

# Thanks for joining, the webinar will begin shortly.

## *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)*

# Virtual Community Meeting

August 26, 2020

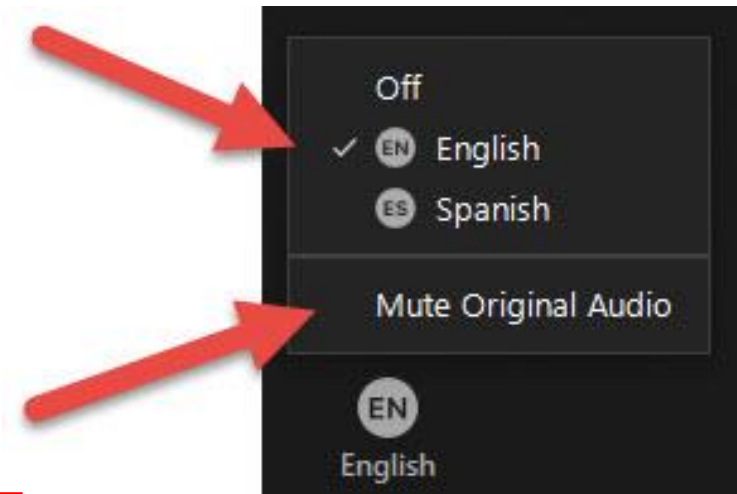
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ASCENT

# 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

Leave



Zoom Comments/Questions? Send message using Q&A

# Workshop Presenters



**Jennifer Butler**

Housing Element Project Manager  
Senior Planner

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**Tricia Maier**

Planning Manager

[Tricia.Maier@ventura.org](mailto:Tricia.Maier@ventura.org)



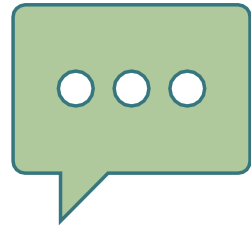
**Chelsey Payne**

Director of Urban Design and Planning  
[Chelsey.Payne@ascentenvironmental.com](mailto:Chelsey.Payne@ascentenvironmental.com)

Webinar Recording and Summary of Questions will be made available on project website:

[www.vcrma.org/housing-element-update](http://www.vcrma.org/housing-element-update)

# How to Participate



## Submit Project Comments/ Questions During the Meeting:

- Use the Q&A Feature
- Email: [Jennifer.Butler@ventura.org](mailto:Jennifer.Butler@ventura.org)



## Having Issues With Zoom During The Meeting?

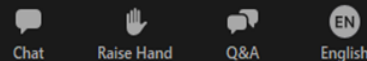
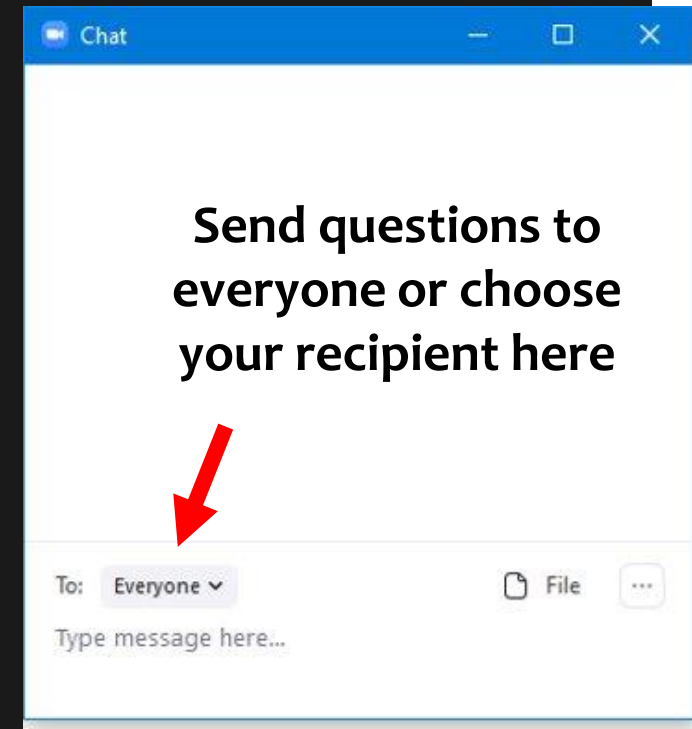
- Send message in Q&A



# Zoom Meeting Controls - Desktop

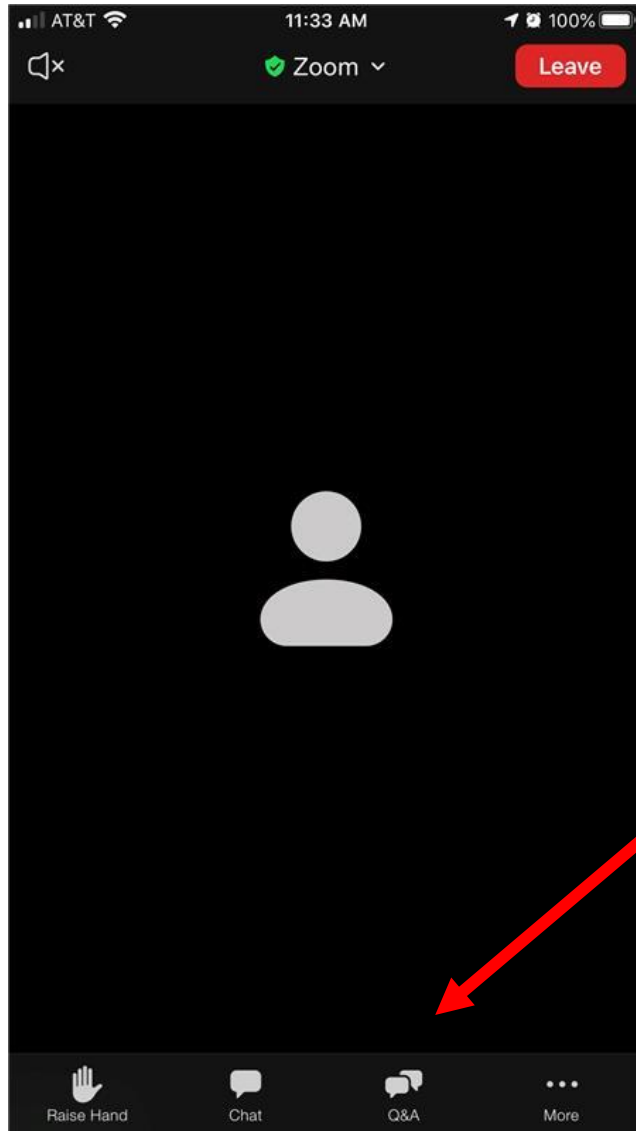
Use Q&A window to  
send comments/  
questions

Send questions to  
everyone or choose  
your recipient here



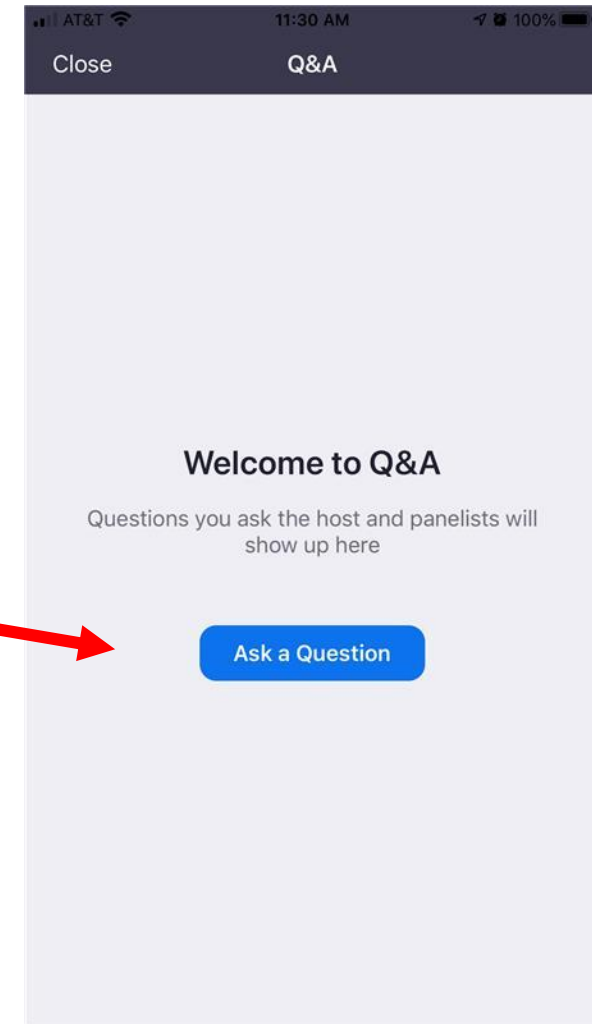
Zoom Comments/Questions? Send message using Q&A

# Zoom Meeting Controls



First click,  
“More”

Access the Q&A  
window to send  
comments/  
questions



Zoom Comments/Questions? Send message using Q&A

# Meeting Agenda

## 1) Topics We Will Cover

- Housing Element Overview
- Housing Needs Assessment
- RHNA Obligation & Strategies
- Project Timeline
- Housing Accomplishments

## 2) Interactive Polling

## 3) Questions & Answers





# INSTANT POLLING

Open a web browser on your smart phone, tablet, or computer

Go to: [Pollev.com/vchousing404](https://Pollev.com/vchousing404)

or Text VCHOUSING404 to 22333 once to join



Questions? Send us a message in the Q&A!

## Polling Question 1

[PollEv.com/vchousing404](https://PollEv.com/vchousing404) or Text VCHOUSING404 to 22333

Which best describes you?

- a. Unincorporated Ventura County Resident
- b. Incorporated City Resident (e.g. Ventura, Ojai, Camarillo, Santa Paula, etc)
- c. Advocate/ Non-profit Organization
- d. Developer
- e. Other



## Polling Question 2

[PollEv.com/vchousing404](https://PollEv.com/vchousing404) or Text VCHOUSING404 to 22333

Do you rent or own your home?

- a. Rent
- b. Own



# Housing Element Overview



Required element of the General Plan



Reviewed and certified by CA Department of Housing and Community Development (HCD) for compliance with State law



8-year State-mandated update schedule



Plan for accommodating the County's "fair share" of the regional housing need

# Housing Element Contents



Analysis of existing and projected housing needs



Inventory of available sites for housing



Analysis of potential constraints on housing



Fair housing analysis (NEW)



Evaluation of previous housing element



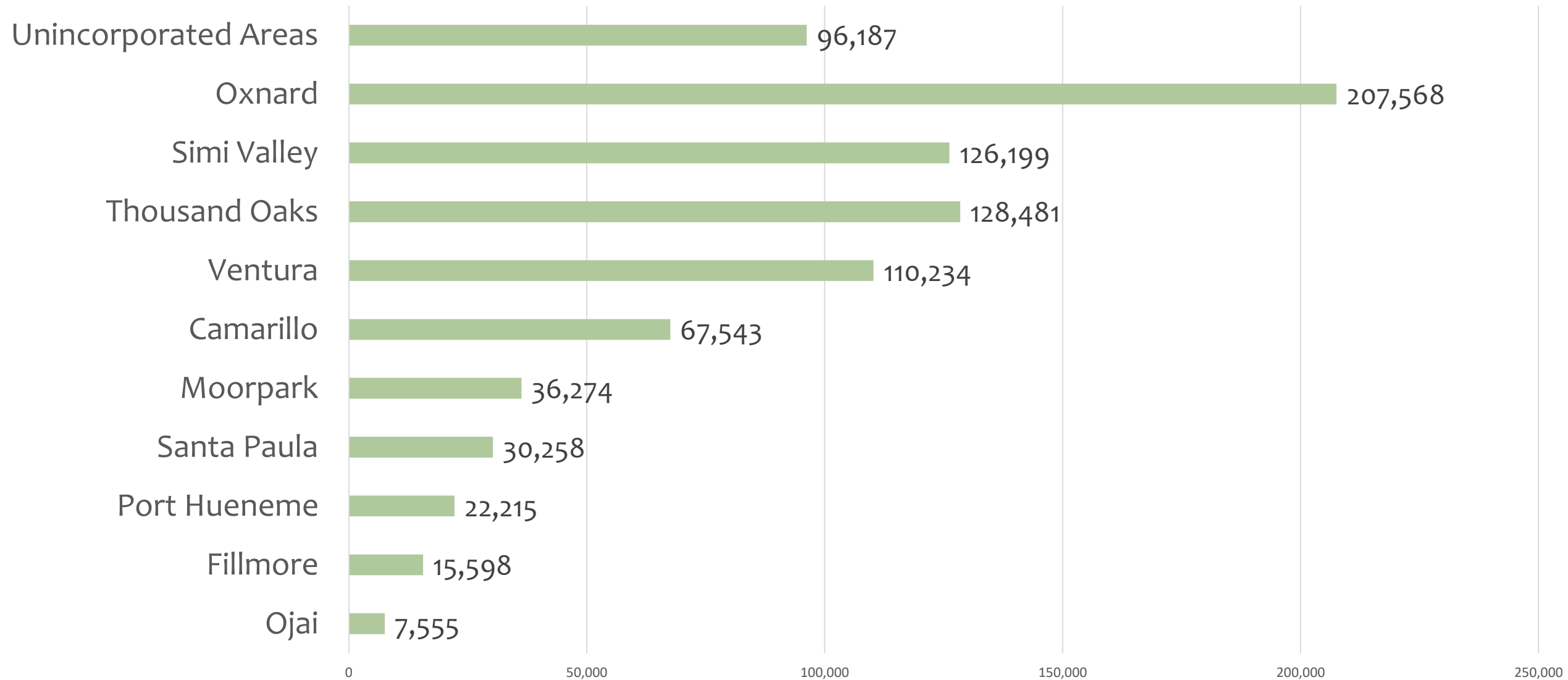
Goals, policies, and implementation programs

- » **Required policy topics:**
  - » Provide adequate housing sites
  - » Assist in development of affordable housing
  - » Remove governmental constraints
  - » Preserve existing affordable housing
  - » Affirmatively further fair housing
  - » Promote accessory dwelling units (NEW)



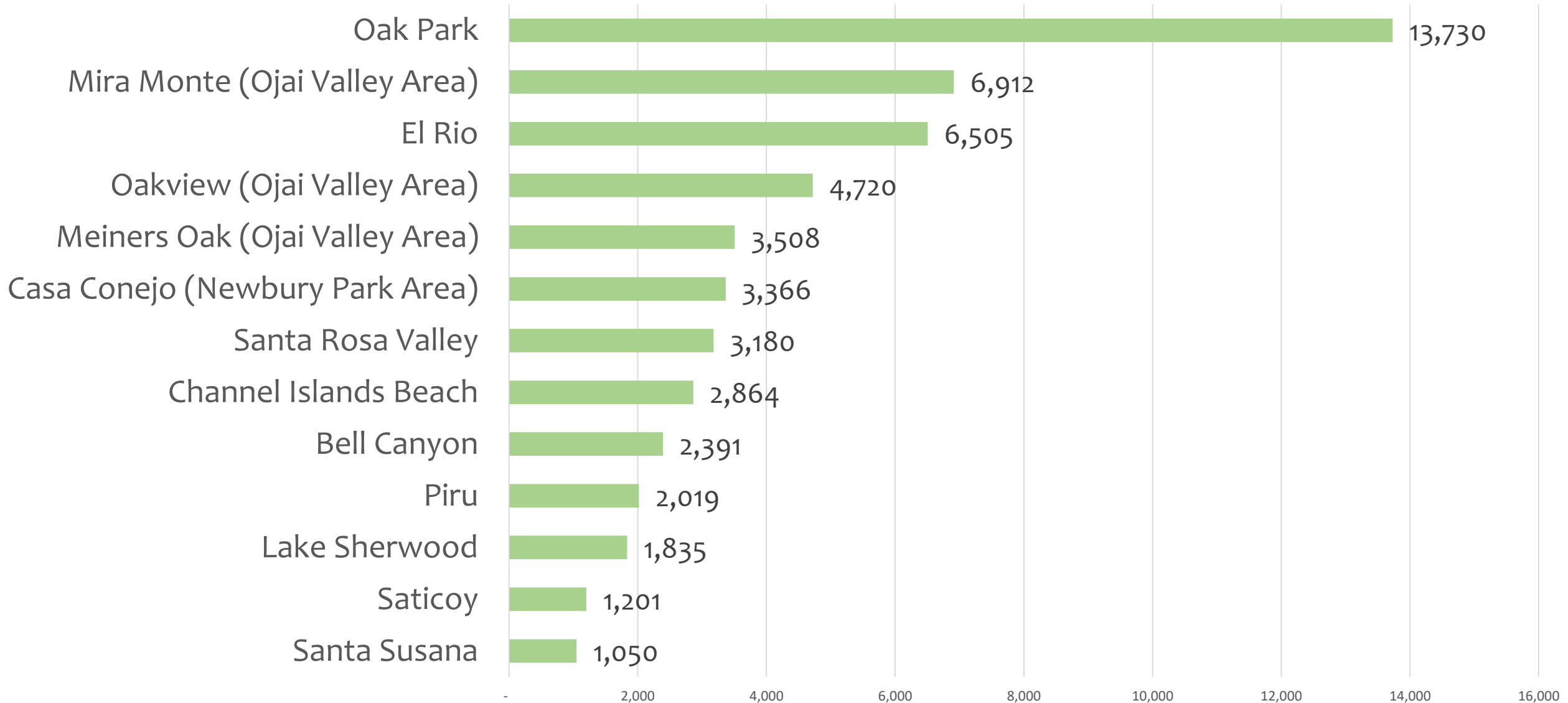
# Housing Needs Assessment

# 2018 Ventura County Total Population



Source: US Census Bureau, 2010 Census. SF1DP1; American Community Survey (ACS) 2014-2018 5-year data. S0101

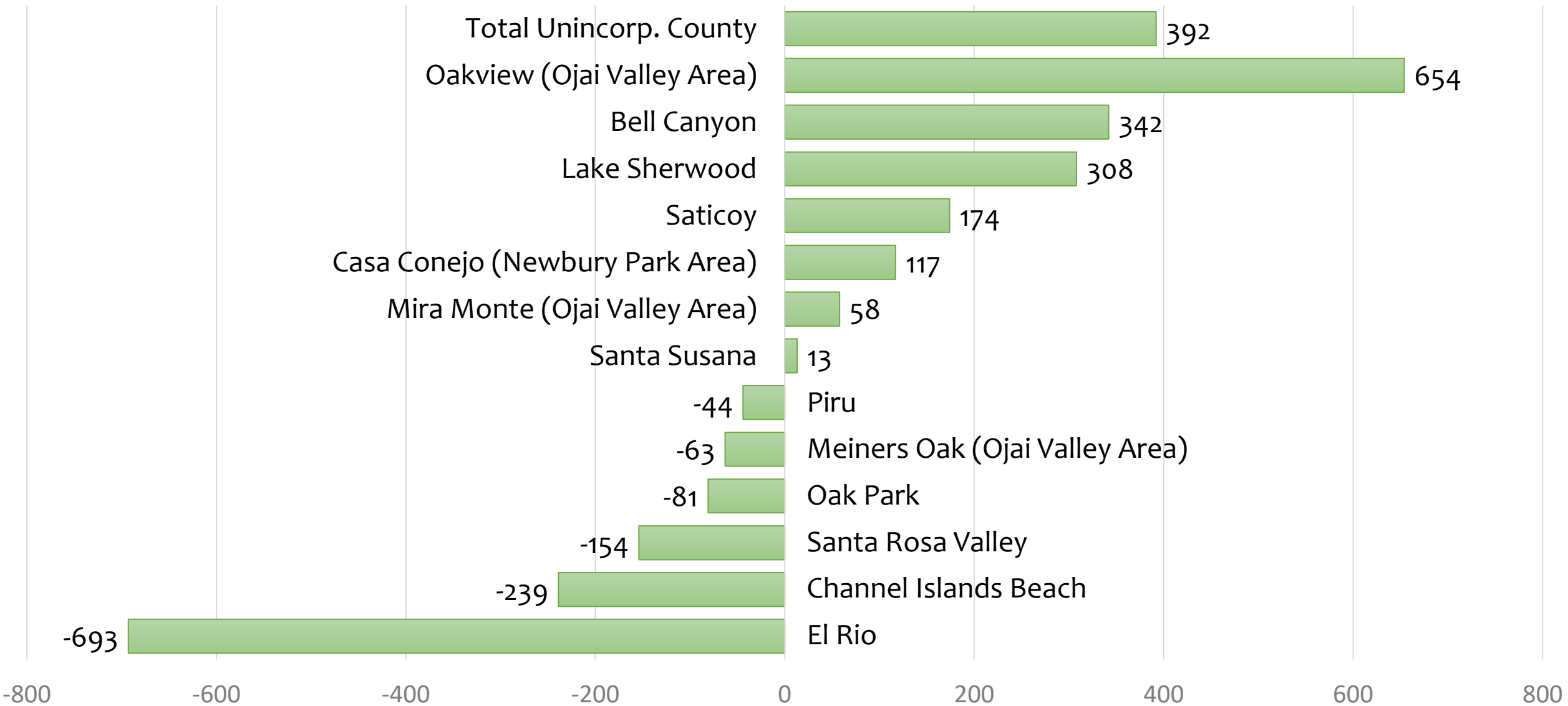
# 2018 Population in Unincorp. Ventura County



Source: US Census Bureau, 2010 Census. SF1DP1; American Community Survey (ACS) 2014-2018 5-year data. S0101



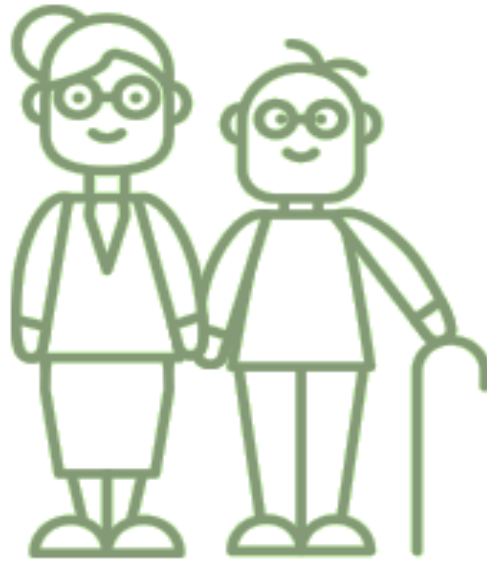
# Population Change in Unincorp. County, 2010-2018



Source: US Census Bureau, 2010 Census. SF1DP1; American Community Survey (ACS) 2014-2018 5-year data. S0101

# Special Needs Population – Seniors

## Age Demographics in County of Ventura



The population of residents 65 years and over increased by 4.2% from 2010 to 2018



The population of residents under 18 years old decreased by 2.5% from 2010 to 2018

# Special Needs Population – Farmworkers

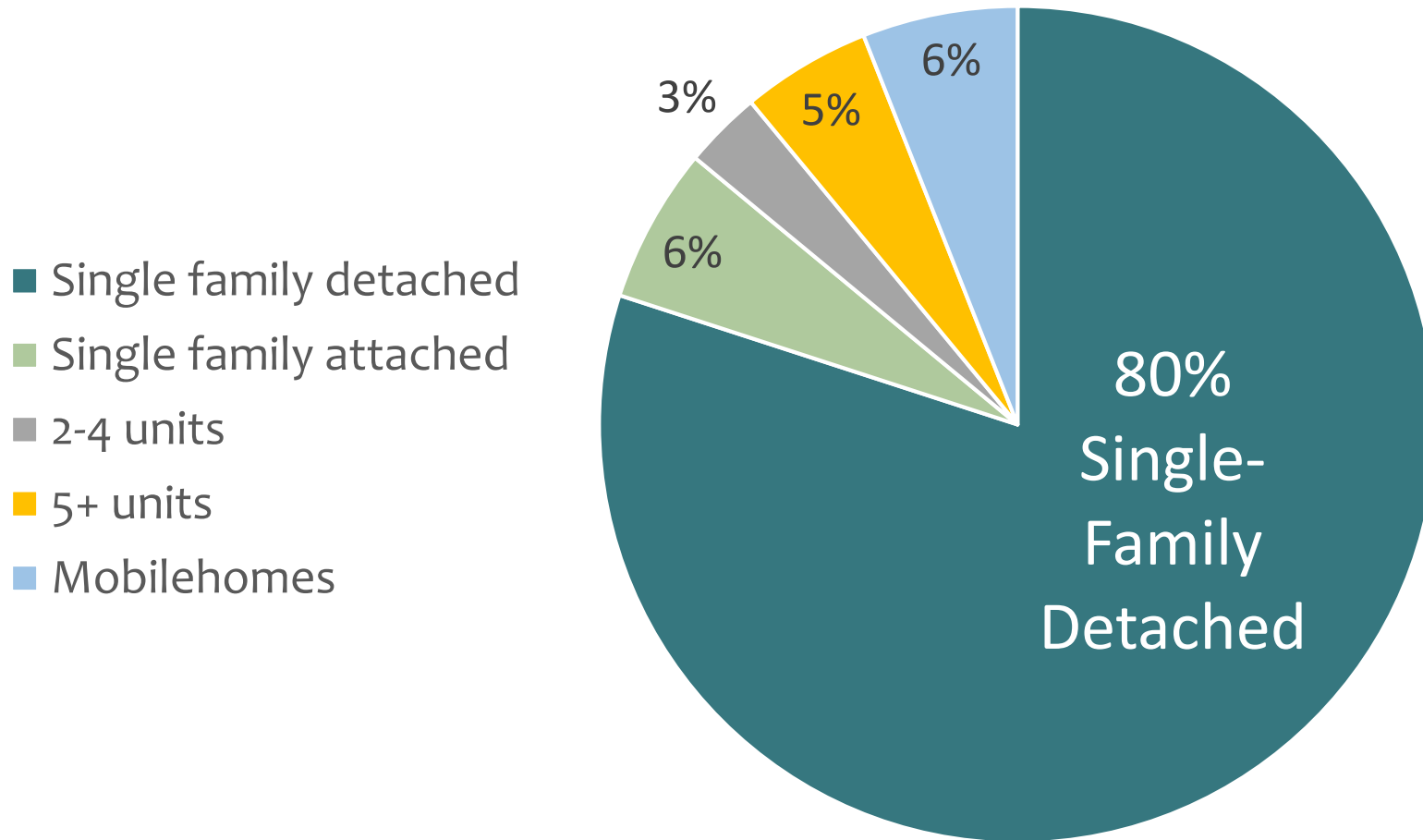
- Est. **18,000-23,000 farmworkers** in County
- Agriculture made up **32.6% of total jobs** in the unincorporated county 2017
- Majority of agricultural laborers are **permanent residents** of the County
- Where do **farmworkers mostly live** in the County?
  - 11 farmworker camps
  - Low-income housing near existing farmland
  - Single family residences with multiple families



Picture location: Valle Naranjal Farmworker Housing, Piru



# Unincorporated County Housing Stock, 2018



Picture location: New housing, Piru



# Housing Affordability

## Ventura County (incl. incorporated Cities)

**\$81,972**

2018 Median  
Household Income



**\$583,000**

Ventura County  
Median Existing Home Sales Price

## Unincorporated County

**\$73,344**

2018 Median  
Household Income



**\$769,000**

Unincorporated  
Median Existing Home Sales Price

**-\$8,628**

Lower Household  
Income

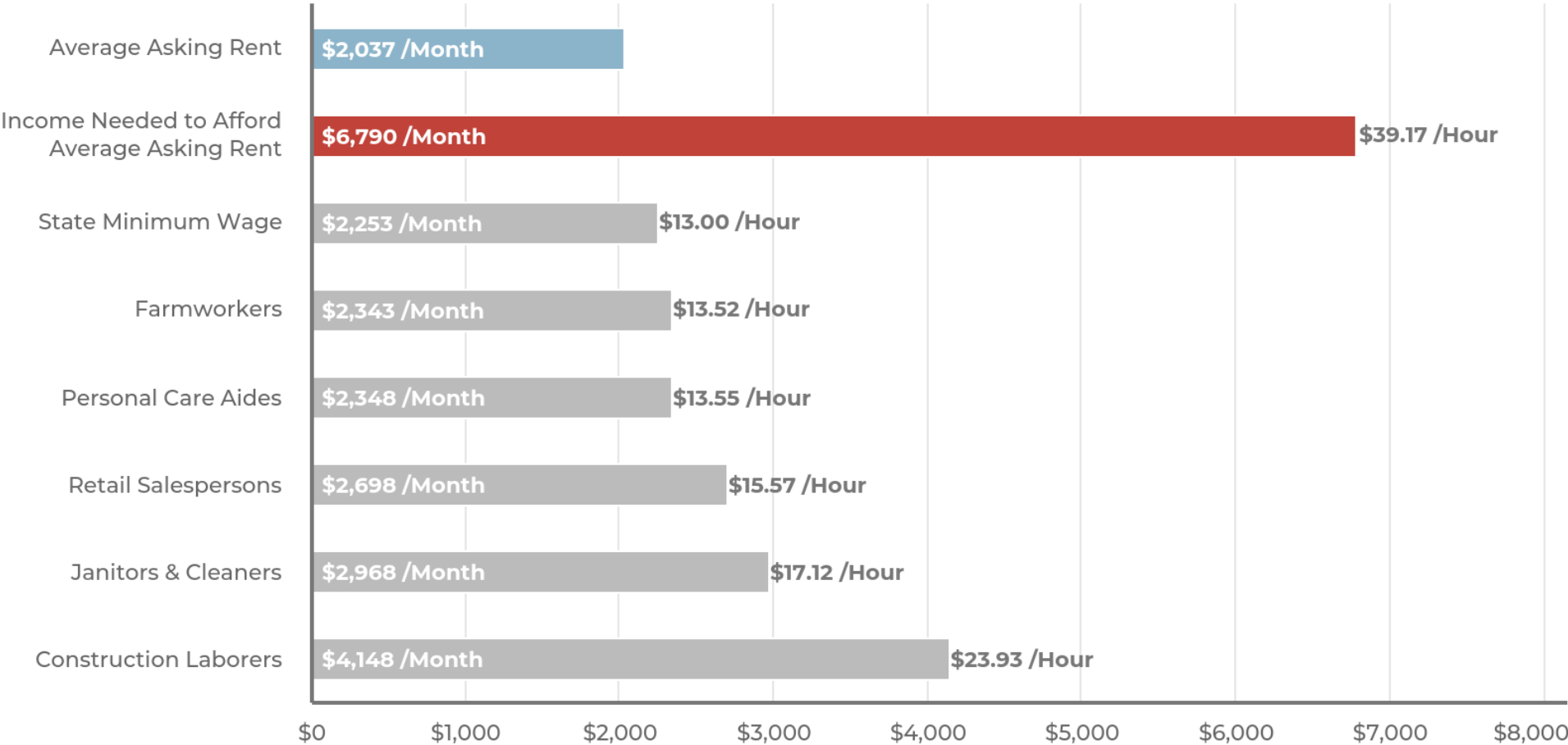
**+\$186,000**

Higher Home Sales Price

# Housing Affordability

## WHO CAN AFFORD TO RENT (2020)

Renters need to earn **3 times** minimum wage to afford the average two-bedroom asking rent in Ventura County.



# Tenure and Overpayment in Ventura County

**68% of households own their home**

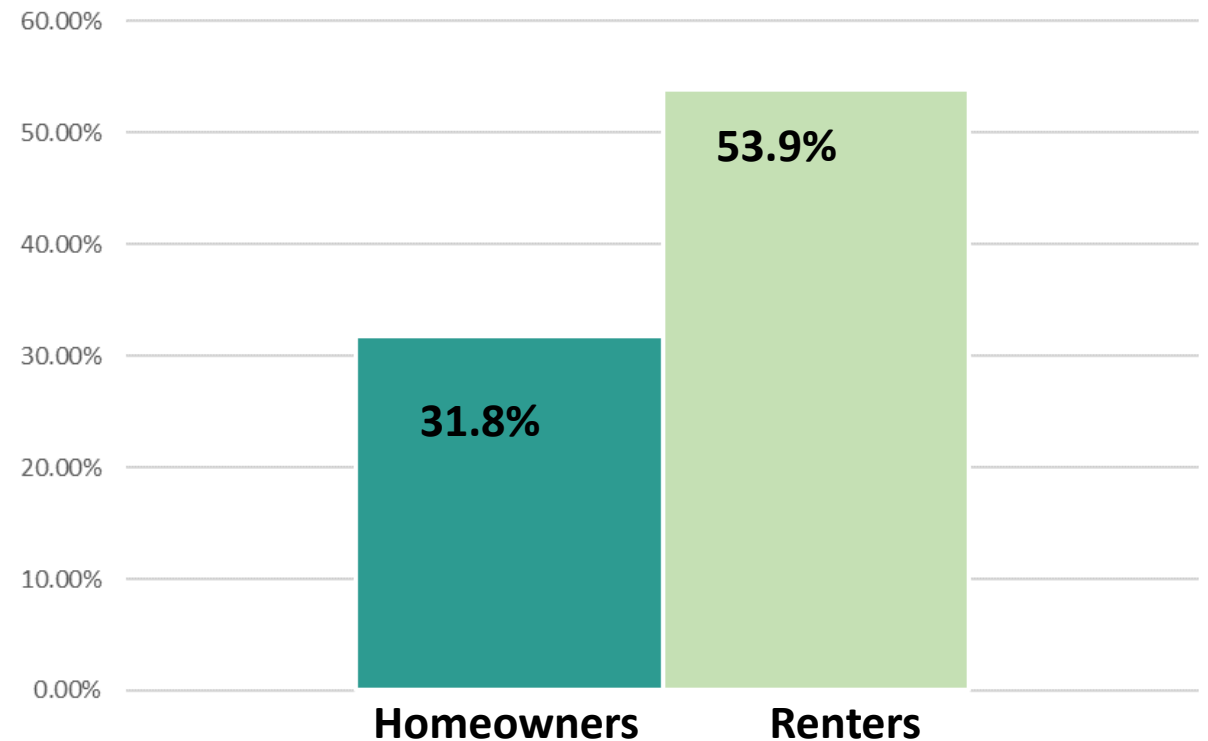
(compared to 54.6% statewide)



## Cost-Burden / Overpayment

- 54% of renter households are cost-burdened

Ventura County Cost-Burdened Households: 2016



# INSTANT POLLING

Open a web browser on your smart phone, tablet, or computer

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Questions? Send us a message in the Q&A!



### Polling Question 3

[PollEv.com/vchousing404](https://poll-ev.com/vchousing404) or Text VCHOUSING404 to 22333

**Which of the following are TRUE for you, if any? (choose all that apply)**

- a. Struggling to pay for rent or mortgage
- b. Worried about my rent increasing
- c. Looking to relocate outside Ventura County due to limited local affordable housing options
- d. Living with a family member or a friend
- e. A family member(s) is living with us
- f. Lack funding to make necessary home repairs
- g. None of these





**Development  
Policies Unique to  
Ventura County**



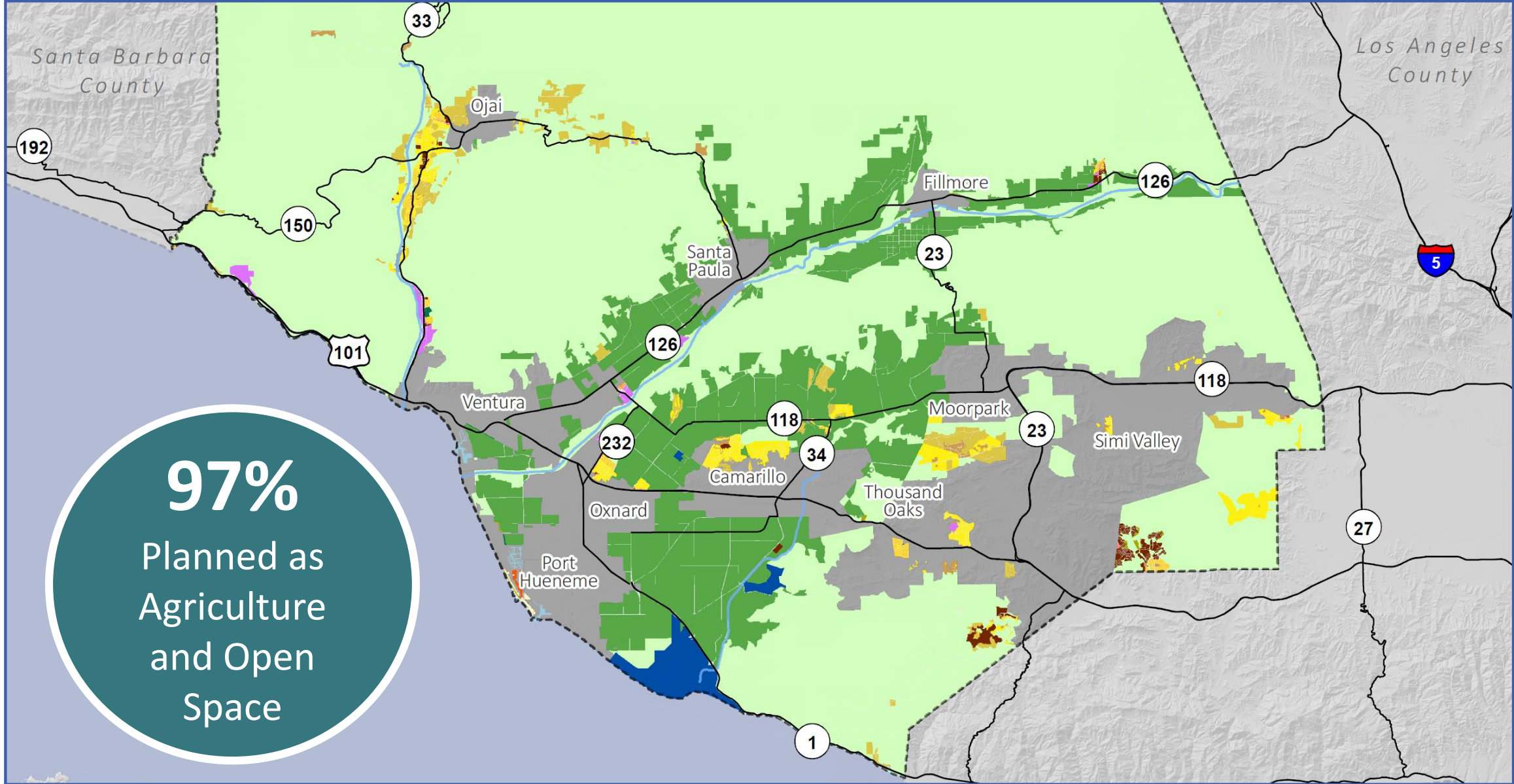


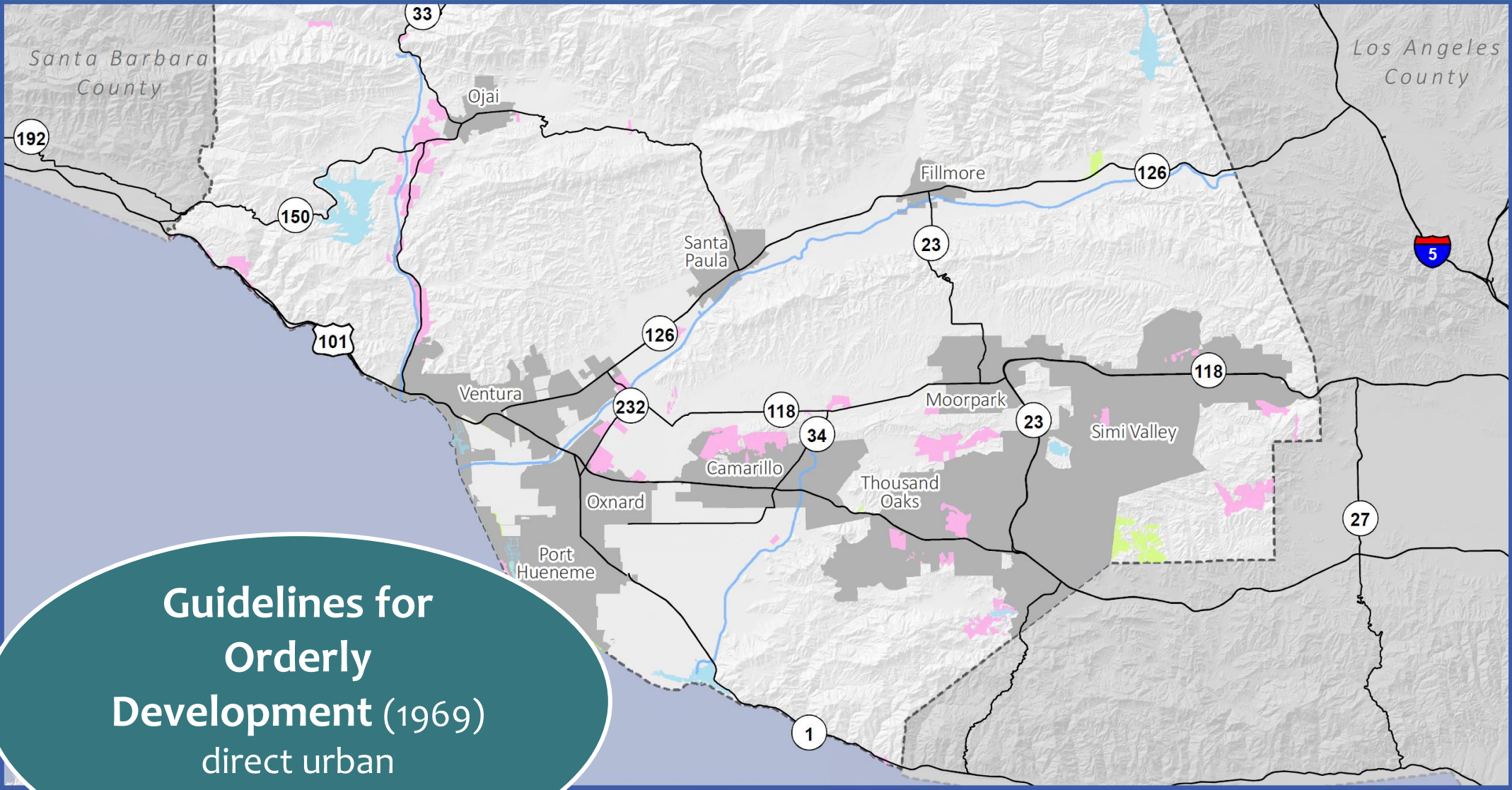
Figure 2-5:  
General Plan Land Use Diagram  
Southern Area


Map Date: August 19, 2019  
Source: Mintier Harnish, 2019.




- |                         |   |                            |                  |                           |
|-------------------------|---|----------------------------|------------------|---------------------------|
| Ventura County Boundary | Coastal Residential Planned Development | Low-Density Residential    | Commercial       | Open Space                |
| Cities                  | Residential Beach                       | Medium-Density Residential | Commercial PD    | ECU-Open Space            |
| Major Roadways          | Rural                                   | High-Density Residential   | Industrial       | State or Federal Facility |
| Major Waterways         | ECU-Rural                               | Residential PD             | Agricultural     |                           |
|                         | Very Low Density Residential            | Mixed Use                  | ECU-Agricultural |                           |

# Guidelines for Orderly Development



  
Ventura County  
Boundary

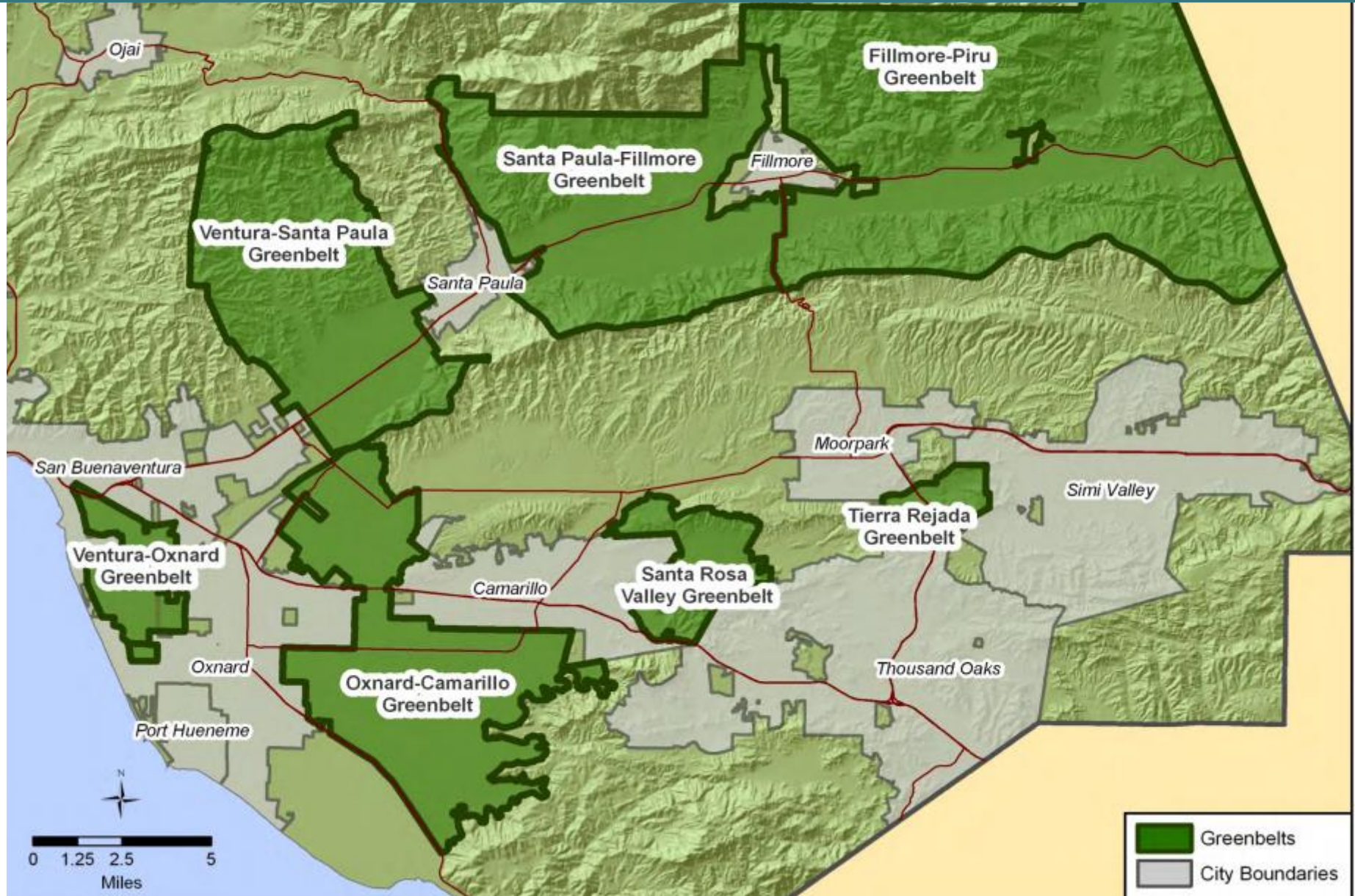
  
Cities

  
Urban

  
Existing  
Community

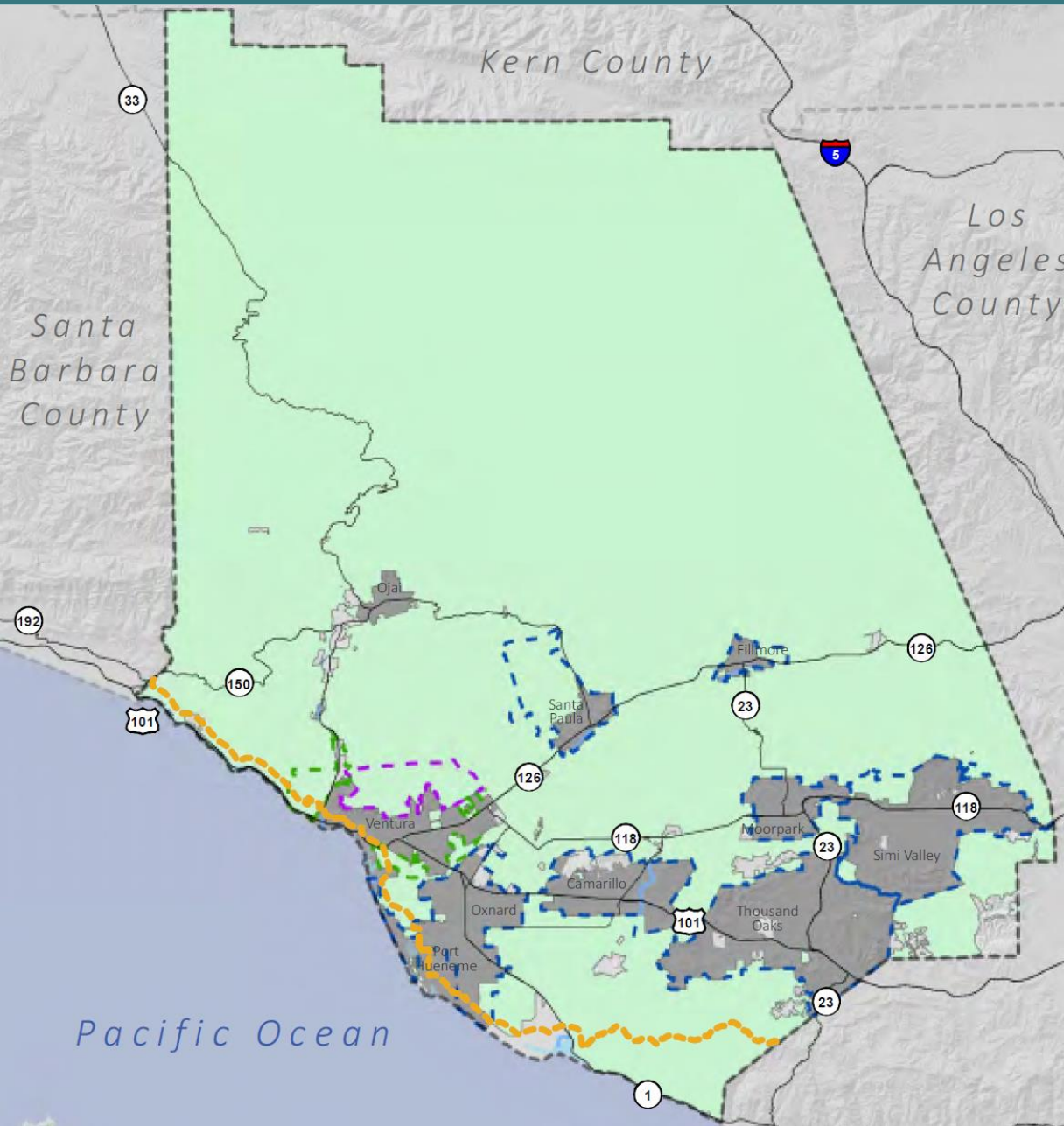
**Guidelines for  
Orderly  
Development (1969)**  
direct urban  
development to the cities

# Greenbelt Agreements

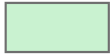





Source; Smith, Bruce AICP. 2011. *Land Use and Growth Management in Ventura County*. CALAFCO Staff Workshop Presentation. Retrieved from: [https://www.ventura.lafco.ca.gov/wp-content/uploads/BSmith\\_LandUseGrowthMgnt\\_2003.pdf](https://www.ventura.lafco.ca.gov/wp-content/uploads/BSmith_LandUseGrowthMgnt_2003.pdf)

# Save Open Space and Agricultural Resources (SOAR)



- Series of voter initiatives adopted to protect open space and ag land
- County SOAR ordinance requires voter approval of changes to General Plan Agricultural, Open Space, or Rural land use designations
- 7 cities established City Urban Restriction Boundaries (CURBs)
- City of Ventura has SOAR ordinance and Hillside Voter Protection Act

-  County SOAR
-  City Urban Restriction Boundary (CURB)
-  City of Ventura Hillside Voter Participation Act (HVPA)
-  City of Ventura SOAR

The image features a dark teal background. In the center, there is a white rectangular frame with a double border. Inside this frame, a light green diamond shape is superimposed. The text "Regional Housing Needs Allocation" is centered within the diamond in a white, sans-serif font. At the bottom of the image, there is a silhouette of a city skyline in a light green color.

# Regional Housing Needs Allocation

# Regional Housing Needs Assessment

**State**



**Region**



**Cities & Counties**

**California**  
(Housing and Community Development)



**SCAG**  
(Southern California Association of Governments)  
**Regional Housing Needs Determination (RHND)**  
1,344,740 units



**Local Jurisdictions**  
**Regional Housing Needs Allocation (RHNA)**  
*Every city and county must plan to accommodate its "fair share" of the regional housing need*

**Unincorporated Ventura County's  
DRAFT 2021-2029 RHNA = 1,259 units**



# What is considered affordable housing?

## 2020 AFFORDABILITY CATEGORIES VENTURA COUNTY

<b>Income Limit</b>	<b>Annual Income Limit (4-Person Household)</b>	<b>Monthly Housing Cost (30% of income)</b>
Above Moderate (>120% of AMI)	>\$117,350	>\$2,934
Moderate (<120% of AMI)	\$117,350	\$2,934
Low (<80% of AMI)	\$90,350	\$2,259
Very Low (<50% of AMI)	\$56,450	\$1,411
Extremely Low (<30% of AMI)	\$33,850	\$846

## DRAFT 2021-2029 Regional Housing Needs Allocation

Jurisdiction	Very-Low Income (<50% of median)	Low Income (50-80% of median)	Moderate Income (80-120% of median)	Above- Mod. Income (>120% of median)	TOTAL
Camarillo	351	243	270	508	1,372
Fillmore	72	60	72	209	413
Moorpark	376	233	245	434	1,287
Ojai	12	8	10	22	52
Oxnard	1,834	1,068	1,535	4,092	8,529
Port Hueneme	25	15	18	66	125
Ventura	1,184	863	948	2,307	5,302
Santa Paula	101	98	121	335	655
Simi Valley	746	492	517	1,032	2,788
Thousand Oaks	733	493	531	860	2,616
<b>Unincorporated Areas</b>	<b>317</b>	<b>225</b>	<b>249</b>	<b>468</b>	<b>1,259</b>
Ventura County Total	5,751	3,799	4,516	10,332	24,398

Source: (SCAG) Southern California Association of Governments. March 2020. Estimate Of SCAG RHNA Allocation Based On Regional Council-approved Final RHNA Methodology. Retrieved from:  
<http://www.scag.ca.gov/programs/Documents/RHNA/Staff-Recommended-RHNA-Estimated-Allocations-030520.pdf>

# Housing Types and Affordability

Housing Element basic assumption: **Density = Affordability**

Above Moderate Income

Moderate Income

Lower Income



Large-lot single family home



Townhome



Mobile/Manufactured home



Multifamily housing  
(20 units/acre)



Small-lot single family home



Duplex and Triplex



Accessory dwelling

# How will the County meet the lower-income RHNA?

1. Existing Residential High-Density Sites (allowing 20 units/acre)
2. Farmworker and Accessory Dwelling Units
3. Pending and Approved Projects
4. CSUCI – University Glenn Phase 2



# How will the County meet the lower-income RHNA?

## Residential High Density Sites – El Rio

### Site #1: Cortez St and El Rio School Ln



**Max. Capacity:** 16 units

**Size:** 0.8 acres

**Zoning:** RHD-20

**Existing Use:** Non-vacant,  
vehicle storage, no structures

**Parcel Number:** 145-019-0390

# How will the County meet the lower-income RHNA?

## Residential High Density Sites – El Rio

### Site #2: Cortez St and El Rio School Ln



**Max. Capacity:** 163 units

**Size:** 8.1 acres

**Zoning:** RHD-20

**Existing Use:** Nursery

**Parcel Numbers:** 145-018-004, -005, -006 (3 parcels)

# How will the County meet the lower-income RHNA?

## Residential High Density Sites – Santa Susana Knolls

### Site #3: Santa Susana Pass Road (Across from Metrolink Railroad)



**Max. Capacity:** 41 units

**Size:** 2.1 acres

**Zoning:** RHD-20

**Existing Use:** Vacant

**Parcel Numbers:** 647-012-005, -006 (2 parcels)

# How will the County meet the lower-income RHNA?

## Accessory Dwelling Units (ADUs)

- New ADU law passed Jan 2017
- 119 ADU permits issued Jan 2017- Dec 2019
- Assuming 256 lower-income ADUs from 2021-2029
  - Assuming 40 ADUs per year over 8 years
  - 80% of total ADUs assumed to be lower income

## Farmworker Dwelling Units

- 8 units permitted Jan 2014 – Dec 2019
  - Assumes 1 unit per year over 8 years



Picture location: Limoneira Farmworker Housing, Santa Paula



# How will the County meet the lower-income RHNA?

## Somis Ranch Farmworker Housing Complexes (Pending Project)



**200 units** planned for  
Phases 1+2  
(could potentially be counted  
in 2021 Housing Element)



# How will the County meet the lower-income RHNA?

## CSU Channel Islands – University Glenn Phase 2



### **600 total units**

- 120 for-sale homes
- 310 apartments
- 170 affordable, age-restricted units

# How will the County meet the lower-income RHNA?

	Capacity
Existing Residential High-Density Zoned Sites (20 Units/Acre)	220
Farmworker Dwelling Units	8
Accessory Dwelling Units	256
Somis Ranch Farmworker Housing Complexes	200
Cal State University Channel Islands – University Glenn Phase 2	170
<b>Total Capacity</b>	<b>854</b>
<b>2021-2029 RHNA</b>	<b>542</b>
<b><i>Surplus Capacity</i></b>	<b>312</b>



# No Net Loss

Govt. Code  
Sect. 65863

## Maintain the sites inventory at all times

- County must maintain adequate sites for lower-income housing throughout the 8-year planning period
- If a development is approved on a housing element site with either ***fewer units*** or a ***different income category*** (i.e., market rate) that site is lost from the inventory
- If remaining sites are not adequate, the County must identify and make available a replacement site within 180 days

# What if the County loses RHNA capacity?

- Housing Element will examine potential impacts of additional housing on sites in Meiners Oak and Piru
- These sites will not be rezoned as part of this Housing Element
- Identified as future potential sites if additional capacity is needed to maintain adequate sites

# What if the County loses RHNA capacity?

## Tentative Rezone Sites

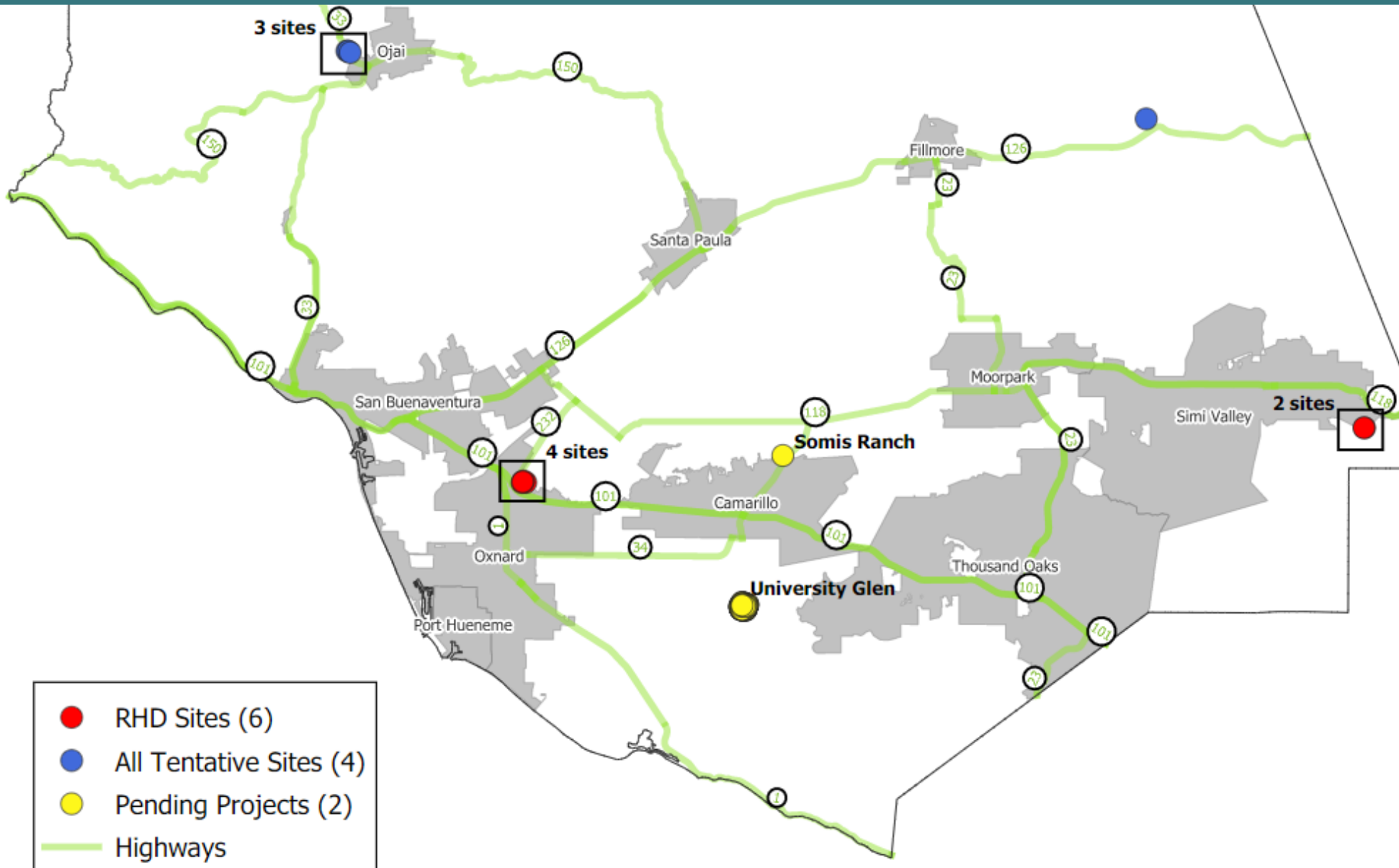


**Meiners Oak**



**Piru**

# Lower-Income Inventory Sites Overview





**Recent Housing  
Accomplishments**





# Recent Housing Accomplishments

- **2015** Updated the *Saticoy Area Plan* and increased residential capacity.
- **2015** Board approved *\$1 million* towards construction of *farmworker housing*.
- **2017** Board approved *\$500,000 in funds to the Homeless Prevention and Rapid Re-Housing Program* for County residents displaced by the Thomas Fire.
- **2017-2018** Updated the *Accessory Dwelling Unit Ordinance* to meet state law requirements and streamline permitting for accessory dwelling units.
- **2018** Developed *standardized plans* for Accessory Dwelling Units and Farmworker Dwelling Units for County residents to utilize.

# Recent Housing Accomplishments

- **2019** Secured *\$330,000 in state planning grants* to fund the Housing Element and Farmworker Housing Ordinance updates.
- **2019** Created *Mobilehome Park and Senior Mobilehome Park Overlay Zones* to preserve affordable housing in the County.
- **2019** Assisted 92 households throughout the County with mortgage assistance through the *Mortgage Credit Certificate Program*.
- **2020** Partnered with the City of Ventura to open the County's first year-round Homeless Shelter, *the Arch*.

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or Text VCHOUSING404 to 22333 once to join



Questions? Send us a message in the Q&A!

## Polling Question 4

[PollEv.com/vchousing404](https://pollEv.com/vchousing404) or Text VCHOUSING404 to 22333

**Q4: What should the County prioritize in developing new housing programs? (Top 2)**

- a. Infill or Mixed-Use Development
- b. More Affordable Workforce Housing
- c. Senior Housing
- d. Housing for Persons with Disabilities, Including Mental Illness
- e. Farmworker Housing
- f. Accessory Dwelling Units (Second Unit, Guesthouse, Granny Flat, etc.)



## Polling Question 5

[PollEv.com/vchousing404](https://PollEv.com/vchousing404) or Text VCHOUSING404 to 22333

In one word, what is your vision for housing in unincorporated Ventura County? (e.g. equity, diversity, affordable, etc.).

*Note: The answers will be used to create a Word Cloud.*



The image features a dark teal background. In the center, there is a white rectangular frame with a double-line border. Inside this frame, the text "Project Timeline" is written in a white, bold, sans-serif font. A light green diamond shape is superimposed over the white frame, with its vertices pointing towards the corners of the frame. At the bottom of the image, there is a silhouette of a city skyline in a light green color, consisting of various house-like shapes of different heights and widths.

# Project Timeline

# Ventura County Housing Element Update Project Timeline

  
Public Outreach  
AUGUST – SEPTEMBER

2020



Hearing on Draft  
Housing Element  
WINTER 2021



  
Environmental Review  
SPRING 2021

HCD 60-day Review  
SPRING 2021



  
Planning Commission  
Hearing  
SUMMER 2021

Board of Supervisors  
Hearing  
FALL 2021



  
HCD Certification  
OCTOBER 2021

2021





Q & A





Please visit

[vcrma.org/housing-element-update](https://vcrma.org/housing-element-update)

Check the website for more information and project updates

