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Please Note

- Spanish interpretation will be available.
- All participant microphones will be muted during the webinar.
- Please type all questions into the Q&A box.
- Answers will either be provided in the Q&A box or will be answered directly by the presenter.





*A Plan for Housing County of Ventura Residents
for the Next Eight Years (2021-2029)*

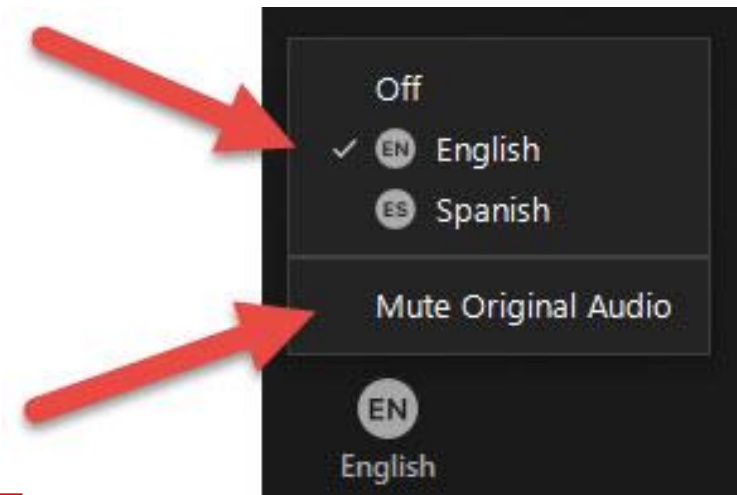
Affirmatively Furthering Fair Housing

August 4, 2021

Draft Housing Element

🌐 For Spanish Translation

- For Desktop users,
 1. Click **Interpretation**
 2. Select the language
 3. (Optional) Click **Mute Original Audio**, to only hear Spanish translation
- For smart phone users,
 1. Tap **More**
 2. Tap **Language Interpretation**
 3. Select the language
 4. (Optional) Tap the toggle to **Mute Original Audio**



Mute



Chat



Raise Hand



Q&A



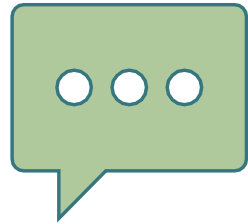
Interpretation

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Zoom Comments/Questions? Send message using Q&A

How to Participate



Submit Project Comments/ Questions During the Meeting:

- Use the Q&A Feature
- Email: Ruchita.Kadokia@ventura.org



Having Issues With Zoom During The Meeting?

- Send message in Q&A



Zoom Meeting Controls - Desktop

Use Q&A window to
send comments/
questions

Send questions to
everyone or choose
your recipient here

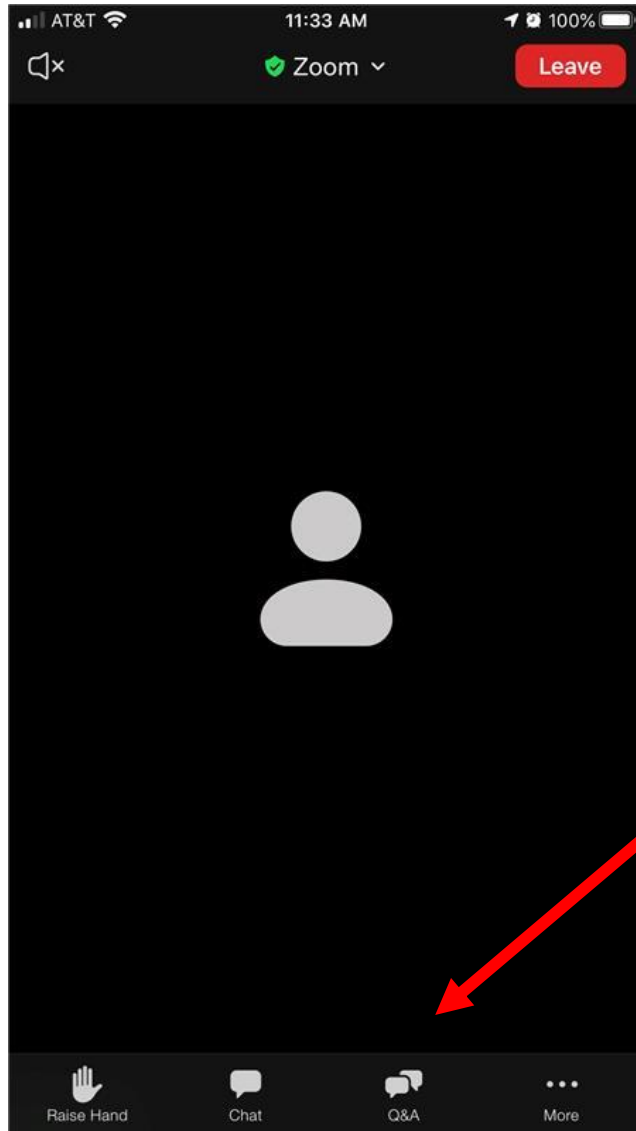


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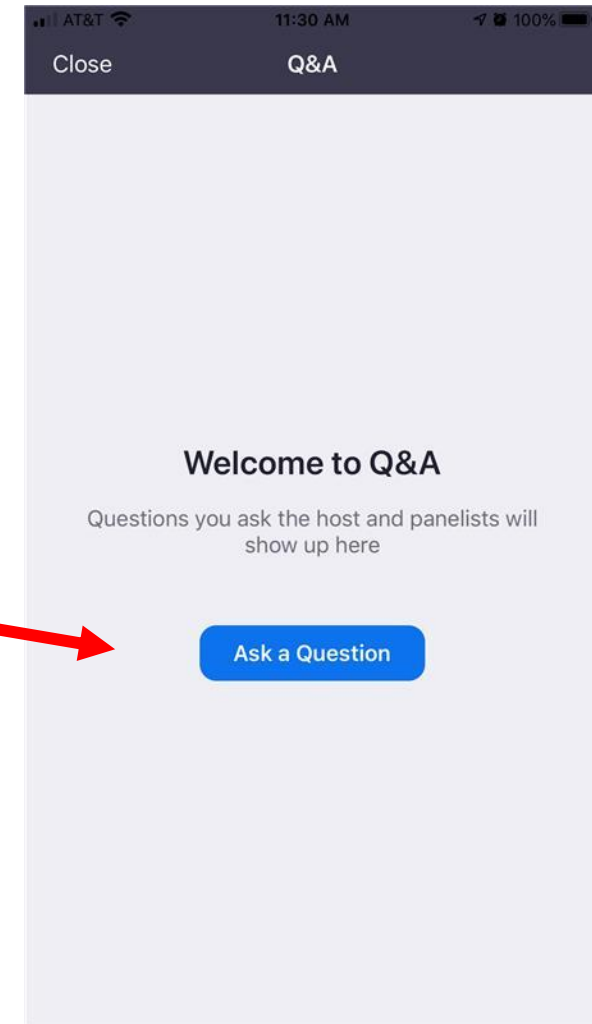
Zoom Comments/Questions? Send message using Q&A

Zoom Meeting Controls



First click,
“More”

Access the Q&A
window to send
comments/
questions



Workshop Presenters



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Webinar Recording and Summary of Questions will be made available on the project website:
www.vcrma.org/housing-element-update

Meeting Agenda

- 1) **Housing Element Update**
- 2) **What is Fair Housing?**
- 3) **Affirmatively Furthering Fair Housing**
- 4) **Staff's Fair Housing Assessment**
- 5) **Fair Housing Issues, Contributing Factors, and Meaningful Actions**





Housing Element Update

Housing Element Update Project Timeline



First Submittal
HCD 60-day Review
March 2021



Second Submittal
HCD 60-day Review
June 2021



Planning Commission
Hearing
September 2021



HCD Certification
Fall/Winter 2021

2021

Hearing on Draft
Housing Element
February 2021



AFFH Guidance
Released
April 2021




AFFH Public Outreach
August 2021



Board of Supervisors
Hearing
October 2021





What is Fair Housing?

Fair Housing Act (1968)

Prohibits discrimination concerning the sale, rental, and financing of housing based on:

- Race
- Religion
- National origin
- Sex/gender
- Disability (1988)
- Family status (1988)





**Affirmatively
Furthering Fair
Housing**

Affirmatively Furthering Fair Housing

AB 686 (2018) defines Affirmatively Furthering Fair Housing as...

“Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

What is Affirmatively Furthering Fair Housing?

“Meaningful actions” must aim to accomplish the following:

1. Address significant disparities in housing needs and in access to opportunity;
2. Replace segregated living patterns with truly integrated and balanced living patterns;
3. Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
4. Foster and maintain compliance with civil rights and fair housing laws.



Staff Fair Housing Assessment

Staff Assessment of Fair Housing

The following five categories must be assessed:



Fair Housing
Enforcement
& Outreach



Segregation
& Integration



Disparities in
Access to
Opportunity



Disproportionate
Housing Needs/
Displacement



Racially /
Ethnically
Concentrated
Poverty

Staff Assessment of Fair Housing

- Ability to disseminate information related to fair housing and provide outreach and education.
- Ability to address compliance with fair housing laws, including a discussion of any findings, lawsuits, enforcement actions, settlements, or judgements.



Fair Housing
Enforcement & Outreach

Staff Assessment of Fair Housing

The County contracts with the Housing Rights Center to provide the following services:

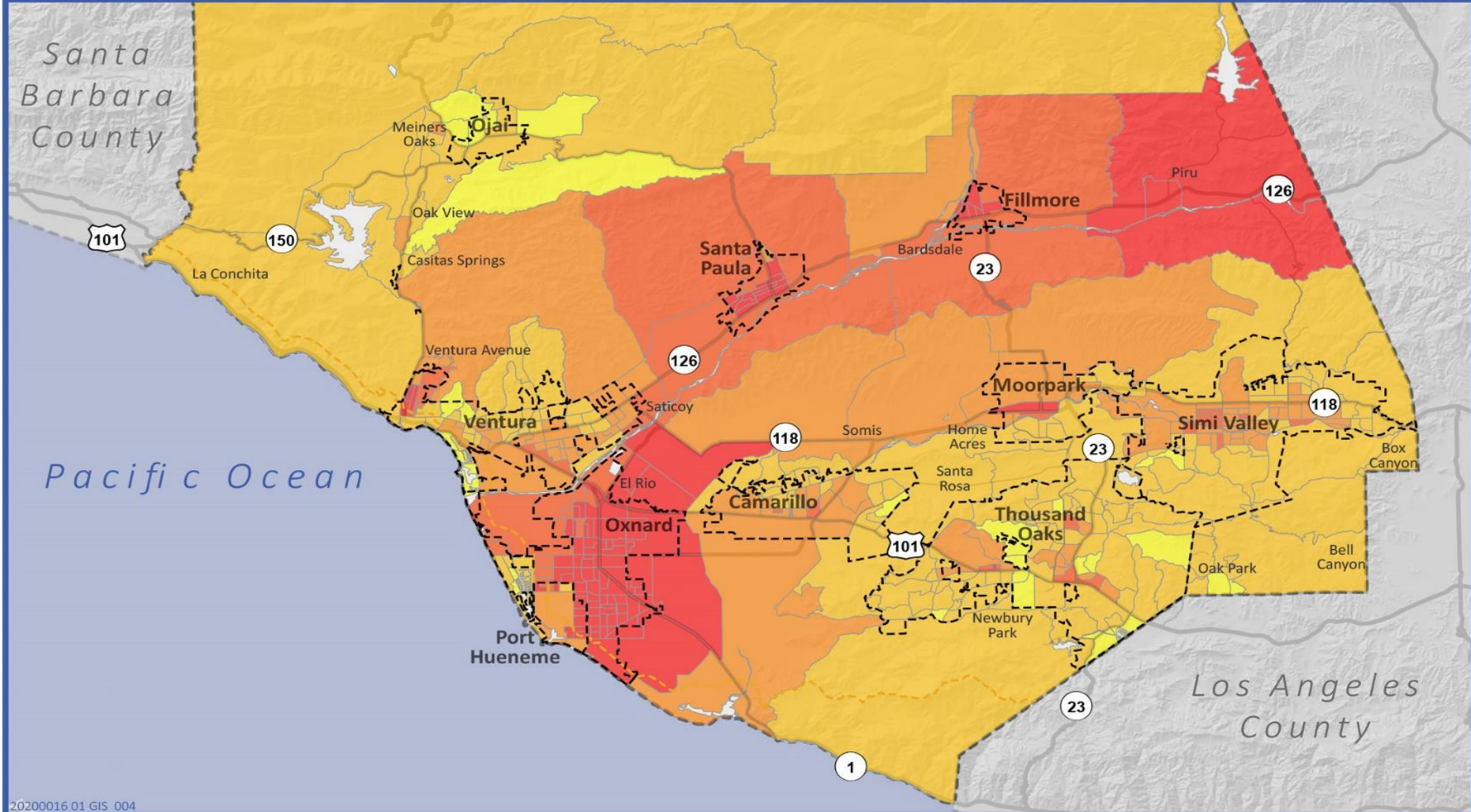
- Free landlord/tenant counseling;
- Housing discrimination investigation; and
- Community outreach and education on fair housing laws.

Staff Assessment of Fair Housing

- Race
- Ethnicity
- Familial Status
- Persons with disabilities
- Income



Segregation &
Integration



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Figure 0-0:
Percent of Total Non-White Population

Map Date: May 28, 2021
 Source: California Department of Housing and Community Development, 2021;
 Ventura County, 2021; California Department of Transportation, 2007; USGS, 2013.



Percent of Total Non-White Population

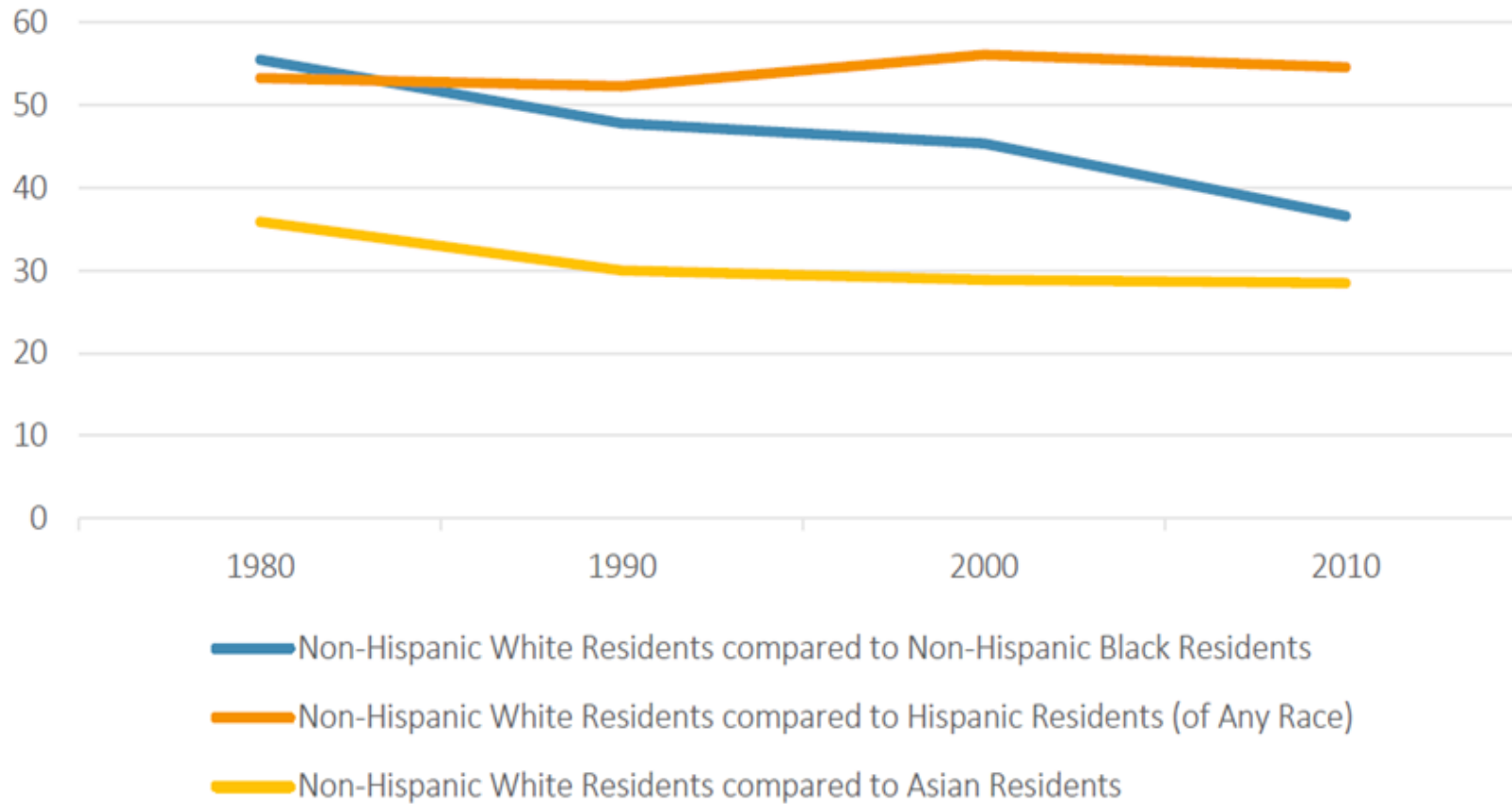
- > 81%
- 61 - 80%
- 41 - 60%
- 21 - 40%
- ≤ 20%

Coastal Zone Boundary

Major Roadways

Cities

Dissimilarity Index

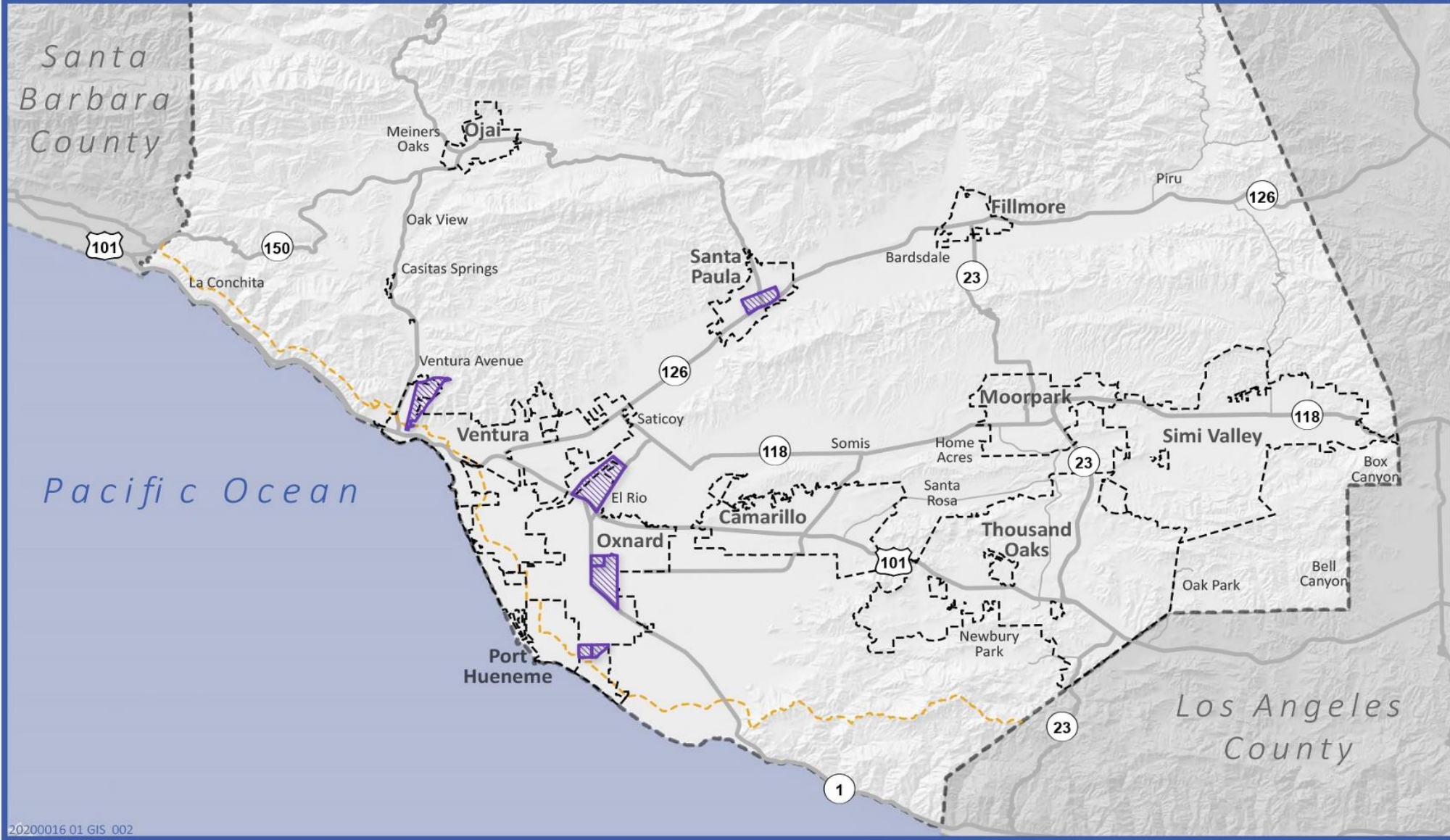


Staff Assessment of Fair Housing

- Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)
- Racially Concentrated Areas of Affluence (RCAA)



Racially/Ethnically
Concentrated Areas of
Poverty



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Figure 0-0:
Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Map

Map Date: May 28, 2021
 Source: California Department of Housing and Community Development, 2021;
 Ventura County, 2021; California Department of Transportation, 2007; USGS, 2013.



- Racially or Ethnically Concentrated Areas of Poverty
- Coastal Zone Boundary
- Major Roadways
- Cities

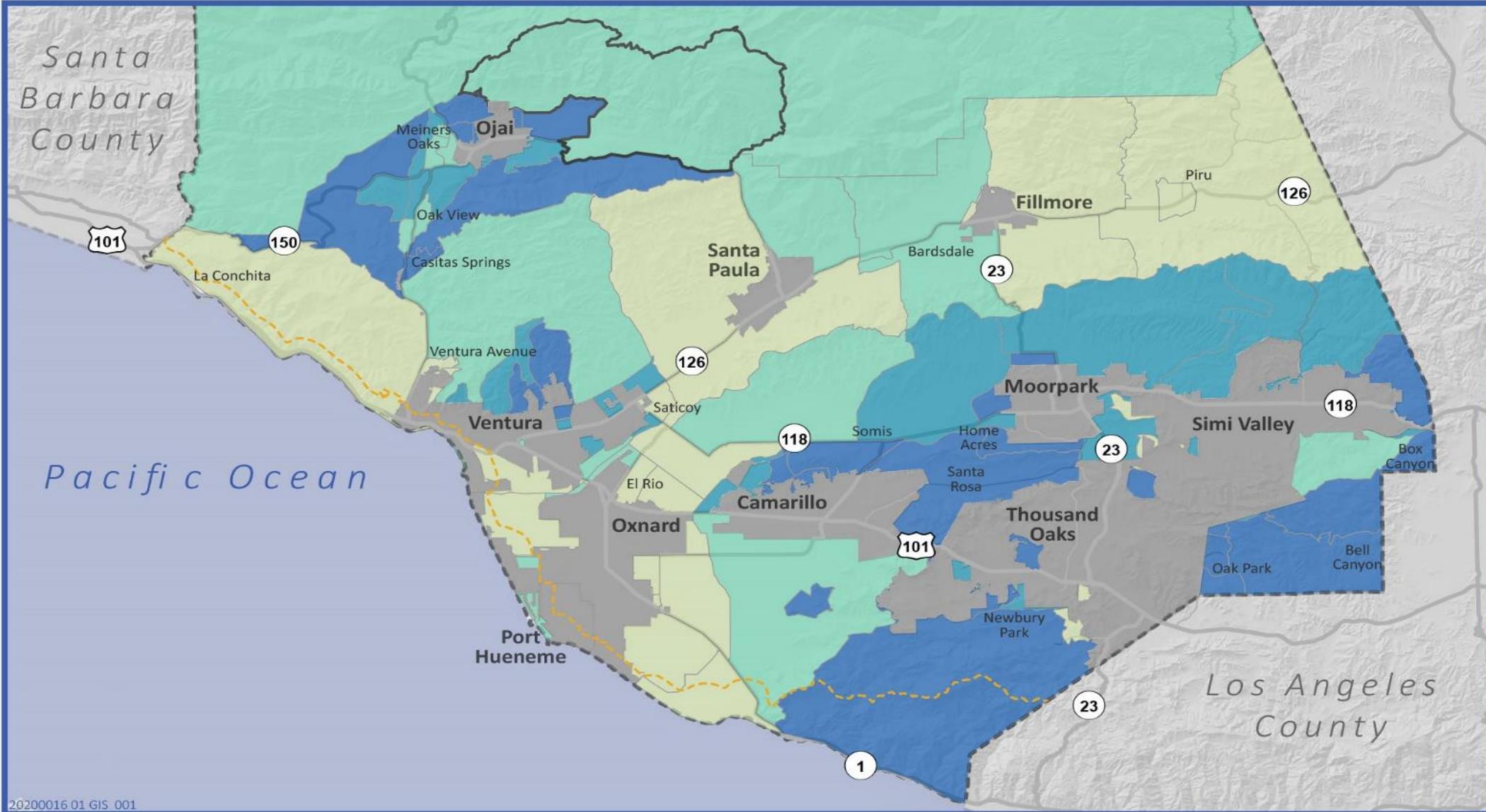
Staff Assessment of Fair Housing

Indices and Individual Variables

- Education
- Transportation
- Economic development and access to jobs
- Healthy environment
- Other additional relevant factors



Disparities in Access to
Opportunity



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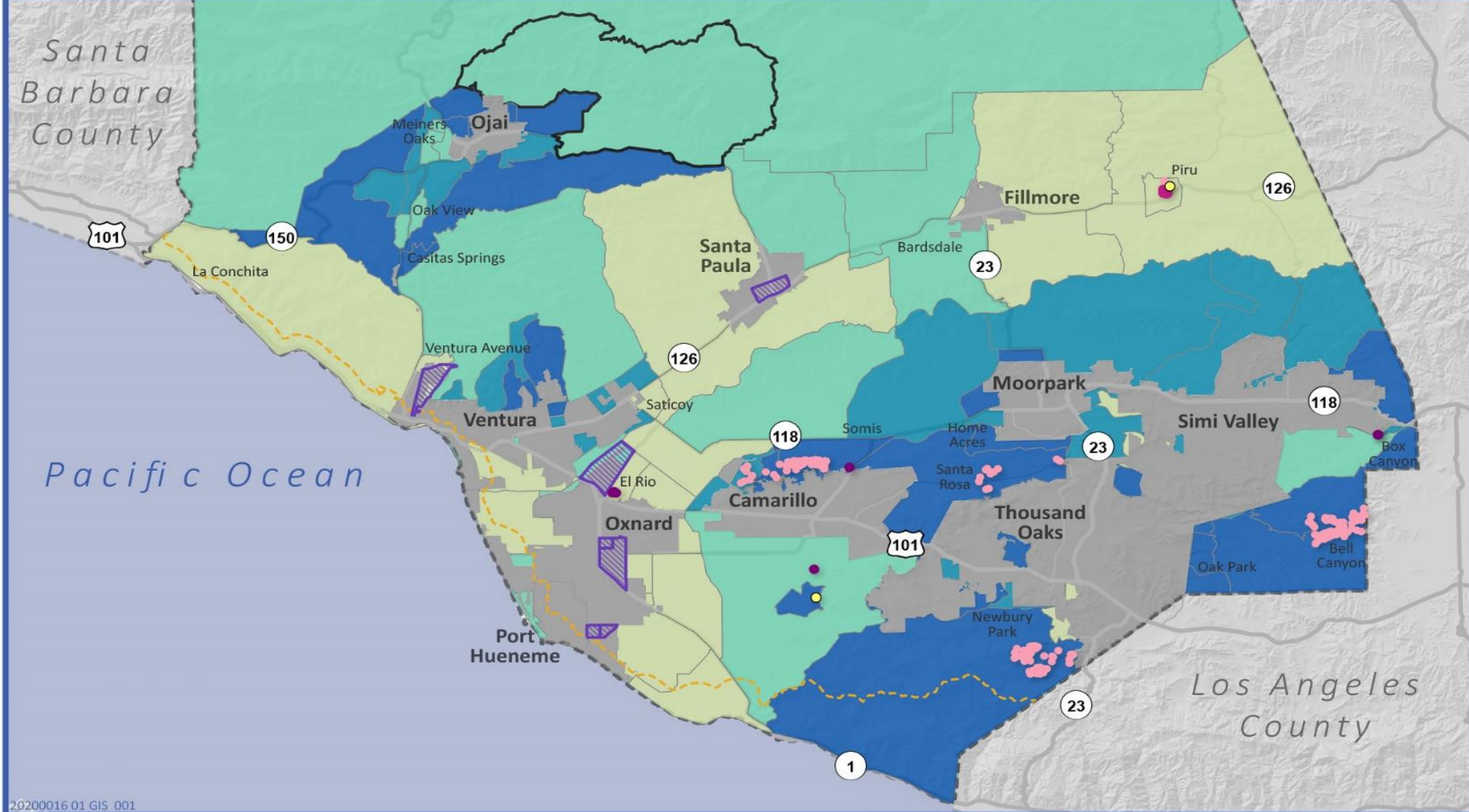
Figure 0-0:
TCAC/HCD Opportunity Area Composite Score

Map Date: May 28, 2021

Source: California Department of Housing and Community Development, 2021;
Ventura County, 2021; California Department of Transportation, 2007; USGS, 2013.

0 5 10 Miles





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Figure 0-0: TCAC/HCD Opportunity Area and Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

Map Date: May 28, 2021

Source: California Department of Housing and Community Development, 2021; Ventura County, 2021; California Department of Transportation, 2007; USGS, 2013.



- Lower-Income Sites
- Moderate-Income Sites
- Above Moderate-Income Sites
- Mixed-Income Sites
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data
- Racially or Ethnically Concentrated Areas of Poverty
- Coastal Zone Boundary
- Major Roadways
- Cities

Staff Assessment of Fair Housing

- Cost Burden & Severe Cost Burden
- Overcrowding
- Substandard Housing
- Homelessness
- Displacement



Disproportionate
Housing Needs,
Including Displacement



Fair Housing Issues and Contributing Factors

Issues Identified

1. Patterns of Segregation, including presence of Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)
2. Disproportionate Access to Homeownership
3. Discrimination in Housing

Patterns of Segregation

Contributing Factors:

- Past racially restrictive covenants and school district gerrymandering
- Rural and agricultural communities (along Highway 126) have more affordable housing opportunities
- Infrastructure constraints restrict development of high-density housing in most of the unincorporated County

Patterns of Segregation

Proposed Meaningful Actions:

- Encourage **HomeShare** partnerships to provide affordable housing options in exchange for services, to assist senior resident homeowners. **(Program X)**
- Continue the **rent control program for mobilehome parks**, which provides housing for lower income residents in high resource areas. **(Program B)**
- Encourage **construction of ADUs** to increase supply of affordable housing, especially in high resource areas. **(Programs C and U)**
- **Increase services and amenities** to improve access to opportunity in low resource areas. **(Programs A, D, and E)**
- **Provide training to landlords on fair housing laws** and encourage them to market their rental units in high resource areas to voucher holders. **(Programs L and Q)**

Disproportionate Access to Homeownership

Contributing Factors:

- Unaffordable home prices in coastal communities.
- Costs of repairs or rehabilitation for older housing stock.
- Lack of economic mobility for protected classes.

Proposed Meaningful Actions:

- Provide **down payment assistance** to eligible potential homeowners. **(Program R)**
- Guide eligible homeowners in **identifying resources for rehabilitation** assistance. **(Programs V and W)**

Housing Discrimination

Contributing Factors:

- Lack of community support for high-density affordable housing
- Limited housing opportunities for persons with disabilities

Housing Discrimination

Proposed Meaningful Actions:

- **Increased testing** and more persistent **enforcement of fair housing laws.** (Program L)
- **Actively recruit residents from low-opportunity/disadvantaged communities** to serve or participate on boards, committees and other local government bodies. (Program Y)
- Amend County Ordinances and implement new state housing laws that mandate the use of only **objective standards to approve residential projects,** including projects for the special needs population. (Programs N and T)

Other Programs ?

Based upon the Contributing Factors summarized in this presentation, do you have suggestions on other ways the County could remediate and improve fair housing?



Please visit
www.vcrma.org/housing-element-update
for more information and project updates





Q & A