

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

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December 22, 2021

Michael Powers  
County Executive Officer  
County of Ventura  
Ventura County Government Center  
Hall of Administration Building, Fourth Floor  
800 S. Victoria Ave.  
Ventura, CA 93009-1940

Dear Michael Powers:

**RE: Ventura County's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the County of Ventura's (County) housing element adopted October 14, 2021 and received for review on October 15, 2021. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element was found to be substantially the same as the revised draft element that HCD's May 12, 2021 review determined met statutory requirements. HCD's finding was based on, among other reasons, establishing programs to Affirmatively Further Fair Housing, (AFFH) programs to review the County's permit processing procedures, and adequate sites to accommodate the County's housing need.

Additionally, the County must continue timely and effective implementation of all programs including but not limited to the following:

- Program D (Infrastructure Constraints): Among other things, this Program commits to improve conditions in disadvantaged communities, this program commits the County to ensure adequate infrastructure access to the El Rio / Del Norte Area by December 2024 and the North Avenue Ojai Plan by 2025-2029.
- Program H (RHD Zone Ordinance Amendments): This Program commits to remove the requirement that housing in the RHD zone be 100 percent affordable and comply with state requirements under Government Code section 65583.2, subdivision (c) by December 2022.

- Program N (Zoning Code Amendments for Special Needs Housing): This Program commits to a varied of zoning code amendments relating to permitting of housing for a variety of special needs including supportive housing and housing for persons with disabilities by December 2022.
- Program U (ADU Garage Conversion and Modular ADU Plans): This Program commits the County to developing design plans for 'less expensive prefabricated, stand-alone ADU[s], and several free templates for a garage ADU Conversion by Summer of 2022.
- Program Z (ADU Monitoring): This Program commits to annually monitoring the production of ADU's to ensure that the County projection of 70 units per year is being achieved. While the County accommodates most of its Regional Housing Need (RHNA) through approved residential projects, RHD zone sites and vacant sites in existing Communities, the County is relying on at least a portion of the 70 unit per year to address the housing need, especially in the above moderate-income category. Therefore, it remains critical that the County to monitor the total number of annual permits issued as well as the units' affordability as part of the 2025 Annual Progress Report. Should the County not realize that production rate or units are not provided at the affordability level assumed in the element, the County will offer additional incentives for the production of ADUs or rezone additional sites to accommodate the shortfall.

The County must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Gov. Code section 65400. Please be aware, Government Code section 65585(i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County now meets housing element requirements for these and other funding sources.

HCD appreciates the diligent efforts Jennifer Butler, Senior Planner; Michael Powers, County Executive Officer; and consultant Chelsey Payne provided throughout the course of the housing element review. HCD wishes the County success in implementing its housing element and looks forward to following its progress through the general plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Shawn Danino, of our staff, at [shawn.danino@hcd.ca.gov](mailto:shawn.danino@hcd.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall". The signature is stylized and somewhat cursive.

Paul McDougall  
Senior Program Manager