

City of Ventura

Comparison of Residential Allocation Program, Housing Approval Program,
and Residential Growth Management Program

	RAP	HAP	RGMP
Goal	Control pace, quality of housing development; allocate resources	Interim program to address place making and urban design	Establish control over the quality, distribution, and rate of growth of the City
Year Adopted	2015 (proposed)	2006	1989
Growth ceiling	1,050 units per 3 year cycle	None specified	Cap established annually based on population growth, other factors
Allocation process	Post-entitlement	Pre-qualification before entitlement*	Pre-qualification before entitlement*
Imposes ceiling on permits issued	Yes	No	Yes
Exemptions			
• 1 unit project	Yes	Yes	Yes
• 2 unit projects	Yes	Yes	No
• Projects within Specific Plans	Yes	Yes	No
• 100% affordable housing projects	Yes	Yes	No
• Affordable units within mixed-income project	No	Yes	No
• Units covered by Development Agreement	Yes	No	No
• Second Units	Yes	Yes	No
• Fully Entitled Projects	Yes	N/A	N/A
• Replacement Housing	Yes	Yes	Yes
• Modifications to existing units	Yes	Yes	Yes
Evaluation Criteria			
• Harmony with surrounding properties	Yes	Yes	Yes

• Promotes Infill Development	Yes	Yes	Yes
• Incentive to include affordable units	Yes	Yes	No
• Livability features	Yes	Yes	Yes
• Infrastructure and city service levels	Yes	Yes	Yes
• Range of mobility options	Yes	Yes	No
• Green building	Yes	No	No
• Sustainability	Yes	Yes	Yes
• Mix of housing types	Yes	Yes	Yes
• Compliance with specified Building Typology and Design	No	Yes	No
• Separate criteria/process depending on project size	No	Yes	Yes
• Applies Simpson Diversity Index	No	Yes	No
• Fiscal Impacts	No	No	Yes
• Continuing Projects	No	No	Yes
Approval Authority	City Council	DRC, Planning Commission and Council, depending on project size	City Council, with review by the Planning Commission
Time to obtain permits following approval	18 months to obtain building permits	180 days to file subsequent applications	180 days to file subsequent applications

*Any required amendments to the General Plan must be approved before HAP/RGMP application considered