

# VENTURA COUNTY GENERAL PLAN

## LAND USE APPENDIX



Last Amended by the Ventura County Board of Supervisors

June 28, 2011

# Ventura County General Plan

## LAND USE APPENDIX

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# LAND USE APPENDIX

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# 3. LAND USE APPENDIX

## 3.1 Introduction

This Land Use Appendix provides data on land use, population, housing, and employment that were used to prepare the goals, policies, and programs contained in the Land Use Chapter of the General Plan. The data were also used in the preparation of the Transportation/Circulation chapter and in the preparation of the appendices on issues of countywide concern, such as solid and liquid waste planning and water supply planning.

Section 3.2 examines the “holding capacity” of the County, assuming full build-out under the city and County general plans in effect in 2001. This section includes assumptions on population, housing, commercial and industrial floor area, and employment that make it possible to project population and employment for small geographic areas.

Section 3.3 of the Land Use Appendix, in concert with Section 3.3 of the Goals, Policies, and Programs of the General Plan, represents what is commonly known as the “Housing Element.” Section 3.3 includes an evaluation of the previous Housing Element adopted in 2001, and details the regional housing needs allocated to the County from January 1, 2006 to June 30, 2014 by the Southern California Association of Governments (SCAG). Based on an assessment of current and future housing needs for all economic segments of the community, including lower income households and special needs populations, a residential vacant land inventory was prepared and constraints on housing production were evaluated. This section summarizes the conclusions reached, provides the assumptions and research behind these conclusions and identifies new and existing programs intended to meet local housing needs.

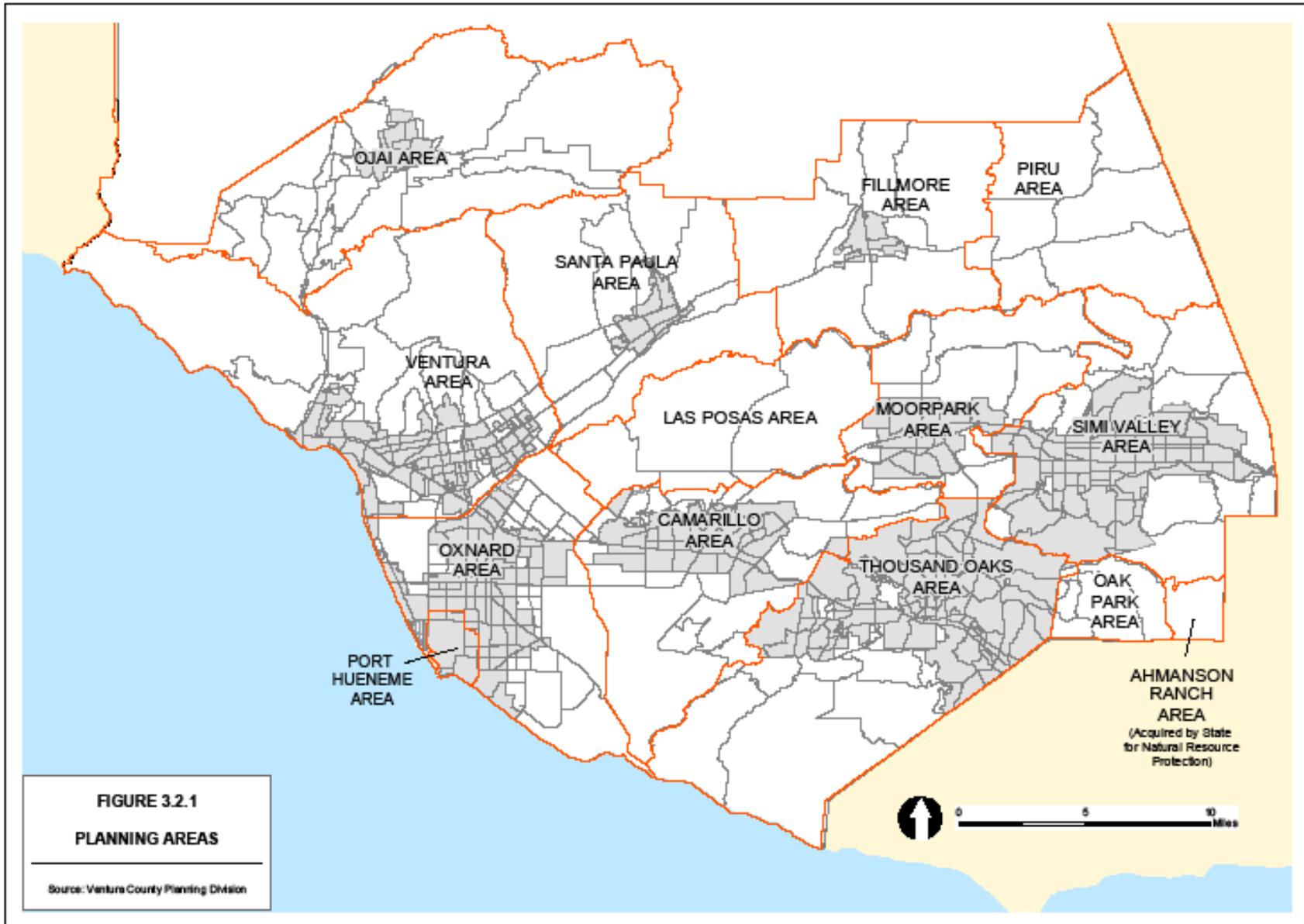
Section 3.4 presents an employment forecast for the County, which was developed jointly by the County and cities in the Ventura Council of Governments (VCOG) in 2001. The employment data have also been compared with the dwelling unit forecasts to determine the jobs/housing balance at the local level.

## 3.2 Land Use Plans

For statistical purposes, Ventura County is divided into geographical subareas, which are depicted in [Figure 3.2.1](#). The subareas are aggregations of Analysis Zones that were established by the Ventura County Transportation Commission (VCTC) for transportation modeling and correspond approximately to Areas of Interest established by the Ventura County Local Agency Formation Commission (LAFCO). In addition to the 10 separate subareas for each city, there are also five subareas for unincorporated areas: Ahmanson Ranch, the Las Posas Valley, the North Half, Oak Park, and Piru.

The accompanying tables, [Figures 3.2.2](#) and [3.2.3](#), present future land use acreage, population, housing, and employment densities, as well as building intensities based on adopted city and County general plans.

It should be noted that true “build-out” in accordance with the adopted city and County general plans never actually occurs, as those plans are periodically updated to anticipate and accommodate future housing and employment needs.



**Figure 3.2.2  
Residential Holding Capacity**

Land Use Designation	Gen. Plan Acres	Low Range DU/Ac	High Range DU/Ac	Low Range DU's	High Range DU's	Year 2020 Pop/DU	Low Range Pop	High Range Pop	Low Range Pop/Ac	High Range Pop/Ac
<b>Ahmanson Ranch Area:</b>										
Open Space	400	0.00	0.00	0	0	0	0	0	0.00	0.00
Community Open Space	915	0.00	0.00	*0	*0	0	0	0	0.00	0.00
SFE	747	0.15	2.00	*518	*648	2.93	1,518	1,899	2.03	2.54
SFT	344	2.00	5.00	*696	*869	2.93	2,039	2,546	5.93	7.40
SFA	84	5.00	10.00	*414	*519	2.93	1,213	1,521	14.44	18.11
Village Center	62	10.00	25.00	**536	**584	2.93	***1,570	***1,711	25.32	27.60
Neighborhood Center	4	10.00	25.00	*80	*80	2.93	234	234	58.50	58.50
Second Dwelling Unit	****	-----	-----	300	300	2.93	879	879	---	---
Rural	810	0.20	1.00	162	810	2.93	475	2,373	0.59	2.93
Bell Canyon Existing Community	291	-----	-----	321	321	2.93	941	941	3.23	3.23
<b>Total</b>	<b>3,574</b>			<b>3,027</b>	<b>4,131</b>		<b>8,869</b>	<b>12,104</b>		
<b>Camarillo Area:</b>										
Inside Sphere Of Influence:										
City Plan:										
Agricultural	1,620	0.02	0.02	27	27	2.96	80	80	0.05	0.05
Rural	1,478	1.50	1.50	2,217	2,217	2.96	6,562	6,562	4.33	4.33
Low	1,920	3.50	3.50	6,720	6,720	2.96	19,891	19,891	10.12	10.12
Low Medium	1,014	7.00	7.00	7,096	7,096	2.96	21,004	21,004	20.22	20.22
Medium	135	15.00	15.00	2,025	2,025	2.96	5,994	5,994	43.35	43.35
High	199	25.00	25.00	4,975	4,975	2.96	14,726	14,726	72.25	72.25
Mobile Home	208	7.00	7.00	1,456	1,456	2.96	4,309	4,309	20.23	20.23
Camarillo Heights Existing Community	767	-----	-----	1,769	1,769	2.96	5,236	5,236	6.66	6.66
Las Posas Estates Existing Community	782	-----	-----	1,081	1,081	2.96	3,200	3,200	3.99	3.99
Stacy/Terra Bella Existing Community	16	-----	-----	34	34	2.96	101	101	6.13	6.13
Outside Sphere Of Influence:										
Agricultural	18,728	0.0125	0.025	234	468	2.96	693	1,385	0.04	0.07
Open Space	10,669	0.025	0.10	267	1,067	2.96	790	3,158	0.07	0.29
Rural	1,290	0.10	0.50	129	645	2.96	382	1,909	0.30	1.48
State Or Federal Facility	929	-----	-----	500	500	2.96	1,480	1,480	1.98	1.98
Santa Rosa Valley Existing Community	1,192	-----	-----	1,163	1,163	2.96	3,442	3,442	3.59	3.59
<b>Total</b>	<b>40,947</b>			<b>29,693</b>	<b>31,243</b>		<b>87,890</b>	<b>92,477</b>		

\* Number of DU's Limited by Specific Plan  
 \*\* Includes 50 Single Room Occupancy (SRO) units  
 \*\*\* Includes 50 persons for SRO units  
 \*\*\*\* Acreage included in SFE/SFT acres

**Figure 3.2.2 (Cont.)  
Residential Holding Capacity**

Land Use Designation	Gen. Plan Acres	Low Range DU/Ac	High Range DU/Ac	Low Range DU's	High Range DU's	Year 2020 Pop/DU	Low Range Pop	High Range Pop	Low Range Pop/Ac	High Range Pop/Ac
<b>Fillmore Area:</b>										
Inside Sphere Of Influence:										
City Plan:										
Rural Residential	1,301	1.00	7.00	1,301	9,107	3.29	4,280	29,962	3.29	23.03
Low Density	676	1.00	7.00	676	4,732	3.29	2,224	15,568	3.29	23.03
Medium Density	202	7.00	11.00	1,414	2,222	3.29	4,652	7,310	23.03	36.19
High Density	9	11.00	15.00	99	135	3.29	326	444	36.22	49.33
Agricultural	193	0.0125	0.025	2	5	3.29	7	16	0.04	0.08
Open Space	360	0.025	0.10	9	36	3.29	30	118	0.08	0.33
Outside Sphere Of Influence:										
Agricultural	11,543	0.0125	0.025	144	289	3.29	474	951	0.04	0.08
Open Space	27,041	0.025	0.10	676	2,704	3.29	2,224	8,896	0.08	0.33
Piru Area Plan:										
Agricultural	255	0.0125	0.025	3	6	3.29	10	20	0.04	0.07
Open Space	4,453	0.025	0.10	111	445	3.29	365	1,464	0.08	0.33
<b>Total</b>	<b>46,033</b>			<b>4,435</b>	<b>19,681</b>		<b>14,592</b>	<b>64,749</b>		
<b>Las Posas Area:</b>										
Agricultural	19,222	0.0125	0.025	240	481	3.07	737	1,477	0.04	0.08
Open Space	12,500	0.025	0.10	313	1,250	3.07	961	3,838	0.08	0.31
Rural	826	0.10	0.50	136	682	3.07	418	2,094	0.31	1.54
La Cumbre Rd. Existing Community	235	-----	-----	256	256	3.07	786	786	3.34	3.34
Saticoy C.C. Existing Community	69	-----	-----	97	97	3.07	298	298	4.32	4.32
Somis Existing Community	54	-----	-----	276	276	3.07	847	847	15.69	15.69
<b>Total</b>	<b>32,906</b>			<b>1,318</b>	<b>3,042</b>		<b>4,047</b>	<b>9,340</b>		
<b>Moorpark Area:</b>										
Inside Sphere Of Influence:										
City Plan:										
Rural Low	1,073	0.20	0.20	215	215	3.25	699	699	0.65	0.65
Rural High	84	1.00	1.00	84	84	3.25	273	273	3.25	3.25
Low	116	1.00	1.00	116	116	3.25	377	377	3.25	3.25
Medium Low	490	2.00	2.00	980	980	3.25	3,185	3,185	6.50	6.50
Medium	957	4.00	4.00	3,828	3,828	3.25	12,441	12,441	13.00	13.00
High	167	7.00	7.00	1,169	1,169	3.25	3,799	3,799	22.75	22.75
Very High	157	15.00	15.00	2,355	2,355	3.25	7,654	7,654	48.75	48.75
Specific Plan 1 Levy	285	-----	-----	415	415	3.25	1,349	1,349	4.73	4.73
Specific Plan 2 JBR	445	-----	-----	475	475	3.25	1,544	1,544	3.47	3.47
Specific Plan 9 MUSD	25	-----	-----	80	80	3.25	260	260	10.40	10.40
Specific Plan 10 Schleve	71	-----	-----	154	154	3.25	501	501	7.06	7.06
Open Space 1	143	0.025	0.10	4	14	3.25	13	46	0.09	0.32

**Figure 3.2.2 (Cont.)  
Residential Holding Capacity**

Land Use Designation	Gen. Plan Acres	Low Range DU/Ac	High Range DU/Ac	Low Range DU's	High Range DU's	Year 2020 Pop/DU	Low Range Pop	High Range Pop	Low Range Pop/Ac	High Range Pop/Ac
Open Space 2	1,269	0.025	0.025	32	32	3.25	104	104	0.08	0.08
Home Acres Existing Community	207	-----	-----	451	451	3.25	1,466	1,466	7.11	7.11
Outside Sphere Of Influence:										
Agricultural	3,382	0.0125	0.025	42	85	3.25	137	276	0.04	0.08
Open Space	19,950	0.025	0.10	499	1,995	3.25	1,622	6,484	0.08	0.33
Rural	352	0.10	0.50	35	176	3.25	114	572	0.32	1.63
<b>Total</b>	<b>29,173</b>			<b>10,934</b>	<b>12,624</b>		<b>35,538</b>	<b>41,030</b>		
<b>North Half Area:</b>										
Open Space (Federal Land)	550,211	0.00	0.00	0	0	2.80	0	0	0.00	0.00
Open Space (Privately Owned)	16,514	0.025	0.10	413	1,651	2.80	1,156	4,623	0.07	0.28
Rural	1,113	0.10	0.50	111	557	2.80	311	1,560	0.28	1.40
Agricultural	62	0.0125	0.025	1	2	2.80	3	6	0.04	0.10
Ojai Area Plan:										
Open Space	3,740	0.0125	0.0125	23	47	2.80	64	132	0.02	0.04
Open Space 80	1,717	0.0125	0.0125	21	21	2.80	59	59	0.03	0.03
Open Space 20	206	0.05	0.05	103	103	2.80	288	288	1.40	1.40
Matilija Canyon Existing Community	132	-----	-----	132	132	2.80	370	370	2.80	2.80
N. Fork Springs Existing Community	46	-----	-----	46	46	2.80	129	129	2.80	2.80
<b>Total</b>	<b>573,741</b>			<b>850</b>	<b>2,559</b>		<b>2,380</b>	<b>7,167</b>		
<b>Oak Park Area:</b>										
Open Space	4,930	0.025	0.10	123	493	2.39	294	1,178	0.06	0.24
Oak Park Area Plan:										
Open Space	1,560	0.00	0.00	0	0	2.39	0	0	0.00	0.00
R/1-2	3	1.00	2.00	3	6	2.39	7	14	2.33	4.67
R/2-4	95	2.00	4.00	190	380	2.39	454	908	4.78	9.56
R/4-6	556	4.00	6.00	2,224	3,336	2.39	5,315	7,973	11.96	17.94
R/6-8	44	6.00	8.00	264	352	2.39	631	841	14.34	19.11
R/8-12	260	8.00	12.00	2,080	3,120	2.39	4,971	7,457	19.12	28.68
R/16-20	14	16.00	20.00	224	280	2.39	535	669	38.21	47.79
Residential Medium Density	19	2.00	6.00	38	114	2.39	91	114	4.79	6.00
Residential High Density	61	6.00	36.00	366	2,196	2.39	875	5,248	14.34	86.03
<b>Total</b>	<b>7,824</b>			<b>5,512</b>	<b>10,278</b>		<b>13,173</b>	<b>24,402</b>		
<b>Ojai Area:</b>										
Inside Sphere Of Influence:										
City Plan:										
Very Low	244	0.50	0.50	122	122	2.42	295	295	1.21	1.21
Low	473	1.00	2.00	473	946	2.42	1,145	2,289	2.42	4.84

**Figure 3.2.2 (Cont.)  
Residential Holding Capacity**

Land Use Designation	Gen. Plan Acres	Low Range DU/Ac	High Range DU/Ac	Low Range DU's	High Range DU's	Year 2020 Pop/DU	Low Range Pop	High Range Pop	Low Range Pop/Ac	High Range Pop/Ac
Medium	374	3.00	4.00	1,122	1,496	2.42	2,715	3,620	7.26	9.68
Medium High	92	6.00	7.50	552	644	2.42	1,336	1,558	14.52	16.93
High	28	8.00	15.00	224	420	2.42	542	1,016	19.36	36.29
Special Housing	5	12.00	20.00	60	100	2.42	145	242	29.00	48.40
Ojai Area Plan:										
OS 80	22,335	0.0125	0.0125	279	279	2.42	675	675	0.03	0.03
OS 40	3,037	0.025	0.025	76	76	2.42	184	184	0.06	0.06
OS 20	685	0.05	0.05	34	34	2.42	82	82	0.12	0.12
OS 10	244	0.10	0.10	24	24	2.42	58	58	0.24	0.24
RI	209	0.025	0.05	5	10	2.42	12	24	0.06	0.11
RR 5	1,056	0.20	0.20	211	211	2.42	511	511	0.48	0.48
RR 2	1,504	0.50	0.50	752	752	2.42	1,820	1,820	1.21	1.21
UR 1-2	917	1.00	2.00	917	1,834	2.42	2,219	4,438	2.42	4.84
UR 2-4	349	2.00	4.00	698	1,396	2.42	1,689	3,378	4.84	9.68
UR 4-6	137	4.00	6.00	548	822	2.42	1,326	1,989	9.68	14.52
UR 6-10	269	6.00	10.00	1,614	2,690	2.42	3,906	6,510	14.52	24.20
UR 10-20	18	10.00	20.00	180	360	2.42	436	871	24.22	48.39
Outside Sphere Of Influence:										
Open Space	25,136	0.025	0.10	628	2,513	2.42	1,520	6,081	0.06	0.24
Agricultural	94	0.10	0.50	9	47	2.42	22	114	0.23	1.21
Ojai Area Plan:										
OS 80	16,659	0.0125	0.0125	208	208	2.42	503	503	0.03	0.03
OS 40	11,243	0.025	0.025	281	281	2.42	680	680	0.06	0.06
OS 20	5,799	0.05	0.05	290	290	2.42	702	702	0.12	0.12
OS 10	209	0.10	0.10	21	21	2.42	51	51	0.24	0.24
RI	3,357	0.025	0.05	84	168	2.42	203	407	0.06	0.12
RR 5	983	0.20	0.20	197	197	2.42	477	477	0.49	0.49
RR 2	730	0.50	0.50	365	365	2.42	883	883	1.21	1.21
UR 1-2	306	1.00	2.00	306	612	2.42	741	1,481	2.42	4.84
UR 10-20	3	10.00	20.00	30	60	2.42	73	145	24.33	48.33
<b>Total</b>	<b>96,495</b>			<b>10,310</b>	<b>16,978</b>		<b>24,951</b>	<b>41,084</b>		
<b>Oxnard Area:</b>										
Inside Sphere Of Influence:										
City Plan:										
Rural	529	1.00	4.00	529	2,116	3.20	1,693	6,771	3.20	12.80
Very Low Density	9	1.00	2.00	9	18	3.20	29	58	3.20	6.40

**Figure 3.2.2 (Cont.)  
Residential Holding Capacity**

Land Use Designation	Gen. Plan Acres	Low Range DU/Ac	High Range DU/Ac	Low Range DU's	High Range DU's	Year 2020 Pop/DU	Low Range Pop	High Range Pop	Low Range Pop/Ac	High Range Pop/Ac
Low Density	4,039	1.00	7.00	4,039	28,273	3.20	12,925	90,474	3.20	22.40
Low Medium Density	1,491	7.00	12.00	10,437	17,892	3.20	33,398	57,254	22.40	38.40
Medium Density	393	12.00	18.00	4,716	7,074	3.20	15,091	22,637	38.40	57.60
High Density	282	18.00	30.00	5,076	8,460	3.20	16,243	27,072	57.60	96.00
Mobile Home	262	1.00	7.00	262	1,834	3.20	838	5,869	3.20	22.40
El Rio/Del Norte Area Plan:										
RR 5	10	0.10	0.20	1	2	3.20	3	6	0.30	0.60
UR 1-2	206.03	1.00	2.00	215	430	3.20	688	1,376	3.20	6.40
UR 2-4	220	2.00	4.00	440	880	3.20	1,408	2,816	6.40	12.80
UR 4-6	121	4.00	6.00	484	726	3.20	1,549	2,323	12.80	19.20
UR 10-15	2	10.00	15.00	20	30	3.20	64	96	32.00	48.00
UR-20	8.92	20	20	178	178	3.2	571	571	64	64
Central Coast Area Plan:										
High Density	97	36.00	36.00	3,492	3,492	3.20	11,174	11,174	115.20	115.20
Outside Sphere Of Influence:										
Agricultural	11,743	0.0125	0.025	147	294	3.20	470	941	0.04	0.08
Open Space	914	0.025	0.10	23	91	3.20	74	291	0.08	0.32
State Or Federal Facility	4,379	-----	-----	570	570	3.20	1,824	1,824	0.42	0.42
El Rio/Del Norte Area Plan:										
Agricultural	3,888	0.0125	0.025	49	97	3.20	157	310	0.04	0.08
Open Space	244	0.025	0.10	6	24	3.20	19	77	0.08	0.32
Coastal Plan										
Agricultural	656	0.0125	0.025	8	16	3.20	26	51	0.04	0.08
Open Space	495	0.025	0.10	12	50	3.20	38	160	0.08	0.32
<b>Total</b>	<b>29,989</b>			<b>30,713</b>	<b>72,547</b>		<b>98,276</b>	<b>232,151</b>		
<b>Piru Area:</b>										
Piru Area Plan:										
R-4	14	2.00	4.00	28	56	3.66	102	205	7.28	14.64
R-6	112	4.00	6.00	448	672	3.66	1,640	2,460	14.64	21.96
R-15	7	10.00	15.00	70	105	3.66	256	384	36.57	54.85
R-20	1.51	20	20	138	138	3.66	505	505	72.98	72.98
SFE	5.22	2.00	4.00	10	21	3.66	36	77	6.9	14.75
SFT	18	4.00	6.00	72	108	3.66	264	395	14.66	21.94
CR	12	8.00	12.00	96	144	3.66	351	527	29.25	43.92
MSP	14.09	6.00	8.00	85	113	3.66	311	414	22.00	29.38
RMU	1	8.00	15.00	8	15	2.94	24	44	24.00	44.00

**Figure 3.2.2 (Cont.)  
Residential Holding Capacity**

Land Use Designation	Gen. Plan Acres	Low Range DU/Ac	High Range DU/Ac	Low Range DU's	High Range DU's	Year 2020 Pop/DU	Low Range Pop	High Range Pop	Low Range Pop/Ac	High Range Pop/Ac
Agricultural	4,886	0.0125	0.025	62	122	2.94	182	359	0.04	0.07
Open Space	32,631	0.025	0.10	816	3,263	2.94	2,399	9,593	0.07	0.29
<b>Total</b>	<b>37,702</b>			<b>1,833</b>	<b>4,757</b>		<b>6,070</b>	<b>15,363</b>		
<b>Port Hueneme Area</b>										
City Plan:										
Low	304	3.50	7.00	1,064	2,128	2.80	2,979	5,958	9.80	19.60
Medium	240	8.00	15.00	1,920	3,600	2.80	5,376	10,080	22.40	42.00
High	99	16.00	25.00	1,584	2,475	2.80	4,435	6,930	44.80	70.00
Naval Base	1,496	1.05	1.05	1,286	1,286	2.80	3,600	3,600	2.41	2.41
<b>Total</b>	<b>2,139</b>			<b>5,854</b>	<b>9,489</b>		<b>16,390</b>	<b>25,568</b>		
<b>Santa Paula Area</b>										
Inside Sphere Of Influence:										
City Plan:										
Single Family	685	3.50	7.00	2,398	4,795	3.31	7,530	15,056	10.99	21.98
Medium	186	7.10	15.00	1,320	2,790	3.31	4,145	8,761	22.28	47.10
Medium High	88	12.00	21.00	1,056	1,848	3.31	3,316	5,803	37.68	65.94
High	32	15.00	29.00	480	928	3.31	1,507	2,914	47.09	91.06
Hillside	370	0.50	4.00	185	1,480	3.31	581	4,647	1.57	12.56
E. Santa Paula Existing Community	8	-----	-----	55	55	3.31	173	173	21.63	21.63
N. Santa Paula Existing Community	42	-----	-----	55	55	3.31	173	173	4.12	4.12
W. Santa Paula Existing Community	6	7.26	7.26	43	43	3.31	135	135	22.50	22.50
Outside Sphere Of Influence:										
Agricultural	11,482	0.0125	0.025	144	287	3.31	31	63	0.00	0.00
Open Space	32,512	0.025	0.10	838	3,251	3.31	53	220	0.00	0.01
Ojai Area Plan:										
OS 40	626	0.025	0.025	16	16	3.31	16	16	0.03	0.03
OS 20	288	0.05	0.05	14	14	3.31	44	44	0.15	0.15
<b>Total</b>	<b>46,326</b>			<b>6,604</b>	<b>15,562</b>		<b>17,704</b>	<b>38,005</b>		
<b>Simi Valley Area:</b>										
Inside Sphere Of Influence:										
City Plan:										
Residential Estate	1,076	1.00	1.00	1,076	1,076	2.90	3,120	3,120	2.90	2.90
Very Low	1,522	2.00	2.00	3,044	3,044	2.90	8,828	8,828	5.80	5.80
Low	1,730	2.60	2.60	4,498	4,498	2.90	13,044	13,044	7.54	7.54
Medium	6,275	3.70	3.70	23,218	23,218	2.90	67,332	67,332	10.73	10.73
Moderate	1,451	7.00	7.00	10,157	10,157	2.90	29,455	29,455	20.30	20.30

**Figure 3.2.2 (Cont.)  
Residential Holding Capacity**

Land Use Designation	Gen. Plan Acres	Low Range DU/Ac	High Range DU/Ac	Low Range DU's	High Range DU's	Year 2020 Pop/DU	Low Range Pop	High Range Pop	Low Range Pop/Ac	High Range Pop/Ac
High	295	15.00	15.00	4,425	4,425	2.90	12,833	12,833	43.50	43.50
Very High	175	25.00	25.00	4,375	4,375	2.90	12,688	12,688	72.50	72.50
Mobile Home	162	8.00	8.00	1,296	1,296	2.90	3,758	3,758	23.20	23.20
Open Space	31,649	0.025	0.025	791	791	2.90	2,294	2,294	0.07	0.07
Box Canyon Existing Community	56	-----	-----	122	122	2.90	354	354	6.32	6.32
N. Simi Valley Existing Community	121	-----	-----	372	372	2.90	1,079	1,079	8.92	8.92
Santa Susana Existing Community	221	-----	-----	802	802	2.90	2,326	2,326	10.52	10.52
RHD-20	2.07	20	20	41.4	41.4	2.90	120.06	120.06	58	58
West Simi Valley Existing Community	141	-----	-----	306	306	2.90	887	887	6.29	6.29
Outside Sphere Of Influence:										
Open Space	27,078	0.025	0.10	677	2,708	2.90	1,963	7,853	0.07	0.29
Rural	306	0.10	0.50	31	153	2.90	90	444	0.29	1.45
Box Canyon Existing Community	12	-----	-----	12	12	2.90	35	35	2.92	2.92
Tapo Canyon Existing Community	7	1.00	1.00	6	6	2.90	17	17	2.43	2.43
Bell Canyon Existing Community	938	-----	-----	1,123	1,123	2.90	3,257	3,257	3.47	3.47
<b>Total</b>	<b>73,215</b>			<b>56,815</b>	<b>60,178</b>		<b>163,480</b>	<b>169,724</b>		
<b>Thousand Oaks Area:</b>										
Inside Sphere Of Influence:										
City Plan										
Very Low	8,269	0.10	2.00	827	16,538	2.78	2,299	45,976	0.28	5.56
Low	7,082	2.00	4.50	14,164	31,869	2.78	39,376	88,596	5.56	12.51
Medium	3,481	4.50	15.00	15,665	52,215	2.78	43,549	145,158	12.51	41.70
High	514	15.00	30.00	7,710	15,420	2.78	21,434	42,868	41.70	83.40
Thousand Oaks Area Plan:										
OS-40	1,040	0.0125	0.025	13	26	2.78	36	72	0.03	0.07
OS-20	834	0.025	0.05	21	42	2.78	58	117	0.07	0.14
RR-2	189	0.50	0.50	95	95	2.78	264	264	1.40	1.40
UR-1	160	1.00	1.00	160	160	2.78	445	445	2.78	2.78
UR-2	308	1.00	2.00	308	616	2.78	856	1,712	2.78	5.56
UR-4	221	2.00	4.00	442	884	2.78	1,229	2,458	5.56	11.12
UR-8	272	6.00	8.00	1,632	2,176	2.78	4,537	6,049	16.68	22.24
UR-16	1	12.00	16.00	12	16	2.78	33	44	33.00	44.00
Outside Sphere Of Influence:										
Open Space	8,409	0.0125	0.025	105	210	2.78	292	584	0.03	0.07
Rural	2	0.10	0.50	0	1	2.78	0	3	0.00	1.50
Lk. Sherwood/Hidden Vly. Area Plan:										
OS 80	2,914	0.0125	0.0125	36	36	2.78	100	100	0.03	0.03

**Figure 3.2.2 (Cont.)  
Residential Holding Capacity**

Land Use Designation	Gen. Plan Acres	Low Range DU/Ac	High Range DU/Ac	Low Range DU's	High Range DU's	Year 2020 Pop/DU	Low Range Pop	High Range Pop	Low Range Pop/Ac	High Range Pop/Ac
OS 40	597	0.025	0.025	15	15	2.78	42	42	0.07	0.07
OS 20	7,882	0.05	0.05	394	394	2.78	1,095	1,095	0.14	0.14
OS 10	128	0.10	0.10	13	13	2.78	36	36	0.28	0.28
RR 5	309	0.20	0.20	62	62	2.78	172	172	0.56	0.56
RR 2	31	0.50	0.50	16	16	2.78	44	44	1.42	1.42
UR 1	247	1.00	1.00	247	247	2.78	687	687	2.78	2.78
UR 1-2	504	1.00	2.00	504	1,008	2.78	1,401	2,802	2.78	5.56
UR 2-4	111	2.00	4.00	222	444	2.78	617	1,234	5.56	11.12
South Coast Area Plan:										
Rural	4	1.00	1.00	4	4	2.78	11	11	2.75	2.75
Low	7	1.10	2.00	8	14	2.78	22	39	3.14	5.57
Medium	8	2.10	6.00	17	48	2.78	47	133	5.88	16.63
High	13	6.10	36.00	79	468	2.78	220	1,301	16.92	100.08
<b>Total</b>	<b>40,104</b>			<b>42,771</b>	<b>123,037</b>		<b>118,902</b>	<b>342,042</b>		
<b>Ventura Area:</b>										
Inside Sphere Of Influence:										
City Plan:										
Single-Family	429	1.00	7.00	429	3,003	2.71	1,163	8,138	2.71	18.97
Multi-Family	16	28.00	28.00	448	448	2.71	1,214	1,214	75.88	75.88
Existing Urban	4,168	-----	-----	36,078	36,078	2.71	97,771	97,771	23.46	23.46
PR-8	543	6.00	12.00	3,258	6,516	2.71	8,829	17,658	16.26	32.52
PR-15	87	6.00	24.00	522	2,088	2.71	1,415	5,658	16.26	65.03
PR-20	203	6.00	36.00	1,218	7,308	2.71	3,301	19,805	16.26	97.56
HPR-4	9,556	0.10	4.00	956	38,224	2.71	2,591	103,587	0.27	10.84
HPR-6	69	0.10	6.00	7	414	2.71	19	1,122	0.28	16.26
HPR-8	353	0.10	12.00	35	4,236	2.71	95	11,480	0.27	32.52
HPR-15	68	0.10	24.00	7	1,632	2.71	19	4,423	0.28	65.04
HPR-20	139	0.10	36.00	14	5,004	2.71	38	13,561	0.27	97.56
TR-15	118	15.00	15.00	1,770	1,770	2.71	4,797	4,797	40.65	40.65
TR-20	145	20.00	20.00	2,900	2,900	2.71	7,859	7,859	54.20	54.20
Montalvo Existing Community	46	-----	-----	416	416	2.71	1,127	1,127	24.50	24.50
North Ventura Ave. Area Plan:										
Residential Single Family	120	7.00	7.00	840	840	2.71	2,276	2,276	18.97	18.97
Residential Multi-Family	17	13.00	13.00	221	221	2.71	599	599	35.24	35.24
Saticoy Area Plan										
Residential/Two Family	36	12.00	12.00	432	432	2.71	1,171	1,171	35.53	35.53

**Figure 3.2.2 (Cont.)  
Residential Holding Capacity**

Land Use Designation	Gen. Plan Acres	Low Range DU/Ac	High Range DU/Ac	Low Range DU's	High Range DU's	Year 2020 Pop/DU	Low Range Pop	High Range Pop	Low Range Pop/Ac	High Range Pop/Ac
Outside Sphere Of Influence:										
Agricultural	4,304	0.0125	0.025	33	66	2.71	89	179	0.02	0.04
Open Space	43,356	0.025	0.10	166	662	2.71	450	1,794	0.01	0.04
Rural	206	0.10	0.50	21	103	2.71	57	279	0.28	1.35
Coastal Area Plan:										
Rural	62	1.00	1.00	62	62	2.71	168	168	2.71	2.71
Medium	8	6.00	6.00	48	48	2.71	130	130	16.25	16.25
High	74	36.00	36.00	2,664	2,664	2.71	7,219	7,219	97.55	97.55
Ojai Area Plan:										
OS 80	1,487	0.0125	0.0125	19	19	2.71	51	51	0.03	0.03
OS 40	221	0.025	0.025	6	6	2.71	16	16	0.07	0.07
<b>Total</b>	<b>65,831</b>			<b>53,509</b>	<b>118,874</b>		<b>142,464</b>	<b>312,082</b>		
<b>Countywide Total</b>	<b>1,125,999</b>			<b>264,178</b>	<b>504,980</b>		<b>754,726</b>	<b>1,427,288</b>		

**Figure 3.2.3  
Employment Holding Capacity**

Designation	General Plan Acres	Building Intensity (%)	Floor Area	Emp/Ksf	Total Emp	Emp/Acre
<b>Ahmanson Ranch:</b>						
Village Center:						
Commercial	**22	15.0	*144	2.0	288	13.09
Office	**16	35.0	*244	4.0	976	61.00
Neighborhood Center	**1	15.0	*7	2.0	14	14.00
Public Schools	24	10.0	105	1.0	105	4.38
Town Hall Complex	**3	20.0	*26	3.0	78	26.00
<b>Total</b>	<b>63</b>		<b>526</b>		<b>1,461</b>	
<b>Camarillo Area:</b>						
Inside Sphere:						
Commercial:						
Office	76	35.0	1,159	4.0	4,635	60.98
General	403	15.0	2,633	2.0	5,266	13.07
Industrial:						
General	776	20.0	6,761	2.0	13,521	17.42
R&D	164	20.0	1,429	2.0	2,858	17.42
Public	1,124	10.0	4,896	1.0	4,896	4.36
Quasi-Public	347	10.0	1,512	1.0	1,512	4.36
Public Schools	8	10.0	35	1.0	35	4.36
Public Services	3	10.0	13	3.0	39	13.07
Outside Sphere:						
Agricultural	16,705	0.0	0	0.0	835	0.05
State College	936	1.0	408	3.0	1,223	1.31
<b>Total</b>	<b>20,542</b>		<b>18,846</b>		<b>34,820</b>	
<b>Fillmore Area:</b>						
Inside Sphere:						
Commercial:						
Neighborhood	3	15.0	20	2.0	40	13.33
Office	9	35.0	137	4.0	549	60.98
Highway	165	15.0	1,078	2.0	2,156	13.07
Central Bus	46	25.0	501	2.0	1,002	21.78
Industrial:						
Commercial/Mfg	6	20.0	52	2.0	105	17.42
M1	56	20.0	488	2.0	976	17.42
M2	113	20.0	984	2.0	1,969	17.42
Public Schools	44	10.0	192	1.0	192	4.36
Civic Center	5	20.0	44	4.0	174	34.85
Outside Sphere						
Agricultural	11,543	0	0	0	577	0.05
<b>Total</b>	<b>11,990</b>		<b>3,496</b>		<b>7,740</b>	
<b>Las Posas Area:</b>						
Agricultural	19,222	0.0	0	0.0	961	0.05
Somis Existing Community:						
CO	4	35.0	5	4.0	20	5.00
C1	2	15.0	13	2.0	26	13.00
M2	36	20.0	314	2.0	628	17.44
<b>Total</b>	<b>19,264</b>		<b>332</b>		<b>1,635</b>	
<b>Moorpark Area:</b>						
Agricultural	12	0.0	0	0.0	1	0.05
Commercial:						
Neighborhood	10	15.0	65	2.0	130	13.00
General	187	15.0	1,222	2.0	2,444	13.07
Industrial:						
Light Industrial	262	20.0	2,283	2.0	4,566	17.42
Medium Industrial	199	20.0	1,734	2.0	3,468	17.43
Public Schools	253	10.0	1,102	1.0	1,102	4.36
Utilities	44	1.0	19	1.0	19	0.43
Public Services	13	10.0	57	3.0	171	13.15
<b>Total</b>	<b>980</b>		<b>6,482</b>		<b>11,901</b>	

\* Maximum thousand (K) square feet per Specific Plan  
 \*\* Maximum number of acres to allow for specific square footage

**Figure 3.2.3 (Cont'd)**  
**Employment Holding Capacity**

Designation	General Plan Acres	Building Intensity (%)	Floor Area	Emp/Ksf	Total Emp	Emp/Acre
<b>North Half Area:</b>						
Commercial	2	15.0	13	2.0	26	13.07
Industrial	500	0.1	22	2.0	44	0.09
Public Services	80	1.0	35	3.0	105	1.31
<b>Total</b>	<b>582</b>		<b>70</b>		<b>174</b>	
<b>Oak Park Area:</b>						
Oak Park Area Plan:						
Commercial	15	15.0	98	2.0	196	13.07
Community Facilities	188	10.0	819	1.0	819	4.36
<b>Total</b>	<b>203</b>		<b>877</b>		<b>1,015</b>	
<b>Ojai Area</b>						
Inside Sphere:						
City Plan:						
Commercial	100	15.0	653	2.0	1,307	13.07
Industrial	19	20.0	166	2.0	331	17.42
Public	396	10.0	1,725	1.0	1,725	4.36
Rural Institutional	441	5.0	960	1.0	960	2.18
Outside Sphere:						
Ojai Valley Area Plan:						
Commercial	106	15.0	693	2.0	1,386	13.08
Industrial	15	20.0	131	2.0	262	17.47
Public Schools	451	1.0	193	1.0	193	0.44
<b>Total</b>	<b>1,528</b>		<b>4,521</b>		<b>6,164</b>	
<b>Oxnard Area:</b>						
Inside Sphere:						
Commercial:						
General	351	25.0	3,822	2.0	7,645	23.05
Convenience	4	20.0	35	2.0	70	18.22
Neighborhood	55	20.0	479	2.0	958	18.39
Community	117	30.0	1,529	2.0	3,058	26.10
Regional	309	20.0	2,692	2.0	5,384	18.21
Specialized	223	20.0	1,943	2.0	3,886	17.42
Visitor Serving	234	5.0	510	2.0	1,019	4.70
Central Business Dist	157	50.0	3,419	2.0	6,839	43.56
Office	128	60.0	3,345	2.0	6,691	52.27
CC	5	50.0	109	2.0	218	43.56
Industrial:						
Bus & Res Park	592	40.0	10,315	1.0	10,315	16.16
Limited	579	45.0	11,350	1.0	11,350	19.60
Light	1,514	60.0	39,570	0.2	7,914	5.23
Central Industrial	312	30.0	4,077	1.0	4,077	13.07
Public Utility/Energy	570	30.0	7,449	1.0	7,449	13.07
Priority To Coastal	333	30.0	4,352	1.0	4,352	13.07
Public:						
Public/Semi-Public	333	30.0	3,711	2.0	7,423	26.14
Airport Compatible	205	40.0	5,489	2.0	10,977	34.85
Schools	835	20.0	7,762	2.0	15,525	17.42
El Rio Area Plan:						
Commercial	29	60.0	758	2.0	1,516	52.27
Industrial	175	50.0	3,812	2.0	7,624	43.57
Outside Sphere:						
Agricultural	11,743	0.0	0	0.0	557	0.05
El Rio Area Plan:						
Institutional	52	60.0	3,973	1.0	3,973	26.14
Point Mugu Nas	4,163	3.0	5,440	2.0	10,880	2.61
<b>Total</b>	<b>22,785</b>		<b>125,941</b>		<b>139,700</b>	
<b>Piru Area:</b>						
Agricultural	4,886	0.0	0	0.0	244	0.05
Commercial	13	15.0	85	2.0	170	13
Industrial	44	20.0	383	2.0	766	17.4
Community Facility	160	10.0	697	0.025	17	9.4
RMU	1	25.0	10	2.0	20	20
<b>Total</b>	<b>5,060</b>		<b>1,175</b>		<b>1,217</b>	

**Figure 3.2.3 (Cont'd)  
Employment Holding Capacity**

Designation	General Plan Acres	Building Intensity (%)	Floor Area	Emp/Ksf	Total Emp	Emp/Acre
<b>Port Hueneme Area:</b>						
Naval Base:						
Commercial	176	15.0	1,150	2.0	2,300	13.07
Industrial	97	20.0	845	2.0	1,690	17.42
Public	772	10.0	3,363	3.0	10,088	13.07
City Plan:						
Commercial:						
General	75	15.0	490	2.0	980	13.07
Visitor Serving	11	15.0	72	2.0	144	13.07
Industrial	30	20.0	261	2.0	522	17.42
Port	100	20.0	871	2.0	1,742	17.42
Public Facilities	49	10.0	213	3.0	640	13.07
<b>Total</b>	<b>1,310</b>		<b>7,265</b>		<b>18,106</b>	
<b>Santa Paula Area:</b>						
Inside Sphere:						
Commercial:						
Office	15	35.0	229	4.0	915	60.98
General	153	15.0	1,000	2.0	2,000	13.07
Neighborhood	3	15.0	20	2.0	39	13.07
Industrial:						
Light Mfg	128	20.0	1,115	2.0	2,230	17.42
Heavy Ind	235	6.5	666	2.0	1,332	5.66
Industrial Park	65	20.0	566	2.0	1,133	17.42
Sewage Disp	6	6.5	17	2.0	34	5.66
Public:						
Schools	52	10.0	227	1.0	227	4.36
City Hall	1	20.0	9	3.0	26	26.14
Public Svcs	1	10.0	4	3.0	13	13.07
Airport	50	1.0	22	0.5	11	0.22
Airport Related	6	20.0	52	2.0	105	17.42
Hospital	8	40.0	139	3.0	418	52.27
E. Santa Paula Exist. Com.:						
CPD	2	60.0	52	2.0	104	52.00
M2	40	50.0	871	2.0	1,742	43.55
Outside Sphere:						
Agricultural	11,482	0.0	0	0.0	574	0.05
Mission Rock Rd Exist. Com.:						
M3	91	6.5	258	2.0	516	5.66
T Aquinas Coll	19	1.0	8	4.0	33	1.74
<b>Total</b>	<b>12,357</b>		<b>5,255</b>		<b>11,450</b>	
<b>Simi Valley Area:</b>						
Inside Sphere:						
Commercial:						
Neighborhood	3	15.0	20	2.0	40	13.33
Recreational Com.	90	1.0	39	0.5	20	0.22
Office	134	35.0	2,043	4.0	8,172	60.98
General	302	15.0	1,973	2.0	3,946	13.07
District	254	15.0	1,660	2.0	3,319	13.07
Regional Center	121	20.0	1,054	2.0	2,108	17.42
CPD	8	15.0	52	2.0	104	13.07
Industrial:						
Light	1,388	40.0	24,185	2.0	48,369	34.85
Business Park	190	40.0	3,311	4.0	13,242	69.70
Public:						
Civic Center	53	20.0	462	3.0	1,385	26.14
Public Svcs	83	10.0	362	2.0	723	8.71
Hospital	10	40.0	174	3.0	523	52.27
Schools	569	10.0	2,479	1.0	2,479	4.36
Brandeis Inst	2,819	0.1	123	1.0	123	0.04
RR Depot	7	10.0	30	1.0	30	4.36
Law Enf Office	6	40.0	105	6.0	627	104.54
Fire Station	6	40.0	105	6.0	627	104.54

**Figure 3.2.3 (Cont'd)**  
**Employment Holding Capacity**

Designation	General Plan Acres	Building Intensity (%)	Floor Area	Emp/Ksf	Total Emp	Emp/Acre
<b>Outside Sphere:</b>						
Santa Susana Exist. Com.						
C1	5,93	60.0	155	2.0	310	52.25
Rocketdyne	2,521	1.0	1,098	1.5	1,647	0.65
Bell Canyon. Exist. Com.:						
CPD	3	15.0	20	2.0	40	13.33
<b>Total</b>	8,573		39,450		87,416	
<b>Thousand Oaks Area:</b>						
Commercial	1,540	15.0	10,062	2.0	20,124	13.07
Industrial:	1,069	20.0	9,313	2.0	18,626	17.42
M-1	496	20.0	4,325	2.0	8,649	17.42
Public						
Schools	393	10.0	1,712	1.0	1,712	4.36
Cal Lutheran College	157	5.0	342	1.0	342	2.18
Newb Pk Academy	65	5.0	142	1.0	142	2.18
Institutional	55	1.0	24	3.0	72	1.31
Civic Center	13	20.0	113	3.0	340	26.14
T. Oaks Area Plan:						
Industrial	60	50.0	1,307	2.0	2,614	43.57
<b>Total</b>	3,848		27,340		52,621	
<b>Ventura Area:</b>						
<b>Inside Sphere:</b>						
<b>City Plan:</b>						
<b>Commercial:</b>						
Prof Office	39	35.0	595	4.0	2,378	60.98
General	52	15.0	340	2.0	680	13.07
Neighborhood	40	15.0	261	2.0	523	13.07
Planned Com	89	15.0	582	2.0	1,163	13.07
PC-Tourist	56	15.0	366	2.0	732	13.07
PMXD	434	15.0	2,836	2.0	5,672	13.07
Harbor Com	125	15.0	817	2.0	1,634	13.07
Industrial:						
General	507	20.0	4,417	2.0	8,834	17.42
Planned Dev	207	20.0	1,803	2.0	3,607	17.42
Public:						
Schools	185	10.0	806	1.0	806	4.36
Govt Center	73	20.0	636	3.0	1,908	26.14
Public Svcs	4	10.0	17	3.0	52	13.07
City Hall	8	20.0	70	3.0	209	26.14
Hospital	14	40.0	244	3.0	732	52.27
Ventura Coll	55	10.0	240	2.0	479	8.71
Public	1	15.0	7	2.0	13	13.07
Saticoy Area Plan:						
Commercial	9	60.0	61	2.0	121	13.44
Community Facility	5	60.0	34	2.0	67	13.40
Industrial	144	50.0	1,252	2.0	2,503	17.38
N Ventura Ave Plan:						
General Commercial	3	60.0	20	2.0	39	13.00
Industrial	205	40.0	357	2.0	714	3.48
Oil Field Industrial	173	20.0	75	2.0	151	0.87
Montalvo Exist. Com.:						
CPD	3	15.0	19	2.0	38	13.07
Ventura Ave Exist. Com.:						
M3	7	40.0	57	2.0	113	17.38
<b>Outside Sphere:</b>						
Agricultural	4,834	0.0	0	0.0	242	0.05
Coastal Plan:						
Industrial	380	1.5	248	2.0	496	1.31
<b>Total</b>	7,652		16,160		33,906	
<b>Countywide Totals</b>	<b>116,831</b>		<b>246,987</b>		<b>409,687</b>	

## 3.3 Population and Housing

### 3.3.1 Introduction

This section of the Ventura County General Plan Land Use Appendix, in concert with Section 3.3 of the Goals, Policies, and Programs of the General Plan, represents what is commonly known as the “Housing Element.” It provides a comprehensive review of current and future housing needs, evaluates existing land inventory and constraints to residential development, and proposes General Plan policies and programs to meet identified housing needs for the January 1, 2006 to June 30, 2014 reporting period.

#### 1. What is a Housing Element?

The Housing Element is one of seven state mandated elements of the General Plan prepared by cities and counties. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of their community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development.<sup>1</sup>

As a result, California State Government Code mandates that each jurisdiction update their Housing Element on a five year cycle (unless modified by the State legislature) and receive certification from the State Department of Housing and Community Development (HCD) to ensure compliance with State law. The required contents of the Housing Element are spelled out in Section 65583 of the California Government Code and reflected throughout this document.

The purpose of the Housing Element is to establish housing goals, policies, and programs that respond to local housing conditions and needs. The unique housing needs of lower-income households and identified subpopulations with special needs are given particular attention.

#### 2. Overview of the County of Ventura Housing Element

The County of Ventura 2006-2014 Housing Element is organized into nine distinct sections:

Section 3.3.1 provides an introduction and overview.

Section 3.3.2 evaluates the housing goals, policies, and programs adopted in the 2001 Housing Element and highlights specific accomplishments.

Section 3.3.3 describes existing household characteristics and housing needs, including population, local wage trends, and housing affordability with an emphasis on the housing needs of the homeless, the mentally and physically disabled, large families, female-headed single parent households, the elderly, and farmworkers.

Section 3.3.4 provides a summary of existing Federal, State, and local housing subsidy programs, including the County’s Community Development Block Grant Program (CDBG), Emergency Shelter Grants (ESG), and Home Investment Partnership Program (HOME).

Section 3.3.5 discusses the County’s long-range population and dwelling unit forecast and the Regional Housing Needs Assessment (RHNA) methodology employed by the Southern California Association of Governments (SCAG) to determine the County’s housing allocation for the January 1, 2006 to June 30, 2014 reporting period.

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<sup>1</sup> California Department of Housing and Community Development at <http://www.hcd.ca.gov/hpd/hrc/plan/he/> accessed on October 11, 2007

Section 3.3.6 examines the governmental, environmental and other constraints and regulations affecting housing development in the unincorporated areas of the County.

Section 3.3.7 contains an inventory of vacant and underdeveloped land suitable for residential development.

Section 3.3.8 provides additional housing information required by State law, including an analysis of consistency with other sections of the General Plan, a description of the public participation process, and information on at-risk affordable housing units, development in the Coastal Zone, and opportunities for energy conservation.

Section 3.3.9 highlights the goals, policies, and programs the County intends to amend, adopt and implement to provide sufficient housing for existing and future residents.

### **3.3.2 Evaluation of Previous Housing Element**

Sections 65588 (a) and (b) of the State Government Code require that jurisdictions evaluate the effectiveness of the existing housing element's programs for the previous planning period. This section reviews the housing goals, policies, and programs of the previous housing element, adopted in 2001 and evaluates the degree to which these programs have been implemented during the reporting period, January 1, 1998 to June 30, 2005.

This section, presented in table format, includes a reference to all of the housing related goals, policies, and programs included in the prior housing element. There is a brief description of actions taken to implement the policies and programs, and the degree to which the overall goals/objectives were met.

Text appearing in *italics* indicates that the goal, policy or program had specific objectives or time frames that were not met, or there were changes in circumstances during the reporting period that necessitated a reevaluation and revision of the goal, policy or program.

Unless otherwise noted in the tables below, or discussed in Section 3.3.9, the County intends to carry over all of the goals, policies, and programs summarized below into the next reporting period (January 1, 2006 - June 30, 2014). As noted in the Introduction, Section 3.3.9 highlights the primary goals, policies, and programs the County intends to amend, adopt, and implement to provide sufficient land inventory to meet its housing needs objectives. These goals, policies and programs reflect the experiences and lessons learned from the prior housing element.

In general, housing programs in Ventura County fall into seven main categories: Housing Preservation, Housing Rehabilitation, Housing Opportunity and Diversity, Housing Equality, Area Plans and Other County Policies, Population and Housing Section Update, and Employment and Commerce/Industry.

#### **1. Housing Preservation**

The overall housing preservation goal set forth in the previous housing element (3.3.1-3) was to "preserve the condition of the existing housing stock and the continuing affordability of all currently affordable units." The sub-goals, policies and programs listed in the following table were in support of this overall goal:

**Figure 3.3.2-1  
Housing Preservation Goals, Policies and Programs**

Number	Description	Accomplishments (1998-2005)
Goal 3.3.1-3 (1)	Encourage the physical maintenance of the existing standard housing stock, especially mobile homes in mobile home parks and multi-family rental units.	Maintenance of the existing housing stock is primarily the responsibility of the individual property owners. County housing records indicate that during the reporting period, 14 of the 78 dwelling units that were demolished or removed from the County housing stock were rebuilt. No multi-family dwelling units were removed. Some of the demolished dwellings were the result of a major landslide in the La Conchita community in January 2005, which damaged and/or destroyed 36 homes.
Goal 3.3.1-3(2)	Assure, where feasible, the continued affordability of the existing affordable housing stock.	The County does not exert control over the sale or rental price of housing, except through the California Redevelopment Law (CRL), Density Bonus Ordinance (Article 16), and Mobile Home Park Rent Review Ordinance (program 3.3.3-3(4)). The County Executive Office is responsible for implementing price/rent controls within the Piru Redevelopment Agency boundaries in accordance with CRL; <i>however, the RDA currently lacks locally adopted regulatory authority to control price/rents.</i> The County did not receive any applications for density bonus; therefore, price/rent control measures were not imposed through this mechanism. <i>Nonetheless, the County has not adopted standard administrative procedures for price/rent control.</i>
Goal 3.3.1-3(3)	Assure, where feasible, that affordable housing in the Coastal Zone is replaced in proximity when demolished or converted.	All discretionary projects in the Coastal Zone have been reviewed for their impact on existing affordable housing since January 1, 1998. (see policy 3.3.2-2(2))
Policy 3.3.2-2(1)	Existing residentially developed neighborhoods shall not be designated under Area Plans to land uses that would eliminate or degrade the existing housing stock.	No Area Plans were updated or significantly amended during the last reporting period.

Number	Description	Accomplishments (1998-2005)
Policy 3.3.2-2(2)	Lower- and moderate-income rental housing located in the Coastal Zone shall be concurrently replaced within three miles, if feasible, when two or more such units are converted or demolished.	The County had no discretionary permit applications that triggered the imposition of this policy during the reporting period.
Policy 3.3.2-2(3)	The County shall support the efforts of private and public agencies to preserve the existing housing stock.	<p>During the reporting period, the County Executive Office assisted in the rehabilitation and preservation of 70 units in the unincorporated areas of Piru, Saticoy, and El Rio.</p> <p>Planning code enforcement staff contacted the County Executive Office in situations where inspections indicated that housing preservation was an issue.</p> <p><i>The RDA and County have not adopted standard administrative procedures for price/rent control for projects subject to inclusionary housing requirements.</i></p>
Program 3.3.3-3(1)	The Resource Management Agency (Planning, Building and Safety, Environmental Health) will continue the enforcement of zoning, building and safety and public health codes on a complaint or voluntary request basis.	This program was implemented on an ongoing basis in the code enforcement sections of the Environmental Health, Planning, and Building and Safety Divisions of the RMA, which worked closely with the County Executive Office when an enforcement case justified or required their cooperation.
Program 3.3.3-3(2)	The CEO, with the assistance of the Planning Division, will continue to administer federal grant programs or apply for other funds to assist households with housing code violations (i.e. building and safety, fire, or public health) to repair, replace, or otherwise bring housing units into conformance with the code.	This program was successfully implemented. The County Executive Office pursued numerous funding sources in an effort to preserve the existing housing stock, including CalHOME funds for mobile home rehabilitation and replacement.
Program 3.3.3-3(3)	The County will annually solicit assistance from qualified non-profit housing organizations to implement programs that preserve the existing housing stock in the unincorporated area.	The County receives approximately \$800,000 annually in HOME and CDBG funds, which it grants to qualified nonprofit housing organizations to implement housing preservation, rehabilitation and construction programs. (See Section 3.3.5). <i>This program is not specific to just housing preservation and duplicates policy 3.3.2-2(3); therefore, this program will be deleted.</i>

Number	Description	Accomplishments (1998-2005)
Program 3.3.3-3(4)	The Planning Division will continue the Mobilehome Park Rent Review Program to assure that the amount of rent does not increase more than set forth in the Mobilehome Park Rent Review Ordinance.	The Planning Division administers this program on an ongoing basis. The tri-annual report to the Board of Supervisors regarding this program indicates that 143 requests for rent increases were processed through the Mobilehome Park Rent Review Board during the reporting period. <i>This program may not be applicable for those mobilehome parks where a condominium subdivision is approved and recorded.</i>

## 2. Housing Rehabilitation

The overall housing rehabilitation goal set forth in the previous housing element (3.3.1-4) was to “continue and expand existing housing rehabilitation programs.” The sub-goals, policies and programs listed in the following table were in support of this overall goal:

**Figure 3.3.2-2  
Housing Rehabilitation Goals, Policies and Programs**

Number	Description	Accomplishments (1998-2005)
Goal 3.3.1-4(1)	Continue to expand the existing code enforcement and housing grant programs to improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.	Residential units discovered to lack plumbing, heating, windows or other essential fixtures are referred to the Building and Safety Division of RMA for inspection and notice-of-violation. If the homeowner requires assistance in remedying the violation, they are referred to the appropriate non-profit organization.

Number	Description	Accomplishments (1998-2005)
Goal 3.3.1-4(2)	Promote the improvement of housing by informing the public about existing energy conservation and weatherization programs offered by appropriate non-profit organizations.	<p>Since 2003, the Ventura County Regional Energy Alliance (VCREA) has assisted the nonprofit organization Cabrillo Economic Development Corporation (CEDC), by funding a design charrette to develop appropriate energy efficiency and green building principles for "Vista Hermosa" a recent housing project. These principles will continue to be used by CEDC in future housing projects.</p> <p>Through a bi-monthly newsletter, telephone assistance, presentations and other avenues, VCREA offers all sectors in the County an important resource for ongoing energy efficiency information. Given their partnership with the local utilities, they also act as an important clearinghouse of information on the latest rebate and incentive programs offered by these utilities.</p> <p>The nonprofit organization Community Action of Ventura County (CAVC), formerly called the Commission on Human Concerns, offers a variety of free energy conservation programs aimed at low income homeowners and renters. These programs include home weatherization, energy conservation classes and replacement of refrigerators with Energy Star models.</p>
Goal 3.3.1-4(3)	Develop a mechanism to facilitate room additions to overcrowded dwelling units for lower-income families.	<i>This goal was not pursued and will be rewritten to promote room additions and second dwelling units to help reduce overcrowding.</i>
Policy 3.3.2-3	The County shall coordinate its housing rehabilitation programs with those of other public and private agencies.	The County's rehabilitation programs focus on mobilehomes, and the CEO's office contracts with Comprehensive Housing Services to assist in mobilehome rehabilitation.
Program 3.3.3-4(1)	The County Executive Office - Regional Development Division will continue existing housing rehabilitation programs and, if feasible, apply for additional State and Federal funds for the rehabilitation of lower-income owner and renter occupied housing units. The funds should be used to improve substandard units that have code violations and are located in the unincorporated area of the County.	<p>The CEO's Grantee Performance Report for June 30, 2007 indicated that CDBG funds expended for residential (mobile home) rehabilitation activities during the preceding fiscal year amounted to \$400,868.</p> <p><i>The County Executive Office did not provide or seek assistance for renter-occupied housing units due to the logistical problems associated with monitoring, reporting, etc.</i></p>

Number	Description	Accomplishments (1998-2005)
Program 3.3.3-4(2)	The Resource Management Agency will study the feasibility of establishing an ordinance to require a building permit and zoning information report on residential units prior to transfer of ownership.	<i>This program remained unfunded during the reporting period and, therefore, was not pursued. This program will not be continued into the next reporting period.</i>
Program 3.3.3-4(3)	The Commission on Human Concerns should continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation programs for existing eligible homeowners and renters.	The Commission on Human Concerns, (now called Community Action Ventura County) implements this program using a State Community Services Block Grant, in addition to funds from So Cal Edison and the Gas Company. During the reporting period, CAVC received a total of \$4,845,000, (approximately \$600,000/annually).
Program 3.3.3-4(4)	The County Executive Office will identify, for FY 2001-2002, a mechanism to provide low cost loans to lower-income families for room additions to overcrowded dwelling units.	<i>This program was not budgeted or pursued since no dedicated source of funding could be identified. However, this program will be rewritten to include second dwelling units, but will only be pursued as funding permits.</i>

### 3. Housing Opportunity and Diversity

The overall housing opportunity goal set forth in the previous housing element (3.3.1-5) is to “increase housing opportunities for households of all income levels with special emphasis on lower-income households, the elderly, mentally ill, single heads of household, large families, farmworkers, handicapped and homeless.” Closely related to this goal is the housing diversity goal (3.3.1-6), which is to “promote a diversity of housing types, tenure, and price.” The sub-goals, policies and programs listed in the following table were in support of these overall goals:

**Figure 3.3.2-3  
Housing Opportunity and Diversity Goals, Policies and Programs**

Number	Description	Accomplishments (1998-2005)
Goal 3.3.1-5(1)	Promote and facilitate at least a 3% market vacancy rate in both rental and ownership housing.	DOF population and housing estimates for January 2006 indicate that the average countywide vacancy rate was 3.3%, and the unincorporated rate was approximately 2.95%. Therefore, this objective was met. <i>SCAG’s RHNA assumes a target vacancy rate of 5% for rental housing and 2.3% for owner-occupied housing</i>

Number	Description	Accomplishments (1998-2005)
Goal 3.3.1-5(2)	Encourage 8,242 upper-income housing units Countywide, and promote and facilitate 690 privately constructed, upper-income housing in the unincorporated area.	654 upper-income housing units were constructed in the unincorporated area, achieving 95% of the upper-income unit objective. <i>Insufficient information is currently known about the housing units constructed in the cities to report on countywide progress.</i>
Goal 3.3.1-5(3)	Encourage 4,362 moderate-income housing units Countywide, and promote and facilitate 334 privately constructed moderate-income housing units in the unincorporated area.	412 moderate-income units were completed in the unincorporated area, achieving 123% of the moderate-income unit objective. <i>Insufficient information is currently known about the housing units constructed in the cities to report on countywide progress.</i>
Goal 3.3.1-5(4)	Encourage 2,659 low-income housing units Countywide, and promote and facilitate 250 low-income housing units in the unincorporated area.	503 low-income units were completed in the unincorporated area, achieving 201% of the low-income unit objective. <i>Insufficient information is currently known about the housing units constructed in the cities to report on countywide progress.</i>
Goal 3.3.1-5(5)	Encourage 4,472 very low-income housing units Countywide, and promote and facilitate 404 very low-income housing units in the unincorporated area.	313 very low-income units were completed in the unincorporated area, achieving 77% of the very low-income unit objective. <i>Insufficient information is currently known about the housing units constructed in the cities to report on countywide progress.</i>

Number	Description	Accomplishments (1998-2005)
Goal 3.3.1-5(6)	Promote and facilitate the construction of housing which is suited to the specific needs of other lower-income groups (i.e., farmworkers, elderly, mentally ill, handicapped, single heads of households, large families or homeless) both Countywide and within the unincorporated areas of the County.	<p>During the reporting period, the CEO's office committed federal funds to Cabrillo Economic Development Corporation, People's Self-Help Housing, Habitat and for Humanity, Ventura Communities, Inc., Partners in Housing, Area Housing Authority, RAIN, County Behavioral Health Department, and the Corporation for Better Housing to provide the construction of housing for special need populations, both Countywide and in the unincorporated areas of the County.</p> <p>In the unincorporated area, 38 farmworker dwelling units were completed between 1999-2006.</p> <p>For information concerning elderly, mentally disabled, physically disabled, large families, homeless, see Existing Household Characteristics and Housing Needs.</p>
Goal 3.3.1-5(7)	Assist lower-income households to purchase or rent homes.	HCD allocated state funds under the HOME Investment Partnership Program's model program, BEGIN, to assist 20 first-time homebuyers with down-payment/loan assistance. Entitlement HOME funds were used for tenant-based rental assistance.
Goal 3.3.1-6(1)	Increase the number of multi-family and rental units in unincorporated communities that have a disproportionately high percentage of single-family and owner-occupied housing units.	See policy 3.3.2-4(1) below
Goal 3.3.1-6(2)	Strive for an equitable distribution of housing types and prices throughout the unincorporated County.	See policy 3.3.2-4(1) below
Goal 3.3.1-6(3)	Promote the utilization of manufactured homes in the unincorporated County.	Although the County allows for the use of manufactured housing, no additional actions were taken to promote the use of this type of housing. <i>This goal should be amended to continue to allow the use of mobilehomes and manufactured homes.</i>

Number	Description	Accomplishments (1998-2005)
Policy 3.3.2-4(1)	<p>As Area Plans are developed or updated, they shall attempt to accomplish the following to encourage greater housing opportunities:</p> <ul style="list-style-type: none"> <li>○ Increase density, where appropriate, to reduce the cost of land per unit.</li> <li>○ Redesignate, where appropriate, any commercial, industrial or public land which has been determined to be surplus for the community needs, to a residential land use designation in order to increase the land available for housing.</li> <li>○ Discourage the conversion of existing residentially developed or designated areas to other land uses.</li> <li>○ Ensure that there is enough residential land to meet planned employment opportunities and that there is a balanced amount of commercial, industrial and residential land use designations.</li> <li>○ Ensure a mix of residential densities (i.e., multi-family as well as single-family densities).</li> </ul>	<p>Although the County did not update or substantially amend any Area Plan during the reporting period, the County is currently implementing this policy as part of an update to the Piru Area Plan. The County evaluates the impact of all general plan amendments on the community and County's jobs/housing balance. The County has prepared a program Environmental Impact Report for Piru Area Plan, and the County will rely upon the CEQA "tiering" process in evaluating subsequent housing development projects, which will reduce permit processing time.</p> <p>On November 7, 2003, the State of California purchased Ahmanson Ranch in order to preserve the 2,900-acre site as natural open space. <i>This State action reduced the County's land inventory for residential development as reflected in the General Plan Land Use Appendix, which is part of the County's certified housing element.</i> (See discussion of HCD conditions at the end of this section.)</p>
Policy 3.3.2-4(2)	<p>The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as the elderly, mentally ill, handicapped, large families, single heads of household, farmworkers and the homeless.</p>	<p>This policy was implemented by the County during the reporting period vis-à-vis the Board's approval of Annual Plans for HUD programs, which typically favor special needs groups.</p>

Number	Description	Accomplishments (1998-2005)
Policy 3.3.2-4(3)	Surplus County-owned land shall be evaluated for its suitability for low-income housing. If suitable, such land shall first be made available to public or private non-profit housing organizations.	<p>A review of the County real property inventory from the County Executive Office in 2007 indicated eleven County-owned facilities with excess “space,” but very little property available for housing. Moreover, many of these facilities are within city jurisdictions.</p> <p>One of the larger County-owned parcels, known as the Ojai Honor Farm, is a 112 acre property that once housed a County penal facility, which closed in 2003. In 2004, the CEO’s office prepared a report on the suitability of this site for housing for the mentally disabled, which concluded that it was not financially feasible. In 2006, the County leased 42 acres of the property to the nonprofit group Help of Ojai to provide services to seniors, families, and youth living in the Ojai Valley. The lease expires in 2041.</p> <p><i>This policy could be expanded to also include suitability evaluations of County-owned property for emergency shelters.</i></p>
Policy 3.3.2-4(4)	The County shall continue to offer, under Article 16 of the Zoning Ordinance, a 25% density bonus for those residential projects which provide a minimum of 20% of the units for lower-income households; 10% of the units for very low income households or 50% of the units for senior households. These units shall have resale or rental controls attached to them.	<p>Article 16 of the County (Non-Coastal) Zoning Ordinance was adopted in 1986 in order to encourage the construction of housing for the elderly or low and moderate households through the use of density bonuses and other development incentives. During the reporting period, no developers applied for a density bonus under Article 16</p> <p><i>State law regarding density bonus was amended in 2004, but Article 16 has not been amended to be consistent with current State law.</i></p>
Policy 3.3.2-4(5)	The County shall continue to offer, under Article 19 of the Zoning Ordinance, a 25% density bonus for condominium conversion projects which provide a minimum of 33% of the units to moderate-income households or 15% of the units for lower income households. These units shall have resale controls attached to them.	<p>Article 19 of the Non-Coastal Zoning Ordinance was adopted in 1986 to encourage condominiums affordable to lower- and moderate-income households through the use of density bonuses or other development incentives.</p> <p>During the reporting period, no developers applied for a density bonus under Article 19</p>

Number	Description	Accomplishments (1998-2005)
Program 3.3.3-5(1)	The Resource Management Agency and the Public Works Agency will continue the ongoing program to review, evaluate and modify zoning and development standards, where appropriate, to reduce development costs for affordable housing projects.	See programs 3.3.3-5(12), (13) & (14) below for report on County amendments.
Program 3.3.3-5(2)	The County Executive Office will continue to administer Federal and State funds and grants in order to facilitate the development of affordable owner-occupied and rental housing for lower-income households, and for those with identified special needs (farmworkers, elderly, mentally ill, handicapped, homeless), and notify other housing agencies and non-profit organizations of the availability of funding for lower-income and special needs housing.	The County Executive Office, assisted by the Planning Division, was very successful in implementing this program. For the Fiscal Year 2006-07, there were 26 projects undertaken in the HUD/CDBG Urban County Entitlement Program and \$2.4 million expended, of which \$796,683 was expended in the unincorporated County.
Program 3.3.3-5(3)	The Area Housing Authority should continue to administer subsidies to assist eligible lower-income families in renting affordable housing.	The Area Housing Authority (AHA) implemented the Housing Assistance Payments (HAP) Program on an ongoing basis under the HUD Section 8 Voucher Program for very low and low-income households. As of June 30, 2007, AHA subsidized 5,132 households within seven Ventura County jurisdictions, including 203 households in the unincorporated area. Unincorporated expenditures total \$180,000 per month.
Program 3.3.3-5(4)	The County should continue to participate in the Ventura Cities Mortgage Finance Authority to provide a program for down payment and closing costs assistance up to 4% of the home loan amount for qualified buyers.	<i>This program was discontinued since it never gained popularity due to volatile real estate market. All loans were repaid, the president of VCMFA requested dissolution of the Authority, and the Board of Supervisors concurred in 12/2005.</i>

Number	Description	Accomplishments (1998-2005)
Program 3.3.3-5(5)	The Ventura County Homeless and Housing Coalition should: (a) study the number of homeless persons in the County; (b) seek feasible and effective ways of housing them; and (c) research the funding sources available to deal with the problem; and (d) coordinate all agencies serving the homeless in the development of a shelter and housing plans.	During the reporting period, this program was successfully implemented by the Ventura County Homeless and Housing Coalition, which has developed a 10-year Strategy to End Homelessness for Ventura County. A "homeless ombudsman" investigated problems encountered by the homeless and worked with the County's HSA PSSA and other agencies in the County in finding solutions. With the assistance of ESG funding, the St. Vincent DePaul maintained a winter warming shelter at rotating locations in Oxnard and Ventura. The County also maintains the RAIN homeless transitional facility on Lewis Road. Also, the Interagency Council on Homelessness was formed, and the County is a participating agency. <i>This program should be updated to reflect the 10-Year Strategy to End Homelessness in Ventura County.</i>
Program 3.3.3-5(6)	Study options for, and report to the Board on, the deferment and/or waiver of processing fees (excluding EIRs) and improvement fees (e.g., Park, Flood Control, Sheriff, Fire, Water Service and Sanitation) for affordable housing projects subject to Article 16 and 19 of the Zoning Ordinance, at the time an application is submitted.	Ventura County defers improvement fees for residential developments until the date of final inspection or the date the certificate of occupancy is issued, whichever is first. However, no developer submitted an application under Articles 16 or 19 during the reporting period.
Programs 3.3.3-5 (7 and 8)	The Planning Division will continue to implement the provisions of Article 16 and Article 19 of the County Zoning Ordinance, which establishes standards, regulations, density bonuses, and other incentives to encourage the construction of senior and lower-income housing [and condominiums].	See prior discussion of housing opportunity and diversity policies 3.3.2-5(4) & (5). During the reporting period, no developer applied for the development incentives in Article 16 or Article 19.
Program 3.3.3-5(9)	The Resource Management Agency (Planning Division) will monitor State legislation regarding housing, and will amend the County Zoning Ordinance as necessary to remain consistent with legislative amendments.	The Planning Division reported to the Board of Supervisors in February of 2005 that changes had occurred to the density bonus provisions of State law. <i>State law regarding density bonus was amended in 2004, but Article 16 has not been amended to be consistent with current State law. The necessary amendments to Article 16 have not yet been budgeted or pursued.</i>

Number	Description	Accomplishments (1998-2005)
Program 3.3.3-5(10)	Appropriate non-profit organizations (e.g., the Commission on Human Concerns and Project Understanding) should continue to provide loans and/or grants to low-income individuals, families, senior citizens, handicapped or disabled persons who are either homes or "at risk of becoming homeless."	CDBG was the source of funding for this program during the reporting period. The Commission and Project Understanding successfully utilized \$821,323 for food and motel vouchers and grants for rental assistance for persons at risk of becoming homeless.
Program 3.3.3-5(11)	The County Executive Office will continue to manage the expenditure of housing set-aside funds (tax increment revenues) from County redevelopment agencies in the unincorporated area of the County.	<p>These set-aside funds, (approximately \$519,000) are allocated to the Piru Project Area of the Redevelopment Agency. <i>None of the funds were spent during the reporting period.</i></p> <p><i>In August of 2007, the RDA conceptually approved a Housing Plan with several recommended policies and future actions to be pursued by the RDA and RMA staff during 2008:</i></p> <ul style="list-style-type: none"> <li>○ <i>Survey substandard housing (RDA).</i></li> <li>○ <i>Develop policy guidelines, administrative structure, and budget for housing production program (RDA).</i></li> <li>○ <i>Amend Piru Area Plan and impose inclusionary requirements and in lieu fee payment option (RMA).</i></li> <li>○ <i>Develop policy guidelines, implementing resolutions and enabling ordinance to implement the Affordable Housing Program (RDA &amp; RMA).</i></li> </ul>
Program 3.3.3-5(12)	By 2002, the Planning Division will study the feasibility of, and make recommendations on, amending the County General Plan to exempt lower-income dwelling units from the prohibitions on significant, unmitigated project traffic impacts of General Plan policy 4.2.2-5.	In 2005, the Board of Supervisors amended the County General Plan's restrictive traffic policies to allow exceptions for Farmworker Housing Complexes, Affordable Housing development per Article 16 and other housing exclusively for lower-income households, where such developments are served by roads that are currently operating at LOS "E" or better. <i>Therefore, this program was successfully completed.</i>

Number	Description	Accomplishments (1998-2005)
Program 3.3.3-5(13)	<p>The Planning Division will prepare a program proposal for consideration by the Board as part of the FY2002-2003 County budget to amend the Zoning Ordinance to allow second dwelling units by zone clearance instead of a Planned Development Permit, and to establish appropriate standards in accordance with State law.</p>	<p>In May 2003, the County's Non-Coastal Zoning Ordinance was amended to reduce permit requirements and development standards for second dwelling units. The former discretionary permit requirement was changed to ministerial approval, and the maximum size for second dwelling units was increased in most unincorporated areas to allow up to 900 square feet on lots of <math>\geq 10,000</math> square feet and 1,200 square feet on lots of <math>\geq 5</math> acres. 109 second DUs have been completed since June 2003. <i>Therefore, this program was successfully completed.</i></p>
Program 3.3.3-5(14)	<p>The Planning Division will, in consultation with farmworker housing organizations and as part of the FY 2001-2002 budget, undertake a more detailed study of farmworker households, farmworker housing needs, and additional methods to address those needs. The study should specifically address the following:</p> <ul style="list-style-type: none"> <li>○ Survey a representative sample of farmworker households to more accurately estimate median family size, family income, housing conditions, and amount of rent paid.</li> <li>○ With the help of the Agricultural Commissioner's Office, analyze trends in changes of agricultural crop types and estimate future changes in farm labor demand and housing need.</li> <li>○ Prepare an evaluation of AE and OS zoned sites that are suitable for farm labor housing projects.</li> <li>○ Amend Zoning Ordinance to allow farm labor housing projects on AE and OS zoned land subject to a Planned Development permit instead of a Conditional Use Permit, and revisit the ministerial farmworker housing, and lot coverage standards.</li> </ul>	<p>A Farmworker Housing Study was completed in August 2002 and appears on the Planning Division website. The study recommended several changes to the Zoning Ordinances and General Plan.</p> <p>In 2003, the Non-Coastal Zoning Ordinance was amended expanding ministerial approval of farmworker dwellings where minimum agricultural acreage requirements were met and reducing the permit requirements and development standards for Farmworker Housing Complexes.</p> <p>In 2005, the County General Plan was amended to allow exceptions to the building coverage standards in the Agricultural and Open Space designations for Farmworker Housing Complexes. However, a proposed amendment to allow deviations to the minimum parcel size standards of the Agricultural and Open Space designations for the creation of smaller parcels for Farmworker Housing Complexes was not approved by the Board of Supervisors.</p> <p><i>Therefore, with the one noted exception, this program was successfully completed.</i></p>

#### 4. Housing Equality

The overall housing equality goal set forth in the previous housing element (3.3.1-7) is to “promote housing opportunities for all persons regardless of race, religion, sex, marital status, age, ancestry,

national origin, color, or socio-economic status by attempting to eliminate discrimination in housing by supporting Federal, State, and local fair housing laws and policies.” The sub-goals, policies and programs listed in the following table were in support of this overall goal:

**Figure 3.3.2-4  
Housing Equality Goals, Policies and Programs**

Number	Description	Accomplishments (1998-2005)
Policy 3.3.2-5(1)	The County shall continue to promote equal opportunity in the housing market for all persons regardless of race, color, religion, sex, age, marital status, ancestry or national origin, employment, physical condition, family size or other arbitrary factors.	The County Executive Office has a \$23,000 annual contact with the Housing Rights Center to promote, encourage, and support equal opportunity in the housing market and enforce laws and regulations prohibiting discrimination.
Policy 3.3.2-5(2)	The County shall continue to encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and the sale or rental of housing.	
Program 3.3.3-6(1)	The County should continue to fund, along with the cities, the Fair Housing Program to provide counseling and referral, affirmative action, and publications relative to fair housing laws, and tenant-landlord rights.	
Program 3.3.3-6(2)	The Commission on Human Concerns' legal department should continue to advise, or refer for legal counseling, constituents regarding tenant-landlord rights.	<p>The Legal Department of the Ventura County Commission on Human Concerns (CHC) is funded by grants from the State of California and several cities in Ventura County. The California Department of Community Services &amp; Development, the cities of Ventura, Santa Paula, and Simi Valley provide these grants to the CHC to enable CHC to provide “no cost” legal assistance to the “low income,” “homeless,” or needy residents of their respective cities/ counties.</p> <p>The Legal Department of the Commission on Human Concerns also provides legal assistance at reasonable rates where clients do not qualify for “no cost” services under the CSBG or CDBG grants.</p>

**5. Area Plans and Other County Policies**

The overall Area Plans and Other County Policies goal set forth in the previous housing element (3.3.1-8) is to “ensure that the Population and Housing Section of the County General Plan and new housing *developments* are consistent with the *goals*, objectives and *policies* of the various Area Plans and other County adopted plans and *policies*, and ensure that Area Plans are consistent with the *goals*, objectives

and *policies* of the Population and Housing Section of the County General Plan.” The policies listed in the following table were in support of this overall goal:

**Figure 3.3.2-5  
Area Plan and Other County Policies**

Number	Description	Accomplishments (1998-2005)
Policy 3.3.2-6(1)	As Area Plans are developed or updated, they shall be consistent with the goals and policies of the Population and Housing Section of the County General Plan.	Most General Plan Amendment screening applications for urban residential land use during the reporting period have been conditioned to include lower-income inclusionary housing requirements. Although none of these projects have yet to be completed, the upcoming update to the Piru Area Plan will have inclusionary housing policies/requirements.
Policy 3.3.2-6(2)	<p>The goals, objectives, and policies of the Area Plans and other adopted County plans and policies shall be considered at the time of permit application for housing development, especially with regard to the following:</p> <ul style="list-style-type: none"> <li>○ Consistency with adopted regional population forecasts.</li> <li>○ Balance of residential development with employment opportunities.</li> <li>○ Preservation and conservation of natural resources and agricultural lands.</li> <li>○ Recognition of environmental hazards and constraints.</li> <li>○ Preservation and promotion of community character.</li> <li>○ Availability of existing and planned infrastructure and urban services.</li> </ul>	During the reporting period, all housing development permit applications were reviewed to ensure consistency with the goals, policies and programs of the appropriate Area Plan.

## 6. Population and Housing Section Update

The overall population and housing section update goal set forth in the previous housing element (3.3.1-9) is to “ensure that the Population and Housing Section of the County General Plan is kept current by updating population data on an ongoing basis by reassessing the *goals*, objectives and *policies* of the Population and Housing Section, and evaluating the effectiveness of the Section’s *programs* every five years or as otherwise specified by State law.” The sub-goals, policies and programs listed in the following table were in support of this overall goal:

**Figure 3.3.2-6  
Population and Housing Section Update Policies and Programs**

Number	Description	Accomplishments (1998-2005)
Policy 3.3.2-7	<p>The Housing Section of the General Plan shall be revised every five years, or as otherwise prescribed by State law. The entire Housing Section and Land Use Appendix shall be reviewed as necessary to identify changes in the County's housing goals, objectives, policies and programs that may be appropriate based upon changing needs or priorities.</p>	<p>The County has revised the Population and Housing Section of the General Plan as required by the California Government Code.</p>
Program 3.3.3-7(1)	<p>The Planning Division will continue to monitor countywide construction and demolitions and estimate population trends, and periodically assess the progress in attaining County's housing goals, policies, and programs. Housing factors that should be monitored/estimated include:</p> <ul style="list-style-type: none"> <li>○ Housing construction and demolition by dwelling unit type and affordability category.</li> <li>○ Housing tenure and vacancy rates.</li> <li>○ Population increases and distribution.</li> <li>○ Employment generation and housing demand of proposed projects.</li> <li>○ Number of homeless persons and their distribution.</li> <li>○ Land available for the construction of lower- and moderate-income housing and farmworker housing.</li> <li>○ Evaluation of General Plan housing goals, policies and programs annually as required by the Government Code.</li> </ul>	<p>The County continues to implement the Development Monitoring Program. The Monitoring program tracks residential development from the time plans are submitted through plan approval, recordation and eventual build-out. The program monitors the number and type of dwelling units for tract maps, parcel maps, and other land divisions. This data is used to determine consistency with the Air Quality Management Plan (AQMP), 208 Water Quality Management Plan, population and dwelling unit projections, transportation planning programs, and for other planning purposes.</p> <p>The Planning Division prepares a General Plan Annual Report that assesses the status of the General Plan and the progress of its implementation. This report also includes Ventura County's progress in meeting its share of the regional housing needs.</p>
Program 3.3.3-7(2)	<p>Periodically update the Population and Housing Section of the General Plan as appropriate, but not less than that required by State law, to reflect the periodic reassessment of housing, objectives, and implementation programs.</p>	<p>The County revised the Population and Housing Section of the General Plan in June of 2008 as required by the California Government Code.</p>

## 7. Employment and Commerce/Industry

The Employment and Commerce/Industry section contained a goal (3.4.1-6) to “provide for the orderly distribution of employment opportunities within the County commensurate with housing opportunities.” The policy listed in the following table was in support of this goal.

**Figure 3.3.2-7  
Employment and Commerce/Industry Policy**

Number	Description	Accomplishments (1998-2005)
Policy 3.4.2-8	As Area Plans are prepared or updated, or applications for employment-generating developments of 30 or more full-time employees are received, planned industrial and commercial areas/developments shall be evaluated to assess the impact on jobs/housing balance within the community and region.	Two agriculturally related projects filed during the reporting period exceeded 30 full-time employees and were required to prepare EIRs. One project was subsequently withdrawn and the other is still pending. <i>In February 2005, the Planning Division presented a report to the Board of Supervisors regarding the problems with case-by-case EIR preparation for individual projects and suggested that a Housing Demand Impact Fee program be pursued along with a General Plan Amendment to eliminate this policy. This program has yet to be funded or implemented.</i>

## 8. Comparison of Housing Need vs. Housing Provided During Reporting Period

As demonstrated in the Figure 3.3.2-8 below, overall the County exceeded its identified housing need for the reporting period. Notably, dwelling units provided for low- and moderate- income households were significantly exceeded. Dwelling units provided for very low income households fell short by 23 percent, while dwelling units provided for upper income households fell short by only 5 percent.

**Figure 3.3.2-8  
Comparison of Housing Needs vs. Housing Provided  
(January 1, 1998 - June 30, 2005)**

Income Category	Dwellings Needed	Dwellings Provided	% Of Need Met
Upper	690	654	95%
Moderate	334	412	123%
Low	250	503	201%
Very Low	404	313	77%
Totals	1,678	1,882	112%

## 9. Housing and Community Development Conditions

On October 18, 2001 the Department of Housing and Community Development (HCD) “certified” Ventura County’s housing element as being in compliance with the State housing element law. In the certification letter, Cathy Creswell, Deputy Director of HCD, stated:

“Our finding of compliance, however, is conditioned on the successful completion of Program 3.3.3-5(14) on Farmworker Housing [Completed May 6, 2003] . . . In addition, the County is relying on sites in the Ahmanson Ranch Specific Plan to address much of the site need for housing lower income households. If complete implementation of the plan does not occur early enough in the planning period [January 1, 1998 to June 30, 2005] to allow development, the element will need to identify other sites to accommodate the County’s regional housing need for lower income households. The County should utilize the annual general plan implementation progress report (pursuant to Government Code Section 65400) to report on progress in implementing these critical programs.”

It is unclear from the wording of the HCD letter whether the “need to identify other sites” was an actual condition or simply an opinion. Moreover, HCD offered no explanation, supporting data or analysis to justify the implied conclusion that the County did not have sufficient land inventory to meet its share of the regional housing needs for lower-income households if Ahmanson Ranch was not developed as planned.

If completely built-out, the Ahmanson Ranch project would have provided 3,050 housing units, of which 25 percent (774 units) would have been required to be “affordable” for at least 30 years. The affordable units consisted of 253 moderate-income units, 236 low-income units and 185 very low-income units, plus 100 lower-income public housing units.

On November 7, 2003 the State of California, through the Mountain Recreation Conservancy Authority and the Santa Monica Mountains Conservancy, purchased the Ahmanson Ranch property from Washington Mutual Bank in order to preserve the 2,900-acre site as natural open space. This State action had the effect of reducing the County of Ventura’s land inventory for residential development as reflected in the General Plan *Land Use Appendix*, which is part of the County’s certified housing element.

On November 25, 2003 the Planning Division submitted a supplemental annual report to the Board, HCD and Governor’s Office of Planning and Research, which analyzed the effect of the State’s acquisition of Ahmanson Ranch on the County’s residential land inventory. The supplemental report concluded that, although Ahmanson Ranch represented a significant portion of the County’s residential land inventory, the inventory still contained enough residentially zoned and unconstrained land to meet the County’s housing “construction need” for each of the income categories as determined by SCAG’s 1985-2005 RHNA.

### 3.3.3 Existing Household Characteristics and Housing Needs

In accordance with Government Code Section 65583, the existing characteristics of households and resulting housing needs in Ventura County were quantified and evaluated. Demographic characteristics such as population growth, household income, home prices, tenure, vacancy rates, and housing conditions help identify and determine the existing housing needs in a community.

The discussion that follows focuses on the unincorporated areas of the County, though in some cases, countywide demographic information and city demographics were included to provide both a context for existing housing needs and a regional overview. This section concludes with a summary of existing housing needs for the homeless, disabled, elderly, large families, female headed households, and farmworkers. In response to the housing needs identified, the housing construction need for the unincorporated area is evaluated in Section 3.3.5, then an inventory of land available for residential development is presented in Section 3.3.7, and finally, the County’s new housing goals, policies and programs are summarized in Section 3.3.9.

#### 1. Population Growth

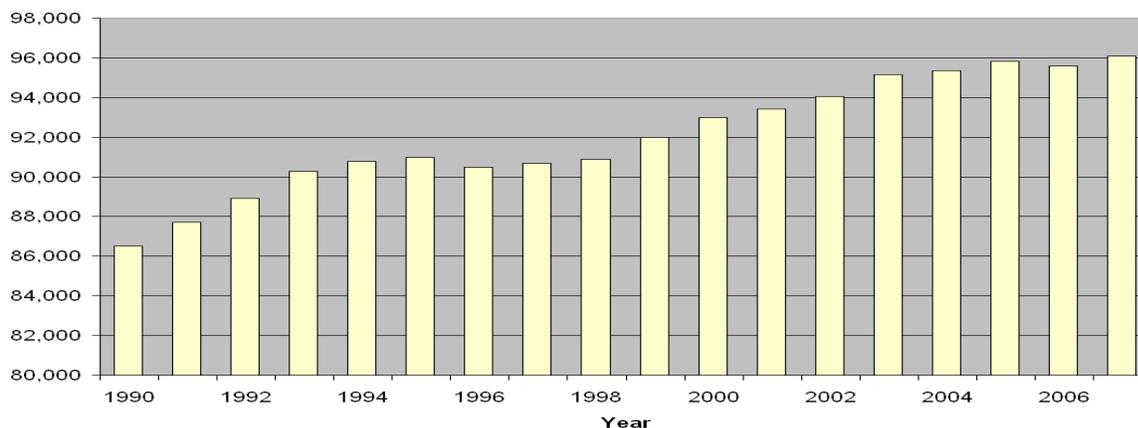
Population growth is a critical component in determining existing and future housing needs. In January 2007, the California Department of Finance (DOF) reported the population of Ventura County to be

825,512 residents. The 10 incorporated cities of the County – Ventura, Camarillo, Ojai, Thousand Oaks, Simi Valley, Port Hueneme, Santa Paula, Oxnard, Moorpark, and Fillmore – accounted for 88 percent of the total population. Unincorporated areas of the County accounted for 12 percent, or 96,102, of the County’s residents. This was an increase of 9,852 residents in the unincorporated area from 1990.

Though the Southern California region is among the fastest growing in the nation, there has been a decrease in the population growth rate countywide since 2000. From 1999 to 2000, the percent change in population was 2.13 percent. The rate of growth in population declined every year before reaching 0.69 percent in 2005 and then bouncing slightly upward to 0.91 percent in 2006. The 2007 University of California, Santa Barbara Real Estate and Economic Outlook (UCSB Economic Forecast) cites the decline in net in-migration as the source of this distinct decrease in population growth (see Figure 3.3.3-1). Indeed, most California coastal communities have experienced similar reductions in population due to soaring home prices and the shortage of available vacant land for development. In 2006, a significant number of residents chose to move to inland counties, such as Kern, Riverside, and San Bernardino, which resulted in only 250 net in-migrants to Ventura County. At the same time, the number of births countywide has been decreasing, while the number of deaths has increased, keeping the natural rate of population increase nearly constant.<sup>1</sup>

The majority of the population resides in the unincorporated portion of the south County or in the ten incorporated cities. The north portion of the unincorporated County contains the Los Padres National Forest, which is largely uninhabited. The unincorporated areas of Ventura County are diverse and include Existing Communities such as Lake Sherwood, Nyeland Acres, Camarillo Heights, Ojai Valley, Las Posas Estates, Santa Susanna Knolls, Saticoy, Montalvo, and Ventu Park, coastal communities such as Silverstrand, Faria Beach, and Hollywood Beach, remote communities located in the Los Padres National Forest like Lockwood Valley, and the Urban Centers of Piru and Oak Park.

**Figure 3.3.3-1  
Unincorporated Ventura County Population Growth  
(1990-2007)**



Source: California Department of Finance

The 2000 US Census identified eight Census Designated Places (CDPs) in unincorporated Ventura County. They are listed below with their respective populations and represent more densely populated areas with a community identity. Though the general location of these CDPs is accurate, the precise Census geography of these areas does not correspond with local understanding. Thus, population

<sup>1</sup> UCSB Ventura County Real Estate and Economic Outlook (2007)

numbers may be slightly higher or lower than anticipated. Nonetheless, the list of CDPs provides a general sense of the population in many of the existing communities in the unincorporated area.

<u>Census Designated Place</u>	<u>Population (2000)</u>
Casa Conejo (Newbury Park Area)	3,409
Channel Islands Beach	3,221
El Rio	6,152
Ojai Valley Area:	15,130
Mira Monte	6,915
Meiners Oaks	3,921
Oakview	4,294
Oak Park	2,453
Piru	1,164

Much of the unincorporated County remains rural or semi-rural in character and is not included in a CDP by the Census Bureau.

Although the total countywide population increased approximately 10 percent since 2000 (from 750,500 people to 825,512 people), the relative percentage of residents residing in cities versus the unincorporated areas of the County remained constant from 2000 to 2007. It is worth noting that the total increase in population within unincorporated areas was only 3 percent from 2000 to 2007, whereas, taken together, population in the cities increased at a much higher rate, closer to 10 percent.

## **2. Household Income**

The relationship between household income and housing costs remains a key factor in determining housing needs. According to the U.S. Department of Housing and Urban Development (HUD), a “household” is defined as all people occupying a dwelling unit, whether related or unrelated. A “family” means, “all persons living in the same household who are related by birth, marriage, or adoption.” This Housing Element primarily considers the dwelling needs of “households,” however, it also discusses “special needs housing” for groups such as large families, families with female heads of household and families in need of emergency shelter. The Ventura County Ordinance Codes define family as, “An individual or two or more persons living together as a single housekeeping unit in a dwelling unit; including residents and operators of a boardinghouse or other residential facility under the Community Care Facilities Act.” This definition is compatible with both the definition of “household” and “family” used herein.

“Household income” is defined as wages, salaries, pensions, social security benefits, and other forms of cash received by a household. HUD reported that the 2008 median household income for a family of four in Ventura County was \$83,900. To place this in a historical context, HUD estimated the County median household income to be \$65,300 in 1998 and \$36,700 in 1987.

The income categories used by HUD for public subsidy purposes in Ventura County are defined in Figure 3.3.3-2 below:

**Figure 3.3.3-2  
HUD 2008 Affordability Categories**

Income Category	Percent of Median Household Income	Annual Household Income
Upper Income	>120%	> \$100,680
Moderate Income	80 - 120%	\$67,120 - \$100,680
Low Income	50 - 80%	\$41,950 - \$67,120
Very Low Income	30 - 50%	\$25,170 - \$41,950
Extremely Low Income	<30%	< \$25,170

*Source: Assumes a four-person household and a median household income of \$83,900.*

Given the 2008 incomes shown above, many moderate income households may include people employed as physical therapists, pharmacists and other professionals unable to keep pace with housing costs. Likewise, the low-income category, as defined by HUD in Figure 3.3.3-2, includes many teachers, police officers, entry-level nurses, and social workers. To differentiate between those in higher paying industry sectors and those who earn far less in the retail trade, service, or agricultural industries, HUD created the “extremely-low” income category for households earning less than 30 percent of the median household income. In 2008, this meant a household of four persons earning less than \$25,170 per year.

Figure 3.3.3-3 illustrates household income distribution by jurisdiction in Ventura County in 2000. The 2007 Regional Housing Needs Assessment data provided by the Southern California Association of Governments (SCAG) indicated that in the unincorporated County there were approximately 3,454 extremely low-income households, 2,666 very low-income households, 4,168 low-income households, 7,180 moderate-income households, and 12,833 upper-income households. These numbers were used to prepare percentages of households in each income category countywide based on Census 2000 data, shown on the same table.

**Figure 3.3.3-3  
2000 Household Income Distribution**

Jurisdiction	Extremely Low Income		Very Low Income		Low Income		Moderate Income		Upper Income		Total Households	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Camarillo	2,674	9%	1,567	7%	3,142	9%	5,533	9%	8,518	9%	21,434	9%
Fillmore	769	2%	402	2%	646	2%	1,007	2%	870	1%	3,694	2%
Moorpark	597	2%	574	3%	1,045	3%	2,128	3%	4,637	5%	8,981	4%
Ojai	539	2%	358	2%	627	2%	680	1%	815	1%	3,019	1%
Oxnard	7,074	23%	4,810	23%	8,198	23%	12,311	20%	11,184	12%	43,577	18%
Port Hueneme	1,332	4%	1,183	6%	1,337	4%	2,121	3%	1,283	1%	7,256	3%
San Buenaventura	6,079	20%	3,895	18%	6,234	17%	10,833	17%	11,634	13%	38,675	16%
Santa Paula	1,844	6%	1,075	5%	1,451	4%	2,009	3%	1,852	2%	8,231	3%
Simi Valley	3,133	10%	2,199	10%	4,693	13%	9,552	15%	16,966	18%	36,543	15%
Thousand Oaks	3,668	12%	2,602	12%	4,856	13%	9,227	15%	21,439	23%	41,792	17%
Unincorporated	3,454	11%	2,666	12%	4,168	11%	7,180	11%	12,833	14%	30,301	12%
<b>Countywide Total</b>	<b>31,163</b>	<b>100%</b>	<b>21,331</b>	<b>100%</b>	<b>36,397</b>	<b>100%</b>	<b>62,581</b>	<b>100%</b>	<b>92,031</b>	<b>100%</b>	<b>243,503</b>	<b>100%</b>

*\*Number of Households and percent of total households in each income category/Source: 2007 RHNA SCAG, based on 2000 US Census data*

Of 30,301 households in the unincorporated area, one-third was low-income, very-low income, or extremely-low income, while two thirds were moderate or upper income in 2000. These 2000 Census numbers are the most current available, but they likely do not reflect the existing conditions in 2007-08. In recent years, due to the disparity in the appreciation of housing costs as compared with household income, the income thresholds employed by HUD to determine eligibility for federal housing assistance shifted to include more households.

### **3. Local Wage Trends**

Both occupation and the ability to leverage more than one income are major determinants in the ability to purchase or rent housing in Ventura County. Generally, employment in higher paying occupations equates to less difficulty obtaining safe, decent housing. However, rising costs for housing that far outpace salary increases have put housing out of reach for most first time homebuyers in the County.

Figure 3.3.3-4 summarizes mean wages for a variety of occupations in Ventura County in 2008.

**Figure 3.3.3-4  
2006 Ventura County Mean Wages by Occupation**

Occupation	Mean Annual Wage <sup>1</sup>
Optometrist	\$81,721
Computer Programmer	\$74,338
Chiropractor	\$83,256
Registered Nurse	\$65,504
Technical Writer	\$64,884
Physical Therapist	\$69,608
Fire Fighter	\$56,188
Accountant	\$58,188
Electrician	\$55,777
Elementary School Teacher	\$54,231
Graphic Designer	\$47,943
Social Worker	\$46,684
Administrative Assistant	\$42,026
Janitor	\$25,059
Child Care Worker	\$22,723

*Source: California Employment Development Department (EDD)  
Occupational Employment Statistics Survey Results (2006)*

In 2006, Ventura County had a fully employed labor market, with an unemployment rate of 4.3 percent. However, economic conditions in the intervening three years have deteriorated significantly and unemployment statistics available from the State Employment Development Department, (March 2009), show an unemployment rate in the County of 9.6 percent – more than double the rate in 2006. One of the largest employers in Ventura County, Amgen, (a biotechnology company) which traditionally provided higher-paying professional jobs, went through major restructuring and downsizing during this period. Countrywide, (a mortgage company) was another large employer in the County until 2008, when the company failed and was taken over by Bank of America. This undoubtedly has had an impact on the housing market, particularly in the eastern half of the County. Other job sectors in our region that will likely contract between now and 2016 include Finance and Insurance, and the Federal government. Conversely, job sectors that may increase between now and 2016 include Education Services, Health Care and Social Assistance, and Leisure, Hospitality, and Food Service (CA Employment Development Department 2009).

#### **4. Housing Affordability**

Housing affordability can be calculated by comparing the cost of housing with the maximum housing costs affordable to households of different income levels. The federal guideline is that no more than 30 percent of a household's income be spent on housing costs, including rent/mortgage, property taxes, insurance, etc.

In 2006, the UC Santa Barbara Economic Forecast reported the median priced home, (including new and resale homes) in Ventura County as \$695,089. In February 2009, DataQuick, (a company that monitors real estate activity nationwide), reported that the median priced home in Ventura County had fallen to \$327,000 – a decline of 47 percent. At this price and using an interest rate of 6 percent (2008 average

<sup>1</sup> Mean wage is defined by California Employment Development Department as the estimated total wages for an occupation divided by its weighted survey employment.

interest rate as calculated by Freddie Mac), on a 30-year fixed rate mortgage with a 20 percent down payment, monthly mortgage payments would total approximately \$1,568.

To keep monthly payments at 30 percent of gross income would require a gross monthly household income of \$5,227, or \$62,724 in annual income for a household of four persons. If the first time homebuyer provided only a 10 percent down payment on the home (all other assumptions remaining unchanged), the monthly mortgage payment would rise to \$1,764/month, requiring a gross monthly income of \$5,880 and an annual income of \$70,560. Neither of these housing cost scenarios includes the expense of home insurance, property taxes, or private mortgage insurance where a down payment of less than 20 percent is provided.

The drop in housing prices over the last two years has theoretically put home purchase within reach of more households than in past years. Confounding the equation, however, is the large rise in unemployment and general economic uncertainty. For example, households that may have been able to purchase a home at current market rates may not be entering the market for a number of reasons, including uncertainty in the job market, a decline in household wealth due to the falling stock market, and the general tightening of loan conditions.

**Figure 3.3.3-5  
2008-09 Monthly Mortgage Payment Estimates**

Down Payment Percentage	Down Payment Amount	Loan Amount	Monthly Payments	Monthly Gross Household Income Required	Annual Gross Household Income
20%	\$65,400	\$261,600	\$1,568	\$5,227	\$62,724
10%	\$32,700	\$294,300	\$1,764	\$5,880	\$70,560

*Assumes a 2009 median home cost of \$327,000 (Source: DataQuick, 2009); a 30-year fixed loan at a 6.0% interest rate; and 30% of gross household income is spent on the mortgage payment*

As stated above, the countywide median household income in 2008 was \$83,900. Figure 3.3.3-6 below shows the maximum monthly affordable housing payment by income category. This is based on a household spending no more than 30 percent of its gross household income on housing costs.

**Figure 3.3.3-6  
2008 Income and Housing Payment Affordability**

Income Category	Maximum Monthly Affordable Housing Payment	Maximum For-Sale Unit Cost
Upper (>120% of Median)	Over \$2,517	Over \$524,800
Moderate (80 - 120% of Median)	\$1,678 - \$2,517	\$349,850 - \$524,800
Low (50 - 80% of Median)	\$1,049 - \$1,678	\$218,653 - \$349,850
Very Low (30 - 50% of Median)	\$629 to \$1,049	\$131,200 - \$218,650
Extremely Low (<30% of Median)	Up to \$629	Up to \$131,200

## 5. Rent and Ability to Pay

Although home prices have fallen dramatically, there is still a need for rental housing among young families, families who have lost homes due to recent foreclosures, seniors, students, and other low-income households. However, while monthly rents have declined slightly in the last couple of years, the rental market in Ventura County still ranks among the five most expensive in the State. The Ventura County Star reported in April 2009 that a household income of \$60,080 is needed to rent a two-bedroom unit in Ventura County, (assuming no more than 30% of household income is spent on rent).

RealFacts, a California-based real estate research firm that surveys apartment complexes with 100 or more units reported the following rents in the first quarter of 2009.

**Figure 3.3.3-7  
Ventura County Rental Market Trends  
Monthly Rental Rates**

Unit Type	2008	2009	Percent Change
Junior one bedroom	\$973	\$994	2.2%
One bed, 1 bath	\$1,364	\$1,274	-6.6%
Two bed, 1 bath	\$1,523	\$1,425	-6.4%
Two bed, 2 bath	\$1,697	\$1,625	-4.2%
Three bed, 2 bath	\$2,061	\$1,905	-7.6%
Average	\$1,551	\$1,473	-5.3%

*Ventura County Star April 23, 2009*

Because these rents are representative of larger apartment complexes (100 units or more), it is possible that the rents in the unincorporated areas of Ventura County, where smaller developments are the norm, would be lower. In fact, the Dyer Sheehan Group, a local Ventura County real estate consulting firm reported that as of January 2009, rents averaged \$1,433 countywide. (VC Star, 4/23/09)

## 6. Overpayment for Housing

As stated above, affordability assumptions are based on a housing cost-to-income ratio of no more than 30 percent of household income being used to cover housing costs. More than this amount is considered "overpaying." Figure 3.3.3-8 shows the number and percentage of households overpaying for shelter in 2000.

**Figure 3.3.3-8  
Overpaying Households by Income and Tenure  
in Unincorporated Area**

Income Category	Rental		Ownership	
	Households Overpaying	Percentage Households Overpaying <sup>1</sup>	Households Overpaying	Percentage Households Overpaying
Extremely Low (<30%)	375	1.2%	465	1.5%
Very Low (30-50%)	370	1.2%	530	1.8%
Low (50-80%)	345	1.1%	760	2.5%
Moderate/Upper (80-95%)	180	0.6%	520	1.7%
Upper (>95%)	150	0.5%	2300	7.6%
<b>Total</b>	<b>1420</b>	<b>4.7%</b>	<b>4575</b>	<b>15%</b>

Source: 2007 RHNA SCAG data, based on US Census 2000

## 7. Housing Mix

The California Department of Finance – Ventura County population and housing estimate completed in January 2007 indicated there were a total of 274,224 housing units in the County. Of these, 33,222, or 12 percent, were located in the unincorporated area. The composition of the housing stock in Ventura County has changed only slightly between 1990 and 2000. The DOF revealed that the housing unit mix countywide broke down as follows in 2007:

- 64% single-family dwelling units (detached)
- 10% single-family dwelling units (attached)
- 6% multifamily dwelling units (2 to 4 units)
- 15% multifamily dwelling units (5 or more units)
- 4% mobilehomes or “other” dwelling units (boats, RVs, vans, etc.)

In the unincorporated area, the housing unit mix broke down as follows, with a higher percentage of single-family homes and significantly fewer multifamily dwelling units:

- 79% single-family dwelling units (detached)
- 7% single-family dwelling units (attached)
- 3% multifamily dwelling units (2 to 4 units)
- 4% multifamily dwelling units (5 or more units)
- 6% mobilehomes or “other” dwelling units (boats, RVs, vans, etc.)

## 8. Tenure and Vacancy Rates

The ownership or rental status of a unit is referred to as “tenure.” The tenure distribution of a community’s housing stock influences residential stability and often housing condition; rental units generally experience higher turnover rates than ownership units and may be in greater need of repair or rehabilitation.

The 2000 Census reported that countywide there were 251,712 dwelling units; of which 164,380 were owner-occupied, 78,854 were renter-occupied, and 8,478 were unoccupied. Therefore, approximately 68 percent of occupied units were owner-occupied and 32 percent were renter-occupied. Furthermore,

<sup>1</sup> Percentages for both rental and ownership are calculated based on 30,301 total households in the unincorporated area in 2000.

approximately 3.4 percent of all units were vacant. By comparison, in the unincorporated area of the County there were 32,143 dwelling units, of which 21,448 (67%) were owner-occupied, 8,786 (27%) were renter-occupied, and 1,909 (6%) were unoccupied.

The 2007 RHNA indicated that 51 percent of extremely low-income households, 50 percent of very low-income households and 43 percent of low-income households in the unincorporated area rented, rather than owned, their housing. In comparison, 21 percent of moderate and upper-income households rented (based on 2000 Census data). The ability of a household to purchase a home rather than rent housing is linked to household income, home prices, and the age of the householder. Where the housing cost burden is not prohibitive, the trend toward later marriages and postponed families has been cited by the UCSB Economic Forecast as a lifestyle shift that influences the choice of whether to rent or purchase a home.

As noted above, average rents in Ventura County are disproportionately high when compared to household income. In addition, rental vacancy rates countywide have been less than 4 percent for most of the decade. A rental vacancy rate of 5 percent or less is considered the threshold below which residents will have a difficult time finding housing and competition for available units will drive up prices. The UCSB Economic Forecast reported the vacancy rate for the entire County market of apartments at 3.7 percent in 2007, the highest rate since the mid-1990s. This increase was “due largely to an additional supply of apartments, providing more choice for apartment dwellers.”

It should be noted that much of the new apartment construction in the past five years has been targeted to moderate and upper-income households, many of whom are unable to purchase a home or may prefer an upscale apartment community. Most of this new construction has centered in incorporated cities. Between 2001 and 2006, only one multifamily structure was built in the unincorporated area. This was a 14-unit apartment complex at the Brandeis-Bardin Institute in 2003.

## 9. Age and Physical Condition of Existing Housing Stock

Three useful measures of housing conditions are the age of the structure, the incidence of overcrowding, and the lack of plumbing facilities. The 2000 Census included data on both overcrowding and the lack of plumbing facilities and further identified the number of structures built in each decade for each jurisdiction.

As summarized in Figure 3.3.3-9, approximately 30 percent of the housing units in the unincorporated area were constructed prior to 1960 and may be in need of rehabilitation or replacement. Although age does not always correlate with substandard housing conditions, neighborhoods with a concentration of homes 40 years old (or more) are more likely than newer neighborhoods to experience housing problems stemming from deferred maintenance, inadequate landscaping, and outdated utilities. Even with regular maintenance, dwellings over 40 years old can deteriorate and pose health and safety risks. Examples of such neighborhoods in the unincorporated area include Meiners Oaks, Casitas Springs, North Ventura Avenue, Saticoy, East Santa Paula, Piru, Camarillo Heights, Home Acres, and the Pt. Mugu area.

**Figure 3.3.3-9  
Year Structure Built**

Jurisdiction	Before 1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	Total
Camarillo	149	237	874	4,260	7,886	5,044	3,481	21,931
Fillmore	431	257	556	538	948	578	470	3,778
Moorpark	69	41	344	428	1,565	5,016	1,633	9,096
Ojai	416	340	724	570	680	321	146	3,197
Oxnard	1,105	2,122	6,715	10,525	12,644	6,890	5,182	45,183
Port Hueneme	139	348	1,191	1,884	2,483	1,074	792	7,911
Santa Paula	1,202	700	1,183	1,917	1,658	1,019	695	8,374

Jurisdiction	Before 1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	Total
Simi Valley	204	271	1,301	11,984	8,583	8,974	6,013	37,330
Thousand Oaks	160	248	1,872	9,813	15,938	8,583	6,314	42,928
San Buenaventura	3,414	2,070	6,241	9,625	9,396	5,972	3,110	39,828
Unincorporated	2,698	2,243	4,444	6,547	5,653	5,877	4,694	32,156
<b>Countywide Total</b>	<b>9,987</b>	<b>8,877</b>	<b>25,445</b>	<b>58,091</b>	<b>67,434</b>	<b>49,348</b>	<b>32,530</b>	<b>251,712</b>

Source: US Census 2000

Perhaps an even stronger predictor of housing condition is the concentration of overcrowding within a neighborhood. Household “overcrowding” is defined by the 2000 Census as more than one person per room (not counting bathrooms, hallways, porches, balconies, etc.). Overcrowding typically occurs when either the cost of a larger housing unit for sale or purchase is cost prohibitive or when unrelated individuals (like students or low-wage adults) share dwelling units due to high housing costs. Neighborhoods with multiple families living in one household or where structures have been illegally converted to low-cost housing are more likely to be in need of rehabilitation. Not surprisingly, where household incomes are low, housing conditions tend to be less desirable. Examples of neighborhoods with known overcrowding in the unincorporated area include El Rio, Nyeland Acres, Santa Susana Knolls, Plru, Newbury Park, downtown Somis, the Pt. Mugu area and neighborhoods near Chatsworth at the Los Angeles County line.

The 2002 County of Ventura Farmworker Housing Survey reported that 41 percent of farmworkers responding to the survey felt overcrowding was a “significant housing problem.” Survey results indicated that the average household size among farmworkers significantly exceeded the average household size in the unincorporated areas of 3 persons per household. Among farmworkers surveyed, 61 percent were living with 2 to 6 related persons and 15 percent resided with 7 to 10 related persons.

Figure 3.3.3-10 distinguishes between owner-occupied and renter-occupied lower-income households that are overcrowded.

**Figure 3.3.3-10  
Overcrowding For Households by Tenure  
in the Unincorporated Area**

Income Category	Rental		Ownership	
	Households Overcrowded	Percentage Households Overcrowded <sup>1</sup>	Households Overcrowded	Percentage Households Overcrowded
Extremely Low (<30%)	215	0.7%	65	0.2%
Very Low (30-50%)	295	1.0%	65	0.2%
Low (50-80%)	295	1.0%	80	0.3%
Moderate/Upper (80-95%)	90	0.3%	85	0.3%
Upper (>95%)	155	0.5%	230	0.8%
Total	1050	3.5%	525	1.7%

Source: 2007 RHNA SCAG data, based on US Census 2000

<sup>1</sup> Percentages for both rental and ownership are calculated based on 30,301 total households in the unincorporated area in 2000.

The data in this table includes all incidences of overcrowding, including “severe” overcrowding – defined as 1.51 residents per room. In fact, approximately 88 percent of the total number of overcrowded households (1,380) reported themselves to be “severely overcrowded.” Due to the high cost of housing, and the resulting need for families to “double up” within a dwelling unit, it is not surprising that the highest percentages of overcrowding can be found amongst lower-income renters. It is interesting to note, however, that a similar number of upper-income homeowners are reporting overcrowding. Anecdotal information suggests that this may be in part due to the presence of adult children and/or aging parents who cannot afford to live on their own.

“Substandard housing” is defined as housing lacking adequate kitchen, toilet, heating, or plumbing facilities. Figure 3.3.3-11 indicates the incidence of lack of complete plumbing facilities as reported by the 2000 Census.

**Figure 3.3.3-11  
Substandard Housing by Tenure**

Jurisdiction	Total Occupied Dwelling Units	Renter Occupied Lacking Plumbing	Owner Occupied Lacking Plumbing	Percentage of Households Lacking Plumbing
Camarillo	21,444	0	30	0.14%
Fillmore	3,695	7	9	0.43%
Moorpark	8,984	5	12	0.19%
Ojai	3,048	6	0	0.20%
Oxnard	43,630	222	191	0.95%
Port Hueneme	7,269	33	20	0.73%
San Buenaventura	38,571	100	104	0.53%
Santa Paula	8,157	60	14	0.91%
Simi Valley	36,478	18	47	0.18%
Thousand Oaks	41,796	38	54	0.22%
Unincorporated	30,162	73	110	0.61%
Countywide Total	243,234	562	591	0.47%

Source: 2000 US Census Bureau

The table indicates that less than 1 percent of all households in the unincorporated area reported inadequate plumbing facilities. Unlike overcrowding and the age of a structure, which are physical characteristics readily apparent during a site visit to a given neighborhood, the lack of plumbing is an internal characteristic more difficult to identify within geographic areas.

The 2002 Ventura County Farmworker Housing Study revealed that substandard housing, including lack of adequate bathroom facilities, lack of adequate kitchen facilities, and lack of adequate heating were issues for many farmworkers in the County. Of the farmworkers surveyed, 14 percent reported inadequate bathroom facilities, 14 percent reported inadequate kitchen facilities, and 22 percent reported inadequate heat in their dwelling unit. In addition, a significant number of farmworkers reported problems with housing dilapidation, noise, vermin, and inadequate sanitation. Moreover, 2 percent of those surveyed reported the lack of any kitchen facility or bathroom.

## 10. Special Needs Housing

Demographic information on household characteristics helps define the changing needs of a community over time. Section 65583 of the Government Code specifically requires that the Housing Element include an analysis of special housing needs, “. . . such as those of the elderly, persons with disabilities, large

families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter.” Special needs housing warrants additional consideration, because these households are more likely to experience difficulty obtaining decent, safe and affordable housing due to their unique housing requirements.

Drawing on the most current statistics, studies, and reports available, the discussion below evaluates existing housing needs for homeless individuals and families, mentally and physically disabled individuals, the elderly, female single parent households, large families, and farmworkers. Figure 3.3.3-20 then summarizes the specific housing needs identified for each of these groups.

**Homelessness** – According to the U.S. Department of Housing and Urban Development (HUD) a person is considered homeless only if he/she resides in one of the following places: (1) an emergency shelter; (2) in transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter; or (3) in places not meant for human habitation, such as cars, parks, sidewalks and abandoned buildings. In general, the homeless population in Ventura County includes the mentally ill, children, emancipated foster youth, single parents, individuals with substance abuse addictions, veterans, and families unable to make ends meet. Estimates of the homeless do not include those referred to as the “near homeless.” That is, families whose economic situation forces them to live in motels, garages, or in overcrowded homes with other families.

The Ventura County Homeless and Housing Coalition conducted a point-in-time homeless count on January 23, 2007 and determined that “on any given day, 1,961 County residents are homeless.”<sup>1</sup> Of these persons, in January 2007 approximately 1,679 were adults and 282 were children under the age of 18 living with homeless parent(s).<sup>2</sup> 1,469 adults and children were counted on the streets (i.e., in cars, parks, sidewalks and abandoned buildings) and 492 were housed in shelters. A total of 141 families were counted. Approximately one-third of those counted were women and two-thirds were men. The total number of persons counted in the unincorporated area was 242, which included 179 adults and 63 children. Approximately half were living on the streets and half were housed in transitional shelters. Twenty-nine families were counted, 25 of them single-parent families. In order to obtain housing, these groups would require a wide range of social services including case management, treatment for mental health issues, domestic violence recovery, employment training, health care, substance abuse treatment, and veterans’ services.

In June 2007, the Ventura County Homeless and Housing Coalition (VCHHC), in cooperation with the Institute for Urban Research and Development, released a *10-Year Strategy to End Homelessness* in Ventura County. This report assumed that households with an annual income of less than \$25,000 were at risk of becoming homeless. According to the 2000 US Census, countywide there were approximately 42,000 households or 130,000 people who were members of a household with an annual income of less than \$25,000. This translates to approximately 10 to 20 percent of all Ventura County residents. The County of Ventura 2005 Consolidated Plan reported that families, in particular women with children, were a growing segment of the homeless population. In addition, an estimated 20-25 percent of the homeless population was comprised of veterans, including men and women of all ages, races, education, and socioeconomic backgrounds.

As stated above, the VCHHC conducted a survey of all cold weather shelters in Ventura County, excluding Oxnard. Survey takers interviewed individuals and family groups in shelters throughout the County. A total of 409 persons were housed in the shelters on that date. Approximately 25 percent of the shelter population, or 104 individuals, were children. Each adult individual completed a questionnaire. Survey results are highlighted below:

- 94% considered Ventura County their home;

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<sup>1</sup> *County of Ventura 2007 Homeless Count*, Ventura County Homeless and Housing Coalition April 12, 2007. Copies available at [www.vchhc.org](http://www.vchhc.org)

<sup>2</sup> The 282 children counted excluded seven unaccompanied children between the ages of 13 to 17 who were counted with the adult population.

- 48% of the population identified themselves as Caucasian;
- 38% were employed;
- 25% were children;
- 29% were women;
- 34% considered housing to be their “greatest need”;
- 32% did not have a high school diploma or equivalent;
- 26% had a physical disability;
- 33% had a mental disability;
- 45% had been the victim of physical violence or sexual abuse; and
- 42% had been homeless for two or more years.

These numbers help define the general subpopulations of the region’s homeless population. Not surprisingly, the survey revealed that in addition to drug and alcohol addiction, job loss, mental illness, release from jail, and eviction contributed significantly to homelessness. More than one-third were working and unable to obtain housing, one-quarter were physically disabled in some way and one-third were identified with a mental disability. Approximately 300 of the estimated 1,300 individuals who were homeless were not living on the street, because they were able to locate shelter. Of these, approximately 50 percent were sheltered in emergency shelters and the remaining 50 percent were sheltered in transitional housing facilities.

The problem of homelessness in Ventura County is complex. The relatively high cost of housing in Ventura County combined with the scarcity of rental housing for lower-income households contribute to a housing market where many families experience difficulty finding and retaining affordable housing. At the same time, federal support programs for the mentally ill, veterans, and others have been dramatically reduced over the last two decades.

Lower-income households live on a very narrow margin and any unexpected expense or job loss can cause these households to lose their housing. Once out of the housing market, it becomes increasingly difficult for these households to reacquire permanent shelter due to the higher costs of living in temporary quarters, which then prevents households from saving enough money for first and last month’s rent, a security deposit, and utility hookups. The VCHHC estimates that once a household becomes homeless, these households generally require thousands of dollars or more to regain housing. In addition, many of the homeless are mentally ill or impaired, which increases their difficulty in securing permanent shelter and/or employment.

The *10-Year Strategy to End Homelessness* concluded that there is a continuous cycle of homelessness each year in Ventura County during which large numbers of persons exit homelessness only to be replaced with new homeless individuals and families. It’s estimated that this cycle involves approximately 2,000 households (6,000 residents) annually. Ten percent of these become chronically homeless and 90 percent will not remain homeless due to both their own resources and the efforts of homeless service providers who help them obtain housing. However, the need for more permanent affordable housing for extremely-low and very-low income households is clear.

Over the next five years (2007-2012), the *10-Year Strategy to End Homelessness* recommended creating at least 275 units of permanent supportive housing for the chronically homeless and 40 units of housing for formerly homeless men and women living with chronic addiction. It’s estimated that this would reduce chronic homelessness by half countywide. In the area of transitional housing, the recommendation was for 75 additional housing units (225-300 beds) to serve families living on the streets and 15 housing units for single individuals with disabilities. Finally, in the area of temporary shelter, the report recommended an additional 150 beds for individuals currently living on the street.

One of the recommendations made in the *10-year Strategy* and subsequently implemented was the creation of an “Interagency Council on Homelessness for Ventura County” to coordinate and evaluate the policies and activities articulated within the *10-year Strategy*. Recognizing that solutions to homelessness are regional, the Interagency Council on Homelessness includes members who are elected officials representing public agencies such as county government, city governments, schools, and recreation/park

districts. Members also include representatives from other governmental agencies that are most affected by homelessness, including law enforcement.

Figure 3.3.3-12 summarizes the local government, non-profit organizations, faith-based organizations, and community service groups within the County that provide housing or housing-related assistance to homeless and low-income persons. Figures 3.3.3-13 and 3.3.3-14 list the homeless shelter providers in the County in 2005, with some of the information updated to reflect current provider status. The figures also include an inventory of the type of shelter provided (transitional or emergency), clients served, and the number of beds at each facility. “Shelters” are defined as facilities that offer a stay with services for up to 90 days. “Transitional housing” is defined as a facility that allows residents to stay with services for up to two years and pay no more than 30 percent of their adjusted gross income toward housing costs. Residential recovery homes may be transitional (for example, a recovery program that allows a stay of three to six months) or permanent, meaning residents remain as long as needed and pay rent.

In 2005, there were 365 emergency shelter beds and 293 beds available in transitional housing facilities available throughout the County. Currently, however there are only 148 emergency shelter beds, (including those for domestic violence victims) available throughout the County year-round and 258 transitional facility beds.

**Figure 3.3.3-12  
Agencies Serving Homeless and Low-Income Persons**

SERVICE PROVIDER	LOCATION	SERVICES PROVIDED
Alcohol and Drug Programs, Mom and Kids Recovery Center	Ventura	Short term housing voucher program for women and children in need of housing while in treatment program.
Cabrillo Economic Development Corporation	County	Develops low and moderate income housing projects in County. Also leadership development, community organization, management training, and resource development. Provides housing for migrant farmworkers.
Candelaria American Indian Council	Ventura	Emergency assistance (food and shelter) and job linkage for American Indian clients and veterans. Information and referral.
Care and Share	Simi	One-time emergency services, food and shelter. Eviction prevention.
Catholic Charities	Ventura, Moorpark, Oxnard, Thousand Oaks	Emergency shelter vouchers, temporary emergency material aid. Counseling. Rental assistance, food pantries.
Christopher House	Ventura	Housing and licensed nursing care for men, women and children with HIV/AIDS.
Community Action of Ventura County	Oxnard, Ventura	Financial assistance provided, (when available) for eviction prevention and move-in cost assistance. Case management and other support services to prevent reoccurrence of homelessness. Weatherization services, utility assistance, and food distribution.
Fillmore Volunteer Services, Inc.	Fillmore	Eviction prevention and other non-housing related assistance.
Housing Authority Programs:		Administer HUD Section 8 Rental Assistance and conventional public housing projects. Provides fair housing counseling.  Waiting lists vary from 3 to 6 years.
1. County Area Housing Authority	Newbury Park	
2. Oxnard Housing Authority	Oxnard	
3. Port Hueneme Housing Authority	Port Hueneme	

SERVICE PROVIDER	LOCATION	SERVICES PROVIDED
4. Santa Paula Housing Authority	Santa Paula	
5. Ventura City Housing Authority	Ventura	
Interface Youth Crisis Services	Ventura	Hotline counseling, shelter for homeless, abused, or runaway children.
Jewish Family Services	Thousand Oaks, Ventura	Services to homeless, and other non-housing related assistance.
Lutheran Social Services	Thousand Oaks, Simi Valley	Eviction prevention, move-in assistance and other non-housing related assistance. Seniors-Caring Neighbor Program.
Khepera House	Ventura	Residential drug/alcohol recovery program and graduate houses for men.
Lighthouse Women and Children's Mission	County	Overnight shelter, emergency shelter program for homeless women and children, employment search program for homeless women and children, and a Life Recovery (drug, alcohol and life challenging issues) program for women and children.
Many Mansions	County	Affordable housing and life-enriching services to low income residents of Ventura County. Own 9 apt.-style properties that provide housing to over 1,300 individuals in need.
Miracle House	Ventura	Residential recovery program for women with dual-dependency on drugs and alcohol.
New Harvest Christian Fellowship	Oxnard	Residential drug/alcohol rehabilitation program for men.
Project Understanding	Ventura	Small loans and grants for move-in expenses, eviction prevention, and other non-housing related assistance.
	Oxnard	Transitional housing
Human Services Agency Homeless I & R Program	County	Information and referral. Outreach, assessment and brief casework for homeless individuals and families.
Saint John's Community Outreach	Oxnard	Emergency lodging and other non-housing related assistance. Revolving Loan Fund.
Salvation Army - Oxnard Corps	Oxnard	Emergency winter shelter and other non-housing related assistance.
Salvation Army - Service Extension	Simi	Short-term lodging vouchers, other non-housing related assistance.
Salvation Army - Ventura Corps	Ventura	Short-term lodging vouchers, other non-housing related assistance.
Senior Homesharing	Ventura	Matches seniors with other seniors and non-seniors in need of shared housing
Turning Point Foundation	Ventura	Drop-in Center and shelter for homeless mentally ill and clients in west Ventura, other non-housing related assistance.
Ventura County Council on Aging	Oxnard	Senior services.
Ventura County Rescue Mission	County	Meals for the public, emergency shelter for men, and an alcohol and drug recovery program for men.
Victory Outreach Recovery Homes	Ventura, Oxnard	Drug recovery homes for men and women.

Source: 2000 County of Ventura Consolidated Plan, (Updated to reflect provider status)

**Figure 3.3.3-13  
Homeless Transitional Housing Facilities Inventory**

Transitional Shelters	Location	Number of Beds (2007)	Target Population
<b>Mentally Ill and Dually Diagnosed:</b>			
Turning Point – Appleton House	Simi Valley	6	SMI Adults
Turning Point – Wooley House	Oxnard	8	SMI Adults
<b>Subtotal</b>		<b>14</b>	
<b>Families and General Homeless:</b>			
Goldberg House (opened after 2005)	Ventura	5	Single Men
Interface Youth Transition Program	Various	12	Youth 16-21
Many Mansions Stoll House	Thousand Oaks	40 (10 families)	Families
Project Understanding Transition House	Oxnard	17 (5 families)	Families
Salvation Army Transitional Living	Ventura	41 (8 families, 9 singles)	Families/ Single Women
RAIN Transitional Housing Program	County	84 (80 families, 4 singles)	Families and Singles
RAIN Respite beds – new 2003	County	6	Single Persons
Operation W.O.R.K	Oxnard	35	Single Men
Lutheran Social Services	Simi Valley	4	Families
<b>Subtotal</b>		<b>244</b>	
<b>Countywide Total</b>		<b>258</b>	

Source: 2005 County of Ventura Consolidated Plan, with updates as noted.

**Figure 3.3.3-14  
Homeless Emergency Shelter Facilities**

Emergency Shelters	Location	Number of Beds (2007)	Target Population
<b>Year Round Shelter Beds:</b>			
Ventura County Rescue Mission	Oxnard	60	Men Only
Turning Point – Our Place Shelter	Ventura	10	Mentally Ill
Interface Domestic Violence Shelter	Various	13	Women and Children
Interface Youth Shelter-McAvoy House		6	Youth
Coalition Against Domestic Violence	Ventura	17	Women and Children
Lighthouse Women & Children's Mission	Oxnard	34	Women and Children
<b>Subtotal</b>		<b>140</b>	
<b>Winter Shelters:</b>			
Main Ventura/Oxnard Shelter	Ventura/Oxnard	150	General Homeless

Emergency Shelters	Location	Number of Beds (2007)	Target Population
Conejo Valley Shelter	County	30	General Homeless
Ojai Valley Family Shelter	Ojai	25	General Homeless
Public Access to Deliver Shelter (PADS)		30	General Homeless
<b>Subtotal</b>		235	
<b>Countywide Total</b>		375	

**Disabled** – The Census 2000 definition of disabled is a fairly broad definition, which is reflected in the high percentage of persons reporting a disability. A “disability” may be an impairment that is sensory such as blindness or deafness, a self-care disability such as the inability to bathe or dress alone, a disability that prevents one from leaving the home alone for more than six months, or a physical or mental disability, as described below. In the unincorporated area, 25 percent of the population over the age of five reported a disability in one of these categories in 2000.

Though it’s recognized that all disabilities may be debilitating, the Housing Element focuses specifically on the special housing needs of those with mental and physical disabilities.

**Mentally Disabled** – A person with a mental disability was defined in the 2000 Census as a person five years or older who suffered from a physical, mental, or emotional condition lasting six months or more that made it difficult to perform specific activities like learning, remembering, or concentrating.

The 2000 Census did not report the number of households with mentally disabled persons or the number of mentally disabled persons living in group homes. However, as shown in Figure 3.3.3-14 below, in the unincorporated area, nearly 4 percent of the population over the age of five reported a mental disability. Moreover, the Ventura County 2005 Consolidated Plan reported that approximately one-third of the homeless were mentally disabled and described the profile of a typical homeless mentally ill client as a single person who has been diagnosed with Schizophrenia, Schizo-Affective Disorder, Bipolar Disorder or Major Depression and may also have a co-existing Substance Abuse Disorder.<sup>1</sup> Unfortunately, as noted in the *10-Year Plan to End Homelessness* in Ventura County, the majority of mentally ill homeless are “hard to reach” because of their severe mental illness, which is often compounded by substance abuse and health care problems, including non-compliance with prescribed medications.

Of the non-homeless, mentally ill clients served by the Ventura County Behavioral Health Department, many are generally very-low to extremely-low income households with little or no income and are unable to work due to reoccurring symptoms.

The 2005 Consolidated Plan emphasized that traditional shelter beds will not meet the needs of the mentally ill and recommended a supportive housing program that includes staff who can link residents to mental health services, subsidies, and medical care, as well as long-term housing.

Figure 3.3.3-15 is an inventory of agencies that provide housing and housing-related support services to non-homeless persons with special needs, including mentally ill persons.

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<sup>1</sup> 2005 County of Ventura Consolidated Plan, p. 39.

**Figure 3.3.3-15  
Unincorporated Population Reporting a Disability**

	<b>Persons Reporting a Disability (Age 5 and Over)</b>	<b>Percentage of Total Population Reporting a Disability</b>
<b>Total Disabilities Reported (People 5 years and over):</b>	<b>22,118</b>	<b>25.2%</b>
Sensory disability	1,964	2.2%
Physical disability	4,616	5.3%
Mental disability	3,127	3.6%
Self-care disability	1,347	1.5%
Go-outside-home disability	3,985	4.5%
Employment disability	7,079	8.1%
<b>Disabilities Reported (People 5 to 15 years):</b>	<b>952</b>	<b>5.4%</b>
Sensory disability	82	0.5%
Physical disability	107	0.6%
Mental disability	634	3.6%
Self-care disability	129	0.7%
<b>Disabilities Reported (People 16 to 64 years):</b>	<b>15,631</b>	<b>25.6%</b>
Sensory disability	933	1.5%
Physical disability	2,602	4.3%
Mental disability	1,782	2.9%
Self-care disability	591	1.0%
Go-outside-home disability	2,644	4.3%
Employment disability	7,079	11.6%
<b>Disabilities Reported (People 65 years and over):</b>	<b>5,535</b>	<b>61.7%</b>
Sensory disability	949	10.6%
Physical disability	1,907	21.3%
Mental disability	711	7.9%
Self-care disability	627	7.0%
Go-outside-home disability	1,341	15.0%

Source: US Census 2000

**Physically Disabled** – A person with a “physical disability” was defined by the 2000 Census as a person five years or older who had a physical, mental, or emotional condition lasting six months or more that substantially limited one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.

Of the elderly population 65 and over, 21 percent reported a physical disability. In the population under 65, 3 percent reported a physical disability. There was no comparable question on disability status included in the 1990 Census data to provide a comparison. Indeed, over the past 30 years, the accepted definition of “disability” has evolved. The US Census Bureau website explained that in the 1970s, the concept of a disability referred to an underlying physical or mental condition. For example, a person with leg paralysis would have been considered disabled, based solely on their physical condition. Today, disability is seen as a complex interaction between a person and his or her environment. The same person with leg paralysis may be considered disabled due to their physical impairment as well as due to the barriers in the environment that prevent full social participation.

Because of their employment limitations, it is probable that disabled persons receive lower incomes and, therefore, require lower cost housing. The 2000 Census indicated that Ventura County had 58,581 non-institutionalized individuals, aged 16 to 64 (the working-age population), suffering from a work disability. Of those, 19,698 were completely prevented from working due to their disability. In the unincorporated area, individuals suffering a work disability numbered 7,079 while those completely prevented from working by reason of their disability numbered 2,359.

Moreover, special housing needs, such as wheelchair ramps, accessible electrical outlets, accessible appliances, extra-wide doorways and hallways, large bathrooms with wheelchair space, rails in the bathtub and other special amenities, may add to the cost of housing for the disabled. It's also likely that on-site caregivers are needed for many of the disabled, creating the need for standard housing that can accommodate second dwelling units. Many of the more severely disabled require 24-hour care and/or nursing care, which is commonly provided through residential group care and elder care facilities.

Figure 3.3.3-16 is an inventory of agencies that provide housing and housing-related support services to non-homeless persons with special needs. This includes developmentally disabled persons.

**Figure 3.3.3-16  
Agencies Serving Non-Homeless Persons with  
Special Needs**

PROVIDER	AREA SERVED	SERVING	DESCRIPTION OF SERVICE
Aids Care, Inc.	County	HIV and persons with AIDS	Emergency funds for those with HIV+ and AIDS. Operates Christopher House.
Alcohol and Drug Programs - Moms and Kids Recovery Center	County	Women and their children	Sober living home for those women in the program who are in need of safe and drug-free housing. Other non-housing related assistance for women and their children.
Appleton House	Simi Valley	Mentally ill	Independent living and or residential care for persons with serious mental illness
ARC Ventura County (Association for Retarded Citizens)	County	Developmentally Disabled Adults	Residential care home for developmentally disabled adults. Other non-housing related assistance.
Association for the Independence of Disabled	County	Disabled	In-home training program of independent living skills for the disabled.
Behavioral Health, Homeless/Emergency Shelter Program	County	Mentally ill	Emergency Shelter Program provides food and shelter to homeless, mentally ill individuals through voucher system. Programs for adults and children. Coordinates with Catholic Charities Community Services.
Casa de Paz	Simi Valley	Mentally ill	Independent living and or residential care for persons with serious mental illness.
Casa Pacifica	County	Children	Facility for short-term and intermediate shelter for abused and neglected children.
Ventura County Coalition Against Violence	County	Women and Children	Provides safe, emergency shelter to battered women and their children, hotline, educational outreach, and support groups.

PROVIDER	AREA SERVED	SERVING	DESCRIPTION OF SERVICE
Cypress Court	Oxnard	Mentally ill	Independent Living and or residential care for persons with serious mental illness
Coalition to End Domestic Violence & Sexual Violence	County	All	Shelter and other non-housing related assistance.
Esseff Village	Thousand Oaks	Mentally ill	Independent living and or residential care for persons with serious mental illness
Fishermen Ministries	County	Ex-prisoners	Assists ex-prisoners make transition back into society and lead productive lives through their half-way house. Help for homeless persons.
Habitat for Humanity	County	Low Income	Development of affordable homes for low-income residents.
Hillmont House	Ventura	Mentally ill	Independent living and or residential care for persons with serious mental illness.
Home Sharing	Ventura	Seniors	Matches people to share homes.
Housing Assistance Program for Seniors (HAPS)	Oxnard & Pt. Hueneme	Seniors	Housing assistance for disabled or very low income seniors.
Housing Authority Programs:			All programs provide housing assistance for low income persons, including seniors and the disabled.
1. County Area Housing Authority	Newbury Park		
2. Oxnard Housing Authority	Oxnard		
3. Pt. Hueneme Housing Authority	Pt. Hueneme		
4. Santa Paula Housing Authority	Santa Paula		
5. Ventura City Housing Authority	Ventura		
Independent Living Resources Center	County	Disabled	Counseling, referrals for subsidized housing.
Khepera Alcoholism Recovery House	County	Men	Housing and recovery services for men with alcohol problems.
Lighthouse Women and Children's Mission	County	Women & Children	Life Recovery (drug, alcohol, and Life Challenging issues) Program for women and children.
Las Posadas	Camarillo	Mentally ill	Independent living and/or residential care for persons with serious mental illness
Miracle House	County	Women	Housing and recovery services for women with alcohol or drug problems.
OASIS (Older Adult Services and Intervention System)	County	Seniors	Care planning to frail elderly 60+ years. Alzheimer's ID Programs. Referrals made to appropriate services to help clients remain at home.
Our Place Shelter	Ventura	Mentally ill	Independent living and or residential care for persons with serious mental illness.
Oxnard Recovery Homes, Inc.	County	Adults	Men and women's 30-day live-in program for alcohol and drug recovery. 90-day extended program.

PROVIDER	AREA SERVED	SERVING	DESCRIPTION OF SERVICE
Prototype Women's Center	County	Women	Housing and recovery services for women (and their children) with drug and/or alcohol problems.
Sarah's House	Moorpark	Women	Provides housing and other non-housing related assistance.
Senior Case Management	County	Seniors	To assist frail elderly to remain in their home environment through the use of community services.
Senior Home Sharing	County	Seniors	Matches seniors with other seniors or younger people who want to share housing.
Senior Outreach Services	County	Seniors	Geriatric mental health specialists evaluate adults over 65 to determine if mental health services are needed.
Shamrock House	County	Adults	Residential treatment for drug and alcohol abuse.
St. Anne's Maternity Home	County	Pregnant young women	Residential care for pregnant young women, counseling, junior and senior high school and vocational training, prenatal birth classes and child-care, follow-up.
TenderLife Maternity Home	County	Pregnant young women	Provides housing and other non-housing related assistance.
Training for Independent Living	County	Developmental Disabled Adults	See ARC Ventura County
Turning Point Foundation	County	Mentally ill	Drop-in center for homeless mentally ill and clients in west Ventura. Other non-housing related assistance.
Ventura County Commission on Aging	County	Elderly	One-time eviction prevention, move-in costs, other non-housing related assistance.
Ventura County Health Care Agency	County	AIDS	Case management, housing referrals.
Ventura County Rescue Mission	County	Men	Place for men to stay who are transients. Meals and bed for up to 10 consecutive nights. Includes 1-year, live-in free, alcohol and drug recovery program.
Villa Calleguas	Camarillo	Mentally ill	Independent living and or residential care for persons with serious mental illness
Richmond Terrace (Warwick Apts.)	Thousand Oaks	Mentally ill	Independent living and/or residential care for persons with serious mental illness
Wooley House	Oxnard	Mentally ill	Independent living and/or residential care for persons with serious mental illness

Source: 2005 County of Ventura Consolidated Plan. (Updated to reflect current provider status.)

**The Elderly** – An elderly household is defined as one in which the head of household is 65 years in age or older. The 2000 Census estimated that there were 45,637 householders countywide who were 65 or older (approximately 7% of the total population). In the unincorporated area, 5,447 householders reported their age as 65 or older, comprising 18 percent of the unincorporated population. In 1990, 36,890

householders countywide were 65+. Thus, from 1990 to 2000, the number of elderly households increased by 24 percent in Ventura County.

The 2000 Census further reported that there were a total of 8,969 seniors in unincorporated Ventura County, aged 65 or older. The elderly comprised 10 percent of the total unincorporated population in 2000. This number is expected to increase as large numbers of baby boomers retire and average life expectancy increases.

As shown in Figure 3.3.3-15, of the elderly population 65 and over, nearly 62 percent reported a disability of some kind in 2000. Fifteen percent of these were elderly persons who recorded a disability that prevented them from leaving the home alone for more than six months, and 7 percent reported being unable to perform daily activities like bathing, dressing, and getting around inside the home for more than six months. In addition, there were 4,644 persons 65 years and older countywide with incomes below the poverty level, 363 of whom resided in the unincorporated area. Since 1990 there has been a 36 percent increase in the number of persons 65 years or older with incomes below the poverty level. However, this does not hold true for the unincorporated areas, where a 17 percent decrease in the number of elderly persons below the poverty level was reported in the 2000 Census.

Generally, many of the elderly are on fixed incomes and their family or household size is small. Many of the elderly who own their own homes do not pay a mortgage and purchased their home prior to passage of Proposition 13, which reduces their overall housing cost burden. In general, however, the elderly have lower incomes or receive fixed incomes from Social Security and/or pensions that have not kept pace with inflation. Over time, this increases their housing cost burden. In the unincorporated area, 88 percent of the elderly owned their homes in 2000, while 11 percent were classified as renters. Many of the elderly reside in one of the 26 mobile home parks located in the unincorporated area.

Ideally, affordable housing for the elderly should be located near public transportation and services such as doctors, hospitals, and grocery stores. Many of the elderly require 24-hour care, which is commonly provided through residential group care facilities. For those who are aging but independent enough to remain at home, more second dwelling units are needed. These granny flats may be used for on-site caregivers or to accommodate elderly parents as they age. Figure 3.3.3-17 is an inventory of private elder care facilities that provide assisted living or specialized care. It lists the location of residential elder care and skilled nursing facilities and the number of beds in each facility.

**Figure 3.3.3-17  
Private Care Elder Care Facilities**

Jurisdiction	Residential Care Facilities	
	Number	Total Beds
Camarillo	26	678
Fillmore	1	66
Moorpark	1	6
Ojai	6	236
Oxnard	24	347
Port Hueneme	0	0
San Buenaventura	19	1,104
Santa Paula	0	0
Simi Valley	35	498

Jurisdiction	Residential Care Facilities	
	Number	Total Beds
Thousand Oaks	35	1,029
Unincorporated	7	288
Total	154	4252

Source: 2005 County of Ventura Consolidated Plan

**Large Families** - HUD defines a “large family” as one with five or more members. By this definition, 16 percent (4,926) of the approximately 32,000 residential units in the unincorporated area of the County were “large families” in 2000. Though this percentage has remained static since the 1990 Census, there is more current Census data gathered for the 2006 American Community Survey showing a three percent decline in the number of large families in the unincorporated area of the County – a trend evidenced throughout communities nationwide. Of the total large family households in the unincorporated area, 69 percent owned their own homes and 31 percent were renters, which mirrors the tenure ratio found in the general population.

Lower-income large families represent a special needs group due to the disparity between housing costs and household income. To resolve this disparity, some families “double up” in one dwelling unit. As housing costs have risen countywide in the past five years, anecdotal evidence indicates that this trend of “doubling up” has increased.

In addition, large families with children may encounter difficulties locating adequately sized housing since some rental apartment complexes are restricted to seniors, and the supply of rental units with three or more bedrooms is somewhat limited.

**Female Headed Households** – A “female-headed household” is defined as one in which the female head of household is unmarried and living with at least one related child under the age of 18. According to the 2000 Census, female-headed households with children under 18 numbered 14,474 countywide (6 percent of households countywide), and 1,638 in the unincorporated area. In addition, 3,960 female heads of household were living below the poverty level countywide and 363 of these resided in the unincorporated area.

Female-headed single parent households with children have special housing needs, primarily because single parent households tend to contribute a higher percentage of their income to housing costs and women continue to earn less than men in comparable jobs. Due to this reliance on one income, these families need lower cost housing in proximity to employment as well as access to affordable childcare.

Figure 3.3.3-18 lists additional housing and housing-related service providers in the County of Ventura that may provide assistance to female headed single parent households in need.

**Figure 3.3.3-18  
Other Housing/Service Providers**

Service Provider	Location	Services Provided
Community Assistance Program	Ojai	Rental assistance, motel vouchers, food pantry, bus tokens
County Veterans’ Services	County	Assists homeless veterans in obtaining benefits & services
Fair Housing Program	County	Assists persons in resolving housing discrimination cases

Service Provider	Location	Services Provided
Homeless Tutoring Program (county schools)	County	After school tutoring for homeless children at shelters, motels, drop in centers.

Source: 2005 County of Ventura Consolidated Plan

**Farmworkers** - Due to the generally low wages associated with laboring as field workers, packing house workers, and nursery workers, farmworker households can generally be classified as very-low or extremely low-income. This makes farmworkers and their families particularly vulnerable to living in overcrowded, substandard dwelling conditions.

Official counts of farmworkers significantly underestimate the true numbers, with undocumented and poor residents most likely to be undercounted. Farmworkers are notoriously difficult to count due to their mobility, the shared and substandard housing available to them, their fear of authorities, and their lack of involvement in a foreign and unfamiliar culture.<sup>1</sup>

Nonetheless, in 2006 SCAG's Regional Housing Needs Assessment estimated that there were 14,257 farmworkers countywide in Ventura County. However, the data provided by SCAG was based on the 2000 Census, a problematic source because the Census Bureau does not define "farmworkers" or "farmworker households," and the 2000 Census count combined persons employed in farming with persons employed in forestry, fishing, and hunting with no distinction between high and low wage occupations. Furthermore, the Census excluded labor provided by farm labor contractors, which significantly underestimates the number of farmworkers. It's estimated that roughly one third of all California farmworkers are employed by farm labor contractors.<sup>2</sup>

By contrast, the 2002 US Census of Agriculture, prepared by the Department of Agriculture, reported that there were 26,810 farmworkers in Ventura County. And the *Migrant and Seasonal Farmworker Enumeration Profiles Study* (MSFES), prepared in 2000 for the U.S. Department of Health and Human Services, estimated there were, on an annual basis, approximately 35,181 farmworkers in Ventura County, of which 7,758 were full-time workers, 14,726 were seasonal workers, and 12,697 were migrant farmworkers. A "seasonal worker" was defined as a farmworker who establishes a permanent residence in the County, whereas a "migrant farmworker" follows the crops and travels from one agricultural area to another during the course of a year. .

To fulfill one of the programs approved in the 2001 Housing Element, the County of Ventura prepared a more detailed study of farmworker households and their housing needs. A Farmworker Housing Study Committee comprised of representatives from a diverse group of growers, labor advocates, business interests, farmworker housing advocates, local government, and nonprofit housing developers was established. The results of their work were published in the *County of Ventura Farmworker Housing Study* in August 2002. Though this study does not provide a total count of farmworkers, it does provide a more germane and local picture of farmworker households and their housing needs than that provided by the 2000 Census.

To gather local data, the 2002 Farmworker Housing Study Committee prepared and disseminated 9,000 bilingual farmworker surveys countywide to growers, contractors, school districts, and farmworker advocate organizations. With a response rate of nearly 17 percent, the survey provided a representative sample of housing conditions for farmworker households between December 2001 and February 2002.

<sup>1</sup> The Agricultural Worker Health Study: Case Study No. 3 – Oxnard and Santa Clara Valley. Kurt Schroeder et. Al., California Institute for Rural Studies, January 2003.

<sup>2</sup> University of California Agricultural Personnel Management Program, <<http://are.berkeley.edu/APMP/pubs/flc/farmlabor>, 2004-5>

The Farmworker Housing survey revealed that the majority of agricultural laborers are permanent residents of the County (76%). This challenges the common perception of the farmworker as a migrant employee with no ties to the local community. Of the 14 percent who reported part-time residency, the majority were single males. Of the 1,500+ farmworker households surveyed, only 7 percent lived in unincorporated areas of the County. Using a variety of key indicators, the survey revealed that countywide there are significant numbers of farmworker families and individuals working in the local agricultural industry who lack safe, decent, and permanent housing.

As discussed earlier in this section, 41 percent of farmworker households surveyed reported overcrowding to be a “significant housing problem”. In addition, a significant percentage reported inadequate bathroom, kitchen, and heating facilities. The survey also confirmed the limited income available for housing purposes in most farmworker households. At the time the survey was taken, 70 percent of responding farmworkers living alone had personal median incomes within the extremely-low income category. Of farmworkers living with relatives, 57 percent reported household incomes that fell within the extremely-low income category.

Outside of the ten incorporated cities, the character of Ventura County remains distinctly rural and agricultural. The 2002 US Census of Agriculture reported that Ventura County contained 124,155 acres of cropland with 103,262 acres of harvested cropland. In addition, the climate in Ventura County is so mild that many crops can be planted and harvested three times a year, creating the rare opportunity for a year round workforce.

Notwithstanding the difficulties associated with procuring a precise count of the farmworker population, the total number of farmworkers in Ventura County appears to have increased over the last two decades. This may be partly explained by changes in crop type. Over the last two decades the cultivation of labor-intensive crops has increased. When queried, the Ventura County Agricultural Commissioner reported that in the last 15 years, the cultivation of strawberries nearly tripled from approximately 4,200 acres harvested in 1990 to 11,936 acres harvested in 2006. Similarly, nursery stock cultivation increased from approximately 2,343 acres in 1993 to 4,735 acres in 2006. Ranked in order of financial yield, the Ventura County Agricultural Commissioner’s 2006 Annual Crop Report listed strawberries as the highest value crop in Ventura County, followed by nursery stock, lemons, celery, tomatoes, and avocados. Valencia oranges fell to number 10 on the list as the trend to remove citrus orchards and replace them with greenhouses continued. In 2006, 4,377 acres of Valencia oranges, 19,100 acres of lemons, and 16,417 acres of avocados were harvested in Ventura County.

Clearly, farmworker households require housing near both the agricultural fields and packing houses where they are employed and areas convenient to shopping, schools, and other support services. For this reason, the vast majority of farmworker households reside in conventional, lower-income housing located within the existing cities near the irrigated farmland (e.g., Oxnard, Santa Paula, Fillmore, Ventura) and the existing unincorporated communities of El Rio, Nyeland Acres, Saticoy, Somis, and Piru. Information provided by sources close to the agricultural community indicates, however, that many farmworker households reside in single family residences with multiple families or are sleeping in garages or detached accessory buildings.

Although most farmworker households reside in conventional, lower-income housing, there are two general categories of farmworker housing in unincorporated Ventura County:

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

The County has minimal records on the first kind of farmworker housing, primarily because many of the structures were constructed years ago and the County Assessor records do not provide sufficient detail to differentiate between farmworker housing and other types of housing.

From June 5, 2003, (operative date of the ordinance amendment) to December 31, 2008, zone clearances have been issued for 58 farmworker/animal caretaker dwelling units. In 2008 alone, there were 13 zone clearances issued for farmworker dwelling units. It should be noted, however, that the issuance of a zone clearance does not ensure that the unit was actually constructed or completed that year. For example, in 2008 only 2 of the units identified on zoning clearances were listed as completed in the County's Building and Safety records. However, there are 7 additional units listed as completed farmworker units in the building reports making 9 total completions in 2008.

HCD maintains a list of farmworker labor camps licensed by the State of California. Figure 3.3.3-19 lists the existing farmworker camps within the County by camp name and location, with the number of individuals and families that can be accommodated at the camp. All of these camps are located in the unincorporated area of the County, with the exception of the Garden City Camp in Oxnard.

**Figure 3.3.3-19  
State-Licensed Farmworker Camps in Ventura County**

Facility Name	Address	Property Owner	Permanent or Temporary Permit	Notes
B-Camp	2512 Balboa St., Oxnard	Leo B. Jennings	Permanent	15 units, individuals and families
Garden City Camp	5690 Cypress Rd., Oxnard	Pacific Labor Services	Permanent	40 beds, individuals only
La Campana	2297 Sycamore, Fillmore	Limoneira	Permanent	18 units, individuals and families
Fillmore Labor Camp	743 ½ Sespe Pl., Fillmore	Villasenor Enterprises	Permanent	137 individuals
McKevett	Padre Dr., Santa Paula	Limoneira	Permanent	9 units, individuals and families
Limol	1141 Cummings Rd., Santa Paula	Limoneira	Permanent	157 units, individuals and families
Orchard Farm	Santa Paula	Limoneira	Permanent	11 units, individuals and families
Leavens Ranches	12681 Broadway Rd., Moorpark	Leavens Ranches	Permanent	14 units, individuals and families
Los Posas Orchards	5242 N. Olive Hill Rd., Somis	Somis Pacific	Temporary	16 units, families
Rancho Guadaluasca	1 Caryl Dr., Oxnard	John Boone	Permanent	9 units, families
Newhall Ranch	4 ½ miles east of Piru	Newhall Land & Farming	Permanent	18 units, individuals and families
Rancho Media Dia	1989 Hondo Rancho Rd., Somis	Grether Farming	Permanent	10 units, families
Somis Nursery	5612 Donlon Rd., Somis	Somis Nursery	Permanent	10 units, individuals and families

Facility Name	Address	Property Owner	Permanent or Temporary Permit	Notes
Piru Square	665 Piru Square	Trinidad Vasquez	Permanent	6 units, 15 individuals
Total Farmworker Units				470

Source: *The California Housing and Community Development Division of Codes and Standards, Housing Standards Program provided a current list of active employee housing facilities in Ventura County on July 10, 2007*

As the number of permanent farmworkers residing in Ventura County has increased, the number of large scale farmworker dwelling complexes/camps on existing ranches and farms has declined. In 1983 there were 24 farmworker camps serving 1,118 farmworkers and their families in Ventura County. By 2000 there were 17 camps serving 728 farmworkers and their families. The latest data from July 2007 indicates that 470 farmworker dwelling units remain available in 14 camps countywide. Anecdotal evidence suggests that the decline in the past seven years can be attributed to rising land costs, increased liability for property owners, the high cost of providing sewage treatment plants in unincorporated areas, and the age and condition of existing units that are not being replaced.

In addition to the farmworker camps listed above, a farmworker housing apartment complex, Rancho Sespe Apartments, operates in the unincorporated area four miles southwest of the community of Piru. This apartment complex for farmworkers and their families contains 100 two, three, and four bedroom units. There are similar developments for farmworkers and their families located in Oxnard, Santa Paula, Ventura and other communities that were funded through multiple sources and constructed by the Cabrillo Economic Development Corporation. They are not included on the above list, because they are not located on existing farms or ranches and are not subject to the regulatory authority of the State. Rather, they were constructed by a private, non-profit developer in an urban context and function more like standard apartment or townhouse complexes. Figure 3.3.3-19 also excludes individual farmworker or animal caretaker dwelling units where fewer than five were constructed on one farm or ranch.

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

Figure 3.3.3-20 summarizes the housing needs of the special needs groups listed above.

**Figure 3.3.3-20  
Existing Housing Needs for Special Needs Populations**

Special Needs Group	Identified Housing Needs
Homeless Individuals and Families	<ul style="list-style-type: none"> <li>Maintain and expand existing emergency and transitional shelters to accommodate additional housing units (or beds) with on-site or off-site health care, mental health care, and substance abuse treatment (cities and unincorporated existing communities adjacent to cities).</li> <li>More affordable, permanent housing for individuals and families in the extremely- low and very-low income categories near health care services, employment centers, and daycare facilities (cities and unincorporated existing communities adjacent to cities).</li> </ul>

Special Needs Group	Identified Housing Needs
Mentally Disabled	<ul style="list-style-type: none"> <li>• More affordable housing in proximity to mental health services (cities and unincorporated existing communities).</li> <li>• More supportive housing programs connected to mental health services.</li> </ul>
Physically Disabled	<ul style="list-style-type: none"> <li>• More affordable housing (for rent or purchase) at a variety of household income levels (cities and unincorporated existing communities).</li> <li>• More rental units designed with accessibility in mind (for wheelchairs, etc.) (all residential areas)</li> <li>• More second dwelling units to accommodate on-site caregivers (all residential areas).</li> </ul>
The Elderly	<ul style="list-style-type: none"> <li>• More affordable rental units located in proximity to public transportation, medical doctors, and other services (cities and unincorporated existing communities adjacent to cities).</li> <li>• More second dwelling units to accommodate on-site caregivers (all residential areas).</li> <li>• More single-story homes for population aging in place.</li> </ul>
Large Families	<ul style="list-style-type: none"> <li>• More affordable rental units with three or more bedrooms to accommodate large families, located in proximity to parks, services, and public transit (cities and unincorporated existing communities).</li> </ul>
Female Headed Households	<ul style="list-style-type: none"> <li>• More lower-cost housing (rental or for purchase) located in proximity to employment centers and daycare facilities (cities and unincorporated existing communities adjacent to cities).</li> </ul>
Farmworkers	<ul style="list-style-type: none"> <li>• More permanent, affordable rental housing for extremely-low income farmworkers and their families, located in proximity to urban services, schools, etc (within or adjacent to city spheres). The affordable housing should include a diversity of housing types, including: <ul style="list-style-type: none"> <li>○ Low cost housing available to both permanent and seasonal farmworkers;</li> <li>○ Low cost housing for families with more bedrooms to accommodate larger family size; and</li> <li>○ Low cost housing for individual farmworkers.</li> </ul> </li> </ul>

### 3.3.4 Existing Federal, State and Local Housing Programs

Section 65583(c) of the Government Code requires “the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project are pursuant to the Community Redevelopment Law.” This chapter summarizes the federal and state financing and subsidy programs that are available and currently being utilized within Ventura County

#### 1. Federal Housing Programs

The U.S. Department of Housing and Urban Development (HUD) distributes funding to two separate Entitlement Areas in Ventura County. The City of San Buenaventura comprises one Entitlement City/Area, and the cities of Fillmore, Santa Paula, Ojai, Port Hueneme, and Moorpark and the

unincorporated area of the County comprise the Urban County Entitlement Area. Under the Urban County entitlement process, the County of Ventura is the legal grantee of HUD funds, though under the cooperative approach to CDBG administration, relative autonomy for each participating city is assured, with decision-making power resting with City Councils and the County Board of Supervisors.

The Federal Housing Programs utilized as funding sources in the unincorporated area of Ventura County are listed below.

**Community Development Block Grant (CDBG) Program** - Through the CDBG program, HUD provides 100% Federal grants to local jurisdictions with no matching contribution required. Eligibility for entitlements under this program requires preparation of a five-year Consolidated Plan and annual Action Plan that identify needs for community development and housing, special needs and homeless populations, economic development, and outlines a comprehensive strategy and spending plan for meeting those needs. The unincorporated County expects an allocation from CDBG funds of approximately \$1.2 million for 2000-2001, for a total of six million dollars for the period 2000-2005, some of which will be utilized for housing.

CDBG funding is also proposed for use, under a JPA with several of the other cities, in continuing and expanding a Fair Housing Program to respond to complaints of discrimination in housing matters and provide public outreach to contact persons in need of fair housing services, including eviction protection.

**Emergency Shelter Grant Program (ESG)** - ESG is a HUD program that provides funding for emergency shelter facilities and emergency shelter operational costs for the homeless; rental assistance in the form of motel vouchers; essential services and food supplies; and homeless prevention, counseling and case management. Emergency Shelter Grant Funds require a 100% match of non-federal funds, in-kind services, or a combination of both.

**HOME Investment Partnership Program** - HOME Investment Partnership Program funds can be used for three types of housing programs: (1) Homeownership (for first-time homebuyers and single family rehabilitation), (2) Rental Housing, and (3) Tenant-Based Rental Assistance.

HOME funds can be utilized for land acquisition for new housing construction, new construction, reconstruction, or rehabilitation of existing housing units, demolition prior to new construction of housing, homebuyer programs, and development fees. After 1992, local match funds are required.

HOME Consortium: In March of 1992, the Urban County Entitlement Area and the City of San Buenaventura Entitlement Area entered into a cooperating agreement with respect to the HOME Investment Partnership Program. HUD distributes HOME funds to the two entitlement areas based on a formula.

The County anticipates a countywide allocation of approximately three million dollars from HOME for the period 2000-2005, all of which will be utilized for housing.

Other federally funded programs that are available in Ventura County are listed below:

### **Section 8 Housing Program** (U.S. Housing Act of 1937, as amended):

**Voucher Program** - The Section 8 Voucher Program is administered through a contract between the Area Housing Authority (AHA) and the property owner and a lease between the owner and the tenant. The subsidy amount is based on a payment standard set by AHA anywhere between 90% to 110% of the Department of Housing and Urban Development (HUD) Fair Market Rent. A family renting a unit below the payment standard pays the highest of 30% of their adjusted monthly income, 10% of monthly income, or the welfare rent to the owner. A family renting a unit above the payment standard pays the higher of 30% of monthly adjusted income, 10% of monthly income or the welfare rent, plus the amount of rent above the payment standard. The units must meet HUD's Housing Quality Standards.

**Aftercare** - The Aftercare program no longer exists, however, the Area Housing Authority, under contract with the State of California Department of Housing and Community Development (HCD), still reserves 69 Section 8 vouchers for use by mentally, physically, or developmentally disabled individuals. Eligible

participants must be certified for disability by the State Department of Rehabilitation, the County Behavioral Health Department, the State Department of Developmental Services, or an associated regional center for persons with developmental disabilities, or other qualified public and non-profit agencies.

**Family Self-Sufficiency Program** - In late 1992, the Area Housing Authority submitted its Joint Action Plan for the Family Self Sufficiency (FSS) Program in compliance with the National Affordable Housing Act of 1990. This plan outlines the direction, coordination, and implementation that the five Housing Authorities in Ventura County will employ to fulfill the program's objectives through community-based, interactive programs for participating families. Utilizing a variety of service providers throughout the County, assistance may be provided in these areas: child care, drug/alcohol evaluation and treatment, literacy education and other instruction; employment information, training, and placement; personal counseling; information and referral services; homeownership and budget counseling; transportation and auto repair/maintenance services. The program is available to any family in the County of Ventura who currently holds a Section 8 voucher and is 18 years of age or older and, receives housing assistance, and volunteers for the program. Since that time, the program has enrolled over 96 participants.

**Shelter Plus Care Program** - This program provides, under a competitive grant process, rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families. There are four types of rental assistance: (1) Tenant-Based Rental Assistance contracted directly with the low-income tenant; (2) Project-Based Rental Assistance contracted with a building owner; (3) Sponsor-Based Rental Assistance contracted with a nonprofit organization; and (4) Single Room Occupancy-Based Rental Assistance contracted with a public housing authority.

#### **Section 202 Supportive Housing for the Elderly/Section 811 Supportive Housing for Persons with Disabilities:**

**Capital Advances** - This program provides capital advances to nonprofit organizations to finance the construction and/or rehabilitation of rental housing for very low-income elderly under Section 202 and very low-income persons with disabilities under Section 811. Capital advances may also be used to acquire housing from the Resolution Trust Corporation (now under the Federal Deposit Insurance Corporation - FDIC). Repayment of the capital advance is not required as long as the housing remains available for occupancy by very low-income elderly or disabled persons for at least 40 years.

**Project Rental Assistance** - Rental assistance to cover the difference between the HUD-approved operating cost per unit and 30% of the resident's adjusted income.

**Housing Opportunities for People With AIDS (HOPWA) Program** - The County does not receive HOPWA funds directly; the funds are allocated through the State to the County of Ventura Public Health for distribution through the AIDS Consortium for the following items:

- Short-term rent/mortgage and utilities,
- Operating Costs,
- Case Management, and
- Hospice Care

**Home Ownership and Opportunity for People Everywhere (HOPE)** - HOPE includes: HOPE 1 - Homeownership Program for Public Housing Residents; HOPE 2 - Homeownership of Multifamily Units; HOPE 3 - Homeownership of Single Family Homes Program; HOPE IV - Elderly Independence Demonstration; and HOPE VI - Urban Revitalization Demonstration.

**HOPE 1** authorizes planning and implementation grants for programs that assist low-and moderate-income residents to purchase and convert to homeownership (including cooperative homeownership), multifamily and single housing owned by public agencies.

**HOPE 2** empowers low-income families to become homeowners by providing planning and implementation grants to organizations that help families purchase and maintain units in multifamily projects that are owned by the government, are FHA-distressed, or are subject to mortgages that are insured or held by HUD.

**HOPE 3** helps low-income families to become homeowners of single family homes that are owned by the government, are FHA-distressed, or are subject to mortgages that are insured or held by HUD.

**HOPE IV** helps low-income, frail elderly persons live independently in nonrestrictive environments. The program combines Section 8 rental assistance with case management and support services for people age 62 and older who have limitation in three or more life activities such as bathing, dressing, and housekeeping.

**HOPE VI** was a direct result of the report of the National Commission on Severely Distressed Public Housing, submitted to Congress on August 10, 1992. In the Commission's report, approximately 86,000 units were identified to be in severely distressed condition. The Commission recommended that this portion be eradicated by the year 2000. HOPE IV's first year of funding was in 1999. All program funds are allocated on a competitive basis. Local match funds are required for implementation grants.

**Low-Income Housing Tax Credit Program** - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years. The County Executive Office is the review authority for Tax Credit proposals in the County unincorporated area.

**USDA - Rural Development** - Rural Development's Rural Housing Service was created in 1994 as a part of a reorganization of the US Department of Agriculture (USDA). The Rural Housing Service (RHS) provides financing and grants for the purchase and development of affordable housing sites in rural areas for low and moderate-income families. RHS also works with private lenders to guarantee loans to borrowers for the construction of multi-family housing units; community facilities; and individual homes. Rural areas include open country and places with a population of 10,000 persons or less, that is rural in character and is not closely associated with urban areas. Areas within the unincorporated County qualify as rural, and a number of programs are available which provide grants and low cost loans for housing for eligible persons. The following RHS programs are available in Ventura County:

**Section 502 - Rural Housing Single-Family Housing Loan Guarantee** - Private lenders work with RHS to offer loans to low income individuals interested in building or purchasing a home. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities. Loans are made to individuals for up to 100% of the appraised value of the home. Terms are for 30 years, and the interest rate is negotiated between the lender and the individual borrower. The interest rate on the loan must be fixed and cannot exceed the rate specified in the Notice of Funding Availability NOFA published yearly in the Federal Register. RHS provides a guarantee to the lender of 90% of the worth of the loan. Loans are for up to 33 years (38 for those with incomes below 60% of area median income [AMI] and who cannot afford 33-year terms). The house must be modest in size, design and cost, and must be owner-occupied. Modest housing is generally defined as housing costing less than the HUD Section 203(b) loan limits as of 9/30/98.

**Section 502 - Rural Housing Direct Loan** - Loans are directly funded by the Government and available for low- and very low-income households. The loan term and interest rate are the same as the term and rate for Section 502 loan guarantees mentioned above. The purpose of this loan is to provide financing at reasonable rates and terms with no down payment.

**Section 504 - Repair and Rehabilitation Loan** - Loans are directly funded by the Government and available to very low-income rural residents who own and occupy a dwelling in need of repairs. To obtain a loan, homeowner-occupants must be unable to obtain affordable credit elsewhere and must have very

low incomes, defined as below 50% of the AMI. Loans are available for up to \$20,000 for a maximum period of 20 years at 1% interest.

Funds may be used for such purposes as connecting the dwelling to water or sewer lines, providing toilet facilities, adding a room, repairing a roof, or making other similar improvements.

**Section 504 - Repair and Rehabilitation Grant** - Grants are funded directly by the Government. A grant is available to dwelling owner/occupant who is 62 years of age or older and cannot repay a Section 504 loan. Funds may only be used for repairs or improvements to remove health and safety hazards, or to complete repairs to make the dwelling accessible for household members with disabilities. The lifetime maximum grant amount is \$7,500.

**Section 514 - Farm Labor Housing Loan and Grant Program** - This program provides a combination of grants and loans to finance construction, rehabilitation, or acquisition of rental housing for farmworkers. A grant of up to 90% of the cost of the project can be made, with the remainder loaned at 1%. Loans are repaid over a 33-year term.

Public and private non-profit corporations, State agencies and political subdivisions, and private, non-profit farmworker associations are eligible for both grants and loans. Farm owners, farm owner associations, and grower-oriented non-profit groups are eligible only for loans.

Housing financed under this section must be operated on a non-profit basis. Unlike housing under other RHS Programs, farmworker housing can be situated in an urban location provided there is a nearby farm labor market. HUD's Section 8 subsidies may be used with this program.

**Section 515 - Rural Rental Housing Loan Program** - Section 515 provides loans to individuals, trusts, associations, partnerships, limited partnerships, State and local public agencies, consumer cooperatives, and profit or nonprofit corporations. Loans are direct, competitive mortgage loans made to provide affordable multifamily rental housing for very low, low, and moderate-income families; the elderly; and persons with disabilities. 95% of tenants in new Section 515 projects must have very low incomes. The interest rate on these loans varies between 1% and the market rate, depending on the kind of sponsor and the projected income of the tenants. The term of the loan is 40 years.

Tenants in Section 515 projects may not pay more than 30% of their adjusted income for rent and utilities. Section 8 Assistance Payments may be used with Section 515 loans to bring rents within the tenant's ability to pay.

**Sections 523/524 - Rural Housing Site Loans** - Rural Housing Site Loans are made to provide financing for the purchase and development of housing sites for low and moderate-income families. Section 523 loans are limited to private or public non-profit organizations to acquire and develop sites only for housing to be constructed by the self-help method. Section 524 loans are made to acquire and develop sites for any low- or moderate-income family.

Under the program, a group of families jointly contribute the needed home-building labor, hiring skilled help when necessary. Most loans are made for one or two years, with funds advanced as needed and budgeted for 30-day periods.

Sites financed with Section 524 loans must be sold to low and moderate-income families who qualify for a Rural Housing Service loan, or to non-profit organizations eligible for a rural rental or cooperative housing loan. Section 524 loans carry a market interest rate.

**Section 533 - Housing Preservation Grant** - Grants are made to sponsoring organizations for the repair or rehabilitation of single family housing, rental properties, or co-ops owned and/or occupied by very low- and low income rural persons. The grants are competitive and are made available in areas where there is a concentration of need.

**Section 538 - Guaranteed Rental Housing Loan Program** - Private lenders work with Rural Housing Service (RHS) to offer loans for the construction, acquisition, or rehabilitation of rural multi-family housing. The RHS guarantees up to 90% of the amount of the loan from a private lender to a housing developer. Occupants must be very low, low, moderate-income households, elderly, handicapped, or disabled

persons with income not in excess of 115% of the AMI. The terms of the loans guaranteed may be up to 40 years and the loans must be fully amortized. Rates of the loans guaranteed must be fixed, as negotiated between lender and borrower and within the maximum established under a Notice of Funding Availability (NOFA).

**BEGIN (“Building Equity and Growth in Neighborhoods”) Pilot Program** - The State’s HOME model program, BEGIN (“Building Equity and Growth in Neighborhoods”) is used to provide funding for first time homebuyers who meet the program income criteria. The County used \$500,000 in BEGIN funds to assist seven families to purchase units located in the Citrus View development in the Community of Piru. The last phase of this project was sold to People’s Self-Help in 1999.

## 2. State Housing Programs

The State Department of Housing and Community Development (HCD) is the agency principally charged with assessing, planning for, and helping communities meet the housing needs of low and moderate-income residents of California. HCD administers many programs that serve the purpose of assisting local governments and private non-profit groups, either with technical assistance or through funding, to solve local housing problems.

The County of Ventura does not receive direct funding from the State of California at the present time. However, the CEO’s Office of Regional Development consistently monitors State programs for availability of funding to meet the County’s housing needs.

Under the following programs, administered within HCD by the Division of Community Affairs, technical assistance and expertise of information is available:

- California Indian Assistance Program
- Planning and Technical Assistance
- Housing Resource Center - Housing Policy Development
- Computerized Clearinghouse for Affordable Housing Finance

The following programs, administered by the Division of Community Affairs, offer funding assistance for low and moderate-income housing:

**California Self-Help Housing Program** - Technical assistance grants are available to sponsor organizations that provide training and supervision to self-help homebuilders or repairers. Ten percent simple annual interest loans are made to sponsor organizations to assist with new construction and rehabilitation. Interest on the development assistance loan is waived when “rolled over” as mortgage assistance for individual low-income homeowners. Repayment of principal and interest is deferred until the property is sold or transferred, or until the owner ceases full-time occupancy. Loans and accrued interest are forgiven in 10% annual increments from the 11<sup>th</sup> through the 21<sup>st</sup> anniversaries.

**Emergency Housing Assistance Program** - Grants are available to local government agencies and nonprofit corporations that shelter the homeless on an emergency basis.

**Farmworker Housing Assistance Program** - Grants are available to local government agencies, nonprofit corporations and federally recognized Indian tribes for any construction related cost in the development of homeowner or rental housing for agricultural workers. A match of 100% is required and lien restrictions are placed on the property.

**Mobile Home Park Resident Ownership Program** - Loans are available to local government agencies and mobile home park resident associations as co-applicants to enable the purchase of a mobile home park by a resident organization.

**Acquisition and Rehabilitation Component of the Multifamily Housing Program** - Construction and permanent loans are available to local governments and private nonprofit and for-profit organizations for acquisition and rehabilitation of existing affordable multi-family rental housing. These loans are low interest loans with 55-year terms and partial repayment deferrals. Priority is given to projects currently subject to regulatory restrictions that may be terminated.

**Multifamily Housing Program** - Deferred payment loans for not less than 55 years are available to local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, Indian reservations and rancherias, and limited partnerships for new construction, rehabilitation or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing.

**Urban Predevelopment Loan Program** - Preservation and Acquisition - Approximately 140,000 rental units are at risk of being lost within the State due to current property owners expressed strong desire to terminate their relationship with the federal government. Loans at a rate of 3% simple annual interest may be made for required expenses which are incurred in the process of and prior to securing mortgage financing including costs associated with at-risk property purchase; options to buy at-risk property, or extending the time period for exercising the option; fees for professional services such as consultant, architectural, engineering, and legal; permit and application fees; and, bonding fees. The aggregate amount to be loaned for purposes other than for option shall not exceed \$75,000.

**Families Moving to Work Program** - Loans for a period of 55 years are available to CALWORKS recipients for limited term rental housing assistance, childcare, employment assistance and other services.

**Rural Predevelopment Loan Funds** - Three-year loans at 7% simple annual interest are provided to local government agencies and non-profit organizations for the preliminary cost of developing or rehabilitating assisted housing for low-income families, and elderly or handicapped persons. Authorized costs include site acquisition and preparation; legal, architectural, engineering, permit and application fees; and bonding expenses. Loans are not available for construction financing or administrative costs.

**California Housing Finance Agency Programs** - The California Housing Finance Agency (CHFA) is a State agency which provides financing for the development of low and moderate-income housing through the sale of tax exempt bonds which are not obligations of the State of California and are not repaid with tax dollars. The proceeds are used to: a) provide direct loans for the development of new rental and cooperative multi-family housing for low and moderate-income households; b) purchase mortgages from private lenders to enable eligible low and moderate-income borrowers to purchase single family homes; and c) finance neighborhood preservation programs by providing loans and insurance for rehabilitation in designated areas.

**HELP (Housing Enabled by Local Partnerships) Program** - This program provides affordable housing opportunities through program partnerships with local government entities consistent with locality housing priorities. HELP Program funds must be used to directly provide affordable housing units. Funds may not be used for technical assistance or administrative costs. Local government entities must have a direct involvement with their program including financial contributions of Federal, State, and locality program funds. HELP funds are available to a local government entity as an unsecured loan from CHFA for up to 10 years at 3% simple annual interest, and carry minimal restrictions and conditions. Repayment in full is required no later than 10 years from commitment date.

The following CHFA programs offer funding assistance for low and moderate-income housing through CHFA's Single Family Homeownership Program:

**Single Loan (SL) Process** - This program provides grants to public agencies or non-profit organizations for the purpose of establishing local Housing Advisory Services to assist individuals and groups with the self-help construction or rehabilitation of their housing.

**First-Time Homebuyers** - This program provides loans to assist first-time homebuyers with buying a house. The loan is a 30-year fixed rate loan with lower fees to borrowers and a minimum down payment of 3 to 5%. No down payment is required in certain counties when using the 100% Loan Program (see below).

**Down Payment Assistance Program** - There are three down-payment assistance programs designed to assist the first-time homebuyer with down payment and/or closing costs:

- Affordable Housing Partnership Program (AHPP)
- Proposition 1A: School Facility Fee Affordable Housing Assistance Program
- 100% Loan Program (CHAP)

**Builder Lock (BLOCK) Program** - Builders and/or developers may lock in through an approved CHFA lender, an interest rate for a pool of funds for terms of 6, 9, or 12 months into the future for permanent mortgage financing for CHFA-eligible borrowers at single family new-home developments.

**Self-Help Builder Assistance Program** - This program provides a source of permanent mortgage loans at 5% interest for single family homes built by owner-builders through the mutual self-help construction method. The program offers an opportunity to families and individuals with limited down payment resources to obtain homeownership by representing the borrower's labor (sometimes referred to as "sweat equity") as the down payment. Priority is given to developments in rural and target areas, as well as to local government-assisted developments.

The following CHFA programs offer funding assistance for low- and moderate- income housing through the Multifamily Program:

**Predevelopment Loan Program** - The Predevelopment Loan Program is designed to provide temporary funding for nonprofit developers to assist with the land acquisition and predevelopment costs of affordable multi-family housing project financed by CHFA.

**CHFA Bridge Loan Program** - The Bridge Loan Program offers a tax-exempt bridge loan for projects receiving 4% tax credits at an amount necessary to ensure the award of the credits. The bridge loan term is for a minimum of one up to a maximum of five years and is available only with a permanent tax-exempt CHFA loan. The bridge loan interest rate is equal to the CHFA permanent loan and will amortize over a multi-year term with annual payments.

**Preservation Financing Program** - HUD's 20-year Project Based Section 8 subsidy contracts are now expiring. It is estimated that 80% of the current 112,000 subsidy supported units in the state could terminate their Section 8 contracts, convert to market rentals and achieve higher cash flow returns. CHFA determined that Affordable Housing Preservation was a Business Plan priority this year and committed resources to address this problem.

**Special Needs Affordable Housing Lending Program** - This program offers loans to experienced for-profit and non-profit organizations and public agencies for new construction, acquisition, rehabilitation/acquisition and refinancing of multifamily housing projects that serve tenants at-risk of becoming homeless; tenants with mental disabilities, chronic health problems including HIV/AIDS and difficulties from substance abuse recovery; and residents in need of any specialized services.

The California Rural Home Mortgage Finance Authority (CalRural) is a part of the Regional Council of Rural Counties. CalRural finances its programs by issuing tax exempt bonds, taxable bonds, and other obligations and by soliciting contributions from a variety of organizations and investors. CalRural has two programs, the California Gold Program and the Access 2000 program. The California Gold program is a loan program designed to provide homeownership opportunities for moderate-income homebuyers. The Access 2000 program offers FHA loans to low- and moderate-income homebuyers. The County would need to join CalRural as an associate member. This action involves the adoption by resolution of a joint-power agreement between the County and CalRural. The County, as a member, can make all eligible cities and unincorporated areas of the County that are rural in nature eligible.

### 3. Local Programs

This section describes the programs that are currently being utilized by the County of Ventura and its Redevelopment Agency to make housing more affordable, more accessible to all persons, and to improve the general quality of housing.

The County's code enforcement program, which represents one tool to assist in the maintenance and rehabilitation of existing housing, is implemented by the County's Building and Safety Division. It is their

goal, through the code enforcement program, to ensure that residential dwellings comply with health and safety standards by requiring that building, electrical, plumbing, mechanical and structural repairs are completed in compliance with adopted codes. Inspections are conducted to ensure minimum code standards are met. All of the code enforcement activities are conducted in compliance with the County's Building Code, which was updated in 2007 and adopts by reference current editions of the following: California Building Code, 2007 Edition, Uniform Housing Code, 1997 Edition, Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, California Electrical Code, 2007 Edition, California Plumbing Code, 2007 Edition, California Mechanical Code, 2007 Edition, and Appendix A1 of the California Existing Building Code, 2007 Edition.

Between July 1, 2005 and May 1, 2008, the Building and Safety Division resolved 666 code violations, (an average of over 200 cases annually) assisting in the rehabilitation of these dwelling units, thus helping to improve the general quality of housing in Ventura County. In the same period, (July 1, 2005 through May 1, 2008), 497 additional code violation complaints were received.

Figure 3.3.4-1 describes other housing related programs administered by the County of Ventura, including information regarding program objectives, responsible agency, and implementation status, as well as goals and expectations for each of the funding sources. Detailed information regarding funding goals for the period of 2006-2007, as well as the specific projects funded, is contained in Ventura County's Consolidated Annual Performance and Evaluation Report (FY 2006-07). The full report may be accessed on the internet at:

[http://portal.countyofventura.org/portal/page?\\_pageid=73,99864&\\_dad=portal&\\_schema=PORTAL](http://portal.countyofventura.org/portal/page?_pageid=73,99864&_dad=portal&_schema=PORTAL).

**Figure 3.3.4-1  
County of Ventura Housing Programs**

<b>County Homeless Assistance Program</b>		
<b>Program Objective</b>	<b>2006-2007 Goal</b>	<b>2005-2008 Goal</b>
Support the Winter Warming Shelter which provides emergency shelter and support (Ventura/Oxnard)	300 persons*	1085 persons*
Provide transitional housing for homeless individuals or families (RAIN Transitional Living Center)	165 persons*	465 persons*
Responsible Agency:	Health Services Agency, CEO's Regional Development Unit	
Funding Source:	CDBG, ESG	
Implementation Status:	Ongoing Program	
* Totals are countywide and not separated by jurisdiction.		

<b>County Mentally Ill Housing Program</b>		
<b>Program Objective</b>	<b>2006-2007 Goal</b>	<b>2005-2008 Goal</b>
Assist mentally ill persons to obtain emergency shelter	50 persons*	150 persons*
Responsible Agency:	Behavioral Health, CEO's Regional Development Unit	
Funding Source:	CDBG, ESG	
Implementation Status:	Ongoing program	
* Totals are countywide and not separated by jurisdiction.		
Develop safe and comfortable quality housing units for mentally ill adults–Casa de Esperanza	30 persons	45 persons
Responsible Agency:	County Behavioral Health	
Funding Source:	Private funds	
Implementation Status:	Project completed	
Develop a variety of housing options for mentally ill homeless population	50 persons*	110 persons*
Responsible Agency:	Turning Point – Our Place Shelter, CEO's Regional Development Unit	
Funding Source:	CDBG, ESG	
Implementation Status:	Ongoing program	
* Totals are countywide and not separated by jurisdiction.		

<b>County Housing Preservation/Rehabilitation Program</b>		
<b>Program Objective</b>	<b>2006-2007 Goal</b>	<b>2005-2008 Goal</b>
Preservation and rehabilitation of mobile home units (owner-occupied)	11 units	30 units
To encourage improvement of substandard housing stock through the code enforcement program	30 closed cases	72 closed cases
Responsible Agency:	CEO's Regional Development Unit, Resource Management Agency	
Funding Source:	HOME, CDBG	
Implementation Status:	Ongoing program	

<b>County Eviction Prevention Program</b>		
<b>Program Objective</b>	<b>2006-2007 Goal</b>	<b>2005-2008 Goal</b>
Provide at-risk homeless individuals with eviction prevention assistance	200 persons*	600 persons
Responsible Agency:	Project Understanding	
Funding Source:	ESG	
Implementation Status:	Ongoing program	

<b>Rental Assistance Program</b>		
<b>Program Objective</b>	<b>2006-2007 Goal</b>	<b>2005-2008 Goal</b>
RAIN Security Deposit Program provides initial, short-term rental assistance for persons transitioning out of the RAIN Transitional Living	5 households*	15 households*
Responsible Agency:	CEO's Office Of Regional Development	
Funding Source:	Home	
Implementation Status:	Ongoing program	
* Totals are countywide and not separated by jurisdiction.		

<b>Mortgage Assistance Programs</b>		
<b>Program Objective</b>	<b>2006-2007 Goal</b>	<b>2007-2008 Goal</b>
The Mortgage Credit Certificate (MCC) Program enables first-time home buyers to qualify for a higher loan amount and receive a federal income tax credit, thus increasing the buyer's net earnings. Qualified borrowers are issued the certificate by Affordable Housing Applications, Inc.,	16 MCCs issued	11 MCCs (approx.) to be issued*
Responsible Agency:	CEO's Office Of Regional Development, Affordable Housing Applications Inc.	
Funding Source:	California Debt Limit Allocation Committee	
Implementation Status:	Ongoing program	
* Unknown how many will be issued for unincorporated area residents.		

<b>Fair Housing Program</b>	
<b>Program Objective</b>	<b>2006-2007 Accomplishments</b>
The County of Ventura contracts with the Housing Rights Center (HRC) to provide fair housing services for its residents so they have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protected by law. HRC has worked to ensure equal access to housing by providing discrimination complaint investigation, landlord/tenant counseling, outreach and education, legal services and advocacy.	51 clients served
Responsible Agency:	CEO's Office Of Regional Development (JPA), Housing Rights Center
Funding Source:	CDBG
Implementation Status:	Ongoing

Figure 3.3.4-2 describes the housing program administered by the County of Ventura Redevelopment Agency (Piru) and the Inclusionary Housing Requirements imposed on the Piru Redevelopment Project. New development in a redevelopment area results in increased property tax revenues as properties in the redevelopment project area are reassessed. The difference between the former and new assessments is referred to as the tax increment. State law requires that 20 percent of all tax increment revenues be spent on affordable housing projects, programs, and activities (i.e., Low and Moderate Income Housing

Fund). In addition, the RDA is required to meet the Inclusionary Housing Requirements of the California Redevelopment Law.

**Figure 3.3.4-2  
County of Ventura Redevelopment Agency Housing Plan**

<b>Piru Area Redevelopment Agency Housing Low and Moderate Income Housing Fund (LMIHF)</b>	
<b>Program Objective</b>	<b>2005-09 Goal</b>
Housing Production program for very low, low, and moderate income households: Funds for emergency and minor repairs, substantial rehabilitation, and new construction in the Piru Redevelopment Project Area. The program produces units that can be counted toward the Inclusionary Housing Requirement.	21 (annual average) households to be served
Responsible Agency:	Piru Area Redevelopment Agency
Funding Source:	LMIHF. All of the approx. \$740,000 that will accrue to the LMIHF during the period of 2005-10 will be used for this program.
Implementation Status:	Ongoing program until 2015

<b>Inclusionary Housing Requirements for the Piru Redevelopment Project through 2015 (within Piru Redevelopment Project Area)</b>	
<b>Forecasts/Requirements</b>	<b>Units (Unit numbers have been rounded*)</b>
Development Forecast of New and Substantially Rehabilitated Residential Units (2007-2015)	250 units
RDA's Inclusionary Housing Obligation (2007-2015) Based on 250 Residential Units	38 affordable units
Inclusionary Housing Carryover of Affordable Units Produced in Prior Years	16 affordable units
Net Inclusionary Housing Requirement (2007)	22 affordable units
Affordable Housing Units To Be Produced Under Different Scenarios (2007-2015):	
Scenario #1 – RDA-assisted substantial rehabilitation with imposition of affordability covenants. The Housing Production Program assists in producing such units on which the covenants can be imposed.	13 affordable units
Scenario #2 – Adoption of 1:2 inclusionary policy for dwellings developed outside of the Piru RDA	22 affordable units
Scenario #3 – RDA-assisted farmworker housing at East Center Street, enabling RDA to receive a 1:2 credit for affordable housing assisted outside the Project Area	33 affordable units
Deficit/Surplus	
Scenario #1	-9 affordable units
Scenario #2	+1 affordable units*
Scenario #3	+12 affordable units*

### **3.3.5 Population/Dwelling Unit Forecast and Regional Housing Needs Assessment**

This section discusses the long-range population and dwelling unit forecasts used in planning future public facilities and services, and the Regional Housing Needs Assessment used in determining the short-term construction need for housing in Ventura County.

#### **1. Population and Dwelling Unit Forecast (2020)**

City and County staff developed population, dwelling unit, population per dwelling unit, and employment forecasts in 2000, which were then adopted by the Ventura Council of Governments (VCOG) in 2001. The resultant population, dwelling unit, and population per dwelling unit forecasts for Ventura County are shown in Figures 3.3.5-1, 3.3.5-2 and 3.3.5-3, respectively, which show the forecast for the years 2005, 2010 2015 and 2020.

The 2005 - 2020 Population Forecast (Figure 3.3.5-1) was obtained by multiplying the number of forecasted dwelling units by the population-per-dwelling unit ratio. The ratio table (Figure 3.3.5-3) was utilized for this purpose. It should be noted that household size is not identical with the population per dwelling unit ratio because it does not include persons living in group quarters, such as military barracks or college dormitories, and it does not consider vacant dwelling units.

These forecasts were subsequently utilized in the focused update of the County General Plan in 2005, which extended the planning horizon from 2010 to 2020 and updated the Public Facilities and Services chapter of the *Goals, Policies and Programs* and the *Public Facilities and Services Appendix*. It should also be noted that the tables were modified in 2005 to include information from the final 2000 Census, eliminate the distinction of the Growth/Non-growth Areas, and recognize the sale of Ahmanson Ranch in 2002 to the State of California for open space and resource conservation purposes.

Although VCOG has not updated its forecasts since 2001, SCAG prepared forecasts in 2004 as an update to its Regional Transportation Plan (RTP) and in 2006 in preparation for the 2006-2014 Regional Housing Needs Assessment process. As of July 2007, SCAG is preparing another update of its forecast to update the RTP, which will have a horizon year of 2040. VCTC will subsequently utilize these forecasts to update its transportation model for the County regional road network.

**Figure 3.3.5-1  
Population Forecast**

<b>Area</b>	<b>Census 4/1/2000</b>	<b>Forecast 2005</b>	<b>Forecast 2010</b>	<b>Forecast 2015</b>	<b>Forecast 2020</b>
Camarillo Area	67,042	82,809	89,084	93,014	96,949
(Camarillo City)	(57,077)	(66,958)	(72,220)	(76,060)	(79,186)
Fillmore Area	15,145	16,534	18,068	20,628	23,038
(Fillmore City)	(13,643)	(14,689)	(16,187)	(18,619)	(20,964)
Las Posas Area	3,232	3,666	3,788	3,911	4,034
Moorpark Area	32,566	31,777	32,561	33,346	42,108
(Moorpark City)	(31,415)	(30,355)	(31,018)	(31,684)	(40,322)
North Half Area	752	1,072	1,140	1,207	1,274
Oak Park Area	14,215	13,541	13,541	13,541	13,541
Ojai Area	29,617	32,106	32,901	33,866	34,190
(Ojai City)	(7,862)	(8,251)	(8,490)	(8,719)	(9,006)
Oxnard Area	186,118	175,076	183,819	194,392	205,301
(Oxnard City)	(170,358)	(159,301)	(168,025)	(176,413)	(186,901)
Piru Area	2,380	2,360	2,596	4,152	4,388
Port Hueneme Area	23,097	23,512	23,512	23,512	23,512
(Port Hueneme City)	(21,845)	(23,176)	(23,176)	(23,176)	(23,176)
San Buenaventura Area	106,197	114,193	119,652	125,454	130,696
(San Buenaventura City)	(100,916)	(108,397)	(113,397)	(118,397)	(123,397)
Santa Paula Area	31,554	34,724	37,515	40,625	43,443
(Santa Paula City)	(28,598)	(30,135)	(32,730)	(35,325)	(37,920)
Simi Valley Area	115,787	131,099	135,621	140,994	145,700
(Simi Valley City)	(111,351)	(126,582)	(131,205)	(135,826)	(140,452)
Thousand Oaks Area	125,082	129,550	135,736	138,619	139,213
(Thousand Oaks City)	(117,005)	(125,000)	(129,000)	(131,000)	(131,500)
Ahmanson Ranch Area	410	410	410	410	410
(Incorporated Total)	(660,070)	(692,844)	(725,448)	(755,219)	(792,824)
Unincorporated Total	93,124	99,585	104,496	112,452	114,979
<b>Countywide Total</b>	<b>753,194</b>	<b>792,429</b>	<b>829,944</b>	<b>867,671</b>	<b>907,797</b>

(Numbers in Parentheses) = City numbers  
Source: VCOG 2001; modified in 2005 by County.

**Figure 3.3.5-2  
Dwelling Unit Forecast**

<b>Area</b>	<b>Census 4/1/2000</b>	<b>Forecast 2005</b>	<b>Forecast 2010</b>	<b>Forecast 2015</b>	<b>Forecast 2020</b>
Camarillo Area	25,443	28,006	30,110	31,444	32,779
(Camarillo City)	(21,946)	(23,179)	(24,999)	(26,199)	(27,400)
Fillmore Area	4,387	4,897	5,389	6,212	7,009
(Fillmore City)	(3,852)	(4,295)	(4,775)	(5,558)	(6,342)
Las Posas Area	1,072	1,194	1,234	1,274	1,314
Moorpark Area	9,458	9,779	10,020	10,262	12,958
(Moorpark City)	(9,094)	(9,340)	(9,544)	(9,749)	(12,407)
North Half Area	563	383	407	431	455
Oak Park Area	5,123	5,665	5,665	5,665	5,665
Ojai Area	11,289	12,433	12,998	13,563	14,128
(Ojai City)	(3,229)	(3,395)	(3,596)	(3,801)	(4,062)
Oxnard Area	49,766	51,568	55,121	59,368	64,077
(Oxnard City)	(45,166)	(46,689)	(50,113)	(53,605)	(58,066)
Piru Area	651	805	885	1,325	1,405
Port Hueneme Area	8,173	8,397	8,397	8,397	8,397
(Port Hueneme City)	(7,908)	(8,277)	(8,277)	(8,277)	(8,277)
San Buenaventura Area	41,786	43,721	45,131	46,797	48,221
(San Buenaventura City)	(39,803)	(41,362)	(42,699)	(44,044)	(45,389)
Santa Paula Area	9,101	10,558	11,388	12,287	13,124
(Santa Paula City)	(8,341)	(9,644)	(10,452)	(11,260)	(12,068)
Simi Valley Area	38,858	43,905	46,825	48,680	50,304
(Simi Valley City)	(37,272)	(42,194)	(45,088)	(46,675)	(48,265)
Thousand Oaks Area	45,906	46,666	49,238	49,929	50,148
(Thousand Oaks City)	(42,958)	(44,845)	(46,598)	(47,010)	(47,216)
Ahmanson Ranch Area	134	134	134	134	134
(Incorporated Total)	(219,569)	(233,220)	(246,141)	(256,178)	(269,492)
Unincorporated Total	32,141	34,891	36,801	39,590	40,626
<b>Countywide Total</b>	<b>251,710</b>	<b>268,111</b>	<b>282,942</b>	<b>295,768</b>	<b>310,118</b>

(Numbers in Parentheses) = City numbers  
Source: VCOG 2001; modified in 2005 by County.

**Figure 3.3.5-3  
Population per Dwelling Unit Forecast**

Area	Census 4/1/2000	Forecast 2005	Forecast 2010	Forecast 2015	Forecast 2020
Camarillo Area	2.63	2.89	2.89	2.89	2.89
(Camarillo City)	(2.60)	(2.89)	(2.89)	(2.90)	(2.89)
Fillmore Area	3.45	3.42	3.39	3.35	3.31
(Fillmore City)	(3.54)	(3.42)	(3.39)	(3.35)	(3.31)
Las Posas Area	3.01	3.07	3.07	3.07	3.07
Moorpark Area	3.44	3.25	3.25	3.25	3.25
(Moorpark City)	(3.45)	(3.25)	(3.25)	(3.25)	(3.25)
North Half Area	1.34	2.80	2.80	2.80	2.80
Oak Park Area	2.77	2.39	2.39	2.39	2.39
Ojai Area	2.62	2.57	2.51	2.47	2.38
(Ojai City)	(2.43)	(2.43)	(2.36)	(2.29)	(2.22)
Oxnard Area	3.74	3.37	3.31	3.25	3.18
(Oxnard City)	(3.77)	(3.41)	(3.35)	(3.29)	(3.22)
Piru Area	3.66	2.98	2.98	2.98	2.98
Port Hueneme Area	2.83	2.80	2.80	2.80	2.80
(Port Hueneme City)	(2.76)	(2.80)	(2.80)	(2.80)	(2.80)
San Buenaventura Area	2.54	2.62	2.66	2.69	2.72
(San Buenaventura City)	(2.54)	(2.62)	(2.66)	(2.69)	(2.72)
Santa Paula Area	3.47	3.13	3.13	3.14	3.14
(Santa Paula City)	(3.43)	(3.12)	(3.13)	(3.14)	(3.14)
Simi Valley Area	2.98	2.99	2.90	2.90	2.90
(Simi Valley City)	(2.99)	(3.00)	(2.91)	(2.91)	(2.91)
Thousand Oaks Area	2.72	2.79	2.77	2.79	2.79
(Thousand Oaks City)	(2.72)	(2.79)	(2.77)	(2.79)	(2.79)
Ahmanson Ranch Area	3.06	3.06	3.06	3.06	3.06
(Incorporated Total)	(3.01)	(2.97)	(2.95)	(2.95)	(2.94)
Unincorporated Total	2.90	2.85	2.84	2.83	2.82
<b>Countywide Total</b>	2.99	2.96	2.93	2.93	2.93

(Numbers in Parentheses) = City numbers

Source: VCOG 2001; modified in 2005 by County.

## 2. Regional Housing Needs Assessment (2006 – 2014)

In accordance with Government Code Section 65584, existing and projected housing needs for each city and county in the Southern California region are to be prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA).

SCAG began the most recent RHNA process in 2006, which culminated in SCAG's final adoption of the Regional Housing Need Allocation Plan (RHNAP) on June 26, 2007. The RHNAP is for the 8.5-year planning period of January 1, 2006 to June 30, 2014.

SCAG's RHNA process started with an update of the population, employment and household forecasts for both the region as a whole and for each county. These forecasts were largely derived from Department of Finance (DOF) population and employment forecasts and modified by regional demographic and modeling efforts by SCAG. SCAG then disaggregated the regional and county forecasts to each jurisdiction and estimated the number of dwelling units needed to achieve a regional target vacancy rates (2.3% owner-occupied and 5% rental) and to account for projected housing demolitions. SCAG then determined the amount of housing needed in each jurisdiction by household income category (very low, low, moderate and upper income).

To avoid the over concentration of new lower income households in cities/counties with higher percentages of existing lower income households (as required by State law), SCAG adjusted the percentage of households in each income category for each jurisdiction. SCAG did this by starting with the 2000 Census percentages of households in each income category within each jurisdiction and adjusting them to 110 percent of the county average. Figure 3.3.5-4 shows the adjusted percentage by each income category for each jurisdiction in Ventura County. These percentages were then applied to each jurisdiction's total dwelling unit forecast to calculate the number of dwelling units needed to be constructed within each income category.

In the fall of 2006, SCAG released the draft RHNA for public review and comment. In January of 2007, after much analysis and debate, Ventura Council of Governments (VCOG) recommended a revised RHNA to SCAG, which was subsequently approved. Figure 3.3.5-5 shows the results of the final RHNA as it applies to each of the cities and unincorporated area within Ventura County.

Section 65583 of the Government Code was amended effective January 1, 2007 requiring that the housing needs assessment within a housing element include a new income category - "extremely low income" (<30% of county median family income). In cases where the Council of Governments (e.g., SCAG) did not specify numbers for this new category, cities and counties are allowed to simply divide the number of units in the "very low income" category in half. Using this method, the housing need for unincorporated Ventura County for 2006-2014 is shown in the first line of Figure 3.3.5-6.

**Figure 3.3.5-4  
Adjusted Percentage by Income Category**

<b>Jurisdiction</b>	<b>Very-Low Income (&lt;50% of median)</b>	<b>Low Income (50-80% of median)</b>	<b>Moderate Income (80-120% of median)</b>	<b>Upper Income (&gt;120% of median)</b>
Camarillo	21.8%	17.7%	20.6%	40.0%
Fillmore	20.6%	17.3%	20.5%	41.6%
Moorpark	22.4%	18.1%	20.7%	38.8%
Ojai	20.8%	17.1%	20.8%	41.3%
Oxnard	21.0%	17.2%	20.4%	41.4%
Port Hueneme	20.0%	17.2%	20.6%	42.2%
San Buenaventura	21.2%	17.5%	20.3%	41.0%
Santa Paula	20.2%	17.4%	20.6%	41.8%
Simi Valley	22.3%	17.9%	20.5%	39.3%
Thousand Oaks	22.3%	18.0%	20.8%	38.9%
Unincorporated	21.7%	17.8%	20.7%	39.7%

Jurisdiction	Very-Low Income (<50% of median)	Low Income (50-80% of median)	Moderate Income (80-120% of median)	Upper Income (>120% of median)
<b>Countywide Total</b>	21.4%	17.6%	20.5%	40.5%

Source: SCAG 2006

**Figure 3.3.5-5  
2006-2014 Regional Housing Need Allocation Plan**

Jurisdiction	Very-Low Income (<50% of median)	Low Income (50-80% of median)	Moderate Income (80-120% of median)	Upper Income (>120% of median)	Total
Camarillo	727	591	687	1335	3340
Fillmore	203	170	202	410	985
Moorpark	363	292	335	627	1617
Ojai	90	74	90	179	433
Oxnard	1491	1221	1445	2936	7093
Port Hueneme	36	31	37	76	180
San Buenaventura	849	703	816	1643	4011
Santa Paula	453	390	462	936	2241
Simi Valley	754	605	694	1330	3383
Thousand Oaks	411	333	385	718	1847
Unincorporated	305	250	291	558	1404
<b>Countywide Total</b>	5682	4660	5444	10748	26534

**Figure 3.3.5-6  
Housing Need for Unincorporated Ventura County**

	Lower Income (<80% of median)			Moderate Income (80-120% of median)	Upper Income (>120% of median)	Unknown	Total
	Extremely-Low Income (<30% of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)				
2006-2014 Housing Need	152	153	250	291	558		1404
2006-2008 Housing Completions	24	11	126	267	307	115	850
Remaining Housing Need	128	142	124	24	251		554

Due to the timing of the RH NAP for this planning period, Figure 3.3.5-6 accounts for the dwelling units that were completed in the unincorporated area of Ventura County between 2006 and 2008. Figure 3.3.5-7 is a breakdown of these dwelling units by type and affordability category.

**Figure 3.3.5-7  
2006-2008 Housing Completions for Unincorporated Ventura County**

Dwelling Unit Completions 2006-2008	Lower Income (<80% of median)			Moderate Income (80-120% median)	Upper Income (>120% median)	Unknown	Total
	Extremely-Low Income (<30% of median)	Very-Low Income (30-50% median)	Low Income (50-80% median)				
SFD (Conventional, Modular)	-	-	10	14	295	115	434
Mobile Homes in Mobile Home Park	-	-	-	-	-		-
Second DU	17	4	37	30	8		96
Farmworker Units	7	7	-	-	-		14
Apartments	-	-	29	159	-		188
Townhomes/Condos	-	-	50	64	4		118
<b>Completions 2006-08 TOTALS</b>	<b>24</b>	<b>11</b>	<b>126</b>	<b>267</b>	<b>307</b>	<b>115</b>	<b>850</b>

Planning staff used a number of different means to identify the affordability of the dwelling units completed during the 2006-2008 time period. Where possible, actual sales or rental information was used. Affordability assumptions for each of the dwelling unit types appearing in Figure 3.3.5-7 are described below.

**Single Family Dwellings** – In February 2009, Planning staff received a list from the County Assessor that provided information about all of the single family dwelling units built between 2006 and 2007, that

sold (i.e., “transferred ownership”) anytime between the end of construction and the date of the data request. This list also contained information about the sales price and the size and location of the parcel. In June 2009, Planning Division staff received a similar list for single family dwellings units built in 2008.

For 2006, the list contained 44 “transferred” units; 7 percent of these properties were affordable to lower-income households, 2 percent were affordable to moderate-income households and 91 percent were affordable to upper-income households. For 2007, the list contained 18 transferred units; 6 percent of these properties were affordable to moderate-income households and 94 percent were affordable to upper-income households. These same percentages and commensurate affordability categories were applied to the remaining single-family dwellings that were completed in 2006 and 2007.

In 2008, the housing market essentially collapsed in Ventura County and throughout the nation. The reasons for this collapse are beyond the scope of this analysis; however, the ongoing economic upheaval has dramatically changed housing affordability in Ventura County. Although there were 100 single family homes sold in 2008, the Assessor’s information contained a list of only 8 single family dwellings that were built in 2008 and sold anytime between the end of construction and the date of the data request, (i.e., June 2009). Four of the eight entries on the Assessor’s list don’t contain enough data to identify a sales price and the other four are affordable for Upper-Income households,

With such a small data set, it is not possible to draw any conclusions about the general affordability of single-family dwellings. In addition, readily-available public information about housing prices in Ventura County only adds to the inability to accurately gauge affordability. For example, DataQuick, a company that monitors real estate activity nationwide and provides information to consumers, educational institutions, public agencies, and lenders, has reported that the median sales price of a home in Ventura County between January 2009 and April 2009 fell to \$331,000. This housing price would be affordable to Low-Income households. Moreover, due to the difficulty in acquiring jumbo loans, the Ventura County Star, (the daily paper in Ventura County), reported that, “Homes selling for less than \$500,00 have increased in market share from 45 percent to 72 percent from August 2007 to August 2008. Homes going from \$500,000 to \$1,000,000 have dropped from 40 percent to 20 percent of total sales over the same period.” (R. Kleinhenz, CA Association of Realtors Chief Economist, as reported in the VC Star Oct. 16, 2008).

Given these factors, the inventory of 100 single family dwellings completed in 2008, were placed in an “Unknown” affordability category.

**Second Dwelling Units** – To confirm the affordability of completed second dwelling units, the Planning Division sought information directly from second dwelling unit owners, and through printed and electronic classified advertisements. In December 2008 Planning Division staff reviewed printed classified advertisements in the Ventura County Star and electronic advertisements posted on Craigs List. Another review of Craigs List was conducted in April 2009. In March 2009 a survey was sent directly to all second dwelling unit property owners who completed construction on a second dwelling anytime between 2003 and the present.

Although the Star appeared to have several ads for second dwelling units, there were some significant limitations with the information. For example, in many cases it was difficult to ascertain whether the properties were within the unincorporated area. Some properties advertised second dwelling units, but in fact, were actually rooms within houses. Other ads didn’t include a price for monthly rental and property owners did not return calls. For these reasons, Planning staff used only the information contained on Craigs List. With very few exceptions, this information was complete and most importantly, staff was able to verify that the property was within the unincorporated area.

In both December 2008 and April 2009, the sample size for the Craigs List analysis was 15, for a total of 30. Table 3.3.5-8 lists affordability data by income category based on advertised monthly rents and number of bedrooms. The data collected also shows that 76 percent of these advertised units were one bedroom, 17 percent had two bedrooms, and 7 percent had three bedrooms. Therefore, while the majority of these units are intended for 1-2 people, approximately one-quarter of these units can accommodate a larger household.

In addition to the Craigs List review, the Planning Division sent a survey in March 2009 to all second dwelling unit property owners who appeared to have completed construction on a second dwelling since 2003 - a total of 148 property owners. The one-page survey was accompanied by a letter signed by the Planning Division Director that explained the purpose of the survey and assured property owners that the information being requested would remain anonymous. A stamped/addressed envelope was provided to increase the probability that the survey would be completed and returned.

A 45 percent response rate was achieved, with 67 property owners completing and returning surveys. Of this total, 64 percent of the completed surveys (43) contained enough information to identify affordability by income category. Table 3.3.5-8 shows these results. In addition to affordability information, several other notable results emerged from this survey:

- Of the respondents that included information about the number of bedrooms, approximately half of the units were identified as one-bedroom, and approximately 40 percent were identified as either two or three bedroom units. (The remaining 10 percent either did not specify the number of bedrooms or listed “studio.”)
- Almost half of all responding property owners noted that their second dwelling unit was being used by someone related to them, and of this subset, almost 60 percent were seniors (at least 55 years old).

Both the Craigs List and the survey data are very helpful in identifying the affordability of second dwelling units; but as has been described, and shown in Figure 3.3.5-8, the two categories of data yielded some very distinct results – especially in the Lower-Income categories. One hypothesis is that there is a subset of second dwelling unit owners who don’t advertise their units or offer them to the general public because they know the units will be used by family members, who are often elderly.

Many of these units were calculated to be affordable to the Extremely Low-Income category based on stated annual income and number of bedrooms, but as stated above, they never become part of the open market. Nevertheless, based on the Planning Division’s survey results, it appears that these units are an important and legitimate portion of the County’s Lower-Income dwelling unit inventory.

Using this data, a weighted average was calculated so that affordability results could be applied across the entire second dwelling unit category. This weighted average is shown below in Figure 3.3.5-8. The percentage of each affordability category is applied to all the second dwelling unit completions that appear in Figure 3.3.5-7. This data and the resulting assumptions described here are also used for calculating future dwelling unit inventory, which is summarized in Section 3.3.7-1.

**Figure 3.3.5-8  
Second Dwelling Unit Affordability**

<b>Data Source</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Mod</b>	<b>Upper</b>
Craigs List Dec. 08 & April 09 (N = 30)	0 (0%)	0 (0%)	19 (64%)	8 (27%)	3 (10%)
Property Owner Survey – April 09(N = 43)	13 (30%)	3 (7%)	9 (21%)	14 (33%)	4 (9%)

Combined Total by Percentage (Based on Weighted Avg.)	17%	4%	39%	31%	9%
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**Farmworker Units** – As shown in Figure 3.3.5-7, there were 14 farmworker/caretaker units completed between 2006 and 2008, with the majority of the units (9) completed in 2008. In an attempt to determine how much these units were being rented for, Planning staff contacted most of the property owners who had completed construction in 2008. Without exception, none of the farmworkers or caretakers was being charged rent for the dwelling units they were occupying, but rather they were getting use of the dwelling as part of their total compensation.

Therefore, in the absence of actual rents, and based on the annual mean salary for a farmworker, (\$18,600) seven of the units were placed in the Extremely Low income category, and seven of the units were placed in the Very Low income category.

**Apartments and Townhomes** -- With the exception of two duplexes built in 2008 in the Channel Islands Beach community (Upper-Income units), all the townhouses and apartments on the list above are located at CSUCI. The Planning Division obtained sales and rental information from the CSUCI Site Authority for dwelling units completed between January 1, 2006 and August 15, 2007. The square footage and number of bedrooms of each unit, and its sales price (townhomes) or rental price (apartments) was obtained. Rents ranged from a low of \$1,166/month to a high of \$2,294, which are within the low and moderate income categories. Sale prices ranged from a low of \$230,960 to a high of \$456,725, which are within the low and moderate income categories.

### 3. Special Needs Housing

The RHNA did not estimate the housing need for persons with disabilities, elderly, large families, farmworkers, families with female heads of household, or families and persons in need of emergency shelter. The housing needs for these special needs groups are, in the main, included in the construction need for very low- and low-income households. However, many handicapped, elderly, and those in need of emergency shelter require 24-hour medical or non-medical care, which can be more effectively provided through residential care facilities (a.k.a. residential group care facilities) than conventional housing. Furthermore, many migratory farmworkers and the homeless have need for affordable, temporary and intermittent shelter.

Although not reflected in the RHNA, the County supports and will continue to participate in implementing the recommendations contained in *10-Year Strategy to End Homelessness* prepared by the Ventura County Homeless and Housing Coalition. These recommendations include, but are not limited to: creating additional permanent supportive housing units for the chronically homeless and formerly homeless men and women living with chronic addiction; additional transitional housing units to serve families living on the streets; housing units for single individuals with disabilities; and additional temporary shelter opportunities. As stated above, programs to provide this special needs housing is described in prior Sections 3.3.2 and 3.3.3.

In addition, the County processed an ordinance amendment concurrently with the 2010 Housing Element Update to allow emergency shelters within the existing Commercial Planned Development (CPD) zone. As required by Government Code §65583(a)(4)(A), the ordinance amendment will allow emergency shelters as a permitted use without a conditional use or other discretionary permit (See Section 3.3.7-2 for more discussion).

To address future housing construction needs, the land available for residential development is discussed in Section 3.3.7.

### 3.3.6 Housing Regulations and Constraints

The purpose of this section is to examine the regulations and constraints affecting housing development, including factors that affect the availability, affordability, and accessibility of housing in the unincorporated area of Ventura County.

## 1. County and City Policies/Ordinances Limiting Residential Development

Local governments can affect the availability and, therefore, the cost of housing through land use controls. The policies that represent constraints to residential development in Ventura County are listed below:

**The Guidelines for Orderly Development** - These Guidelines have existed since 1973, have been adopted by the County, the cities, and LAFCO, and provide that urban development will occur, whenever and wherever practical, within incorporated cities rather than in the unincorporated area. Moreover, applicants for land use permits or entitlements for urban uses within a city's Sphere of Influence are encouraged to apply to the city and are discouraged from applying to the County. Urban residential development can occur, therefore, only within cities or in unincorporated areas which are designated by the County General Plan as "Urban" (urban centers within their own Area of Interest) or "Existing Communities" where the zoning is established based on historical community character and consistent with the land use plans of the respective cities.

The Guidelines for Orderly Development have been incorporated into the County General Plan through land use goal 3.1.1-5 and policies 3.1.2-1 (Land Use Maps) and 3.1.2-11 (discretionary permit consistency with the Guidelines).

**SOAR Ordinances** - In 1995, the voters within the City of Ventura passed an initiative that requires an affirmative vote of the electorate for any General Plan amendment affecting Agricultural designated land. In late-1998 and early 1999, the voters or the city council of the cities of Camarillo, Moorpark, Oxnard, Simi Valley and Thousand Oaks, as well as the unincorporated area of the County, approved similar initiatives/ordinances. The City of Santa Paula followed suit in 2000 and the City of Fillmore in 2002. These initiatives and ordinances became collectively known as Save Open-space and Agricultural Resources (SOAR) ordinances.

The cities' SOAR ordinances establish urban boundaries around each city, outside of which urban development can occur only with voter approval. Most of the city SOAR ordinances remain in effect until 2020. The City of Ventura's ordinance is in effect until 2025 and the City of Thousand Oaks's ordinance is in effect until 2030.

The County's SOAR ordinance requires, with limited exceptions, that any change to the County General Plan involving the "Agricultural," "Open Space," or "Rural," land use designations, or an amendment to a General Plan goal or policy related to those land use designations, be subject to countywide voter approval. The County's SOAR ordinance will remain in effect until January 1, 2020 unless repealed or modified by the countywide electorate. Because the preponderance of land in the unincorporated area is subject to the County SOAR Ordinance, this Ordinance acts as a constraint to future unincorporated urban development through the year 2020.

**Clean Air Ordinance for the Ojai Valley** - Residential building permits within the Ojai Valley area are regulated through the Clean Air Ordinance for the Ojai Valley, which was enacted in 1982 to assist in the implementation of the Air Quality Management Plan (AQMP), which is intended to protect the public health. The AQMP was required because Ventura County does not currently meet Federal air quality standards.

The Clean Air Ordinance requires that the Board of Supervisors conduct a public hearing each year for the purpose of reviewing the effectiveness of the Ordinance. According to the Annual Review for 2007, the maximum permissible number of dwelling units in the Ojai Valley is 12,532, of which 11,635 have been built or for which unexpired building permits have been issued. At the present time, there are 897 allocations available for building permits; therefore, there is no actual constraint to builders in the Ojai Valley due to the provisions of the Clean Air Ordinance.

## 2. Development Regulations

As discussed in the preceding section, urban residential development is generally directed to the cities or to specific unincorporated Urban or Existing Community designated areas. Nonetheless, some limited residential uses are allowed in Agricultural, Open Space and Rural designated areas. The County

General Plan specifies in Figures 3.2a and 3.2b of the Land Use Designations chapter what zones of the Non-Coastal and Coastal Zoning Ordinances are consistent with each land use designation.

The County of Ventura has twenty-five zoning designations in which some form of residential use is allowed. Figure 3.3.6-1 lists each of these zones by name and abbreviation. Figures 3.3.6-2 and 3.3.6-3 list the residential uses allowed under agricultural, open space, rural, residential and special purpose zones by type of land use permit per the Non-Coastal Zoning Ordinance and Coastal Zoning Ordinance, respectively. Figures 3.3.6-4 and 3.3.6-5 list the residential uses allowed under the commercial and industrial zones by type of land use entitlement per the Non-Coastal Zoning Ordinance and Coastal Zoning Ordinance, respectively.

There are principally three types of permits under the Non-Coastal and Coastal Zoning Ordinances:

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

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

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

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

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

As can be seen in the tables that follow, residential uses are primarily directed into zones designated specifically for that type of land use.

**Figure 3.3.6-1  
Zone Abbreviations**

Non-Coastal Zoning Ordinance		
OS (Open Space)	R1 (Single Family Residential)	CPD (Commercial Planned Development)
AE (Agricultural Exclusive)	R2 (Two Family Residential)	M1 (Industrial Park)
RA (Rural Agricultural)	RPD (Residential Planned Development)	M2 (Limited Industrial)
RE (Rural Exclusive)	CO (Commercial Office)	M3 (General Industrial)
RO (Single Family Estate)	C1 (Neighborhood Commercial)	
Coastal Zoning Ordinance		
COS (Coastal Open Space)	CR1 (Coastal One-Family Residential)	CRPD (Coastal Residential Planned Development)
CA (Coastal Agriculture)	CR2 (Coastal Two-Family Residential)	CC (Coastal Commercial)
CR (Coastal Rural)	RB (Residential Beach)	CM (Coastal Industrial)
CRE (Coastal Rural Exclusive)	RBH (Residential Beach Harbor)	

**Figure 3.3.6-2  
Residential Uses Allowed in Agricultural, Open Space, Rural, and Residential Zones of the Non-Coastal Zoning Ordinance<sup>1</sup>**

Residential Uses	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP
<b>Dwellings:</b>										
Dwellings, Single-Family	Δ	Δ	Δ	Δ	Δ	Δ	Δ	⊗		Δ
Mobilehome, Continuing Nonconforming	□	□	□	□	□	□	□	□		□
Density Bonus – lower income/seniors						⊗	⊗	⊗		
Dwellings, Two-Family, or Two Single-Family Dwellings							Δ	⊗		
Density Bonus – lower income/seniors							⊗	⊗		
Dwellings, Multi-Family								⊗	Δ	
Density Bonus – lower income/seniors								⊗		
Qualified Condominium Conversions							⊗	⊗	Δ	
Farmworker Housing Complex	⊗	⊗								
Second Dwelling Unit	Δ	Δ	Δ	Δ	Δ	Δ		○		
Mobilehome Parks			⊗	⊗	⊗	⊗	⊗	⊗		
<b>Agriculture and Agricultural Operations:</b>										
Farmworker Dwelling Units	Δ	Δ	Δ							Δ
Animal Caretaker Dwelling Units	Δ	Δ	Δ							Δ

<sup>1</sup> KEY to Figures 3.3.6-2 and 3.3.6-3:

blank = Not Allowed

E = Exempt

Δ = Zoning Clearance or other ministerial permit.

○ = Planning Director-approved Planned Development Permit (site plan review).

⊗ = Planning Commission-approved Planned Development Permit (site plan review).

□ = Planning Director-approved Conditional Use Permit.

⊗ = Planning Commission-approved Conditional Use Permit.

Residential Uses	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP
<b>Care Facilities:</b>										
Family Day Care Home – State licensed	E	E	E	E	E	E	E	E	E	
Intermediate: Care of 7 or More Persons			☒	☒		☒	☒	☒	☒	
Residential: Care of 6 or Fewer Persons	Δ	Δ	Δ	Δ	Δ	Δ	Δ	⊗	⊗	
Residential: Care of 7 or More Persons			☒	☒		☒	☒	☒		

**Figure 3.3.6-3  
Residential Uses Allowed in Agricultural, Open Space, Rural, and Residential Zones of the Coastal Zoning Ordinance**

Residential Uses	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD
<b>Dwellings:</b>									
Dwellings, Single-Family	○	○	○	○	○	○	○	○	○
Within exempt areas (Solomar, Silver Strand, Hollywood Beach, North Coast)			Δ	Δ			Δ	Δ	Δ
Dwellings, Two-Family, or Two Single-Family Dwellings						○	○	○	○
Dwellings, Multi-Family									○
Second Dwelling Unit	○	○	○	○	○	○	○	○	○
Mobilehome, Continuing Nonconforming	○	○	○	○	○	○	○	○	
Mobile Home Parks			☒	☒	☒	☒	☒	☒	☒
<b>Agriculture And Agricultural Operations:</b>									
Farmworker Dwelling Unit		○							
Farmworker Dwelling Unit – nonconf. lot		☒							
Farmworker Dwelling Units (more than one)		☒							
<b>Care Facilities:</b>									
Residential: Care of 6 or Fewer Persons	○	○	○	○	○	○	○	○	○

**Figure 3.3.6-4  
Residential Uses Allowed in Commercial and Industrial Zones of the Non-Coastal Zoning Ordinance**

Residential Uses	CO	C1	CPD	M1	M2	M3
<b>Care Facilities:</b>						
Intermediate And Residential, Care of 7 or More Persons	☒		☒			
Hotels, Motels And Boarding Houses			○			
<b>Uses And Structures, Accessory:</b>						
Dwelling, For Superintendent or Owner		□	□	□	□	□
Dwelling, Caretaker				□	□	□

### Figure 3.3.6-5 Residential Uses Allowed in Commercial and Industrial Zones of the Coastal Zoning Ordinance

Residential Uses	CC	CM
Hotels, Motels And Boatels	<input checked="" type="checkbox"/>	
Uses And Structures, Accessory:		
Dwelling, for Proprietor (2 <sup>nd</sup> floor only)	<input type="checkbox"/>	
Dwelling, Caretaker		<input type="checkbox"/>

Under the Non-Coastal Zoning Ordinance, agricultural, open space, rural and residential zones allow single-family dwellings and second dwelling units by ministerial Zoning Clearance. In addition, the agricultural, open space and rural zones allow farmworker dwelling units and animal caretaker dwelling units by ministerial Zoning Clearance. Both the Non-Coastal and Coastal Zoning Ordinances allow the use of mobilehomes and manufactured homes as single-family dwellings, second dwellings, and animal caretaker or farmworker dwellings, subject to either a perimeter foundation or skirting.

Under the Non-Coastal Zoning Ordinance, second dwelling units are permitted by Zoning Clearance subject to specific development standards. In most unincorporated areas of the County, parcels with 10,000 square feet or more are allowed a 900 square foot second dwelling with not more than two bedrooms. Parcels with five acres or more are allowed a 1,200 square foot second dwelling unit with not more than three bedrooms. Parcels that are non-conforming as to minimum parcel size requirements of the zone must be 20,000 square feet or more in order to be eligible for a second dwelling unit. More restrictive standards apply to parcels located in the Arroyo Santa Rosa/Tierra Rejada Groundwater Quality Impact Area (700 sq. ft. on  $\geq 4.32$  ac.; 900 sq ft on  $\geq 5.06$  ac.; 1,200 sq ft on  $> 5.82$  ac.) and the Ojai Traffic Impact Area (700 sq. ft. on  $\geq 1$  ac.).

Under the Non-Coastal Zoning Ordinance, a maximum of four farmworker and/or animal caretaker dwelling units are permitted by a Zoning Clearance on each qualifying parcel. In order to qualify, a parcel must have 40 acres of irrigated crops or 160 acres of dry farming per dwelling, or exceed a prescribed number of animals (e.g., 50,000 chickens, 5,000 turkeys, 10 brood mares, 25 equines) per dwelling. Annual verification of these standards is required. Farmworker/animal caretaker dwelling units are limited to 1,800 square feet in area. To deviate from the above standards requires a CUP.

The Planning Division processed two changes to the Non-Coastal Zoning Ordinance for second dwelling units concurrent with the 2010 Housing Element revisions. The first change allows second dwelling units of up to 1,800 square feet, (up to four bedroom) on parcels of 40 acres or greater. The second change allows second dwelling units on non-conforming parcels that are 10,000 square feet or more. Prior to the amendment, parcels that were non-conforming as to the minimum parcel size requirements of the zone had to be 20,000 square feet or more in order to be eligible for a second dwelling unit. These changes do not apply to parcels located in the Arroyo Santa Rosa/Tierra Rejada Groundwater Quality Impact Area or the Ojai Traffic Impact Area. The existing, and more restrictive standards defined in Sec. 8107-1.7 of the Non-Coastal Zoning Ordinance, apply to parcels located in these Impact Areas.

Under the Non-Coastal Zoning Ordinance, a maximum of four farmworker and/or animal caretaker dwelling units are permitted by a Zoning Clearance on each qualifying parcel. In order to qualify, a parcel must have 40 acres of irrigated crops or 160 acres of dry farming per dwelling, or exceed a prescribed number of animals (e.g., 50,000 chickens, 5,000 turkeys, 10 brood mares, 25 equines) per dwelling. Annual verification of these standards is required. Farmworker/animal caretaker dwelling units are limited to 1,800 square feet in area. To deviate from the above standards requires a CUP.

Multi-family dwelling projects are allowed in the RPD zone (Non-Coastal Zoning Ordinance) and CRPD zone (Coastal Zoning Ordinance) by a PD permit at the density specified by the zone suffix (e.g., RPD-12 DU/ac). Farmworker housing complexes, which are multi-family rental projects for farmworkers and their families, are allowed by PD Permit in the AE and OS zones under the Non-Coastal Zoning Ordinance.

Mobilehome parks are allowed in all rural and residential zones by CUP and are subject to specific development standards.

Single-room occupancy (SRO) units are housing units that are restricted to occupancy by no more than two persons and may include a kitchen and/or a bathroom in addition to a bedroom. These units are typically comprised of one or two rooms. SRO units are allowed under the Non-Coastal and Coastal Zoning Ordinances within the land use headings of Care Facilities and Hotels, Motels and Boarding Houses, and Multi-Family Dwellings. Residential Care Facilities, Hotels and Boarding Houses provide on-site common eating facilities, whereas Motels typically do not. In addition, Hotels and Motels typically serve overnight or limited-term guests, whereas Care Facilities and Boarding Houses typically serve longer-term residents.

Residential Care Facilities serving 6 or fewer persons are allowed by ministerial Zone Clearance in all residential zones. Residential Care Facilities serving 7 or more persons are allowed in most rural, residential and commercial zones by CUP. Hotels, Motels and Boarding Houses are allowed in the commercial CPD zone (Non-Coastal Zoning Ordinance) and CC zone (Coastal Zoning Ordinance) by CUP. The Planning Director has determined that emergency homeless shelters and transitional housing for the homeless are functionally equivalent to Residential Care Facilities (for seven or more persons) and Hotels, Motels and Boarding Houses, and are allowed in the same zones by CUP. However, as part of the 2010 Housing Element update, the County amended the Non-Coastal Zoning Ordinance to allow emergency shelters by ministerial zoning clearance within the CPD zone. It should also be noted that day care facilities are also allowed in conjunction with Residential Care Facilities and Hotels, Motels and Boarding Houses.

Dwelling units for Superintendents, Owners and Caretakers are allowed in the commercial and industrial zones by either a CUP (Non-Coastal Zoning Ordinance) or PD Permit (Coastal Zoning Ordinance).

Figures 3.3.6-6 and 3.3.6-7 show the development standards for the agricultural, open space, rural and residential zones for the Non-Coastal and Coastal Zoning Ordinances, respectively.

**Figure 3.3.6-6  
Development Standards in Agricultural, Open Space, Rural, and Residential Zones of the Non-Coastal Zoning Ordinance**

Zone	Minimum Lot Area for Subdivisions or Maximum Gross Density	Maximum Percentage of Building Coverage <sup>1</sup>	Required Minimum Setback				Maximum Structure Height	
			Front	Side		Rear	Principal Structure	Accessory Structure
				Interior & Corner Lots	Reverse Corner Lots - Street Side			
AE	40 acres	5%	20'	10'	20'	15'	25'; 35' if each side yard is at least 15' or as specified by permit	15', exceptions as specified
OS	10 acres			25% or for lots <1 ac. = 2,500 sq. ft. + 1 sq. ft. for each 4.596 sq. ft. of lot area over 5,000 sq. ft.	5'			
RA	1 acre	20' <sup>2</sup>	5'		10'			
RO	20,000 sq. ft.							
RE	10,000 sq. ft.							
R1	6,000 sq. ft.	0.80 acre	From Adjacent Street	Interior Side Yard	Rear Lot Line	35'	35'	
R2	7,000 sq. ft. <sup>3</sup>		10'	5'	10'			
RPD	Density as specified by zone suffix <sup>4</sup>	Per General Plan or Area Plan	As specified by permit			35'	As specified by permit	

**Figure 3.3.6-7  
Development Standards for Agricultural, Open Space, Rural and Residential Zones of the Coastal Zoning Ordinance**

Zone	Minimum Lot Area or Maximum Density	Min. Lot Width	Maximum Percentage of Building Coverage	Required Minimum Setback				Maximum Structure Height	
				Front	Side		Rear	Principal Structure	Accessory Structure
					Interior & Corner Lots	Reverse Corner Lots - Street Side			
CA	40 acres	40'	5%	20'	10'	20'	15'	25'; 35' if each side	Same as main
COS	10 acres								

<sup>1</sup> Exceptions are made for non-conforming lots.

<sup>2</sup> 15 feet with swing driveways.

<sup>3</sup> Minimum lot area per dwelling unit is 3,500 square feet.

<sup>4</sup> Minimum density = 60 percent of zone suffix.

Zone	Minimum Lot Area or Maximum Density	Min. Lot Width	Maximum Percentage of Building Coverage	Required Minimum Setback			Maximum Structure Height		
				Front	Side		Rear	Principal Structure	Accessory Structure
					Interior & Corner Lots	Reverse Corner Lots - Street Side			
							yard is at least 15"	structure.	
CR	1 acre		25-29% depending on land use designation						
CRE	20,000 sq. ft.								
CR1	7,000 sq. ft.		42%		5'	10'			
CR2	7,000 sq. ft. (1)			20'				15'	
RB	3,000 sq. ft.	25'	65%	10'	3'	5'	14'	25'	
RBH	3,000 sq. ft. <sup>1</sup>			20'	3'		6'		
CRPD	Density as specified by zone suffix	As specified by permit			As specified by permit			25'	

Figures 3.3.6-8 and 3.3.6-9 show the parking standards that are applied to residential development in the Non-Coastal and Coastal Zoning Ordinances, respectively.

<sup>1</sup> Minimum lot area per dwelling unit is 1,750 sq. ft.

**Figure 3.3.6-8  
Parking Standards for Residential Uses in the  
Non-Coastal Zoning Ordinance**

Residential Uses	Required Parking
Single-Family Dwelling Units	2 covered spaces for 1-4 bedrooms 3 spaces for 5 bedrooms, (2 covered) 4 spaces for 6 + bedrooms, (2 covered)
Second Dwellings Units	1 uncovered space for units up to 700 sq. ft. 2 uncovered spaces for units more than 700 sq. ft.
Farmworker and Caretaker dwellings units	1 uncovered space for 1 bedroom or less. 2 uncovered spaces for 2-4 bedrooms. 3 uncovered spaces for 5 bedrooms.
Multi-family Residential:	
Studio-type dwelling	1 covered space per dwelling unit.
One-bedroom dwelling in a multi-family building	1 1/4 covered spaces per dwelling unit.
Lower income or senior household multi-family rental units	1 ¼ covered spaces per dwelling unit; total number of spaces required may be reduced commensurate with reduced demand.
Persons with disabilities	For privately funded buildings, 2% (min.) of parking spaces of a lot must be accessible. For publicly funded buildings, 4-5% of parking spaces of a lot must be accessible.
Visitor parking in RPD Zone	Additional Provision: One visitor parking space for each <u>4</u> <del>2</del> dwelling units (either on or off street)
Mobilehome Parks:	
Resident parking	2 spaces per unit
Visitor parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units.

**Figure 3.3.6-9  
Parking Standards for Residential Uses in the  
Coastal Zoning Ordinance**

Residential Uses	Required Parking
Bachelor or studio-type dwelling	1 covered space per unit
Dwelling Units not otherwise specified	2 covered spaces
Second Dwellings Units	1 uncovered space
One-bedroom dwelling in a multi-family building	1 1/4 covered spaces per dwelling unit
Mobilehome Parks	
Resident parking	2 spaces per unit, one of which must be covered
Visitor parking (required if internal streets are less than 32 feet wide)	1 space for each 4 units

Under Article 16 of the Non-Coastal Zoning Ordinance, density bonuses are allowed for qualifying “lower-income” and “senior” housing developments under a discretionary Planned Development Permit. Under Article 19 of the Non-Coastal Zoning Ordinance, density bonuses are allowed for qualifying “condominium conversions” of apartment complexes under a discretionary Planned Development Permit. Both of these ordinances were adopted in 1994 to comply with the State Government Code in effect at that time. In 2004, the Government Code was amended to expand the list of qualifying projects to include some types of moderate income projects, to lower the qualification standards (% of units set aside for target income group), and to increase the density bonus amounts (up to 35%), and prescribe other concessions that must be offered by local governments. The County’s Non-Coastal Zoning Ordinance has not yet been amended to be consistent with the current density bonus provisions of State law.

**Subdivision Level Improvements** – The Ventura County Subdivision Ordinance Code, (Subdivision 8, Chapter 2; revised 12-06-05) describes the on- and off-site improvements that are evaluated as part of the discretionary subdivision process. The off-site design requirements include the following:

- Access (Fire Protection District Private Road Standards or Ventura County Road Standards)
- Streets Rights-of-Way (Ventura County Road Standards)
- Drainage Facilities and Rights-of-Way (Ventura County Flood Plain Management Ordinance)
- State Highways (Caltrans requirements)
- Public Water Agency (per public water agency)
- Public Sewer Agency (per public sewer agency)
- Street Lighting (per County Service Area or Community Services District)

Section 65583(5) of the Government Code requires that Housing Elements assess the constraints that the locally enacted development standards have on constructing housing affordable to each of the income-categories. Section 3.3.7 discusses the assumptions used to determine which zones, locations, dwelling unit type, density and lot sizes are appropriate to the lower-, moderate- and upper-income categories. The following is a summary of those assumptions and an assessment of the constraints that the zoning development standards may have.

According to Section 65583.2(c) of the Government Code, zoning for lower-income households in “suburban” jurisdictions like Ventura County must allow a minimum of 20 dwelling units per acre unless the city or county can demonstrate that it is financially feasible to build at a lower density and still be able

to build market rate housing affordable to that income category. The County can demonstrate that a lower density is appropriate by means of: 1) second dwelling units, 2) farmworker and animal caretaker dwelling units, 3) townhomes at CSUCI, and 4) Farmworker Housing Complexes. With a rezoning action in 2011, the County has some parcels that meet the 20 dwelling unit per acre State-standard. The development standards for these specific dwelling unit types were evaluated and the conclusions are as follows:

- Second dwelling units are allowed on conforming lots of 10,000 square feet or greater in the AE, OS, RA, RE, R0, and R1 zones and are subject to the building coverage, setback and height standards of those zones. The parking standards are lower for second dwelling units since only one uncovered parking space is required. Since the qualifying parcels are 10,000 square feet or more in size, these standards do not pose a significant impediment to this type of housing.
- Farmworker and animal-caretaker dwelling units are permitted in the AE, OS and RA zones and are subject to the building coverage, setback and height standards of those zones. The parking standards are lower for farmworker and animal caretaker dwelling units since no covered parking is required. Since the qualifying parcels are typically 40 acres or more in size, these standards do not pose an impediment to this type of housing.
- The CSUCI Site Use Authority is a State-created agency that has adopted a Memorandum of Understanding with the County. The Site Authority has adopted and is implementing a housing development plan that specifies development standards, the type of dwelling units, targeted households (faculty, staff, other education employees, etc.), pricing targets, and lease/resale controls. Campus housing is on land zoned for State and Federal facilities.
- Farmworker Housing Complexes are allowed in the AE and OS zones and are subject to the setback and height standards of those zones. The building coverage standards of those zones do not apply to Farmworker Housing Complexes. The parking standards for lower-income housing projects may be adjusted based on reduced demand for parking spaces. Since the qualifying parcels suitable for this type of housing are typically greater than 5 acres in size, these development standards do not pose a significant impediment to this type of housing.
- As discussed in Section 3.3.9, the County completed an inventory of sites in the unincorporated areas that are potentially suitable for development of multi-family residential projects consisting of 20 dwelling units per acre, and concurrently processed an EIR and rezoning of parcel(s) sufficient to show the County has sufficient inventory to meet its Lower-Income housing needs for the remainder of the planning period.

Regarding housing for moderate-income households, it was determined that, outside of certain high priced areas, land within the following zones are generally suitable for construction of moderate-income housing:

- RE or R1 zoned parcels of less than 10,000 square feet for single-family detached dwellings,
- R2 zoned parcels for duplexes or RPD zoned parcels for attached or multi-family dwellings with an allowable gross density of 4 to 20 dwelling units per acre.

The Area Plans prescribe building coverage standards of 35 to 50 percent for the RE, R1 and R2 zones based on a sliding scale that is keyed to the parcel size (10,000 to 5,000 sq. ft.). The setback and parking standards of the RE, R1 and R2 zones are typical of other local governments for single family detached dwelling units. One key difference, however, is that the County of Ventura does not require garages; only covered parking (carports) are required. The height standards of the RE, R1 and R2 zones accommodate two stories (25 ft.), but increases to three stories (35 ft.) if the setbacks are increased. As discussed previously, the RPD zone provides lower development standards and greater flexibility regarding building coverage, setbacks, height, and parking. These development standards do not pose an impediment to constructing moderate-income housing.

Regarding housing for upper-income households, it was determined that where the existing or permitted parcel size is 10,000 square feet or greater, or the gross density is less than 4 dwelling units per acre, the

existing or potential parcels/dwelling units are only suitable for upper-income households. In addition, it was determined that within certain high priced areas of the County (e.g., coastal zone) only upper-income housing is feasible, regardless of parcel size or density. Therefore, the AE, OS, RA, RO, RE->10,000, RPD-<4U, CA, COS, CR, CRE, CR1, CR2, RB, RBH, and CRPD zones are suitable for upper-income housing. The development standards for these zones do not impede the development of housing for this income group.

As a general rule, land located in the unincorporated areas is typically less restricted by specific development standards than land within incorporated cities.

### **3. Governmental Permit Processing, Fees and Exactions**

The following permit fees and infrastructure-related fees are charged to developers of new residential developments:

**Planning Permit Processing Time Frames and Fees** – Permit processing time can affect the cost to the developer because of the financial costs (loan interest) associated with “holding” the land. Figure 3.3.6-10 shows the processing steps associated with discretionary permits for Ventura County. The same processing steps are followed for any type of development proposal including both single-family and multifamily residential projects, and Planned Development or Conditional Use permits. In 2008, the Board of Supervisors approved a new staff position for the Planning Division with the goal of expediting and facilitating the discretionary permit process. In January 2009, a new “Discretionary Permit Coordinator” was hired. One of the most important functions of the Discretionary Permit Coordinator is to inform a potential applicant of issues and/or requirements that may arise during the application review process. For example, the Discretionary Permit Coordinator works to identify site constraints and/or “fatal flaw” issues in order to avoid unanticipated costs and time delays during the formal application process. The Discretionary Permit Coordinator also offers suggestions on ways to make proposals more consistent with adopted County of Ventura goals and policies.

In addition to the new Discretionary Permit Coordinator, several other improvements to the County’s discretionary land use permitting process have been implemented during the last two years. These improvements include, but are not limited to, the following:

- Development of standard conditions of approval and mitigation measures for discretionary projects – The goal of this effort was to reduce inconsistencies and ensure greater predictability in standard conditioning. The new format ensures that for each condition, there is a clear explanation of why the condition is being applied, when it needs to be fulfilled, and which County agency has regulatory oversight for that condition.
- Website Improvements – The County launched a “One-Stop Permitting” website, which is a comprehensive online resource that brings together land-use permitting requirements from multiple county agencies for land-use projects such as new subdivisions, commercial projects, farmworker housing, and other residential dwellings. It is designed to provide easy online access to permitting information and is a resource for business owners, homeowners, applicants, consultants, and members of the public. Prior to its development, an applicant needed to phone or visit each individual County department to obtain the information and guidance now available on the “One-Stop Permitting” website.

Two important metrics have been tracked by the Planning Division since the implementation of these improvements: the average number of days for applications to reach the “complete” stage, and the average length of time to process discretionary land-use permit applications. Recent data (March 2011) show an improvement in completeness determination time of more than 60% and an average six-month decrease in total processing time for conditional use permits reviewed by the Planning Commission.

Figure 3.3.6-11 is a chart showing the discretionary permit processing timeframes for the County of Ventura compared with the State’s legal requirements. As can be seen, Ventura County’s permit processing time frames meet or exceed the State’s standards. Provided that the applicant is responsive, a typical time for processing a development application ranges from approximately three to six months for a project that is categorically exempt from CEQA, and 6 to 12 months for a project requiring a Negative

Declaration (ND or MND). Projects requiring an environmental impact report (EIR) can add approximately 6 to 12 months to the processing time depending on the complexity of the project.

The County Planning Division collects fees that are intended to defray the costs of permit processing, environmental document preparation, public hearings, and condition compliance. Figure 3.3.6-12 depicts the Ventura County Planning Division processing fee schedule for residential development. In most instances, single-family detached dwellings may be approved by a simple Zoning Clearance in all but commercial and industrial zones (\$235 - \$335), when the dwelling meets the basic development standards. Since discretionary-permit-processing fees for Ventura County are based on actual staff processing time, the amount of time necessary for permit processing can directly affect cost to the developer.

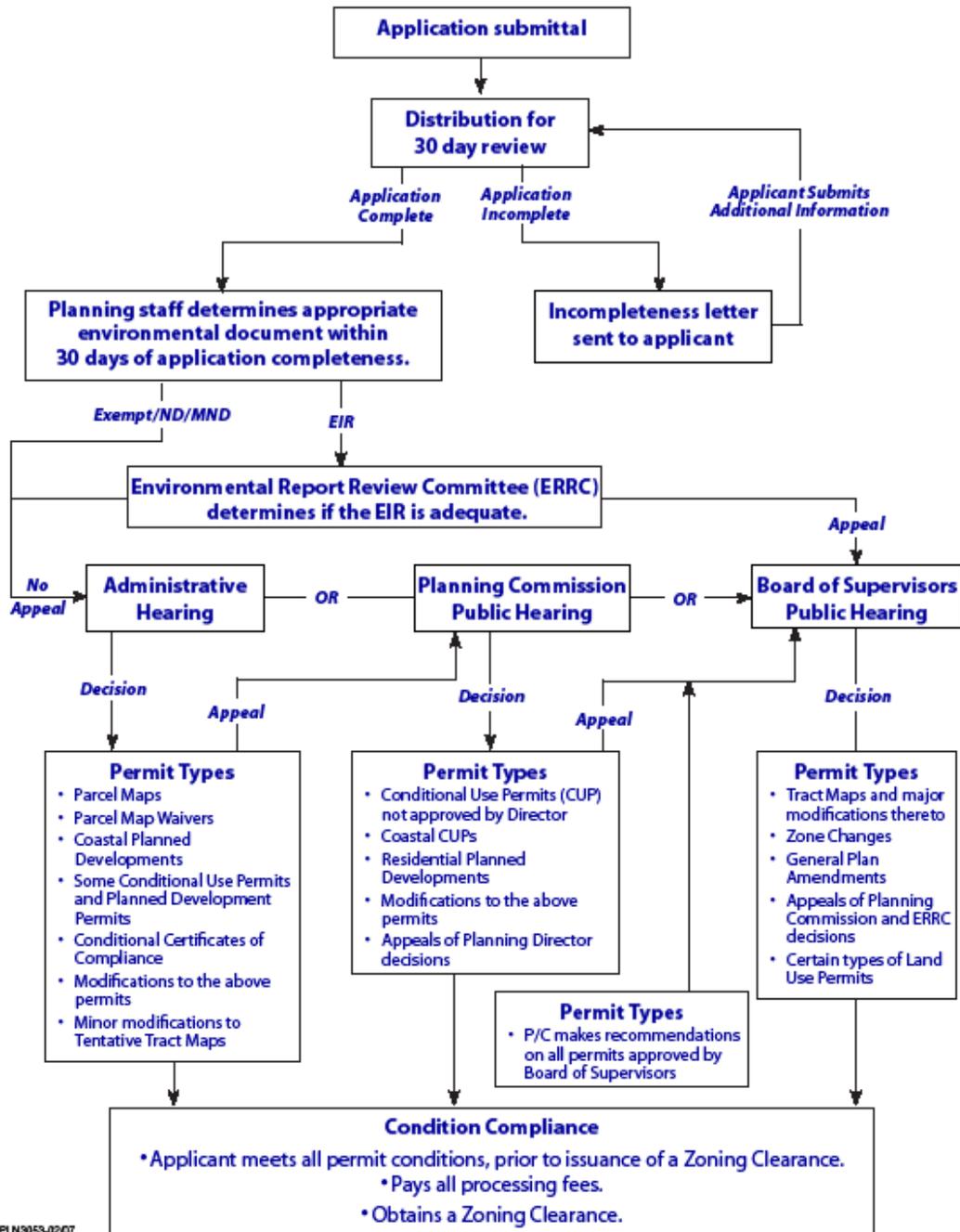
The Planning Division charge rate for planners is \$156.50/hour and for technicians is \$140.75/hour. By comparison, Santa Barbara County's charge rate is \$131.50/hour and San Luis Obispo County's charge rate varies from \$104.00/hour to \$139.00/hour. Most cities within Ventura County charge fixed fees - rather than hourly rates - for processing land use entitlements, so a comparison cannot be readily made. Most city planning directors admit that the fixed-fees are not sufficient to cover the total cost of permit/entitlement processing.

- **Building-Related Permit Fees** - These fees cover all the required inspections by the Building and Safety Division for the foundation, framing, plumbing, wiring, mechanical, etc., and the issuance of Certificate of Occupancy which verifies that the dwelling has met all applicable Building and Safety requirements and Codes. It also includes fees or surcharges for:
  - Building Plan review
  - General Plan maintenance
  - Technology improvements to record keeping
  - Energy conservation
  - Disabled access review

The approximate total cost of these fees for a new 2,000 square foot single family dwelling is \$8,700.

**Figure 3.3.6-10  
Discretionary Permit Process Flowchart**

## The Discretionary Permit Process



PLN9053-02/07

### Figure 3.3.6-11 Discretionary Permit Processing Timeframes

*The timeframes listed below are for a Planning Director-approved discretionary land use CUP or PD Permit with a Negative Declaration or Mitigated Negative Declaration*

Application Action	State Law Requirements	County Planning Practice
Application Submittal	30 days maximum for review	30 day review
Determination of Environmental Document (ND or MND)	Maximum 30 days from application completeness	1-3 weeks from application completeness
Preparation of Document	Maximum 180 days for preparation, review and action on the Document	2-3 weeks for Document preparation
Legal Notice of Document Review	No legally required timeframe	Customarily 15 days prior to the beginning of the Document review period; usually incorporated into the step above
Public Review of Document	20 days (30 days if review by a state agency is required)	20 days (30 days if review by a state agency is required)
Response to Comments	No legally required timeframe	Varies depending on the number of comments received
Public Hearing on Project and certification of Document	180 days from determination of Document	No sooner than 10 days from the date of the last written response to comments. If the public hearing was not "legaled" as part of the legal notice for Document review, allow 15 days

*NOTES: Any appeal of an approved project must be filed within 10 calendar days of approval. Appeals to the Planning Commission are customarily heard within 4 to 6 weeks. Appeal of the Planning Commission's action to the Board of Supervisors utilizes the same appeal timeframes.*

**Figure 3.3.6-12  
Fee Schedule for Residential Land Use Permits**

Permit Type	Permit Fee
Zoning Clearance (Single-Family Home, Mobilehome, Farmworker/Animal Caretaker and Caretaker Dwelling Units)	\$235 plus a flat fee of \$50 per additional lot/unit/structure; In the Ojai Valley and Coastal Zone, \$335 plus a flat fee of \$50 per additional lot/unit/structure.
Second Dwelling Units	\$530 Flat Fee
Use Inauguration <sup>1</sup>	\$315 Flat Fee
Tentative Tract Map	\$2,500 plus the hourly rate for actual time spent processing the permit by planners
Tentative Parcel Map	\$2,000 plus the hourly rate for actual time spent processing the permit by planners
Planned Development Permit (Farmworker Housing Complexes and Multifamily Dwellings)	\$1,500 deposit plus the hourly rate for actual time spent processing the permit by planners
Conditional Use Permit	\$1,500 deposit plus the hourly rate for actual time spent processing the permit by planners

*Source: County of Ventura Planning Division, fees in effect August 11, 2007*

**Sanitation Fees** - For those dwellings that install a septic system, these County fees cover plan review, evaluation, and inspection to assure that the system conforms to the County Building Code. If a conventional septic system is utilized, the fees as of July 2009 are approximately \$1,363 (using a 1,500 gallon or smaller septic tank). If an alternative system is utilized, the fees are approximately \$2,614.

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

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

**Watershed Protection District Fee** - This fee is assessed on a per dwelling unit basis to provide for improvements to flood control facilities or structures on a regional basis. These funds are placed in a Watershed Protection District general fund and, when enough money has accumulated, the improvements are made. Alternatively, this fee may be used for operation and maintenance purposes of existing flood control facilities. In 2007, the fee was \$600 for a single-family home.

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<sup>1</sup> For certain projects, the applicant is required to fulfill particular conditions before final approval to initiate the use or effectuate the land division.

**Traffic Impact Mitigation Fees** – These County and city fees are a method of assessing on a project-by-project basis, the “fair share” portion of the cost of projected local road improvements in the County unincorporated area. These traffic impact mitigation fees are collected pursuant to an ordinance adopted by the Board of Supervisors (effective in 2002) and affect all development projects in the unincorporated area that increase traffic. Figure 3.3.6-13 shows County fees ranging from \$47 to \$1,162 for new single family dwelling units, depending in which of the 14 districts the dwelling unit is located. If a traffic study is completed during the permit and review process prior to construction of the dwelling, then an alternative per-trip fee may be used based on the district in which is located. These trip fees range from \$1.67 to \$95.40.

**Figure 3.3.6-13  
Traffic Impact Fees by Area**

Traffic District	COUNTY FEE		CITY FEE	
	Single Family DU (no traffic study)	Per Trip Fee (traffic study using ADT)	Single Family DU (no traffic study)	Per Trip Fee (traffic study using ADT)
1 - Ojai	\$91.00	\$7.66	\$430.00	\$35.87
2 - Santa Paula	\$529.00	\$44.16	\$2,230.00	\$185.83
3 - Fillmore	\$122.00	\$10.06	\$766.00	\$63.83
4 - Moorpark	\$185.00	\$15.49	\$88.00	\$7.37
5 - Simi Valley	\$47.00	\$3.92	\$716.00	\$13.00
6 - Thousand Oaks	\$67.00	\$5.48	\$4,224.50	N/A
7 - Camarillo	\$608.00	\$50.58	\$828.00	\$69.00
8 - Oxnard	\$624.00	\$51.96	N/A	\$730.00
9 - Port Hueneme	N/A – No unincorporated County area in this district			
10 - Ventura	\$497.00	\$41.33	N/A	N/A
11 - Lockwood Valley	\$654.00	\$54.57	N/A	N/A
12 - Somis	\$1,162.00	\$96.92	N/A	N/A
13 – Coastal Areas	\$86.00	\$7.24	N/A	N/A
14 - Piru	\$187.00	\$15.61	N/A	N/A

If the project is in a district where the city within that district has established a reciprocal traffic mitigation agreement, an additional fee to compensate for the impact on city streets is required. Figure 3.3.6-13 shows that the city fees ranging from \$88 to \$4,224.50, depending in which district the dwelling unit is located. If a traffic study is conducted during the permit and review process prior to construction of the dwelling, then an alternative per-trip fee may be used depending on the city. These trip fees range from \$7.37 to \$69.00. In 2006, all cities within Ventura County and the City of Agoura Hills had signed reciprocal traffic fee agreements with the County.

**Local Park Fee** - Developers of residential tracts, in lieu of land dedication, pay this fee to the local park district or County General Services Agency to provide for the acquisition of local public park land. Stated simply, the “Quimby” fee formula is the result of multiplying: 1) the net increase in population accommodated by residential subdivision development, 2) the parkland dedication factor of 0.005 acres per person, 3) the fair-market value per acre, and 4) a 1.25 percent improvement factor. The resultant fees can be used for acquisition of parkland and/or park

development. This fee is usually paid at the time of tract recordation, not building permit issuance.

**New School Facilities Fee(s)** – This fee is collected by the school district when new residential or commercial development will cause an impact to its school facilities. These developer fees are designed to provide adequate facilities to accommodate the additional students generated by any new project. Senate Bill 50 provides authority for three different levels of fees. Each school district determines an amount per square foot for residential development and for commercial/industrial development. The range of fees required by Ventura County school districts for new residential development is \$1.23 to \$4.87 (per square foot); the range for commercial industrial development is \$0.11 to \$0.42 (per square foot). Figure 3.3.6-14 shows each county school districts' fees. The County has no control over these fees.

**Fire Protection District Fees** - The Fire Protection District imposes a capital improvement fee of \$232.51 per single-family dwelling unit and an administration fee of \$15 per submittal, which are collected by the County Building and Safety Division at the time of building permit issuance.

**Other Governmental Fees** - The County Building and Safety Division is also responsible for collecting several special fees at the time of building permit issuance. The State seismic safety fee is 1% of the value of the new dwelling. The Sheriff Department requires a fee of \$83.58 and an administration fee of \$10 per new home.

In July 2000, the County Building and Safety Division collected information regarding governmental permit fees for representative samples of residential construction. It was found that in one typical case, the total governmental fees amounted to 7.7 percent of the total cost of constructing the dwelling unit, excluding sanitation, water, and park fees. Of these governmental fees, approximately 71 percent was collected for school facilities, 16 percent covered the building permit, 8 percent was earmarked for traffic mitigation, 3 percent was collected for drainage fees, 1.3 percent went to the Fire Protection District, and 0.7 percent covered other governmental fees. There has been no recalculation of these fees since 2000.

**Figure 3.3.6-14  
School Facilities Fees**

School District	New Residential Development (per sq. ft.)	New Commercial Development (per sq. ft.)
Conejo Valley Unified	\$2.63	\$0.42
Fillmore Unified	\$4.28	\$0.36
Moorpark Unified	\$2.63	\$0.42
Oak Park Unified	\$2.05	\$0.33
Ojai Unified	\$2.63	\$0.42
Simi Valley Unified	\$2.63	\$0.42
Ventura Unified	\$2.14	\$0.34
Hueneme Elementary	\$1.23	\$0.198
Ocean View Elementary	\$3.04	\$0.25
Oxnard Elementary	\$3.26	\$0.24
Rio Elementary	\$1.51 to \$1.87	\$0.30
Mesa Union Elementary	\$1.75	\$0.26
Pleasant Valley Elementary	\$1.58	\$0.25

School District	New Residential Development (per sq. ft.)	New Commercial Development (per sq. ft.)
Somis Union Elementary	\$1.75	\$0.26
Briggs Elementary	\$1.75	\$0.26
Mupu Elementary	\$1.49	\$0.24
Santa Clara Elementary	\$1.75	\$0.26
Santa Paula Elementary	\$4.87	\$0.28
Oxnard Union High	\$1.42	varies <sup>1</sup>
Santa Paula Union High	\$2.85	\$0.11

As indicated above, processing of discretionary permits can take from 3-6 months for a project that is Categorically Exempt from CEQA; 6-12 months for a project requiring a Negative Declaration or Mitigated Negative Declaration; and 18-24 months for projects requiring an environmental impact report. Variations in processing time can be attributed to many factors both internal (County) and external (applicant/nature of project). Many of these variables are not within the control of local government. Variables that can affect permit processing timing include, but are not limited to, project complexity and location, necessary level of environmental review, the applicant's responsiveness, and county staff scheduling and workload.

Proposed development projects that are complex in nature, located in areas that present potential land use conflicts or that pose significant environmental impacts will inherently take more time to review and process. The CEQA review process is designed to encourage thorough review and analysis of these issues in a public forum. As CEQA review is mandated by State law, it cannot be circumvented by local agencies. Potential environmental impacts are often more prevalent in rural unincorporated areas such as Ventura County where there are more sensitive agricultural and biological resources, as well as less urban development and associated services.

Another important factor that can, and commonly does cause significant delays in permit processing is an applicant's responsiveness in submitting required information. Many times projects will be inactive pending submittal by an applicant of a report, study, analysis, or other requested information.

Although county staff has some measure of flexibility and discretion with respect to permit processing time, as indicated in Figure 3.3.6-11, there are several state mandated timeframes that must be met. These timeframes represent the maximum amount of time provided for a given permit review and/or approval milestone. The actual amount of time taken is largely dependent on the completeness of an application, the applicant's responsiveness in submitting additional information and county staff workload. In any event, processing does not exceed the mandated time limits.

In order to expedite discretionary permit processing, the County hired a Discretionary Permit Coordinator in January 2009 as mentioned previously. The purpose of this new position is to try to work out any potential issues that might cause delays in project processing prior to submittal of any development application. In addition, the County also initiated a Development Review Committee (DRC) comprised of representatives from each County agency that is responsible for technical review of permit applications. The DRC is a technical advisory committee that provides early review of pre-submittal applications to identify any missing information or potential "fatal flaws" prior to formal application submittal and to avoid costly delays after the application has

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<sup>1</sup> The fee is based on the elementary school district from which the child is promoted.

been submitted. Pre-submittal is a voluntary process that can be a valuable tool for large and/or complex projects.

#### **4. Constraints & Accommodations for Persons with Disabilities**

As the number of Californians with disabilities is expected to increase over the next decade (California Independent Living Council, 1999), it is necessary to expand the stock of suitable housing for this segment of the population. County Planning procedures and Building and Safety codes provide accommodations for persons with physical disabilities which increase opportunities for such persons to use and enjoy a dwelling. In addition, concurrent with the 2010 Housing Element revisions, the Planning Division processed an ordinance amendment for Reasonable Accommodation, pursuant to Government Code Section 65583(c)(3). This ordinance sets out a process for ensuring Reasonable Accommodation, and includes provisions for making, reviewing and processing a formal request for Reasonable Accommodation. It includes factors that should be considered when reviewing a request, conditions of approval, and an appeals process.

Residential care facilities (such as group homes and supportive housing) providing nonmedical care (e.g., assisting with activities of daily living) for six or fewer persons are allowed in open space, agricultural, rural residential, and urban residential zones. All zones require a zoning clearance or other ministerially approved permit, for which no public hearings are held. Residential care facilities of more than six persons are allowed in rural residential, all urban residential and commercial zones with a Conditional Use Permit (CUP). CUPs are discretionary permits that require Planning Director or Commission approval and public hearings. Concurrent with the 2010 Housing Element revisions, the Planning Division processed an ordinance amendment to identify the Commercial Planned Development zone as the most appropriate zone within the County where emergency shelters (one type of residential care facility) are allowed by zoning clearance or other ministerial permit. (See Section 3.3.7-2 for more information about this ordinance amendment.)

As noted in Figure 3.3.6-8, the Non-Coastal Zoning Ordinance's residential parking standards for disabled persons are different than ordinary parking standards in several ways. For publicly and privately funded multifamily dwellings (including congregate housing/residential care facilities), the County zoning ordinance (in accordance with California Building Code) requires wider parking stalls that include a loading and unloading access aisle, an accessibility sign for each parking stall, a disabled persons pavement symbol painted in each stall, and other requirements that are different than those of regular parking standards. The Ventura County Building and Safety Division requires that 4-5% of available parking spaces (in a lot/structure) for publicly funded multifamily dwellings be set aside for accessible parking; for privately funded multifamily dwellings, the requirement is a minimum of 2%.

The Building and Safety Division adopted the Universal Building Code (UBC) in 1947; the UBC has since been replaced by the California Building Code (CBC). The CBC includes Department of Housing and Community Development Access Compliance provisions that require specific accommodations for new construction of the following types of multifamily dwelling units:

- apartment buildings with three or more dwelling units;
- condominiums with four or more dwelling units;
- lodging houses when used as a residence with three or more guest rooms;
- congregate residences;
- dwellings with three or more efficiency units;
- shelters for the homeless;
- dormitories with three or more guest rooms;
- employee housing;
- factory-built housing; and
- time-share dwellings with three or more units single dwelling units.

HCD's disabled access building standards do not apply to the alteration, repair, rehabilitation or additions to existing multifamily dwelling units.

In regard to single-family dwelling units, privately-funded new construction or the alteration, repair, rehabilitation or an addition to existing units would not be subject to disabled access building standards. Individuals may voluntarily design new construction or alterations so that accommodations for persons with physical disabilities are included. The Building and Safety Division typically issues permits in such cases (assuming all other necessary requirements are satisfied). In practice, the Building and Safety Division allows voluntary modifications for such units, but not by code or policy.

There are no unreasonable hardship exceptions to disability access requirements for residential construction. Thus, new multifamily residential dwellings and facilities (described above) must include disabled access standards without exception. The Building and Safety Division has no additional programs or procedures of removing constraints or providing reasonable accommodations.

## 5. Public Facility and Service Constraints

There are three types of public facilities/services that are critical for development of residential dwellings: domestic water supply/distribution, sewage collection/treatment, and road access/capacity. Figure 3.3.6-15 is a map depicting the areas subject to public facility and service constraints discussed herein. Other types of public facilities and services (e.g., public utilities, flood control, fire protection, education, recreation) are important, but do not serve as major impediments to development in Ventura County.

**Domestic Water Constraints** - Domestic water supply/distribution facilities are generally provided by: 1) individual property owners using private wells, or 2) water purveyors (e.g., water companies, special districts, cities) using well water, surface water and/or water imported to Ventura County by a water wholesaler.

Generally, areas that are served with imported water do not have a water supply constraint, but areas that are served exclusively with well water could have a constraint if the underlying aquifer is in a state of overdraft or is in hydrologic continuity with an aquifer in a state of overdraft (see Resources Appendix). Although the water resource policies of the General Plan *Goals, Policies and Programs* prohibit discretionary development from having an adverse impact on over-drafted aquifers, the purchase of imported water to replace the groundwater has routinely been used to mitigate this impact.

The **Santa Monica Mountains** is one Open Space-designated area that does not have access to imported water or sufficient ground or surface water (see Figure 3.3.6-15). The Santa Monica Mountains consist of fractured bedrock and, although ground water sources can frequently be found, the ability to provide a reliable supply of water is extremely limited.

Communities in the **Ojai Valley** depend on two primary sources for their municipal water: surface water from Lake Casitas and groundwater. The Casitas Municipal Water District (CMWD) is both a retail and wholesale water supplier in the valley.

CMWD determines the amount of water that can be allocated from Lake Casitas to new property owners (i.e. retail customers). An allocation is a commitment by CMWD to supply water to the owner of a specific parcel. Property owners (which includes developers) who are ready to build (i.e., have a County zoning clearance) sign up on a list to obtain an allocation. Priority is given to owners who plan to use the land for agriculture, but to date no priority is given to owners planning to build lower income housing (which is inconsistent with Section 65589.7 of the Government Code).

In 2004, CMWD prepared the Water Supply and Use Status Report to determine the total amount of lake water available for allocations. The water study considered diverse issues such as safe long-term yield of the lake, anticipated new sources of water, etc. In 2006, the CMWD Board of

Directors determined that 56 acre feet (AF) of water could be allocated. As of 2007, there were 13.6 AF of water remaining for the development of housing and other land uses. Using the CMWD's water demand factors of 1.44 AF/year for parcels of one acre and greater and 0.32 AF/year for parcels of 10,000 square feet or less, the remaining allocation could serve a range of 9 to 42 single-family residential parcels.

Once all the available allocations have been issued, the CMWD Board will decide whether future allocations are feasible. More water might be obtained from groundwater by purchasing it from other agencies/districts, or through water conservation. However, if additional water is not available, the CMWD Board could implement a moratorium on allocations.

Other water purveyors in the Ojai Valley have signed agreements with Casitas MWD to obtain specified amounts of wholesale water, which is in turn sold to retail customers. Most of the purveyors of Casitas MWD water made allocation agreements in 1989 for lake water that was available at that time.

There are 13 water purveyors (including Casitas MWD) serving Urban, Existing Community, or Rural areas within the unincorporated Ojai Valley that are able to provide either a limited number of allocations or are severely restricted in their ability to supply water (see Figure 3.3.6-16).

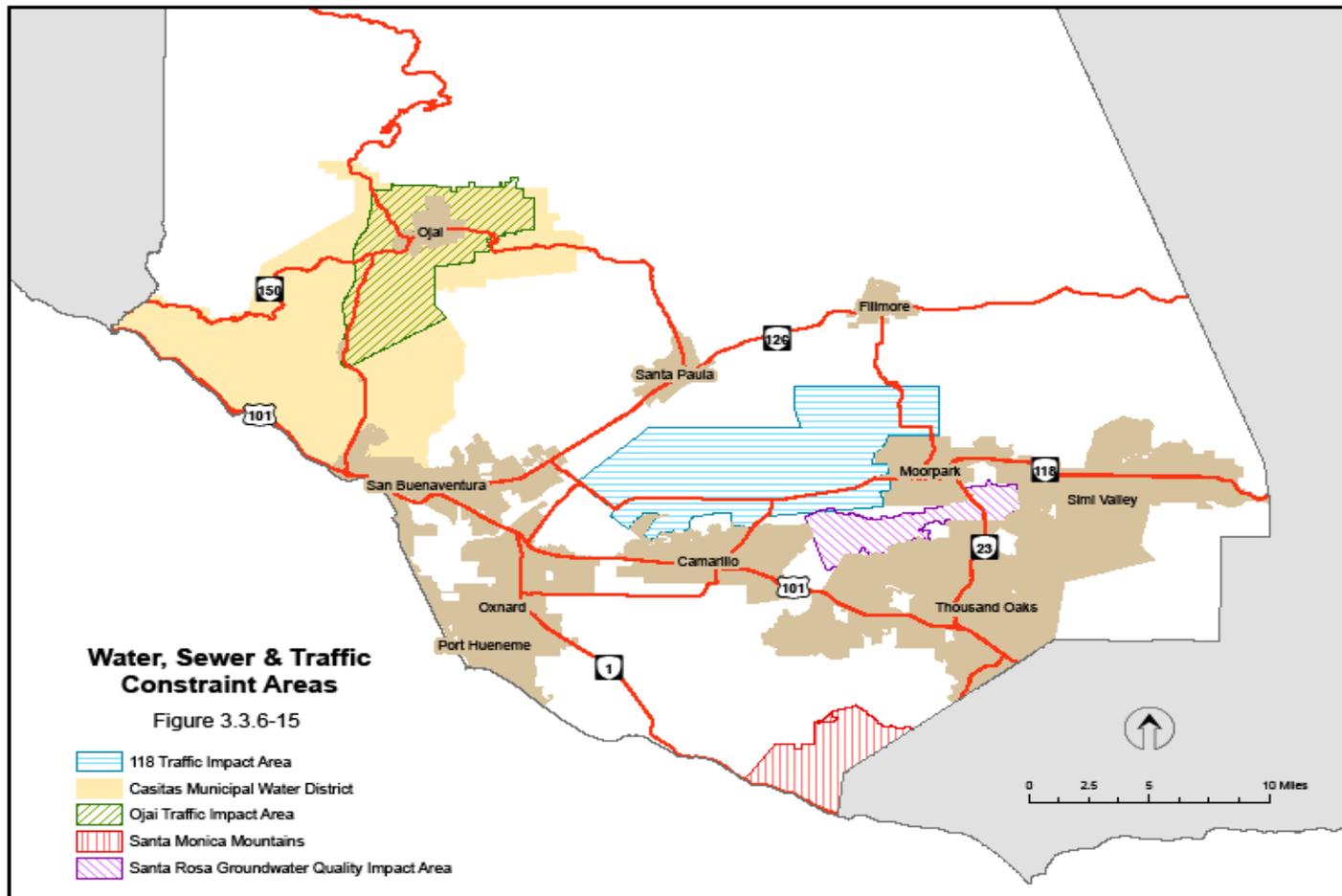
**Sewage Collection/Treatment Constraints** - Sewage collection/treatment is provided by community sewer systems, on-site sewage treatment plants, or on-site wastewater treatment systems (septic leach fields, seepage pits, or mound or subsurface filtration systems).

Community sewer systems currently serve the unincorporated Urban communities (e.g., Oak Park, Piru) and portions of many Existing Communities (e.g., , Bell Canyon, Camarillo Heights, Kelly Estates, Lake Sherwood, Las Posas Estates, Montalvo, North Coast, Nyeland Acres, North Ventura Avenue, Ojai Valley, Santa Susanna Knolls, Saticoy, Ventu Park). Those Existing Communities that do not have sewer systems are mostly built-out or contain zoning that does not allow further subdivisions. Therefore, lack of sewers in the Urban and Existing Community designated areas of Ventura County does not pose an added constraint.

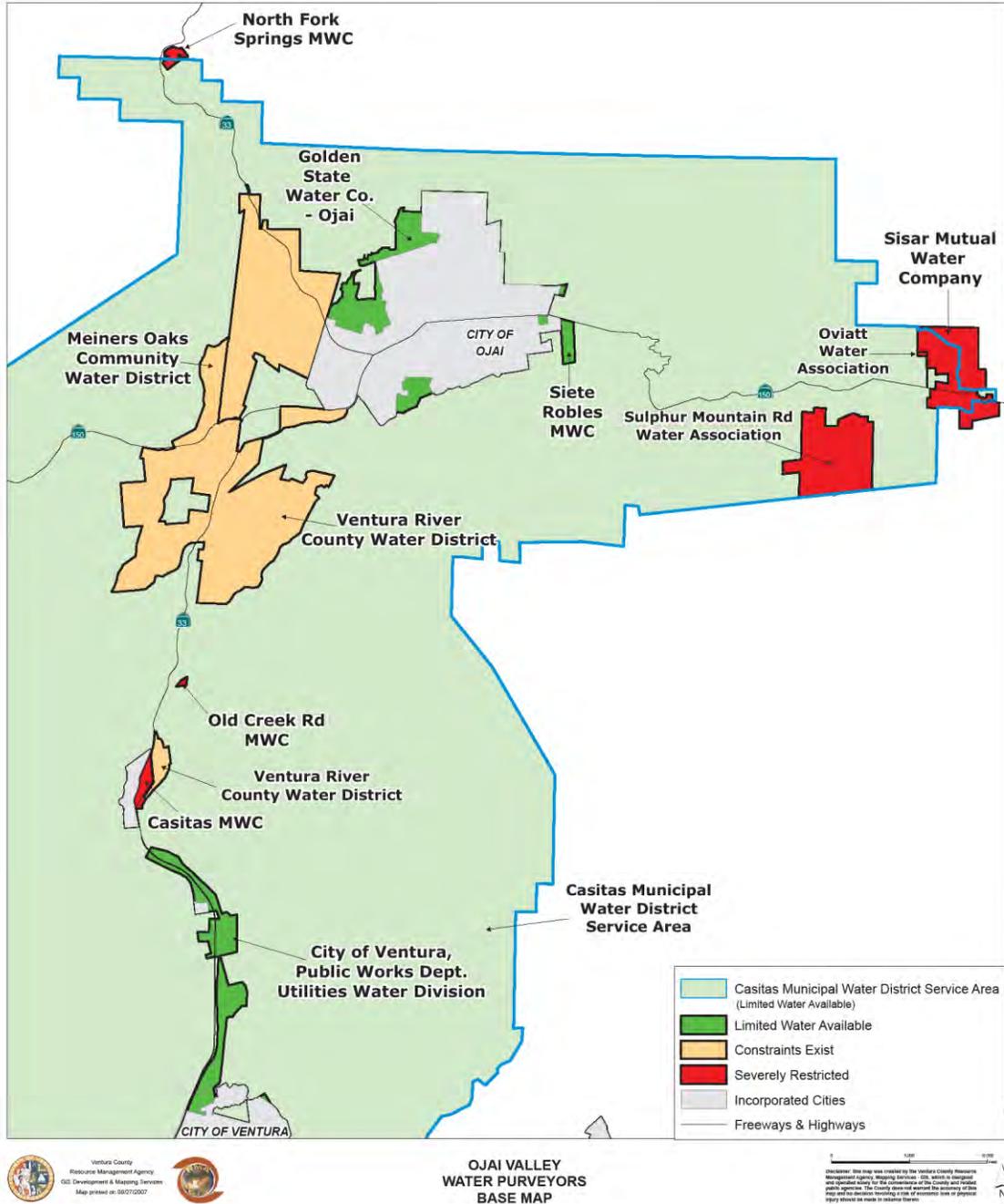
On-site sewage treatment plants are allowed by Conditional Use Permit in all zones. However, on-site sewage treatment plants are expensive to construct and operate, making them infeasible for most low-density residential projects and areas. Nonetheless, projects for Farmworker Housing Complexes in the AE or OS zones could utilize on-site sewage treatment plants.

On-site wastewater treatment systems (OWTS) are the only feasible type of facility that can be used for low-density residential development in most Agricultural, Open Space and Rural designated areas. OWTS are governed by the standards of the Los Angeles Regional Water Quality Control Board's (RWQCB) Basin 4A Plan and the Ventura County Environmental Health Division's sewer policy and Public Works Agency ground water quality policies. In addition, all septic systems must conform to the Ventura County Building Code. Generally, because of the area requirements for OWTS construction of a dwelling on a parcel of less than 10,000 square feet requires sewers.

**Figure 3.3.6-15  
Water, Sewer and Traffic Constraint Areas**



# Figure 3.3.6-16 Ojai Valley Water Purveyors



Due to existing nitrate contamination of groundwater, the RWQCB has adopted a policy that prohibits the expansion or construction of septic systems in the **El Rio/Del Norte area** (see Figure 3.3.6-15) and requires sewer connection by January 2008. The County Public Works Agency has constructed four of the seven phases of its sewer project in the El Rio/Del Norte area. The remaining three phases are scheduled to be completed before 2011, but not before the 2008 deadline. Therefore, the County is in the process of applying for a time extension to 2011. Once the sewer system is fully installed to the area, this constraint would be removed. Since completion is expected to occur within the planning period (2014), this constraint was not utilized in limiting the vacant land inventory in Section 3.3.7.

In addition, the RWQCB requires that all proposed septic systems on new parcels of less than five acres demonstrate that ground water will not be adversely affected by nitrates. The **Santa Rosa Valley** (see Figure 3.3.6-15) is located over an aquifer that contains high levels of nitrates and the Public Works Agency has determined that 2.875 acres is the minimum parcel size necessary to prevent nitrate impacts from septic systems in the Santa Rosa Valley. This limits future subdivision of parcels less than 5.75 acres in size that are unable to meet the minimum parcel size requirement.

**Road Access and Traffic Impact Constraints** - Private or public roads can provide road access to residential development. Private roads are subject to the requirements of the County Fire Protection District and public roads are subject to the requirements of either the County Public Works Agency (County roads) or Caltrans (State or Federal highways).

Although some Open Space designated parcels are located in areas of steep topography, which makes road access expensive to construct, most parcels have access rights through recorded or prescriptive road easements. Also, the subdivision of land in High Fire Hazard Areas can often be problematic due to existing substandard roads and the secondary access road requirements of the Fire Protection District. Most unincorporated Urban centers and Existing Communities are not within High Fire Hazard Areas nor have significant access limitations. Nonetheless, the Existing Community areas that do not currently have sufficient access are portions of Lake Sherwood, Matalija Canyon, Santa Susanna Knolls, and Ventu Park. Generally, the existing zoning in these areas does not allow further subdivisions. Therefore, inadequate road access does not pose an additional constraint.

State law requires that local General Plans be internally consistent and that the transportation element be correlated with the land use element. As such, the County General Plan *Goals, Policies and Programs* contains policies that require discretionary development projects to be evaluated for project and cumulative traffic impacts on public roads. Each project is evaluated for its impact on all roads that would be used by the project. If a project is determined to cause the "level of service" (LOS) of public road to fall below the prescribed LOS, or would add traffic to a road that is currently operating below the prescribed LOS, the project must be denied or mitigation adopted. Exceptions are made for projects that provide housing for lower-income households, but the road must be operating at LOS "E" or better to qualify for the exception. LOS "E" is defined as an unstable flow with volume at or near capacity, lower operating speeds and major delays and stoppages. Mitigation may involve either reducing the project's traffic so that the impact would not occur, or a full funding commitment and a construction schedule that would widen the impacted road within a "reasonable" period of time, as determined by the decision-making body.

In 2007, there were two areas of the County that contained public roads (highways) that were operating at LOS "F" (see location as depicted on Figure 3.3.6-15):

- Ojai Valley East of the Ventura River (Highway 33 between Casitas Springs and the City of Ojai)
- Las Posas Valley (intersection of Highways 118 and 34)

Since there currently is no full funding commitment to widen these highways, the General Plan transportation policies prohibit the approval of discretionary residential projects that would increase traffic on the above listed road segments.

## 6. Non-governmental Constraints

There are several housing cost components unrelated to governmental regulations and fees/exactions that impact the costs of residential construction. These include, but are not limited to the following:

- land costs based on market demand (which vary considerably by sub-region)
- site preparation cost by physical variables (e.g., topography, soil types, drainage)
- labor costs
- construction materials costs
- sales and financing costs
- profit margins (if applicable)

By their very nature, these cost components can vary considerably over time and location. Moreover the County has no control or effect over site preparation costs, labor costs, construction materials cost, sales and financing costs, or profit margins.

There are some measures that presumably demonstrate the nature of how these components can influence the cost and availability of housing. To estimate the costs of residential development on undeveloped land, Planning Division staff attempted to obtain construction costs, including land, for residential construction from a number of different sources, including the BIA, nonprofit developers and for-profit developers. Some of these sources consider the costs of land separately from other construction costs because the price of land is so variable, depending largely on location and proximity to urban centers. Conversely, some of the sources contacted provided construction cost estimates that included the cost of land. The results of that survey are contained in Figure 3.3.6-17.

**Figure 3.3.6-17  
Estimated Cost of New Residential Construction**

Source	Construction Cost per sq. ft. (excluding land)	Construction Cost per sq. ft. (including land)
Cabrillo Economic Development Corporation	\$125 - \$150	
People's Self Help		\$150 - \$300
BIA	\$53 (SFD) - \$69 (MFD)	
Olsen Company	\$80 - \$200	\$100 - \$350
Ventura County Building and Safety/Assessors		\$274

As can be seen by Figure 3.3.6-17, the estimated construction costs of the Ventura County Building and Safety Division and Assessors Office is comparable to the cost estimates provided by development companies.

Finally, market forces outside the County also impact housing demand. Specifically, the Los Angeles metropolitan and Santa Barbara job markets create a significant regional demand for land and housing within Ventura County, as people employed in these adjacent counties seek housing in Ventura County.

Given the numerous funding programs and the large number of program benefactors served by the programs listed in the tables of Section 3.3.4, there are ample public financial assistance

opportunities. As for private financing, there are numerous financial institutions throughout the County that are accessible to all residents. It is illegal for real estate lending institutions to discriminate against particular neighborhoods due to physical or economic factors according to State law. There is no obvious indication that specific areas are underserved.

### **3.3.7 Inventory of Land Available For Residential Development**

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.”

In August 2007, the Planning Division utilized information from the County Assessor’s Office and the Resource Management Agency GIS zoning maps to inventory land in the unincorporated area of the County suitable for residential development. For purposes of this study, “suitable for residential development” means land that has been zoned to allow residential development “by right” through either a ministerial Zone Clearance or discretionary Planned Development Permit (site plan review), but does not require a Conditional Use Permit.

There are a number of factors that have the potential to influence the actual number of housing units that could realistically be accommodated on the identified parcels. This analysis, referred to by HCD as the “Realistic Development Capacity” analysis (§ 65583.2(c)) evaluates factors such as minimum parcel size, minimum and maximum allowable density, maximum lot coverage, setbacks, open space requirements, parking requirements, etc. The attached Land Inventory takes into account these development capacity considerations on a lot-by-lot basis, as embodied by the County’s Non-Coastal Zoning Ordinance. For example, standards for Residential Planned Development (RPD) zones, which appear in both the Moderate and Upper Income Inventory tables, include minimum density, specific parking provisions, setback regulations and open space requirements, and these requirements are reflected in the number of potential dwelling units that are reflected in the table.

#### **1. Housing Income Category Assumptions and Inventory**

In order to classify existing and potential residential parcels and potential dwelling units by income category, the following information gathered from a number of different sources was utilized:

- Actual housing completions and sales in the unincorporated area during 2006 - 2008;
- Property owner surveys;
- Area-wide economic and housing analysis;
- Local press sources; and
- Listed sales information from CSUCI and area non-profit developers.

In addition, the Planning Division utilized the Secured Property Assessment Rolls for 2006 and 2007 to determine the location and parcel size/density characteristics of dwelling units that were constructed and/or sold by income category.

Based on this data, the following assumptions were made to complete the analysis.

#### **Lower Income Housing Assumptions:**

Because residential density is not a good indication of affordability between extremely low, very low and low income housing, these categories are combined under lower-income. The most significant factors differentiating extremely low, very low and low income housing are: a) whether the project is developed by a non-profit or for-profit entity, b) the amount of governmental subsidies committed to a project, and c) the project’s targeted residents (e.g., farmworkers).

1. Parcels zoned for **multi-family dwellings at a minimum of 20 dwelling units per acre** may accommodate housing that is considered affordable to lower-income households.

In 2005, the Government Code was amended to require a minimum density of 20 dwelling units per acre within “suburban counties” for jurisdictions with a population less than 100,000, unless the jurisdiction could prove to the satisfaction of HCD that a lower density level is sufficient to construct lower-income dwellings at market rates. Unfortunately, real estate prices significantly inflated between 2002 and 2006, and few private, market-rate attached housing projects were completed in the last three years within the unincorporated area. Therefore, County staff could not demonstrate that a density less than 20 dwelling units per acre is adequate for lower-income housing.

The County processed an ordinance amendment concurrent with the 2010 Housing Element revision to create a “Residential High Density” zone that would accommodate a minimum of 20 dwelling units per acre. (See Program 3.3.3-5(11))

2. Parcels with an existing single-family detached dwelling and meeting the minimum parcel size requirements of the Non-Coastal Zoning Code are suitable for ministerial **second dwelling units**, 60 percent of which are considered affordable for lower income households<sup>1</sup>. (See Figure 3.3.5-7 and the discussion at Section 3.3.5-2 for a complete analysis of second dwelling unit affordability.)

The realistic capacity and affordability of second units is based on a number of factors. As dictated by Government Code Section 65583.1(a), this type of housing is limited to the number of second dwelling units actually constructed during the last housing element reporting period. County staff reviewed building completion data from June 6, 2003, (the effective date of the zoning ordinance amendment allowing ministerial second dwelling units), through 2008 and determined that 135 second dwelling units were built during this period – (an average of 25 units annually). Thus, Figure 3.3.7-4 reflects the annual average, with an anticipated total of 83 additional units anticipated to be constructed between January 2009 through June 2014.

Notwithstanding the above limitations of the Government Code, County Assessor records and GIS query (August 2007) identified over 15,600 existing parcels that qualify for a second dwelling unit (list of Assessor Parcels is on file with the Planning Division). Figure 3.3.7-1 summarizes these potential second dwelling units by floor area and number of bedrooms.

**Figure 3.3.7-1  
Potential Second Dwelling Units**

Location	700 Square Feet (1 Bedroom)	900 Square Feet (2 Bedroom)	1,200 Square Feet (3 Bedroom)	1,800 Square Feet (4 Bedroom)	Total
Santa Rosa/Tierra Rejada GWQ	26	41	207	<u>0</u>	274
Ojai Traffic Impact Area	1,313	0	0	<u>0</u>	1,313
Remainder of Unincorporated Area	0	9,381	2,738	1,767	13,886

<sup>1</sup> Second dwelling units are also permitted on vacant lots where the principle single-family dwelling is being constructed concurrently.

<b>Total</b>	1,339	9,422	2,945	1,767	15,473
<b>Lower-Income (60% of total)</b>	803	5,653	1,767	1,060	9,283

3. Parcels zoned AE, OS or RA and meeting the minimum parcel size criteria of the Non-Coastal Zoning Code for ministerial farmworker dwelling units, or meeting the animal unit standards of the Non-Coastal Zoning Code for animal caretaker dwelling units, are considered affordable for extremely low and very low income households. According to HCD staff, this type of housing should be limited to the number of farmworker or animal caretaker dwelling units actually constructed on an annual basis during the last housing element reporting period. As described above in Section 3.3.5-2, Planning staff attempted to determine how much these units were being rented for by directly contacting property owners who completed construction in 2008. Without exception, none of the farmworkers or caretakers was being charged rent for the dwelling units they were occupying, but rather they were all getting use of the dwelling as part of their total compensation. Therefore, in the absence of actual rents, and based on the annual mean salary for a farmworker, (\$18,600), the County has placed half of all of these future units in the Extremely Low income category, and the other half in the Very Low income category.

In May of 2008, the Planning Division prepared a query of the GIS data base to determine the number of existing parcels that qualify for ministerial farmworker dwellings (746 parcels) and the potential number of dwelling units that could be built thereon. The results of that query are on file with the Planning Division and are summarized in Figure 3.3.7-2. It should be noted that this query excluded sites that may be suitable for animal caretaker dwellings (insufficient information) or farmworker housing complexes (discretionary permit required).

**Figure 3.3.7-2  
Potential Farmworker Dwelling Units**

<b>Area of Interest</b>	<b>DUs on Parcels &gt;40- &lt;80 Acres</b>	<b>DUs on Parcels &gt;80- &lt;120 Acres</b>	<b>DUs on Parcels &gt;120-&lt;160 Acres</b>	<b>DUs on Parcels &gt;160 Acres</b>	<b>Total DUs</b>
Camarillo	81	52	45	100	278
Fillmore	55	16	24	28	123
Moorpark	37	18	3	4	62
Ojai	19	12	0	16	47
Oxnard	89	52	39	56	236
Santa Paula	54	26	21	40	141
Lake Sherwood/ Hidden Valley	2	4	0	8	16
Las Posas	75	28	41	68	212
North Coast	13	0	0	12	25

Area of Interest	DUs on Parcels >40- <80 Acres	DUs on Parcels >80- <120 Acres	DUs on Parcels >120-<160 Acres	DUs on Parcels >160 Acres	Total DUs
Piru	14	2	6	44	66
Ventura	29	10	12	28	79
<b>Total</b>	468	240	171	404	1,283

Since ministerial farmworker/animal caretaker dwelling units can be up to 1,800 square feet in size, these units can accommodate three or four bedroom units, which is suitable for large farmworker families.

4. Of the **242 units remaining to be constructed at CSUCI**, 110 of them will be townhomes. It is possible that construction of these units will begin before the end of the planning period, (i.e., by June 2014). Official prices have yet to be determined. However, a list found on the CSUCI housing website of existing townhomes for sale at CSUCI in March 2009 shows 2-4 bedroom units for sale within the low-income category (\$233,706 - \$349,000). Therefore, these units have been added to the low-income inventory.
5. The **Piru Expansion Area** was approved in December 2008 for General Plan and Zoning amendments, including Tract Maps and Planned Development Permits.

Within the Piru Expansion Area there are three approved projects:

- Mr. Rieder's project with 49 townhouse units (9.8 dwelling units/acre),
- Mr. Jensen's project with 53 single-family detached dwelling units, 8 duplex and 30 triplex units for a total of 91 dwelling units (5.5 dwelling units/acre), and
- Mr. Finch's project with 62 single-family detached dwelling units, 85 single-family detached condominium units, 4 duplex units, 18 triplex units and 6 condominium units incorporated into a mixed-use site for a total of 175 dwelling units (5.4 dwelling units/acre).

The Board of Supervisors imposed inclusionary housing requirements, which are reflected in Figure 3.3.7-3.

**Figure 3.3.7-3  
Piru Expansion Area Housing Components**

COMPONENT	HOUSEHOLD INCOME CATEGORY				
	Dwelling Units Approved	Affordable Dwelling Units Proposed			
		Moderate	Low	Very Low	Total Affordable Units
John Rieder (Component A)	49	2 (4.5%)	2 (4.5%)	3 (6%)	7 (15%)
Don Jensen (Component B)	91	0	10 (10.5%)	0	10 (10.5%)
James Finch (Component C)	175	0	18 (10.5%)	0	18 (10.5%)
<b>TOTAL</b>	<b>315</b>	<b>2</b>	<b>30</b>	<b>3</b>	<b>35</b>

A total of 33 dwelling units of the 315 total dwelling units would be set aside for lower-income households. While all three applicants have stated their intention to build the affordable units, the Jensen and Finch projects have the option of paying an in-lieu affordable housing fee. It should be noted that 303 of the proposed 315 units (96%) are currently anticipated to be affordable to moderate income households without any set-aside requirements.

6. **Limoneira Company** received approval from the County Planning Commission in April 2009 for expansion of an existing Farmworker Housing Complex located west of Santa Paula and east of Ventura. The Limoneira project will contain 74 new mobile homes (9 two-bedroom and 65 three-bedroom), which will rent for between \$900 and \$1,400 a month, placing them in the very low to low-income categories.
7. **Cabrillo Economic Development Corporation (CEDC)** received approval in 2009 for a Farmworker Housing Complex immediately east of Piru to accommodate 66 dwelling units (21 two-bedroom units, 35 three-bedroom units, and 10 four-bedroom units). All of the units will be rental units and will range in price from \$591 to \$1,141, placing them in the extremely low to low-income categories. Between 2006 and 2008 the County granted CEDC HOME funds totaling approximately \$961,000.

Figure 3.3.7-4 is a summary of all vacant land and the total number of potential units meeting the assumptions listed above for lower-income housing. Figure 3.3.7-7 shows Land Suitable for Lower- and Moderate Income Development.

**Figure 3.3.7-4  
Land Suitable for Lower-Income Dwelling Units**

Land Use Designation	Zoning	Type of Dwellings	Description	Potential DU (1/2009 to 6/2014)
Urban/Existing Community, Rural, Open Space & Agricultural:	All residential zones, RA, OS & AE	Second DU	135 units completed 6/2003 to 1/12/2008 (60% of 25 units per year; 5.5 years)	83
Agricultural, Open Space & Rural:	AE, OS, RA	Farmworker/Animal Caretaker DU	53 units completed 7/1999 to 1/2008 (6 units per year; 5.5 years)	33

Land Use Designation	Zoning	Type of Dwellings	Description	Potential DU (1/2009 to 6/2014)
Agricultural	AE	Farmworker Complex	Limoneira	74
State/Federal Facility:	Exempt	Multi-family Attached	CSUCI Site Authority (Townhomes)	110
Open Space	OS	Farmworker Complex	CEDC, East of Piru	66
<i>Existing Community</i>	<i>RHD</i>	<i>Multi-family Attached</i>	<i>Sites rezoned concurrent with this Update</i>	<i>(not yet known)</i>
Total				366

Figure 3.3.7-5 compares the remaining unmet housing need to the inventory of vacant land within the lower-income category.

### Figure 3.3.7-5 Comparison of Lower-Income Housing Need vs. Housing Inventory

	Remaining Housing Need (DU) – Figure 3.3.5-6	Housing Inventory (DU) – Figure 3.3.7-3	Housing Deficit (DU) <sup>1</sup>
Lower Income (<80% median)	394*	366	28

\* This includes 128 extremely low income, 142 very low and 124 low income units.

As can be seen, without the rezoning of one or more sites to 20 dwelling units per acre, there would be insufficient vacant/developable land within the lower-income category to meet the remaining lower-income housing need.

#### Moderate Income Housing Assumptions:

- For the Housing Element Update in July 2008, Planning Division staff reviewed the 2006 Assessor Parcel Roll, which contains information about all parcels and improvements, (i.e., structures) sold, though not necessarily built, during a given year. Characteristics such as square footage of the parcel, square footage of improvements, land value, improvement value and location were all analyzed. In January 2009, Planning Staff requested a slightly modified list that contained all single family dwellings both completed between January 2006 and December 2007 and sold between 2006 and January 2009 to ascertain actual sales prices for new units and gauge affordability. Based on this data, the following conclusions were made:

Existing and potential parcels located outside the areas listed below under the upper income housing assumptions and containing **10,000 square feet or less** and allowing single-family detached dwellings would be suitable to construct residences affordable to moderate-income households.

The square footage of each property recently sold was obtained and sorted by: a) 5,000 – 7,000 square foot lots (212 properties), b) 7,001 – 9,000 square foot lots (197 properties), and

<sup>1</sup> The rezoning of selected parcels will change the housing deficit to a housing surplus, and the number of units will be recalculated.

c) 9,001 – 11,000 square foot lots (112 properties). The location of these parcels was then sorted by geographic location and their sales price compared based on median and average price for each parcel size group.

In those geographical areas where the median/average sales price exceeded the moderate-income category for all parcel subgroups, it was assumed that those geographical areas are not suitable for moderate-income housing (see Upper Income Housing Assumptions). The remaining geographical areas, (e.g., Piru, El Rio, Box Canyon, Santa Susana Knolls) had homes sales data supporting the assumption that parcels less than 10,000 square feet and allowing single-family detached dwelling units are suitable for moderate-income households.

2. Existing and potential parcels located outside the areas listed below under the upper-income housing assumptions and zoned for at least **four dwelling units per gross acre, but not more than 20 dwelling units per acre**, would be suitable to construct residences affordable to moderate-income households.

Although the Assessor Parcel Roll did not report a sufficient number of single family attached or multifamily dwelling units to make statistically supportable conclusions, properties that are zoned RPD-4U or greater and located outside the geographical areas noted under Upper-Income Housing Assumptions below, were assumed to be affordable to moderate-income households since the density is the same and the development standards are the same or less than single-family detached zones.

3. Of the remaining units to be constructed at **CSUCI**, which are expected to fall within the moderate-income category, 122 of them are anticipated to be single family dwellings and ten of them are anticipated to be larger townhomes. It is possible that construction of these units will begin before the end of the planning period, (i.e., June 2014). Official prices have yet to be determined. However, a list of existing single family homes for sale at CSUCI in March 2009 shows 3-4 bedroom units all for sale within the moderate-income category, (\$352,000-\$450,000). Therefore, these units have been included in the moderate-income inventory.
4. As noted previously, the Board approved General Plan Amendments, Zone Changes and Development Agreements for the **Piru Expansion Area**, in December 2008; 303 of the proposed 315 units (96%) are currently anticipated to be affordable to moderate income households without any set-aside requirements.
5. The second dwelling unit analysis conducted in 2009 indicates that 31 percent of these unit types are affordable for moderate income households. With an average of 25 units a year being constructed, this would result in 8 units annually for moderate-income households.

### **Land Inventory for Moderate-Income Housing**

Figure 3.3.7-6 is a summary of all vacant land suitable for residential development and meeting the assumptions listed above for moderate income housing, differentiating between current parcels and potential parcels/units based on the actual parcel size, maximum parcel size by subdivision, minimum zoning density (60% of the listed density), and typical road dedications (20% of gross land area). The cumulative total number of potential parcels/units is also noted.

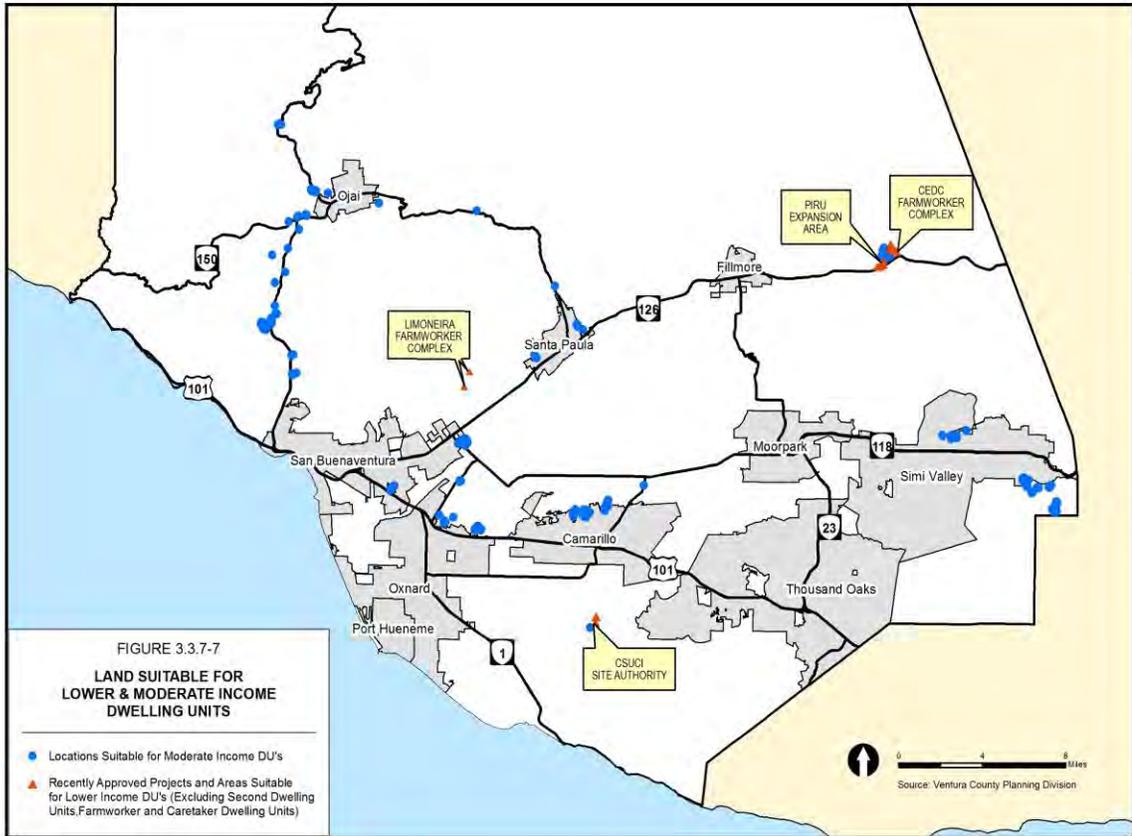
Approximately two-thirds of the total potential parcels/dwelling units suitable for moderate-income households are for single-family detached dwellings, of which 75 percent are on lots of 10,000 square feet. Of the remaining potential parcels/dwelling units, approximately 60 percent are located in the proposed Piru Expansion Area and 20 percent are located at CSUCI.

**Figure 3.3.7-6  
Land Suitable for Moderate-Income Dwelling Units**

<b>Land Use Designation/Location</b>	<b>Zoning</b>	<b>Current Vacant Parcels</b>	<b>Potential New Parcels/ Units</b>	<b>Total Potential DU</b>
Urban or Existing Community:	RE-10,000	400	356	756
	R1-6,000 to R1-10,000	97	138	235
	RPD-4U to 5U	0	0	0
	RPD-6U to 9U	5	0	5
	R2 (10U)	15	72	87
	RPD-10U to 20U	2	21	23
Urban/Existing Community, Rural, Open Space, Agriculture:	All residential zones, RA, OS, AE - 31% of Potential Second Dwelling Units)	5,790	0	44 (8 units annually)
Urban - Piru Expansion Area:	RPD-5.5U to 10U	3	301	304
State/Federal Facility:	CSUCI	1	132	132
<b>Total</b>		<b>6,313</b>	<b>1,020</b>	<b>1,586</b>

Figure 3.3.7-8 compares the remaining unmet housing need to the inventory of vacant land within the moderate-income category. As can be seen, there is an overall surplus of vacant land within the moderate-income category. Figure 3.3.7-7 shows land suitable for lower and moderate income development.

**Figure 3.3.7-7  
Land Suitable for Lower and Moderate Income Dwelling Units**



**Figure 3.3.7-8  
Comparison of Moderate-Income Housing Need  
vs. Housing Inventory**

	Remaining Housing Need (DU) – Figure 3.3.5-6	Housing Inventory (DU) – Figure 3.3.7-6	Housing Surplus (DU)
Moderate Income (>80% - <120% median)	24	1,586	1,562

**Upper Income Housing Assumptions:**

1. All existing vacant and potential parcels allowing residential development located in the following areas would be suitable to construct residences affordable to only upper-income households:

- Bell Canyon
- Coastal zone

- Lake Sherwood/Hidden Valley
  - Las Posas Estates
  - Las Posas Valley (excluding Somis)
  - Oak Park
  - Santa Rosa Valley
  - Saticoy Country Club
  - Thousand Oaks area
  - Tierra Rejada Valley
2. Existing and potential parcels of **10,000 square feet or more** and allowing single-family detached dwellings would be suitable to construct residences affordable to only upper-income households.
  3. Existing and potential parcels zoned for **less than four dwelling units per acre**, would be suitable to construct residences affordable to only households.

**Land Inventory for Upper Income Housing**

Figure 3.3.7-9 is a summary of all vacant land suitable for residential development and meeting the assumptions listed above for upper income housing, differentiating between current parcels and potential parcels based on the actual parcel size, zoning and typical road dedications. The cumulative total number of potential parcels/units is also noted.

Approximately 70 percent of the total potential parcels/dwelling units suitable for upper income households are for single-family detached dwellings in the Agricultural and Open Space designated areas, and 14 percent are located in Rural-designated areas.

**Figure 3.3.7-9  
Land Suitable for Upper-Income Dwelling Units**

Land Use Designation	Zoning	Current Vacant Parcels	Potential New Parcels	Total Potential Parcels/DUs
Agricultural:	AE-40ac	2,237	496	2,733
	CA-40ac	20	9	29
Open Space:	AE-40ac	983	1,372	2,355
	CA-40ac	21	5	26
	OS-10ac+	3,357	418	3,775
	COS-10ac+	295	0	295
Rural:	RA-2ac +	1,501	8	1,509
	RE-2ac +	229	26	255
	RO-2ac +	15	3	18
	CR-2ac +	3	0	3
Urban/Existing Community:	CRE-10,000+/CR-1ac.	14	0	14
	CRPD	4	0	4
	RB	86	0	86
	RBH	0	0	0
	RA-1ac	287	9	296
	RO-20,000 +	13	49	62
	RE-10,000 +	675	668	1,343
	R1-10,000 sq ft+	12	24	36
RPD-1U to 3U	47	33	80	
Urban - Piru Expansion Area:	RPD-4U	0	12	12
<b>Total</b>		9,799	3,132	12,931

Figure 3.3.7-10 compares the remaining unmet housing need to the inventory of vacant land within the upper income category. As can be seen, there is a substantial surplus of vacant land within the upper income category.

**Figure 3.3.7-10  
Comparison of Upper-Income Housing Need  
vs. Housing Inventory**

	Remaining Housing Need (DU) – Figure 3.3.5-6	Housing Inventory (DU) – Figure 3.3.7-8	Housing Surplus (DU)
Upper Income (<120% median)	251	12,931	12,680

**Modifications to the Inventory for Essential Public Facility Facilities/Services**

Existing and potential residential parcels meeting the above criteria must also have adequate means for providing potable water, sewage treatment and access. As such, County staff did not include in the inventory any potential parcels or units that were constrained by lack of potable water, sewage treatment or require access on a road that is currently operating below an acceptable level of service as established by the County General Plan. These include limitations on the following areas:

- Santa Monica Mountains (groundwater supply constraints)
- Ojai Valley (traffic constraints on Hwy 33 and water restrictions by Casitas Municipal Water District (CMWD))
- Santa Rosa Valley (septic system limitations due to high nitrates)
- Las Posas Valley (traffic constraints on intersection of Hwy 118 and 34)

Section 3.3.6 discusses these constraints in more detail.

**2. Group Residential Care Facilities and Emergency Shelter**

As was discussed previously, group residential care facilities are an important type of housing for many handicapped/disabled, elderly, and persons in need of emergency or transitional shelter. The County zoning ordinance allows small residential care homes (six or fewer persons) by right in all residential zones. Larger residential care homes or group facilities are allowed in the RA, RE, R1, R2, RPD, CO and CPD zones by conditional use permit.

Figure 3.3.7-11 shows the number of parcels that are potentially available for development of Group Residential Care Facilities. All of the parcels listed meet the following criteria: They are in one of the zones listed above; they are between 0.5 and 1.5 acres; and to facilitate access to public transportation and other social services, they are located within a quarter-mile of either an incorporated city or the larger existing communities of Piru, Oak Park, El Rio, or the Ojai Valley. There are a total of 150 parcels that meet these criteria.

**Figure 3.3.7-11  
Land Suitable for Group Residential Care Facilities**

Area of Interest	CPD	R1	RA	RE	RPD	Total
Camarillo		1		25		26
Moorpark				6		6
Ojai	5	11	7	34		57

Oxnard	1			3		4
Santa Paula				1		1
Simi Valley				22		22
Thousand Oaks			10	3		13
Lake Sherwood				13		13
Piru		2		2	2	6
Ventura			2			2
<b>Total</b>	<b>6</b>	<b>14</b>	<b>19</b>	<b>109</b>	<b>2</b>	<b>150</b>

As described in Section 3.3.5-3, the County is concurrently processing an amendment to its Non Coastal Zoning Ordinance to allow emergency shelters in the Commercial Planned Development zone. As required by Government Code §65583(a)(4)(A), the ordinance amendment will allow emergency shelters as a permitted use without a conditional use or other discretionary permit. The criteria used to determine viable sites within the CPD zone, included the following:

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

Currently, there are 12 parcels that meet these criteria; 10 within the Oxnard Sphere of Influence (SOI), and 2 in the Ventura SOI. However, taking into account the 300 foot radius between sites and the 300 foot distance from schools, there are a maximum number of *eight* potential sites located throughout the areas of Strickland Acres, El Rio, Nyeland Acres, and Montalvo that could be used for emergency shelter.

The assessment of “need” contained herein is based primarily on a homeless count conducted in January 2009 under the auspices of the Ventura County Homeless and Housing Coalition (VCHHC). The full report is available online at [vchhc.org](http://vchhc.org). The homeless count attempted to discern how many homeless people (as defined by HUD) are in Ventura County on a given day. In addition, the count gathered demographic information about age, gender, ethnicity, and family status, (married, single, parent), etc. It is worth noting that the first count conducted by VCHHC took place in 2007, and the 2009 results show a modest increase in homelessness in the unincorporated area. A 2010 homeless count took place in January 2010 and the results are consistent with counts in prior years. Figure 3.3.7-12 shows the data from 2007, 2009, and 2010 homeless counts.

**Figure 3.3.7-12  
Summary of Homeless Counts in Ventura County**

<b>Year of Homeless Count</b>	<b>Total No. of homeless people counted Countywide</b>	<b>No. of people in UA on survey night (and % of total number counted)</b>	<b>No. of people who slept in UA on the night prior to the count</b>	<b>No. of people who consider the UA their home</b>
2007	1,961	242 (12%)	29	12

2009	2,193	265 (12%)	8	7
2010	1,815	223 (12%)	3	0

The homeless count provides a wealth of good information; however, due to the phrasing of the questions asked, and the instructions given to the volunteers asking the questions, there are several notable limitations with respect to the information gathered about the unincorporated area. For example, homeless persons were asked two questions: “In what city did you sleep last night?” And, “What City do you consider your home?” Certainly, these are two relevant and seemingly straightforward questions. However, according to the report, counters were instructed to record, “county,” (i.e., County Unincorporated) if a respondent provided an answer other than a city in Ventura County. Therefore, it’s not possible to determine whether responses logged as “County Unincorporated” are actually homeless people who either slept in the unincorporated area on that given night and/or consider the unincorporated area their home.

In addition to the above two questions, the homeless survey also identified the total number of people that were somewhere in the unincorporated area when the homeless count took place. In 2009, this number was 265 – an increase of 23 persons from the 2007 count. Obviously, this number is significantly higher than the number of people who are logged as either having slept somewhere in the unincorporated area on the night of the count, or considered the unincorporated area their home.

To identify a realistic estimate of the daily average number of people in the unincorporated area who lack shelter, Planning Division staff consulted with the Karol Schulkin, the Program Coordinator for Homeless Services at the County’s Human Services Agency. Her guidance was to base the County’s needs assessment on the number of homeless people that were in the unincorporated area when the homeless count took place (i.e., 265 people).

### **3. Surplus Government Property**

A review of the County real property inventory from the County Executive Office indicated 11 County-owned facilities with excess “space,” but very little excess property available for housing. Moreover, many of these facilities are within city jurisdictions.

One of the larger County-owned parcels, known as the Ojai Honor Farm, is a 112 acre property that once housed a County penal facility, which closed in 2003. In 2006, the County leased 42 acres of the property to the nonprofit group Help of Ojai, which provides services to seniors, families, and youth. The lease expires in 2041.

### 3.3.8 Other Required Housing Information

State Government Code requires that Housing Element updates include information on the following: efforts to achieve public participation in the update process; an analysis of opportunities for energy conservation with respect to residential development; consistency with the General Plan; development within the Coastal Zone; and information about at-risk affordable dwelling units. This Section presents all of this information.

#### 1. Public Participation

Section 65588 of the State Government Code requires that local Housing Elements describe the effort to achieve public participation of all economic segments of the community in the development of the Housing Element.

The following individuals and interest groups have been notified of all public meetings and hearings during the Housing Element Update process, first initiated in October 2007, and have been provided the opportunity to review and comment on draft documents:

- Ag Futures Alliance
- Area Agency on Aging for Ventura County
- Area Housing Authority, County of Ventura
- Barbara Macri-Ortiz/Labor Advocate
- Building Industry Association
- Cabrillo Economic Development Corporation
- California Rural Legal Assistance (CRLA)
- Central Coast Alliance United for a Sustainable Economy (CAUSE)
- Child Development Resources
- Constructing Connections/WorkLife
- County of Ventura Human Services Agency
- Environmental Defense Center
- Farm Bureau of Ventura County
- Habitat for Humanity
- Housing Opportunities Made Easier (HOME)
- League of Women Voters of Ventura County
- Many Mansions
- Mixteco/Indigena Community Organizing Project
- Municipal Advisory Councils (Channel Islands Beach, El Rio, Oak Park, Ojai, Santa Rosa Valley)
- Piru Neighborhood Council
- Project Understanding
- RAIN Project Transitional Living Center
- Save Open-Space & Agricultural Resources
- Ventura County/Economic Development Association
- Ventura County Civic Alliance
- University Glen Corporation/CSU Channel Islands
- Ventura County Agricultural Association
- Ventura County Agricultural Commissioner
- Ventura County Association of Realtors
- Ventura County Behavioral Health Department
- Ventura County CLUE (Clergy & Laity United for Economic Justice)
- Ventura County Farmworker Housing Task Force
- Ventura County Homeless and Housing Coalition
- Ventura County LAFCO

In addition, Housing Element Update information has been placed on Ventura County Planning's Housing Element web site along with public meeting and comment information, and guidance for accessing other Housing Element-related information. A notice of the draft's availability was also sent to several area newspapers, including the following:

- Fillmore Gazette
- Ventura County Star
- Los Angeles Daily News
- Los Angeles Times, (Ventura County Edition)
- La Estrella, (VC Star Supplement written in Spanish)
- The Acorn (East County/Oak Park)
- Ojai Valley News
- Santa Paula Times
- Ventura County Reporter (largest alternative press).

In 2007, County Planning Division staff held three public meetings, and made every effort to allow participation from all segments of the community. The first two meetings (October 31, 2007 and November 5, 2007) were informational and were intended to introduce interested parties to the draft document and answer initial questions. One of these meetings was held during the day at the County Government Center, (West County), and the other introductory meeting was held in the evening in the East County, (Thousand Oaks). The first of these meetings was also streamed live on our County Housing Element web site and is currently archived online, so interested parties can view the meeting at any time.

The goal of the third meeting (held on November 14, 2007), was to further discuss proposed housing programs that are included in the draft update and to take questions, comments, and suggestions from interested parties. This meeting was held at the County Government Center so it also could be streamed live on the County's web site and made available for online archiving. Prior to this meeting, the County was informed that a group of farmworkers would be attending and a request for translations services was made. The County complied with this request and provided a Spanish-speaking translator. Several of the people who spoke at this meeting were Spanish-speaking farmworkers. The housing needs for this "special needs" group are addressed in detail in Section 3.3.3, (Housing Need) and proposed farmworker housing complexes are further discussed in Section 3.3.9, (Changes to Housing Element Goals, Policies and Programs).

In addition to the meetings hosted by the County, staff attended other meetings in the community to discuss the document and allow interested parties to ask questions and provide comments. The public comment period on the draft update was open from October 18 through November 30, 2007. Six written comments were submitted, which were transmitted to the Board of Supervisors as part of their review of the preliminary draft housing element.

Following the public workshops and comment period, the Board of Supervisors held a public hearing in January 2008. Planning Division staff made changes as directed by the Board and submitted the revised draft housing element to the California Department of Housing and Community Development (HCD) for the statutorily-required 60 day review. HCD responded in April 2008 and suggested numerous changes and clarifications to the Housing Element Update.

After receipt of HCD comments, the Planning Division prepared a written response and recommended changes to the draft housing element and schedule. On June 19, 2008, the Housing Element Update was presented to the Ventura County Planning Commission and on July 22, 2008, the Housing Element Update was approved by the Board of Supervisors. Both meetings were noticed in the Ventura County Star and the interested individuals and groups listed above were notified by email of the hearings. Once the Housing Element was approved by the Board of Supervisors, a copy was sent to HCD for final review and determination of consistency with State housing element law.

In November 2008, HCD notified the County that further revisions to the document were necessary. In February 2009, Planning Division staff presented a work program and timeline to the Board of Supervisors outlining the modifications that would need to be made to the Housing Element. On February 20, 2009 the Planning Director, Planning staff, LAFCO staff, and several representatives from local housing advocacy groups met to discuss the pending changes to the housing element and zoning ordinances for lower-income special needs housing.

Planning staff returned to the Board of Supervisors for a public hearing in July 2009 with draft amendments to the Housing Element and its related programs, and a proposed scope of work for an Environmental Impact Report. The Board continued the item until August 2009, at which time they conceptually approved the proposed amendments and the EIR scope. The package was sent to HCD in August 2009 for their mandatory 60-day review. In October 2009, HCD responded and requested that the County clarify two issues - one dealing with the limits on the proximity between emergency shelter sites, and the other dealing with a demonstration of rezoned sites sufficient to accommodate 100 percent of the remaining lower-income housing need.

In September 2009, the County initiated the EIR process and sent a Notice of Preparation to its "Housing Element Interested Parties" list. A public scoping meeting was held on October 1, 2009. On September 7, 2010, the County sent a Notice of Availability for the "Draft Supplemental EIR for 2010 Housing Element Revisions" to over 100 interested parties. After the close of the comment period, the Planning Division was informed by the Fox Canyon Groundwater Management Agency that compliance with its Ordinance was no longer considered to be mitigation for groundwater quantity impacts. This affected potential emergency shelter sites and Residential High Density sites, and was considered new information requiring recirculation of portions of the Draft SEIR, (i.e., Sections 4.16c and 3).

## **2. Energy Conservation**

According to the California Energy Commission's 2005 *Integrated Energy Policy Report*, energy prices in California are higher than ever before. Electricity rates are among the highest in the nation and natural gas prices have more than doubled since 2000. As supplies of nonrenewable energy sources become scarcer, the costs of providing electricity and natural gas can only be expected to continue to rise. Funding and implementing programs to address these rising costs are thus critical to the maintenance of affordable housing.

In recent years, several important programs have been launched in Ventura County to address this need. These programs are summarized below:

### **Ventura County Regional Energy Alliance**

Formed in July 2003, the Ventura County Regional Energy Alliance (VCREA) is a Joint Powers Authority (JPA) composed of public agencies working in collaboration to approach the availability, reliability, conservation and innovative use of energy resources in the Ventura County region. The County of Ventura is a member of the JPA, along with the cities of Ventura, Oxnard, Santa Paula and Thousand Oaks, the Ventura County Community College District, the Ventura Regional Sanitation District and the Casitas Municipal Water District.

Since its formation, VCREA has developed as a well-respected organization that has made a significant contribution toward reducing energy demand in the region, both through direct facilitation of equipment retrofits and through education and outreach. A number of VCREA's programs have helped to advance the energy efficiency of local housing. These programs include:

**Free Workshops** - VCREA regularly holds free energy-related training workshops targeting various sectors, including:

- multi-family and low-income housing
- home builders
- architects and developers
- land use planners

- local building officials to explain new energy-related building code requirements
- homeowners

**Assistance to Housing Organizations** - VCREA has lent considerable assistance to the nonprofit organization Cabrillo Economic Development Corporation (CEDC), an organization that helps provide quality, affordable housing for individuals and families who are most lacking in opportunity in the region. VCREA funded a case study and design-charrette (where a group of designers focus on a design challenge) to develop appropriate energy efficiency and green building principles for a recent multi-family housing project, the Vista Hermosa project. These principles have been adopted in concept and will be applied by CEDC in future housing projects.

**Mobile Home Program** - VCREA was successful in bringing Southern California Edison's Mobile Home Program to Ventura County. This program, which will begin in late 2007, will provide energy-related assistance services to residents of mobile home parks. These services include training programs for residents on energy efficiency, servicing of air conditioners, installation of energy efficient lighting and appliances, and incentives for mobile home park management to increase the energy efficiency of common areas, laundry facilities, park lighting, etc.

**Ongoing Education** - Through a bi-monthly newsletter, telephone assistance, presentations and other avenues, VCREA offers all sectors in the County an important resource for ongoing energy efficiency information. Their staff lent considerable expertise to the development of the County's Build It Smart! website, which has energy efficiency as its primary focus. VCREA, which has partnerships with the local utilities, is able to act as an important clearinghouse of information on the latest rebate and incentive programs offered by these utilities. VCREA is available to work with public agencies in the development of reasonable energy efficiency measures or standards that may be applied to development permits.

As a member of VCREA's JPA, continuing support of VCREA and its programs offers the County a very significant opportunity to continue to advance energy conservation in area housing.

### **Weatherization Program**

The nonprofit organization Community Action of Ventura County (CAVC), formerly called the Commission on Human Concerns, continues to offer a variety of free energy conservation programs aimed at low income homeowners and renters. These programs include home weatherization, energy conservation classes and replacement of refrigerators with Energy Star models. Weatherization of homes includes such services as:

- Weather stripping all exterior doors, installing new thresholds, readjusting doors for proper fit.
- Installing low flow shower heads and aerators.
- Installing electrical outlet and switch gaskets.
- Installing attic insulation.
- Providing and installing energy efficient light bulbs.
- Fixing or replacing broken windows and glass.
- Inspecting, testing and repairing or replacing broken or hazardous furnaces, stoves and water heaters.

Though CAVC's funding from the State for the weatherization program has been steadily decreasing each year, the total funding they receive annually (including funds from sources other than the State) has remained stable since 2001, averaging about \$600,000/year.

### **Build It Smart! Program**

With grant funding and assistance from the community, the Ventura County Planning Division developed "Build It Smart!" an informational website designed to encourage energy and resource-efficient building practices and land use decisions. Energy efficiency is the primary focus of the website, with the information applying to new building projects, remodels or to those interested in making a few small changes that will save money and energy.

Among the most immediately useful of the site's features is a section called David's Picks. Here, David Inger, Energy Projects Manager for the Ventura County Regional Energy Alliance (VCREA), explains several things households can do to improve the efficiency of their building. The list covers a wide range of options, from "right-sizing" your home design, to having your HVAC ducts tested, to using radiant barriers in your roof to reflect the sun's heat.

Another website feature, "Smart Building in Ventura County," features stories about a variety of local projects that have, in one way or another, been built smart. The site also looks at how local cities are redesigning themselves to be more people-centered and less auto-centered.

A public counter handout was also developed to accompany the website. The goal of the handout is to direct project applicants, as soon as possible, to organizations and resources that can help them integrate energy efficient and green features into their project designs.

By continuing to seek out grant funding to support and expand the Build It Smart! program, the County has an important opportunity to continue to advance energy conservation education in area housing.

### **New Incentive in Local Building Code**

In the 2007 update of its local building code, the County will be considering including a provision to provide an incentive—expedited plan check and permit process—for green building projects in the County. Depending on the green building rating program used, greater energy and water use efficiencies are often required to qualify.

### **Habitat for Humanity**

At the national level, Habitat for Humanity has developed their "Environmental Initiative," which "promotes cost-effective, best-practice construction methods to its U.S. affiliates, raising awareness of the environmental impacts of house building." These practices allow partner families to enjoy healthier, more energy-efficient and durable housing at the lowest possible cost. Over time Habitat has integrated these building practices into their standard education and training activities, so that local affiliates are encouraged to be good home builders and good stewards of natural resources. At the local level, Habitat regularly integrates these environmentally sound building practices into their developments.

## **3. Consistency with General Plan**

Government Code Section 65300.5 requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." As such, all amendments to the County General Plan must be found to be consistent with the *Goals, Policies and Programs* of the General Plan, as amended. Moreover, the County of Ventura has adopted goals and policies ensuring that the Area Plans and new housing developments are consistent with the Population and Housing goals, objectives and policies of the County General Plan. Specifically, the following policies apply:

3.3.2-6(1) As Area Plans are developed or updated; they shall be consistent with the goals and policies of the Population and Housing Section of the County General Plan.

3.3.2-6( 2) The goals, objectives, and policies of the Area Plans and other adopted County plans and policies shall be considered at the time of permit application for housing development, especially with regard to the following:

- Consistency with adopted population forecasts;
- Balance of residential development with employment opportunities;
- Preservation and conservation of natural resources;
- Recognition of environmental hazards and constraints;
- Preservation and promotion of community character;
- Availability of existing and planned infrastructure and urban services.

#### **4. Coastal Zone Information**

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

Between January 1, 1998 and June 30, 2005, 15 single-family dwellings were demolished or removed from the unincorporated Coastal Zone. Ten of these dwellings units were destroyed by a 2005 landslide in the unincorporated community of La Conchita. The County did not have enough information to be able to determine if any of these dwelling units were affordable to lower or moderate income households. Nonetheless, five of the dwelling units demolished/removed were replaced in the Coastal Zone during the reporting period.

A total of 124 new dwelling units were constructed in the unincorporated Coastal Zone between January 1, 1998 and June 30, 2005. Of these new dwelling units, three multi-family structures, one mobile home, and 32 single family dwellings were constructed or installed in the unincorporated Coastal Zone to serve low or moderate-income families since between January 1, 1998 and June 30, 2005.

#### **5. Preservation of Assisted Housing**

Section 65583 of the Government Code requires that jurisdictions conduct an analysis and adopt programs for preserving assisted housing development in their housing elements. In addition, jurisdictions are required to report on how many, if any, publicly assisted residential units are eligible (at-risk) to convert to non-low-income housing uses due to termination of subsidy contracts, mortgage prepayments, or expiring use restrictions within a ten-year analysis period (January 1, 1998 - January 2008).

The Planning Division consulted with the California Housing Partnership, who provided a list of federally-assisted residential units eligible to convert to non-low-income housing uses within the target period. A review of this information indicates that there are no "at-risk" units in the unincorporated area of the County. In addition, the County has not approved any projects for which the County granted a density bonus or other financial support necessitating the imposition of rental or sales price controls. Therefore, no County-approved housing developments are at risk.

### **3.3.9 Changes to Housing Element Goals, Policies and Programs**

This section outlines options for expanding, modifying, or eliminating existing General Plan goals, policies and programs and adopting new goals, policies, and programs to address the housing needs and constraints discussed in the preceding sections of the Population and Housing chapter. The following goal, policy and program options are listed by the categories of Housing Preservation, Housing Rehabilitation, Housing Opportunity/Diversity, Housing Equity, and Employment and Commerce/Industry:

#### **1. Housing Preservation**

A review of existing housing preservation goals, policies and programs suggests that most of them should be retained and do not require modification; however, the goal, policy and program regarding continued affordability of the existing affordable housing stock has been modified to address existing deficiencies as outlined in Section 3.3.2.

#### **Housing Price/Rent Controls – Goal 3.3.1-3(2), policy 3.3.2-2(3), and new program 3.3.3-5(7)**

The County Redevelopment Agency (RDA) currently lacks locally adopted regulatory authority to control price/rents as required by California Redevelopment Law. Furthermore, the RDA and County have not adopted standard administrative procedures for price/rent control for projects subject to inclusionary housing requirements.

To address these two issues, a new program should be added to direct staff to prepare the necessary ordinances and administrative procedures to implement price/rent control on projects that are subject to inclusionary housing policies for the construction of lower- or moderate-income housing (see program 3.3.3-5(7)).

## **2. Housing Rehabilitation**

A review of existing housing rehabilitation goals, policies and programs suggests that many of them should be retained and do not require modification; however, the following goals and programs has been modified to address existing deficiencies as outlined in Section 3.3.2, or deleted as being impractical:

### **Funding for Rehabilitation of Housing - Goal 3.3.1-4(1) and program 3.3.3-4(1)**

At the suggestion of HCD, program 3.3.3-4(1) has been expanded to clarify the role of the Resource Management Agency in directing property owners to the CEO regarding possible grants/loans to resolve health and safety code violations involving housing. In addition, the program should be modified to clarify the availability of funding sources. The County Executive Office - Regional Development Division did not apply for additional State and Federal funds for the rehabilitation of lower-income renter-occupied housing units due to the logistical problems associated with monitoring, reporting, etc. The County Executive Office recommended that this program be modified to only apply to owner-occupied housing.

### **Building and Zoning Information Report – Goal 3.3.1-4(1) and program 3.3.3-4(2)**

The Resource Management Agency (RMA) did not have the staff or budgeted resources to study the feasibility of establishing an ordinance to require a building permit and zoning information report on residential units prior to transfer of ownership. RMA currently provides this information when requested by property owners and prospective buyers.

The referenced goal and program has been dropped as being impractical and unnecessary.

### **Energy Conservation Information – Goal 3.3.1-4(2) and revised program 3.3.3-4(2)**

This program has been expanded to recognize the Planning Division’s ongoing commitment to maintain the existing “Build It Smart” information and news web site in order to encourage energy- and resource-efficient building practices.

### **Funding for Room Additions for Lower-Income Dwelling Units – Goal 3.3.1-4(3) and program 3.3.3-4(3)**

The County did not pursue development of a specific mechanism to facilitate room additions to overcrowded dwelling units for lower-income families since there was no dedicated funding source. Nonetheless, the program has been amended to include second dwelling units as well as room additions and recognize that it is dependant on funds that are available (see “Proactively Support the Construction of Second Dwelling Units” below).

## **3. Housing Opportunity/Diversity**

A review of existing housing opportunity goals, policies and programs suggests that many of them should be retained and do not require modification; however, the following goals and programs have been modified to address existing deficiencies as outlined in Section 3.3.2, or deleted as being impractical. In addition, several new programs are also listed to address the existing deficiency of land suitable for lower-income households in the unincorporated area of Ventura County:

### **Update Housing Vacancy Rate Targets – Goal 3.3.1-5(1)**

The County's current objective is an overall 3 percent vacancy rate, whereas SCAG's 2006-2014 RHNA assumes a target vacancy rate of 5 percent for rental housing and 2.3 percent for owner-occupied housing.

The referenced goal has been amended to reflect SCAG's vacancy targets for rental and owner-occupied housing.

### **Update Housing Construction Goals/Objectives Consistent with 2006-2014 RHNAP - Goals 3.3.1-5(2), (3), and (4)**

As noted in Section 3.3.5, SCAG has adopted a Regional Housing Needs Allocation Plan (RHNAP) for each jurisdiction in the region for January 1, 2006 to June 30, 2014. Moreover, the Government Code now requires housing need allocations for a new income category; extremely low-income. In addition, there is insufficient information available to County staff to know how many housing units by income category were constructed in the cities in order to report on countywide progress in meeting the countywide objectives.

The referenced goals have been amended to incorporate SCAG's RHNAP and account for those units needed in the extremely low-income category (see Section 3.3.5). Since a countywide housing objective is not required by the Government Code for a County housing element, countywide objectives were not be included in these goals.

### **Update Program to Modify Zoning/Development Standards – Former program 3.3.3-5(1), new program 3.3.3-5(3)**

This ongoing program was to review, evaluate and modify zoning and *development* standards. HCD noted that this program lacked details as to what standards should be evaluated, reviewed or modified, and when such activities would occur. In addition, HCD suggested that the details be matched to the evaluation of zoning and development standards called out in Section 3.3.6 as needing amendment. This former program has been replaced by a new program 3.3.3-5(3) to clarify what zones allow housing for special needs groups (e.g., SROs, emergency shelters, supportive housing), and clarify the process by which the County allows deviations from zoning standards to meet the Reasonable Accommodation provisions of the Federal Fair Housing Act, the Federal Fair Housing Amendments Act of 2008, and California Fair Employment and Housing Act. This program was pursued concurrent with the 2010 revision of the Housing Element.

### **Eliminate Reference to Ventura Cities Mortgage Finance Authority Program – Former program 3.3.3-5(4)**

The Ventura Cities Mortgage Finance Authority was a program for down payment and closing costs assistance up to 4 percent of the home loan amount for qualified buyers. This program was discontinued since it never gained popularity due to the volatile real estate market. All loans were repaid, the president of VCMFA requested dissolution of the Authority, and the Board of Supervisors concurred in December 2005.

This program has been deleted from the County General Plan.

### **Implement the 10-Year Strategy to End Homelessness – New program 3.3.3-5(6)**

A new program has been added to recognize that Ventura County will continue to support the Ventura County Interagency Council on Homelessness and continue its role in facilitating the implementation of the 10-Year Strategy to End Homelessness for Ventura County.

### **Implement the Piru RDA’s Housing Plan – New program 3.3.3-5(7)**

In August 2007, the Piru RDA conceptually approved a Housing Plan with several recommended policies and future actions to be pursued by the RDA and RMA staff during 2008-09:

- Survey substandard housing (Completed in 2008/RDA).
- Develop policy guidelines, administrative structure, and budget for housing production program (Completed in 2008/RDA).
- Amend Piru Area Plan and impose inclusionary housing requirements for very low, low and moderate income households, including an in lieu fee payment option (Completed in 2008/RMA).
- Develop resolutions and enabling ordinance to implement the Affordable Housing Program (RDA & RMA).

### **Proactively Support the Construction of Farmworker/Animal Caretaker Dwelling Units and Farmworker Housing Complexes – New program 3.3.3-5(8), replaces former program 3.3.3-5(14)**

As discussed in Section 3.3.3, farmworkers are a special needs group with a significant need for safe, decent and affordable housing. As noted in Section 3.3.2, the program 3.3.3-5(14) was largely completed, although exceptions to the minimum parcel size requirements for farmworker housing complexes were not adopted. Furthermore, as discussed in Section 3.3.7, the County currently does not have sufficient inventory of vacant, unincorporated land to meet its lower-income housing needs for the remainder of the planning period (to June 30, 2014).

One option to address the special housing needs of farmworkers and the deficiency in land inventory for lower-income households is to create a new program to take proactive measures to increase the construction of farmworker/animal caretaker dwelling units and farmworker housing complexes in the unincorporated area of the County. The advantage of this option is that it specifically targets workers who are in the extremely low and very low-income categories.

Figure 3.3.9-1 shows the number of potential farmworker dwelling units and permits and potential sites for farmworker housing complexes. When compared to the actual number of such units that have been constructed since July of 1999 (see Figure 3.3.7-2), the potential is significantly greater than what has actually been constructed to date.

**Figure 3.3.9-1  
Potential Farmworker Dwelling Units and Housing Complexes**

	<b>Zoning / Project</b>	<b>Potential DUs/Sites</b>
Farmworker DUs – ministerial	AE, OS and RA zones	1,283 DU
Farmworker Housing Complexes:	AE / Limoneira – Santa Paula (Approved 4/2009)	74 DU
	OS / CEDC – Piru (Approved 7/2009)	66 DU
	AE and OS zones	105 sites

As described in Section 3.3.7, there is a potential for approximately 1,283 ministerial farmworker dwelling units in the unincorporated area under existing Zoning Ordinance standards, with an unknown potential for ministerial animal caretaker dwelling units. In addition, a 74-unit farmworker housing complex was approved by the Planning Commission in April 2009 and another 66-unit farmworker housing complex was approved in July 2009. Together, these projects result in 140 lower-income dwelling units. Both projects are reflected in Figures 3.3.7-4, 3.3.7-7, and 3.3.9-1.

As discussed in Section 3.3.6, parcels that are zoned AE or OS also allow for the development of farmworker housing complexes through a discretionary Planned Development Permit. Based on the criteria described below, the Planning Division identified 105 parcels suitable for farmworker housing complexes (list of Assessor Parcels is on file with the Planning Division). The parcel selection criteria described below were initially developed in 2002 as part of the County's Farmworker Housing Study and further refined to accommodate agricultural buffer and parking requirements. The criteria include:

- Privately owned
- Zoned AE or OS
- Substantially undeveloped (containing no more than one single-family dwelling)
- 10-20 acres in area (A priority) and not in Land Conservation Act (LCA) contract<sup>1</sup>, or 5-10 acres in area (B priority) and not in LCA contract, or 2-5 acres in area (C priority), including land under LCA contract
- Parcels containing a substantial area with slopes exceeding 20 percent are excluded
- Parcels that are located in the floodway of a river or stream are excluded
- The County Sewer Policy requires sewer service for housing complexes containing densities higher than two dwelling units per acre. Although the County conditionally allows the use of onsite "package" sewage treatment plants, the cost of constructing and operating these types of plants is currently too expensive for very low-income housing projects. Because of these constraints, potential sites need to be located within or adjacent to the Sphere of Influence of either: 1) a special district that provides sewer service or, 2) a city that provides its own sewer system.
- Farmworker Housing Complexes should be located in relatively close proximity to the agricultural area in which they work. As a result, the unincorporated areas around the cities of Thousand Oaks, Simi Valley, and Port Hueneme were excluded because those cities do not have an appreciable amount of irrigated agriculture located within those cities' Area of Interest.
- Farmworker housing complexes should be located in close proximity to existing cities and unincorporated urban communities (Urban designated areas on the County General Plan) where community services can be provided to serve the farmworkers and their families. The County believes that applying the sewer service criteria (see above) generally fulfills this criterion.

Recognizing that there are "realistic capacity" considerations that would impact the potential development of otherwise qualifying parcels, Planning Division staff assumed that an agricultural buffer would be required around the area containing the dwelling units. Based on the requirements of the Ventura County Agricultural Policy Advisory's Agricultural/Urban Buffer Policy (July 2006), urban developments should maintain a 150-foot buffer with vegetative "shelter" belt between the urban use (e.g., housing) and crop and orchard production. Moreover, since it was not feasible to evaluate every site and identify which sides of the parcel would require the buffer, the buffer was applied around the perimeter of each parcel.

Using the above criteria, the table below summarizes the total number of parcels by size and location.

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<sup>1</sup> The State Land Conservation Act (LCA) does not allow farmworker housing projects that exceed five acres in area on land under LCA contract, therefore parcels that met this criterion were excluded.

**Figure 3.3.9-2  
Potential Farmworker Housing Complex Sites**

<b>Location (Area of Interest)</b>	<b>Number of Parcels 10 – 20 Acres</b>	<b>Number of Parcels 5 – 10 Acres</b>	<b>Total Number of Parcels</b>
Camarillo	0	0	0
Fillmore	2	4	6
Las Posas	4	1	5
Moorpark	6	5	11
Ojai	12	4	16
Oxnard	12	3	15
Piru	13	5	18
Santa Paula	16	6	22
Ventura	8	4	12
<b>Total</b>	73	32	105

Because there is no maximum or minimum density prescribed in the Zoning Ordinance for Farmworker Complexes, the Planning Division had to make some assumptions about the number of potential dwelling units that could be accommodated on these parcels. Planning staff consulted with the Cabrillo Economic Development Corporation (CEDC) to identify the preferred number of dwelling units per acre to accommodate a typical farmworker housing complex. CEDC noted that their “preferred” range is 20-24 dwelling units per acre. In addition, Planning Division staff calculated that, based on parking requirements for farmworker complexes, approximately 20 percent of each parcel would be required for parking, but the parking would be accommodated within the agricultural buffer described above. As a result, the Planning Division assumed the density for the dwelling units could be increased to 25 dwelling units per acre. Based on this calculation, 9,349 farmworker dwelling units could potentially be accommodated on these parcels.

Although there appears to be ample land to construct Farmworker Housing Complexes, most owners of these parcels have been unwilling to-date to sell or lease their land for this purpose. In addition, as indicated above, not all Areas-of-Interest have parcels suitable for Farmworker Housing Complexes (e.g., Camarillo, Las Posas Valley). Therefore, there appears to be justification to allow for the creation of new parcels exclusively for Farmworker Housing Complexes in the AE zone of less than 40 acres in size and in the OS zone less than 10 acres in size.

It should be noted that many of the parcels are within or adjacent to existing cities that 1) have designated the parcel(s) for other types of development under City General Plan, or 2) are unwilling to extend limited city sewer or water services. Moreover, even if the cities were willing to provide sewer or water serve the parcel(s), the Ventura County Local Agency Formation Commission has adopted policies consistent with State law that call for the annexation of the parcel to the city. If annexation does occur, the County may nonetheless negotiate with the annexing jurisdiction for “credit” for meeting a portion of its RHNAP target. Furthermore, to facilitate the provision of sewer service, the County could amend its Zoning Ordinance to allow on-site sewage treatment facilities by Planned Development Permit instead of a Conditional Use Permit.

Notwithstanding the above parameters and inventory, the Non-Coastal Zoning Ordinance allows for on-site package treatment plants by CUP and does not prohibit Farmworker Housing Complexes even if they don’t meet location criteria relative to proximity to cities.

Although there appears to be ample land to construct Farmworker Housing Complexes, most owners of these parcels have been unwilling to sell or lease their land for this purpose. In addition, as indicated above, not all Areas-of-Interest have parcels suitable for Farmworker Housing

Complexes (e.g., Camarillo, Las Posas Valley). Therefore, there appears to be justification to allow for the creation of parcels of less than the minimum lot area (i.e., 40 acres) allowed by ordinance on land zoned AE within or adjacent to a city Sphere of Influence, as long as the remaining parcel is a minimum of 10 acres.

Planning Division staff assembled a list of 185 parcels with the following characteristics:

- Privately owned;
- Vacant or undeveloped;
- Zoned AE;
- Not within the Coastal Zone
- Not owned by a public or governmental entity
- Parcel size of 15 acres or greater; and
- Within or adjacent to a sphere of influence or city boundary.

Therefore, the proactive measures of the program include the following:

- Amend the General Plan and Zoning Ordinance to allow the creation of parcels of less than the minimum lot area (40 acres) on land zoned AE within or adjacent to Cities' Spheres of Influence, as long as the remaining non-farmworker housing complex parcel is a minimum of 10 acres. This portion of the program was pursued concurrently with the 2010 Housing Element revision.
- Prepare informational brochure and website information regarding ministerial Farmworker and Animal Caretaker Dwelling Units and discretionary Farmworker Housing Complexes.

### **Proactively Support the Construction of Second Dwelling Units – Replace program 3.3.3-5(13) with new program 3.3.3-5(9)**

Second dwelling units comprise an important segment of lower-income housing units, as discussed in Section 3.3.5.

As noted in Section 3.3.2, former program 3.3.3-5(13) for amending the zoning ordinance for ministerial second dwelling units was completed in 2003. As further noted in Figure 3.3.7-1, the County has over 15,600 existing parcels that qualify for the construction of second dwelling units; 1,339 suitable for one bedroom units, 9,422 suitable for two bedroom units, and 2,945 units suitable for three bedroom units. However, only 31 second dwelling units are being completed per average year since 2003. The problem does not appear to be a lack of suitable sites, but a lack of property owner knowledge and/or incentive to construct second dwelling units.

To encourage the development of more second dwelling units, the County should attempt to inform property owners of the ministerial Zoning Ordinance standards for second dwelling units and seek ways to make the building permit process easier and less costly. The Planning Division's website is a cost effective means of conveying information to the public; therefore, informational brochures and links regarding second dwelling units can be posted therein. In addition, the Planning Division and Building and Safety Division could solicit second dwelling unit designs and building plans from architects, have the plans pre-approved, and post this information on the Planning Division and Building and Safety website. Property owners wishing to use these plans would pay a nominal fee to the architect and the Building and Safety Division would forgo the plan check process thereby saving several months of processing and lowering development costs.

Notwithstanding the large number of parcels that are suitable for second dwellings, several property owners with non-conforming parcels between 10,000 and 20,000 square feet have complained that the Non-Coastal Zoning Ordinance unfairly prevents them from constructing second dwelling units whereas conforming parcels of the same size are allowed second dwelling units. To eliminate this inequity, an amendment to the Non-Coastal Zoning Ordinance to allow second dwelling units on non-conforming lots subject to the same standards as conforming lots was processed concurrently with the 2010 Housing Element revision.

HCD staff suggested that relying on farmworker housing and second dwelling units may not address the housing need for large, non-farmworker families in the lower-income category. To address this concern, the Non-Coastal Zoning Ordinance was amended concurrent with the 2010 Housing Element revision to allow second dwelling units up to 1,800 square feet on parcels of 40 acres or more to accommodate larger, non-farmworker families. Of the 15,473 parcels that can accommodate a second dwelling unit, 1,767 of them are at least 40 acres, and could accommodate a second dwelling unit of up to 1,800 square feet.

The proactive measures of this new program include the following:

- Solicit and assemble pre-approved building plans for Second Dwelling Units, and update informational brochures and website to include this information (2012).
- Process an amendment to the Non-Coastal Zoning Ordinance to allow second dwelling units on non-conforming lots subject to the same standards as conforming lots, and increase the size of second dwelling units to 1,800 square feet on parcels of 40 acres or more to accommodate larger families (2009-2010). This portion of the program was processed concurrently with the 2010 Housing Element revision.

### **Amend Density Bonus Provisions (Article 16) of the Non-Coastal Zoning Ordinance Consistent with State Law – Policy 3.3.2-4(4) and new program 3.3.3-5(10)**

As noted in Section 3.3.2, Article 16 (Density Bonus) and Article 19 (Condominium Conversion) of the Ventura County Non-Coastal Zoning Ordinance are not consistent with current State law. State law was changed in 2004 to require that local governments grant higher amounts of density bonuses and other concessions to projects which set aside lower percentages of dwelling units for targeted income categories (e.g., very low, low, moderate).

The referenced program should be amended to include the necessary amendments to Articles 16 and 19 of the Non-Coastal Zoning Ordinance to comply with State law. This program is expected to take 6 to 18 months, depending on the type of environmental document required to make the necessary changes. Funding for this program should be made through the RMA annual budget or special mid-year budget augmentation (Scheduled for 2011).

### **Process GPAs, Zoning Ordinance Amendments, Zone Changes and EIR to allow select parcels to develop at a minimum of 20 dwelling units per acre by ministerial permit – New program 3.3.3-5(11)**

As discussed in Section 3.3.7, the County is attempting to provide sufficient inventory of vacant, unincorporated land to meet its lower-income housing needs for the remainder of the planning period (to June 30, 2014). This lack of land inventory was created, in part, when the State of California purchased Ahmanson Ranch in 2002, effectively eliminating a significant portion of the County's urban residential land inventory.

A new program has been added to increase the supply of unincorporated vacant land zoned for a minimum of 20 dwelling units per acre, for lower-income households. Per the Government Code, such a program must only include land that has essential services (water and sewage treatment) and allows the construction of a residential project by a permit that is not subject to CEQA.

Figure 3.3.9-3 contains examples of multi-family housing projects with an overall density of approximately 20 dwelling units per acre.

In order to accomplish this program option, the following actions would be required:

- Inventory and assess potential sites for suitability (completed 2009).
- Prepare an EIR covering the development impacts of above selected sites, (completed September 2010)
- Amend the General Plan and Area Plans to increase density on selected sites and incorporate inclusionary housing policies.

- Amend Zoning Ordinance Code text to allow ministerial residential permits on selected sites (i.e., new high density zoning district).
- Amend the zoning and the General Plan designations of selected sites.

### Figure 3.3.9-3 Sample Projects With a Density of 20 Dwelling Units per Acre



*Meta Street farmworker rental units, Oxnard, CA.  
21 units/acre (24 units total).  
Cabrillo Economic Development Corp.*



*Pacifica Walk townhomes, Ventura, CA.  
22 units/acre (26 units total).  
Private Developer.*



*Pinmore Gardens affordable apartments, San Jose, CA.  
20 units/acre (51 units total).  
Housing Authority of Santa Clara County.*



*Humboldt Square townhomes, San Mateo, CA.  
21 units/acre (20 market rate, 6 affordable).  
Private Developer.*

An inventory and assessment of potential unincorporated sites has been completed. The following attributes and constraints were considered in determining potential sites for the re-zoning program:

- Vacant, essentially undeveloped or under-utilized land.
- Minimum parcel/project size of 0.80 acre.
- Not subject to SOAR Ordinance vote of countywide electorate (i.e., currently designated Urban or Existing Community, or inside Piru expansion area).
- Water and sewer service are physically available in proximity to the site.

- Not located within the traffic impact area of Highway 33 or the intersection of Highways 118 and 34 (unless the General Plan is further amended to allow such development with LOS F).
- Other physical factors (e.g., topography, local access).

Based on these factors and constraints, there were eight sites identified that met the above criteria and could be further considered for re-zoning to accommodate multi-family residential development. The eight candidate sites are located in the following communities (applicable city Sphere of Influence or Area of Interest is noted):

- Piru
- El Rio (Oxnard Sphere of Influence)
- Strickland Acres(Oxnard Sphere of Influence)
- Santa Susana Knolls (Simi Area of Interest)

Sites that are within a city Sphere of Influence where the city General Plan shows a lower residential density are inconsistent with the Guidelines for Orderly Development.

As discussed in Section 3.3.6, the Guidelines for Orderly Development have existed since 1973, have been adopted by the County, the cities, and LAFCO, and provide that urban development will occur, whenever and wherever practical, within incorporated cities rather than in the unincorporated area. Moreover, applicants for land use permits or entitlements for urban uses within a city's Sphere of Influence are encouraged to apply to the city and are discouraged from applying to the County. Urban residential development can occur, therefore, only within cities or in unincorporated areas which are designated by the County General Plan as "Urban" (urban centers within their own Area of Interest) or "Existing Communities" where the zoning is established based on historical community character and consistent with the land use plans of the respective cities.

In 2000, the Cortese Knox Local Government Reorganization Act of 1985 was amended to require Local Agency Formation Commission (LAFCO) approval prior to provision of new or extended city water and/or sewer service to territory outside its jurisdictional boundaries by contract or agreement (with limited exceptions as specified pursuant to Government Code Section 56133). LAFCO may authorize the provision of services by a city outside of its sphere of influence only in response to a documented threat to public health or safety. Furthermore, in accordance with Section 5.1.3 of the Ventura LAFCO Commissioner's Handbook, annexations to cities are always preferred to out of agency service agreements. Pursuant to state law, territory may generally not be annexed to a city unless it is geographically contiguous. Therefore, Ventura LAFCO policy does not support the extension of city water or sewer service to individual property owners whose lots are located in the unincorporated area and contiguous to a city boundary unless the property is annexed. If the land is annexed and subsequently developed, there is no guarantee that the County would receive any credit in meeting its housing needs as determined through SCAG's RHNAP. Although some facility and infrastructure improvements may be necessary, each of the eight remaining candidate sites has been confirmed to have water and sewer service available without annexation to the adjacent City. The Supplemental EIR for the 2010 Housing Element Revisions contains a discussion of water availability for all potential sites.

This program was processed concurrently with the 2010 Housing Element revisions.

#### **4. Housing Equality**

A review of existing housing equality goals, policies and programs suggests that all of them should be retained and do not require modification.

#### **5. Employment and Commerce/Industry**

A review of existing employment and commerce/industry goals, policies and programs that are related to housing demand indicates that modifications should be made:

## **Prepare a Draft Housing Impact Mitigation Fee Ordinance and Eliminate Project-by-Project Review for Housing Impacts** - Policy 3.4.2-8, new policy 3.4.2-9, and new program 3.4.3-3

As discussed in Section 3.3.2, the County General Plan contains a policy requiring that, as applications for employment-generating developments of 30 or more full-time employees are received, development projects shall be evaluated to assess the impact on jobs/housing balance within the community and region. In February 2005, the Planning Division presented a report to the Board of Supervisors regarding the problems with case-by-case EIR preparation for individual projects and suggested that a Housing Demand Impact Fee program be pursued along with a General Plan Amendment to eliminate this policy. This program has yet to be funded or implemented.

It is estimated that this new program would require approximately six months to implement if the in-lieu fee was set to fully offset the housing demand impact from employment generating land uses, or at least a year to implement if the in-lieu fee was set at a level that would not fully offset the housing demand impact from employment generating land uses, since an EIR would be required.

## **3.4 Employment and Commerce & Industry**

### **3.4.1 Land Use Plans**

As indicated in chapter 3.2 of this Land Use Appendix, [Figure 3.2.3](#) shows the land use acreage, employment densities, and commercial and industrial building intensities based on adopted city and County general plans.

It should be recognized that true buildout never actually occurs, as general plans are periodically amended to anticipate and accommodate future housing and employment needs. Most of the city plans are targeted to the year 2010; therefore, [Figure 3.2.3](#) is assumed to present general land use, building intensity, and employment density ranges which will exist in that year.

### **3.4.2 Employment Forecasts**

[Figure 3.4.1](#) presents a summary of the 1990-2010 employment forecasts for Ventura County, which were adopted by the Ventura Council of Governments (VCOG) on September 28, 2000. The Countywide employment forecast projects a higher figure than forecast by the Southern California Association of Governments (SCAG) in February 2000. VCOG projects that there will be 369,923 employees in the year 2010 compared to a draft SCAG projection issued in February 2000 of 368,338 employees.

The VCOG forecast was developed by a “bottom-up” approach, in which forecast figures submitted by each jurisdiction were aggregated into countywide totals.

### **3.4.3 Jobs/Housing Balance**

According to the Vehicle Miles Traveled Reduction Final Report (adopted by VCOG in 1995), there is no universally accepted definition of “Jobs/Housing Balance.” For purposes of discussion, however, it was defined in that report as “equal employment, housing and service opportunities within an identified geographic area.” According to that report, the proximity of job location and suitable housing is the most significant factor in reducing vehicle miles traveled and time spent in traffic. The report also states that the most common jobs/housing measure is a quantitative value or a numerical ratio for a given geographic area or commute-shed. This ratio provides a useful reference to indicate “equilibrium” in the ratio between jobs and housing units within sub-areas of the SCAG region. However, the report states that a range rather than a specific ratio should be utilized for determining balance and recommends that 10% latitude above and below the SCAG “benchmark” ratio be utilized.

Figure 3.4.2 compares the employment/housing ratios derived from the 1990-2010 dwelling unit forecast tables in chapter 3.3 and the employment-forecast tables contained in this chapter.

Based on the 1990 Census, the jobs/housing ratio for the 6-county SCAG region was 1.21:1 (i.e., 1.21 jobs per dwelling unit), and the Ventura County jobs/housing ratio was 1.26:1. Therefore, in 1990 Ventura County as a whole was considered “balanced” with regard to jobs and housing (i.e., within the jobs/housing range of 1.10:1 to 1.34:1). At the same time, however, some “growth” areas of the County were either “jobs rich/housing poor” (e.g., Port Hueneme Growth Area [2.56:1], Thousand Oaks Growth Area [1.76:1], and Ventura Growth Area [1.51:1], Camarillo Growth Area [1.45:1]); or were “jobs poor/housing rich” (e.g., Oak Park Growth Area [0.01:1], Ojai Growth Area [0.60:1], Fillmore Growth Area [0.70:1], Piru Growth Area [0.74:1], Simi Valley Growth Area [0.92:1]), and Moorpark Growth Area [0.96:1].

Based on the 1998 SCAG Regional Transportation Plan forecast, the jobs/household ratio for the 6-county SCAG region for the year 2010 is projected to be 1.44:1 (i.e., 1.44 jobs per household). This number represents a jobs/household “equilibrium” or balance within the SCAG region at that point in time. In order to convert SCAG’s jobs/household ratio to a jobs/housing ratio which could be compared with the VCOG employment and dwelling unit forecasts, it is assumed that there is a 4% difference between *total* dwelling units and *occupied* dwelling units (which are, by definition, households). This assumption incorporates the actual difference that existed in 1990. With this conversion, the jobs/housing ratio for the SCAG region for the year 2010 is projected to be 1.38.

Applying the 10% range to the 2010 jobs/housing ratio for the SCAG region, the “balanced” ratio would be between 1.24:1 and 1.52:1). Under this assumption, a ratio lower than 1.24:1 represents excess housing (“housing rich/jobs poor”), and a ratio higher than 1.52:1 represents excess jobs (“jobs rich/housing poor”).

By the year 2010, Ventura County is projected to remain “balanced” with an overall jobs/housing ratio of 1.30:1. However, the growth areas projected to be “jobs rich/housing poor” in the year 2010 are, in order of the magnitude of the ratio, the Port Hueneme Growth Area [2.08:1], the Thousand Oaks Growth Area [1.65:1] and the Ventura Growth Area [1.51:1]. Conversely, the growth areas that are projected to be “jobs poor/housing rich” in the year 2010 are the Ahmanson Ranch Area [0.53:1], Oak Park Growth Area [0.16:1], Piru Growth Area [0.45:1], Ojai Growth Area [0.61:1], and Santa Paula Growth Area [0.86:1].

The above approach for calculating jobs/housing ratios is based on the *cumulative total* approach, in which existing and new jobs, and existing and new housing, are combined and then compared by use of a ratio. To redress jobs/housing imbalances using this approach, one policy option would be to attempt to eliminate or substantially reduce jobs/housing imbalances within a geographical area in a relatively short period of time (20 or 30 years). However, as indicated in the VMT Reduction Final Report, the implementation of such a policy could cause major housing market disruptions and may actually increase VMT over the short term. If, for example, a “housing rich” city attempts to add substantially more jobs than housing units, residents currently working outside the city would not necessarily change jobs to work within the city, nor would they necessarily move outside the city to be closer to their current job. In the short term, new employees seeking housing within the city would face a housing shortage, even though the city would be classified as “balanced.”

Another approach for calculating jobs/housing ratios is based on the *incremental change* in jobs and housing between 1998 and 2010. This method assumes that if the goal of “jobs/housing balance” is to be achieved by individual jurisdictions without causing housing market disruptions, then increases in jobs should be matched by corresponding increases in the housing supply. Because this method would be less dependent on the job and housing choices of existing residents or of other communities, it would be less disruptive to housing markets. However, this approach does relatively little to rectify the current jobs/housing imbalances of individual jurisdictions. Some combination of the cumulative total and incremental change approaches, along with inter-jurisdictional cooperation, is needed to achieve overall, long-term balance with a minimum of short-term disruption.

The incremental changes in jobs and housing units from 1998 to 2010 for each jurisdiction are shown in [Figure 3.4.3](#). The jobs/housing ratio for these incremental changes is shown in the right-hand column. As can be seen, the incremental changes for the County as a whole are relatively “balanced” between 1998 and 2010 [1.44:1]. Among jurisdictions, the following are projected to grow in a “jobs rich/housing poor” manner: Moorpark [9.48:1], Thousand Oaks [2.21:1], Ventura [1.94:1], Simi Valley [1.85:1]. On the other hand, the incremental change for unincorporated area is relatively “jobs poor/housing rich” [0.64:1].

Based on the above ratios (using either approach), it appears that several jurisdictions have adopted employment forecasts which are in conflict with the suggested jobs/housing balance measures contained in the VMT Reduction Final Report. If implementation of these measures is to be successful, jurisdictions will need to individually and collectively: (1) revisit the report, (2) begin a focused discussion on whether jobs/housing strategies and/or policies should be adopted, and (3) begin incorporating these strategies and/or policies into their forecasting process and land use plans.

Because of the above Jobs/Housing issues, the County Goals, Policies and Programs document contains goals and policies that require jobs/housing balance issues to be addressed. Goal 3.4.1-6 requires that the County:

“Provide for the orderly distribution of employment opportunities within the County commensurate with housing opportunities.”

In addition, Policy 3.4.2-8 states:

“As Area Plans are prepared or updated, or applications for employment-generating developments of 30 or more full-time employees are received, planned industrial and commercial areas/developments shall be evaluated to assess the impact on jobs/housing balance within the region.”

**Figure 3.4.1  
Employment Forecast**

Area	Estimate 2000	Forecast 2005	Forecast 2010	Forecast 2015	Forecast 2020
Camarillo Area	35,808	36,870	38,041	39,213	40,384
(Camarillo City)	(31,414)	(32,198)	(32,982)	(34,433)	(36,117)
Fillmore Area	4,387	5,033	5,678	6,324	6,969
(Fillmore City)	(3,624)	(4,213)	(4,800)	(5,410)	(6,117)
Las Posas Area	1,320	1,325	1,330	1,335	1,340
Moorpark Area	7,949	9,500	11,720	13,604	13,673
(Moorpark City)	(7,513)	(9,044)	(11,219)	(13,035)	(13,035)
North Half Area	37	43	49	54	60
Oak Park Area	840	880	920	960	1,000
Ojai Area	6,686	6,790	6,894	6,998	7,102
(Ojai City)	(3,620)	(3,802)	(4,015)	(4,179)	(4,368)
Oxnard Area	71,716	74,965	76,762	82,274	88,915
(Oxnard City)	(51,951)	(55,093)	(56,831)	(62,162)	(68,350)
Piru Area	427	470	512	577	619
Port Hueneme Area	16,870	17,154	17,438	17,721	18,005
(Port Hueneme City)	(16,496)	(16,710)	(16,924)	(17,138)	(17,352)
Santa Paula Area	9,394	10,497	11,599	12,702	13,821
(Santa Paula City)	(6,829)	(7,802)	(8,775)	(9,748)	(10,720)
Simi Valley Area	34,128	41,668	49,211	56,754	64,333
(Simi Valley City)	(33,944)	(41,444)	(48,944)	(56,444)	(63,944)
Thousand Oaks Area	71,320	76,288	80,610	84,592	89,213
(Thousand Oaks City)	(69,810)	(74,646)	(78,849)	(82,718)	(87,208)
Ventura Area	60,965	64,931	67,097	71,560	76,827
(Ventura City)	(57,604)	(61,343)	(63,381)	(67,590)	(72,474)
Ahmanson Ranch Area	0	0	0	0	0
(Incorporated Total)	(282,805)	(306,295)	(326,720)	(352,857)	(379,685)
Unincorporated Total	39,042	40,119	41,141	41,811	42,676
<b>Ventura County Total</b>	<b>321,847</b>	<b>346,414</b>	<b>367,861</b>	<b>394,668</b>	<b>422,261</b>

(Numbers in Parentheses) = City numbers

Source: VCOG September, 2000.

Tables were modified to reflect Census 2000 data, removal of the Growth/Non-growth Areas and sale of Ahmanson Ranch.

**Figure 3.4.2  
Employment/Housing Forecast**

Area	Estimate 2000	Forecast 2005	Forecast 2010	Forecast 2015	Forecast 2020
Camarillo Area	1.41	1.32	1.26	1.25	1.23
(Camarillo City)	(1.43)	(1.39)	(1.32)	(1.31)	(1.32)
Fillmore Area	1.00	1.03	1.05	1.02	0.99
(Fillmore City)	(0.94)	(0.98)	(1.01)	(0.97)	(0.96)
Las Posas Area	1.23	1.11	1.08	1.05	1.02
Moorpark Area	0.84	0.97	1.17	1.33	1.06
(Moorpark City)	(0.83)	(0.97)	(1.18)	(1.34)	(1.05)
North Half Area	0.07	0.11	0.12	0.13	0.13
Oak Park Area	0.16	0.16	0.16	0.17	0.18
Ojai Area	0.59	0.55	0.53	0.52	0.50
(Ojai City)	(1.12)	(1.12)	(1.12)	(1.10)	(1.08)
Oxnard Area	1.44	1.45	1.39	1.39	1.39
(Oxnard City)	(1.15)	(1.18)	(1.13)	(1.16)	(1.18)
Piru Area	0.66	0.58	0.58	0.43	0.44
Port Hueneme Area	2.06	2.04	2.08	2.11	2.14
(Port Hueneme City)	(2.09)	(2.02)	(2.04)	(2.07)	(2.10)
Santa Paula Area	1.03	0.99	1.02	1.03	1.05
(Santa Paula City)	(0.82)	(0.81)	(0.84)	(0.87)	(0.89)
Simi Valley Area	0.88	0.95	1.05	1.17	1.28
(Simi Valley City)	(0.91)	(0.98)	(1.09)	(1.21)	(1.32)
Thousand Oaks Area	1.55	1.63	1.64	1.69	1.78
(Thousand Oaks City)	(1.63)	(1.66)	(1.69)	(1.76)	(1.85)
Ventura Area	1.46	1.49	1.49	1.53	1.59
(Ventura City)	(1.45)	(1.48)	(1.48)	(1.53)	(1.60)
Ahmanson Ranch Area	0.00	0.00	0.00	0.00	0.00
(Incorporated Total)	(1.29)	(1.31)	(1.33)	(1.38)	(1.41)
Unincorporated Total	1.21	1.15	1.12	1.05	1.04
<b>Ventura County Total</b>	<b>1.28</b>	<b>1.29</b>	<b>1.30</b>	<b>1.33</b>	<b>1.35</b>

(Numbers in Parentheses) = City numbers

Source: VCOG September, 2000.

Tables were modified to reflect Census 2000 data, removal of the Growth/Non-growth Areas and sale of Ahmanson Ranch.

**Figure 3.4.3  
Incremental Change in Employment/Housing Balance (2000-2020)**

Area	Census Housing 4/1/2000	Housing 2020	2000-2020 Increase	Employment 2000	Employment 2020	2000-2020 Increase	Incremental E/H Balance
Camarillo Area	25,443	32,779	7,336	35,808	40,384	4,576	0.62
(Camarillo City)	(21,946)	(27,400)	(5,454)	(31,414)	(36,117)	(4,703)	(0.86)
Fillmore Area	4,387	7,009	2,622	4,387	6,969	2,582	0.98
(Fillmore City)	(3,852)	(6,342)	(2,490)	(3,624)	(6,117)	(2,493)	(1.00)
Las Posas Area	1,072	1,314	242	1,320	1,340	20	0.08
Moorpark Area	9,458	12,958	3,500	7,949	13,673	5,724	1.64
(Moorpark City)	(9,094)	(12,407)	(3,313)	(7,513)	(13,035)	(5,522)	(1.67)
North Half Area	563	455	108	37	60	23	0.21
Oak Park Area	5,123	5,665	542	840	1,000	160	0.30
Ojai Area	11,289	14,128	2,839	6,686	7,102	416	0.15
(Ojai City)	(3,229)	(4,062)	(833)	(3,620)	(4,368)	(748)	(0.90)
Oxnard Area	49,766	64,077	14,311	71,716	88,915	17,199	1.20
(Oxnard City)	(45,166)	(58,066)	(12,900)	(51,951)	(68,350)	(16,399)	(1.27)
Piru Area	651	1,045	394	427	596	169	0.43
Port Hueneme Area	8,173	8,397	224	16,870	18,005	1,135	5.07
(Port Hueneme City)	(7,908)	(8,277)	(369)	(16,496)	(17,352)	(856)	(2.32)
Santa Paula Area	9,101	13,124	4,023	9,394	13,821	4,427	1.10
(Santa Paula City)	(8,341)	(12,068)	(3,727)	(6,829)	(10,720)	(3,891)	(1.04)
Simi Valley Area	38,858	50,304	11,446	34,128	64,333	30,205	2.64
(Simi Valley City)	(37,272)	(48,265)	(10,993)	(33,944)	(63,944)	(30,000)	(2.73)
Thousand Oaks Area	45,906	50,148	4,242	71,320	89,213	17,893	4.22
(Thousand Oaks City)	(42,958)	(47,216)	(4,258)	(69,810)	(87,208)	(17,398)	(4.09)
Ventura Area	41,786	48,221	6,435	60,965	76,827	15,862	2.46
(Ventura City)	(39,803)	(45,389)	(5,586)	(57,604)	(72,474)	(14,870)	(2.66)
Ahmanson Ranch Area	134	134	0	0	0	0	0.00
(Incorporated Total)	(219,569)	(269,492)	(49,923)	(282,805)	(379,685)	(96,880)	(1.94)
Unincorporated Total	32,141	40,266	8,125	39,042	42,553	3,511	0.43
<b>Countywide Total</b>	<b>251,710</b>	<b>309,758</b>	<b>58,048</b>	<b>321,847</b>	<b>422,238</b>	<b>100,391</b>	<b>1.73</b>

(Numbers in Parentheses) = City numbers

Source: VCOG September, 2000.

Tables were modified to reflect Census 2000 data, removal of the Growth/Non-growth Areas and sale of Ahmanson Ranch.