance and monitor its effectiveness throughout the planning period.
<p>15. <u>Second Units</u></p> <p>Second units offer several benefits. They offer affordable rental housing for seniors, college students, and single persons (many of whom have extremely low incomes) that typically rent for less than apartments of comparable size. In addition, the primary homeowner</p>	General Funds	Facilitate development of at least 8 new second units annually and address safety of illegal unit conversions by 2013.	The City amended its residential second unit regulations consistent with AB 1866 in April 2004. From 2004-2009, there were 38 permits issued. In 2012, the City began implementing an amnesty program for undocumented/non-permitted second units in order to assure the tenant's live in a safe environment.	Continue to implement the second unit ordinance and the amnesty program until it expires.

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
<p>receives supplemental income, which can help many modest income and elderly homeowners remain in or afford their homes. Second units can be integrated in new single-family subdivisions and provide a cost-effective way of addressing inclusionary housing requirements (see Program #14).</p>			<p>In 2012, 1 permit for an individual 2nd unit was issued/ approved.</p> <p>Also in 2012, nine (9) 2nd Units were permitted and are under construction within the 47-single family Aldea Hermosa project. These 2nd units are not restricted.</p>	
<p>16. <u>Non-Traditional Housing</u> 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. 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.</p>	General Funds	The City will revise the Zoning Code by 2013 through form based coding efforts that seek to facilitate the development of non-traditional housing types, including co-housing, assisted living facilities, and live-work units.	During the planning period, the City has sought additional non-traditional housing types by adopting form based codes for the Saticoy-Wells, Midtown, and Victoria Avenue areas. The City is also in the process of developing a Westside Community plan.	Continue program. Revise Zoning Code as needed to facilitate non-traditional housing types.
<p>17. <u>Housing Assistance for Public Service Employees</u> 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 of employees.</p>	None	Continue to implement and monitor the effectiveness of the Employee Housing Assistance Program and assist 5 households during the planning period.	This program was removed due to a lack of funding and concern with public service benefits.	Program eliminated due to lack of funding.
<p>18. <u>10-Year Strategy to End Homelessness</u> 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</p>	General Funds	Continue to fund and support the Strategy; participate in Interagency Council on Homelessness for Ventura County as set forth in Recommendation #19 of the Strategy.	The City continues to fund and support the 10 Year Strategy to End Homelessness (the Strategy). A recent decision by the Ventura Council of Governments (VCOG) established VCOG as the Inter-Agency Council on Homelessness (IACH) for Ventura County, pursuant to Recommendation #19 in Ventura County's Strategy.	Continue to advocate and support the recommendations in the Strategy; actively participate in oversight of activities via the Interagency Council on Homelessness for Ventura County; work closely with the

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
<p>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 years of implementation of the Strategy. Most clients of these facilities are expected to be extremely-low-income persons. The Strategy represents the primary program to address homelessness for both the City and County of Ventura and the goals, policies, and programs of this Housing Element are intended to be in agreement with it.</p>				<p>Ventura County Homeless and Housing Coalition; invite the Ventura County Homeless and Housing Coalition to prepare an annual progress report on the 10-Year Strategy to End Homelessness and present it to the City Council; where appropriate, incorporate recommendations from the annual progress reports into the next update of the Housing Element. .</p>
<p>19. Infill First Strategy The “Infill-First” Strategy is articulated in the 2005 General Plan. This strategy is intended to guide the update of the City’s development code. The form-based code of the DTSP and the Midtown 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 it to interested developers in conjunction with information on available development incentives.</p>	<p>General Funds; CDBG; MRB; State EHAP (Prop 1C)</p>	<p>Continue to facilitate infill development through site assembly and lot consolidation; maximize higher density residential and mixed uses (e.g., 30 du/ac).</p> <p>Promote infill development and support rezone efforts within General Plan districts, corridors, neighborhood centers, and/or community plan areas.</p>	<p>The City’s Infill First Strategy was amended in 2012. Accomplishments related to that strategy include: 2055 North Ventura Avenue: Change of zone from General Industrial (M-2) to Mixed Use (MXD) in the North Avenue Corridor. The 6.01-acre lot currently developed with a 21,000 sf industrial building will become 6 separate neighborhood blocks with 105 condos (density of 17 du/ac), including 16 income-restricted units, 7,300 sf of commercial, and a 1/4-acre public park.</p> <p>Island View: 154 apartment units (density of 38.12 du/ac) in the Victoria Corridor. Since rental projects are not subject to the Interim Inclusionary Housing ordinance, none of the units are income-restricted.</p> <p>Los Angeles Avenue Apartments: Approved in 2012, this project is development of 60 multi-family on just over 2 acres (density of 24 du/ac), including 25 low-income, 24 farmworker, and 1 manager’s apartments within the Saticoy Specific Plan/Saticoy Village area.</p> <p>Jen-Ven: Approved in 2012, this project is development of 51 condominiums on just over 3 acres (density of 16.5 du/ac), including 5 of condominiums that are restricted at moderate-income level, within the Saticoy Specific Plan area.</p>	<p>Continue this program and update the land inventory every two years including in 2015 and 2017.</p>

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
			<p>Parlkand Apartments: Approved in May of 2012, this project is development of 173 rental apartments on a 7.1-acre site, adjacent to a proposed for-sale project (density of 24 du/ac), along the Wells Road Corridor. Although this rental project is not subject to the Interim Inclusionary Housing ordinance, typical rents for apartments in Ventura fall within the moderate-income level.</p> <p>The Bluffs: Property Owner requested a reclassification of the Comprehensive Plan land use designation of Industrial Planned Development to Planned Residential (PR-20). City Council denied the request; the applicant has asked for a re-hearing. The proposed project has an average unit count of 20 units per acre however, the density range is from 6 to 36 du/ac.</p> <p>The Westside Community Plan and Development Code is expected to reach adoption by City Council during calendar 2013. This includes rezoning from industrial and commercial designations to form based coding T3, T4 or T5 which would accommodate residential units and mixed use projects. The zoning and potential unit counts were identified in Table B-8.</p>	
<p>20. <u>Transitional Housing and Emergency Shelters</u></p> <p>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.</p> <p>Senate Bill 2 of 2007 strengthened planning requirements for emergency shelters and</p>	<p>General Funds; CDBG; MRB; State EHAP (Prop 1C)</p>	<p>Amend zoning code (by '12) to allow emergency shelters by right in M-1 & M-2, & amend definitions transitional and supportive housing.</p>	<p>The City approved SB2 in 2011, allowing emergency shelters by right within the M-1 and M-2 industrial zones, and has amended the definitions of transitional and supportive housing in its Zoning Code to comply with SB2.</p>	<p>Continue to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness.</p>

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
<p>transitional/supportive 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. SB 2 also provides that transitional and supportive housing constitute a residential use, which is subject only to those restrictions that apply to other residential uses of the same type in the same zone. Clarifications to the City's zoning code are needed to ensure that transitional and supportive housing is permitted in the manner prescribed by SB 2.</p>				
<p>21. <u>Farm worker Housing</u> 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. These regulations are not consistent with the Employee Housing Act, which specifically addresses farm worker housing.</p> <p>To provide for additional sites for migrant farm worker housing, the City will, through its upcoming community plan efforts, address the need for farm worker housing.</p>	<p>General Funds</p>	<p>Amend program to provide for farm worker housing though future specific plans consistent with the 2005 General Plan. Amend the Zoning Regulations to be consistent with Health and Safety Code Sections 17021.5 and 17021.6</p>	<p>The City amended its Zoning Regulations in August, 2012, in order to be consistent with state law.</p>	<p>Continue to implement the City's Zoning Regulations and encourage developments that offer affordable housing to farm workers and their families.</p>

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
<p>22. <u>Adaptive Reuse Ordinance</u></p> <p>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 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.</p>	<p>General Funds</p>	<p>In 2013, the City will evaluate the effectiveness of its nonconformity regulations and determine provisions for an adaptive reuse ordinance with tailored development standards and building codes.</p>	<p>One reuse project was approved in 2006. The structure at 11 North Ash Street plans to provide mixed-uses consisting of commercial, assembly space, and the construction of a three-story addition with 15 residential condominium units, two of which are affordable housing units. The objective to develop and adopt a reuse ordinance has not been accomplished. This program is still under consideration.</p>	<p>Continue program.</p>
<p>23. <u>Use of City-Owned/Publicly-Owned Land for Affordable Housing</u></p> <p>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.</p>	<p>General Funds; CDBG; HOME; Set-Aside Funds; MRB</p>	<p>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, including extremely low-income housing where feasible. The City will evaluate program effectiveness in 2012.</p>	<p>With the demise of the Redevelopment Agency, pursuant to Assembly Bill 1x 26 (AB1x26) and Assembly Bill 1484 (AB1484), the identified Agency properties will be part of a Long Range Property Management Plan (Plan) which is mandated by certain requirements by the State of California. Based on the Plan, if the identified properties become part of the City-owned property inventory then they could be utilized as potential sites for development inclusive of affordable housing.</p>	<p>Continue program. Evaluate effectiveness in 2014.</p>

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
Removal of Governmental Constraints				
<p>24. <u>Affordable Housing Program</u></p> <p>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, including units for extremely-low income persons and households. Under this program, various incentives are offered, such as density bonuses or equivalent incentives, and development agreements for 100% affordable housing and inclusionary housing projects.</p> <p>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. Since no maximum density is established in areas covered by form-based codes, any density bonus in these areas will be calculated based on the allowable density under the Land Use Element of the General Plan.</p>	General Funds	Evaluate and amend density bonus provisions of the Affordable Housing Program consistent with State law, by 2013. The City will pro-actively advertise the updated Program through creation of a brochure geared towards developers, and the addition of information on the City's website.	In compliance with State Law requiring jurisdictions to bring their ordinances into conformance with State Density Bonus Law, an Ordinance Amendment to Division 24 of the City's Municipal Code was drafted with City Attorney in Fall 2012. The Planning Commission recommended approval; City Council set the second reading for February 25, 2013, with an effective date anticipated in March 2013. A copy of the Ordinance is included with this Report as Exhibit B.	Create brochure by December 2014, then monitor State density bonus law updates for necessary changes to Program.
<p>25. <u>Streamlined Processing Procedures</u></p> <p>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</p>	General Funds	The City will continue to implement recommendations of the Land Development, Management and Operations Review Study to streamline processing times, develop form-based codes, report to Council on an annual basis, and adjust accordingly in 2013.	Community Development continues to coordinate with the development community/ developers about the processes and procedures.	Continue to implement departmental procedures and protocols to streamline processing times and complete form-based codes where necessary. Adopt a program within this Housing Element that would Streamline 100% Affordable Projects tied to Finance Funding Cycles, as described in Chart 1(a) of this Housing Element.

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
<p>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.</p> <p>For example, residential projects with more than five units currently require a Planned Development Permit and public hearing before the Planning Commission, which on average takes three to six months. To better facilitate infill development, City Council has agreed to raise this five-unit threshold to 20 units.</p> <p>The City Council has recently (Sept 2002) adopted a revised environmental review process to provide for concurrent review of CEQA documents and entitlement permits, and is currently reviewing alternatives to streamline the Design Review process.</p>				
Promotion of Equal Housing Opportunity				
<p>26. <u>Fair Housing Program</u></p> <p>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.</p> <p>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</p>	CDBG	<ul style="list-style-type: none"> Continue to promote FH, education & outreach, contract with HA for tenant/landlord inquiries, & HRC. 	<p>In 2012, the Housing Rights Center of Los Angeles and the Housing Authority of the City of San Buenaventura provided fair housing services for the City, collectively distributing fair housing literature, including pamphlets & posters, in English and Spanish to Public Services Organizations; Press Releases & Public Service Announcements were distributed to Radio & T.V.</p> <p>Landlord/ Tenant Workshops, Tester Trainings, Fair Housing Presentations, and Seminars were conducted. Housing Authority provided housing and referral services to 201 persons, and the Housing Rights Center provided services to promote fair housing including counseling and investigative services for housing discrimination, public education and outreach to 141 persons.</p>	<p>The City will continue to promote fair housing practices, and provide educational information on fair housing to the public through the provision of fair housing seminars and workshops, and the distribution of printed fair housing brochures. The City will continue to contract with the Housing Rights Center and make fair housing services available to residents and landlords.</p>

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

Program	Funding Source	Program Objectives	Accomplishments	Future Policies and Actions
accessibility policies, and concluded the City's codes provide for handicapped accessibility.				
<p>27. <u>Universal Design</u></p> <p>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.</p>	General Funds	The City will 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.	The City continues working with homebuilders in providing universal design features in new construction.	Continue program.
<p>28. <u>Reasonable Accommodation Ordinance</u></p> <p>Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Specifically, the federal Fair Housing Act prohibits "a refusal to make reasonable accommodations in rules, policies, practices or services, when such accommodations may be necessary to afford [handicapped] person[s] equal opportunity to use and enjoy a dwelling." 42 U.S.C. § 3604(f)(3)(B). The Building Codes adopted by the City of Ventura incorporate accessibility standards contained in Title 24 of the California Administrative Code. To ensure full compliance with reasonable accommodation procedures of the Fair Housing Act, the City will also adopt a Reasonable Accommodation Ordinance to establish procedures for the review and approval of requests to modify standards in order to improve accessibility for persons with disabilities.</p>	General Funds	By 2013, the City will evaluate procedures and amend Municipal Code accordingly, establishing reasonable accommodations consistent with State/ Federal law.	The City adopted the most recent California Building Code, which requires reasonable accommodation.	Continue to enforce the City's Building Code, which incorporates accessibility standards contained in Title 24 of the California Administrative Code, to ensure full compliance with reasonable accommodation procedures of the Fair Housing Act.

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

**Table A-2
Progress in Achieving Quantified Objectives
City of Ventura
2008-2012**

Program Category	Quantified Objective ¹	Progress ²					
		2008-2012	2008	2009	2010	2011	2012
New Construction							
Extremely Low	424	0					
Very Low	425	118		69		12	37
Low	703	70		10			60
Moderate	816	0					
Above Moderate ³	1,643	415	114	133	116	19	33
Total New Construction	4,011	603	114	212	116	31	130
Rehabilitation⁴							
Extremely Low	0						
Very Low	110						
Low	90	87	20	10	10	17	30
Moderate	70						
Above Moderate	0						
Total Rehabilitation	380						
Conservation⁵							
Section 8 Units							
Extremely Low	915	4,716	920	940	893	1,010	953
Very Low	238	1,067	220	208	244	199	196
Low	36	164	38	31	33	35	27
Moderate	0	19	6	4	6	2	1
Above Moderate	0	0	0	0	0	0	0
Total Section 8 Units	1,189	5,966	1,184	1,183	1,176	1,246	1,177
Assisted Units at Risk							
Extremely Low	39						
Very Low	47	8		8			
Low	31	8		8			
Moderate	55						
Above Moderate	0						
Total Assisted Units at Risk	172						
Total Conservation	1,361	16		16			
<p>1 Quantified objectives for new construction are from the previous RHNA cycle allocation for the years 2008-2014 (see Chart 1(b) of the previous Housing Element).</p> <p>2 Progress for new construction reflects units built 2008-2012, during the previous RHNA cycle.</p> <p>3 The previous RHNA requirement for above moderate income units was 1,643 units, but no quantified objective for this income category was established in the previous Housing Element.</p> <p>4 Quantified objectives for rehabilitation are based on the housing rehabilitation programs from the 2008-2014 Housing Element. Rehabilitation is contingent on future CDBG allocations. Information on progress towards achieving these objectives during Cycle 4 is from the City of San Buenaventura Housing Authority.</p> <p>5 Quantified objectives for conservation are based on information from the 2008-2014 Housing Element relating to households receiving Section 8 assistance and City objectives for preserving assisted units at risk of converting to market rate housing during the 2008-2014 housing cycle. Information on progress towards achieving these objectives during Cycle 4 is from the City of San Buenaventura Housing Authority.</p>							

This page intentionally left blank.

**Table A-3
Appropriateness of Housing Element Goals and Policies
City of Ventura**

Goal	Policy	Appropriateness
Housing Conservation		
<i>Goal 1 – Maintain and improve the quality of existing housing and residential neighborhoods in Ventura.</i>		
	Policy 1.1 - Encourage citizen involvement in addressing the maintenance and improvement of the housing stock and neighborhood quality.	Appropriate – retain.
	Policy 1.2 - Continue to preserve and maintain the City’s historical and architecturally significant buildings and neighborhoods.	Appropriate – retain.
	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.	Appropriate – retain. Add “neighborhood preservation” after “code enforcement efforts”
	Policy 1.4 -Cooperate with housing providers in the acquisition, rehabilitation, and maintenance of older residential properties as long-term affordable housing.	Appropriate – retain.
	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.	Appropriate – retain.
	Policy 1.6 - Continue to support the provision of rental assistance to lower-income households, including extremely low income households, and encourage property owners to list units with the Housing Authority.	Appropriate – retain.
	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.	Appropriate – retain.
	Policy 1.8 - Preserve the existing stock of affordable housing, including mobile homes, through City regulations, ongoing monitoring, as well as financial and other forms of assistance.	Appropriate – retain.
Production of Housing		
<i>Goal 2 – Facilitate the provision of a range of housing types to meet the diverse needs of the community.</i>		
	Policy 2.1 - Provide high quality housing for current and future residents with a diverse range of income levels. Promote housing that is developed under modern sustainable community standards.	Appropriate – retain.
	Policy 2.2 - Provide expanded housing opportunities for the City’s workforce. Promote the City’s affordable housing programs with employers in Ventura.	Appropriate – retain.

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

	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.	Appropriate – retain.
	Policy 2.4 - Continue to provide financial and regulatory incentives to non-profits, private housing developers, and public agencies for the construction of the types of housing required to meet identified needs.	Appropriate – retain.
	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.	Appropriate – retain.
	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.	Appropriate – retain.
	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.	Appropriate – retain.
	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.	Appropriate – retain.
	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.	Appropriate – retain.
	Policy 2.10 - Support efforts by non-profits and public agencies to expand transitional and create year-round emergency housing in Ventura, including support of grant applications and assistance in identification of suitable sites.	Appropriate – retain.
	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.	Appropriate – retain.

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

	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.	Appropriate – retain.
	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.	Appropriate – retain.
	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.	Appropriate – retain.
	Policy 2.15 - Direct City-controlled housing funds towards programs that address the needs of extremely low and lower-income households.	Appropriate – retain.
	Policy 2.16 - Prioritize affordable housing opportunities and assistance for public service employees.	Delete due to lack of funding.
	Policy 2.17 - Annually monitor the City's progress in meeting its housing needs for all income levels.	Appropriate – retain.
Provision of Adequate Housing Sites		
<i>Goal 3 – Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.</i>		
	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.	Appropriate – retain. Clarify that the inventory shall be carried out biannually, and that it shall be provided in conjunction with information on available development incentives, to interested developers, public agencies, and non-profit organizations/corporations.
	Policy 3.2 - Implement smart growth principles by rewarding quality infill projects that utilize existing infrastructure.	Appropriate – retain.
	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/Comprehensive Plan density.	Appropriate – retain.
	Policy 3.4 - Utilize the Downtown Specific Plan and form based codes as a tool to facilitate higher density residential and mixed-use development.	Appropriate – retain. Include reference to other adopted form based codes, including examples from other communities.
	Policy 3.5 - Explore residential reuse opportunities on obsolete commercial properties, such as older motels and underutilized historic structures.	Appropriate – retain.

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

	Policy 3.6 - Pursue use of publicly owned land, such as public parking lots, for development of affordable housing.	Appropriate – retain.
	Policy 3.7 - Identify opportunities for housing development or redevelopment that achieves other community goals such as neighborhood improvement, recreation opportunities, and the preservation of sensitive lands and neighborhood character.	Appropriate – retain. Add reference to adaptive reuse.
	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).	Appropriate – retain.
	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.	Appropriate – retain. Add “within designated neighborhood centers” before the words “in East Ventura”.
	Policy 3.10 - Promote mixed-use developments on the Westside of Ventura.	Appropriate – retain.
	Policy 3.11 - Ensure that the updated Land Use Element designates adequate sites for housing for executives to enhance the City’s ability to attract businesses with higher paying jobs.	Appropriate – retain.
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.	Appropriate – retain.
	Policy 4.2 - Seek out new incentives for the production of affordable units that include streamlined permit processing and reduced fees.	Appropriate – retain.
	Policy 4.3 – Continue to implement the Task Force Committee’s recommendation for process improvements to make the planning process more efficient.	Appropriate – retain. Replace Task Force recommendations with Community Development procedures and process improvements.
	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.	Appropriate – retain. Replace annual review of HAP program with annual review of Housing Implementation as part of the City’s Annual General Plan Status Report

**Housing Element Technical Report
Appendix A – Evaluation of the 2008 Housing Element**

	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.	Appropriate – retain.
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.	Appropriate – retain.
	Policy 5.2 - Continue to support organizations that offer fair housing and mediation services to Ventura residents.	Appropriate – retain.
	Policy 5.3 - Promote housing that meets the special needs of large families, elderly persons, agricultural workers, and the disabled.	Appropriate – retain.
	Policy 5.4 - Continue to enforce notification and ensure applicable relocation assistance is provided for any persons 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.	Appropriate – retain.

This page intentionally left blank.

Appendix B Residential Land Inventory 2014-2021

The detailed assumptions and methodology for the residential land inventory are provided below and summarized in Tables B-1 through B-8.

**Table B-1
Residential Land Inventory Summary
City of Ventura**

Potential Housing Sites	Income Category			
	EL/VL-Low ²	Mod	Above	Total
Potential Residential Second Units (2014-2021)		64		64
Pending Residential Applications	202	22	3,154	3,378
Potential Units on Vacant and Underutilized Land	1,836	173	2,590	4,599
Subtotal	2,038	259	5,744	8,041
RHNA (2014-2021)	1,452	673	1,529	3,654
Surplus (Deficit)	586	(414)	4,215	4,387

Source: City of Ventura

Notes:

1. Affordability is approved with project entitlements, depending on the type of project:
 - Inclusionary Ordinance: Income categories of affordable units are determined by the applicant, subject to the rules of the Ordinance, as explained under Program 13 of the Housing Element.
 - 100% affordable, subsidized housing: Income categories of affordable units are determined by the applicant, subject to the City's review and approval process.
2. Extremely Low (EL) is a subcategory of the Very Low (VL) category.

**Table B-2
Potential Residential Second Units (2014-2021)
City of Ventura**

Year Built	Second Units
2006	7
2007	9
2008	9
Total	25
Annual Avg.	8

**Table B-3
Pending Residential Applications
City of Ventura**

PROJECT NUMBER	STATUS	DESCRIPTION	APN	ZON. DESIGN.	DENSITY	RES. UNIT						TOTAL	
						TYPE	LIVE/WORK	V-L	LOW	MOD	UPPER		
PROJ-03031	Under Construction	47 single family residences with 9 residential 2nd units	090-0-081-220	RPD-8		SF						28	28
PROJ-00756	All Planning Approvals	Mixed Use - Commercial/Residential	076-0-010-235; 081-0-054-030	CMXD		MU, CON		6	7	7		118	138
PROJ-00723	In Planning Process	198-250 townhouse, apartment, courtyard, stacked units	079-0-240-035	RPD-1		MF						212	250
PROJ-03743	Under Construction	Mixed Use - Condominiums/Commercial	071-0-260-375	T5.1		MU		5		7		66	78
PROJ-04154	All Planning Approvals	120 Single Family Residence, 36 Condominiums	069-0-020-050	RPD-8		SF, CON						156	156
PROJ-02225	All Planning Approvals	Mixed Use - Condominiums/Commercial	069-0-091-205; 069-0-091-015	RPD-8U		MU, CON						43	43
PROJ-5211	In Planning Process	Apartments	090-0-250-335	T4.10		APTS						54	54
PROJ-5344	Under Construction	59 Single Family Residences; 60 Condominiums	090-0-250-275; 090-0-022-125	RPD-8		SF						119	119
PROJ-4154	All Planning Approvals	Low Income Apartments	090-0-280-065, 075, 085, 095, 145	MXD		APTS						50	50
PROJ-4184	In Planning Process	Single Family Homes	128-0-040-285; 128-0-050-555	T4.10		SF						91	91
PROJ-04296	All Planning Approvals	5 Condominiums	073-0-214-110	T4.5		CON						5	5
PROJ-1126	In Plan Check	23 Apartments	073-0-162-210	T4.1		APTS			1			22	23
PROJ-02284	All Planning Approvals	Apartments	073-0-154-030; 073-0-154-040	T4.1		APTS						16	16
PROJ-04590	All Planning Approvals	3 Condominiums	076-0-021-050	RPD-20		CON						3	3
PROJ-2008	All Planning Approvals	Apartment complex	136-0-020-625	T5.3		38 APTS						154	154
PROJ-04623	All Planning Approvals	Mixed Use - Condominiums/Commercial	090-0-280-155, 165, 175	MXD		CON						83	83
PROJ-04291	All Planning Approvals	10 Single Family Lots	067-0-060-120	RPD-2		SF						10	10
PROJ-1200	All Planning Approvals	Mixed Use - Condominiums/Commercial	068-0-060-210	M-2		CON			16			89	105
PROJ-04284	All Planning Approvals	Mixed Use - Condominiums/Commercial	077-0-072-010	T4.5		CON	11					14	14
PROJ-00823	All Planning Approvals	Mixed Use - Condominiums/Commercial	073-0-114-080; 073-0-114-115	T4.3	56	CON			3		6	47	56
PROJ-03865	All Planning Approvals	Condominiums	071-0-180-170, 180	T4.3		CON		4				28	28
PROJ-04315	All Planning Approvals	15 Condominiums	073-0-046-050, 060	T4.1		CON	2		2			13	15
PROJ-4608	In Planning Process	Mixed Use - Apartments/Commercial	075-0-081-090	T4.5		MU						4	4
PROJ-04182	All Planning Approvals	Mixed Use - Condominiums/Commercial	068-0-070-015, 035	MXD		CON			2			78	80
PROJ-03676	All Planning Approvals	Mixed Use - Condominiums/Commercial	071-0-194-405	T6.1		CON			3			13	16
PROJ-4222	All Planning Approvals	Apartments with Community Building	089-0-012-140/200			APTS						173	173
PROJ-04543	All Planning Approvals	Mixed Use - Condominiums/Commercial	075-0-013-100	T4.5		CON			3			22	25
PROJ-03198	All Planning Approvals	Condominiums	073-0-144-170	T4.4		CON			3			22	25
PROJ-04110	All Planning Approvals	Condominiums	073-0-142-270	T4.3		CON						6	6
PROJ-04263	In Plan Check	Condominiums	073-0-111-160	T4.3		CON		1	3	2		15	21
PROJ-04326	All Planning Approvals	313 apartments (incl. 30 live/work lofts); 21,300 sq ft commercial/retail; 104 public boating slips; 8,600 sq ft recreation/management building; 1,850 linear foot public promenade.	080-0-240-125, 245	HC		APTS	30		30			270	300
PROJ-1886	In Planning Process	A major amendment to the City's local coastal program (LCP) to change the land use designation from Industrial Planned Development (PM) to Planned Residential (PR-20) and a Change of Zone from Manufacturing Planned Development (MPD) to Residential Plann	080-0-020-270	MPD		CON						155	155
PROJ-03826	All Planning Approvals	131 Single family; 34 Condominiums; 24 farmworker apartments	089-0-012-110	T4.3		SF, CON, APTS			24			165	189
PROJ-03614	All Planning Approvals	Mixed Use - Condominiums/Commercial	073-0-123-250	DC		CON	4		5			29	34
PROJ-01520	All Planning Approvals	Mixed Use - Condominiums/Commercial	069-0-091-205; 069-0-091-015	T4.5		CON	5					29	29
PROJ-5085	In Planning Process	Apartment complex	073-0-116-010	T4.3		APTS						260	260
PROJ-5559	In Planning Process	An Amendment to an approved mixed-use development consisting of 16 residential condominiums and approximately 5,406 square feet of commercial area.	075-0-012-225	T4.5		CON						16	16
PROJ-4677	In Planning Process	Affordable senior apartments	069-0-020-050	RPD	24.4	APTS			50			0	50
PROJ-1860	In Planning Process	Redevelopment of 180 public housing apartments and the addition of 150 new apartments.	068-0-132-095	R-3-5		APTS						150	150
PROJ-03829	All Planning Approvals	216 detached homes; 110 attached homes	069-0-012-045	T3.2; T4.6		SF						326	326
						TOTALS	56	15	187	22	3154	3378	

1. Pending Residential Applications

Table B-3 above summarizes pending residential applications currently being processed. If approved, these projects would include 15 very-low-income units, 187 low-income units, 22 moderate-income units, and 3,154 above-moderate units. As noted in footnote 1 of Table B-1, the number and income category of the income-restricted (affordable) units in these pending residential applications is approved with each individual project's entitlements, depending on the type of project, as described below.

Inclusionary Ordinance

In 2006 the City adopted an interim inclusionary housing ordinance to require that new market-rate developments include the production of income-restricted, affordable units as part of the project, including 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 Area²⁹ must provide and designate inclusionary units restricted to occupancy by moderate-, low-, or very low-income households, as shown in Table B-4 below. Within the Merged Redevelopment Project Area (located mostly within the Downtown portion of the City), development projects consisting of 7 or more residential units must include 15% inclusionary units restricted to occupancy by moderate-, low-, or very low-income households, with at least 40% of those inclusionary units restricted to occupancy by very low-income households. For purposes of calculating the number of inclusionary units required, any additional units under the City Density Bonus Ordinance have not in the past been counted in determining the required number of inclusionary units. However, Program 13 of this 2014-2021 Housing Element Update commits the City to amending its Density Bonus Ordinance to allow additional units allowed under the Density Bonus Ordinance to be counted towards determining the required number of inclusionary units, in order to be in compliance with State Density Bonus law.

**Table B-4
Inclusionary Ordinance Requirements Outside Downtown**

Total Number of Residential Units in Project	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
60 or greater	15% of all units

²⁹ Although the State of California eliminated redevelopment through Assemble Bill ABx1 26 in 2011 and Ventura's Redevelopment Agency has since been dissolved, the City's Downtown Inclusionary Ordinance (Resolution No. 2004-022) continues to apply to the area formerly covered by the Merged Redevelopment Project Area.

The affordability of these inclusionary units (to which income category they are assigned) is determined by a separate affordability agreement(s) required under the Inclusionary Ordinance, and then enforced through a condition placed on the project such as the following:

In order to assure compliance with Municipal Code Chapter 24R.250 (Affordable Housing Program In The Merged San Buenaventura Redevelopment Project Area), no building permit shall be issued nor shall a Final Map be approved until the applicant obtains City approval of an Affordable Housing Agreement that provides for affordability of the inclusionary units described in Section Two above. The Affordable Housing Agreement shall be recorded after City approval. Proof of recordation must be provided to the case planner prior to building permit issuance.³⁰

100% Affordable, Subsidized Housing

Income categories of affordable units in 100% affordable, subsidized housing projects are determined by the applicant, subject to the City’s review and approval process.

2. Vacant and Underutilized Land

Table B-5 summarizes vacant and underutilized parcels designated for residential or mixed-use development by planning area. Parcels that fully lie within 30% or greater slopes or within floodplains and barrancas were excluded from the analysis. Determining density potential for areas regulated by form based code, such as Downtown Specific Plan and the Midtown Corridors area, are calculated using the average for recent mixed-use projects. Vacant and underutilized parcels can accommodate a total of 1,984 lower- income units, 125 moderate units and 2,490 above-moderate units. Explanation of the methodology and assumptions for estimating the development capacity of vacant sites is provided below.

Table B-5: Vacant and Underutilized Land Inventory Summary

District, Corridor, or Neighborhood Center	VL/Low	Mod	Above Mod	Total
Arundel District	92	0	60	152
Bristol Neighborhood Center	0	0	9	9
College/Day Neighborhood Center	0	0	13	13
Downtown District	739	23	1,323	2,085
Johnson Drive Corridor	388	150	100	638
Kimball Neighborhood Center	0	0	7	7
Loma Vista Road Corridor	0	0	19	19
Main Street Corridor	56	0	214	270
North Avenue District	43	0	7	50
North Bank District	65	0	15	80
Pierpont Neighborhood Center	0	0	5	5

³⁰ This example language is from a project approved by the City

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Pacific View Mall District	4	0	45	49
Saticoy Neighborhood Center	0	0	8	8
Telephone and Cachuma Neighborhood Center	0	0	10	10
Telegraph Road Corridor	198	0	83	281
Thompson Boulevard Corridor	41	0	420	461
Ventura Avenue Corridor	1	0	202	203
Victoria Corridor	55	0	23	78
Wells Road Corridor	154	0	27	181
TOTALS	1,836	173	2,590	4,599

Mixed-Use Development

The vacant and underutilized land inventory (Table B-6) includes both residential and mixed-use sites. The densities assigned to the mixed-use sites are based on actual realized densities of mixed-use projects and do not assume "residential only" projects. These realized densities are documented in Charts 3-3 and 3-4.

The realistic capacity for the City of Ventura's Infill-First strategy, which relies heavily on mixed-use, is supported by growth projections in the General Plan Update and accompanying EIR. The analysis considered the rate of growth over the previous decade (mostly single-use greenfield development) and factored in the challenges to "infill development". Roughly 8,300 additional housing units and approximately 5 million square feet of non-residential development was projected for the plan's 20-year horizon. The analysis, for example, predicts the development of approximately 1,600 residential units, and 450,000 square feet of non-residential development in the Downtown Specific Plan, which is almost entirely mixed-use. Similar projections were made for other districts and corridors throughout the City, many of which include mixed-use. While there can be no guarantee that the overall ratio of residential to non-residential will conform to these projections, market forces are likely to ensure a reasonable balance. In mixed-use areas, a healthy residential base is needed to support the commercial uses. Where mixed-use development has occurred, the percentage of residential development is consistently high, typically exceeding 75% of the total floor area.

Small Sites

As would be expected in a mature city, significant portions of the vacant and underutilized sites in Ventura are relatively small parcels of less than one-half acre. While small sites may present challenges with respect to site planning and affordability, the City has a track record of successful infill development of small parcels. As discussed previously in the Constraints Analysis (Section 3), at least 24 mixed-use projects have been built since 2004, half of which have been on parcels of one-half acre or less (see Charts 3-3 and 3-4). The average density of these small site mixed-use projects is 34 units/acre. Of the 13 recently approved affordable projects (Chart 4-3) 7 (60%) were on sites less than one acre.

Consistency Rezones

Some parcels in Table B-6 have a zoning designation of CPD (Commercial Planned Development). Specifically, four parcels in the Johnson Drive Corridor and three parcels in the Telegraph Road Corridor have this zoning designation. While the Commercial Planned Development zoning designation of these properties does not allow housing, the General Plan designation of these properties (Commerce), does allow housing. The description of the Commerce land use designation in the City's General Plan is the following:

Commerce – (T4 General Urban through T6 Urban Core, neighborhood center downtown, regional center, town center or village center) encourages a wide range of building types of anywhere from two to six stories (depending on neighborhood characteristics) that house a mix of functions, including commercial, entertainment, office and housing.

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 such as these where the General Plan land use designation allows housing but existing zoning does not. These sites are therefore available for the production of affordable housing. The City's consistency rezone process is not a constraint on development. In fact, since 2004 the City has processed 16 projects subject to consistency rezone, 10 of which included a residential component, and all 16 requests were approved by the City.

**Table B-6
Vacant and Underutilized Land Inventory ¹
City of Ventura**

Arundel District												
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS		
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL
1380044115		TRADE	C-1A	Commerce	Pkg. Lot	U	0.13	27.0			4	4
1380044145		SERVICES	C-1A	Commerce	Pkg. Lot	U	0.12	27.0			3	3
1380044155		TRANS/COMM/UTIL	C-1A	Commerce	Pkg. Lot	U	0.51	27.0			14	14
9999138002			C-1A	Commerce		U	0.34	27.0			9	9
C-1A Total											30	30
1380041060	2439 VICTORIA AV S	TRADE	C-2	Commerce	CF - Used Car Dealership - SS - 30:70	U	0.58	27.0	1		15	16
1380041120	2439 VICTORIA AV S	TRADE	C-2	Commerce	Pkg. Lot	U	0.06	27.0			2	2
1380160065		RESIDENTIAL	C-2	Commerce	RF - Multiple Bldgs. - SS - 30:70	U	1.39	27.0	38			38
1380160105	1461 ARUNDELL AV	TRADE	C-2	Commerce	CF - SS - 30:70	U	1.97	27.0	53			53
C-2 Total											92	109
1380044055		TRANS/COMM/UTIL	CPD	Commerce		U	0.49	27.0			13	13
CPD Total											13	13
Grand Total											92	152

Bristol Neighborhood Center												
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS		
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL
1350174310	6380 BRISTOL RD	TRADE	C-1A	Commerce	Pkg. Lot	U	0.34	27.0			9	9

College/Day Neighborhood Center												
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS		
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL
790090100	4940 TELEGRAPH RD	RESIDENTIAL	R-1-7	Commerce	RF - Multiple Bldgs. - SS - 30:70	U	1.95	6.0			12	12
R-1-7 Total											12	12
790090230		TRADE	R-1-1AC	Commerce	Vacant Lot	V	1.25	1.0			1	1
R-1-1AC Total											1	1
Grand Total											13	13

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Downtown												
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNINATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR			POTENTIAL UNITS			
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL
710174180		SERVICES	===SEE MAP=== POS (50.44%), T4.3 (49.56%)	Specific Plan	Vacant Lot	V	0.21	20.0			4	4
			===SEE MAP=== POS (50.44%), T4.3 (49.56%) Total								4	4
710152330	257 CEDAR ST	RESIDENTIAL	T4.1	Specific Plan	Vacant Lot	V	0.21	20.5			4	4
730043030	69 FIR ST N	RESIDENTIAL	T4.1	Specific Plan	Pkg. Lot	U	0.11	41.0			4	4
730043040	57 FIR ST N	RESIDENTIAL	T4.1	Specific Plan	Pkg. Lot	U	0.11	41.0			4	4
730045050	41 ASH ST N	RESIDENTIAL	T4.1	Specific Plan	Pkg. Lot	U	0.24	41.0	1		8	9
730046090	767 SANTA CLARA ST E	RESIDENTIAL	T4.1	Specific Plan	Pkg. Lot	U	0.19	41.0	1		6	7
730135220	790 SANTA CLARA ST E	SERVICES	T4.1	Specific Plan	CP - Vacant bldg.? - no signs - 2S	U	0.41	41.0	2	1	14	17
730051040		RESIDENTIAL	T4.1	Specific Plan	Vacant Lot	V	0.04	20.5			1	1
730051150	52 ASH ST N	INDUSTRIAL	T4.1	Specific Plan	Pkg. Lot	U	0.10	20.5			2	2
730051360	12 ASH ST N	TRADE	T4.1	Specific Plan	CF - Multiple Businesses - 3S - 30:70	U	0.27	20.5			6	6
730052010	800 MAIN ST E	SERVICES	T4.1	Specific Plan	CF - SS - 30:70	U	0.18	20.5			4	4
730053110	832 POINSETTIA PL	SERVICES	T4.1	Specific Plan	Pkg. Lot	U	0.36	20.5	1		6	7
730054200	901 MAIN ST E	TRADE	T4.1	Specific Plan	CF - SS - 30:70	U	0.16	20.5			3	3
730057190	1065 MAIN ST E	SERVICES	T4.1	Specific Plan	CF - 2S - 30:70	U	0.20	20.5			4	4
730057200	1031 MAIN ST E	RESIDENTIAL	T4.1	Specific Plan	RF - SS - 30:70	U	0.20	20.5			3	3
730058030	1042 MAIN ST E	TRADE	T4.1	Specific Plan	Vacant Lot	V	0.28	20.5			6	6
730061100	81 HEMLOCK ST N	RESIDENTIAL	T4.1	Specific Plan	RG - 2S - 30:70	U	0.21	20.5			3	3
730061210	70 ANN ST N	RESIDENTIAL	T4.1	Specific Plan	RF - 2S - 30:70	U	0.20	20.5			3	3
730141270	130 ASH ST S	TRADE	T4.1	Specific Plan	RP - Duplex - Aging/Dilapidated - SS	U	0.13	20.5			3	3
730141300	856 SANTA CLARA ST E	TRADE	T4.1	Specific Plan	Vacant Lot	V	0.10	20.5			2	2
730141320		TRANS/COMM/UTIL	T4.1	Specific Plan	Pkg. Lot	U	0.06	20.5			1	1
730143250	940 SANTA CLARA ST E	SERVICES	T4.1	Specific Plan	CF - Vacant Bldg. - 2S	U	0.51	20.5	2		9	11
730143340	940 SANTA CLARA ST E	SERVICES	T4.1	Specific Plan	Vacant Lot	V	0.05	20.5			1	1
730145040	1058 SANTA CLARA ST E	RESIDENTIAL	T4.1	Specific Plan	RF - SS - 30:70	U	0.23	20.5			4	4
730145200	120 LAUREL ST S	RESIDENTIAL	T4.1	Specific Plan	RG - SS - 30:70	U	0.22	20.5			4	4
730152020	1120 SANTA CLARA ST E	RESIDENTIAL	T4.1	Specific Plan	RF - 2S - 30:70	U	0.12	20.5			1	1
730152130	1183 META ST	RESIDENTIAL	T4.1	Specific Plan	RF - 2S - 30:70	U	0.16	20.5			2	2
730154090	1279 META ST	RESIDENTIAL	T4.1	Specific Plan	RF - SS - 30:70	U	0.21	20.5			3	3
			T4.1 Total						7	1	111	119

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Downtown						VAC. OR		POTENTIAL UNITS				
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL
710160020	213 OLIVE ST N	TRANS/COMM/UTIL	T4.2	Specific Plan	Pkg. Lot	U	0.14	41.0			6	6
710160060	159 OLIVE ST N	INDUSTRIAL	T4.2	Specific Plan	Vacant Lot	V	0.28	41.0	2		9	11
710160110	135 DUBBERS ST	INDUSTRIAL	T4.2	Specific Plan	Vacant Lot	V	0.16	41.0	1		6	7
710160120	175 DUBBERS ST	TRADE	T4.2	Specific Plan	CP - Auto Repair - Aging Bldg. - SS - 30:70	U	0.31	41.0	2		11	13
710160130	197 DUBBERS ST	INDUSTRIAL	T4.2	Specific Plan	CP - SS - 30:70	U	1.02	41.0	42			42
710160140	233 DUBBERS ST	INDUSTRIAL	T4.2	Specific Plan	Vacant Lot	V	0.97	41.0	4	2	34	40
710160180	330 PARK ROW AV W	INDUSTRIAL	T4.2	Specific Plan	CF - SS - 30:70	U	1.21	41.0	50			50
710160200	295 OLIVE ST N	TRANS/COMM/UTIL	T4.2	Specific Plan	CF - SS - 30:70	U	1.09	41.0	5	2	38	45
710180080	270 OLIVE ST N	INDUSTRIAL	T4.2	Specific Plan	CF - Vacant Bldg. - SS	U	0.20	41.0	1		7	8
710180100	162 PARK ROW AV W	INDUSTRIAL	T4.2	Specific Plan	Vacant Lot	V	0.15	41.0			6	6
710180120	124 PARK ROW AV W	RESIDENTIAL	T4.2	Specific Plan	RP - SS - 30:70	U	0.15	41.0			5	5
710180420		INDUSTRIAL	T4.2	Specific Plan	Vacant Lot	V	0.29	41.0	2		10	12
			T4.2 Total						109	4	132	245
710120090	355 HARRIET ST	INDUSTRIAL	T4.3	Specific Plan	CP - SS - 30:70	U	0.68	41.0	3	1	24	28
710171090	89 PEKING ST	INDUSTRIAL	T4.3	Specific Plan	Vacant Lot	V	0.35	41.0	2		12	14
710171100	43 PEKING ST	INDUSTRIAL	T4.3	Specific Plan	CF - Aging Bldg. - SS - 30:70	U	0.68	41.0	3	1	24	28
710171120		INDUSTRIAL	T4.3	Specific Plan	Vacant Lot	V	0.23	41.0	1		8	9
710172085	87 JULIAN ST	INDUSTRIAL	T4.3	Specific Plan	Vacant/storage Lot	U	0.16	41.0	1		6	7
710173020		TRANS/COMM/UTIL	T4.3	Specific Plan	Vacant outdoor space for neighboring bldg.	U	0.06	41.0			2	2
710173040		TRANS/COMM/UTIL	T4.3	Specific Plan	Pkg. Lot	U	0.16	41.0	1		6	7
710174070	76 JULIAN ST	INDUSTRIAL	T4.3	Specific Plan	CF - Aging Bldg. - SS - 30:70	U	0.61	41.0	3	1	21	25
710174160		SERVICES	T4.3	Specific Plan	Vacant Lot	V	0.18	41.0	1		6	7
710180020	176 OLIVE ST N	SERVICES	T4.3	Specific Plan	CP - Auto Repair - Aging	U	0.22	41.0	1		8	9
710180030	190 OLIVE ST N	SERVICES	T4.3	Specific Plan	CP - Auto Repair - Aging - 30:70	U	0.21	41.0	1		8	9
710180040	204 OLIVE ST N	RESIDENTIAL	T4.3	Specific Plan	RP - SS - 30:70	U	0.21	41.0	1		7	8
710180050	220 OLIVE ST N	INDUSTRIAL	T4.3	Specific Plan	CP - Auto Repair - Aging	U	0.20	41.0	1		7	8
710180070	250 OLIVE ST N	INDUSTRIAL	T4.3	Specific Plan	CP - Aging Bldg.	U	0.19	41.0	1		7	8
710180190	205 GARDEN ST N	INDUSTRIAL	T4.3	Specific Plan	CP - Dilapidated - SS	U	0.21	41.0	1		8	9
710180200	183 GARDEN ST N	INDUSTRIAL	T4.3	Specific Plan	CP - Dilapidated - SS	U	0.36	41.0	2		13	15
710180220	167 GARDEN ST N	RESIDENTIAL	T4.3	Specific Plan	RP - SS - 30:70	U	0.18	41.0			6	6
710180240	156 GARDEN ST N	INDUSTRIAL	T4.3	Specific Plan	CP - Dilapidated - SS	U	0.06	41.0			2	2
710180260	46 FIX WY	INDUSTRIAL	T4.3	Specific Plan	CP - Auto Repair - Aging - SS	U	0.15	41.0			6	6
710180270	40 FIX WY	INDUSTRIAL	T4.3	Specific Plan	CP - Auto Repair - Aging - SS	U	0.13	41.0			5	5

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Downtown													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR		DENSITY	VL/L	POTENTIAL UNITS			
						UNDER.	ACREAGE			MOD	ABOVEMOD	TOTAL	
710180320	45 FIX WY	SERVICES	T4.3	Specific Plan	CP - Auto Repair - Aging - SS	U	0.08	41.0				3	3
710180330	65 FIX WY	TRADE	T4.3	Specific Plan	CP - SS - Aging	U	0.16	41.0	1			6	7
710180350	182 GARDEN ST N	INDUSTRIAL	T4.3	Specific Plan	Pkg. Lot	U	0.09	41.0				4	4
730011040	210 MAIN ST W	TRADE	T4.3	Specific Plan	Pkg. Lot	U	0.42	41.0	2	1		14	17
730011060	59 OLIVE ST S	SERVICES	T4.3	Specific Plan	Pkg. Lot	U	0.40	41.0	2			14	16
730011210		SERVICES	T4.3	Specific Plan	Pkg. Lot	U	0.09	41.0				4	4
730011245		TRANS/COMM/UTIL	T4.3	Specific Plan	Pkg. Lot	U	0.36	41.0	2			13	15
730011260	230 MAIN ST W	TRANS/COMM/UTIL	T4.3	Specific Plan	Pkg. Lot	U	0.63	41.0	3	1		22	26
730011275		TRANS/COMM/UTIL	T4.3	Specific Plan	Vacant Lot	V	0.12	41.0				5	5
730103215	105 OLIVE ST S	INDUSTRIAL	T4.3	Specific Plan	CP - Aging Bldg. - SS	U	0.20	41.0	1			7	8
730103225		TRANS/COMM/UTIL	T4.3	Specific Plan	Vacant Lot	V	0.10	41.0				4	4
730104200		TRADE	T4.3	Specific Plan	Vacant Lot	V	0.18	41.0	1			6	7
730106020	174 SANTA CLARA ST W	TRANS/COMM/UTIL	T4.3	Specific Plan	Pkg. Lot	U	0.19	41.0	1			7	8
730106090		INDUSTRIAL	T4.3	Specific Plan	Vacant Lot	V	0.07	41.0				3	3
730107070		SERVICES	T4.3	Specific Plan	Vacant Lot	V	0.30	41.0	2			10	12
730107105		INDUSTRIAL	T4.3	Specific Plan	Vacant Lot	V	0.12	41.0				5	5
730111010	102 GARDEN ST S	SERVICES	T4.3	Specific Plan	CP - Aging Bldg. - SS - 30:70	U	0.23	41.0	1			8	9
730118020	54 THOMPSON BL E	SERVICES	T4.3	Specific Plan	CP - Auto Repair - SS - 30:70	U	0.31	41.0	2			11	13
730118050	104 THOMPSON BL E	TRADE	T4.3	Specific Plan	CP - Vacant Bldg. - SS	U	0.26	41.0	2			9	11
730118165	132 THOMPSON BL E	TRADE	T4.3	Specific Plan	Vacant Lot	V	0.18	41.0	1			6	7
730142130	867 FRONT ST E	SERVICES	T4.3	Specific Plan	CF - SS - 30:70	U	0.18	41.0	1			6	7
730142230	839 FRONT ST E	TRADE	T4.3	Specific Plan	CF - Vacant Bldg. - SS	U	0.22	41.0	1			8	9
730262010	840 FRONT ST E	SERVICES	T4.3	Specific Plan	CF - Vacant Bldg. - SS & 2S	U	0.25	41.0	2			8	10
730280265	398 KALORAMA ST S	INDUSTRIAL	T4.3	Specific Plan	Vacant Lot	V	3.66	41.0	150				150
750070655		SERVICES	T4.3	Specific Plan	Vacant Lot - Public Utilities compost site	V	1.47	41.0	60				60
			T4.3 Total							258	5	369	632

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Downtown						VAC. OR		POTENTIAL UNITS				
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL
730135125	763 THOMPSON BL E	TRANS/COMM/UTIL	T4.4	Specific Plan	CP - Aging bldg. - SS	U	0.30	41.0	2		10	12
730135230	795 THOMPSON BL E	TRADE	T4.4	Specific Plan	Vacant Lot	V	0.12	41.0			5	5
730141080	145 KALORAMA ST S	TRANS/COMM/UTIL	T4.4	Specific Plan	Pkg. Lot	U	0.11	41.0			5	5
730141220	837 THOMPSON BL E	RESIDENTIAL	T4.4	Specific Plan	C/R? SS & 2S Buildings - Aging/Dilapidated	U	0.60	41.0	3	1	21	25
730141240	811 THOMPSON BL E	TRADE	T4.4	Specific Plan	CF - Multiple Businesses - 50% Vacant - SS	U	0.30	41.0	2		10	12
730141260	893 THOMPSON BL E	TRADE	T4.4	Specific Plan	CP - Aging/Dilapidated - SS	U	0.14	41.0			6	6
730143050	169 LAUREL ST S	RESIDENTIAL	T4.4	Specific Plan	RP - Aging/Dilapidated - SS	U	0.09	41.0			3	3
730143280	929 THOMPSON BL E	RESIDENTIAL	T4.4	Specific Plan	CP - Travelers Beach Inn - Aging/Dilapidated - 2S	U	0.48	41.0	2	1	17	20
730142010	806 THOMPSON BL E	TRADE	T4.4	Specific Plan	CF - SS - 30:70	U	0.16	41.0	1		6	7
730142250	882 THOMPSON BL E	TRADE	T4.4	Specific Plan	CP - Auto Repair - Aging Bldg. - SS	U	0.23	41.0	1		8	9
730144070	982 THOMPSON BL E	SERVICES	T4.4	Specific Plan	CP - Auto Repair - Aging Bldg. - SS	U	0.11	41.0			5	5
730144080	996 THOMPSON BL E	SERVICES	T4.4	Specific Plan	CF - Auto Repair - Aging Bldg. - SS	U	0.08	41.0			3	3
730144090	223 LAUREL ST S	INDUSTRIAL	T4.4	Specific Plan	CF - Aging Bldg. - SS	U	0.09	41.0			4	4
730144100	249 LAUREL ST S	INDUSTRIAL	T4.4	Specific Plan	CF - Auto Repair - Aging Bldg. - SS	U	0.08	41.0			3	3
730146010	1023 THOMPSON BL E	SERVICES	T4.4	Specific Plan	CG - SS - 30:70	U	0.28	41.0	2		10	12
730161140	256 ANN ST S	TRANS/COMM/UTIL	T4.4	Specific Plan	Pkg. Lot	U	0.61	41.0	3	1	21	25
730162090	1203 THOMPSON BL E	TRADE	T4.4	Specific Plan	Pkg. Lot	U	0.15	41.0			6	6
730162100	1203 THOMPSON BL E	TRADE	T4.4	Specific Plan	CP - Used Car Dealership - Aging Bldg. - SS	U	0.13	41.0			5	5
730270090	1230 THOMPSON BL E	TRADE	T4.4	Specific Plan	CP - Aging Bldgs. - SS - 30:70	U	1.88	41.0	77			77
730270100	1220 THOMPSON BL E	RESIDENTIAL	T4.4	Specific Plan	CP - Aging/Delapidated Bldgs. - SS	U	0.78	41.0	4	1	27	32
			T4.4 Total						97	4	175	276

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Downtown						VAC. OR		POTENTIAL UNITS				
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL
710155010	296 VENTURA AV N	RESIDENTIAL	T5.1	Specific Plan	RF - 30:70	U	0.21	41.0	1		7	8
710155050	245 WALL ST	SERVICES	T5.1	Specific Plan	CP	U	0.17	41.0	1		6	7
710155090	194 VENTURA AV N	TRADE	T5.1	Specific Plan	CP - Large Pkg. Area - 30:70	U	0.49	41.0	2	1	17	20
710155100	284 VENTURA AV N	TRADE	T5.1	Specific Plan	Vacant Lot	V	0.10	41.0			4	4
710155120	240 VENTURA AV N	SERVICES	T5.1	Specific Plan	CP - Auto Repair - Aging	U	0.18	41.0	1		6	7
710160090	115 OLIVE ST N	INDUSTRIAL	T5.1	Specific Plan	CF - Vacant Bldg. - SS	U	0.40	41.0	2		14	16
710160175		INDUSTRIAL	T5.1	Specific Plan	Pkg. Lot	U	0.06	41.0			2	2
710174205		TRANS/COMM/UTIL	T5.1	Specific Plan	Vacant Lot	V	0.28	41.0	2		9	11
710174215		TRANS/COMM/UTIL	T5.1	Specific Plan	Pkg. Lot	U	0.09	41.0			4	4
710180280	159 VENTURA AV N	INDUSTRIAL	T5.1	Specific Plan	CF - Aging Bldg. - SS	U	0.16	41.0	1		6	7
710180290	4 FIX WY	INDUSTRIAL	T5.1	Specific Plan	CF - Aging Bldg. - SS	U	0.11	41.0			5	5
710180300	185 VENTURA AV N	SERVICES	T5.1	Specific Plan	CP - Auto Repair - Aging - SS	U	0.18	41.0	1		7	8
710180310	29 FIX WY	SERVICES	T5.1	Specific Plan	CP - Auto Repair - Aging - SS	U	0.12	41.0			5	5
710180360		TRADE	T5.1	Specific Plan	R - Trailer Park - Pkg. Lot	U	0.26	41.0	2		9	11
710191060	106 VENTURA AV N	RESIDENTIAL	T5.1	Specific Plan	Vacant Lot w/ slope	U	0.20	41.0	1		7	8
710191170	108 VENTURA AV N	RESIDENTIAL	T5.1	Specific Plan	RF	U	0.38	41.0	2		14	16
710191180	130 VENTURA AV N	RESIDENTIAL	T5.1	Specific Plan	RF	U	0.22	41.0	1		7	8
710191190	140 VENTURA AV N	SERVICES	T5.1	Specific Plan	CF	U	0.07	41.0			3	3
710191200		SERVICES	T5.1	Specific Plan	CP - car wash - 30:70	U	0.04	41.0			2	2
710260145		TRADE	T5.1	Specific Plan	Pkg. Lot	U	1.31	41.0	54			54
710260185		TRADE	T5.1	Specific Plan	Pkg. Lot	U	0.27	41.0	2		9	11
710260300	117 VENTURA AV N	INDUSTRIAL	T5.1	Specific Plan	CF - Vacant Bldg. - SS	U	0.42	41.0	2	1	14	17
710260330	141 VENTURA AV N	INDUSTRIAL	T5.1	Specific Plan	CF - Aging Bldg. - 2S	U	0.32	41.0	2		11	13
710260355		TRADE	T5.1	Specific Plan	Pkg. Lot	U	0.73	41.0	4	1	25	30
730021020		SERVICES	T5.1	Specific Plan	Vacant Lot	V	0.13	41.0	0			0
730021030		SERVICES	T5.1	Specific Plan	Vacant Lot	V	0.18	41.0	1		6	7
730021170		TRADE	T5.1	Specific Plan	Pkg. Lot	U	0.23	41.0	1		8	9
730118100		SERVICES	T5.1	Specific Plan	Vacant Lot	V	0.11	41.0			5	5
730118110		TRADE	T5.1	Specific Plan	Vacant Lot	V	0.05	41.0			2	2
730118120	186 THOMPSON BLE	TRADE	T5.1	Specific Plan	CP - Aging Bldg. - SS - 30:70	U	0.12	41.0			5	5
730118130	221 FIGUEROA ST	SERVICES	T5.1	Specific Plan	Vacant Lot	V	0.18	41.0	1		6	7
730122250		TRANS/COMM/UTIL	T5.1	Specific Plan	Pkg. Lot	U	0.02	41.0			1	1
730042300	93 CHESTNUT ST S	SERVICES	T5.1	Specific Plan	CG - Vacant bldg. - 2S	U	0.11	41.0			5	5
730042310	93 CHESTNUT ST S	SERVICES	T5.1	Specific Plan	CG - Vacant bldg. - SS	U	0.11	41.0			5	5
730044150	625 SANTA CLARA ST E	SERVICES	T5.1	Specific Plan	Vacant lot	V	1.01	41.0	41			41
730131030	101 CHESTNUT ST S	SERVICES	T5.1	Specific Plan	CP - Vacant bldg. - SS	U	0.95	41.0	4	2	33	39
730134200	298 CHESTNUT ST S	RESIDENTIAL	T5.1	Specific Plan	Pkg. Lot	U	1.33	41.0	55			55

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Downtown												
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS		
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL
730144120	955 FRONT ST E	INDUSTRIAL	T5.1	Specific Plan	CP - Aging Bldg. - SS	U	0.10	41.0			4	4
730270010	1028 FRONT ST E	INDUSTRIAL	T5.1	Specific Plan	Vacant Lot	V	1.19	41.0	49			49
730270030	1098 FRONT ST E	INDUSTRIAL	T5.1	Specific Plan	CP - Auto Repair - Aging Bldg. - SS	U	0.34	41.0	2		12	14
			T5.1 Total						235	5	285	525
Downtown												
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS		
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL
730121110	257 THOMPSON BL E	TRANS/COMM/UTIL	T6.1	Specific Plan	Pkg. Lot	U	0.10	41.0			4	4
730121170	291 THOMPSON BL E	TRANS/COMM/UTIL	T6.1	Specific Plan	CF - Vacant Bldg. - SS - 30:70	U	0.30	41.0	2		10	12
730122295	225 PALM ST S	INDUSTRIAL	T6.1	Specific Plan	CP	U	0.04	41.0			2	2
730032050		SERVICES	T6.1	Specific Plan	Open space & Parking structure - SS	U	0.45	41.0	2	1	15	18
730032165	374 POLI ST	SERVICES	T6.1	Specific Plan	Pkg. Lot	U	0.36	20.5	1		6	7
730032180	330 POLI ST	RESIDENTIAL	T6.1	Specific Plan	Pkg. Lot	U	0.17	20.5			3	3
730033140		SERVICES	T6.1	Specific Plan	Pkg. Lot	U	0.32	41.0	2		11	13
730033180	27 OAK ST S	TRADE	T6.1	Specific Plan	CG - Vacant bldg. - 2S	U	0.19	41.0	1		7	8
730033240	79 OAK ST S	TRADE	T6.1	Specific Plan	CF - Vacant bldg. - SS	U	0.32	41.0	2		11	13
730034150	50 OAK ST N	RESIDENTIAL	T6.1	Specific Plan	Pkg. Lot	U	0.05	41.0			2	2
730035140	89 CALIFORNIA ST S	SERVICES	T6.1	Specific Plan	Vacant Lot w/ slope	V	0.16	41.0	1		6	7
730035180	54 OAK ST S	TRADE	T6.1	Specific Plan	Pkg. Lot	U	0.29	41.0	2		10	12
730035190		SERVICES	T6.1	Specific Plan	Pkg. Lot	U	0.13	41.0			5	5
730035300	31 CALIFORNIA ST S	SERVICES	T6.1	Specific Plan	CP - Vacant bldg. - 2S	U	0.02	41.0			1	1
730035320		TRANS/COMM/UTIL	T6.1	Specific Plan	CF - Vacant bldg. - 2S	U	0.47	41.0	2	1	16	19
730041010	584 POLI ST	SERVICES	T6.1	Specific Plan	Pkg. Lot	U	0.11	41.0			5	5
730041020	87 CHESTNUT ST N	RESIDENTIAL	T6.1	Specific Plan	Pkg. Lot	U	0.17	41.0			6	6
730041150		TRADE	T6.1	Specific Plan	CG - Vacant bldg.	U	0.10	41.0			4	4
730043130	644 POLI ST	TRADE	T6.1	Specific Plan	Pkg. Lot	U	0.16	41.0	1		6	7
730123060	105 OAK ST S	TRADE	T6.1	Specific Plan	Pkg. Lot	U	0.22	41.0	1		8	9
730123140	333 THOMPSON BL E	SERVICES	T6.1	Specific Plan	Pkg. Lot	U	0.19	41.0	1		7	8
730123250		TRADE	T6.1	Specific Plan	Pkg. Lot	U	0.20	41.0	1		7	8
730123290		SERVICES	T6.1	Specific Plan	Vacant lot - Community Gardens	V	0.14	41.0			6	6
730124235	350 THOMPSON BL E	RESIDENTIAL	T6.1	Specific Plan	Pkg. Lot	U	0.68	41.0	3	1	24	28
730125030		SERVICES	T6.1	Specific Plan	CP - Vacant bldg. - 2S	U	0.18	41.0	1		6	7
730125090	457 THOMPSON BL E	TRADE	T6.1	Specific Plan	Pkg. Lot	U	0.16	41.0	1		6	7
730125170	487 THOMPSON BL E	TRADE	T6.1	Specific Plan	Pkg. Lot	U	0.24	41.0	2		8	10
730126270	470 THOMPSON BL E	SERVICES	T6.1	Specific Plan	Pkg. Lot	U	0.81	41.0	4	1	28	33
730131010	500 SANTA CLARA ST E	TRADE	T6.1	Specific Plan	Vacant lot	V	0.22	41.0	1		8	9
730132010	500 THOMPSON BL E	SERVICES	T6.1	Specific Plan	Pkg. Lot	U	0.24	41.0	2		8	10

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Downtown													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR		DENSITY	VL/L	POTENTIAL UNITS			
						UNDER.	ACREAGE			MOD	ABOVEMOD	TOTAL	
730132195		TRADE	T6.1	Specific Plan	Pkg. Lot	U	0.03	41.0			1	1	
			T6.1 Total							33	4	247	284
			Grand Total							739	23	1323	2085
Johnson Drive Corridor													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR		DENSITY	VL/L	POTENTIAL UNITS			
						UNDER.	ACREAGE			MOD	ABOVEMOD	TOTAL	
1320080275			CPD	Commerce		V	8.03	38.0	55	150	100	305	
1320090035			CPD	Commerce		V	2.53	38.0	96			96	
1320090045			CPD	Commerce		V	1.64	38.0	62			62	
1320090125			CPD	Commerce		V	2.02	38.0	77			77	
			CPD Total						290	150	100	540	
1320080425			MPD	Commerce		U	2.58	38.0	98			98	
			MPD Total						98			98	
			Grand Total						388	150	100	638	
Kimball Neighborhood Center													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR		DENSITY	VL/L	POTENTIAL UNITS			
						UNDER.	ACREAGE			MOD	ABOVEMOD	TOTAL	
880151150		TRANS/COMM/UTIL	C-1A	Commerce	Road or walkway or parking	U	0.26	27.0			7	7	
Loma Vista Corridor													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR		DENSITY	VL/L	POTENTIAL UNITS			
						UNDER.	ACREAGE			MOD	ABOVEMOD	TOTAL	
740154100	2909 LOMA VISTA RD	TRADE	C-1	Commerce	CF - Aging Bldg. - SS - 30:70	U	0.28	27.0			8	8	
			C-1 Total								8	8	
740143060		TRANS/COMM/UTIL	R-1-7	Neighborhood Low	Pkg. Lot	U	0.14	6.0			1	1	
740143070		TRANS/COMM/UTIL	R-1-7	Neighborhood Low	Pkg. Lot	U	0.14	6.0			1	1	
740151070	123 VIRGINIA DR	TRANS/COMM/UTIL	R-1-7	Neighborhood Low	Pkg. Lot	U	0.14	6.0			1	1	
740151090		TRANS/COMM/UTIL	R-1-7	Neighborhood Low	Pkg. Lot	U	0.14	6.0			1	1	
740152080		TRANS/COMM/UTIL	R-1-7	Neighborhood Low	Pkg. Lot	U	0.12	6.0			1	1	
740152140		TRANS/COMM/UTIL	R-1-7	Neighborhood Low	Pkg. Lot	U	0.14	6.0			1	1	
740153080		TRANS/COMM/UTIL	R-1-7	Neighborhood Low	Pkg. Lot	U	0.12	6.0			1	1	
740153130	172 DALTON ST	TRANS/COMM/UTIL	R-1-7	Neighborhood Low	Pkg. Lot	U	0.12	6.0			1	1	
740154240	220 BRENT ST N	TRANS/COMM/UTIL	R-1-7	Neighborhood Low	Pkg. Lot	U	0.12	6.0			1	1	
			R-1-7 Total								9	9	
740152120		TRANS/COMM/UTIL	T4.5	Commerce	Pkg. Lot	U	0.09	27.0			2	2	
			T4.5 Total								2	2	
			Grand Total						0		19	19	

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Main Street Corridor												
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR UNDER.	ACREAGE	DENSITY	VL/L	POTENTIAL UNITS		
										MOD	ABOVEMOD	TOTAL
770011420		SERVICES	===SEE MAP=== SD-H1 (57.66%), POS (3.16%), T5.2 (39.18%)	Commerce	Pkg. Lot & Pkg. Structure	U	2.47	10.6	26			26
			===SEE MAP=== SD-H1 (57.66%), POS (3.16%), T5.2 (39.18%) Total						26			26
770023110	2915 TELEGRAPH RD	SERVICES	C-1A	Commerce	CP - Aging Car Repair - SS	U	0.20	27.0				5
770023120	2915 TELEGRAPH RD	SERVICES	C-1A	Commerce	Pkg. Lot	U	0.08	27.0				2
			C-1A Total									7
730072110	1535 MAIN ST E	SERVICES	T4.5	Commerce	CF - Aging Bldg. - Multiple Businesses - SS - 30:70	U	0.11	27.0				3
730082170	1653 MAIN ST E	SERVICES	T4.5	Commerce	CF - Aging Bldg. - SS - 30:70	U	0.15	27.0				4
730084190	1793 MAIN ST E	TRADE	T4.5	Commerce	CF - Vacant Bldg. - SS	U	0.17	27.0				5
730094120		TRADE	T4.5	Commerce	CF - SS - 30:70	U	0.17	27.0				5
730094240	2065 MAIN ST E	TRADE	T4.5	Commerce	CF - Aging Bldg. - SS - 30:70	U	0.38	27.0				10
730181110	1548 MAIN ST E	TRADE	T4.5	Commerce	CF - SS - 30:70	U	0.10	27.0				3
730191050		TRANS/COMM/UTIL	T4.5	Commerce	Pkg. Lot	U	0.19	27.0				5
730191070	1706 MAIN ST E	TRANS/COMM/UTIL	T4.5	Commerce	CP - Aging Bldg. - SS - 30:70	U	0.19	27.0				5
730193220	1806 MAIN ST E	TRADE	T4.5	Commerce	CP - Aging Bldg. - SS	U	0.14	27.0				4
730193230	1816 MAIN ST E	TRADE	T4.5	Commerce	CP - Multiple Businesses - Aging strip mall - SS	U	0.23	27.0				6
730193240		TRADE	T4.5	Commerce	Pkg. Lot	U	0.05	27.0				1
750011030	2126 MAIN ST E	TRADE	T4.5	Commerce	CF - Multiple Businesses - Aging Bldgs. - SS	U	0.28	27.0				8
750014010		TRANS/COMM/UTIL	T4.5	Commerce	Pkg. Lot	U	0.12	27.0				3
750021020	2338 MAIN ST E	TRADE	T4.5	Commerce	CF - Aging Bldg. - SS - 30:70	U	0.12	27.0				3
750022010	2394 MAIN ST E	TRADE	T4.5	Commerce	CP - Aging Bldg. - SS	U	0.11	27.0				3
750022020	2408 MAIN ST E	TRADE	T4.5	Commerce	CP - Aging Bldg. - Multiple Businesses - SS	U	0.12	27.0				3
750022040	2424 MAIN ST E	TRADE	T4.5	Commerce	CP - Aging Bldg. - Multiple Businesses - SS & 2S	U	0.25	27.0				7
750023100	2467 SAN NICHOLAS ST	SERVICES	T4.5	Neighborhood Low	Pkg. Lot	U	0.17	27.0				5
750023130		TRANS/COMM/UTIL	T4.5	Commerce	Pkg. Lot	U	0.12	27.0				3
750043010		SERVICES	T4.5	Neighborhood Low	Pkg. Lot	U	0.13	27.0				4
750043200		SERVICES	T4.5	Neighborhood Low	Pkg. Lot	U	0.13	27.0				4

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Main Street Corridor												
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR		DENSITY	VL/L	POTENTIAL UNITS		
						UNDER.	ACREAGE			MOD	ABOVEMOD	TOTAL
750044220	48 HOWARD ST	SERVICES	T4.5	Neighborhood Low	Pkg. Lot	U	0.17	27.0			5	5
770071080	2901 MAIN ST E	TRADE	T4.5	Commerce	CP - Aging Bldg. - SS - 30:70	U	0.31	27.0			8	8
770071110		TRANS/COMM/UTIL	T4.5	Commerce	Pkg. Lot	U	0.24	27.0			6	6
770072060		TRADE	T4.5	Commerce	Vacant Lot	V	0.27	27.0			7	7
770083215	3135 MAIN ST E	RESIDENTIAL	T4.5	Commerce	CF - 1-Story Motel not in Coastal Zone - SS	U	1.03	27.0	28			28
770083415		TRADE	T4.5	Commerce	Vacant Lot	V	0.13	27.0			4	4
770111050	3215 MAIN ST E	RESIDENTIAL	T4.5	Commerce	CF - 1-Story Motel not in Coastal Zone - SS	U	0.52	27.0			14	14
			T4.5 Total						28	0	138	166
750051040	49 HARTMAN DR	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.13	27.0			4	4
750051050	61 HARTMAN DR	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.13	27.0			4	4
750051060	73 HARTMAN DR	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.13	27.0			4	4
750051130	94 KATHERINE DR S	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.13	27.0			4	4
750051140	82 KATHERINE DR S	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.13	27.0			4	4
750051150	72 KATHERINE DR S	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.13	27.0			4	4
750051160	60 KATHERINE DR S	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.13	27.0			4	4
750051200	39 HARTMAN DR	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.10	27.0			3	3
750051210	52 KATHERINE DR S	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.12	27.0			3	3
750052040		SERVICES	T5.2	Commerce	Pkg. Lot	U	0.86	27.0	2		21	23
750053050	2834 MAIN ST E	TRADE	T5.2	Commerce	CP - Aging Bldg. - SS	U	0.27	27.0			7	7
770022210	2895 MAIN ST E	TRADE	T5.2	Commerce	Vacant Lot	4	0.25	27.0			7	7
			T5.2 Total						2	0	69	71
			Grand Total						56	0	214	270

North Avenue District												
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR		DENSITY	VL/L	POTENTIAL UNITS		
						UNDER.	ACREAGE			MOD	ABOVEMOD	TOTAL
680040045	2717 VENTURA AV N	SERVICES	R-1-1AC	Public / Institutional	CF - Vacant Bldgs. - SS	U	7.44	1.0			7	7
			R-1-1AC Total								7	7
690171105	2802 VENTURA AV N	INDUSTRIAL	C-2	Commerce	CP - Aging Bldgs. - SS	U	1.61	27.0	43			43
			C-2 Total						43			43
			Grand Total						43	0	7	50

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

North Bank District													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS			
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL	
1380042025		TRADE	C-2	Commerce	Vacant Lot	V	0.60	27.0	1		15	16	
1380042060		TRANS/COMM/UTIL	C-2	Commerce	Pkg. Lot - Storage facility	U	1.20	27.0	32			32	
1380042070	5900 VALENTINE RD	INDUSTRIAL	C-2	Commerce	CP - Multiple Bldgs. - SS - 30:70	U	1.20	27.0	32			32	
			C-2 Total							65	0	15	80
			Grand Total							65	0	15	80
Pierpont Neighborhood Center													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS			
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL	
810057030		TRANS/COMM/UTIL	C-1	Commerce	Pkg. Lot	U	0.18	27.0			5	5	
Pacific View Mall District													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS			
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL	
750224035		TRADE	C-2	Commerce	Vacant Lot	V	0.25	27.0			7	7	
			C-2 Total								7	7	
790010405		SERVICES	C-1A	Commerce	Vacant Lot	V	0.77	27.0	2		19	21	
790010425		TRADE	C-1A	Commerce	Pkg. Lot	U	0.79	27.0	2		19	21	
			C-1A Total						4		38	42	
			Grand Total						4		45	49	
Saticoy Neighborhood Center													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS			
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL	
1280050520		TRADE	T4.10	Commerce	Vacant Lot	V	0.29	27.0			8	8	
Telephone and Cachuma Neighborhood Center													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS			
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL	
890100170	1098 CACHUMA AV	SERVICES	C-1A	Commerce	CF - Car Wash - SS - 30:70	U	0.36	27.0			10	10	

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Telegraph Road Corridor													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS			
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL	
780201250	3553 TELEGRAPH RD	TRANS/COMM/UTIL	C-1	Commerce	Pkg. Lot	U	0.17	27.0				5	5
780212180		TRANS/COMM/UTIL	C-1	Commerce	Pkg. Lot	U	0.03	27.0				1	1
780212200	3845 TELEGRAPH RD	TRADE	C-1	Commerce	CF - Vacant Bldg. - SS - 30:70	U	0.30	27.0				8	8
780212210	3855 TELEGRAPH RD	TRADE	C-1	Commerce	CF - Aging Bldg. - SS - 30:70	U	0.21	27.0				6	6
			C-1 Total									20	20
770130545		TRADE	C-1A	Commerce	CG - SS - 30:70	U	13.24	0.0	154				154
			C-1A Total						154				154
770073080	3072 TELEGRAPH RD	TRADE	C-2	Commerce	CF - SS - 30:70	U	0.25	27.0				7	7
			C-2 Total									7	7
780050390		TRADE	CPD	Commerce		V	0.970	27.0	2			24	26
780212170		SERVICES	CPD	Commerce		U	0.870	27.0	2			21	23
780213075		TRADE	CPD	Commerce		U	1.490	27.0	40				40
			CPD Total						44			45	89
770023020	100 BRENT ST N	TRANS/COMM/UTIL	R-1-6	Commerce	Pkg. Lot	U	0.15	7.0				1	1
790311010		TRANS/COMM/UTIL	R-1-6	Neighborhood Low	Pkg. Lot	U	0.25	7.0				2	2
			R-1-6 Total									3	3
790031450	3920 TELEGRAPH RD	RESIDENTIAL	R-3-5	Neighborhood Medium	RF - 2S - 30:70	U	0.50	18.0				8	8
			R-3-5 Total									8	8
			Grand Total						198	0		83	281
Thompson Boulevard Corridor													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS			
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL	
750060070	359 CHRISMAN AV	SERVICES	R-3-5	Neighborhood Medium	Pkg. Lot	U	0.17	18.0				3	3
750060080	373 CHRISMAN AV	SERVICES	R-3-5	Neighborhood Medium	Pkg. Lot	U	0.17	18.0				3	3
750060130		SERVICES	R-3-5	Neighborhood Medium	Pkg. Lot	U	0.20	18.0				4	4
750070440	362 CHRISMAN AV	RESIDENTIAL	R-3-5	Neighborhood Medium	RP - SS - Aging/Dilapidated Bldg.	U	0.04	18.0				1	1
			R-3-5 Total									11	11

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Thompson Boulevard Corridor						VAC. OR		POTENTIAL UNITS				
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL
730184050	1551 THOMPSON BL E	RESIDENTIAL	T4.5	Commerce	RF - SS - 30:70	U	0.15	27.0			3	3
730212160	1707 THOMPSON BL E	TRADE	T4.5	Commerce	CF - Vacant Bldg. - SS	U	0.15	27.0			4	4
730212190	1655 THOMPSON BL E	SERVICES	T4.5	Commerce	CP - SS - Aging Bldg.	U	0.31	27.0			8	8
730212200	1655 THOMPSON BL E	SERVICES	T4.5	Commerce	Pkg. Lot	U	0.15	27.0			4	4
730212270	1633 THOMPSON BL E	TRADE	T4.5	Commerce	Vacant Lot	V	0.15	27.0			4	4
730213110	1787 THOMPSON BL E	RESIDENTIAL	T4.5	Commerce	CP - Hotel - 2S - Aging Bldg.	U	0.28	27.0			8	8
730221130	1893 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Used auto sales - Aging Bldg. - 30:70	U	0.15	27.0			4	4
730222220	1969 THOMPSON BL E	TRADE	T4.5	Commerce	CF - Vacant Bldg. - SS - 30:70	U	0.52	27.0			14	14
730223210		TRANS/COMM/UTIL	T4.5	Commerce	Pkg. Lot	U	0.15	27.0			4	4
750032210	2171 THOMPSON BL E	TRADE	T4.5	Commerce	Vacant Lot	V	0.27	27.0			7	7
750033100	2237 THOMPSON BL E	SERVICES	T4.5	Commerce	CP - Auto Repair - Aging Bldg. - SS	U	0.50	27.0			14	14
750034120	2261 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Used auto sales - Aging Bldg. - SS - 30:70	U	0.25	27.0			7	7
750034230	2283 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Used auto sales - Aging Bldg. - SS - 30:70	U	0.28	27.0			8	8
750041100	2361 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Multiple Businesses - Aging Bldg. - SS	U	0.13	27.0			4	4
750041110	2343 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Multiple Businesses - Aging Bldg. - SS	U	0.12	27.0			3	3
750043100	2493 THOMPSON BL E	TRADE	T4.5	Commerce	Pkg. Lot	U	0.23	27.0			6	6
750044120	2525 THOMPSON BL E	TRADE	T4.5	Commerce	Pkg. Lot	U	0.23	27.0			6	6
750060220	1342 THOMPSON BL E	SERVICES	T4.5	Commerce	CP - Auto Repair - Aging - SS	U	0.27	27.0			7	7
750070080	1612 THOMPSON BL E	RESIDENTIAL	T4.5	===SEE MAP=== Commerce (40.94%), Neighborhood Medium (59.06%)	CP - Hotel - SS - 30:70	U	0.98	27.0	2		24	26
750070090	1632 THOMPSON BL E	RESIDENTIAL	T4.5	===SEE MAP=== Commerce (48.02%), Neighborhood Medium (51.98%)	RF - SS - 30:70	U	0.50	27.0			13	13
750070100	1644 THOMPSON BL E	TRADE	T4.5	===SEE MAP=== Commerce (53.48%), Neighborhood Medium (46.52%)	CF - Aging Bldg. - SS - 30:70	U	0.45	27.0			12	12
750070110	1690 THOMPSON BL E	RESIDENTIAL	T4.5	===SEE MAP=== Commerce (50.57%), Neighborhood Medium (49.43%)	CP - Hotel - SS & 2S - Aging Bldgs.	U	0.95	27.0	2		24	26

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Thompson Boulevard Corridor												
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS		
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL
750070120	1694 THOMPSON BL E	RESIDENTIAL	T4.5	===SEE MAP=== Commerce (46.60%), Neighborhood Medium (53.40%)	CP - Hotel - SS - Aging Bldg.	U	0.86	27.0	2		21	23
750081060	1858 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Auto Repair - Aging - SS	U	0.37	27.0			10	10
750081070	1870 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Aging Bldg. - SS	U	0.77	27.0	2		19	21
750081390	1888 THOMPSON BL E	RECREATION	T4.5	Commerce	CP - Bowling Alley - Aging Bldg. - SS	U	1.12	27.0	30			30
750081470	1838 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Auto Repair - Aging - SS - 30:70	U	0.60	27.0	1		15	16
750082010	1946 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Aging Bldg. - SS	U	0.24	27.0			6	6
750082020	1960 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Aging Bldg. - SS	U	0.12	27.0			3	3
750082030	1982 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Aging Bldg. - SS	U	0.11	27.0			3	3
750082040	1994 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Aging Bldg. - 2S	U	0.13	27.0			4	4
750091030		TRANS/COMM/UTIL	T4.5	Commerce	Pkg. Lot	U	0.12	27.0			3	3
750091040	2036 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Aging Bldg. - SS	U	0.06	27.0			2	2
750091050	2040 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Used auto sales - Aging Bldg. - SS - 30:70	U	0.18	27.0			5	5
750092010	2076 THOMPSON BL E	SERVICES	T4.5	Commerce	CP - Car wash - Aging Bldg. - SS - 30:70	U	0.18	27.0			5	5
750092020	2090 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Aging Bldg. - SS	U	0.07	27.0			2	2
750092030	2110 THOMPSON BL E	TRANS/COMM/UTIL	T4.5	Commerce	Pkg. Lot	U	0.13	27.0			4	4
750093030	2186 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Used auto sales - Aging Bldg. - 30:70	U	0.26	27.0			7	7
750094180	2226 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Multiple Businesses - Aging Bldg. - 2S	U	0.52	27.0			14	14
750101210		TRADE	T4.5	Commerce	Pkg. Lot	U	0.02	27.0			1	1
750101270		TRANS/COMM/UTIL	T4.5	Commerce	Pkg. Lot	U	0.27	27.0			7	7
750102305		TRANS/COMM/UTIL	T4.5	Commerce	Pkg. Lot	U	0.13	27.0			4	4
750103010	2386 THOMPSON BL E	TRADE	T4.5	Commerce	CP - SS & RF - Multiple Bldgs. - SS - 30:70	U	0.32	27.0			9	9
750103020	2406 THOMPSON BL E	RESIDENTIAL	T4.5	Commerce	CP - Motel - Aging - SS	U	0.77	27.0	2		19	21
750103030	2436 THOMPSON BL E	SERVICES	T4.5	Commerce	CF - Aging Bldg. - SS - 30:70	U	0.16	27.0			4	4
750103040	2440 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Used Auto Sales - Aging Bldgs. - SS - 30:70	U	0.30	27.0			8	8
750104260	2480 THOMPSON BL E	TRADE	T4.5	Commerce	CP - Used Auto Sales - Aging Bldgs. - SS - 30:70	U	0.29	27.0			8	8
750104290	2460 THOMPSON BL E	SERVICES	T4.5	Commerce	CF - car wash - SS - 30:70	U	0.19	27.0			5	5
750110140		TRADE	T4.5	Commerce	CP - Multiple Businesses - Aging strip mall - SS	U	0.53	27.0			14	14
			T4.5 Total							41	390	431

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Thompson Boulevard Corridor													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS			
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL	
750051070	83 HARTMAN DR	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.13	27.0				4	4
750051080	95 HARTMAN DR	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.13	27.0				4	4
750051110	118 KATHERINE DR S	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.13	27.0				4	4
750051120	106 KATHERINE DR S	SERVICES	T5.2	Commerce	Pkg. Lot	U	0.13	27.0				4	4
750052060		TRANS/COMM/UTIL	T5.2	Commerce	Pkg. Lot	U	0.11	27.0				3	3
			T5.2 Total									19	19
			Grand Total							41	0	420	461

Ventura Avenue Corridor													
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR				POTENTIAL UNITS			
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVEMOD	TOTAL	
680090430	1665 VENTURA AV N	TRADE	C-2	Neighborhood High	Vacant Lot	V	0.57	27.0	1			14	15
680114310	1177 VENTURA AV N	SERVICES	C-2	Commerce	CP - Auto Repair - Aging Bldg. - SS - 30:70	U	0.21	27.0				6	6
680123155	1017 VENTURA AV N	TRADE	C-2	Neighborhood High	CF - Multiple Businesses - 1/2 Bldg. Is Vacant - SS	U	0.32	27.0				9	9
680123360	1035 VENTURA AV N	TRADE	C-2	Neighborhood High	CF & RF - SS - 30:70	U	0.25	27.0				7	7
680124375	925 VENTURA AV N	TRADE	C-2	Neighborhood High	CP - Vacant - Aging Bldg. - SS	U	0.17	27.0				5	5
690073195	1510 VENTURA AV N	TRADE	C-2	Neighborhood High	RP - Dilapidated structures - SS	U	0.23	27.0				6	6
690091210	1350 VENTURA AV N	TRADE	C-2	Neighborhood High	Vacant Lot - paved	U	0.52	27.0				14	14
690091420	1320 VENTURA AV N	TRADE	C-2	Commerce	CF - Vacant Bldg. - 2S	U	0.08	27.0				2	2
690111015	1190 VENTURA AV N	TRADE	C-2	Commerce	CP - Automotive - Aging Bldg. - SS	U	0.22	27.0				6	6
690111025	1166 VENTURA AV N	RESIDENTIAL	C-2	Commerce	RF - Vacant Bldg. - SS - 30:70	U	0.20	27.0				4	4
690111250	33 EL MEDIO ST	SERVICES	C-2	Commerce	Pkg. Lot	U	0.08	27.0				2	2
690111260	1100 VENTURA AV N	SERVICES	C-2	Commerce	CP - Aging Bldg. - SS	U	0.09	27.0				2	2
690131210	906 VENTURA AV N	TRADE	C-2	Commerce	CP - Aging Bldg. - 2S	U	0.15	27.0				4	4
710021110	29 BELL WY	RESIDENTIAL	C-2	Neighborhood High	RP - Dilapidated Trailer Park & CP - Auto Repair - Aging Bld	U	0.47	27.0				13	13
710021220	887 VENTURA AV N	TRADE	C-2	Neighborhood High	CP - Gas Station - Aging - SS	U	0.14	27.0				4	4

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Ventura Avenue Corridor												
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR			POTENTIAL UNITS			
						UNDER.	ACREAGE	DENSITY	VL/L	MOD	ABOVE	TOTAL
710022460	735 VENTURA AV N	SERVICES	C-2	Commerce	Pkg. Lot - Fire Station	U	0.06	27.0			2	2
710022500		SERVICES	C-2	Commerce	Pkg. Lot	U	0.07	27.0			2	2
710022520	801 VENTURA AV N	TRADE	C-2	Neighborhood High	CP - Multiple Businesses - Aging Bldg. - SS	U	0.51	27.0			14	14
710031130	880 VENTURA AV N	TRADE	C-2	Neighborhood High	RF & CP - Auto Repair - Aging Bldg. - SS	U	0.14	27.0			4	4
710032380	720 VENTURA AV N	SERVICES	C-2	Commerce	CP - Auto Repair - Aging Bldg. - SS	U	0.32	27.0			9	9
710061010	693 VENTURA AV N	SERVICES	C-2	Commerce	CP - Auto Repair - Aging Bldg. - SS	U	0.29	27.0			8	8
710061020	665 VENTURA AV N	TRADE	C-2	Commerce	CP - Aging Bldg. - SS	U	0.14	27.0			4	4
710061030	651 VENTURA AV N	TRADE	C-2	Commerce	CP - Vacant Bldg. - SS	U	0.14	27.0			4	4
710061040	643 VENTURA AV N	TRADE	C-2	Commerce	CP - Vacant Bldg. - SS	U	0.14	27.0			4	4
710071275	624 VENTURA AV N	SERVICES	C-2	Commerce	CP - Aging Bldg.	U	0.34	27.0			9	9
710072260	572 VENTURA AV N	TRADE	C-2	Parks and Open Space	Vacant Lot	V	0.10	27.0			3	3
710072280		TRADE	C-2	Parks and Open Space	Vacant Lot	V	0.06	27.0			2	2
710111130	480 VENTURA AV N	TRADE	C-2	Commerce	CP - Multiple Businesses - SS - 30:70	U	0.17	27.0			5	5
710142320	339 VENTURA AV N	TRADE	C-2	Commerce	CF - Vacant Bldg. - SS	U	0.20	27.0			5	5
710154110	300 VENTURA AV N	SERVICES	C-2	Commerce	CF - Aging Bldg. - SS	U	0.36	27.0			10	10
710154120	320 VENTURA AV N	TRADE	C-2	Commerce	Vacant Lot	V	0.16	27.0			4	4
710154170	386 VENTURA AV N	SERVICES	C-2	Commerce	CF - Auto Repair - Aging Bldg. - SS	U	0.13	27.0			4	4
710154180	396 VENTURA AV N	TRADE	C-2	Commerce	CF - Auto Repair - Aging Bldg. - SS	U	0.12	27.0			3	3
			C-2 Total						1		194	195
680060015	2235 VENTURA AV N	SERVICES	R-1-1AC	Commerce	CP - SS - 30:70	U	1.25	1.0			1	1
680090105	163 JAMES DR	RESIDENTIAL	R-1-1AC	Commerce	Vacant Lot	V	0.12	1.0			1	1
			R-1-1AC Total								2	2
710154010		TRANS/COMM/UTIL	R-3-5	Neighborhood High	Vacant Lot	V	0.10	18.0			2	2
710154030	378 VENTURA AV N	SERVICES	R-3-5	Commerce	CP - Auto Repair - Aging Bldg. - SS	U	0.23	18.0			4	4
			R-3-5 Total								6	6
			Grand Total						1	0	202	203

**Housing Element Technical Report
Appendix B – Residential Land Inventory- 2014-2021**

Victoria Avenue Corridor															
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR		DENSITY	VL/L	POTENTIAL UNITS					
						UNDER.	ACREAGE			MOD	ABOVEMOD	TOTAL			
1350062035	5971 MOON DR	RESIDENTIAL	R-2	Neighborhood High	RF - SS - 30:70	U	0.17	14.0				1	1		
R-2 Total												1	1		
1360010295		SERVICES	T4.8	Commerce	Pkg. Lot	U	0.90	27.0	2			22	24		
T4.8 Total												2	22	24	
1350062155	1931 ALAMEDA AV	RESIDENTIAL	T4.9	Neighborhood High	Vacant Lot	V	0.18	27.0				5	5		
1350062165		RESIDENTIAL	T4.9	Neighborhood High	Vacant Lot	V	0.18	27.0				5	5		
1370053075		TRANS/COMM/UTIL	T4.9	Commerce	Pkg. Lot	U	4.22	9.0	38				38		
1350062145		RESIDENTIAL	T4.9	Neighborhood High		V	0.00	27.0				5	5		
T4.9 Total												53	53		
Grand Total												55	0	23	78

Wells Road Corridor														
PARCEL	SITE ADDRESS	SITE USE	ZONING DESIGNATION	GENERAL PLAN DESIGNATION	NOTES	VAC. OR		DENSITY	VL/L	POTENTIAL UNITS				
						UNDER.	ACREAGE			MOD	ABOVEMOD	TOTAL		
900250015	11004 TELEGRAPH RD	TRADE	T4.10	Commerce	Vacant Lot	V	0.63	27.0	1			16	17	
900250025	11060 TELEGRAPH RD	RESIDENTIAL	T4.10	Commerce	RF - SS - 30:70	U	1.40	27.0	37				37	
900250255		TRADE	T4.10	Commerce	Vacant Lot	V	1.59	27.0	43				43	
900250305		TRADE	T4.10	Commerce	Vacant Lot	V	2.71	27.0	73				73	
900250325		TRADE	T4.10	Commerce	Pkg. Lot	U	0.41	27.0				11	11	
T4.10 Total												154	27	181
Grand Total												154	27	181

Bold parcels have adjoining ownership that has the potential to provide significantly more units than listed.

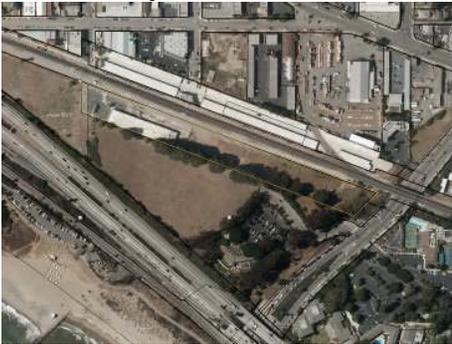
* Density assumptions are based on conservative estimates from known projects and/or maximum density allowed.

¹ The following key explains the abbreviations in the Notes column:

- C = Commercial
- R = Residential
- P = Poor
- F = Fair
- G = Good
- CP = Commercial Poor
- CF = Commercial Fair
- CG = Commercial Good
- SS = Single Story

2S = Two Story
3S = Three Story
CB = Current Business
30:70 = The parcel has a building footprint to overall lot ratio of 30:70 or more.

Site Example One:



730-280-265

The highlighted parcel is zoned T4.3 and as of 2010, now permits potential residential uses. The site is highly underutilized and is next to train tracks. (The parcel to the south is a 6-acre underutilized site that remains a visitor-only serving use and was removed from the land inventory with the Coastal Commission's requested changes made to the Local Coastal Plan in 2010.)

Site Example Two:



APN 750-070-520

This is a 0.85 acre site and the units fronting the roadway are in fair condition. There is access to the back of the site where the remaining lot is vacant and has potential for more development. Also adjoins to two large vacant lots identified on the vacant/underutilized.

Site Example Three:



2601 Main Street

This site was re-zoned in 2007 as a T5.2 Urban Center Zone with a residential overlay. This zoning allows three stories and multi-unit housing as a permitted use. The building is considered in good condition but highly underutilized based on the allowable use and development potential of the remaining property, which includes surface parking.

Site Example Four:



3135 E. Main Street APN –APN 0770083215

The site contains a one-story motor lodge in fair to poor condition. The rear, interior portion is completely vacant.

Site Example Five:



1350-1430 Ventura Ave - APN 690091205 and 690091210

The building is considered good but the lot area could easily be expanded on because these are significantly sized properties. The building could be adaptively re-used for apartment housing. It is currently used for construction storage and zoned to allow high-density residential.

Site Example Six:



APN 1320090035

This 2.53-acre site is located along Johnson Drive to the south of North Bank Drive and is currently vacant. The parcel is zoned Commercial Planned Development but has the potential for 96 housing units.

Site Example Seven:



11004 Telegraph Road - APN 900250015

This 0.63-acre site on the southwest corner of Telegraph Road and Wells Road is currently a vacant lot outside of City limits. The site will be zoned T4.10 Urban General and could accommodate 17 housing units.

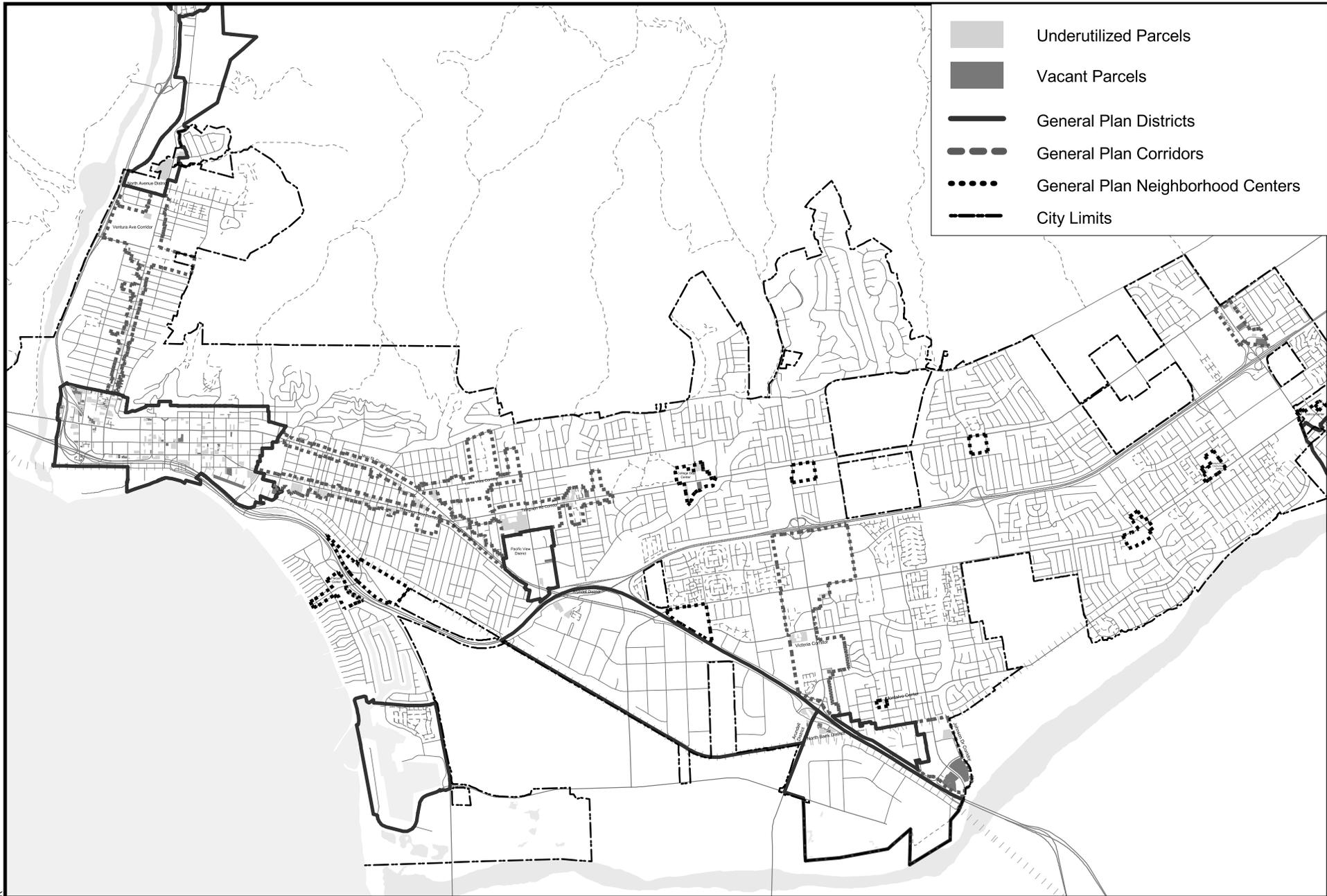
Housing Element Technical Report

This page intentionally left blank.

VACANT AND UNDERUTILIZED LAND INVENTORY MAPS

Housing Element Technical Report

This page intentionally left blank.



Residential Land Inventory

of Vacant & Underutilized Parcels



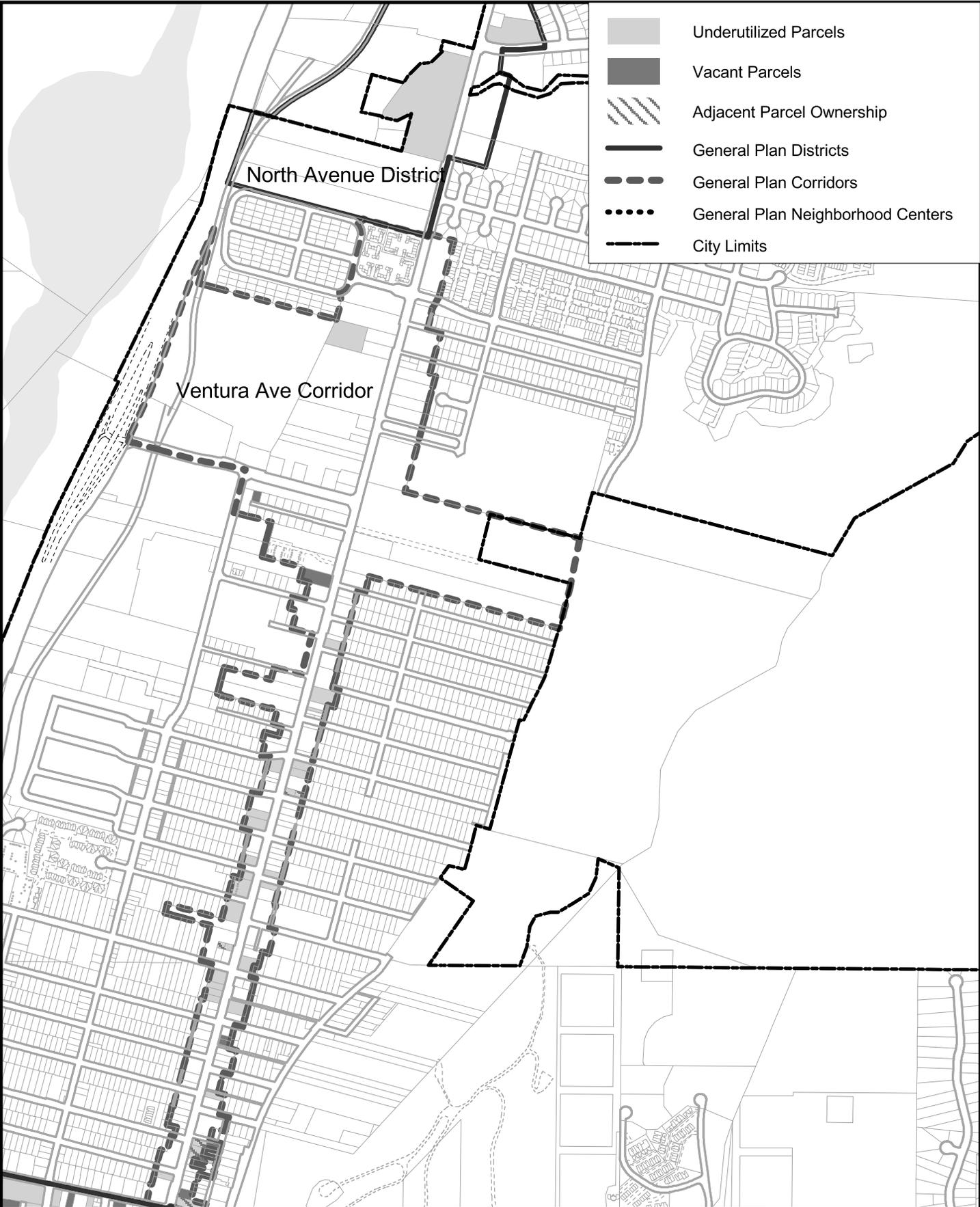
C:\TEMP\VACANT\2012_APR



21 FEB 2013

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

1" = 5000'



Residential Land Inventory

of Vacant & Underutilized Parcels



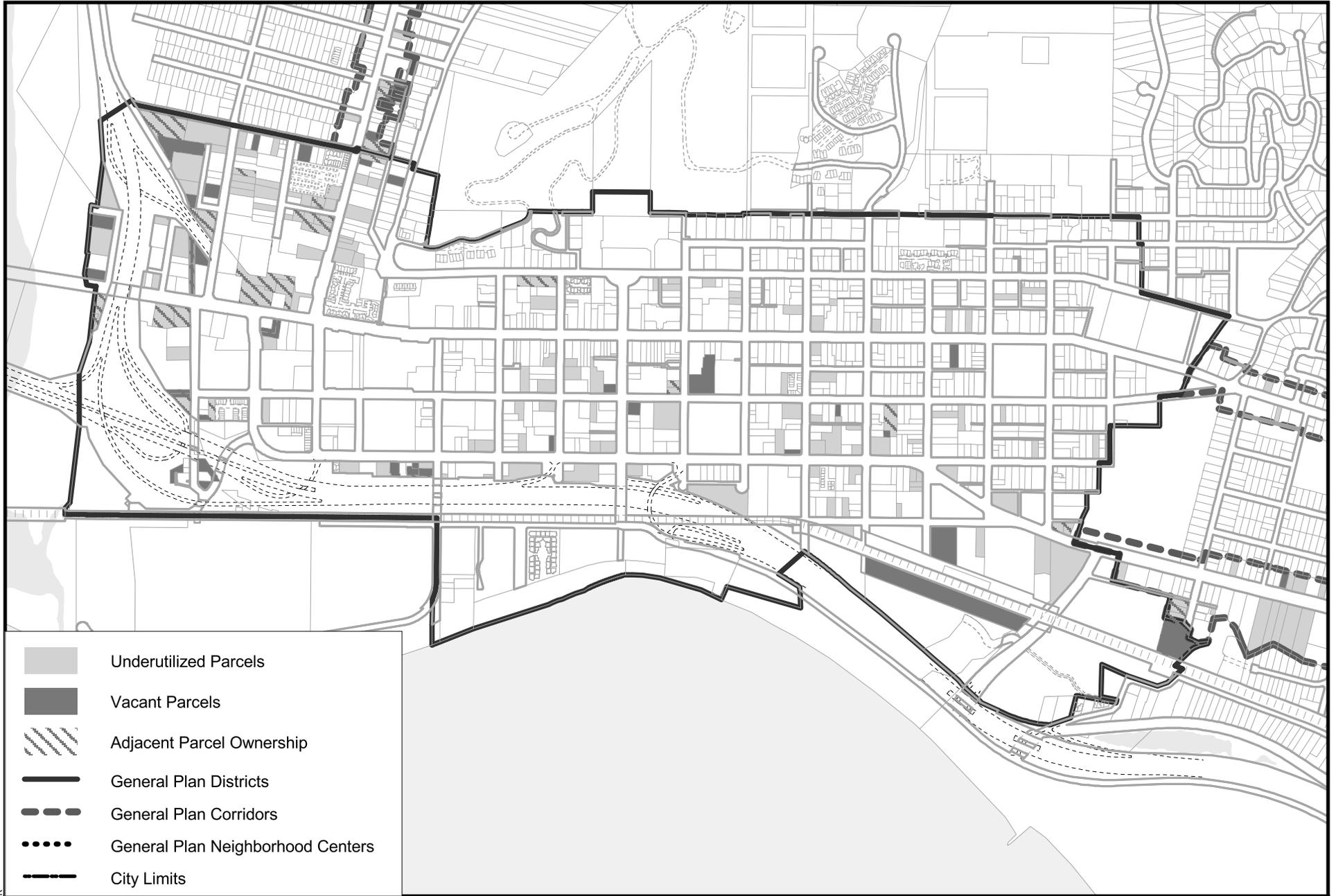
C:\TEMP\VACANT\2012_APR



20 FEB 2013

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

1" = 1000'



-  Underutilized Parcels
-  Vacant Parcels
-  Adjacent Parcel Ownership
-  General Plan Districts
-  General Plan Corridors
-  General Plan Neighborhood Centers
-  City Limits

Residential Land Inventory

of Vacant & Underutilized Parcels



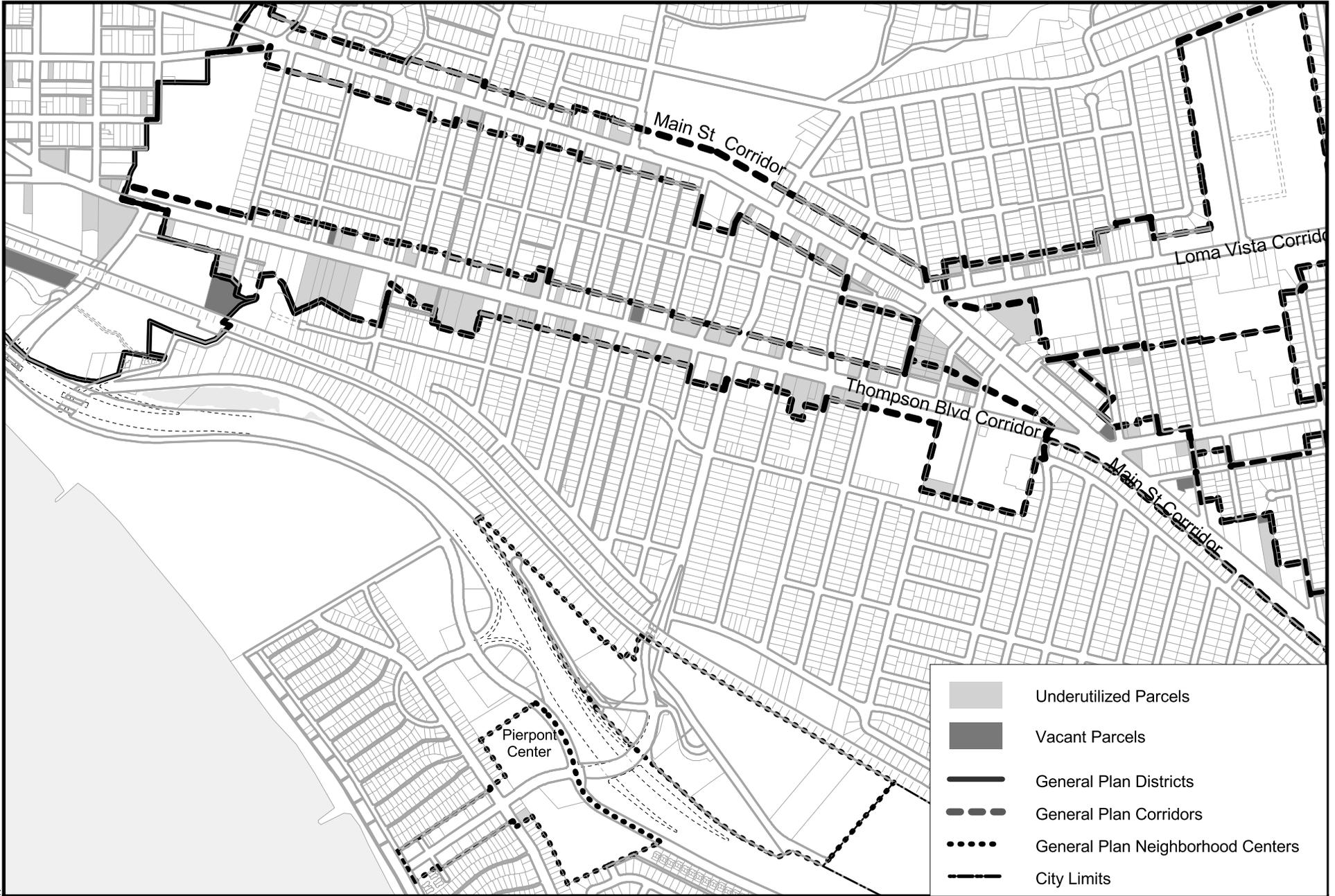
C:\TEMP\VACANT2012.APR



20 FEB 2013

This map is a product of the City of San Buenaventura, California.
Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

1" = 1000'



Residential Land Inventory

of Vacant & Underutilized Parcels



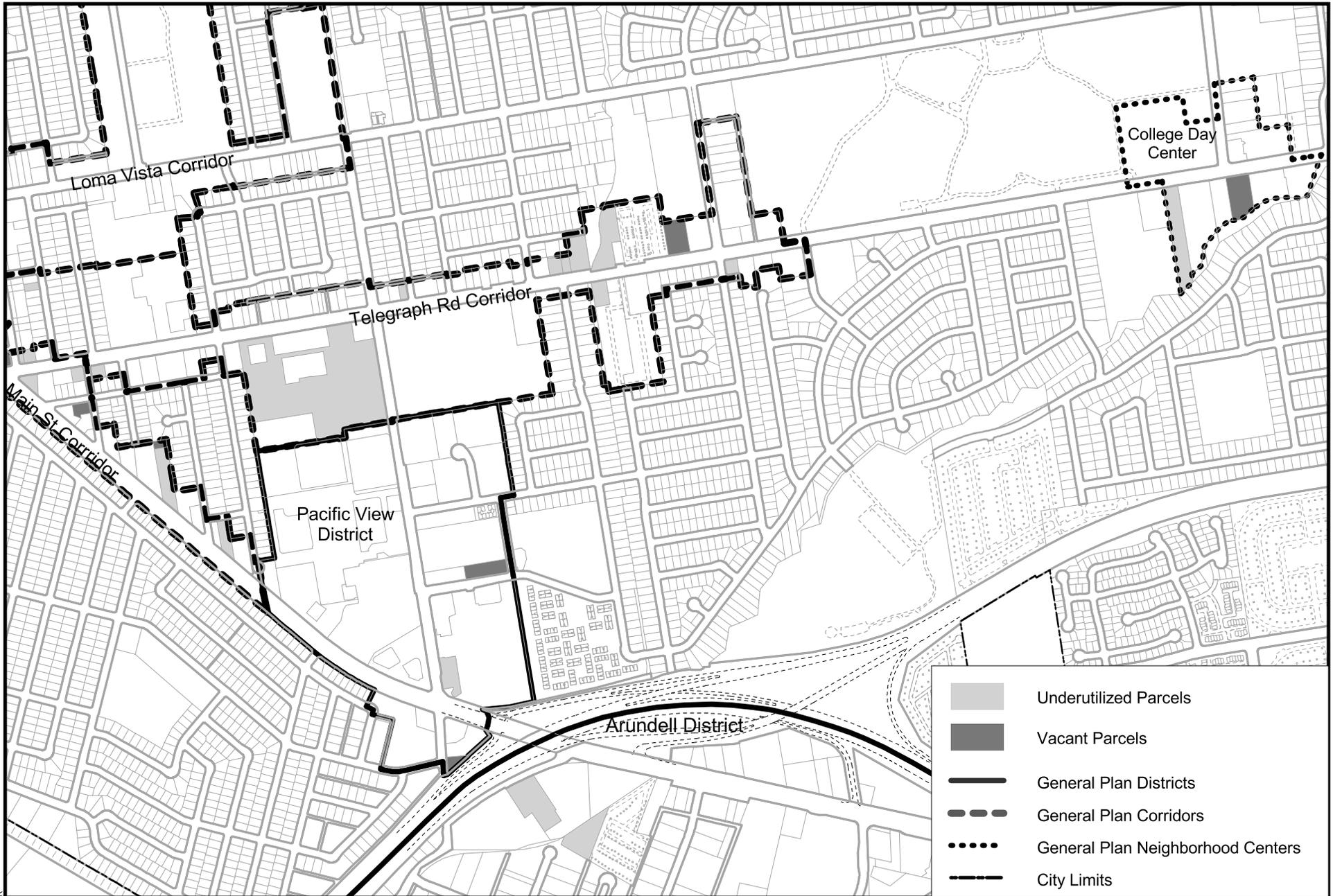
C:\TEMP\VACANT\2012.APR



12 MAR 2013

This map is a product of the City of San Buenaventura, California.
 Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

1" = 1000'



Residential Land Inventory

of Vacant & Underutilized Parcels



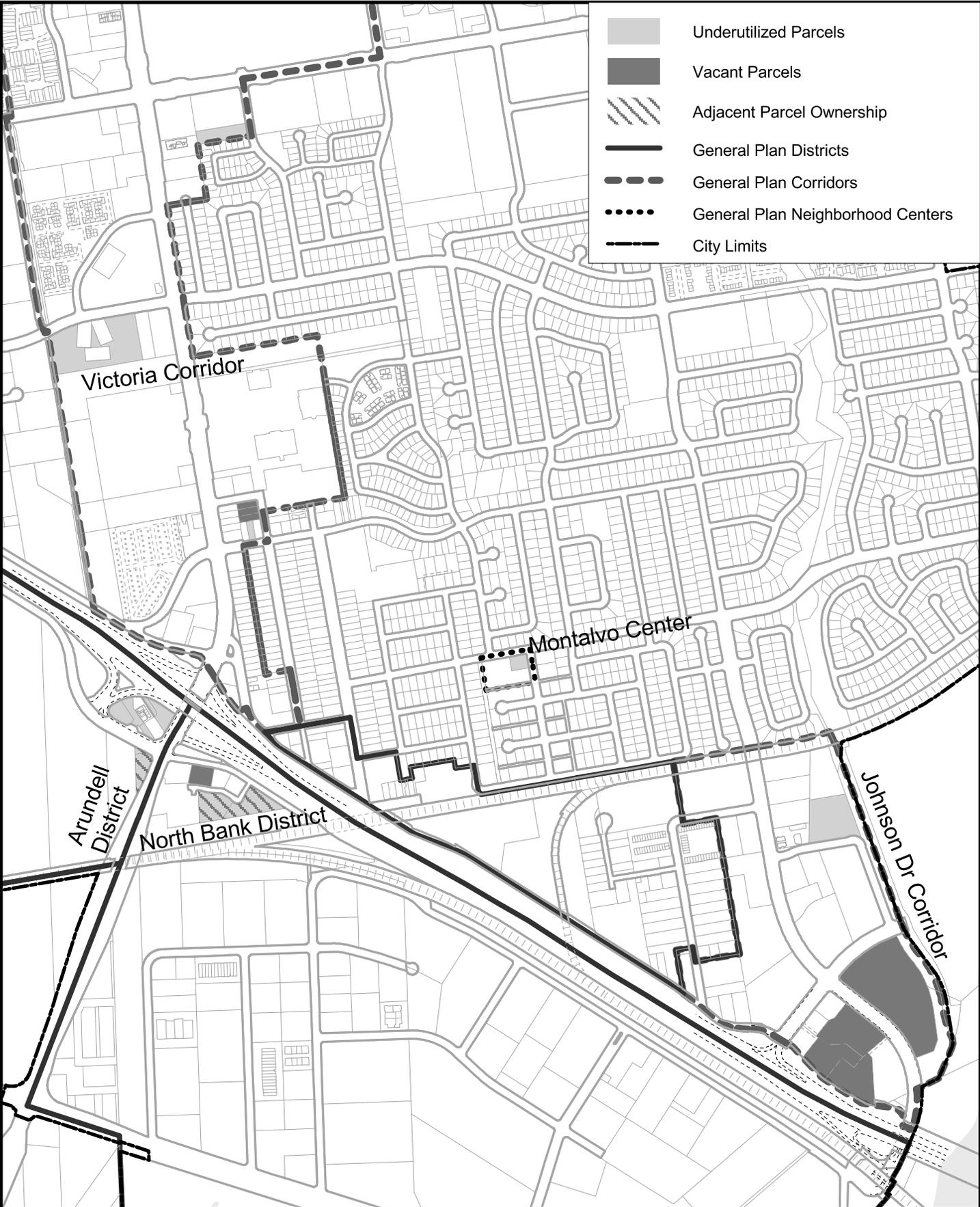
C:\TEMP\VACANT\2012_APR



12 MAR 2013

This map is a product of the City of San Buenaventura, California.
 Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

1" = 1000'



-  Underutilized Parcels
-  Vacant Parcels
-  Adjacent Parcel Ownership
-  General Plan Districts
-  General Plan Corridors
-  General Plan Neighborhood Centers
-  City Limits

Victoria Corridor

Montalvo Center

Arundell District

North Bank District

Johnson Dr Corridor

Residential Land Inventory

of Vacant & Underutilized Parcels

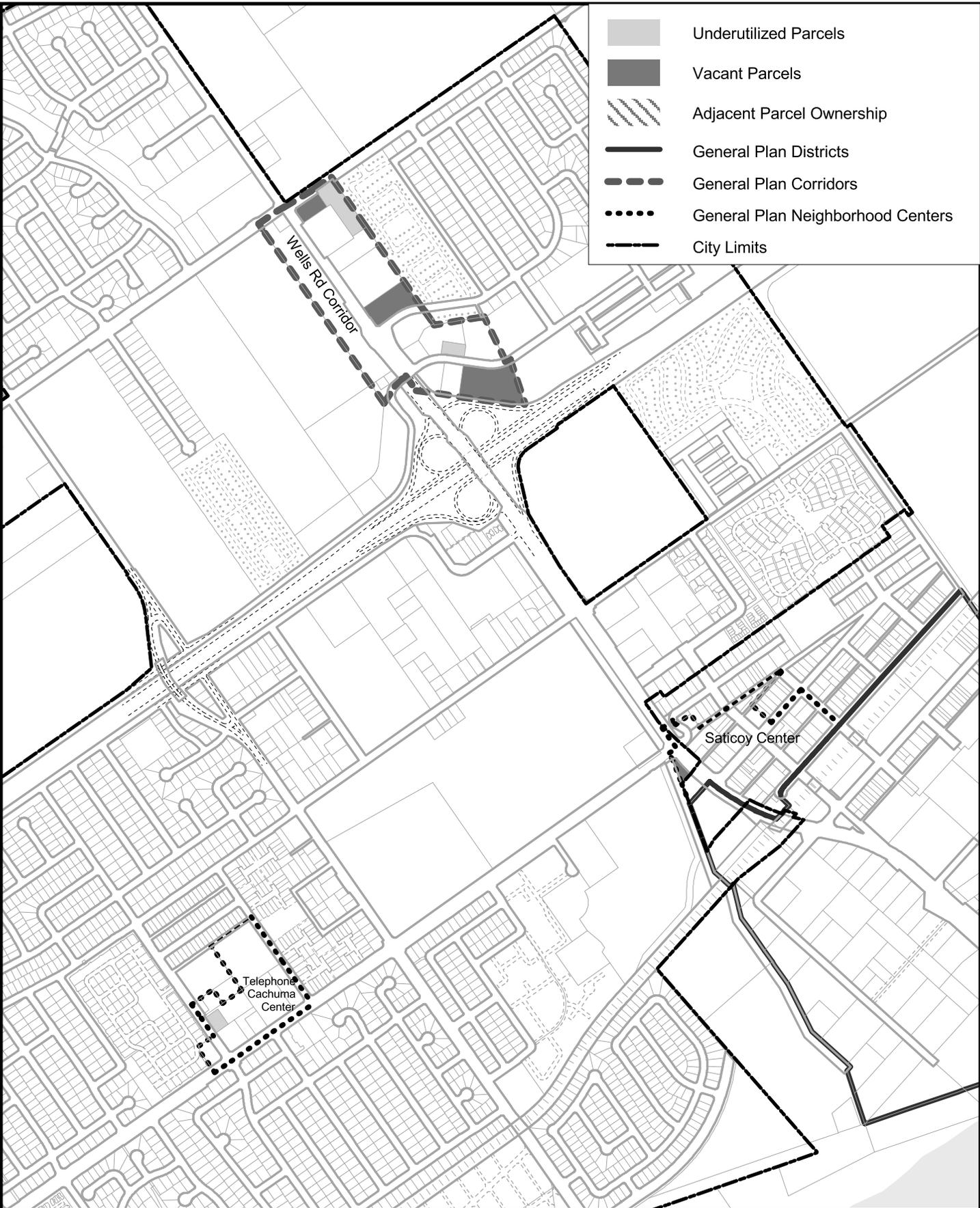


20 FEB 2013

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

1" = 1000'

C:\TEMP\VACANT\2012_APR



Residential Land Inventory

of Vacant & Underutilized Parcels



C:\TEMP\VACANT\2012_APR



20 FEB 2013

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

1" = 1000'

This page intentionally left blank.

Appendix C Public Participation Information

In compliance with Section 65583(c)(8) of State Housing Element Law, the City of San Buenaventura has made diligent efforts to solicit public review of and input on this Housing Element Update, and to include all economic segments of the community and/or their representatives in its development, as described in Section 1D of the Housing Element Update. The materials that follow include the list of invitees to and attendees at the meetings that have been held to date regarding this Housing Element Update, as well as a Stakeholder Response Matrix from the Public Workshop held on January 30, 2013.

The City's public outreach effort for updating the Housing Element actually began during the calendar year 2012 as part of the adopted Housing Element (2006-2014) implementation. Because the certification process for the 2006-2014 Housing Element required 3-rounds of HCD review, community stakeholder meetings occurred throughout 2010-11 until the HCD certification was satisfied in January 2012. As part of that outcome, City staff formalized a Housing Element Working Group to work with staff on future implementation of the programs in the Housing Element. The Working Group includes representatives from the following organizations:

- Cabrillo Economic Development Corporation
- California Rural Legal Assistance
- County Human Services Agency
- House Farm Workers
- San Buenaventura Housing Authority
- Urban Initiatives
- Ventura County Behavioral Health Department
- Ventura County Coalition of Labor, Agriculture and Business
- Ventura County Human Services Agency
- Ventura Safe Housing Collaborative

During 2012, these meetings typically occurred quarterly and focused review and adoption of the farm worker ordinance (Program No. 21, but labeled No. 19 in the preliminary draft Housing Element (PDHE)), status of Infill First Strategy (Program 19, but labeled No. 17 in the PDHE), updates on the Homelessness Strategy (Program No. 18, but labeled No. 16 in the PDHE), and participation in the Density Bonus Ordinance revisions (Program No. 24, but labeled No. 22 in the PDHE). In addition, the Working Group was updated on the preparation for the 2014-2021 Housing Element Update including RHNA development, SB244 requirement for the Saticoy, an unincorporated disadvantaged community DUC, the 5th Cycle streamline process and the aggressive adoption schedule mandated by the state.

Participation in 2014-2021 Housing Element Update

In 2013, the City's public outreach campaign expanded beyond the Working Group to solicit other community participation. Beyond newspaper public notice (larger display ad and not a legal ad), meeting notification on the City's website and announcements during live and recorded City Council and Planning hearings, the city also provided notification to the neighborhood community councils: Pierpont, Midtown, Westside, East Ventura, College Area, Ventura Harbor, and the Downtown Ventura Organization. A workshop was held on January 30th, 2013 at which staff presented the working draft Housing Element Plan update to policies and programs. Attendees at the workshop included representatives from the Ventura Social Services Task Force, Ventura County Clergy and Laity United for Economic Justice,

House Farm Workers, Cabrillo Economic Development Corporation, CAUSE, Westside Community Council members, East Ventura and College Area Community Council members, and other community members who did not indicate an affiliation. Comments solicited and city responses are included in Appendix C.

For the review of the Technical Report, the City notified the Working Group and the workshop participants of document availability online, but received no comments. In addition, city staff held a working session regarding the proposed Land Inventory to describe our methodology and show sites by mapped location. Attendees at this meeting were fewer but included the San Buenaventura Housing Authority, House Farm Workers, and the Cabrillo Economic Development Corporation. At this meeting representatives expressed concerns about the minimum parcel sizes necessary for affordable housing. Staff responded by moving all sites in the Land Inventory less than 1 acre from the very-low and low-income categories to the above moderate income category, except for very-low and low-income units required under the City's Inclusionary Housing Ordinance.

The entire draft Housing Element remained available for public comment until March 14, 2013, when City staff completed final revisions as a result of public comment. When the PDHE was submitted to HCD on March 15 for the required 60 day preliminary review, it was also posted on the City's website (with and without track changes) and an email notification was provided to the Working Group and the interested parties email list originally generated at the January 2013 workshop.

HCD comments were received on May 14, 2013. After making edits to the Draft Housing Element in order to address both HCD's comments and public comments on the Draft Housing Element, the City received a letter from HCD on July 31, 2013 stating that the Draft Housing Element was in compliance with State Housing Element law.

The Draft Housing Element was brought before the City's Planning Commission for review and comment on August 14, 2013. The Planning Commission recommended approval of the Draft Housing Element, with minor revisions, to the City Council. The Draft Housing Element was brought before the City Council on September 16, 2013, at which time the City Council approved the Draft Housing Element and related necessary General Plan amendments. Both these hearings were publicly noticed, open to the public, and provided more opportunity for public comment.