

Appendix 3: Self-Scoring Sheet

Category 1: Favorable Zoning and Land Use

Category Number	Category Requirement	Concise Written Description of Prohousing Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	The County is not seeking points for Category 1A and is instead seeking points for Category 1C.							
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	<p>The County permits duplexes by right in the R2 (Two-Family Residential) and RES (Residential) zones, where single-family dwellings, two single-family dwellings, or two-family dwellings may be approved ministerially with a Zoning Clearance. These zones support missing middle housing in low-density areas without requiring discretionary review. In the RES zone, the County also allows triplexes and fourplexes with a discretionary Planned Development Permit, providing additional housing diversity and capacity within the Saticoy neighborhood.</p> <p>Saticoy is an unincorporated community located in western Ventura County adjacent to the City of Ventura. It is a designated disadvantaged community (DDC), with a rich vibrant history, and was established in the late 1800s as a result of the development of the Southern Pacific Railroad. Most of the residential areas of Saticoy include small-sized parcels, which were originally zoned R2. As part of a comprehensive update to the Saticoy Area Plan in 2015, the R2 zone in this neighborhood was re-envisioned as a new RES zone, with an intent to increase housing variety and meet the evolving needs of the community. Specifically, compact residential housing configurations such as duplexes, triplexes and fourplexes were included as allowable uses in the RES zone, to maximize the development potential on the small lots, and to facilitate development of the larger residential parcels in the community. This update reflects a targeted effort to enable missing middle housing types while maintaining neighborhood character.</p> <p>While the County has not adopted a countywide policy that exceeds SB 9 across all single-family residential zones, the R1 and RES zones expand opportunities for infill and diversified housing in low-density contexts.</p> <p>SB 9 applies to parcels zoned:</p> <ul style="list-style-type: none"> • Single-Family Residential (R1); • Residential (RES); • Rural Agricultural (RA); • Rural Exclusive (RE); 	E	<p>Ventura County Non-Coastal Zoning Ordinance (NCZO)</p> <p>Saticoy Area Plan</p> <p>Planning Division SB 9 Webpage</p> <p>Planning Division Additional Designated Disadvantaged Communities (DDC) Webpage</p> <p>U.S. Department of Housing and Urban Development (HUD) Map of Opportunity Zones Webpage</p>	<p>These sections of the Ventura County Non-Coastal Zoning Ordinance (NCZO)</p> <ul style="list-style-type: none"> • Sec. 8105-4 - Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones • Sec. 8104-3.2 - Two-Family Residential (R2) Zone • Sec. 8104-3.5 - Residential (RES) Zone <p>These sections of the Old Town Saticoy Development Code (which is part of the NCZO)</p> <ul style="list-style-type: none"> • Sec. 8119-1.2 - Permitted Uses • Sec. 8119-1.1.3 - Description of Zones <p>Planning Division SB 9 Webpage</p> <p>Planning Division Additional Designated Disadvantaged Communities (DDC) Webpage</p> <p>U.S. Department of Housing and Urban Development (HUD) Map of Opportunity Zones Webpage</p>	3	3	1	4

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		<ul style="list-style-type: none"> • Single-Family Estate (RO); • Coastal Rural (CR); • Coastal Single-Family Residential (CR1); and • Coastal Rural Exclusive (CRE) <p>In these zones, property owners may also be eligible to develop up to two Accessory Dwelling Units (ADUs) and/or a Junior ADU (JADU) by right, further supporting housing availability in low-density areas.</p> <p>Enhancement Factor – Category 3 The County’s permitting of missing middle housing in the RES zone aligns with a place-based strategy to support equitable housing access in disadvantaged communities. The unincorporated community of Saticoy is a Designated Disadvantaged Community in the County’s 2040 General Plan. Additionally, Census Tract 13.02 which includes the Saticoy area was designated as an Opportunity Zone by the U.S. Department of the Treasury and the Internal Revenue Service (IRS) in 2017, indicating its historical relevance as a lower opportunity community.</p> <p>The RES zone, located in the Saticoy Area Plan, was re-envisioned from a lower-density R2 zone to allow greater housing variety. This includes ministerial approval of two-family dwellings/duplexes and discretionary approval of triplexes and fourplexes. By supporting increased residential capacity in a historically underserved area, the policy reflects a targeted community revitalization effort. The RES zone is one part of a broader strategy outlined in the Saticoy Area Plan, which also established the Town Center (TC) and Residential/Mixed-Use (R/MU) zones to further encourage both residential and commercial development. This place-based approach to expanding housing options in a lower opportunity area meets the intent of Enhancement Factor 3. Increased housing density and diversity can also stimulate local economic development by attracting new businesses, services, and infrastructure investment, contributing to broader revitalization and long-term community resilience.</p>							
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	<p>The County accommodates 125 to 149 percent of the current RHNA by total and income category.</p> <p>The County’s total RHNA allocation is 1,262 units for the 6th cycle. As displayed in Table 5-41 - Housing Inventory Summary in the County’s certified 2021-2029 Housing Element Background Report, the County anticipated accommodating 166% of its total RHNA. By income category, this included 167% of the RHNA for Lower Income households, 281% for Moderate Income households, and 103% for Above-Moderate Income households.</p> <p>In September 2025, the County’s Board of Supervisors (Board) adopted an amendment to the Non-Coastal Zoning Ordinance that updated the Residential High Density (RHD) Zone development standards to modify the original requirement that 100% of the units be affordable to Lower</p>	E	Residential Sites Inventory Tables Residential High Density (RHD) Zoned Parcels Table Original versus updated summary for: Table 5-37 Residential High-Density Zoned Parcels Unincorporated Ventura County and Table 5-41 Housing Inventory Summary For Lower, Moderate, and Above Moderate-Income Categories	2021-2029 Housing Element Background Report <ul style="list-style-type: none"> • Table 5-41 Housing Inventory Summary for Lower, Moderate, and Above Moderate-Income Categories (pg. 5-143) • Table 5-37 Residential High-Density (RHD) Zoned Parcels Unincorporated Ventura County (pg. 5-131) Original versus updated summary for: Table 5-37 Residential High-Density Zoned Parcels Unincorporated Ventura	2	1	2	4

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		<p>Income households (Program HE-H of the Housing Element). The updated standards require a minimum of 20% of units to be affordable to Lower Income households, allowing the remaining 80% to be market rate. The RHD Zone allows for multifamily housing at 20 dwelling units per acre (du/ac) and is approved ministerially through a Residential High Density Zoning Clearance. Projects in this zone may also utilize the County's Density Bonus and Affordable Housing Incentives Program (NCZO, Article 16).</p> <p>The RHD site inventory includes a total development capacity of 250 units over 7 parcels countywide. Collectively for these parcels, a total of 220 were targeted as lower income units, and 30 units as above-moderate income. See the original Tables 5-37 and 5-41 of the Housing Element Background Report included in the evidence. With the updated standards, the County assumes 20% (50 units) of the RHD capacity will be allocated to Lower-Income households and 80% (200 units) to Above-Moderate Income households.</p> <p>This amendment, therefore, results in a revised affordability breakup, where it is now anticipated that the RHD sites collectively will be developed to include 50 lower income units, and 200 above-moderate units. See the updated version of Tables 5-37 and 5-41 attached as evidence which indicates this anticipated change by parcel (and total). Additionally, this table also includes recently approved housing projects that have created units in the County since the start of the 6th cycle, which were not included in the Housing Inventory Summary.</p> <p>With the County's updated RHD site affordability requirements, along with the recently approved developments, the County anticipates accommodating 194% of its total RHNA. By income category, this includes:</p> <ul style="list-style-type: none"> • Lower Income: 1,059 units (195% of RHNA) • Moderate Income: 740 units (296% of RHNA) • Above-Moderate Income: 670 units (143% of RHNA) • Total: 2,449 units (194% of RHNA) <p>Enhancement Factor - Category 1 The County's amendment to the Residential High Density (RHD) Zone represents one element of a unified, multi-faceted strategy (the Housing Element of the General Plan) to promote efficient land use and expand housing opportunities for Lower Income Households. By reducing the affordability requirement from 100% to a minimum of 20%, the amendment increases development feasibility on underutilized sites while still maintaining affordability requirements consistent with RHNA goals. This supports more compact, higher-density development in designated infill areas, consistent with the County's land use and housing strategies.</p> <p>The RHD Zone amendment is a key implementation action of Housing Element Program HE-H, which updates the</p>		<p>NCZO</p> <p>Coastal Zoning Ordinance (CZO)</p> <p>eGeneral Plan</p>	<p>County and Table 5-41 Housing Inventory Summary For Lower, Moderate, and Above Moderate-Income Categories</p> <p>NCZO</p> <ul style="list-style-type: none"> • Sec. 8109-1.3 – Standards for Multifamily Dwellings in the Residential High Density (RHD) Zone • Article 16: Density Bonus and Affordable Housing Incentives Program <p>Coastal Zoning Ordinance (CZO): Section 8175-6: Density Bonus and Affordable Housing Incentives</p> <p>eGeneral Plan "Find it Fast" search bar for General Plan (GP) policies and programs</p> <ul style="list-style-type: none"> • HE-H RHD Zone Ordinance Amendments (Complete) • HE-M Density Bonus Ordinance Update (Complete) 				

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		<p>requirements consistent with state law to facilitate development of lower income housing. This reflects the County's broader planning objective to facilitate mixed-income housing near existing infrastructure and services which is reflected in General Plan policies HE-2.7 and HE-3.6. This coordinated effort advances both land use efficiency and affordable housing production as part of an integrated strategy to address housing needs across income levels.</p> <p>The ordinance amendment also directly incorporated feedback received at a Countywide Infrastructure Forum, which discussed constraints to housing development at these RHD zoned parcels with all water, sewer, and dry utility providers, as well as neighboring cities, developers, and other stakeholders. During the forum, it was highlighted that water storage should be added as an allowable use to the RHD zone consistent with other residential zones. This added land use will provide new and enhanced water sources which would increase water access for the RHD site, as well as the surrounding community, facilitating and fostering additional residential development. As a result of this feedback, the ordinance included "Water Production, Storage, Transmission, and Distribution Facilities" as an allowable use in the zone.</p> <p>In addition, Program HE-M has been completed, which promotes efficient land use through the County's updated Density Bonus and Affordable Housing Incentives Ordinance (NCZO Article 16, and CZO Section 8175-6), which adopts and implements California Density Bonus Law. By granting qualifying projects density bonuses, incentives, and development standard reductions, this program encourages compact development, reduces per unit infrastructure costs, and maximizes the use of land zoned for residential development. This is particularly relevant to the RHD sites, which are eligible to utilize these incentives in conjunction with the updated RHD standards, further enhancing their development feasibility and alignment with County land use goals.</p>							
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	<p>The County Board of Supervisors adopted an update to Article 16 of the Non-Coastal Zoning Ordinance (NCZO) in December 2024, which adopts state Density Bonus Law by reference, ensuring the County remains in compliance as state law evolves. This update was processed to implement Program HE-M of the County's Housing Element. By adopting state law by reference, the County maintains an automatically up-to-date framework for density bonus provisions, supporting consistency and legal alignment without delay or lag.</p> <p>At the same time, to assist communities in the coastal areas, the Board also adopted an amendment to the Coastal Zoning Ordinance (CZO) which similarly incorporates state density bonus law by reference, and adds requirements for coastal resource protection. Overall, the CZO harmonized the requirements of the Density Bonus Law with the requirements of the Coastal Act, by ensuring that any requested density bonus, incentive(s) or concession(s), waiver(s) or</p>	E	<p>Non-Coastal Zoning Ordinance (NCZO)</p> <p>Coastal Zoning Ordinance (CZO)</p> <p>Map of Ventura Ranch Farmworker Housing Complex</p> <p>Ventura Ranch Webpage</p> <p>eGeneral Plan</p>	<p>NCZO: Article 16: Density Bonus and Affordable Housing Incentives Program</p> <p>Coastal Zoning Ordinance (CZO): Section 8175-6: Density Bonus and Affordable Housing Incentives</p> <p>Map of Ventura Ranch Farmworker Housing Complex</p> <p>Ventura Ranch Webpage</p> <p>e-General Plan "Find it Fast" search bar for GP policies and programs</p>	2	1	2	4

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		<p>reduction in development standards, or modified parking standards in the coastal zone are consistent with the County's certified Local Coastal Program for the protection of coastal resources. The Board adopted modifications to the 2024 ordinance by the California Coastal Commission (CCC) in December 2025, which were subsequently certified by the CCC in February 2026, and codified into the CZO.</p> <p><u><i>Example Project: Ventura Ranch Farmworker Housing Complex (Ongoing)</i></u> Initiated in March 2024, this planned residential community north of the City of Ventura near the Oxnard Plain is designed exclusively for farmworkers and their families. It will provide 328 affordable one-, two-, and three-bedroom apartments (570–1,095 sq. ft.), each with private outdoor space, in Spanish Colonial-style buildings oriented around shared outdoor areas. The community will include two indoor centers, playfields, a community garden, dog park, walking paths, playgrounds, and sustainable features such as energy-efficient appliances, native landscaping, and on-site stormwater management.</p> <p>The project is utilizing the Density Bonus Law (Government Code § 65915) to request multiple waivers and parking reductions that support additional affordability beyond minimum state requirements. These include a reduction in the minimum required dimensions for private outdoor space, a reduction in required parking spaces, and a reduction in minimum interior side setbacks for certain structures. Ventura Ranch addresses the critical shortage of safe, affordable farmworker housing in Ventura County. The project was approved by the County's Planning Commission in February 2026. Since then, the decision for this project has been appealed, and will be considered by the Board of Supervisors de novo.</p> <p><u>Enhancement Factor – Category 1</u> The Ventura Ranch Farmworker Housing Complex supports Enhancement Factor 1 by advancing both access to public transportation and housing affordable to Lower-Income Households. The project is located within a 5-minute walk of a Gold Coast Transit bus stop serving Routes 16 and 18F (Ventura High School Tripper), which supports student and community mobility. This aligns with General Plan Policy CTM-2.23 (Intercommunity and Countywide Public Transportation System) by promoting public transit accessibility for underserved populations.</p> <p>Additionally, the project is a 100% affordable multifamily housing development located in a Low Resource TCAC Opportunity Area, directly addressing the need for deeply affordable housing in disadvantaged communities. It supports Housing Element Policy HE-3.3 (Incentives for Affordable Housing Development), which promotes the use of density bonuses and related incentives to facilitate the development of housing for Lower-Income Households.</p>			<ul style="list-style-type: none"> • HE-M Density Bonus Ordinance (Complete) • CTM-2.23 Intercommunity and Countywide Public Transportation System • HE-3.3 Incentives for Affordable Housing Development 				

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1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	<p>The County exceeds state ADU law provisions for the non-coastal areas in the following manner which were adopted by an ordinance (found consistent with state law by HCD in January 2025):</p> <ul style="list-style-type: none"> Allows larger ADUs (up to 1,800 sq ft) on all lots which allow single family residences with a ministerial Zoning Clearance (ZC); and Allows Attached ADUs with a ZC. Also allows one ADU in Agricultural Exclusive (AE) and Open Space (OS) zones (the primary purpose of these zones is not residential, but single-family residences (SFR) are permitted. <p>These provisions were developed in response to community needs, particularly to support multi-generational households and to reflect the County's larger average lot sizes. Larger ADUs accommodate extended families living together and promote flexibility in housing options on lots where there is space to do so. This approach increases housing opportunities in lower density areas in a manner that exceeds the requirements of state ADU law everywhere where single-family residences are allowed.</p> <p>These provisions also exceed the requirements of SB 9 by increasing unit capacity and geographic applicability. They allow additional units (ADUs) on parcels where SB 9 does not apply (e.g., rural areas and non-urban parcels), support increased density on single-family lots without requiring a lot split, and permit ADUs ministerially on a broader range of lots than SB 9, which is limited by eligibility criteria.</p> <p>Enhancement Factor - Category 2 The County allows 2 ADUs on all residential lots in the non-coastal zones, which could be developed as a combination of a state law mandated ADU with a Building Permit (consistent with Government Code § 66323), and an ADU allowed with a Zoning Clearance.</p> <p>This policy meets Enhancement Category 2, promoting development consistent with Government Code § 65041.1. By allowing ADUs in multiple forms on a single lot, the County supports infill development, encourages efficient use of existing land, and ensures development on land with existing infrastructure. These policies help reduce infrastructure costs and housing costs to residents and taxpayers while addressing local housing needs in a sustainable manner.</p> <p>In addition, implementation of Housing Element Program HE-D demonstrated the County's continued commitment to addressing infrastructure barriers by convening service providers and other stakeholders to identify constraints and solutions related to water, sewer, and dry utilities and accommodate residential development. Overall, the County held a Countywide infrastructure forum, awarded funding to the Saticoy Sanitary District (serving a disadvantaged community), and initiated an update to the El Rio/Del Norte Area Plan (another disadvantaged community) to help</p>	E	<p>Planning Division ADUs/JADUs Webpage</p> <p>NCZO</p> <p>2025 Annual Progress Report (APR) Table D</p> <p>Planning Division Additional Designated Disadvantaged Communities Webpage</p> <p>Designated Disadvantaged Communities (DDC) Maps</p>	<p>Permit Pathways for ADUs/JADUs webpage – allows larger ADUs based on lot size and permits certain ADUs via Zoning Clearance when not covered under state law</p> <p>NCZO</p> <ul style="list-style-type: none"> Sec. 8107-1.7 - Accessory Dwelling Units and Junior Accessory Dwelling Units <p>2025 Annual Progress Report (APR) Table D</p> <ul style="list-style-type: none"> HE-D (Infrastructure Constraints) Objective #1 (Infrastructure Forum – Complete) <p>Planning Division Additional Designated Disadvantaged Communities Webpage</p> <p>Designated Disadvantaged Communities (DDC) Maps</p>	2	2	1	3

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		advance infrastructure planning for future residential development. These actions reinforce the County's efforts to facilitate efficient land use and housing growth in alignment with Government Code section 65041.1.							
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	<p>The County satisfies the requirements for category 1F in the following manner:</p> <ul style="list-style-type: none"> • Elimination of minimum parking requirements for ADUs consistent with Government Code § 65852.2 (now § 66310 et seq.), which is included in Section 8107-1.7.5(c)(1) of the NCZO; and • Parking standards for Density Bonus projects as outlined in Government Code § 65915(p). All reduced or waived parking ratio requests under the law are processed and approved in accordance with state requirements. <p><u>Examples of Projects Eligible for Parking Requirement Eliminations:</u></p> <p><u>Highland Drive Project (Complete)</u> This project involves a ministerial conversion of 47 carport spaces into 12 ADUs within an existing 50-unit multifamily complex in unincorporated Ojai. The project qualifies for the ADU parking exemption under Government Code § 66310 (previously § 65852.2). Although not required to replace parking, the applicant voluntarily added 36 uncovered spaces through a separate Zoning Clearance approved in 2024. All building permits were issued in 2023, and certificates of occupancy were issued in 2025. This project is complete.</p> <p><u>Rancho Sierra Senior Apartments (Complete)</u> This project is a 50-unit permanent supportive housing project for seniors (aged 62+), approved through a ministerial process under Government Code § 65651. The project includes 49 one-bedroom units and one two-bedroom manager's unit within a 47,601 sq. ft. two-story building, along with a fitness center, common open space, and resident services. The project qualified for reduced parking requirements under the State's streamlined supportive housing provisions (Government Code § 65654) due to its location 0.2 miles from a fixed bus route (stop 99 on Lewis Road) operating at least eight times per day, demonstrating local flexibility in parking standards for affordable, transit-accessible housing. This project is an example of the County utilizing another state law provision (in addition to ADU and density bonus law) to provide parking exemptions to lower income residential development. This project is complete.</p> <p><u>Ventura Ranch Farmworker Housing Complex (Ongoing)</u> This project is a planned residential community north of the City of Ventura, designed exclusively for farmworkers and their families. It will provide 328 affordable one-, two-, and three-bedroom apartments (570–1,095 sq. ft.), each with private outdoor space, in Spanish Colonial–style buildings oriented around shared outdoor areas. The community will include two indoor centers, playfields, a community garden,</p>	E	NCZO eGeneral Plan 2025 Annual Progress Report (APR) Many Mansions Rancho Sierra Webpage County of Ventura, Ventura Ranch Farmworker Housing Webpage	<p>NCZO</p> <ul style="list-style-type: none"> • Sec. 8107-1.7.5 – Development Standards for ADUs Not Authorized under Section 8107-1.7.4(c) Parking Standards • Article 16: Density Bonus and Affordable Housing Incentives Program <p>e-General Plan “Find it Fast” search bar for GP policies and programs</p> <ul style="list-style-type: none"> • CTM-2.11 Efficient Land Use Patterns • HE-4.2 Flexibility in Regulations <p>2025 Annual Progress Report (APR)</p> <p>Many Mansions Rancho Sierra Webpage</p> <p>County of Ventura, Ventura Ranch Farmworker Housing Webpage</p>	2	1	2	4

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		<p>dog park, walking paths, playgrounds, and sustainable features such as energy-efficient appliances, native landscaping, and on-site stormwater management. The project is utilizing reduced parking requirements under the Density Bonus Law (Government Code § 65915(p)). Ventura Ranch addresses the critical shortage of safe, affordable farmworker housing in Ventura County. The project was approved by the County's Planning Commission in February 2026. Since then, the decision for this project has been appealed, and will be considered by the Board of Supervisors de novo.</p> <p>Additionally, the County is actively working with developers to clarify the provisions of AB 2097 which would be applicable to several of the Residential High Density (RHD) sites in El Rio, and would remove minimum parking requirements for the parcels, consistent with state law.</p> <p>Enhancement Factor – Category 1 By providing exemptions from minimum parking requirements for ADUs and adopting maximum parking standards for projects utilizing Density Bonus provisions, the County represents a multi-faceted strategy to promote efficient land use. These policies support the development of compact, affordable, and diverse housing types by removing barriers that often limit site's development potential or increase costs.</p> <p>These efforts align with CTM-2.11 - Efficient Land Use Patterns of the County's Climate Action Plan, which promotes shorter travel distances and reduced reliance on single-occupancy vehicles through proximity to jobs, services, and transit. In tandem, Housing Element Policy HE-4.2 - Flexibility in Regulations directs the County to remove unnecessary regulatory barriers and streamline processes, enabling more flexible and efficient residential development.</p> <p>By eliminating parking minimums and capping parking maximums for housing projects with transit access or located near public transportation, the County supports efficient land use, expands housing opportunities for lower income households, and encourages increased use of public transportation, while ensuring these residential communities are close to resources.</p>							
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase	The County has adopted extensive provisions for agricultural worker housing options (typically an extremely low-income population), and allows for agricultural worker housing in zones which allow agricultural production (i.e., Agricultural Exclusive (AE), Open Space (OS), Rural Agricultural (RA), and Timberland Preserve (TP) zones). This ordinance provides four distinct types of housing for this population, and includes requirements that maintain this housing for agricultural workers alone (such as occupancy and employment criteria, annual verification, deed restriction, etc.). In fact, the County received the 2023 Sustainability Award for Outstanding Achievement in Sustainability from the Southern California Association of Governments (SCAG) for its	P	<p>NCZO</p> <p>County of Ventura Receives Top 2023 Sustainability Award from SCAG Article</p> <p>SOAR Ordinance</p> <p>eGeneral Plan</p> <p>AE, OS, RA, and TP Zones Map</p>	<p>NCZO</p> <ul style="list-style-type: none"> • Sec. 8107-41 - Agricultural Worker Housing • Sec. 8107-52 – Transitional and Supportive Housing • Sec. 8105-4 – Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones <p>County of Ventura Receives 2023 Sustainability Award for Outstanding Achievement in</p>	2	4	1	3

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	affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	<p>Agricultural Worker Housing Ordinance. The County's Save Open Space and Agricultural Resources (SOAR) Ordinance also provides exemptions for farmworker housing in these land use designations, therefore incentivizing their development.</p> <p>Enhancement Factor - Category 4 The County is currently in the process of identifying additional incentives and policy changes through a Countywide Farmworker Housing Study being conducted to implement Housing Element Program HE-E (anticipated completion in 2026), which will identify measures and actionable items to support affordable housing development across all jurisdictions within the County, which may include identifying new housing typologies and suitable sites to locate farmworker housing, as well as identifying additional amendments necessary to the agricultural worker housing ordinance to facilitate development of additional housing units for this population, thereby advancing environmental justice and aligning with Enhancement Factor 4 by proactively identifying new locations for affordable housing and reducing displacement.</p> <p>In 2024, through Housing Element Program HE-N, the County amended its Coastal and Non-Coastal Zoning Ordinances to align with state law and accommodate a full range of special needs housing, including supportive and transitional housing, residential care facilities, and emergency shelters. These updates reduce regulatory barriers and facilitate the development of a broader range of housing options, supporting the identification of new affordable housing opportunities and reducing displacement risks for vulnerable populations.</p> <p>Additionally, the CEO's Community Development Division recently implemented a scoring incentive in their most recent funding round for projects located in TCAC High Opportunity Areas. This would apply to projects within cities and those in the unincorporated County, promoting equitable investment and encouraging affordable housing in areas with strong access to opportunity, further supporting Enhancement Factor 4 by guiding affordable housing toward high resource areas and mitigating displacement pressures in historically lower income neighborhoods.</p> <p>Note: Program HE-E will be considered to be complete when the Final Farmworker Housing Study and Action Plan is presented to the County Board of Supervisors.</p>		<p>HOME and HOME-ARP Scoring Criteria</p> <p>Ventura County Farmworker Housing Study Project Webpage</p>	<p>Sustainability from the Southern California Association of Governments (SCAG):</p> <ul style="list-style-type: none"> • Article • Video <p>Save Open Space and Agricultural Resources (SOAR) Ordinance for County of Ventura</p> <p>e-General Plan "Find it Fast" search bar for GP policies and programs</p> <ul style="list-style-type: none"> • HE-N Zoning Code Amendments for Special Needs Housing (Complete) <p>Agricultural Exclusive (AE), Open Space (OS), Rural Agricultural (RA), and Timberland Preserve (TP) Zones Map</p> <p>HOME and HOME-ARP Scoring Criteria</p> <p>Program HE-E Farmworker Housing Study (Anticipated completion by December 2026) Ventura County Farmworker Housing Study and Action Plan - Project Webpage</p>				
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	The County meets this requirement by allowing residential or mixed-use development in certain non-residential zones. Specifically, the Saticoy Area Plan established a Town Center (TC) Zone – a commercial zone in the designated disadvantaged community of Saticoy, which allows for live/work units and second story residential as allowable residential uses in it. Additionally, the Piru Area Plan includes a Community Business District (CBD) Overlay in the	E	<p>NCZO</p> <p>Saticoy Area Plan</p> <p>DDC Maps</p>	<p>NCZO</p> <ul style="list-style-type: none"> • Sec. 8104-7.4 - Community Business District (CBD) Overlay Zone: Encourages mixed-use development including multifamily dwellings in the historic commercial area of Piru. 	1	3	1	2

Category Number	Category Requirement	Concise Written Description of Prohousing Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		<p>Commercial Planned Development (CPD) zone, which allows for residential development for the Piru community, another designated disadvantaged community.</p> <p>Specifically, the Purpose of the Town Center Zone (NCZO § 8119-1.3.3(a)) states: “The Town Center (TC) zone comprises of the commercial and civic core of Saticoy. It consists of one- and two-story “main street commercial” buildings with shopfront frontages that are built up to and accessed from the sidewalk, giving the area a small-town commercial character. Ground floor retail, artisan manufacturing and upper floor residential or live/work units support an active pedestrian environment.”</p> <p>Enhancement Factor 3 – Category 3 Both of these areas are recognized by the State and County as Designated Disadvantaged Communities (DDC), highlighting their eligibility for targeted economic reinvestment, with Piru also identified as a low resource area on the TCAC/HCD Opportunity Map. In Saticoy’s case specifically, by providing unique housing options in its commercial core, such as live/work units, and second story residential uses, the County is creating greater developmental density in all areas of this disadvantaged neighborhood, and allows for housing for all income levels. By extension, these options encourage other market rate populations to live in this area. The live/work intention supports both residential density and economic activity by enabling shop owners to reside onsite, while the anticipated addition of market-rate units expands housing options and attracts new investment.</p> <p>The Area Plan also includes zero setback development in the Town Center (TC) zone, implements a form-based code, and adds capacity for two-story commercial development with integrated residential uses. In recent years, the County worked with the City of Ventura to streamline approval processes to accommodate water capacity and availability, and has an ongoing Active Transportation Program (ATP) in Old Town Saticoy which will update sidewalks, add crosswalks, include traffic calming measures, in accordance with Complete Streets requirements. These updates reflect a targeted effort to revitalize historically underutilized areas.</p> <p>Old Town Saticoy historically consisted of a small commercial core featuring other uses such as a museum, grocery store, and restaurants, serving a low-density residential development, and some light industrial uses located next to a historical Train Depot. Additionally, the parcels in the commercial and residential areas are extremely small, limiting development potential. The update to the Saticoy Area Plan in 2015 redefined the extent of the commercial core, added a residential mixed-use zone, and increased developmental density and options in the low density and mixed-use residential zones. The Area Plan established a form-based code and zero-lot-line requirement for the commercial areas, enabling these small parcels to be built out to their full potential. This intentional rezoning and updates to</p>			<p>Old Town Saticoy Development Code</p> <ul style="list-style-type: none"> • Sec. 8119-1.1.3 – Description of Zones (a) Town Center (TC): Allows for upper floor residential or live/work units in a main street commercial zone • Sec. 8119-1.3 Zoning Standards <p>DDC Maps</p>				

Category Number	Category Requirement	Concise Written Description of Prohousing Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		the development standards is intended to support infill development and encourage investment aligned with market segments that previously had limited housing options in the area.							
11	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	<p>The County meets this requirement by providing exceptions to the minimum lot area for development of Farmworker Housing Complexes (Section 8103-2.7 of the Non-Coastal Zoning Ordinance (NCZO)). Generally, the minimum lot area for such complexes in the Agricultural Exclusive (AE) zone is 40 acres. Section 8103-2.7 waives the 40-acre minimum lot size requirement for parcels in the AE zone when proposed for a Farmworker Housing Complex, as long as a minimum of 10 acres of the parcel is retained for agriculture, and is adjacent to, or within a city's sphere of influence. This targeted modification enables residential development for this lower income population, than would otherwise be allowed, supporting agricultural workforce housing and promoting more efficient use of rural land for essential housing. This exception was instrumental in the approval and development of the 360-unit Somis Ranch Farmworker Housing Complex in 2021.</p> <p>In addition, Sec. 8119-1.3.1 of the Saticoy Area Plan establishes zero setbacks in the Town Center (TC) zone, which allows for maximum development of small lots in Saticoy. Finally, all lots zoned RHD (except for those in Santa Susana) and R/MU, are located in DDCs, permit multifamily housing, and include modified development standards that promote affordable residential development with a greater density of 20 dwelling units per acre.</p> <p>Enhancement Factor – Category 1 The County's modification of development standards (exception to minimum lot area) which enabled development of the 360-unit Somis Ranch Farmworker Housing Complex reflects a unified strategy that promotes efficient land use, access to public transportation, housing affordable to Lower Income Households, and climate change solutions. Approved waivers included reduced side-yard setbacks (from 15 to 10 feet) and increased building lot coverage (from 5% to 25%), demonstrating efficient land use. All 360 units are deed-restricted affordable to Lower Income households. The site is within walking distance (10 minutes) of Rancho Campana High School and the City of Camarillo's public library and bus stop, served by Camarillo Area Transit and the broader Ventura County Transportation Commission network, supporting regional mobility and VMT reduction. These efforts align with General Plan policies CTM-2.6 and HE-3.1, collectively advancing affordable housing, sustainable land use, and transportation planning.</p>	E	<p>NCZO</p> <p>Saticoy Area Plan</p> <p>RHD Site Maps</p> <p>DDC Maps</p> <p>Somis Ranch Map</p> <p>e-General Plan</p>	<p>NCZO</p> <ul style="list-style-type: none"> • Sec. 8103-2.7 - Farmworker Housing Complexes • Sec. 8106-1.4.1.2 Table 8 Maximum Building Lot Coverage for Lots Within a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan (RHD 20 du/ac minimum) • Sec. 8106-1.1 – Development Standards for Uses and Structures in Open Space, Agricultural Exclusive, and Residential Zones (AE 40 ac minimum) <p>Old Town Saticoy Development Code</p> <ul style="list-style-type: none"> • Sec. 8119-1.3.1 Town Center (TC) Zone • Sec. 8119-1.1.3 - Description of Zones (b) Residential/Mixed Use (R/MU 20 du/ac maximum) <p>RHD Site Maps</p> <p>DDC Maps</p> <p>Somis Ranch Map</p> <p>e-General Plan "Find it Fast" search bar for GP policies and programs</p> <ul style="list-style-type: none"> • CTM-2.6: Regional Transportation Planning • HE-3.1: Prioritize Housing Assistance for Special Needs Populations 	1	1	2	3
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	The County is not seeking points for Category 1J.							

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1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	<p>The County amended its regulations for the Residential High Density (RHD) Zone, which allows for development at 20 du/ac, and includes an inclusionary housing provision. While the provision only applies on the RHD zoned parcels, this effort reflects ongoing progress toward establishing inclusionary housing requirements consistent with the intent of AB 1505. Altogether, development of these parcels is anticipated to result in 250 multifamily units, which will greatly further the housing element goals.</p> <p>Although a jurisdiction-wide inclusionary housing ordinance or program has not been adopted, the County is in the process of implementing Program K, which includes preparing two feasibility studies: 1) an Inclusionary Housing Fee Study to evaluate the benefits of creating such an ordinance, and 2) a Housing Mitigation Fee Study, to evaluate the impact of certain non-residential development that may create a need for housing for their employees. Creation of the two feasibility studies is funded by REAP 2.0 grant funds, and is anticipated to be presented to the Board of Supervisors in June 2026. It is possible that the Board may direct staff to develop a countywide inclusionary housing ordinance based on the recommendations of the fee studies.</p> <p>Note: Program HE-K will be considered to be complete when the studies are presented to the County Board of Supervisors.</p>	P	NCZO eGeneral Plan	<p>NCZO</p> <ul style="list-style-type: none"> • Sec. 8109-1.3 – Standards for Multifamily Dwellings in the Residential High Density (RHD) Zone <p>e-General Plan “Find it Fast” search bar for GP policies and programs</p> <ul style="list-style-type: none"> • HE-H RHD Zone Ordinance Amendments (Complete) • HE-K Inclusionary Housing and Housing Impact Mitigation Fee Assessment (In Progress) 	1			1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	<p>The County’s Housing Element Program HE-E, Farmworker Housing Study, aims to assess farmworker housing needs and develop targeted strategies to increase supply. This program supports the acceleration of future housing production for a population that is often underserved. It also requires coordination across all Ventura County jurisdictions, and a commitment to affirmatively further fair housing, making it a strong fit for this category.</p> <p>The program will identify measures and actionable items to support affordable housing development across all jurisdictions within the County, which may include identifying new housing typologies and suitable sites, as well as potential amendments to the County’s Agricultural Worker Housing Ordinance to facilitate additional housing development for this population. The program may also result in similar ordinance amendments in some of other cities in Ventura County, which will ensure the housing burden is shared and will address countywide need for farmworkers.</p> <p>Enhancement Factor - Category 8 The County’s implementation of Housing Element Program HE-E, the ongoing Countywide Farmworker Housing Study, represents a meaningful action to affirmatively further fair housing by addressing a chronic housing gap for a disproportionately lower-income, special needs workforce. Conducted in partnership with local nonprofit House Farm Workers!, and with all jurisdictions across Ventura County, this project has been funded through several state and local grants (including LEAP, REAP 1.0, and REAP 2.0). The Study is</p>	P	Ventura County Farmworker Housing Study Webpage eGeneral Plan	<p>HE-E Farmworker Housing Study (Anticipated completion in 2026) Ventura County Farmworker Housing Study and Action Plan - Project Webpage</p> <p>e-General Plan “Find it Fast” search bar for GP policies and programs</p> <ul style="list-style-type: none"> • HE-E Farmworker Housing Study 	1	8	1	2

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		<p>anticipated to develop a countywide strategy to expand farmworker housing supply and typologies. This includes assessing unmet needs, identifying suitable housing types and locations, and outlining action steps, such as potential zoning or code changes, to inform future implementation. The project directly supports AFFH by reducing the risk of displacement, promoting inclusive workforce housing, and coordinating jurisdictional efforts to share the regional housing burden for farmworkers, many of whom live in historically under-resourced areas.</p> <p>This cross-jurisdictional strategy aligns with AFFH priorities by:</p> <ul style="list-style-type: none"> • Identifying and mitigating barriers to adequate housing for a protected and underserved class; • Proactively exploring zoning and policy changes that will expand housing choices and supply; • Promoting place-based strategies to stabilize vulnerable populations and reduce overcrowding and displacement; • Advancing a timeline for implementation, with final recommendations and an action plan anticipated in 2026. <p>By coordinating housing solutions for a regionally essential workforce, the County is taking a measurable step beyond statutory requirements to affirmatively further fair housing.</p> <p>Note: Program HE-E will be considered to be complete when the Final Farmworker Housing Study and Action Plan is presented to the County Board of Supervisors.</p>							
									Category 1 Anticipated Total Points = 30

Category 2: Acceleration of Housing Production Timeframes

Category Number	Category Requirement	Concise Written Description of Proposed Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	<p>The County has established ministerial approval processes for multiple housing types. Single-family, two-family, and multifamily housing are permitted via Zoning Clearance in various residential and open space/agricultural zones, as detailed in Articles 5 and 11 of the NCZO.</p> <p>Enhancement Factor – Category 4 The County’s standards for the Residential High Density (RHD) zone supports Enhancement Factor 4 by enabling multifamily housing by right in the RHD zone through a Zoning Clearance process, reducing permitting barriers and increasing development certainty. The standards include an inclusionary housing requirement requiring at least 20 percent of units as affordable to Lower-Income Households, ensuring the creation of new, deed-restricted affordable units within the County’s existing residential sites inventory. This proactive approach helps stabilize housing costs and mitigate displacement pressures for Lower-Income Households.</p> <p>The ordinance also goes beyond state law by including other affordability options (very low and extremely low, based on the highest need in the County) and offering three alternative compliance options, where only one is required by state law. Applicants may (1) donate land to an eligible organization, (2) provide financial assistance for an eligible organization to acquire land or units, or (3) propose an alternative action that offers equivalent public benefit. These expanded options support flexibility without compromising the goal of long-term affordability.</p> <p>The RHD sites in the County are zoned for a density of 20 to 22 units per acre and collectively have a residential capacity for 250 units, located in both Low Resource and Highest Resource areas. In addition to providing options for missing middle housing, the requirements include objective standards for site design criteria, open space, and building design, and allow for phased development while requiring equitable distribution of the affordable units within the development. By facilitating the development of new affordable housing across diverse communities, the RHD standards reduces displacement risk, expands housing choice, and conserves affordability for households most at risk of housing instability.</p>	E	Ventura County Non-Coastal Zoning Ordinance (NCZO) Residential High Density (RHD) Site Maps Residential High Density (RHD) & Residential Sites Inventory Tables	Ventura County Non-Coastal Zoning Ordinance (NCZO) <ul style="list-style-type: none"> • Sec. 8105-4 – Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones • Article 11: Entitlements – Process and Procedures • Sec. 8109-1.3 – Standards for Multifamily Dwellings in the Residential High Density (RHD) Zone Residential High Density (RHD) Site Maps Original versus updated Table 5-37 Residential High-Density Zoned Parcels Unincorporated Ventura County and Table 5-41 Housing Inventory Summary for Lower, Moderate, and Above Moderate-Income Categories	3	4	1	4
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	<p>In 2020, the County certified an EIR that evaluated the potential environmental impacts of actions taken related to the adoption of the County’s 2040 General Plan, and adopted a Statement of Overriding Considerations for impacts which were identified as significant and unavoidable and could not be reduced to a less-than significant level after applying mitigation measures.</p> <p>This General Plan EIR is used as a base for several projects, and has allowed the County to streamline CEQA review by utilizing a localized program level of analysis through CEQA</p>	E	County General Plan Webpage County General Plan Environmental Impact Report (EIR) County General Plan CEQA Findings of Fact, and Statement of Overriding Considerations	Ventura County 2040 General Plan Webpage Ventura County 2040 General Plan Environmental Impact Report (EIR) CEQA Findings of Fact, and Statement of Overriding Considerations Area Plans:	2	1	2	4

Category Number	Category Requirement	Concise Written Description of Proposed Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		<p>Section 15183 – applicable for projects consistent with the General Plan and zoning ordinance.</p> <p>In addition to the General Plan EIR, the County has adopted several specific area plans, including the Coastal Area Plan and Local Coastal Plan, as well as plans for the communities of El Rio/Del Norte, North Ventura Avenue, Oak Park, Ojai Valley, Piru, Saticoy, Thousand Oaks, and Lake Sherwood/Hidden Valley. Each of these area plans were adopted after conducting their own CEQA analysis, which is used as a tiering-off document to further streamline environmental review for projects consistent with the respective plan.</p> <p>These efforts align with state guidance encouraging the use of program-level environmental analysis and tiering to accelerate housing production, an approach the County is already implementing through its certified General Plan EIR and supporting area plan EIRs.</p> <p>Enhancement Factor – Category 1 The County’s certified General Plan and area plan EIRs, along with the Ventura County Vehicle Miles Traveled (VMT) Adaptive Mitigation Program, achieve Enhancement Factor 1 by advancing planning objectives related to efficient land use, reduced travel demand, and climate-focused development, consistent with General Plan Policies CTM-1.1 (VMT Standards and CEQA Evaluation) and LU-1.4 (Land Use Patterns).</p> <p>The VMT Adaptive Mitigation Program is a multifaceted effort that provides a clear and consistent framework for assessing and reducing VMT impacts, streamlining CEQA review. When VMT is the sole significant impact, the program helps avoid the need for a full EIR, reducing both time and cost burdens, especially for affordable housing projects.</p>		<p>Area Plans</p> <p>Ventura County CEQA Vehicle Miles Traveled Adaptive Mitigation Program Final Report</p> <p>Ventura County Vehicle Miles Traveled Adaptive Mitigation Program Webpage</p> <p>eGeneral Plan</p>	<ul style="list-style-type: none"> • El Rio/Del Norte Area Plan • Lake Sherwood Area Plan • North Ventura Avenue Area Plan • Oak Park Area Plan • Ojai Valley Area Plan • Piru Area Plan • Thousand Oaks Area Plan • Coastal Area Plan • Saticoy Area Plan <p>Ventura County CEQA Vehicle Miles Traveled Adaptive Mitigation Program Final Report</p> <p>Ventura County Vehicle Miles Traveled Adaptive Mitigation Program Webpage</p> <p>e-General Plan “Find it Fast” search bar for GP policies and programs</p> <ul style="list-style-type: none"> • CTM-1.1: VMT Standards and CEQA Evaluation • LU-1.4: Land Use Patterns 				
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	<p>The County has streamlined housing projects at the project level by utilizing statutory tools authorized under state law. In addition, the County has outlined clear requirements for a streamlined ministerial process by developing a Streamlined Multifamily Zoning Clearance Application for such projects. These efforts demonstrate the County’s commitment to facilitating housing development through ministerial review processes for qualifying projects.</p> <p>Examples of projects that have been approved through by-right processes or statutory and categorical exemptions, consistent with applicable law, include:</p> <p><u>Camino de Salud Supportive Housing Project (In Progress)</u> This 49-unit supportive housing development is located within the planning area of the Ojai Valley Area Plan. As a 100 percent affordable project, it qualified for a ministerial, streamlined review under both AB 2162 and SB 35. The project includes 48 studio units and one two-bedroom manager’s unit. All residential units, except the manager’s unit,</p>	E	<p>NCZO</p> <p>Streamlined Affordable Housing Development Webpage</p> <p>Streamlined Multifamily Zoning Clearance Application</p> <p>County of Ventura Residential High Density (RHD) Webpage</p> <ul style="list-style-type: none"> • Zoning Clearance <p>RHD Sites Map</p> <p>RHD & Residential Sites Inventory Tables</p> <p>2025 Annual Progress Report</p>	<p>NCZO</p> <ul style="list-style-type: none"> • Sec. 8109-1.3 – Standards for Multifamily Dwellings in the RHD Zone <p>Streamlined Affordable Housing Development Webpage</p> <p>Streamlined Multifamily Zoning Clearance Application</p> <p>Documented application process for streamlined, ministerial approval processes under:</p> <ul style="list-style-type: none"> - SB 35 (affordable multifamily projects) - AB 2162 (supportive housing) - AB 1783 (farmworker housing) 	2	8	1	3

Category Number	Category Requirement	Concise Written Description of Proposed Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		<p>are income-restricted and reserved for either low-income wage earners or individuals experiencing homelessness with chronic or severe illnesses. The Zoning Clearance application for the project was approved in April 2023 and amended in December 2025 by County staff to ensure that the project funding remained active and captured the revisions to parking lots and size of the dwelling. In 2025, the applicant submitted building permit applications for the 49-unit development on the site. The development is currently underway.</p> <p><u>Rancho Sierra Senior Apartments (Supportive Housing Complex) (Complete)</u> This project includes 49 units of affordable senior housing and one manager's unit. It received planning approval in November 2020 through a streamlined, ministerial permitting process pursuant to Government Code section 65651, as authorized by AB 2162. The project is complete.</p> <p><u>Highland Drive Project (ADU Conversion) (Complete)</u> This project involved converting existing carports into 12 accessory dwelling units (ADUs) using the state ADU law, which allows such conversions through ministerial approval. The project is complete and reflects the County's use of by-right processes to expand housing options.</p> <p>Enhancement Factor – Category 8 The County's recent update to standards for the Residential High Density (RHD) Zone in 2025 advances fair housing by enabling mixed-income development on sites that have remained undeveloped due to the 100% affordability requirement previously required for the sites. By reducing this to at least 20% minimum for Lower Income Households, the ordinance improves development feasibility while preserving affordability through an inclusionary housing component.</p> <p>The RHD Zone permits 20 to 22 dwelling units per acre, creating capacity for higher-density multifamily housing. Paired with the RHD Zoning Clearance which allows for ministerial approval of qualifying projects, the revised standards streamline the production of affordable and mixed-income housing on the RHD sites.</p> <p>This change furthers AFFH by promoting Lower Income housing in Highest Resource areas and Above-Moderate Income housing in Low Resource areas. For example, the RHD zoned sites in:</p> <ul style="list-style-type: none"> • Santa Susana sites (41 units) are in a Highest Resource area • El Rio/Del Norte (179 units) and Piru (30 units) sites are in Low Resource areas <p>Increased feasibility of Above-Moderate Income housing in Low Resource areas may attract investment and services, while introducing Lower Income housing in High Resource areas supports integration and access to opportunity.</p>		Many Mansions Rancho Sierra Webpage	<p>County of Ventura Residential High Density (RHD) Webpage</p> <ul style="list-style-type: none"> • Zoning Clearance <p>RHD Sites Map</p> <p>Original versus updated Table 5-37 Residential High-Density Zoned Parcels Unincorporated Ventura County and Table 5-41 Housing Inventory Summary For Lower, Moderate, and Above Moderate-Income Categories</p> <p>2025 Annual Progress Report</p> <p>Many Mansions Rancho Sierra Webpage</p>				

Category Number	Category Requirement	Concise Written Description of Proposed Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		This effort reflects a meaningful action beyond statutory AFFH requirements by expanding housing supply, choice, and affordability through inclusionary requirements, mixed-income strategies, and streamlined permitting.							
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	The County is not seeking points for Category 2D.							
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	<p>In several residential zones, single-family dwellings, two-family/duplexes, multifamily housing, ADUs, and farmworker/animal caretaker dwelling units are permitted with a Zoning Clearance and do not require public hearings when consistent with applicable zoning and the General Plan. Generally, single family dwellings are permitted with a Zoning Clearance in most residential, as well as agricultural and open space zones in the non-coastal areas.</p> <p>In addition, the County has adopted ministerial processes for specific housing types, including larger ADUs that do not meet state criteria, farmworker/animal caretaker dwelling units meeting certain criteria, employee housing units, and multifamily housing development in the RHD Zone.</p> <p>As of December 31, 2024, within the 6th Cycle Housing Element planning period (beginning October 16, 2021), a total of 846 units have received planning permit approvals. Of these, 537 units (63%) have been approved without a public hearing. These figures are based on data reported in the HCD tables included in the County's Annual Progress Reports from 2021 through 2024.</p> <p>Notable projects within these approvals include the 10-unit Mesa Farm Tiny Home Community for Transitional Aged Youth, and the 49-unit Rancho Sierra Senior Apartments.</p> <p>Overall, these units approved by December 31, 2024, without a public hearing represent approximately 43% of the County's 6th Cycle RHNA target of 1,262 units. This total does not include ADUs that were able to proceed directly to a building permit, bypassing a planning permit.</p>	E	NCZO County of Ventura Annual Progress Report (APR) Webpage	NCZO <ul style="list-style-type: none"> • Sec. 8105-4 - Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones • Sec. 8111-3 – Notice and Hearing Procedures • Sec. 8107-1.7 – Accessory Dwelling Units and Junior Accessory Dwelling Units • Sec. 8107-26 – Employee Housing Pursuant to State Law • Sec. 8109-1.3 – Standards for Multifamily Dwellings in the RHD Zone <p>County of Ventura Annual Progress Report (APR) Webpage</p> <ul style="list-style-type: none"> • 2021 APR • 2022 APR • 2023 APR • 2024 APR 	2			2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	<p>The County has free, pre-approved standardized plans that can be used for detached ADUs and farmworker/animal caretaker dwelling units (which are primarily utilized by lower income households). Using these pre-approved plans reduces the plan check times significantly, and reduces overall permit processing timeframes. Since January 1, 2022, 18 units in the County have used these standardized plans.</p> <p>Also, the County's 2025 APR included an analysis of discretionary Planned Development (PD) permit processing timelines for discretionary residential development in the 6th cycle, and assessed whether they act as a constraint to housing production. This was done to address Housing</p>	E	NCZO eGeneral Plan County of Ventura Building and Safety Early Plan Review Agreement Form County of Ventura Building and Safety Expedited Plan Review Application	NCZO <ul style="list-style-type: none"> • Sec. 8105-4 - Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones • Sec. 8107-26 – Employee Housing Pursuant to State Law • Sec. 8107-1.7 – Accessory Dwelling Units and Junior Accessory Dwelling Units 	2	1	2	4

Category Number	Category Requirement	Concise Written Description of Proposed Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		<p>Element Program HE-J (Compliance with State Housing Laws and PD Permit Monitoring). The analysis found that PD permits constitute only 2.83% of total housing approvals (since the start of the 6th cycle), as most residential development is permitted through ministerial processes such as Zoning Clearances and the ADU straight-to-Building Permit pathway. While discretionary PD permits require longer processing timelines, these timeframes are largely attributable to site-specific environmental review requirements in coastal and environmentally sensitive areas. The County's findings confirm that the primary pathway for housing production, including housing serving lower-income households, occurs through streamlined, ministerial processes rather than discretionary review. A detailed analysis is included in the 2025 APR document on the Planning Division's website.</p> <p>In addition, the County has implemented process improvements in specific contexts, including early plan review, expedited plan review, fee waivers, and expedited permitting for fire recovery.</p> <p>Enhancement Factor – Category 1 The County's ordinance allows for ministerial development of maximum four farmworker and animal caretaker dwelling units on open space, agricultural and certain rural zoned parcels, in addition to a single-family dwelling and an ADU (if it meets criteria), therefore allowing for more density and intensity of uses where necessary. By utilizing the pre-approved options for detached ADUs and farmworker/animal caretaker units, the County supports Enhancement Factor 1 by advancing efficient land use and promoting housing affordable to Lower-Income Households. These free, pre-approved standardized plans support ministerial development of ADUs, single-family residences, and farmworker housing units, individually or in combination, reducing both plan check and overall permit processing times. This supports infill development and maximizes land utilization, consistent with General Plan Policy LU-1.5 (Infill Development). Therefore, by development of such housing, there is a reduction of VMT as agricultural worker housing is located on or close to the workplace for the population it serves, and reduces travel times.</p> <p>Also, since these plans are pre-approved by the County's Building and Safety Division, they minimize permit review timeframes for plan check and approval, and reduce associated permitting fees, making housing development more accessible and financially feasible for lower-income households. This approach supports Housing Element Policy HE-3.5 (Encourage Affordable Housing in Rural Areas) by expanding housing options in underserved areas and facilitating production through cost-effective, streamlined permitting.</p>		<p>County of Ventura Mountain Fire Permitting & Review Webpage</p> <p>County of Ventura Standardized Plans Webpage</p> <p>2025 APR Table D</p> <p>APR Webpage</p> <p>Pre-Approved Plan Data</p>	<p>e-General Plan "Find it Fast" search bar for GP policies and programs</p> <ul style="list-style-type: none"> HE-S Development Review Committee Fee Waiver (Complete) <p>County of Ventura Building and Safety Early Plan Review Agreement Form</p> <p>County of Ventura Building and Safety Expedited Plan Review Application</p> <p>County of Ventura Mountain Fire Permitting & Review Webpage</p> <p>County of Ventura Standardized Plans Webpage</p> <p>2025 APR Table D</p> <ul style="list-style-type: none"> HE-J Compliance with State Housing Laws and PD Permit Monitoring (Objective #2: 2025 PD Permit Assessment - Complete) <p>APR Webpage</p> <ul style="list-style-type: none"> 2025 APR <p>Pre-Approved Plan Data</p>				
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and	The County has been able to implement several mechanisms to ensure that adequate housing stock is created or maintained in the County.	E	Ventura County General Plan Webpage	Ventura County General Plan Webpage	1			1

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	that are consistent with zoning regulations and the general plan.	<p>The County has a dedicated application process for parcels zoned Residential High Density (RHD), which allows for multifamily residential development at 20-22 du/ac with mixed-income categories, and approved through a ministerial permit process (Zoning Clearance). Overall, the RHD zoned sites can accommodate a total of 250 units. Such projects are required to apply standards created for this zone, allow for phased development, ensure that the affordable and market rate housing within the development is equitable, and requires deed restrictions for the affordable housing. This zone includes specific objective design criteria for site design, open space, and building design (to name a few) to ensure streamlined review in a ministerial manner, and expedited approval. Staff has also created templates for the mechanisms ensuring long-term affordability, such as the affordable housing agreement and deed restrictions – resulting in quicker approvals.</p> <p>In addition to residential zones, the County also allows approval of residential units in some of its commercial zones. This includes:</p> <ul style="list-style-type: none"> - Ministerial approval of ADUs within the Commercial Business District (CBD) overlay of the Commercial Planned Development (CPD) zones – which are primarily located in the designated disadvantaged community of Piru. - Emergency Shelters are allowed in all CPD zones countywide. - Low Barrier Navigation Centers are allowed in R/MU (Residential Mixed Use), CO (Commercial Office) and CPD zones countywide. - Transitional and Supportive Housing is allowed in CO and CPD zones, in addition to all residential zones, agricultural and open space zones. Additionally, supportive housing is allowed as a use-by-right in CO and CPD zones in addition to applicable residential zones, if it meets state law criteria and those in NCZO Section 8107-52.3.1. - Live/Work Units and Second floor residential units are allowed in the Town Center (TC) zone, in the designated disadvantaged community of Saticoy <p>Finally, the County also diligently works with developers to address requests for residential development in commercial zones, pursuant to application of SB 6 and AB 2011. Although none have been approved yet, there has been a lot of interest in applying these laws.</p> <p>In order to expedite approvals, the County offers several processes - either pre-application or after application submittal - that streamline and consolidate permit review by providing early input before a formal application is submitted. These include:</p> <ul style="list-style-type: none"> - A Pre-Submittal Review process, which is a Planning Division-specific service to flag major regulatory issues and clarify the application path. - An ESHA pre-submittal meeting, offered for projects located in the Coastal Zone which are subject to the County's Environmentally Sensitive Habitat Areas (ESHA) 		<p>County of Ventura Residential High Density (RHD) Webpage</p> <p>RHD and Residential Sites Inventory Tables</p> <p>NCZO</p> <p>Old Town Saticoy Development Code</p> <p>Concept Project Review (CPR) Records</p> <p>Pre-Submittal Records</p> <p>Concept Project Review Webpage</p> <p>Pre-Submittal Review Webpage</p> <p>Somis Ranch Apartments Website</p> <p>2025 APR</p> <p>County of Ventura, Ventura Ranch Farmworker Housing Webpage</p>	<p>County of Ventura Residential High Density (RHD) Webpage</p> <ul style="list-style-type: none"> • Zoning Clearance <p>Original versus updated Table 5-37 Residential High-Density Zoned Parcels Unincorporated Ventura County and Table 5-41 Housing Inventory Summary for Lower, Moderate, and Above Moderate-Income Categories</p> <p>NCZO</p> <ul style="list-style-type: none"> • Sec. 8101-2.1 – Applicability to Uses and Structures • Sec. 8109-1.3 – Standards for Multifamily Dwellings in the RHD Zone • Sec. 8107-1.7 – Accessory Dwelling Units and Junior Accessory Dwelling Units • Sec. 8107-44 – Emergency Shelters • Sec. 8107-51 – Low Barrier Navigation Centers • Sec. 8107-52 – Transitional and Supportive Housing <p>Old Town Saticoy Development Code (NCZO Sec. 8119-1)</p> <p>Concept Project Review (CPR) Records</p> <p>Pre-Submittal Records</p> <p>Concept Project Review Webpage</p> <p>Pre-Submittal Review Webpage</p> <p>Somis Ranch Apartments Website</p> <p>2025 APR (Residential Development Descriptions)</p> <p>County of Ventura, Ventura Ranch Farmworker Housing Webpage</p>				

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		<p>policies and development standards. This service is intended to assist applicants with siting of the development and prepare alternatives in conformance with ESHA policies.</p> <ul style="list-style-type: none"> - A Concept Project Review (CPR), previously called the Development Review Committee, provides applicants with the opportunity to receive input from various County agencies (e.g., Fire, Public Works, Environmental Health) to provide coordinated, cross-departmental guidance. <p>These processes help applicants understand requirements, anticipate potential obstacles, and prepare more complete applications - ultimately reducing review times and levels of back-and-forth after submittal. Since 2019, 47 projects have utilized one or more of these pre-application services, including the 360-unit, 100% affordable Somis Ranch Farmworker Housing Complex.</p> <p>Section 8101-2.1 of the County's NCZO also allows residential development on County-owned property to bypass Planning Division entitlements and proceed directly for approval with a building permit, thereby consolidating and streamlining the approval process. An example is the Homekey+ Lewis Road Supportive Housing Project, located on a County-owned parcel on Lewis Road (in unincorporated county), which will construct 88 permanent supportive housing units for individuals experiencing homelessness with mental health and/or substance use disorders. This project did not require any Planning permits. Construction is anticipated to begin in Spring 2026.</p> <p>Finally, the County has conducted streamlined permit review utilizing CEQA Guidelines Section 15183 for certain projects, allowing for CEQA exemption of projects consistent with the certified General Plan EIR (2020). This process involves checklist-based environmental review to confirm consistency with analyzed General Plan impacts, significantly reducing or eliminating discretionary review when criteria are met. The Ventura Ranch Farmworker Housing Complex is an example of a project which is utilizing CEQA Guidelines Section 15183 for its discretionary permit application which proposes development of 328 units of 100% affordable farmworker housing. The project was approved by the County's Planning Commission in February 2026. Since then, the decision for this project has been appealed, and will be considered by the Board of Supervisors de novo.</p>							
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	The County issues zoning clearances for several housing applications based on objective development standards codified in the Non-Coastal Zoning Ordinance (single-family, two-family, and multifamily housing are permitted via Zoning Clearance in various residential and open space/agricultural zones, as detailed in Articles 5 and 11 of the NCZO.) These standards include measurable requirements related to lot size, setbacks, building height, and density (NCZO §§ 8106-1.1, 8109-1). Because zoning clearances are ministerial, staff do not apply subjective discretion. Instead, applications are	E	NCZO	NCZO <ul style="list-style-type: none"> • Sec. 8106-1.1 - Development Standards for Uses and Structures in Open Space, Agricultural Exclusive, and Residential Zones • Sec. 8109-1 - Standards For Open Space, 	1			1

Category Number	Category Requirement	Concise Written Description of Proposed Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		approved when their projects comply with the clearly defined standards outlined for the use in that zone. This approach simplifies the approval process, increases certainty for applicants, and shortens review timelines.			Agricultural and Residential Zones				
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	The County meets this requirement through its One-Stop Permitting website and VC Citizen Access portal, which provide centralized access to permitting information, agency contacts, and step-by-step guidance—offering applicants a single location to manage their permit process across departments.	E	County of Ventura One-Stop Permitting Website County of Ventura Citizen Access Webpage	County of Ventura One-Stop Permitting Website County of Ventura Citizen Access Webpage	1			1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	<p>The County complies with state ADU law (Government Code section 66323) by allowing state mandated ADUs to be permitted directly through a building permit process (known as BP ADUs). In order to process such ADUs/JADUs, the County has developed a straight to Building Permit process, which allows for a shorter processing time for the permit.</p> <p>The County's ordinance, compliant with state law and HCD, also goes beyond state requirements by allowing larger and attached ADUs not covered under default state provisions to be processed ministerially through a Zoning Clearance. Depending on parcel size, the County allows for ADUs of up to 1,800 square feet and provides options on all parcels which allow a single-family residence. The ministerial reviews apply objective criteria for review, with a shorter processing time for planning permits. Additionally, reduced plan check times and reduced fees are utilized if an applicant uses the County's standardized, pre-approved plans for ADUs and Farmworker/Animal Caretaker dwelling units.</p> <p>Specifically, if an applicant intends to build an ADU that qualifies for the straight to BP process, they can bypass the Zoning Clearance step, which would otherwise take approximately 30 days to process and require a flat fee. If the applicant also uses one of the County's standardized, pre-approved plans, they save additional time during the Building and Safety plan check phase, since those plans have already been reviewed and meet necessary building code requirements. This can also result in lower costs, as Building and Safety charges fees based on staff review time—meaning less time spent reviewing pre-approved plans translates to reduced permit processing fees. Applicants also avoid the need to hire a private architect or draftsman, as the plans are publicly available online at no cost.</p> <p>Enhancement Factor – Category 8 The County's ADU allowances and reduced permit processing timeframes constitute a meaningful action toward Affirmatively Furthering Fair Housing beyond statutory requirements. By lowering regulatory, cost, and timing barriers for ADU development, the County has expanded access to housing options that primarily serve lower-income households and contribute substantially to meeting RHNA goals.</p>	E	Permit Pathways for ADUs/JADUs Webpage NCZO Standardized ADU and Farmworker/Animal Caretaker Dwelling Units Plans Webpage Planning Permit Fees Webpage Zoning Clearance Application Instructions Annual Progress Report (APR) Webpage	Permit Pathways for ADUs/JADUs Webpage – allows larger ADUs based on lot size and provides a ministerial Zoning Clearance process for ADUs that exceed standard state criteria. NCZO <ul style="list-style-type: none"> • Sec. 8107-1.7 - Accessory Dwelling Units and Junior Accessory Dwelling Units • Sec. 8107-1.7.7 – ADU and JADU Application Processing and General Requirements Standardized ADU and Farmworker/Animal Caretaker Dwelling Units Plans Webpage Planning Permit Fees Webpage Zoning Clearance Application Instructions Annual Progress Report (APR) Webpage <ul style="list-style-type: none"> • 2023 APR • 2024 APR • 2025 APR 	1	8	1	2

Category Number	Category Requirement	Concise Written Description of Proposed Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		<p>ADUs represent the majority of housing production in the unincorporated County and the majority of new units categorized under lower-income affordability. In 2025 alone, 98 of the 152 residential building permits issued were for ADUs and JADUs). Of these 98 ADU permits issued in 2025, 71 were affordable to lower-income households.</p> <p>The County's straight-to-Building Permit ADU process has also been widely utilized, demonstrating its effectiveness in reducing barriers to housing production. Between 2023 and 2025, 321 building permits were issued for ADUs, 221 of which utilized the straight-to-building-permit process (approximately 69%).</p> <p>These outcomes demonstrate that the County's ADU policies function as substantive AFFH actions by increasing housing choice, reducing approval timelines and development costs, and enabling lower-income households to access housing opportunities across a wide range of neighborhoods. Collectively, these measures reduce exclusionary barriers and advance equitable housing access consistent with the intent of Enhancement Factor Category 8.</p>							
2K	Establishment of a standardized application form for all entitlement applications.	<p>While the County does not have a single, consolidated application form that applies to all entitlement types, it has intentionally streamlined the process by offering one standardized application for ministerial permits and one for discretionary permits, in addition to several specialized applications that align with state housing laws. This structure reduces confusion and provides tailored guidance for applicants based on the type of development proposed.</p> <p>To support streamlined housing production and compliance with state mandates, the County has developed clear, separate applications for:</p> <ul style="list-style-type: none"> Streamlined Multifamily Zoning Clearance, for projects utilizing SB 35, AB 2162, AB 1783, and SB 330 SB 9 Zoning Clearance, for ministerial Two-Unit Developments and Lot Splits under Gov. Code § 65852.21 Residential High Density (RHD) Zoning Clearance, for by-right mixed-income multifamily projects consistent with Gov. Code § 65583.2 <p>These specialized applications are designed to guide applicants efficiently through state streamlining pathways and improve overall clarity, especially for first-time applicants and affordable housing developers.</p> <p>In this way, the County's approach meets the intent of this policy by simplifying entitlement pathways through clearly defined, purpose-built forms that support compliance, transparency, and ease of navigation.</p>	E	<p>Application Materials and Forms Webpage</p> <p>Planning Permit Applications</p> <p>RHD Webpage</p>	<p>Application Materials and Forms Webpage</p> <ul style="list-style-type: none"> Ministerial Zoning Clearance Application Discretionary Entitlement Application Streamlined Multifamily Zoning Clearance Application SB 9 Zoning Clearance Application <p>Residential High Density (RHD) Webpage (Zoning Clearance Application)</p>	1			1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	<p>The County meets this requirement through its "Recently Approved and Pending Permits" webpage, which provides monthly status updates and interactive maps for major</p>	E	County of Ventura Webpages	County of Ventura Recently Approved & Pending Permits Webpage	1			1

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		<p>discretionary projects currently in process or approved within the past six months. These status updates include the permit number, parcel number, address, permit type, permit status or date approved, permit description, case planner, and applicant information.</p> <p>In addition, the County has a “CEQA Environmental Review” webpage, which includes links to Environmental Impact Reports (EIR’s) and Mitigated Negative Declarations for both recent and archived projects.</p> <p>The County’s practice of publicly posting status updates online, along with tools like the Ventura County Citizen’s Access Portal that make information easily accessible to residents, contributed to its ranking as eighth among digital counties nationwide by the Center for Digital Government (CDG) and the National Association of Counties (NACo) in 2022.</p>		County of Ventura Ranked a Top Ten Digital County in the Nation in 2022 by the Center for Digital Government and National Association of Counties Article	<p>County of Ventura CEQA Environmental Review Webpage</p> <p>County of Ventura Ranked a Top Ten Digital County in the Nation in 2022 by the Center for Digital Government and National Association of Counties Article</p>				
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	The County is not seeking points for Category 2M.							
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	<p>The County has a range of other processes that decrease production timeframes and promote streamlining of permit approvals through both internal coordination and public facing collaboration. These processes include the following:</p> <p><u>Fast Track Grading</u> The Public Works Agency prioritizes reviews of eligible grading plans with 5-7 day review timelines and coordination meetings, expediting site preparation for development.</p> <p><u>Public Counters</u> The Resource Management Agency (including the Planning and Building & Safety Divisions) and the Public Works Agency all have public counters located on the 3rd floor of the Hall of Administration at the Government Center where ministerial permits can be processed and applicants can ask staff questions in-person (and in some cases, by appointment), helping to create certainty and easy access for first time developers and homeowners to ensure they understand the permit processes and requirements.</p> <p><u>Early Plan Review</u> The Building & Safety Division offers an Early Plan Review which allows applicants to begin building plan review before entitlement approval, enabling parallel processing. If the entitlement is approved, the building permit can be issued without further delay.</p> <p><u>Concept Project Review</u> The Concept Project Review (previously called the Development Review Committee (DRC) process allows potential applicants to gather input on potential project</p>	E	<p>County of Ventura Webpages</p> <p>Early Plan Review Form</p> <p>eGeneral Plan</p> <p>County of Ventura, Ventura Ranch Farmworker Housing Webpage</p>	<p>Public Works Fast Track Grading Webpage</p> <p>Planning Public Counter Services Webpage</p> <p>Concept Project Review (referenced as Development Review Committee (DRC)) Webpage</p> <p>Building & Safety Early Plan Review Form</p> <p>e-General Plan “Find it Fast” search bar for GP policies and programs</p> <ul style="list-style-type: none"> HE-S Development Review Committee Fee Waiver (Complete) <p>County of Ventura, Ventura Ranch Farmworker Housing Webpage</p>	1		1	

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		<p>requirements/limitations, and guidance on the permit review process from various Countywide staff, prior to submitting their formal application for a discretionary project. This review is specifically helpful to get a keen insight on the project requirements, and to gather important information that can help determine the viability of the project itself. This fee is waived for 100% affordable housing projects (through completed implementation of Housing Element Program HE-S). The Ventura Ranch Farmworker Housing Complex is an example of a project that utilized the Concept Project Review process to assess the feasibility of developing a 328 unit, 100% affordable farmworker housing complex. The project's discretionary permit was approved by the County's Planning Commission in February 2026. Since then, the decision for this project has been appealed, and will be considered by the Board of Supervisors de novo.</p> <p><u>Development Review Committee</u> The Development Review Committee, established in 2025, is an internal review process where agency staff meet on a biweekly basis to discuss certain discretionary projects (after application submission) and process improvement opportunities.</p>							
									Category 2 Anticipated Total Points = 25

Category 3: Reduction of Construction and Development Costs

Category Number	Category Requirement	Concise Written Description of Proposed Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	The County is not seeking points for Category 3a.							
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	<p>The County has adopted an ADU/JADU ordinance for non-coastal areas, which HCD found consistent with state law in January 2025. Overall, the County's regulations are more permissive than state requirements and promote affordability and access to ADU/JADU development. Notably:</p> <ul style="list-style-type: none"> A centralized building permit process is available for ADUs that meet state law provisions, consistent with Government Code section 66323. Larger ADUs (up to 1,800 sq. ft.) and attached ADUs are permitted with a Zoning Clearance in all residential and mixed-use zones, including agricultural and open space areas, allowing greater flexibility in unit size and location. Property owners may develop two ADUs and one JADU per lot in all residential and mixed-use zones. The ordinance also allows combined permitting pathways, such as one ADU through a building permit (if compliant with state law) and a second, larger ADU through a Zoning Clearance. Pre-approved standardized ADU plans for 1-, 2-, and 3-bedroom detached units are available free of cost, significantly reducing plan check review times and associated fees. These "shelf-ready" plans make ADU construction more accessible, particularly for lower-income homeowners or those with limited design experience. <p>Enhancement Factor – Category 8 The County's ADU regulations also include a provision that allows one ADU by-right in agricultural and open space zones, with a maximum size of 1,800 square feet, approved through a streamlined Zoning Clearance process. This goes beyond state requirements and reflects a meaningful effort to Affirmatively Further Fair Housing (AFFH).</p> <p>By recognizing the unique housing needs of the agricultural workforce, often a lower-income, special needs population, this policy expands affordable housing options in rural areas where housing supply is limited. Allowing ADUs of this size and location through a ministerial process reduces permitting</p>	E	County of Ventura Webpages Ventura County Non-Coastal Zoning Ordinance (NCZO)	County of Ventura Accessory Dwelling Units (ADU) Webpage Standardized ADU Plans Webpage Ventura County Non-Coastal Zoning Ordinance (NCZO) <ul style="list-style-type: none"> Sec. 8107-1.7– Accessory Dwelling Units and Junior Accessory Dwelling Units 	2	8	1	3

Category Number	Category Requirement	Concise Written Description of Proposed Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		<p>costs, increases flexibility for landowners, and lowers barriers to development.</p> <p>Importantly, this policy allows agricultural workers to live closer to their places of employment, reducing commute times, improving quality of life, and supporting long-term housing stability. These provisions increase housing choice, access, and affordability in a way that directly supports fair housing principles and equitable land use planning.</p>							
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	<p>The County meets this requirement through the completed Housing Element Program HE-S, which waives Concept Project Review (previously called the Development Review Committee) pre-application fees for proposed 100% affordable housing projects. The Concept Project Review process allows potential applicants to gather input on potential project requirements/limitations, and guidance on the permit review process from various Countywide staff, prior to submitting their formal application for a discretionary project. This review is particularly helpful for gaining insight into project requirements and gathering important information that can help determine the viability of the project. While not limited to special needs housing, the fee waiver can be applied to 100% affordable projects which frequently include units that serve special needs populations, making the waiver a relevant fee reduction strategy for this requirement. By waiving the Concept Project Review fee, the applicant gets the benefit of receiving all possible information regarding the feasibility of the project, even before the application is officially submitted.</p> <p>Between 2019-2025, a total of 19 projects have utilized the Concept Project Review process. Of these, 3 projects have utilized the fee waiver for the Concept Project Review process for a 100% affordable project. Some notable examples include the 328-unit Ventura Ranch Farmworker Housing Complex, the 89-unit Homekey+ project at Lewis Road, and a 26-bed Global Women's Foundation and Band of Brothers Veterans Facility.</p> <p>Although eligibility for the fee waiver is based on affordability, the Ventura Ranch project advances the intent of this requirement by supporting housing designed for farmworkers, a population with distinct housing needs related to seasonal employment, proximity to agricultural work sites, and limited access to housing in rural areas. By reducing upfront pre-application costs and enabling early, coordinated review, the Concept Project Review fee waiver helped improve project feasibility for this special needs housing type.</p> <p>County staff may explore options for other fee strategies through the implementation of Program HE-K, which directs staff to prepare a Study report which analyzes the effectiveness of implementing an Inclusionary Housing Fee and Housing Impact Mitigation Fee Program (i.e. Commercial Linkage fee). This study is currently ongoing and is anticipated to be presented to the County Board of</p>	P	<p>eGeneral Plan</p> <p>County of Ventura Concept Project Review Webpage</p> <p>County of Ventura, Ventura Ranch Farmworker Housing Webpage</p> <p>Concept Project Review Data</p>	<p>e-General Plan "Find it Fast" search bar for GP policies and programs</p> <ul style="list-style-type: none"> HE-S: Concept Project Review (previously called the Development Review Committee) Fee Waiver (Complete) HE-K: Inclusionary Housing and Housing Impact Mitigation Fee Assessment (Ongoing, anticipated completion by summer 2026) <p>County of Ventura Concept Project Review Webpage</p> <p>County of Ventura, Ventura Ranch Farmworker Housing Webpage</p> <p>Concept Project Review Data</p> <p>2025 APR Table D</p>	1	8	1	2

Category Number	Category Requirement	Concise Written Description of Proposed Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		<p>Supervisors in 2026 to receive direction on whether to proceed with processing such a program, or preparing an inclusionary housing ordinance.</p> <p>Note: Program HE-K will be considered to be complete when the studies are presented to the County Board of Supervisors.</p> <p>Enhancement Factor – Category 8 The Ventura Ranch Farmworker Housing Complex, a 328-unit 100% affordable project, utilized the Concept Project Review fee waiver in 2022 to proactively identify and resolve potential obstacles to development. This pre-application step allowed the applicant to receive early feedback on infrastructure needs, zoning and regulatory interpretations, project phasing/scoping, and affordability requirements. Although minimal in cost, the fee waiver was instrumental in reducing some pre-development costs and incentivizing early coordination. By getting this valuable information prior to submitting the discretionary permit application, the applicant was able to streamline the entitlement process, receiving approval from the Planning Commission in February 2026. Since then, the decision for this project has been appealed, and will be considered by the Board of Supervisors de novo.</p> <p>This process demonstrates a meaningful action to Affirmatively Furthering Fair Housing by supporting the advancement of a large-scale affordable housing project intended to serve a special needs population. The Concept Project Review process reduced pre-development barriers, facilitated early issue resolution, and supported more efficient entitlement review for the development of housing for farmworker households, a population often excluded from traditional housing opportunities.</p>							
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	<p>In 2022, the County introduced a new housing type for temporary and seasonal farmworkers and animal caretakers, by allowing self-contained trailers to be utilized as temporary housing, permitted with a Zoning Clearance in agricultural and open space zones. Occupancy is allowed for 6–9 months within a 12-month period, and the trailer must be located on the same lot where the farmworkers or animal caretakers are employed. This option responds to the unique needs of seasonal and migrant farmworkers, who require accommodations for a short term, particularly in remote areas that lack water, sewer infrastructure, or feasible sites for larger-scale development.</p> <p>Previously, the Agricultural Worker Housing Ordinance only allowed Farmworker Dwelling Units and Farmworker Housing Complexes, both of which require more funds to develop and face additional barriers such as permanent infrastructure limitations. In contrast, the self-contained trailer option provides a lower-cost, more flexible solution for housing seasonal workers who rotate in and out of the County during harvest periods. Because these trailers are permitted through a ministerial Zoning Clearance, rather than a discretionary</p>	E	<p>NCZO</p> <p>County of Ventura Receives Top 2023 Sustainability Award from SCAG Article and Video</p> <p>Agricultural Worker Housing and Employee Housing Ordinance Board Packet</p> <p>County of Ventura e-General Plan</p>	<p>NCZO</p> <ul style="list-style-type: none"> • Sec. 8105-4 – Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones • Sec. 8107-41.3.5 – Standards for Farmworker and Animal Caretaker Temporary Trailers <p>County of Ventura Receives 2023 Sustainability Award for Outstanding Achievement in Sustainability from The Southern California Association of Governments (SCAG):</p> <ul style="list-style-type: none"> • Article • Video <p>Agricultural Worker Housing and Employee Housing Ordinance Board Package</p>	1	8	1	2

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		<p>Planned Development Permit, the approval process is simpler, faster, and less expensive.</p> <p>This policy was developed in response to stakeholder and community input for the ordinance amendment, which addressed a program in the County's 5th Housing Element (2013-2021). Due to the innovative and expansive housing options provided in the ordinance for the County's agricultural workforce, the County was recognized for its efforts and received the 2023 SCAG Sustainability Award for Outstanding Achievement in Sustainability. This innovative housing type adds to the available farmworker housing options, especially for remote agricultural and open space areas.</p> <p>The overall County support for agricultural worker housing is indicated by the production of housing units for this population in the 6th Housing Element cycle. As of December 31, 2025, the County has issued building permits for 508 low-income units, surpassing its RHNA target of 225 units (226%), largely due to the 360-unit Somis Ranch Farmworker Housing Complex.</p> <p>Enhancement Factor – Category 8 Building on the County's introduction of self-contained trailers as a housing type for seasonal farmworkers, this policy advances General Plan Policies HE-5.1 (Affirmatively Further Fair Housing) and HE-5.3 (Promote Housing Choice) by expanding housing options for a population with distinct and historically underserved housing needs. By allowing a housing type specifically tailored to seasonal and migrant workers, the County increases housing choice and access in areas where traditional housing options may be limited or infeasible.</p> <p>This targeted expansion of allowable housing types reflects a meaningful action toward Affirmatively Furthering Fair Housing by addressing gaps in housing availability for farmworker households and supporting more inclusive, flexible housing opportunities aligned with community needs.</p>			<p>e-General Plan "Find it Fast" search bar for GP policies and programs</p> <ul style="list-style-type: none"> HE-5.1 Affirmatively Further Fair Housing HE-5.3 Promote Housing Choice 				
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	The County meets this requirement through ongoing efforts to expand and improve a coordinated bicycle network connecting cities, unincorporated communities, and key destinations throughout Ventura County. These efforts support active transportation and reduce reliance on automobile travel by improving connectivity between residential areas, employment centers, schools, parks, and other community amenities, and contribute to implementation of General Plan Policy CTM-3.1 (Bicycle Network Strategy and Prioritization), which directs the County to identify and prioritize components of a bicycle network to increase public access and ridership on bicycle routes. In addition, the County incorporates bicycle infrastructure improvements into routine road maintenance projects. Recent examples include:	E	<p>County of Ventura e-General Plan</p> <p>Evidence of completed pavement resurfacing and bicycle lane improvement projects (RD24-02 (PR50633) and RD24-09 (PR50622))</p> <p>COS-LL Greenhouse Gas Reduction Policy Enhancement Program Board Packet</p> <p>The Southern California Association</p>	<p>e-General Plan "Find it Fast" search bar for GP policies and programs</p> <ul style="list-style-type: none"> CTM-3.1 Bicycle Network Strategy and Prioritization CTM-3.3 Regional Destination Focus for Bicycle Network <p>Evidence of completed pavement resurfacing and bicycle lane improvement projects (RD24-02 (PR50633) and RD24-09 (PR50622)) (See "Progress Report Narrative Description" section)</p>	1	1	2	3

Category Number	Category Requirement	Concise Written Description of Proposed Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		<ul style="list-style-type: none"> RD24-02 (PR50633) – Pavement Resurfacing in the Moorpark Area, which added buffered bike lanes to Moorpark Road. This included 3.09 miles of pavement resurfaced and 1 Class II buffered bike lane on Moorpark Road from Tierra Rejada Rd to Santa Rosa Road (approximately 2.05 bike lane miles). RD24-09 (PR50622) – Santa Rosa Road Bike Lane and Pedestrian Improvements (Yucca–Moorpark), which added Class II buffered bike lanes. This included 3.45 miles of pavement resurfaced and 3.4 miles of Class II Buffered bike lanes. <p>Additionally, the County’s Greenhouse Gas Reduction Policy Enhancement Program (General Plan Program COS-LL), completed in March 2025, supports measures that encourage active transportation and alternatives to automobile use. This program led to the establishment of the Ventura County Climate Emergency Council and advances GHG emission reduction strategies such as regional bicycle infrastructure, sidewalk funding, and alternative transportation modes, which align with the intent of this requirement. The program was completed following fulfillment of the Climate Emergency Council’s charge to evaluate and recommend quantifiable GHG reduction subprograms to the Board of Supervisors, consistent with the County’s adopted General Plan policies.</p> <p>Enhancement Factor – Category 1 The County’s efforts described above in Category 3E meet the intent of Enhancement Factor Category 1 by advancing planning objectives related to both efficient land use and climate change solutions.</p> <p>From an efficient land use perspective, the County’s bicycle and pedestrian improvements align with General Plan Policy CTM-3.3 (Regional Destination Focus for Bicycle Network), which encourages development of a bicycle network connecting residential areas to employment centers, transit facilities, educational institutions, parks, and other regional destinations. By expanding bicycle infrastructure within established communities and along existing roadways, the County is improving connectivity and mobility while maximizing the use of existing infrastructure rather than expanding development into new areas.</p> <p>These efforts also advance climate change solutions by supporting a mode shift away from single-occupancy vehicle travel. In addition to the projects described above, the County has constructed approximately 27.3 new miles of bicycle lanes in the unincorporated area since 2016, contributing to an estimated 1,206 metric tons of carbon dioxide (CO₂e) reductions from mobile sources in 2023. Together with the County’s Greenhouse Gas Reduction Policy Enhancement Program (Program COS-LL), which promotes active transportation, sidewalk investment, and alternative transportation modes, these actions reflect a coordinated</p>		<p>of Governments (SCAG) 2024–2050 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS)</p> <p>County of Ventura Reducing Transportation Emissions eClimate Action Plan Webpage</p>	<p>COS-LL Greenhouse Gas Reduction Policy Enhancement Program (Complete)</p> <ul style="list-style-type: none"> Board Packet <p>The Southern California Association of Governments (SCAG) 2024– 2050 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS)</p> <p>County of Ventura Reducing Transportation Emissions eClimate Action Plan Webpage</p>				

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		<p>approach to reducing vehicle miles traveled and greenhouse gas emissions.</p> <p>These efforts are consistent with the objectives of the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which emphasizes efficient land use, active transportation, and climate change mitigation through integrated land use and transportation planning.</p>							
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	<p>In alignment with Health and Safety Code § 17959, the County has integrated universal design principles into its pre-approved ADU and farmworker/animal caretaker dwelling unit plans for 1-, 2-, and 3-bedroom detached units. These standardized plans conform to the 2022 California Residential Code (CRC), Section R327, "Aging-in-Place" design features, and incorporate accessibility-oriented elements intended to accommodate residents of varying ages and mobility levels.</p> <p>The County's pre-approved plans include features such as wider interior doorways to improve maneuverability, entry-level access to primary living areas, bathroom layouts designed to allow future installation of accessibility fixtures, and wall reinforcement to support grab bar installation. These features are embedded directly into the standardized templates, reducing the need for costly plan revisions or retrofits to accommodate mobility limitations over time.</p> <p>By incorporating Aging-in-Place design standards into readily available, no-cost building plans, the County promotes inclusive housing options and lowers the cost and complexity associated with developing accessible units. This approach supports residents aging in place, enhances accessibility in rural and agricultural areas where housing options may be limited, and advances universal design principles through practical implementation in ministerial housing pathways.</p> <p>Enhancement Factor – Category 8 The County's integration of Aging-in-Place design features into its pre-approved ADU and agricultural worker dwelling unit plans constitutes a meaningful action toward Affirmatively Furthering Fair Housing beyond statutory requirements. By embedding accessibility-oriented design standards consistent with CRC Section R327 into standardized plans, the County expands the availability of housing that can accommodate seniors, persons with disabilities, and other special needs populations without requiring additional design costs.</p> <p>In addition, the County's allowance of larger ADUs (up to 1,800 square feet) on parcels that permit single-family residential uses provides flexibility for multigenerational households, live-in caregivers, and individuals requiring mobility accommodations. For example, in 2025, a 1,792-square-foot detached ADU was permitted in the unincorporated Ojai area, demonstrating how the County's larger ADU provisions can support accessible housing in established communities located near essential amenities</p>	E	<p>County of Ventura Standardized Plans Webpage</p> <p>Building and Safety Division ADU's and JADUs FAQ's Sheet (#17 highlights the requirement to comply with 2022 CRC new construction requirements for aging-in-place)</p> <p>County of Ventura ADU Webpage</p>	<p>County of Ventura Standardized Plans Webpage</p> <p>Building and Safety Division ADU's and JADUs FAQ's Sheet (#17 highlights the requirement to comply with 2022 CRC new construction requirements for aging-in-place)</p> <p>County of Ventura ADU Webpage</p>	1	8	1	2

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		<p>such as grocery stores, medical facilities, and other neighborhood services.</p> <p>By proactively expanding accessible and adaptable housing types, particularly in lower-density areas where housing options may otherwise be limited, the County reduces structural barriers to housing choice for protected classes and supports equitable access to housing opportunities consistent with the intent of Enhancement Factor Category 8.</p>							
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	<p>As discussed in Category 2F, the County already has free, pre-approved standardized plans that can be used for detached ADUs and farmworker/animal caretaker dwelling units (which are primarily utilized by lower income households). Using these pre-approved plans reduces the plan check times significantly, and reduces overall permit processing timeframes.</p> <p>In addition, the County is anticipating establishing additional pre-approved or prototype plans that can be utilized for missing middle housing types, as outlined in the Planning Division 2026-2029 Policy Work Plan (which will implement Board of Supervisors Reform #18 (BOS-18) requested during the November 18, 2025 Board hearing). This initiative directs the Resource Management Agency to create a library of pre-approved building plans for a range of housing types that support missing middle housing in low-density residential areas and facilitate rebuilding following wildfire events. Housing types anticipated to be included in the library may include accessory dwelling units, duplexes, triplexes, and multifamily buildings.</p> <p>The development of a centralized library of pre-approved plans will reduce development costs and streamline the permitting process by minimizing plan check requirements and providing applicants with ready-to-use building templates that meet applicable building and zoning standards. By making these plans available to the public, the County will lower design and permitting barriers for small-scale housing projects and encourage the development of missing middle housing in areas traditionally limited to single-family residential development.</p> <p>The Resource Management Agency is responsible for implementing this initiative, with completion anticipated by June 2028. Once implemented, the program will expand access to pre-approved housing prototypes and support more efficient development of small-scale residential housing types consistent with the intent of this category.</p>	P	<p>Contact Information</p> <p>Board direction for Ventura County Pre-Approved Plans Program</p> <ul style="list-style-type: none"> Board Packet Agenda Item #68, Exhibit 1, Item #18 <p>Planning Division Three-Year Work Plan 2026-2029, Item #16</p>	<p>For more information, contact: Ruchita.Kadokia@venturacounty.gov</p> <p>Board direction for Ventura County Pre-Approved Plans Program</p> <ul style="list-style-type: none"> Board Packet Item #68, Exhibit 1, Item #18 <p>Planning Division Three-Year Work Plan 2026-2029, Item #16</p>	1			1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	<p>The County's RHD zone allows for ministerial approval of high-density housing (minimum 20 du/ac) through a Zoning Clearance when projects meet objective standards. This process exceeds state law requirements by streamlining approval for housing intended to serve Lower-Income Households, reducing the need for environmental review, and</p>	E	<p>NCZO</p> <p>e-General Plan</p> <p>2025 APR Table D</p>	<p>NCZO</p> <ul style="list-style-type: none"> Sec. 8109-1.3 – Standards for Multifamily Dwellings in the RHD Zone Sec. 8105-4 - Permitted Uses in 	1	1	2	3

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		<p>public hearings – therefore reducing barriers for development of lower income housing.</p> <p>In 2025, the County amended the regulations for the RHD zone, which implements Housing Element Program HE-H. In addition to providing three affordability options for onsite high-density housing, the amended RHD regulations goes beyond state law by offering three alternative compliance options, where only one is required by state law. Applicants may (1) donate land to an eligible organization, (2) provide financial assistance for an eligible organization to acquire land, or (3) propose an alternative action that offers equivalent public benefit. These expanded options support flexibility without compromising the goal of long-term affordability. Although it is possible for a developer to build a 100% affordable project on the RHD zoned sites, the updated regulations provide other viable compliance pathways that reduce constraints to development, and open up the sites to a broader range of developers.</p> <p>In addition, the County continues to implement Housing Element Program HE-D by actively identifying solutions to infrastructure barriers in tandem with regulatory reforms. In 2024, the County Planning Division convened a Countywide Infrastructure forum, which was attended by providers for water, sewer, and dry utility services, stakeholders (including developers), neighboring cities, LAFCO etc. to identify constraints to development in the RHD zones, and brainstorm potential solutions to better accommodate residential development on the sites for lower income households. As a direct result from feedback received during the forum, the updates to RHD regulations included additional uses in the RHD zone to allow for water access to support housing development. Like other residential zones, the RHD zone now permits water production, storage, transmission, and distribution facilities with either a Zoning Clearance (ZC) or Conditional Use Permit (CUP) in the RHD zone, depending on the number of domestic service connections. These updates further reduce development constraints, illustrating how the County’s combined ordinance changes and implementation of Program HE-D work together to go beyond state law in facilitating residential development. Finally, as part of Program HE-D implementation, the County monitors the CDBG funds awarded to the Saticoy Sanitary District (serving a disadvantaged community), and has initiated an update to the El Rio/Del Norte Area Plan (another designated disadvantaged community) to advance infrastructure planning for future housing.</p> <p><u>Enhancement Factor – Category 1</u> The updates to regulations for the Residential High Density (RHD) zone reflects a unified effort to advance multiple planning objectives, including creating housing affordable to Lower-Income Households in areas that have access to public transportation. All four RHD parcels in the El Rio/Del Norte Area Plan are located within a Designated Disadvantaged Community (DDC), which allows for increased</p>		<p>Planning Division Additional Designated Disadvantaged Communities Webpage</p> <p>RHD sites Table</p> <p>Map of El Rio RHD sites</p>	<p>Open Space, Agricultural, Residential and Special Purpose Zones</p> <p>e-General Plan “Find it Fast” search bar for GP policies and programs</p> <ul style="list-style-type: none"> HE-H RHD Zone Ordinance Amendments CTM-2.6 Regional Transportation Planning HE-5.3 Promote Housing Choice <p>2025 APR Table D</p> <ul style="list-style-type: none"> HE-D Objective #1 Infrastructure Forum – Complete <p>Planning Division Additional Designated Disadvantaged Communities Webpage</p> <p>Original versus updated summary for: Table 5-37 Residential High-Density Zoned Parcels Unincorporated Ventura County and Table 5-41 Housing Inventory Summary For Lower, Moderate, and Above Moderate-Income Categories</p> <p>Map of El Rio RHD sites</p>				

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		<p>governmental support, access to priority grant funding, and enhanced consideration of environmental and community impacts. State law (AB 2097) also removes minimum parking restrictions for three of the four parcels due to their location within a High Quality Transit Area (HQTA), and therefore supports transit-accessible infill development for lower-income residents.</p> <p>These RHD zone regulations represent a broader strategy aligned with General Plan Policy CTM-2.6 (Regional Transportation Planning) and Policy HE-5.3 (Promote Housing Choice), which together emphasize integrated land use and mobility planning and the expansion of housing opportunities in well-connected, and infill areas.</p>							
31	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	<p>The County of Ventura has adopted a temporary policy that quantifiably reduces construction and development costs for households impacted by the 2024 Mountain Fire. Directed by the Board of Supervisors through December 31, 2026, this policy waives various permitting and development-related fees across multiple departments, including Planning, Building & Safety, Environmental Health, Land Development, Roads & Transportation, and the Fire Department. In Fiscal Years 2024-2025 and 2025-2026, the Resource Management Agency alone (Planning, Building & Safety, and Environmental Health) waived over \$800,000 in fees, which has resulted in significant cost savings for the affected homeowners. In addition to fee waivers, the County has expedited the permitting process by exempting eligible fire rebuilds from Zoning Clearance requirements, reducing both time and cost.</p> <p>These efforts aim to alleviate the financial burden of rebuilding, particularly for homeowners who are underinsured or face high reconstruction costs. The combination of interdepartmental fee waivers and permitting streamlining provides direct financial relief and supports the County's commitment to community resilience and housing recovery.</p>	E	<p>County of Ventura Board Packet to Waive Fees Related to the Mountain Fire</p> <p>County of Ventura Rebuilding Information for Mountain Fire Residents Webpage</p> <p>Mountain Fire Fees Waived Records</p>	<p>County of Ventura Board Packet to Waive Fees Related to the Mountain Fire</p> <p>County of Ventura Rebuilding Information for Mountain Fire Residents Webpage</p> <p>Mountain Fire Fees Waived Records</p>	1			1
									Category 3 Anticipated Total Points = 17

Category 4: Providing Financial Subsidies

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4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	The County is not seeking points for Category 4A.							
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction’s own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, “regularly” shall be defined as at least annually, and “significant” contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	<p>The County has contributed annually and significantly to the Housing Trust Fund Ventura County (HTF VC) in alignment with Housing Element Program HE-O, using both General Fund and Permanent Local Housing Allocation dollars to support the production of affordable housing. The HTF VC is a local non-profit organization and a Regional Housing Trust Fund that supports the development of affordable housing by leveraging public-private partnerships to provide low-cost, flexible loans early in the housing development cycle. The HTF VC is dedicated to the creation of new affordable housing units, with a focus on special needs populations including veterans, transitional aged youth, persons experiencing homelessness and farmworkers. The HTF VC is a certified Community Development Financial Institution (CDFI).</p> <p>In 2011, the County of Ventura contributed \$500,000 to the HTF VC to establish the organization and provide seed funding to its revolving loan fund.</p> <p>The County of Ventura receives Permanent Local Housing Allocation (PLHA) funding that is allocated to the County and also manages an allocation on behalf of the City of Thousand Oaks. In 2020, the County of Ventura, with the support of the City of Thousand Oaks, committed 30% of both PLHA allocations to the HTF VC for three consecutive years (2020, 2021 and 2022), representing a regular, annual investment into the HTF VC’s revolving loan fund. This contribution resulted in a significant investment into the Housing Trust Fund Ventura County in the aggregate amount of \$1,478,757. The HTF VC has invested these funds into a construction loan for the Rancho Sierra Senior Apartments, a 50-unit development consisting of 49 affordable units and 1 manager’s unit, located in the unincorporated portion of the County. This development leased up in November of 2025 and includes 24 units for persons who were experiencing homelessness and who have a serious mental health condition.</p> <p>In addition to the three year’s of annual funding from the PLHA program, in 2020 the County of Ventura approved a contribution of highly sought after general funds in the amount of \$100,000 per year for three consecutive years (\$300,000 total), representing another regular investment into the HTF VC’s revolving loan fund, which was provided to the HTF VC in fiscal years 2020-21, 2021-22 and 2022-23. The HTF VC was able to match this contribution under HCD’s Proposition 1 funded Local Housing Trust Fund (LHTF) matching program. These funds were used to provide a</p>	E	<p>Website link to the Housing Trust Fund Ventura County</p> <p>2025 Annual Progress Report Table D</p> <ul style="list-style-type: none"> HE-O (Funding for the Housing Trust Fund) (Complete) <p>2011 County of Ventura Contribution of \$500,000 to the Housing Trust Fund Ventura County</p> <p>2020 Approval of the Five Year Permanent Local Housing Allocation Plan dedicating 30% of Funds in the first three years and dedicating \$300,000 in general funds, to be provided over three years, to the Housing Trust Fund Ventura County</p> <p>Housing Trust Fund Ventura County Funded Projects – Rancho Sierra Senior Apartments and Westview Village, Phase II</p> <p>2023 Investment of \$1.5 million to the Housing Trust Fund Ventura County</p> <p>eGeneral Plan</p> <p>2021-29 Housing Element Ventura County Growth Policies Background Report County Land Use Policies (Guidelines for Orderly Development, Greenbelt Agreements and Save Open Space and Agricultural Resources</p> <ul style="list-style-type: none"> Section 5.2 Housing Regulations and Potential Constraints 	<p>Housing Trust Fund Ventura County Affordable Housing Leader</p> <p>2025 Annual Progress Report Table D</p> <ul style="list-style-type: none"> HE-O (Funding for the Housing Trust Fund) (Complete) <p>SIRE Public Access</p> <p>Item - PrimeGov Portal</p> <p>Affordable Housing Projects Ventura County</p> <p>Item - PrimeGov Portal</p> <p>e-General Plan “Find it Fast” search bar for GP policies and programs</p> <ul style="list-style-type: none"> HE-3.1 Prioritize Housing Assistance for Special Needs Populations <p>VCGP Background Report Chapter 5 Housing</p>	2	1	2	4

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		<p>construction loan to Westview Village, Phase II, a 50-unit new construction project in the City of Ventura. The construction loan was repaid to the HTF VC, and the repaid funds will be reinvested into future affordable housing.</p> <p>Another notable and meaningful one-time investment of \$1,500,000 in general funds to support the HTF VC's revolving loan fund was approved in March of 2023. These funds were included as match to Round 4 of HCD's Local Housing Trust Fund (LHTF) program, leveraging a dollar-for-dollar match to support housing development in Ventura County. This investment was reserved by the HTF VC to provide a construction loan for the Aspire Apartments in Oxnard. The Aspire apartments will provide 88 units of affordable housing, with 22 units reserved for persons with special needs. Construction is expected to commence in 2026.</p> <p>In all, these investments significantly increased the size of the Housing Trust Fund Ventura County's revolving loan fund and provided significant opportunity for the HTF VC's to match the funds dollar-for-dollar through the state's LHTF program, providing increased lending capacity for affordable housing development in Ventura County. Recognizing the critical resource the HTF VC is for our community, Ventura County remains committed to its support of the HTF VC and will continue to seek relevant federal, state and local funding opportunities to support our joint mission of furthering the availability of quality, affordable housing for members of our community.</p> <p><u>Enhancement Factor – Category 1</u> This policy achieves Enhancement Category 1 by advancing multiple planning objectives including efficient land use development, housing affordable to lower-income households and transit-oriented developments. These efforts align with the General Plan Policy HE-3.1 (Prioritize Housing Assistance for Special Needs Populations) and a set of County land use policies (the Guidelines for Orderly Development, Greenbelt Agreements and Save Open Space & Agricultural Resources) created for the purpose of ensuring that urban development occurs, when practical, within cities and urban centers with access to infrastructure municipal services, jobs and transit, while preserving agricultural land and open space. The strategy of the Housing Trust Fund, to provide short term predevelopment and construction financing to affordable housing projects takes a step further in supporting the development of affordable housing by reinvesting the resources over time and maximizing the investment to create multiple affordable housing projects over time.</p>							
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of	Housing Element Goal HE-1 is to Conserve and Improve Existing Housing Stock. The County meets this requirement by funding a local non-profit organization to provide home rehabilitation for low-income, senior, and veteran	E	Housing Element Goal HE-1 <ul style="list-style-type: none"> Section 3.1 	VCGP 03 Housing Element Item - PrimeGov Portal (2025) Item - PrimeGov Portal (2024)	2	4	1	3

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	<p>conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, “regular use” can be demonstrated through the number of units preserved annually by utilizing this funding source.</p>	<p>homeowners, helping preserve affordable units and prevent displacement on a regular, annual basis. By addressing long-deferred home maintenance in a continuous and ongoing manner, and fixing critical repairs, these efforts help families stay in their already affordable homes and avoid displacement.</p> <p>The County Executive Office administers an annual funding cycle to which local community-based organizations may apply for funding. For at least 10 years, the County has regularly provided Community Development Block Grant funding to Habitat for Humanity to support its home repair program, which serves low- and very low-income homeowners who are unable to afford critical home repairs. Funds have been provided annually, with a few exceptions in years when an application for funding was not received or funding from the prior year was not fully expended, leaving a balance to spend in the current year. This program serves an average of six households per year and simultaneously supports housing retention for homeowners, minimizes displacement, and helps maintain an aging stock of housing within the County.</p> <p>Implementation of Policy HE-1.2 also supports this goal by investing in residential energy conservation. In 2025, the County Executive Office, Sustainability Division administered over \$4.3 million dollars countywide for the 3C REN Home Energy Savings Program, resulting in 469 dwelling units benefitting from energy efficient upgrades (e.g., heat pump water heaters, heat pump heating and cooling, insulation, and other measures that reduce energy consumption). Larger grants are available to households that live in a Designated Disadvantaged Community, enrolled in California Alternate Rates for Energy or the Family Electric Rate Assistance Program, or a member of a California Native American Tribe. 3C-REN program is funded through utility ratepayer funds from the California Public Utilities Commission.</p> <p>Additionally, on February 10, 2026 the County of Ventura Board of Supervisors approved acceptance of Community Development Block Grant - Disaster Recovery funds from the State of California Department of Housing and Community Development to fund a new Owner Occupied Mitigation program. This program will provide grants of up to \$100,000 for lower income homeowners to mitigate their homes against fire and flood. Properties must be located in Ventura County, and homeowners must have owned and occupied the home at the time of FEMA Disaster DR-4683 and continue to occupy the home as their primary residence. This program is expected to launch in the summer or early fall of 2026 to serve approximately 45 Ventura County households.</p> <p>Enhancement Factor – Category 4 In alignment with General Plan Policy HE-3.2 (Financing Assistance for Housing), these programs achieve Enhancement Factor 4 by utilizing federal resources to fund</p>		<p>Community Development Block Grant funding for Habitat for Humanity’s Home Repair Program</p> <p>eGeneral Plan</p> <p>3C REN Tri-County Regional Energy Network Webpage</p> <p>Acceptance of Resolution to Accept HCD Owner Occupied Mitigation Program Funds</p>	<p>e-General Plan “Find it Fast” search bar for GP policies and programs</p> <ul style="list-style-type: none"> • HE-1.2 Energy Conservation • HE-3.2 Financing Assistance for Housing <p>3C REN Tri-County Regional Energy Network Webpage</p> <p>Meeting, Item 42</p>				

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		projects that reduce displacement of lower-income households and conserving existing housing stock that is already affordable to occupants. Examples of successful programs include the Habitat for Humanity Home Repair program.							
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	The County is not seeking points for Category 4D.							
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	<p>Housing Element Goal HE-2 is to provide suitable sites for housing development that can accommodate a range of housing types. Policy HE-2.8 supports this goal by identifying surplus public land pursuant to Government Code Section 542222. The County has complied with the Surplus Land Act, with the adoption of a resolution declaring County-owned parcels as “exempt surplus land” and reporting this information in the Annual Progress Report to HCD, which raised no objections.</p> <p>Beyond simply complying with the Surplus Land Act, the County has a long track record of going above-and-beyond by evaluating and utilizing its own land resources for affordable housing development and other long-term treatment uses.</p> <p>The County of Ventura owns an approximately 50-acre parcel on Lewis Road in the unincorporated portion of the County near the City of Camarillo. This large site has historically been utilized for a variety of public benefit and residential uses. Since 1991, a 22-acre portion of this County property has been leased to Casa Pacifica Centers for Families and Children, a local nonprofit dedicated to the mental health and well-being of children, young adults, and families. On September 12, 2023, the County renewed its lease with Casa Pacifica through June 29, 2053. Casa Pacifica offers residential treatment for children and Transition Aged Youth. Another portion of the property has been leased for more than 20 years to the Turning Point Foundation, which operates the Villa Calleguas Apartments on the property, a 24-unit permanent supportive housing complex.</p> <p>More recently, a vacant portion of the property was utilized for the development of the Rancho Sierra Senior Apartments, a 50-unit affordable permanent housing development for extremely low-income senior citizens, with 24 units set-aside for persons experiencing homelessness. The property was provided via a long-term ground lease (99 years) to a limited partnership, which is controlled and managed by a long-term affordable housing provider in the area, Many Mansions. Construction was completed in the fall of 2025, and the property was fully leased in November of 2025.</p> <p>In September of 2025, the County deemed another vacant portion of the Lewis Road property as surplus land and executed a ground lease for approximately 2 acres adjacent</p>	E	<p>eGeneral Plan</p> <p>County of Ventura Annual Progress Report (APR) Webpage</p> <p>Casa Pacifica Centers for Children and Families website</p> <p>Board of Supervisors approval of extended lease of County-owned property to Casa Pacifica</p> <p>Rancho Sierra Surplus Land and Rancho Sierra Ground lease</p> <p>Homekey+ Lewis Road Ground Lease and Resolution Deeming the Property Surplus Land</p> <p>MHRC Approval - Approval of lease of the Knoll Drive Building to the City of Ventura for year-round emergency shelter</p> <p>Vanguard - Evaluation of County-Owned Property and Other Publicly Owned Properties for Affordable Housing Development</p> <p>2021-29 Housing Element Ventura County Growth Policies Background Report County Land Use Policies (Guidelines for Orderly Development, Greenbelt Agreements and Save Open Space and Agricultural Resources</p> <ul style="list-style-type: none"> Section 5.2 	<p>e-General Plan “Find it Fast” search bar for GP policies and programs</p> <ul style="list-style-type: none"> HE-2 Provide Adequate Sites for Residential Development HE-2.8 County Surplus Land HE-3.1 Prioritize Housing Assistance for Special Needs Populations <p>County of Ventura Annual Progress Report (APR) Webpage (See Table H: Locally Owned or Controlled Lands Declared Surplus)</p> <ul style="list-style-type: none"> 2024 APR <p>Casa Pacifica Centers for Children and Families - Children's Charities - Top Nonprofit - Donating to Charity</p> <p>Item - PrimeGov Portal</p> <p>Item - PrimeGov Portal</p> <p>Meeting, Item 42</p> <p>Item – PrimeGov Portal Meeting, Item 32</p> <p>Item - PrimeGov Portal</p> <p>VCGP Background Report Chapter 5 Housing</p> <p>County of Ventura Strategic Plan 2024-2027</p>	2	1	2	4

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		<p>to the Rancho Sierra Senior Apartments. That portion of the property was leased to a nonprofit affordable housing provider far below market rents for a period of 65 years. A Homekey+ project (the Homekey+ Lewis Road Project) is being developed on the site, which will provide 88 units of permanent supportive housing for persons at-risk of or experiencing homelessness who are extremely low-income and have a mental health condition or substance use disorder. The development is expected to open for occupancy during the first half of 2027.</p> <p>Both recent leases to the Rancho Sierra Senior Apartments and the Homekey+ Lewis Road project are being provided for nominal consideration (\$150 per year, significantly below market) for the purpose of creating affordable housing for extremely low-income households. These below market interest rate leases are critical components of creating permanent supportive housing units for extremely low-income households that is financially viable for the long-term since rents set as affordable to extremely low-income households are insufficient to fully cover the costs of operating and providing wrap-around supportive services at the site. Through these efforts, 112 units of permanent supportive housing for persons experiencing homelessness and 25 units of affordable housing are being created to serve the most vulnerable in our community.</p> <p>Finally, with a recent award of Behavioral Health Continuum Infrastructure Program funding, the County is renovating an existing building on the Lewis Road property, which operated as transitional housing for homeless families for more than 20 years. An existing building is being renovated into a 38-bed Mental Health Rehabilitation Center to provide 24-hour residential treatment and services to persons experiencing mental health crises.</p> <p>The County also owns a building in the City of Ventura on Knoll Drive. The ground floor of this building was leased to the City of Ventura for the purpose of creating emergency shelter beds. Since then, the ground floor has been utilized as a 55-bed emergency shelter for people experiencing homelessness, known as the Arch. Additional vacant floors of the building are being considered for recuperative care.</p> <p>The County also deemed a County owned property, located in the City of Oxnard, as surplus land and evaluated it for affordable housing development. The County released a Request for Proposals for a housing development partner, selected a development partner, and was well into the planning phase of the development of this site when concerns expressed by the local jurisdiction were identified that were unable to be fully mitigated.</p> <p>In 2023, the County of Ventura applied for and received a \$750,000 grant from the Southern California Association of Governments under the Regional Early Action Planning</p>		County of Ventura's Strategic Plan					

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		<p>(REAP) 2.0 program’s Housing Infill on Public and Private Lands (HIPP) program to evaluate publicly and privately owned infill properties for housing.</p> <p>After evaluating its land holdings to see what might be available and meet the program’s definition of “infill”, the County included two of its own properties in the grant application to be considered for housing. Beyond that, the County supported other local public entities in utilizing their land for housing by reaching out with an offer to include their publicly owned lands in the grant application. The final scope of work for evaluation included two county properties, a city-owned property, a privately owned property identified by a local city as a high priority site, and three properties owned by local school districts. The inclusion of school districts as partners expands the potential housing that could be created through this effort, as school districts have not historically been engaged in directly creating housing. Throughout the course of the study, scheduled to be completed in the summer of 2026, four “priority” sites with the most potential to create housing will be selected for deeper analysis. The studies and evaluation of the four “priority sites”, along with a Request for Proposals for a development partner, provided by the consultant team, will be presented to the applicable local jurisdiction for consideration of next steps. One of the “priority sites” identified is one of the two county-owned parcels, an approximately 3-acre site in the unincorporated area of the County.</p> <p>All of these efforts together demonstrate the County’s long-standing and proactive commitment and success in utilizing publicly and underutilized land in support of affordable housing.</p> <p><u>Enhancement Factor - Category 1</u> These efforts support Enhancement Category 1 by advancing multiple planning objectives including efficient land use development and housing affordable to lower-income households. These efforts align with the General Plan Policy HE-3.1 (Prioritize Housing Assistance for Special Needs Populations) which highlights funding the development of owner-occupied and rental housing for lower-income households and for those households with identified special needs, as well as supporting nonprofit service providers in their efforts to provide services and re-housing efforts to special needs populations including households who are either homeless or “at risk of becoming homeless”). Programs located on County-owned land supporting HE-3.1 include Villa Calleguas, Casa Pacifica, Rancho Sierra Senior Apartments, Homekey+ Lewis Road and others. Programs that support efficient land use, in alignment with County policies including the Guidelines for Orderly Development, Greenbelt Agreements and Save Open & Agriculture, include the evaluation of infill properties under the REAP 2.0 grant for housing development and the use of the County-owned Knoll Drive building, which is located within the City of Ventura, for</p>							

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		emergency shelter. Properties evaluated under the REAP 2.0 grant opportunity were infill by design, for the purpose of locating housing near urban centers with access to jobs, amenities, and transit; to reduce vehicle miles traveled; and preserve agriculture and open space. Further, the County recognizes the balance of efficient land use development in the County of Ventura's Strategic Plan 2024-2027 which lists as one of its goals is to preserve our agricultural land and natural environment while ensuring housing availability for all residents.							
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	The County is not seeking points for Category 4F.							
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	<p>The County of Ventura has a long history of partnering with the federal and state governments to apply for, administer and monitor federal and state funding for affordable housing. Above and beyond these efforts, in recent years the County has made deep and significant investments of local funding to support the creation and operations of affordable housing, in alignment with General Plan Policy HE-3.2 (Financing Assistance for Housing). Additionally, some general fund investments made in recent years also support Housing Element Program HE-O "Funding for the Housing Trust Fund".</p> <p>In 2022, the County Board of Supervisors approved the use of general funds for a one-time investment of \$30.5 million to address housing and homelessness. After the initial funding recommendations made from this allocation, in 2023 the Board of Supervisors approved the prioritization of the remaining funds for 1) permanent supportive housing for persons experiencing homelessness and/or 2) for affordable housing developments that could demonstrate an ability to repay the assistance over time. The Board of Supervisors further directed staff to utilize any repayments of the assistance and any interest accruing prior to disbursement to be utilized for affordable housing development in the future, with the stated intent of creating an ongoing source of revenue for affordable housing development.</p> <p>Investments from the County's General Fund Allocation to-date have provided support for the following affordable housing projects:</p> <ul style="list-style-type: none"> \$7.5M for Permanent Supportive Housing Facility Investments \$3M for Ventura College Affordable Student Complex \$2,603,920 in grant funding to support the acquisition, development, and operations of Mesa Ojai, a Homekey-funded 12 unit interim housing development located in 	E	<p>eGeneral Plan</p> <p>2025 APR Table D for Housing Element Program HE-O Funding for the Housing Trust Fund (Complete)</p> <p>Approval of \$30.5 million in funding to address housing and homelessness and approval for use of general funds to support these activities</p> <p>Prioritization for 1) permanent supportive housing and/or 2) affordable housing developments that demonstrate an ability to repay the assistance to perpetuate funding availability for new projects.</p> <p>Approval of Housing Projects and the County Affordable Housing Fund</p> <p>Approval of Remaining County Affordable Housing Fund for Affordable Housing Projects</p>	<p>e-General Plan "Find it Fast" search bar for GP policies and programs</p> <ul style="list-style-type: none"> HE-3.2 Financing Assistance for Housing <p>2025 APR Table D</p> <ul style="list-style-type: none"> HE-O Funding for the Housing Trust Fund (Complete) <p>Item - PrimeGov Portal</p> <p>Item - PrimeGov Portal</p> <p>Item - PrimeGov Portal</p> <p>Item - PrimeGov Portal</p> <p>Item - PrimeGov Portal</p>	2	4	1	3

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		<p>the unincorporated County serving Transition Aged Youth (ages 18-24) experiencing homelessness.</p> <ul style="list-style-type: none"> • \$640,000 in grant funding to Casa Pacifica’s Stepping Stones Program, a Homekey funded rehabilitation project which created 27 new units of interim housing for Transition Aged Youth (ages 18-24) experiencing homelessness. • \$5.5M in grant funding to the Valentine Road Homekey Permanent Housing Project, which was a motel conversion project providing 134 units of housing for persons at-risk of or experiencing homelessness. • \$5M below market interest rate construction loan to support the Valentine Road Homekey Permanent Housing Project. By providing a below-market interest rate construction loan, the County provided cost savings to the developer during construction. The loan, plus interest accrued, will be repaid to the County during 2026 and will be reinvested into new units of affordable housing. • \$1.5M grant to the Housing Trust Fund Ventura County • \$900,000 below market interest rate loan to support the development of the Santa Clara Apartments, a 41-unit affordable rental housing development in the City of Ventura, with 5 units reserved for persons experiencing homelessness. • \$1,800,000 below market interest rate loan to support the development of Cypress Place Phase II, a 60-unit new construction affordable rental housing development in the City of Oxnard. • \$2,056,080 below market interest rate loan to support the development of College Community Courts, a 57-unit new construction affordable rental housing development in the City of Ventura, with 2 units reserved for persons experiencing homelessness. <p>Enhancement Factor – Category 4 These programs achieve Enhancement Factor 4 by utilizing local resources to fund a wide variety of housing development that prevent displacement of lower-income households and persons experiencing homelessness. By expanding the supply of affordable housing, the County is supporting the ability of lower-income households to reside in the community. Additionally, several of initiatives funded, including Mesa Ojai, Casa Pacifica, College Community Courts, Santa Clara Apartments, and the allocation for permanent supportive housing facilities are creating housing resources for persons experiencing homelessness who would otherwise be displaced from the community.</p>							
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	The Board of Supervisors assumed its role as the Housing Successor Agency to the former Redevelopment Agency in January 2012, taking on housing responsibilities related to the Piru Housing Conservation Program. The County Executive Office serves as staff to the Successor Agency and provides support to the appointed Oversight Board.	E	County of Ventura Redevelopment Area – Piru Housing Successor Agency Annual Reports	County of Ventura RDA in Piru webpage Housing Successor Agency Annual Reports	1			1

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4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	The County is not seeking points for Category 4I.							
4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	The County is not seeking points for Category 4J and is instead seeking points for Category 4G.							
4K	Providing operating subsidies for permanent Supportive Housing.	<p>Housing Element Goal HE-3 is to increase housing opportunities and supportive services for lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, and people who are experiencing homelessness. Policies 3.7 and 3.9 support this goal by directing funds towards preventing homelessness and to increase supportive housing options, inclusive of supportive services.</p> <p>The CEO's Office has funded operating subsidies using HOME-American Rescue Plan, Housing and Disability Advocacy Program Targeted Strategic Investments funding, and General Funds. These County funded operational subsidies are supporting Casa Aliento (69 units permanent supportive housing, plus an on-site manager) and Mesa Ojai (12 units of interim housing for young adults experiencing homelessness).</p> <p>Additionally, operating subsidies sourced from general funds (in the amount of \$3M) and Behavioral Health Services Act funding (in the amount of \$2M), have been committed to the County's Homekey+ project on Lewis Road.</p> <p>The Ventura County Behavioral Health Department also provided a letter of support for rental subsidies for Camino de Salud, a 49-unit affordable housing development with a large set-aside of units for persons experiencing homelessness, which is expected to commence construction during the early part of 2026.</p> <p>In 2018, the Board of Supervisors approved a policy to provide matching capital and operations funds to cities that open permanent emergency shelters in their jurisdictions. Through this effort, the County supports low-barrier access to housing and services by funding 50% of four large local emergency shelter operating costs through cost-sharing agreements with cities. Under these agreements, cities contract with shelter operators and incorporate performance metrics that prioritize service engagement and housing placement. These metrics require participants to develop</p>	E	<p>eGeneral Plan</p> <p>HOME-American Rescue Plan Operating Subsidy for Casa Aliento</p> <p>Homeless and Disability Advocacy Program Targeted Strategic Investments Operating Subsidy for Casa Aliento</p> <p>General Fund Operating Subsidy for Mesa Ojai</p> <p>General Fund and Behavioral Health Services Act Operating Subsidies for Homekey+ Lewis Road</p> <p>Ventura County Cost Sharing The Arch</p> <p>Ventura County Cost Sharing with Oxnard, Fillmore and Thousand Oaks</p> <p>County of Ventura's Strategic Plan</p>	<p>e-General Plan "Find it Fast" search bar for GP policies and programs</p> <ul style="list-style-type: none"> • HE-3 • HE-3.7 Preventing Homelessness • HE-3.9 Increase Supportive Housing Options <p>Item - PrimeGov Portal</p> <p>Item - PrimeGov Portal</p> <p>Item - PrimeGov Portal</p> <p>Item - PrimeGov Portal</p> <p>Item - PrimeGov Portal</p> <p>Item - PrimeGov Portal</p> <p>County of Ventura Strategic Plan 2024-2027</p>	1	4	1	2

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		<p>housing plans, enroll in the Coordinated Entry System (CES), and receive case management and housing navigation services. All County-funded programs are required to implement person-centered, trauma-informed approaches and limit punitive practices, emphasizing engagement and harm reduction. Starting in 2019, the County's cost-sharing policy has resulted in the creation of four shelters located throughout the County, including:</p> <ul style="list-style-type: none"> • The ARCH in Ventura, which provides 55 emergency shelter beds • The Oxnard Navigation Center which provides 110 shelter beds in a newly developed building with 55 units of Permanent Supportive Housing located on upper floors. • The Harvard Shelter in Santa Paula which provides 49 emergency shelter beds through a cost sharing agreement with the Cities of Fillmore and Santa Paula. • Thrive Grove in Thousand Oaks, which is a 30 bed navigation center funded with State Encampment Resolution Funding (ERF). A new cost sharing agreement between the County and the City of Thousand Oaks will provide ongoing operational support once the ERF grant is expended. <p>The annual cost to the County to support these four cost-sharing shelters is estimated at approximately \$3.9M per year.</p> <p>Enhancement Factor – Category 4 The County's policy around shelter cost sharing achieves Enhancement Factor 4 by utilizing local resources to fund emergency shelter that reduces displacement of persons experiencing homelessness. The County's cost sharing policy is not required under state law and is in alignment with, and takes a step beyond, Section 3.3 of the County's Housing Element, which works to prevent homelessness by supporting the Ventura County Continuum of Care in its efforts to provide housing, emergency shelter and social services to persons experiencing homelessness. Further, one of the five goals in the County of Ventura's Strategic Plan 2024-2027 is to "Address Homelessness and Lift Up the Most Vulnerable" through the provision of short and long-term housing options with wrap-around services to foster well-being and self-sufficiency for individuals experiencing homelessness. Through its shelter cost-sharing efforts, the County financially supports the operations of 244 shelter beds throughout the County, which are designed to support people experiencing homelessness with shelter, services and transitions to permanent housing placements.</p>							
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	The County meets this requirement through participation in the Section 8 Housing Voucher Program. This effort aligns with General Plan Policy HE-5.4 (Connect Residents to	E	eGeneral Plan	e-General Plan "Find it Fast" search bar for GP policies and programs	1	8	1	2

Category Number	Category Requirement	Concise Written Description of Proposed Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		<p>Housing Support Services). Administered by the Area Housing Authority, this program provides long-term rental subsidies primarily to extremely low-income households in the unincorporated area.</p> <p>Enhancement Factor 8 This effort achieves Enhancement Factor 8 by supporting lower-income households with Housing Choice Vouchers, which enable households with a larger variety of housing options and choice about where to utilize their voucher within the County. This program is in alignment General Plan Policy HE-5.1 (Affirmatively Further Fair Housing). This program promotes fair housing opportunity and addresses systemic barriers to housing by supporting lower-income households in accessing housing opportunities of their choice, including housing located in high opportunity areas. The County further supports Affirmatively Furthering Fair Housing by partnering with the Human Rights Center (HRC), a private, nonprofit organization that provides fair housing services, including free landlord-tenant counseling, housing discrimination investigations, education on fair housing laws, and information and referrals related to predatory lending. This work advances General Plan Policy HE-5.2 (Equal Opportunities in Housing Market).</p>		<p>HUD Housing Choice Voucher Data Dashboard</p> <p>Section 8 Housing Voucher Program website</p> <p>Area Housing Authority of the County of Ventura Webpage</p> <p>CEO Fair Housing Webpage</p>	<ul style="list-style-type: none"> HE-5.4 Connect Residents to Housing Support Services HE-5.1 Affirmatively Further Fair Housing HE-5.2 Equal Opportunities in Housing Market <p>HUD Housing Choice Voucher Data Dashboard PHA code: CA092</p> <p>Section 8 Housing Voucher Program webpage</p> <p>Area Housing Authority of the County of Ventura Webpage</p> <p>CEO Fair Housing Webpage</p>				
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	<p>The County meets this requirement through Program HE-R, which provides homebuyer assistance to first-time homebuyers using Community Development Block Grant (CDBG) and/or Permanent Local Housing Allocation (PLHA) funds. In partnership with local nonprofit My Way Home, the County leverages its resources to support low-to-moderate income households in achieving homeownership.</p> <p>CDBG and PLHA funding under this program provide a unique opportunity for lower-income households and households who have historically faced barriers to accessing homeownership. Funding provided to first-time homebuyers assists them by providing a much needed down payment and/or making homeownership more affordable. Historically, homeownership is one of the largest drivers of wealth and the wealth gap is more prevalent for households who represent minority or marginalized groups. This program provides direct assistance to households accessing the American dream of homeownership and overcoming these inequalities. This assistance also reaches the “missing middle” households who are above 60% of the Area Median Income (AMI), which is usually the cap for affordable rental housing. Under the PLHA program, because Ventura County is a high cost area, households may be up to 150% AMI.</p> <p>Additionally, The County meets this requirement through prioritizing the use of local, state, and federal funds, including but not limited to annual allocations of federal HOME funds and State Permanent Local Housing Allocation (PLHA) funds, to support the development of housing for Lower-Income Households. Additionally, Housing Element Goal HE-3 is to</p>	E	<p>2025 APR Table D</p> <ul style="list-style-type: none"> HE-R First-Time Homebuyer Assistance, Objective #1 (Complete) <p>eGeneral Plan</p> <p>Down Payment and Homeowner Assistance (CDBG and/or PLHA)</p> <p>Recent Home Investment Partnership Program (HOME) Housing Investments</p> <p>Recent Permanent Local Housing Allocation Program Investments</p>	<p>2025 APR Table D</p> <ul style="list-style-type: none"> HE-R First-Time Homebuyer Assistance, Objective #1 (Complete) <p>e-General Plan “Find it Fast” search bar for GP policies and programs</p> <ul style="list-style-type: none"> HE-3 Encourage Affordable Housing to Meet the Special Needs of County Residents HE-3.2 Financing Assistance for Housing HE-3.8 Support Farmworker Housing Needs HE-5.3 Promote Housing Choice <p>Item - PrimeGov Portal (CDBG 2024)</p> <p>Item - PrimeGov Portal (PLHA 2025)</p> <p>Item - PrimeGov Portal (PLHA 2024)</p> <p>Item - PrimeGov Portal (2025)</p> <p>Item - PrimeGov Portal (2024)</p>	1	8	1	2

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		<p>increase housing opportunities and supportive services for lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, and people who are experiencing homelessness. Policies 3.2 and 3.8 support this goal by directing funding to be targeted for affordable housing developments and farmworker households respectively. The County of Ventura has a long history of partnering with the federal and state governments to apply for, administer and monitor federal and state funding for affordable housing. Recent investments include:</p> <ul style="list-style-type: none"> • An investment of \$500,000 in HOME funding to Habitat to Humanity to support the development of 5 affordable for-sale homes in the City of Ojai. • An investment of \$599,193 in HOME funding and \$241,703.85 in Permanent Local Housing Allocation funding to People’s Self Help Housing to support the development of 78 affordable for-sale homes in the City of Thousand Oaks • An investment of \$980,514 in HOME and HOME-American Rescue Plan Act Funding to Alliant Strategic Development to support the development of 150 units of affordable rental housing in the City of Moorpark. • An investment of \$485,473 in HOME funding to the Ventura Housing Authority to support the development of 50-units of affordable rental housing in the City of Ventura. • An investment of \$750,000 in Permanent Local Housing Allocation funding to Homes and Hope to support the development of 112-units of affordable housing in the City of Santa Paula <p>Enhancement Factor – Category 8 This effort achieves Enhancement Factor 8 by supporting affordable housing development throughout the County, both rental and homeownership, which increases the availability of affordable options in different communities. This program is in alignment with General Plan Policy HE-5.3 (Promote Housing Choice), which promotes fair housing opportunity and addresses systemic barriers to housing by supporting lower-income households in accessing housing opportunities of their choice, including housing located in high opportunity areas.</p>			Item - PrimeGov Portal (2025)				
									Category 4 Anticipated Total Points = 21
							APPENDIX 3 TOTAL = 93 points		