

COUNTY OF VENTURA

2025

STATE-MANDATED ANNUAL PROGRESS REPORT

FOR THE GENERAL PLAN AND HOUSING ELEMENT



COUNTY of VENTURA
Resource Management Agency

SUBMITTED TO:
VENTURA COUNTY BOARD OF SUPERVISORS
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PREPARED BY:
HOUSING AND STATE MANDATES POLICY SECTION



Ventura County Planning Division Staff, 2026



COUNTY of VENTURA
Resource Management Agency

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Introduction

Each year, as required by California Government Code §65400(a)(2), the County of Ventura (“County”) publishes an annual progress report on the status of its General Plan and Housing Element. The County’s current General Plan (“2040 General Plan” or “General Plan”) was approved by the Ventura County Board of Supervisors (“Board”) on September 15, 2020 and has a 20-year time horizon. The Housing Element is one of the required elements of the General Plan, with a shorter planning period than the time horizon of the General Plan. The current Housing Element cycle for the County is the 6th cycle, which spans an eight-year period from 2021 to 2029.

On October 12, 2021, the County adopted its 6th cycle Housing Element (“2021-2029 Housing Element” or “Housing Element”). The State Department of Housing and Community Development (HCD) certified the County’s Housing Element on December 22, 2021, which demonstrates that there are adequate housing sites in the unincorporated County, and sufficient housing-related policies and programs to facilitate additional residential development that would collectively help to meet the County’s projected housing need through 2029.

This annual report provides an overview of the actions taken by the County during the 2025 calendar year to implement General Plan programs and to meet regional housing needs for the respective planning period. Pursuant to State law, this report must be submitted to the County Board of Supervisors, the State Office of Land Use and Climate Innovation (LCI), and HCD, by April 1st of each year. The 2025 State-Mandated Annual Progress Report (“2025 APR” or “APR”) includes the following components:

- An overview of the County’s General Plan implementation status and its consistency with State general plan guidelines; and
- A review of the County’s progress in meeting the Regional Housing Needs Allocation (RHNA) objectives and a summary of local efforts towards development, preservation, and rehabilitation of housing.

A. Overview of the General Plan Status and Consistency with State General Plan Guidelines

Government Code §65400 requires local jurisdictions to prepare and submit an annual progress report describing the degree to which its general plan complies with general plan guidelines adopted by LCI (“Guidelines”). Planning staff reviewed the Guidelines and determined that the County’s General Plan meets the mandatory requirements described therein.

The Guidelines reflect LCI’s interpretation of State statutes and case law as they relate to planning. In addition, the Guidelines outline the general framework for the preparation and revision of a general plan, related Attorney General opinions, and the relationship of the general plan to California Environmental Quality Act (CEQA) requirements. Finally, the Guidelines describe elements that are mandatory for all general plans (e.g., housing element, land use element, circulation element, etc.). In general, the Guidelines are advisory rather than prescriptive, thus preserving opportunities for jurisdictions to address contemporary planning topics in a locally appropriate manner.

Status on the Implementation of the County General Plan

Since Board approval of the County’s General Plan in 2020 (“2040 General Plan”, or “General Plan”), County staff have been implementing the programs and actions set forth in the General Plan, with a focus on those that have an implementation timeframe between 2020-2025. The General Plan includes 185 programs, and there are multiple County agencies and departments with General Plan program implementation responsibilities. Starting in calendar year 2023, County agencies began using a web-based reporting tool to report on General Plan program implementation status. Once each County agency uploads its program information, staff from the Planning Division and the County Executive Office’s (CEO) Sustainability Division create an annual status report on General Plan program implementation progress including programs within the County’s Climate Action Plan (CAP). The most recent General Plan and CAP Annual Report was presented to the Board of Supervisors on March 18, 2025. It summarized implementation programs by their status, (e.g., “ongoing,” “complete,” “initiated,” etc.) as of December 31, 2024. Similar to last year, program implementation status information for 2025 has been provided by County agencies, compiled by staff from the Planning Division and Sustainability Division, and will be presented to the Board in March 2026.

For the most part, General Plan program implementation activities in the Planning Division are guided by workplans approved by the Board. The *2023-2026 Policy Work Plan Forecast* covering this annual reporting period was updated and approved by the Board on May 21, 2024¹. The work plan forecast includes several programs from the General Plan, Housing Element, and anticipated updates to the Area Plans, among others. A complete list of all projects included in the *2023-2026 Policy Work Plan Forecast* is included in **Attachment 1**.

A summary of actions taken during the 2025 reporting year by various County agencies to implement the General Plan is described below.

¹ Item No. 36, Resource Management Agency update on Planning Division Work Plan Forecast (2023-2026), Board of Supervisors meeting of May 21, 2024. Board materials available at: <https://ventura.primegov.com/portal/item?id=268002>

1. Climate Action Plan (CAP) Program Status

The CAP programs approved through the County’s 2040 General Plan are largely managed by the CEO’s Sustainability Division. Seven countywide agencies are responsible for the implementation of the 81 CAP-related programs included in the General Plan. In November 2021, the CEO’s Sustainability Division submitted a budget and staffing plan for CAP programs to the Board, integrating CAP initiatives into the annual budgeting process and supporting agency implementation efforts. As of December 31, 2025, 68 (84%) of the programs have been initiated or completed, while 13 (16%) remain uninitiated. The uninitiated programs include those scheduled to begin by 2026, those planned for implementation after 2025, and programs dependent on the progress of others. The CEO’s Sustainability Division is currently collecting greenhouse gas emissions data from recent years to evaluate the County’s progress toward CAP goals.

2. Renewable Energy Program

In 2023, the Planning Division initiated the Renewable Energy Program consistent with General Plan Program COS-O and General Plan Policy EV-4.4, which support renewable energy from solar power, wind power, battery energy storage, and other types of renewable energy; and Program HAZ-O, which seeks to restrict solar concentration arrays and other types of facilities that can cause glare and affect operations at Naval Base Ventura County. In accordance with these programs and policies, an assessment of suitable undeveloped and underutilized lands for grid-scale renewable energy projects was conducted and presented to the Board in September 2023. In December 2023, the Board directed staff to implement a Renewable Energy Program in three phases. Phase 1 of the Renewable Energy Program was completed on May 21, 2024, when the Board approved an amendment to the Non-Coastal Zoning Ordinance (NCZO) codifying a prior Planning Director Use Equivalency Determination that found battery energy storage as equivalent to the “energy production from renewable sources” and “warehousing and storage” use categories in the NCZO, and added a definition, use category, and acreage limitation for energy storage facilities in certain zones.

In 2024 and 2025, Phases 2 and 3 of the Renewable Energy Program were incorporated into a larger project referred to as the Energy and Military Land Use Compatibility Roadmap (“Roadmap”). The Roadmap includes a package of energy and military land use compatibility components that will be implemented through a combination of General Plan, subdivision ordinance, and zoning ordinance amendments, which will ultimately need Board approval. This project aligns with evolving State priorities and policy direction, fulfills multiple General Plan program requirements related to both energy and military land use compatibility, and addresses priorities identified by the Board. Staff has already conducted some stakeholder engagement, including tribal consultation. Additional engagement is planned in preparation for the legislative adoption process, anticipated to be completed in 2026.

3. Agricultural Tourism

The General Plan recognizes that agricultural tourism supports farmers and the local economy. In the summer of 2025, the Planning Division initiated General Plan Program AG-D, which directs staff to prepare a NCZO amendment to include regulations and development standards for agricultural tourism. Supporting General Plan policies focus on public accessibility to local agriculture products, ecotourism, specialty products, and agricultural diversification. Ranching

activities that occur on open space and rural residential properties are also being included. In 2025, Planning Division staff began preliminary public outreach with listening sessions involving both small and large farm and ranch owners. Following those meetings, Planning staff is coordinating with other County agencies to understand how their regulations may overlap with the NCZO amendment. Further public outreach was conducted in late 2025 and will continue in early 2026. Preparation and legislative adoption of the ordinance is expected in Fall 2026.

4. *Mining Ordinance Update*

The Surface Mining and Reclamation Act (SMARA) requires cities and counties to establish procedures for the review and approval of surface mining operations. The State Mining and Geology Board (“State Board”) last certified the County’s surface mining ordinance in 1999, and in the years since, the State has amended SMARA multiple times. General Plan Program COS-MM directs staff to update the County’s surface mining ordinance to align with the current version of the State’s SMARA. Due to the specialized nature of this work, consulting services were retained in the Spring of 2025 to draft a revised ordinance, assist with public outreach, and assist Planning Division staff with local and State adoption hearings. The update incorporates State regulations and recent guidance into the NCZO. Planning Division staff and the technical consultant hosted a project kickoff outreach event with local mine operators in spring 2025, and the draft ordinance is currently being prepared for submittal to the State Board’s staff for review and comment, followed by a State Board prescreening. After it has been determined the draft ordinance meets State requirements, it will then be presented to the County Planning Commission and Board of Supervisors for legislative adoption, and then it will be certified by the State Board. While the expected completion date of this project is dependent on the time required for State Board review, the target date for Board of Supervisor’s approval is anticipated to be early 2027.

5. *Expansion of Allowable Housing Types*

Program LU-C directs staff to expand the range of housing types permitted in the unincorporated Ventura County, consistent with several General Plan housing and land use goals, to support the County’s RHNA objectives, and facilitate innovative and diverse housing opportunities within established communities in the County. Research for this program was initiated in 2025, when Planning Division staff conceptually discussed several additional housing options with several County agencies to determine a project scope. Typologies being considered by the Planning Division include ministerial approval of duplexes, triplexes, and quadplexes; tiny homes on wheels; co-housing development; live-work units; and Resident-Owned Communities (ROCs). The amendments to the NCZO and Coastal Zoning Ordinance (CZO), as feasible, are anticipated to be initiated in late 2026.

Status on the Implementation of County Area Plans

6. *El Rio/Del Norte Area Plan Update*

The El Rio/Del Norte Area Plan comprises an area of 7,000 acres and includes a designated disadvantaged community within its area plan boundaries. The first comprehensive update to this Area Plan since 1996 was initiated in 2022 pursuant to General Plan Program LU-F. Additionally, Program HE-D requires the Area Plan update to identify and address the constraints and solutions related to providing water, sewer services, and dry utilities, and to assist in planning

appropriate infrastructure for multifamily dwellings on Residential High Density-zoned sites identified in the Housing Element Sites Inventory. In summer of 2025, the draft Background Report and Water Infrastructure Technical Appendix was circulated for public review and comment. The Water Appendix summarized ongoing efforts to consolidate five water systems into a single public water system. It also evaluated five growth scenarios that may be included in the Area Plan Update. Public outreach efforts have commenced with staff attending and presenting at three El Rio/Del Norte Municipal Advisory Council meetings, attending local school events, and posting project information at local businesses, the local library, and on the project webpage.² Due to the County’s recent submittal of a Caltrans Sustainable Communities grant that could be awarded in Summer 2026, and new laws that promote housing development, the completion date of the Area Plan update is anticipated to be in the fall of 2027.

7. Local Coastal Program Amendments and Implementation

The County’s Coastal Area Plan and CZO comprise the County’s Local Coastal Program (LCP). In 2025, staff continued preparation of amendments to update the LCP to incorporate goals, policies, and programs for sea-level rise adaptation planning and coastal hazards (VC Resilient Coastal Adaptation Project), and update regulations for housing consistent with State housing law (density bonus, special needs housing, accessory dwelling units, etc.). Implementation efforts continue for previously adopted and certified LCP amendments pertaining to Environmentally Sensitive Habitat Areas (ESHA) and the Santa Monica Mountain Dark Sky Overlay Zone. An overview of these projects is provided below.

VC Resilient Coastal Adaptation Project:

The Planning Division was awarded grants from the California Coastal Commission to amend the County’s LCP for coastal hazards and sea level rise to protect coastal resources and to minimize impacts to residents, businesses, and visitors. The coastal zone in unincorporated Ventura County includes approximately 30 miles of coastline, and the County’s Vulnerability Assessment demonstrated that coastal hazards associated with sea-level rise could result in significant impacts throughout the coastal zone. In Summer 2024, Planning staff conducted community outreach and received public comments that were incorporated into draft LCP amendments that were considered by the Planning Commission and recommended for adoption by the Board in 2025. After Board adoption in May 2025, the LCP amendments were submitted to the Coastal Commission for certification in July 2025, a hearing for which is anticipated in March 2026. This project supports the implementation of General Plan Programs HAZ-G, HAZ-H, and HAZ-I, which require updates to development standards, communication of risk to property owners, and improved resilience to climate change.

Density Bonus and Special Needs Housing:

In 2024, the Planning Division initiated updates to the NCZO and CZO to incorporate updated State housing law provisions related to the density bonus law, special needs housing types such as emergency shelters, low barrier navigation centers, transitional and supportive housing and residential care facilities, and reasonable accommodation requests for persons with disabilities. These updates, implementing Housing Element Programs HE-M and HE-N, were packaged together in a single ordinance amendment package, and were adopted by the Board in December 2024. Thereafter, in early 2025, the adopted CZO amendment, which constitutes an amendment

² El Rio/Del Norte Area Plan Update project webpage, available at:
<https://rma.venturacounty.gov/divisions/planning/el-rio-plan-update/>.

to the County's LCP, was submitted to the Coastal Commission for certification. The amendments received conditional certification at a Coastal Commission hearing in October 2025, with suggested modifications. In December 2025, the Board approved the modifications suggested by the Coastal Commission, and the CZO amendments, as modified, were transmitted to the Coastal Commission for review. Final certification was received from the Coastal Commission in February 2026 (LCP-4-VNT-25-0010-1).

Accessory Dwelling Units and Junior Accessory Dwelling Units in the Coastal Zones:

In January 2025, HCD staff confirmed the County's NCZO regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) were consistent with State ADU law. Thereafter, the Planning Division initiated amendments to the CZO that harmonized the current State ADU law with the Coastal Act, added regulations for JADUs, and reorganized the regulations to mirror the approved NCZO requirements. This adopted CZO amendment was adopted by the Board in November 2025 and subsequently submitted for review and certification by both HCD and the Coastal Commission. Planning Division staff also submitted the adopted CZO amendment, which constitutes an amendment to the County's LCP, to the Coastal Commission for certification in January 2026. The timing of certification depends on the review and approvals from both HCD and Coastal Commission.

Implementation of Certified Phase 2C Amendments:

In September 2022, the County's LCP was amended to include a Santa Monica Mountains Dark Sky Overlay Zone and update policies and regulations governing biological resources, specifically ESHA. In 2025, staff continued implementation efforts for these regulations, including the mailing of an educational brochure under the public outreach program for the Santa Monica Mountains Dark Sky requirements, continued collaboration with the Harbor Department on the coastal development permit required for needed sand maintenance activities, development of a template and guidance document for biological assessments conducted in the coastal zone according to the CZO requirements, and the development of biological Geographic Information Systems (GIS) layers and GIS viewers for the public and staff to streamline permit review. The template and guidance document for biological assessments is anticipated to be completed by mid-2026.

2025 Amendments to the General Plan and Tribal Consultation

This section describes both the General Plan amendments that were either initiated or completed in 2025, and the Division's tribal consultation activities. Pursuant to Government Code Section 65352.3, local jurisdictions must conduct consultations with Native American tribes that are on a contact list maintained by the Native American Heritage Commission (NAHC) whenever the local jurisdiction is proposing to amend its general plan.

8. ISAG Update – General Plan Amendment (Complete)

The Initial Study Assessment Guidelines (ISAGs) contain thresholds of significance and evaluation guidelines which provide a framework for determining whether a discretionary project within the unincorporated areas of Ventura County could have a significant impact on the environment pursuant to CEQA. A comprehensive update to the County's thresholds of significance and evaluation guidelines in the ISAGs was necessary to incorporate mitigation measures from the General Plan's Environmental Impact Report, several General Plan policies

and programs, and recent legislative requirements for evaluating environmental impacts subject to CEQA. A General Plan Amendment was processed for several General Plan policies and programs that were incorporated into the ISAGs. The updated ISAGs were presented to the public for review from April through August 2025, which included a 30-day document review period, a virtual webinar for technical consultants, an open house event for the general public, and a presentation to the Agricultural Policy Advisory Committee. The Planning Commission considered the proposed General Plan Amendment on July 31, 2025, and recommended it be adopted by the Board. The Board approved the General Plan Amendment and the updated ISAGs on September 30, 2025.

In addition to public outreach, tribal consultation was conducted pursuant to the requirements of Government Code Section 65352.3.

- Planning staff contacted five tribes included on the contact list provided by the NAHC. Out of the five tribes contacted, one tribe did not respond, one tribe declined to comment, and three tribes requested consultation.
- Planning staff consulted with the Barbareño/Ventureño Band of Mission Indians, the Coastal Band of the Chumash Nation, and the Santa Ynez Band of Chumash Indians. All comments from these tribes were addressed and incorporated into the ISAGs, where applicable.

9. *AutoZone / Ojai Valley Area Plan – General Plan Amendment (Ongoing)*

A privately initiated General Plan amendment was screened by the Board at a public hearing on July 20, 2021, to revise Policy OV-2.5 from the Ojai Valley Area Plan – which currently limits new A.M. and P.M. peak hour traffic on county thoroughfares, County-maintained local roads, and State Route 33 located within the unincorporated area between the cities of Ventura and Ojai. The proposed General Plan amendment would exempt commercial uses on previously developed commercial properties from the traffic limitations contained in Policy OV-2.5. The requested legislative action is anticipated to be processed concurrently with an application for a discretionary permit to develop an auto parts retail store (AutoZone) on the site of a former restaurant, which is located within the Ojai Valley Area Plan boundary and zoned Commercial Planned Development (CPD). The privately initiated General Plan amendment and discretionary permit application were submitted to the Planning Division in 2024. A comprehensive traffic study evaluating traffic within the Ojai Valley was submitted to the County in July 2025, and was determined to be sufficient for processing, adequately meeting all requirements set forth by the Public Works Agency, Roads and Transportation Division on October 21, 2025. It is likely that the General Plan Amendment and discretionary permit may be presented to the Ojai Valley Municipal Advisory Council, Planning Commission, and the Board in 2026 for review and approval.

Tribal consultation will be conducted pursuant to the requirements of Government Code Section 65352.3, prior to the project being presented to the Ojai Valley Municipal Advisory Council.

10. *Akashi Nursery – General Plan Amendment Screening (Complete)*

On October 14, 2025, the Board screened a privately-initiated amendment to the General Plan approving the potential amendment request. The applicant requests to change the land use designation for three (3) contiguous legal parcels located at 10733 Santa Rosa Road from ECU-Rural 2-acre minimum (ECU-R) to Very Low Density Residential 10,000 sf minimum (VLDR). The VLDR designation is compatible with the parcel's zone classification of Rural Agriculture (RA).

The purpose of this potential General Plan amendment is to allow the applicant to subdivide the property at a density of one acre per lot. The requested General Plan amendment would be processed concurrently with an application for a tentative tract map to authorize a 21-lot subdivision for single-family residential homes on one acre lots, and a Conditional Use Permit to authorize construction of an onsite wastewater treatment facility to collect and treat the wastewater generated by this 21-lot subdivision development. Assuming the applicant proceeds with a formal request for the General Plan amendment, this project would be presented to the Santa Rosa Valley Municipal Advisory Council, and presented to the Planning Commission and the Board of Supervisors for their consideration. Tribal consultation will also be conducted pursuant to the requirements of Government Code Section 65352.3.

New LCI Reporting Requirements

Since the preparation of the previous annual progress report, no new State reporting requirements were requested by LCI.

B. Review of Ventura County’s Progress in Meeting the Regional Housing Need Allocation Objectives

Consistent with State law, every eight years, future housing needs are assessed for each region within the State based on growth projections during the planning period. This is accomplished through the Regional Housing Needs Allocation (RHNA) process which takes growth projections to determine the estimated regional housing need for all income levels. Once the need is estimated, the Southern California Association of Governments (SCAG) distributes the regional housing need to local jurisdictions and provides estimates on the number of housing units required to be produced within the planning period to meet that need. Thereafter, it is each local jurisdiction’s responsibility to develop a plan to demonstrate how this additional housing growth will be accommodated.

The current 2021-2029 Housing Element (Housing Element) addresses the 6th RHNA cycle, and was adopted by the Board on October 12, 2021, and certified by HCD on December 22, 2021, making the County the first jurisdiction in the entire SCAG region to receive certification from the State for this cycle. As part of the SCAG region, the County’s portion of the RHNA target for this cycle is 1,262 units. A further breakdown by income level of the County’s RHNA allocation is included in **Table 1** below.

Table 1: RHNA Targets by Income Category

	Lower			Moderate (80-120% of median income)	Above- Moderate (>120% of median income)	Total
	Extremely Low (<30% of median income)	Very Low (30-50% of median income)	Low (50-80% of median income)			
2021-2029 Housing Need	159	160	225	250	468	1,262

The County is not required to build the dwelling units allocated through the RHNA, but rather must plan for future growth by ensuring there is adequate land zoned to accommodate the projected household growth. Additionally, the County is required to adopt programs that promote and facilitate housing construction at all affordability levels. The Housing Element includes five goals, 32 policies and 26 implementation programs. These programs support the development of housing affordable to households of all incomes. The implementation status of several key programs is described in this report.

HCD Reporting Requirements in 2025

As required by State law, the County submits an annual progress report to HCD by April 1st each year, which includes data submitted for housing units entitled in the previous year in a template provided by HCD (**Attachment 2 – HCD Reporting Tables**).

This Section B of the APR provides a comprehensive data analysis of the County’s progress in meeting the RHNA objectives for the 2021-2029 planning cycle, and provides an update on building activity from January 1, 2025, through December 31, 2025. The discussion below is derived from the HCD reporting tables, specifically, **Tables A, A2, B, H, and L**, and a **Summary of Tables** which are included as **Attachments 2.1, 2.2, 2.3, 2.5, 2.6** and **2.8**. Additionally, **Attachment 2.4 - Table D**

provides a summary of the implementation status for each Housing Element program, and **Attachment 2.7** includes a summary of the LEAP grant funds utilized by the County.

State law allows HCD to request corrections to the APR and may reject a local jurisdiction's report, should those corrections fail to be made. An overview of some of the housing development projects that were approved ministerially pursuant to streamlining legislation is provided in further detail below (included in **Attachment 2.2 – Table A2**) along with a listing of surplus land identified for 2025 (**Attachment 2.5 – Table H**).

SB 6 and AB 2011 Projects

Senate Bill (SB) 6 (2022), the Middle Class Housing Act of 2022 (Gov. Code, §§ 65913.4, 65852.24), and Assembly Bill (AB) 2011 (2022), the Affordable Housing and High Road Jobs Act of 2022 (Gov. Code, §§ 65400, 65585, 65912.100 et seq.), as amended, allow certain housing development projects on sites zoned and designated for commercial or retail uses. Both AB 2011 and SB 6 require that the annual progress report include information regarding the number of housing applications submitted, sites developed, and units constructed pursuant to these new laws. In 2025, there were no applications submitted, no sites developed, nor any units constructed pursuant to SB 6 or AB 2011.

SB 35 Projects

SB 35 (2017), as amended, requires that qualifying multifamily housing developments developed on infill sites be processed ministerially and that the annual progress report include information on the number of units constructed (Gov. Code, § 65913.4). In the 2023 APR, the County reported that one Zoning Clearance application utilized SB 35, which is anticipated to result in a new 49-unit development, called Camino De Salud Supportive Housing. While demolition permits were issued in 2024 to remove existing commercial structures at the project location, and a revised zoning clearance issued in December 2025, building permits for construction are pending. This project is summarized further in the *6th Cycle Residential Development* section. No other projects were approved in 2025 utilizing SB 35.

SB 9 Projects

SB 9 (2021), as amended, requires the annual progress report to include the number of dwelling units constructed, and the number of applications for parcel map urban lot splits pursuant to SB 9 (Gov. Code, §§ 65852.21, 66411.7). Under SB 9, properties zoned for single-family residential use may be eligible for streamlined permit processing to facilitate the development of duplexes and lot splits, if the property meets certain criteria. To qualify for SB 9, properties must, among other requirements, be within a Census designated urbanized area, meet certain environmental criteria, and comply with the local objective development standards currently in place. In 2025, the Planning Division ministerially approved two applications utilizing SB 9.

- On January 16, 2025, an SB 9 application was approved for a ministerial lot split with a Zoning Clearance for a project located within the boundaries of the Ojai Valley Area Plan. Because the application was only for a lot split and did not propose any new residential units, this ministerial approval is only reflected in **Table A** in the HCD tables in **Attachment 2.1**.
- On November 21, 2025, an SB 9 application was approved for additional housing development on a lot located in the unincorporated community of Oak Park. The application was approved to

allow the development of a detached, two-story second primary dwelling with a Zoning Clearance on the lot, which has an existing single-family dwelling, and to allow two accessory dwelling units (ADUs) (one ADU converted from space within, and one ADU attached to the new primary dwelling). No lot split was requested as part of this application. **Tables A and A2 (Attachments 2.1 and 2.2)** reflect the Zoning Clearance approval for the new single-family dwelling and the two ADUs.

Declaration of Surplus Land

Government Code Section 54230 requires the County to create a central inventory of all “surplus land” and all lands in excess of the County’s foreseeable needs, if any, that are located in urbanized areas and urban clusters as described in that section, and that this “surplus land” inventory be reported to HCD as part of the annual progress report. For 2025, the Real Estate Division of the County’s Public Works Agency reported that on November 18, 2025, the Board adopted a resolution declaring that the County-owned property on one parcel located at 2800 Teal Club Road in the City of Oxnard was “exempt surplus land” pursuant to Government Code Section 54221(f)(1)(A) of the Surplus Land Act. This property is included in **Attachment 2.5 – Table H**.

Historic Designations

AB 2580 (2024) requires jurisdictions to report on sites with new historic designations and the status of any associated housing development projects. For 2025, four sites were reported as new historic designations, which are summarized in **Attachment 2.6 – Table L**. However, these sites were not reflected in **Tables A and A2 (Attachments 2.1 and 2.2)**, as there were no ongoing or in-progress housing development projects associated with these sites.

Permitting Activity by the Planning Division in 2025

The County’s Planning Division reviews development plans to approve projects for appropriate land uses and issues land use entitlements for a dwelling, whether ministerial (e.g., via a Zoning Clearance) or discretionary (e.g., via a Planned Development (PD) permit). This section summarizes permitting activity by Planning Division staff throughout the unincorporated County in 2025 (January 1, 2025, through December 31, 2025), which is reflected in **Attachments 2.1 and 2.8 - Table A and Summary Table**.

In 2025, the Planning Division approved 164 Zoning Clearances (resulting in 210 future dwelling units), and four PD permits in the County’s coastal zone (resulting in four future dwelling units). Altogether, these actions authorized 214 future dwelling units, many of which have not yet received building permits. However, once the building permit is issued, these units are anticipated to be counted towards the County’s 6th cycle RHNA. A detailed analysis of the PD permits approved by the Planning Division in the 6th cycle is included in the *PD Permit Monitoring* section below.

Mountain Fire

In November 2024, the Mountain Fire burned portions of Ventura County and destroyed over 200 existing structures in the unincorporated communities of Las Posas Estates, Camarillo Heights, Somis, and the City of Camarillo. As a result, cleanup and rebuilding efforts affected some of the permitting activity for new development in 2025. That said, within a year of the Mountain Fire, 60 units of the 211 dwelling units (comprising of 28%) destroyed by the fire submitted building permit

applications for new residences to be rebuilt on the properties (See **Table 2** below). Of these, 28 units were issued Building and Safety permits. However, because these units do not result in a net increase in housing, they do not count toward the County’s RHNA.

Table 2: Dwelling Units Destroyed by Mountain Fire and Rebuild Permits Issued (By December 31, 2025)

Dwelling Units Destroyed	Building Permit Applications Submitted	Building Permits Issued	Units Completed
211	60	28	0

While the County anticipates developing dwelling units in excess of its 1,262-unit allocation by the end of the 6th cycle, efforts to rebuild after the Mountain Fire may act as a constraint to developing new housing due to financial challenges faced by the property owners.

Permitting Activity by the Building and Safety Division in 2025

After the applicable land use entitlement is issued by the Planning Division, the County’s Building and Safety Division (“Building and Safety”) reviews development plans for compliance with the County’s building code, approves building permit applications, and conducts inspections of a dwelling during its construction, including the issuance of a certificate of occupancy upon completion.

In 2025, permitting activity by Building and Safety occurred throughout the unincorporated County, and a total of 152 building permits were issued from January 1, 2025, through December 31, 2025 for new residential units. Of these, 34 permits were issued in the Ojai Valley, 30 permits near the City of Camarillo, 26 permits in Piru, 20 permits near the cities of Thousand Oaks and Simi Valley, and the remaining 42 building permits were issued in other various locations countywide. **Figure 1** shows the distribution of these permits in the County by dwelling unit type. Additionally, a breakdown of each building permit issued by dwelling type is provided in **Table 3** and **Figure 2** below.

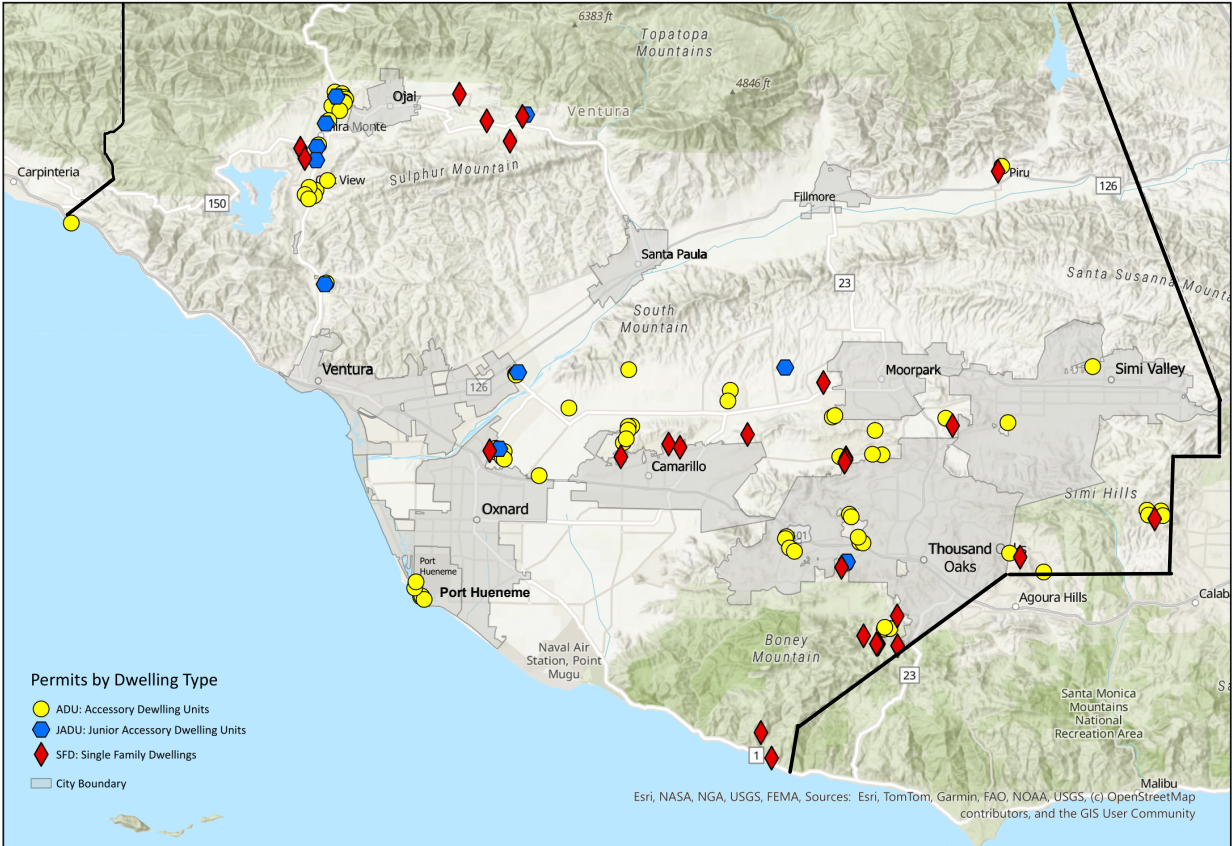
Table 3: Building Permits by Dwelling Unit Type

Housing Type	Number of Building Permits					
	2021*	2022	2023	2024	2025	Total
Single-Family Dwellings	6	52	75	119	54**	306
Accessory Dwelling Units	15	85	144	61	87	392
Junior Accessory Dwelling Units	0	4	8	10	11	33
Multifamily Structures	1	15	18	6	0	40
Manufactured Housing	0	11	5	10	0	26
Grand Total	22	167	250	206	152	797

* The 2021 data represented in this table is from the beginning of the 2021-2029 6th Housing Element cycle, from October 16, 2021 through December 31, 2021.

** 24 of the building permits for single-family dwellings were issued for the Finch Tract (Williams Homes)

Figure 1: Building Permits Issued by Dwelling Unit Type and Location in 2025



Ventura County
Resource Management Agency
Information Systems- GIS Services
Map created on 12/12/2025

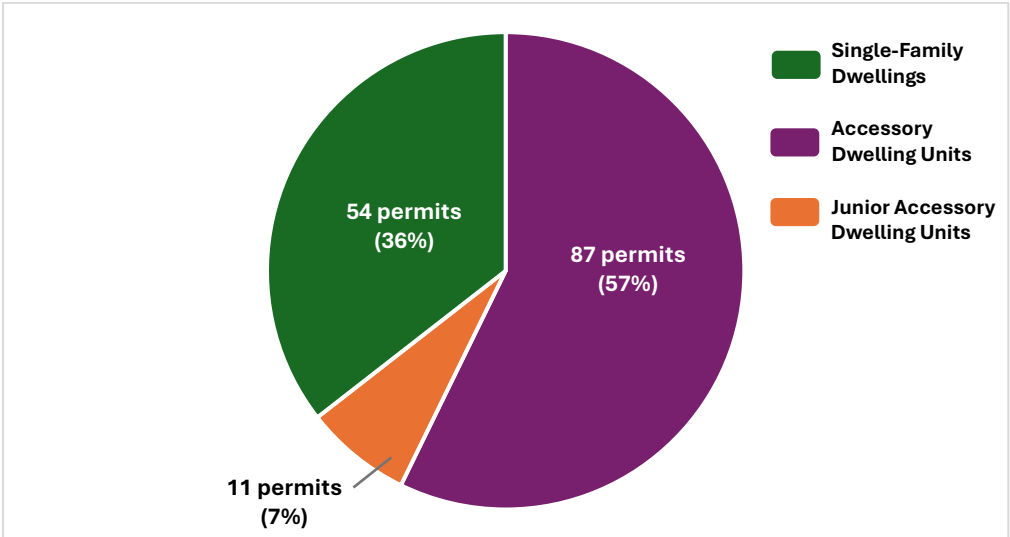


County of Ventura
Planning Division
Building & Safety Permit Types, 2025

0 1 2 4 Miles

Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

Figure 2: Building Permits Issued by Dwelling Unit Type in 2025



This year’s APR shows that Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) were the most common dwelling type (collectively 98 permits) followed by single-family dwellings (54 permits). As of 2025, ADUs have surpassed all other dwelling types in the number of building permits issued. **Table 3** highlights the popularity of ADUs and JADUs throughout this 6th cycle as an affordable housing option in the County, which is consistent with statewide trends. A detailed analysis of the production of ADUs and JADUs in Ventura County throughout the 6th cycle by affordability is included in the *ADU Monitoring* section below.

Larger ongoing projects from this reporting year include single-family dwellings and ADUs in the Santa Rosa Valley Estates project and the Finch Tract in Piru (known as Williams Homes). When compared to previous APRs, **Table 3** shows that the overall number of building permits issued in 2025, especially those for single-family dwellings, is lower than the previous years, but as mentioned in the *Mountain Fire* section above, it is important to note that none of the Mountain Fire rebuilding efforts are captured in this table. Additionally, no building permits were issued for multifamily or manufactured housing. In previous years, much of the multifamily development was attributed to the Somis Ranch Farmworker Housing Complex, a large affordable multifamily project, that received certificates of occupancy for 48 units in 2025 (a total of 360 units since 2022). Overall, in 2025, the Building and Safety Division issued a total of 176 certificates of occupancy (resulting in 268 new residential units), which are included in **Attachments 2.2, and 2.8 - Table A2 and Summary Table**.

Methodology and Reporting Requirements for Determining Affordability

To categorize the affordability of owner-occupied housing units that were issued building permits, both median household income and the cost of the new housing units are considered. According to the U.S. Department of Housing and Urban Development (HUD), the annual median family income for a family of four in unincorporated Ventura County for fiscal year 2025 (October 1, 2025 – September 30, 2026) was \$131,300. Based on this information, five income categories are used to determine a household’s ability to pay a monthly mortgage or rent payment, and the maximum cost of a for-sale unit under those income parameters. This was done by using an average 2025 fixed Annual Percentage Rate (6.27%) for a 30-year loan with 20 percent downpayment. A summary of these values for extremely low, very low, low, moderate, and above-moderate income categories is listed in **Table 4**.

Table 4: Estimated 2025 Income and Maximum Affordable Housing Cost

Income Category	Estimated 2025 Monthly Gross Income for a Family of Four	Maximum Monthly Affordable Housing Payment (Mortgage/Rent)	Maximum Affordable For-Sale Unit Cost
Extremely Low (< 30% of median)	Up to \$3,282.50	Up to \$985	Up to \$159,598
Very Low (30% - 50% of median)	\$3,282.50 to \$5,470.83	\$985 to \$1,641	\$199,498 to \$332,496
Low (50% - 80% of median)	\$5,470.83 to \$8,753.33	\$1,641 to \$2,626	\$332,496 to \$531,994
Moderate (80% - 120% of median)	\$8,753.33 to \$13,130	\$2,626 to \$3,939	\$531,994 to \$797,991
Above-Moderate (>120% of median)	Over \$13,130	Over \$3,939	Over \$797,991

Where actual sales data could not be attained, online data was used from the real estate website Zillow to determine market value estimates. For housing units that are subject to an affordability use restriction (e.g., Camino de Salud supportive housing project), staff directly contacted the project developer to obtain rental estimates for all leased units within the development. For projects still under construction and unoccupied by tenants, staff determined the affordability of each unit based on the requirements listed by the project’s funding source (e.g., Low Income Housing Tax Credit (LIHTC)), applicable provision of State law (e.g., AB 2162), or the conditions of approval included on the land use entitlement (See discussion in the 6th Cycle Residential Development section below).

For ADUs and JADUs, staff utilized estimated monthly rental amounts provided by property owners at the time of permit application (either a Zoning Clearance or Building Permit, depending on the approval type required) to determine unit affordability. The Planning Division has requested this information from property owners since October 2021 as part of implementation of Program HE-Z, discussed in the *ADU Monitoring in the 6th Cycle (Program HE-Z)* section below. To categorize the affordability of these ADUs and JADUs, the median household income for Ventura County and the affordable rent for each income category were used for 2025.

In addition to this APR, Programs HE-Z (ADU Monitoring) and HE-J (Compliance with State Housing Laws and PD Permit Monitoring) aim to actively monitor the affordability of newly created housing units to ascertain the true cost of housing for County residents. Through implementation of Program HE-J, the County is responsible for monitoring the PD permit process to ensure the process does not act as a constraint to housing. An update on both programs is included below; and in **Attachment 2.4 - Table D**.

County of Ventura’s Progress in Meeting Housing Need

The County’s allocation for the 6th planning cycle is 1,262 dwelling units. County building permits issued between January 1, 2025 through December 31, 2025, listed in **Table 3** above, resulted in a total of **152 new housing units**, which are counted towards the County’s RHNA. **Table 5** below shows the distribution of the units within those building permits, categorized by the housing type and affordability criteria. Unlike earlier years this RHNA cycle, the number of dwelling units is the same as the number of issued building permits in **Table 3**, as there were no permits approving multifamily housing units in 2025.

**Table 5: Dwelling Units Approved by RHNA Affordability Category
January 1, 2025 to December 31, 2025**

Housing Type	Extremely Low	Very Low	Low	Moderate	Above-Moderate	Total
Single-Family Housing Units	-	-	2	30	22	54
Accessory Dwellings Units	26	14	22	20	5	87
Junior Accessory Dwelling Units	2	1	6	2	-	11
Manufactured Housing	-	-	-	-	-	-
Multifamily Housing Units	-	-	-	-	-	-
Farmworker Housing Units	-	-	-	-	-	-
Total	28	15	30	52	27	152

For previous RHNA cycles, housing production within the unincorporated County has not kept pace with assigned RHNA targets across income categories. While the County has long identified sufficient development capacity based on land use and zoning, previous planning cycles saw gaps between housing need and permitted units due to factors such as high housing costs, fiscal uncertainty for families, and limited grant funding for affordable housing developers. However, at this mid-cycle review of the Housing Element, and as seen in **Table 6** below, the County has exceeded its RHNA allocation for low-income housing and is firmly on track to meet or exceed targets for extremely low, very low, and moderate-income categories by the end of the 6th cycle. This trend reflects the County’s focus on meeting demand for lower-income housing, where the need is greatest.

The first four reporting years of the 6th planning cycle have provided an extremely positive outlook for meeting the County’s housing goals. **This is indicated by the total of 1,214 new housing units that were approved since the start of the 6th cycle in the County.** As discussed below, this total number is largely due to the County exceeding the allocated units in the low-income category. Overall, although the County still needs to meet the allocation for housing units in the remaining categories (other than low-income), it is commendable that the County has produced 96 percent of the total housing units identified in the 2021-2029 Housing Element cycle at the mid-cycle mark.

Table 6: RHNA Targets by Income Category (2021-2029 Housing Element Cycle)

	Lower Income			Moderate Income	Above-Moderate Income	Total Units
	Extremely-Low	Very-Low	Low			
2021-2029 Total Housing Need	159	160	225	250	468	1,262
Total Units Approved (2021-2024)*	67	139	478	186	192	1,062
Total Units Approved (2025)	28	15	30	52	27	152
2021-2029 Total Housing Units Approved	95	154	508	238	219	1,214
% of RHNA Target	60%	96%	226%	95%	47%	96%
Remaining Housing Need	64	6	0	12	249	331**

* For the year 2021, the approved units are counted from the beginning of the 2021-2029 6th Housing Element cycle, i.e., from October 16, 2021 through December 31, 2021.

** Units in excess of the RHNA target for an income category do not reduce the total remaining RHNA target.

Table 6 summarizes this development activity by the affordability category and compares it to the assigned RHNA targets. Most notably, the County has approved a total of 508 low-income housing units since October 2021, more than doubling the overall RHNA target of 225 low-income units. Additionally, the County has met 60 percent of its target for the extremely low-income category, which is historically the most challenging income category to meet, and 96 percent for the very low-income category. This results in the County exceeding its overall goal within the lower income category at this mid-cycle mark – where a total of 757 lower income units were approved since 2021, exceeding the RHNA target of 544 lower income units by 39 percent.

The County has also made good progress in meeting the RHNA targets for the other affordability categories by meeting 95 percent of its moderate-income category, and 47 percent for the above-moderate-income category thus far. It is important to note that the housing progress does not reflect the building activity completed as part of the Anacapa Canyon development near California State University, Channel Islands (CSUCI) (total of 589 units) which include approximately 107 moderate income and 310 above-moderate income units. Since the permits for construction were provided by the California State University Deputy Building Official, Planning staff anticipates updating the APRs for 2023 through 2025 in the future after coordinating the permitting records with CSUCI.

Therefore, it is expected that the remaining housing need (especially that for the above-moderate category) will be met by the end of the 6th cycle by development of housing units described in the 6th *Cycle Residential Development* section.

ADU Monitoring in the 6th cycle (Program HE-Z)

Updated State law mandates for ADUs and JADUs from 2017 onwards led to Board-adopted revisions to the County's zoning ordinances in February 2018, resulting in increased production of these units. Due to this, the housing inventory summary for the 2021-2029 Housing Element estimated that approximately 45 percent of the County's RHNA (i.e., 560 units) would be met by ADUs and JADUs.³ Also, Housing Element Program HE-Z requires the County to track new ADUs and monitor affordability of these units, specifically for meeting the lower income targets. The certification letter from HCD also emphasized the importance of this program and stressed the need for the County to maintain an average production of 70 ADUs/JADUs per year to meet the RHNA target, and include an assessment on their progress in the 2025 APR.

In addition to implementing State ADU law, the County adopted more permissive regulations, applicable to the County's non-coastal areas in 2023 and 2024, and to the coastal areas in 2025 (pending review and certification from Coastal Commission and HCD). The County has also made it easier for residents to obtain permits for ADUs/JADUs, by creating an expedited permitting process for certain ADUs and JADUs allowed directly with a building permit, expanding height requirements, allowing larger sized units, and providing several options for a property owner to build an ADU and/or JADU on their property.

As reflected in **Table 3** above, ADUs and JADUs have collectively contributed to the largest number of building permits issued for the 6th cycle. In fact, these have contributed to approximately 56 percent (447 permits) of all building permits issued in this cycle. Further analysis of the ADU/JADU production is included in **Table 7** below, which shows that the County continued to see strong growth in ADU development during 2025 (a 43% increase in ADU production compared to 2024). From the total of 98 building permits issued for ADUs and JADUs in 2025, 82 percent (i.e., 80 of the 98 permits) utilized the County's streamlined permitting process allowing qualifying projects to be approved directly with a building permit. This underscores the effectiveness of process improvements undertaken by the County in reducing barriers and accelerating housing production.

³ Background Report for the Ventura County 2040 General Plan, Chapter 5. Housing, Page 5-143, Table 5-41: Housing Inventory Summary for Lower, Moderate and Above-Moderate Income Categories, available at this link: <https://rmadocs.venturacounty.gov/planning/programs/general-plan/publications/ventura-county-general-plan-background-report-housing.pdf>

Table 7 also indicates that the County has surpassed its 70-unit average each year, and by this mid-cycle point, have met 80 percent of the 560-unit objective for this cycle. Overall, the County has exceeded the total lower-income goal by 111 percent, thus, meeting the requirements of Program HE-Z.

Table 7: ADU/JADU Production (6th Cycle)

ADUs/JADUs by Year	Lower Income				Moderate Income	Above-Moderate	Total
	Extremely Low	Very Low	Low	Total Lower Income			
2021-2022*	6	11	49	66	37	5	108
2023	11	33	78	122	44	4	170
2024	1	8	19	28	32	11	71
2025	28	15	28	71	22	5	98
Total ADU/JADUs produced (6th cycle)	46	67	174	287	135	25	447
2021-2029 RHNA Target for ADU/JADU				258	235	67	560
% of RHNA met				111%	57%	37%	80%

* The 2021 data represented in this table is from the beginning of the 2021-2029 6th Housing Element cycle, from October 16, 2021 through December 31, 2021.

Planned Development (PD) Permit Monitoring (Program HE-J)

Each year, the County summarizes the number of residential permits approved by discretionary permits in its annual progress report. Most residential projects that require a discretionary permit are approved with a Planned Development (PD) permit, either by the Planning Director or Planning Commission. PD permits provide a flexible review process that allows for integrated site planning, particularly for large-scale residential projects, as well as residential projects located near sensitive resources. PD permits also enable the County to ensure consistency with the General Plan and any applicable area plans.

A portion of Housing Element Program HE-J requires the County to specifically include an assessment on the progress of the County’s PD permits in the 2025 APR, by analyzing the review procedures and processing timelines. The intent is to ensure that the process does not act as a constraint to housing production, and if necessary, make modifications to the permitting process to further facilitate the County’s housing objectives and anticipated need. The following table indicates the types of residential projects that may need a PD permit, and their typical characteristics that necessitate a discretionary review.

Residential Project Types	Typical Characteristics
<ul style="list-style-type: none"> Residential subdivisions Multifamily housing developments Mixed-use residential projects Phased development projects Certain residential projects in the Coastal Zone 	<ul style="list-style-type: none"> Site-specific development standards Unique land use arrangements Projects near protected resources Coastal Zone locations Environmentally Sensitive Habitat Areas (ESHA) Scenic Resources Protection (SRP) Overlay Zone

PD Permitting Process

To streamline the PD permitting process and promote housing production efficiency, the County has implemented several measures, many over the last four years, that provide applicants with direction on potential constraints or project design components that can expedite their discretionary permit review. A typical review process for a PD permit from the County is outlined in **Table 8** below.

- **Pre-Submittal Review:** Applicants are encouraged to engage with staff early in project planning to identify key policy issues, required studies, and potential constraints prior to a formal application submittal. This process requires a deposit from the applicant and a project description to allow an analysis of the project from the Planning staff, depending on the detail provided.
- **ESHA Pre-Application Submittal Meeting (2022):** A pre-application meeting is offered for projects located in the Coastal Zone and are subject to the County’s Environmentally Sensitive Habitat Areas (ESHA) policies and development standards. This service is intended to assist applicants with siting of the development and preparation of design alternatives in conformance with the applicable ESHA policies and to improve the quality of the application and technical study submittal.
 - **GIS Biological Resources Viewer (2024):** A publicly available [GIS Biological Resources Viewer](#)⁴ was developed with a user-friendly interface to assist applicants with identifying potential technical studies, specialized field surveys, or other environmental review requirements for projects located near biological resources. The GIS Biological Resources Viewer provides over 30 different data layers depicting the range and distribution of local-, State-, and federally-listed species, as well as State- and federal- protected habitat types.
- **Concept Project Review:** This process (referred to as a Development Review Committee review in prior annual progress reports) provides applicants with the opportunity to receive input from various County agencies on their proposed project, based on the project description provided for the development. This process requires a non-refundable fee and provides valuable input to the applicants regarding potential requirements and constraints to their proposed development in advance putting together a full development application.
 - **Fee Waiver through Program HE-S (2022):** To support affordable housing development, the County implemented a fee waiver in 2022, for a pre-application Concept Project Review process for proposed 100 percent affordable housing projects. In 2025, applicants for two affordable housing projects utilized this waiver/benefit, details of which are included in **Attachment 2.4 - Table D**.
- **Development Review Committee (2025):** A new process was established in 2025 to provide a coordinated, interdepartmental review of development proposals, allowing staff to collaboratively resolve technical issues and identify solutions after the application has been submitted, and before the 30-day completeness review deadline.

⁴ GIS Biological Resources Viewer, County of Ventura, available at this link:
<https://experience.arcgis.com/experience/72a5f1d716ab4f4e8e288f3c0b41d23a>

Table 8: Planned Development Permit Approval Process, County of Ventura

ENTITLEMENT PHASE
<p>Pre-Submittal Review, ESHA Pre-Submittal Meeting, and/or Concept Project Review Applicant has opportunity to confer with staff to identify key issues (Pre-Submittal Review Process), especially for ESHA (if applicable).</p> <p>Applicant can also get a detailed summary of potential constraints and requirements from relevant County agencies (Concept Project Review) – Fee waived for 100% affordable housing projects.</p>
<p>STEP 1 – Application Submittal Applicant submits a Planned Development (PD) Permit application to the County.</p>
<p>STEP 2 – 30-Day Completeness Review Application is distributed to reviewing departments and agencies for a formal completeness check.</p> <p style="padding-left: 40px;">Development Review Committee (if required) Identify potential incomplete items in the application</p> <p style="padding-left: 40px;">Application Completeness Determination If incomplete, an incompleteness letter is issued, and the applicant submits additional information. The application cycles until deemed complete.</p>
<p>STEP 3 – Environmental Document Determination (CEQA) As mandated by State law for discretionary projects, staff determines and completes the appropriate environmental document (CEQA Exemption Determination, Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report, etc.).</p>
<p>Additional Coastal Review (If Applicable) Projects in the Coastal Zone require Coastal Development Permit (CDP) review for consistency analysis mandated by the Coastal Act and the County’s Local Coastal Program, expanded public noticing, and coordination with the California Coastal Commission, as applicable.</p>
<p>STEP 4 – Public Hearing Project is scheduled for a public hearing before the Planning Director, or the Planning Commission. Coastal projects may require additional or separate hearings.</p>
<p>STEP 5 – Decision Project is approved, conditionally approved, or denied based on findings and hearing testimony.</p>
<p>Appeal Process Decisions may be appealed in accordance with County procedures during a 10-day appeal period. Coastal projects may also be appealable to the California Coastal Commission.</p>

PD Permit Application Analysis

An analysis of PD permit processing timeframes since the start of the 6th cycle indicates that review durations vary considerably based on project complexity, application completeness, and the level of environmental review mandated by State law. Planning Division staff reviewed a total of 32 PD permits that necessitated a discretionary permit approval for residential projects between October 16, 2021 and December 31, 2025. Of these, 10 PD permits did not result in new housing units, as they included demolition and rebuilding of existing dwellings, construction of additional structures or additions to existing dwellings, or other discretionary land use approvals, including one discretionary

Tree Permit. An additional two Coastal Development Permits (CDPs) were approved for ADUs in the coastal zones, which were approved without a public hearing in accordance with procedures outlined in the CZO. Therefore, these above-mentioned 12 permits were not included while analyzing processing timelines to address Program HE-J requirements.

Table 9 summarizes the remaining 20 PD permits that resulted in 25 new housing units counted towards the County’s RHNA target, by type of residential development, and their processing timelines for approval. Of these, 13 permits were approved for a single-family dwelling, and five permits approved two units on each lot (a combination of a single-family dwelling and an ADU). Additionally, two CDPs were approved for the construction of an ADU in combination with other site improvements (e.g., grading, accessory structures, etc.), therefore necessitating a discretionary permit.

Table 9: Residential Planned Development Permits Resulting in New Housing Units (October 16, 2021 - December 31, 2025)

Type of Residential Development	Total 6th Cycle Development		Non-Coastal Development		Coastal Development	
	Permits	Units	Permits	Units	Permits	Units
Single-family dwelling	13	13	8	8	5	5
2-4 units/combination PD permit (Single-family dwelling + ADU)	5	10	4	8	1	2
Combination PD permit (Coastal ADU + other entitlements)	2	2	-	-	2	2
5+ units	-		-		-	
Total New Housing	20 permits (25 units)		12 permits (16 units)		8 permits (9 units)	
Average Processing Time (Business Days)*	444 business days		463 business days		404 business days	

** While calculating the average processing times, two projects were not included as they had outlier timeframes for project approval. Both were in the Coastal zone, and required significant additional unique analysis. While one required extensive discussion for mitigating impacts from wastewater systems related to a home on the beach, the other required impact analysis for ESHA removal, which was being completed while the ESHA regulations were being updated by the County.*

PD Permit Application Review Timeframes

The average processing time for these 20 PD permits producing new housing units during the 6th cycle was approximately 444 business days. Staff reviewed the reasons which resulted in these approval timeframes. Of the 8 permits issued in the coastal zone, 5 permits required site-specific analysis due to the location in the Santa Monica Mountains Overlay Zone, or the projects adjacency to ESHA, both of which are intended to minimize the impacts of development on critically important wildlife. As shown above, the Planning Division established the ESHA Pre-Application Submittal Meeting service in 2022, which provides an opportunity for applicants to engage with Planning staff and identify applicable ESHA requirements that may impact the proposed development at the project site. Development in the coastal zone also requires that the project is consistent with the Coastal Act and the County’s LCP which may result in the need to coordinate with the Coastal Commission for application review.

All 12 of the non-coastal PD permit applications required review of their impact on the Scenic Resources Protection (SRP) Overlay Zone, primarily within the Lake Sherwood Area Plan and the Thousand Oaks Area Plan. The SRP Overlay Zone development standards apply to County areas within the viewshed of certain County lakes or County-designated highways depicted as a scenic resource by the General Plan; and requires additional biological assessments studies for development construction adjacent typically to tree resources or a viewshed analysis. Longer processing times for PD permits in the SRP Overlay Zone are largely attributable to the environmental review required, site specific development impacts and expanded requirements for housing constructed in this zone.

Collectively, in the coastal and non-coastal zones, 16 of the 20 permits required environmental review, analyzing potential impacts through a negative declaration, or a mitigated negative declaration which lengthened the process due to preparation of these documents, public comment periods, and response to comments. Most of the projects requiring such analysis were necessitated due to their location in sensitive areas for biological resources or scenic protections mentioned above. While PD permits generally require longer processing timelines than other Planning entitlements, these extended review periods are necessary, given the County's responsibility to preserve sensitive coastal, environmental, and scenic resources in these areas.

Summary

With respect to all other entitlements approved by the Planning Division, PD permits represent a relatively small portion of the County's overall housing development (20 total PD permits for new housing vs. 707 Zoning Clearances for new housing in the 6th cycle thus far). Most residential development in the unincorporated County occurs through ministerial or exempt processes that do not require discretionary review. To provide context, the 25 new housing units entitled through discretionary review only account for 2.83% of all permits entitled by the Planning Division.

Activities by Code Compliance Division (Program HE-V)

The Code Compliance Division encourages the planning, development, and maintenance of private lands within the unincorporated areas of Ventura County in accordance with County ordinances and State law. Their mission is carried out through cooperative working relationships – including with residents, tenants, landlords, and visitors of Ventura County.

Upon receiving reports from the public and other regulatory bodies, Code Compliance attempts to confirm conditions and determine if a violation is present. If violations are confirmed, officers provide official notice to the party responsible. While many violations may be readily resolved without enforcement action, some require obtaining permits to legalize or discontinue uses or structures. The Housing Element is supported by motivating rehabilitation and preservation of residential properties by addressing identified substandard conditions. Specifically, Program HE-V requires the Code Compliance Division to improve overall housing quality by responding to calls from residents regarding potential building code violations and referring residents to appropriate resources. The reporting of relevant casework and outcomes is shared bi-annually through this progress report.

Division officers actively respond to calls from residents concerning blighted properties, which may result in a violation of the California Building Code or Health and Safety Code for a condition determined to be a substandard housing condition. Once a code violation case has been initiated,

staff provide guidance to the property owner to achieve timely and sustained abatement of violations noted as substandard housing conditions.

Substandard housing conditions may include any of the conditions set forth in Health and Safety Code Section 17920.3 to the extent that such conditions endanger “life, limb, health, property, safety or welfare of the public or the occupants”. These conditions may include compromised structural, electrical, plumbing, ventilation, sanitation, weather protection, or other issues. The circumstances of the violations identified by the Code Compliance Division may be further complicated when multiple conditions pose threats and make rehabilitation of the property an arduous process.

In implementing this program, and to note the differences in the severity of the potential conditions associated with a violation, staff consider three subcategories to classify each violation: *Imminent Hazard*, *Health Hazard*, and *No Imminent Hazard*.

Imminent Hazards – These include violation cases that are the highest priority and describe conditions that could be serious or life-threatening to either the occupants or public. Violation cases in this category most often involve properties that have compounding issues such as the unpermitted conversion of non-habitable accessory structures to habitable space (e.g., conversion of a greenhouse or shed) *and* dilapidated structural foundation, faulty sewer, or electrical connections and/or faulty weather protection on roofing.

Health Hazards – These include violation cases that may not result in an immediate threat but pose a high risk of harm if uncorrected for an extended period. Examples of this kind of violation may include conversion of legally permitted non-habitable space into habitable space (e.g., conversion of retail or office space) but may also include issues such as water damage to drywall, and lack of smoke or carbon monoxide detectors.

No Imminent Hazards – These include violation cases that are characterized as the least critical and that do not pose a direct risk to the health of inhabitants. Examples often include use of a recreational vehicle as habitable space, exposed wiring or electrical outlets, missing fire rated protection, or inadequate doorways to meet egress requirements.

In addition to the above-mentioned categories, the Code Compliance Division also tracks unpermitted ADUs as a separate category of violations. The ADU violations differ from the other categories in that the entire structure is unpermitted. The data in this report provides insight on the use and demand of ADU development within the County and assists in addressing Program HE-Z (ADU monitoring).

The 2023 APR provided a summary of substandard housing violations from October 16, 2021 to December 31, 2023.⁵ As required by Program HE-V, a summary of substandard housing violations from January 1, 2024, to December 31, 2025, is provided in **Table 10** below. Since the start of this reporting period, the Code Compliance Division has reviewed a total of 215 violation cases related to substandard housing, where 79 percent of all cases reviewed involved Imminent Hazards and

⁵ 2023 State-Mandated Annual Progress Report for the General Plan and Housing Element, County of Ventura, available at this link:
<https://rmdocs.venturacounty.gov/planning/programs/housing/publications/2023-county-of-ventura-annual-housing-element-progress-report.pdf>

Health Hazards. Compared to the 2023 APR, recent data shows a decline in new violations issued (112 violations issued between 2021-2023, as compared to 52 between 2024-2025) suggesting a shift away from issuance driven enforcement. The modest increase in the number of abated violations this reporting period reflects the shift of staff effort towards the management and resolution of more complex cases such as those involving Imminent Hazards and Health Hazards. While this may result in longer case durations, and greater number of pending violations, this approach can provide more consistency for the property owner and reduce repetitive enforcement actions in the future.

Table 10: Substandard Cases by Violation Type (6th cycle)

	Imminent Hazard	Health Hazard	No Imminent Hazard	Unpermitted ADUs
Number of Open Violation Cases Reviewed (6 th cycle)*	63	107	25	20
Number of New Violations Issued (from January 1, 2024 to December 31, 2025)	15	25	3	9
Number of Violations Abated (by December 31, 2025)	18	42	7	11
Total Number of Pending Violation Cases**	60	90	21	18

* This data includes all cases resulting in an action from the Code Compliance Division during the reporting period, regardless of when the violation case first opened. For example, if a violation case was open prior to January 1, 2024, but abated during the current reporting period, the record was considered for the purposes of this report.

** Pending Violations represent the number of open cases reviewed by Code Compliance staff and newly issued violations that have not been abated as of December 31, 2025. Total Number of Pending Violation Cases = (# of Open Violations Reviewed + # of New Violations Issued) – (# of Violations Abated).

Since Program HE-V’s last report in 2023 APR, nine new violation cases were reviewed by the Code Compliance Division for an unpermitted ADU showing a decrease from 51 new violation cases reviewed by staff in 2022-2023 suggesting a shift in staff resources to the legalization of ADUs rather than citation. By the end of 2025, 11 of these violation cases were abated by the property owner, and 18 violation cases remained open. However, as staff continue to provide guidance on available ADU resources through Programs HE-C and HE-Z, and changes in State law providing increased flexibility for ADUs, the County anticipates that the number of unpermitted ADUs will continue to decrease. An update on the County’s progress and implementation of Program HE-C (ADU Homeowner Tools) is described in further detail in the *Status of Housing Element Programs* section below, whereas a summary of Program HE-Z is included in the *ADU Monitoring in the 6th Cycle (Program HE-Z)* section above.

Although 189 violations remain pending, the County is actively working with residents to achieve abatement. For the purposes of this report, a violation is considered open if an aspect of the code enforcement process remains pending. This may include cases involving an issued notice of violation, in the process of obtaining their permits, proceeding under a Compliance Agreement, or remaining in a non-compliant status. Cases are prioritized by staff based on apparent threat to life safety and health. In cases of Imminent Hazard, the Building Official may issue a Notice and Order to Vacate and in instances where the property owner is unable or unwilling to abate substandard conditions, the County may petition the court for appointment of a receiver to take control and abate

violations. In all cases, the primary goal is to obtain sustained, voluntary compliance with State and County housing standards, and to gain this through education and collaboration. The next review of Program HE-V – Code Compliance will be conducted as part of the 2027 annual progress report.

6th Cycle Residential Development

There are several housing projects in the pipeline that are anticipated to be developed in future years in the unincorporated County. The following discussion includes summaries of several multifamily and supportive housing projects that have received land use entitlements and are at various stages in the building permit and development processes, and anticipated to be completed within this planning cycle. Some of these projects were approved utilizing streamlined permitting pathways created by recent State legislation.

1. *Reider and Finch Subdivisions*

In the community of Piru, the Finch and Reider tract maps were recorded in December 2018. At full buildout, the Finch Tract (now known as Williams Homes) will include a total of 175 housing units and 10,800 square feet of commercial development. The housing units include 62 detached single-family dwellings, 85 detached condo units, two duplexes (4 units), six triplexes (18 units), and six units in a mixed-use building along with commercial use. Subdivision improvements are nearing completion, and residential construction commenced in Summer 2023. In 2025, 24 building permits were issued for single-family dwellings. Since the beginning of the 6th cycle, the Planning Division issued Zoning Clearances for construction of 169 units; and 125 of those units have received certificates of occupancy.

The Reider Tract will include a total of 49 housing units at full buildout, which will include a total of seven affordable attached townhouse condominium units. Building permit issuance and construction in the Reider Tract is anticipated to begin once all conditions of their entitlement are satisfied.

2. *Camino de Salud Supportive Housing*

The Camino de Salud supportive housing project is a 49-unit development located within the planning area of the Ojai Valley Area Plan. As a 100 percent affordable supportive housing project, the application qualified for a ministerial, streamlined review utilizing AB 2162 and SB 35. The project includes a new supportive housing complex consisting of 48 single room occupancy (studio) units, one 2-bedroom manager’s unit, two parking lots, landscaping, and a resident community garden. Supportive services offered on-site include, but are not limited to, medical, dental, and psychiatric care, benefits advocacy, housing retention training, women’s health, and jobs training.



Rendering of the 49-unit Camino de Salud residential development; Photo Credit: Cabrillo Economic Development Corporation, Architectural Rendering by RJC Inc.

Except for the property manager’s unit, 100 percent of the housing units are income-restricted to area residents who qualify in two different income and needs categories: 1) fifty percent (50%) of the units will be reserved for area residents who are experiencing homelessness and who have chronic or severe illnesses such that they are high medical facilities users; and 2) the remaining fifty percent (50%) of the units will be reserved for residents who are low-income wage earners (i.e., making below 80% of the AMI). The project includes efficient plumbing fixtures and drought-tolerant landscaping to minimize water use and will be net-zero in energy use relying on all-electric appliances powered by photovoltaic panels on the roofs.

The Zoning Clearance application for the project was approved in April 2023 and recently 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 2024 and 2025, the existing office building on site was demolished, and the applicant submitted building permit applications for the 49-unit development on the site.

3. Santa Rosa Valley Estates (Previously Toll Brothers Tract)

A tentative tract map for an 18-lot residential subdivision was approved for single family dwellings in May 2004, and the final map was recorded in January 2013 (Tract No. 5327). Thereafter, Toll Brothers acquired the property, and made progress on the development of the tract (now known as Santa Rosa Valley Estates). In February 2025, the Planning Division issued a Zoning Clearance to authorize grading for private roads and building pads for the tract. It is anticipated that the completed tract development will include 18 single-family homes along with at least 18 ADUs (one for each lot). In December 2025, Planning Division staff approved seven zoning clearances for the seven lots included in Phase 1 of tract development, each of which would result in the development of one single-family dwelling and one accessory dwelling unit per lot. Building permits were issued for single-family dwellings and accessory dwelling units on six of the seven lots in 2025.

4. Homekey+ Lewis Road Supportive Housing



Rendering of the Homekey+ supportive housing project at Lewis Road; Photo credit: Life Ark

In the summer of 2025, the County served as the lead applicant to the State of California’s Homekey+ program for a supportive housing project on County-owned property located near Lewis Road in the unincorporated County, near the City of Camarillo. This

project, currently known as the Homekey+ Lewis Road project will result in the construction of 89 housing units, including 88 permanent supportive housing units for persons with a mental health and/or substance use disorder experiencing homelessness and one on-site manager's unit. The development will include on-site supportive services, offices for case managers and support staff, community gathering spaces, storage areas, and shared indoor and outdoor common areas to support long-term housing retention. The construction and operation of this project is funded by the State Homekey+ grant, County General Fund contributions, Behavioral Health Services Act funding, Gold Coast Health Plan, and the City of Camarillo. The Project reflects a partnership between the County, DignityMoves (developer), and Many Mansions (operator). Construction is anticipated to begin in Spring 2026.

5. Anacapa Canyon (Previously University Glen Phase II)

The County receives credit for meeting the regional housing need through the housing units entitled and permitted on land owned by the State of California. In 2002, Phase 1 of the East Campus Development Area/University Glen, adjacent to the California State University Channel Islands (CSUCI) campus, added 386 apartments and single-family homes for nearly 2,000 residents. As State owned land, governmental authority was granted to the local site authority (CSUCI Site Authority) for the project. All post-entitlement approvals including their Certificate of Occupancy are received from the Office of the State Fire Marshall and the California State University Deputy Building Official.

One permit was approved in late 2020 for Phase 2 of the East Campus Development area (now known as Anacapa Canyon development). This phase anticipates the construction of a total of 589 units consisting of: 310 market rate apartments; a combination of 109 for-sale single-family homes and attached single-family townhomes; and 170 apartments for seniors with affordability restrictions in place. The senior apartments will be subject to certain age, income, and rent restrictions and will be funded, in part, through tax credits under the Low-Income Housing Tax Credit (LIHTC) program under Section 42 of the Internal Revenue Code. The primary occupant of these units is required to be at least 55 years old, with an income of no more than 60 percent of the AMI. Rent for these units will be capped at a level determined by the AMI and HUD.

Permits for construction of the development were provided by the California State University Deputy Building Official from 2021 through 2025. Construction for Anacapa Canyon began in November 2021, commencing with demolition and placement of utilities and streets. Several non-habitable structures were completed in 2023, which included the apartment leasing office, clubhouse, pool, and the fitness center complex. In December 2023, the first set of single-family homes were ready for occupancy. Thereafter throughout 2024, the first apartment building and senior apartments were constructed and leased to residents.



Photo of single-family dwellings constructed as part of Phase II of the Anacapa Canyon Development; Photo credit: Planning Division staff

December 2024 concluded with the completion of 310 market-rate apartment units. Overall, in 2024 alone, certificates of occupancy were approved for 540 units in this development. Construction of the remaining housing units was completed in 2025, which resulted in certificates of occupancy approved for 11 single family homes and 20 townhomes. Since the permits for construction were provided to the developers by California State University Deputy Building Official, Planning staff anticipates updating the APRs for 2023 through 2025 in the future after coordinating the permit records with CSUCI.

6. Somis Ranch Farmworker Housing Complex

In February 2021, the Board approved a subdivision and discretionary permit application for Somis Ranch, a 360-unit farmworker housing complex in the unincorporated County near the City of Camarillo. The approved project included waivers for reduction of internal side-yard setbacks from 15 feet to 10 feet; incentives in the form of an increase in building lot coverage (from 5% to 25%); and a 100 percent affordability requirement, where all 360 units, except for manager units, must be rented to low- and very low-income residents. The units are required to be rented at affordable rents not greater than thirty percent (30%) of sixty percent (60%) of the monthly area median income (AMI) for low-income households, and not greater than thirty percent (30%) of fifty percent (50%) of the monthly AMI for very low-income households (including some units for extremely low-income households at rents not greater than thirty percent (30%) of thirty percent (30%) of the monthly AMI). The project consisted of two phases. Construction for Phase I for the first 200 units began in 2023 and certificates of occupancy were issued in 2024. Construction of Phase II for the remaining 160 units was completed in 2024, and all remaining certificates of occupancy were issued in 2025. This project is now complete.



*Aerial photo of the completed Somis Ranch Farmworker Housing Complex (2025);
Photo credit: AMCAL California Affordable Communities*

7. Highland Drive Project – ADU Conversions of Carports

The Highland Drive project, located in the unincorporated Ojai Valley area, involves the conversion of carports in an existing multifamily residential complex into ADUs. This project will result in the creation of 12 ADUs (sized 561 to 751 square feet) within an existing 50-unit

multifamily residential complex and will replace 47 carport parking spaces. Though not required by State law, the property owner chose to add 36 new uncovered parking spaces by restriping the existing parking lot and adjusting the landscaping, which the County approved under a separate Zoning Clearance application in 2024. All building permits were issued in 2023, and certificates of occupancy were issued in 2025. This project is now complete.

Housing Assistance, Rehabilitation, and Preservation Programs

In the continual effort to ensure residents are adequately housed countywide, the County of Ventura plays a critical regional role by coordinating and supporting many programs vital to these efforts. The County's Community Development Division, which is part of the County Executive Office (CEO), is involved in a variety of tasks that support affordable housing, rehabilitation, and preservation programs throughout Ventura County. These programs include the following: managing the HUD Entitlement Area funding dedicated to community development and homeless assistance activities; managing State funds for affordable housing and homeless services; overseeing County general funds and local initiatives in support of affordable housing; and providing staff to the local Continuum of Care (CoC), which has a local board and community based Alliance group dedicated to promoting a safe, desirable, and thriving community by ending homelessness in Ventura County. Although the County manages these tasks, many of the program efforts support regional efforts to create and facilitate housing and services and are sometimes located within incorporated cities and not in the unincorporated County.

Following the dissolution of redevelopment agencies in California, including the Piru Redevelopment Agency, the County was designated a "housing successor agency." This subjects the County to the provisions of Section 34176.1(f) of the Health and Safety Code, which requires that the County include in its annual progress report, specific informational items pertaining to housing development, assets, and funding for the previous fiscal year. This information is collected and presented in the attached Housing Successor Agency Annual Report in accordance with State law. The Housing Successor Agency Annual Report for fiscal year 2024-25, prepared by the Community Development Division, is included as **Attachment 3** to this APR.

HUD Entitlement Area Funding

Every five years, Community Development Division staff prepare a Consolidated Plan that identifies unmet needs for affordable and supportive housing, community development programs, social service programs, and economic development opportunities for low-income residents. The County of Ventura, along with all five entitlement jurisdictions within the County receiving funding directly from HUD (the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and Ventura), with input from member jurisdictions of the Ventura Urban County Entitlement Area (cities of Fillmore, Moorpark, Port Hueneme, Ojai, and Santa Paula) and area organizations, collectively prepared the 2025-2029 Ventura County Regional Consolidated Plan to address unmet needs of low-income persons with a proposed five-year strategy to meet those needs. The Consolidated Plan must be approved by HUD for the County and entitlement jurisdictions to receive a variety of federal grants, including the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and the HOME Investment Partnerships Program (HOME) funds. Along with the 2025-2029 Ventura County Regional Consolidated Plan, which covers the planning period of July 1, 2025 through June 30, 2029, an updated Analysis of Impediments was adopted by all participating entitlement jurisdictions. Based

upon the 2025-2029 Regional Consolidated Plan goals, the County intends to meet the following objectives during the 2025-2029 planning period:

- Support the creation of 68 affordable rental units and 11 affordable for-sale units.
- Rehabilitate 300 affordable rental units and 30 low- to moderate-income homeowner properties.
- Provide direct financial assistance to 20 low- to moderate-income first-time homebuyers.
- Provide funding for public facilities serving an estimated 19,265 persons; public social services including homeless services to an estimated 11,500 persons, and supporting overnight shelter for 350 persons experiencing homelessness.

Annually, the County prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which contains information regarding accomplishments funded by, and in keeping with, the intent of the CDBG, HOME, ESG, and other funding sources. Since the County's Urban Entitlement Area includes five separate jurisdictions (the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula) and the unincorporated areas of the County, not all the resources and beneficiaries served by these funding sources are residents of unincorporated Ventura County. Additionally, some funding is provided to programs which serve residents who live anywhere within the County, including the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and Ventura. Since 2014, the County has invested its CDBG, HOME, and ESG funding in a variety of housing related activities. Funded projects may be reviewed in the County's Annual Action Plans (planned projects) and CAPER reports (completed projects).

In addition, in response to the 2018 Woolsey Fire, which resulted in the loss of homes, the County received CDBG-Disaster Recovery Multifamily Housing Program funds to support the creation of new affordable housing. These funds have been prioritized for projects located near the areas where the fire burned to the extent possible. CDBG-Disaster Recovery Multifamily Housing Program funds were initially made available in response to the Woolsey Fire to a 78-unit permanent supportive housing project located in the City of Thousand Oaks. Due to the inability of this project to move forward, in June 2025 the County, in partnership with HCD, reallocated these funds, along with an additional investment of 2018 CDBG-Disaster Recovery Multifamily Housing Program funding into a 49-unit rental housing project, Camino de Salud, located in the unincorporated area of the County near the City of Ojai. Construction is expected to begin in the first quarter of 2026. Additional details on the Camino de Salud development are discussed in the 6th Cycle Residential Development section.



Photo of the proposed 49-unit Camino de Salud residential development; Photo credit: Cabrillo Economic Development Corporation (CEDC), Architectural Rendering by RJC Inc.

County General Funds and Local Initiatives

Historically, the Board has utilized the County General Fund to help support affordable housing initiatives. On May 19, 2015, the Board of Supervisors allocated \$1,000,000 toward the construction of three farmworker housing projects within the cities of Oxnard, Santa Paula, and Ventura. Two of the projects (in the cities of Santa Paula and Ventura) are fully leased as affordable housing, whereas the third affordable farmworker housing complex funded with this set-aside (in the City of Oxnard) was completed in 2025 and is currently leasing.

In 2022, the Board of Supervisors set aside \$30.5 million in general funds for housing and homelessness. At that time, \$3 million was set-aside for affordable student housing at Ventura Community College, \$7.5 million was set-aside for permanent supportive housing and recuperative care at County-owned properties, and \$5 million was reserved for permanent supportive housing to match State Homekey funds. In 2023 and 2024, the following allocations were made from the remaining funds:

- \$1.5 million grant was made to the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition, and pre-development funding to developers of affordable housing. The Housing Trust Fund Ventura County can match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be used countywide and will facilitate the creation of new housing units for low-income households.
- \$5.5 million grant was made to match State of California Homekey funds for the acquisition and conversion of a 142-unit motel in the City of Ventura to 136 units of housing for households at risk of or experiencing homelessness, commonly known as Valentine Road. An additional \$5 million was awarded as a construction loan to support renovations of Valentine Road (Phase 1, completed in 2025. Phase 2 anticipated to be completed in the Spring of 2026).
- \$900,000 was reserved for the Santa Clara Apartments, located in the City of Ventura. This project will provide 41 units of affordable housing, with 5 units reserved for persons experiencing homelessness. The project is in pre-development.
- \$1.8 million was reserved for Cypress Place Phase II, located in the City of Oxnard. This project will provide 60 units of affordable housing for lower-income households and farmworkers. Construction is expected to commence by mid-2026.
- \$2,056,080 was reserved for the College Community Courts, located in the City of Ventura. This project will provide 57 units of affordable housing and started construction in 2025.
- An additional investment of approximately \$1.4 million for capital and operational support was made to the Mesa Ojai Homekey project, which was completed in 2024. This project provides 12 units of interim housing with supportive services for Transitional Aged Youth experiencing homelessness.

As noted above, as a regional leader in addressing the needs of vulnerable populations, the County has funded housing programs and facilities in incorporated cities in addition to unincorporated areas. While programs located outside the County's jurisdictional boundary are not included in the APR, and summary data may not be counted when evaluating progress toward meeting the RHNA (pursuant to State HCD rules), the housing crisis faced by the communities in Ventura County is both a state-wide and regional challenge. Funds allocated by the County support regional efforts to

address our collective unmet needs for affordable and supportive housing, community development programs, and social service programs for low-income residents countywide.

State Housing Initiatives

In November 2018, a ballot initiative (Proposition 2) was passed in California authorizing the sale of up to \$2 billion in bonds and the use of a portion of Proposition 63 taxes for the No Place Like Home (NPLH) program. NPLH is designed to finance the development of permanent supportive housing for persons and families who need mental health services and are experiencing or are at-risk of homelessness. The County issued local Requests for Proposals in response to Notices of Funding Availability from the State of California and has co-applied with housing developers for funding. Over the four rounds of funding availability, four projects were awarded NPLH funds. Unfortunately, one project was unable to move forward within the required timeframe for NPLH funding due to the extreme competitiveness of the low-income housing tax credit program. The three remaining NPLH projects in Ventura County will result in a total of 85 NPLH units in the City of Oxnard and unincorporated Ventura County: 27 units at Casa de Carmen (completed and leased in Fall of 2025), 34 units at Casa Aliento (occupied); and 24 units at the Rancho Sierra Senior Apartments in the unincorporated area near Camarillo (completed and leased in Fall of 2025).

With the passage of SB 2 in 2017, the County started receiving annual allocations of Permanent Local Housing Allocation (PLHA) funding. During the first three years, 30 percent of the overall allocation has been reserved for funding for the Housing Trust Fund Ventura County. Funds will be used to provide short-term construction and acquisition funds for affordable housing developments located throughout the County, including the unincorporated area. During the first five years, PLHA funds were also invested in development of three affordable rental housing projects: the Rancho Sierra Senior Apartments, Camino de Salud, and the Topa Vista Villas, located in the City of Santa Paula. Additionally, funds were contributed to support operations of Mesa Ojai, which provides interim housing for homeless transition aged youth, and into a downpayment assistance program operated by a local nonprofit, My Way Home. The downpayment assistance program launched in the Fall of 2025. Beneficiaries of this program may include residents from the unincorporated area of the County.

Under the State's Homekey program, the County has led a total of three applications:

- In 2020, the County worked with Community Development Partners and Mercy House to acquire the 70-room Vagabond Inn in Oxnard (also known as Casa Aliento). This site operated temporarily as non-congregate shelter to help protect vulnerable persons experiencing homelessness. The property converted to permanent supportive housing and was fully leased during 2025.
- In response to Homekey 2.0 funding made available by the State of California in 2021, the County released a Request for Letters of Interest to co-apply for Homekey funds to create new units of permanent supportive housing, transitional housing for homeless youth, and/or recuperative care. By the close of 2021, the County submitted two applications, both of which were awarded funds. This included Mesa Ojai and the renovation of three cottages at Casa Pacifica as transitional housing for the same population. Both projects are located in the County unincorporated area, and both will provide transitional housing for Transition Aged Youth experiencing homelessness. Mesa Ojai, located in the unincorporated area of the County near the City of Ojai completed construction in the summer of 2024 and is fully occupied. The first phase of Casa Pacifica's project, consisting of the first two cottages, completed construction in

Fall of 2024 and was occupied late in 2024. Housing was provided for Transition Aged Youth at an off-site location while renovations of the third cottage were completed in the fall of 2025. The third cottage at Casa Pacifica is anticipated to be occupied in 2026. Collectively, these projects created 40 units of transitional housing for Transition-Aged Youth (18-24) experiencing homelessness.

Additionally, the County provided funding support in excess of \$10 million to the Valentine Road Homekey Project located in the City of Ventura. This project's construction is phased, with 63 persons experiencing homelessness housed to-date. Construction completion is anticipated early in 2026, after which the remaining 71 units will be leased. In all, this project will serve 134 persons at-risk of or experiencing homelessness, in addition to providing 2 onsite manager units.

Finally, in the Spring of 2025, the County served as the lead applicant to the State of California's Homekey+ program to create 88 units of permanent supportive housing for persons with a mental health and/or substance use disorder experiencing homelessness on a County-owned property located in the unincorporated area of the County near the City of Camarillo. The County utilized general funds and Behavioral Health Services Act funding to leverage Homekey+ funding. This project is currently called Homekey+ Lewis Road, and is anticipated to start construction in the Spring of 2026.

Homelessness Initiatives

The Community Development Division provides staff to the Ventura County Continuum of Care (CoC) and serves as the administrative entity for the management of HUD CoC funding, as well as State ESG contracts and California Homeless Housing Assistance and Prevention (HHAP) Program contracts, which provide housing, shelter, and services for homeless persons throughout the county. The Ventura County CoC also partners with housing providers throughout the County and matches units made available to the most vulnerable homeless individuals and families through the Coordinated Entry System. This system serves people throughout the County regardless of city of residence. There are several additional initiatives which the County has supported to reduce homelessness. Most significantly, the County has provided non-congregate shelter through Project Roomkey for more than 850 high-risk senior and medically vulnerable homeless individuals since March 2020, in response to the COVID-19 pandemic. As of 2024, a total of 503 clients were relocated to permanent housing through Project Roomkey. This program is now complete.

In addition, the Board approved a policy in 2020 to provide matching capital and operations funds to cities that open permanent emergency shelters in their jurisdictions. The County shared the cost of developing the ARCH shelter in Ventura and Thrive Grove in Thousand Oaks. Additionally, the County shares costs with the cities of Oxnard, Santa Paula, Fillmore, Thousand Oaks, and Ventura for the operations of year-round homeless shelters. The ARCH shelter in Ventura provides 55 beds for men and women. The Oxnard Navigation Center provides 110 beds for adults. The Harvard Navigation Center in Santa Paula provides 49 beds for adults and families with children. Thrive Grove in Thousand Oaks provides 30 beds for men and women. In addition to these year-round emergency shelters, the RAIN bridge housing program is supported by county general funds in the unincorporated area and serves up to 36 households experiencing homelessness with housing navigation support.

As mentioned above, the Board continues to invest annually in Homeless Prevention and Rapid Re-Housing programs, including special allocations related to fire recovery and pandemic assistance. Since 2024, new programs have been using funding allocated from State HHAP Program funds, in collaboration with the Ventura County CoC, including Human Services Agency (HSA) Supportive Services for residents of new permanent supportive housing programs. In addition, agencies have used HHAP Program funds for the following programs: HSA has added family emergency shelter response apartment units; Ventura County Behavioral Health expanded homeless outreach and housing navigation; landlord incentives to acquire new housing units through United Way of Ventura County; rental assistance programs and emergency shelter for youth at risk of or currently experiencing homelessness; and interim housing for Transition Aged Youth with Interface Children & Family Services. Additionally, both the City of Ventura, and Oxnard College utilized HHAP Program funds for prevention and diversion services to support youth ages 18-24 and adults across the County.

In the most recent round of HHAP funding (2025), United Way of Ventura County and HSA were awarded additional prevention and diversion funding to continue efforts with diverting households from entering the homelessness system, and increased landlord engagement to provide sign-on bonuses, no loss holding fees, and damage mitigation funding. The Housing Authority of San Buenaventura was awarded HHAP funding for construction and rehabilitation of the Valentine Road Project, and separately, Casa Pacifica was awarded HHAP funding for rehabilitation of their transitional housing program.

Status of Housing Element Programs

The Housing Element includes five goals, 32 policies, and 26 implementation programs. Implementation programs serve to carry out a specific Housing Element goal or set of policies. Policies and programs in some cases are “self-effectuating” in that the intent or action required is incorporated into an agency’s normal operations or procedures, requiring nothing new for its execution. However, some policies require discrete actions to be completed by the County. Further, the actions taken to implement a program can often address multiple Housing Element policies, enabling a more efficient means of achieving the County’s goals for the Housing Element.

Of the 26 implementation programs, the CEO is listed as the responsible agency for six programs, and the Area Housing Authority and Area Agency on Aging are responsible for one program each. The Planning Division is responsible for the remaining 18 programs, seven of which are implemented on an ongoing, annual, or bi-annual basis. By the end of 2025, a total of seven Housing Element programs have been completed (HE-H (RHD Zone Ordinance Amendments), HE-M (Density Bonus Ordinance Update), HE-N (Zoning Code Amendments for Special Needs Housing), HE-O (Funding for Housing Trust Fund), HE-S (Development Review Committee Fee Waiver), HE-T (Publish Clear Permit Approval Procedures), and HE-U (Modular Accessory Dwelling Units and Garage Conversion Building Plans)). A portion of Program HE-A (Prohousing Designation), and Program HE-K (Inclusionary Housing and Housing Mitigation Fee Assessment) were initiated in 2025, and other programs of priority have been identified in the Planning Division’s *2023-2026 Work Plan Forecast (Attachment 1)*.

HCDs letter certifying the Housing Element stressed timely and effective implementation of specific programs. A detailed discussion of programs requiring specific reporting in the 2025 APR are discussed in sections above for *HE-Z (ADU Monitoring)*, *HE-J (PD Permit Monitoring)*, and *HE-V (Code*

Compliance Activities). A summary of the implementation status of other noteworthy ongoing projects is provided below, and a detailed status report of all Housing Element programs is included in **Attachment 2.4 – Table D**.

Program HE-A (portion): Prohousing Designation (Ongoing)

In the spring of 2025, the Planning Division and CEO-Community Development Division collaboratively initiated preparation of a State Prohousing Designation application to address Program HE-A, and to qualify for priority funding for affordable housing development in the unincorporated county. Through the year, staff from both divisions coordinated with HCD’s technical assistance team for the application, which is anticipated to be presented to the Board of Supervisors in April 2026 and submitted to the State for approval in June 2026, after the required public participation.

Program HE-C: ADU Homeowner Tools (Ongoing)

In 2021, Planning Division staff initiated Program HE-C, and is currently maintaining a website which provides information related to ADUs and JADUs: rma.venturacounty.gov/divisions/planning/accessory-dwelling-units/. Staff continually refines this website to indicate new requirements based on State law, and is currently in the process of creating educational tools, and public information materials to explain the permitting process, and summarize the related development standards for ADUs and JADUs in a user-friendly manner for homeowners in the County. Staff has also worked with, and provided information to, the Ventura County Council of Governments (VCOG) for a comprehensive ADU website (<https://housingsocal.org/>), including helpful resources such as an ADU cost calculator, that will be used by all jurisdictions within Ventura County.

Following adoption of the ADU/JADU ordinance by the Board - in 2023 and 2024 for non-coastal areas, and in 2025 for the coastal area - the Planning Division along with VCOG, selected a consultant, Opticos Design Inc., in late 2025 to create an ADU/JADU guidebook. This guidebook is anticipated to provide user-friendly information on developing ADUs and JADUs in the coastal and non-coastal areas of the unincorporated county. Funded by State REAP 2.0 funds awarded to VCOG, this project is anticipated to be completed by June 2026. Considering the revisions to State ADU law each year, the ADU guidebook and its associated resources will be updated annually to reflect these changes to State law.

Program HE-E: Farmworker Housing Study (Ongoing)

Planning Division staff commenced Program HE-E in Fall 2021, along with project partners *House Farm Workers!*, a local nonprofit organization. The project is envisioned to be completed in five distinct phases by 2026, which are outlined on the project webpage at <https://rma.venturacounty.gov/divisions/planning/ventura-county-farmworker-housing-study/>; and summarized below. The project has been funded by several State grants (such as Regional Early Action Planning (REAP), Local Early Action Planning (LEAP), and Civic Engagement, Equity and Environmental Justice (SCP CEEEJ) through REAP 2.0 funds), a private UC Thelma Hansen grant, the County of Ventura, all ten incorporated cities, and Ventura County Transportation Commission (VCTC).

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- Phase 1 (from Fall 2021 to October 2022): Resulted in creation of an Advisory Council for the project, including over 45 stakeholders representing the County’s diverse agricultural industry, housing advocates, and local cities. Planning Division staff selected a team of consultants to design, develop and implement a countywide survey of the County’s farmworkers, employers, and stakeholders; and coordinated with, and provided updates to, all cities within Ventura County regarding this project.
 - Phase 2 (from November 2022 to April 2023): The Planning Division, along with *House Farm Workers!*, the selected consultant team, and with advisement from the Advisory Council, developed a survey methodology; a communications plan for surveying the County’s farmworkers and agricultural employers; and designed outreach strategies, training manuals, and the farmworker and employer surveys (including translations).
 - Phase 3 (May 2023 to August 2024): Resulted in implementation of 40 employer surveys, 417 farmworker surveys, 11 stakeholder interviews, and a Farmworker Focus Group Meeting, which gathered input on the County’s housing and community needs. The farmworker surveys were implemented by the County's Farmworker Resource Program and provided options for responses in Spanish, Mixteco, Purepecha, Zapoteco, and English. The Farmworker Focus Group Meeting was conducted with additional funding received from VCTC, and gathered additional input on housing, transportation and social services from 34 farmworkers located all over the County. In 2024, the consultant completed Phase 3 by preparing a Survey Summary Report highlighting the major findings of the survey, which will inform the Study and Action Plan being prepared in Phase 4. The report is available on the project website in [English](#) and the executive summary in [Spanish](#). Additionally, the County, all cities, and *House Farm Workers!* conducted engagement at various events in 2024, to provide information on the Survey Summary Report.
 - Phases 4 and 5 (Ongoing): In 2023, Planning Division staff and *House Farm Workers!* collectively applied for, and successfully received REAP 2.0 funding from the State SCP CEEEJ grant for \$499,991 towards Phases 4 and 5 of the project (Preparation of a Countywide Farmworker Housing Study and Action Plan). After overcoming delays due to State budget cuts, in 2024 and 2025, Planning Division staff and *House Farm Workers!* worked with SCAG to select a consultant team to complete Phases 4-5. The Consultant team (Arup, Economic & Planning Systems, and Estolano Advisors) initiated work in February 2025. The Study is expected to include: a summary of agricultural trends and labor patterns in the County; an assessment of housing needs and related land use barriers; expand on the housing elements from each jurisdiction to further identify suitable sites and housing alternatives for farmworkers; identify financing and development strategies; and develop specific programs and potential regulatory reforms required to address the identified housing needs of farmworkers and to support agricultural businesses with a stable and healthy workforce for the County and all ten cities. These strategies would be finalized after gathering input from the agricultural community through a robust community engagement in 2026, and anticipated to culminate in recommendations to the Board by Fall 2026. Following presentation to the Board, it is anticipated there will be further engagement with all ten cities and their respective City Councils through the end of 2026. It is anticipated that this effort will result in short-, medium- and long-term action items for several County stakeholders to facilitate future farmworker housing development.

Program HE-H: RHD Zone Ordinance Amendment (Completed)

From 2023 to 2025, Planning Division staff developed the scope of the ordinance amendment and reviewed policy options for the Residential High Density (RHD) zone to meet the program objective. On September 16, 2025, the ordinance amendment was adopted by the Board which revised the NCZO to remove the requirement that multifamily housing projects in the RHD zone be 100 percent affordable to lower income households and replaced this requirement with three different affordability options. Additionally, consistent with State law, the ordinance amendment provided future applicants with three alternative means to comply with the RHD zone's affordability requirement: land donation, financial assistance for the acquisition of existing units and/or land, and a proposal of equivalent action. Staff is currently completing post-adoption tasks to implement this ordinance's requirements which includes updates to the Planning Division website, RHD Zoning Clearance application, and developing an Affordable Housing Agreement form, all of which are anticipated to be completed in 2026. By completing this ordinance amendment, the County is now eligible to consider applying for the State's Prohousing Designation (which will address a portion of Program HE-A).

Program HE-K: Inclusionary Housing and Housing Impact Mitigation Fee Assessment (Ongoing)

In Summer 2025, the Planning Division along with VCOG, selected a consultant, Economic & Planning Systems (EPS) to implement Program HE-K, which includes preparation of a report that includes two fee studies for the unincorporated County and analyzes the feasibility of implementing two new housing fee programs. While the first fee study will focus on analyzing the effectiveness of implementing an Inclusionary Housing Fee Program, the second fee study (a Housing Impact Mitigation Fee Study) will study the linkage between new business land uses (commercial or industrial) which result in 30 or more full time equivalent jobs, and its related affordable housing demand (which addresses General Plan Policy LU-4.5). An overview of the report and major study findings is anticipated to be presented to the Board in June 2026, along with recommendations and a request for Board direction on whether to proceed with development of an inclusionary housing and housing impact mitigation fee program.

Programs HE-M and HE-N: Housing Ordinance Amendment Package (Completed)

The two programs described below were packaged together in a single housing ordinance amendment package by Planning Division staff and their contracted legal consultant, Best, Best and Kreiger, and was adopted by the Board in 2024 and 2025. The implementation of these programs was delayed due to staff vacancies and delayed approval of the County's ADU ordinance by HCD. Overall, the adopted ordinance amendments revised the NCZO and CZO, as applicable, to address inconsistencies with State law. Specifically in 2025, the amendment to the CZO was submitted to the Coastal Commission for review and certification. The Coastal Commission conditionally approved the County's ordinance with modifications in October 2025, which were thereafter approved by the Board in December 2025. Based on the certification provided by the Coastal Commission in February 2026, the final Board-approved ordinance will be codified. Therefore, both these programs are now complete.

- ***Program HE-M: Density Bonus:***

The adopted ordinance amendments revised the NCZO and CZO to incorporate State law provisions related to State density bonus law.

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- *Program HE-N: Special Needs Housing:*
The adopted ordinance amendments revised the NCZO and CZO, as applicable, to make regulations consistent with State law for emergency shelters, low barrier navigation centers, transitional and supportive housing, residential care facilities, and reasonable accommodation requests for persons with disabilities.

ATTACHMENTS

Attachment 1 – Planning Division’s *2023-2026 Work Plan Forecast*

Attachment 2 – HCD Reporting Tables

2.1 – Table A: Housing Development Applications Submitted

2.2 – Table A2: Annual Building Activity Report Summary

2.3 – Table B: Regional Housing Needs Allocation Progress

2.4 – Table D: Program Implementation Status

2.5 – Table H: Locally Owned or Controlled Lands Declared Surplus

2.6 – Table L: Historical Resources

2.7 – LEAP Grant Reporting

2.8 – Summary Tables

Attachment 3 – Fiscal Year 2024-2025 Housing Successor Agency Annual Report, County of Ventura

Jurisdiction	Ventura County - Unincorporated
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below							0	0	24	28	0	11	24	13	0	78	37	215	215	0								
6730080820	2655 MCKNIGHT RD NEWBURY PARK, CA 91320	ZC24-0044	ADU	R	3/10/2025					1								1	1		NONE	No	No	N/A	Approved	Ministerial		
1440061185	320 HELSAM AV OXNARD, CA 93036	ZC24-0457	ADU	R	4/10/2025					1								1	1		NONE	No	No	N/A	Approved	Ministerial		
0980010305	14840 TELEGRAPH RD SANTA PAULA, CA 93060	ZC24-0655	ADU	R	2/5/2025					1								1	1		NONE	No	No	N/A	Approved	Ministerial		
0610061025	235 APRICOT ST OJAI, CA 93022	ZC24-0666	ADU	R	3/19/2025							1						1	1		NONE	No	No	N/A	Approved	Ministerial		
0140100260	3935 THACHER RD OJAI, CA 93023	ZC24-0913	ADU	R	4/22/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
0290130225	3559 Grand Ave Ojai, CA 93023	ZC24-0966	ADU	R	2/24/2025					1								1	1		NONE	No	No	N/A	Approved	Ministerial		
0290020230	1112 MCNELL OJAI, CA 93023	ZC24-0968	ADU	R	2/4/2025													1	1		NONE	No	No	N/A	Approved	Ministerial		
1100180320	4821 DONLON RD CAMARILLO, CA 9	ZC24-1051	ADU	R	1/28/2025									1				1	1		NONE	No	No	N/A	Approved	Ministerial		
0180101125	1170 RICE RD OJAI, CA 93023	ZC24-1079	ADU	R	6/21/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
6950270555	2688 GREENBANK RD THOUSAND OAKS, CA 91361	ZC24-1116	ADU	R	1/24/2025					1								1	1		NONE	No	No	N/A	Approved	Ministerial		
0170090405	270 LOMITA AV OJAI, CA 93023	ZC24-1205	ADU	R	1/8/2025					1								1	1		NONE	No	No	N/A	Approved	Ministerial		
0370050150	12200 E SULPHUR MOUNTAIN RD OJAI, CA 93023	ZC24-1229	ADU	R	2/26/2025					1								1	1		NONE	No	No	N/A	Approved	Ministerial		
0170122140	145 N ARNAZ AV OJAI, CA 93023	ZC24-1250	ADU	R	6/13/2025									1				1	1		NONE	No	No	N/A	Approved	Ministerial		
1630210260	0 Chaucer Road 93021	ZC24-1262	ADU	R	2/28/2025									1				1	1		NONE	No	No	N/A	Approved	Ministerial		
0370012595	11600 sulphur mountain rd ojai, CA 93023	ZC24-1268	ADU	R	1/26/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
6350050145	1315 CADIZ DR SIMI VALLEY, CA 93065	ZC24-1291	ADU	R	9/25/2025					1								1	1		NONE	No	No	N/A	Approved	Ministerial		
0370012230	11208 Sulphur Mt Road Ojai, CA 93023	ZC24-1294	ADU	R	8/27/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
0110250355	0 MacDonald Dr Ojai, CA 93023	ZC24-1304	ADU	R	6/17/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
8500011165	171 SADDLEBOW RD BELL CANYON, CA 91307	ZC24-1359	ADU	R	1/21/2025								1					1	1		NONE	No	No	N/A	Approved	Ministerial		
6350050195	1242 CADIZ DR SIMI VALLEY, CA 93065	ZC24-1377	ADU	R	4/25/2025									1				1	1		NONE	No	No	N/A	Approved	Ministerial		
0900094190	11164 ASTER ST VENTURA, CA 93004	ZC25-0018	ADU	R	1/21/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
0630152175	157 FRASER LN VENTURA, CA 93001	ZC25-0020	ADU	R	5/5/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
8500083035	121 STAGECOACH RD BELL CANYON, CA 91307	ZC25-0055	ADU	R	3/10/2025					1								1	1		NONE	No	No	N/A	Approved	Ministerial		
0170052020	216 CARRIZO ST OJAI, CA 93023	ZC25-0067	ADU	R	5/9/2025									1				1	1		NONE	No	No	N/A	Approved	Ministerial		
6630094010	440 CALLE YUCCA THOUSAND OAKS, CA 91360	ZC25-0092	ADU	R	3/21/2025									1				1	1		NONE	No	No	N/A	Approved	Ministerial		
0410130275	4200 Timber Cyn Santa Paula, CA 93060	ZC25-0121	ADU	R	7/3/2025					1								1	1		NONE	No	No	N/A	Approved	Ministerial		
8500132225	17 BELL CANYON RD BELL CANYON, CA 91307	ZC25-0151	ADU	R	2/24/2025													1	1		NONE	No	No	N/A	Approved	Ministerial		
0180061335	1035 LA LUNA RD OJAI, CA 93023	ZC25-0198	ADU	R	6/17/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial	JADU	
5020020085	8307 FRUIT VALE AV MOORPARK, CA 93021	ZC25-0205	ADU	R	5/27/2025					1								1	1		NONE	No	No	N/A	Approved	Ministerial		
1100381275	5967 LA CUMBRE RD SOMIS, CA 93066	ZC25-0227	ADU	R	3/28/2025									1				1	1		NONE	No	No	N/A	Approved	Ministerial		
0170194050	311 MESA DR OJAI, CA 93023	ZC25-0250	ADU	R	7/15/2025					1								1	1		NONE	No	No	N/A	Approved	Ministerial		

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
	0140030290	2325 GRIDLEY RD OJAI, CA 93023		ZC25-0342	ADU	R	8/12/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	
	6110070370	3055 LIPMAN LN SIMI VALLEY, CA 93065		ZC25-0373	ADU	R	4/30/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	6350140050	788 IRVINE RD SIMI VALLEY, CA 93065		ZC25-0382	ADU	R	7/31/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	0350080485	9950 SULPHUR MOUNTAIN RD OJAI, CA 93023		ZC25-0446	ADU	R	8/22/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial	
	1490042395	3544 ORANGE OXNARD, CA 93035		ZC25-0457	ADU	R	8/21/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial	
	0030230295	14476 BOY SCOUT CAMP RD LOCKWOOD, CA 93225		ZC25-0473	ADU	R	7/2/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	
	1530080195	88 LOMA DR CAMARILLO, CA 93010		ZC25-0474	ADU	R	7/29/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	1450101085	272 WALNUT DR OXNARD, CA 93036		ZC25-0546	ADU	R	9/2/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	
	1450122090	692 ORANGE DR OXNARD, CA 93036		ZC25-0560	ADU	R	9/8/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	5190020115	12462 E PRESILLA RD CAMARILLO, CA 93012		ZC25-0592	ADU	R	6/30/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	
	5160230545	2381 GLENSIDE LN CAMARILLO, CA 93012		ZC25-0593	ADU	R	8/27/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200111090	2441 Rose Ln LN SANTA ROSA VA, CA 93012		ZC25-0599	ADU	R	9/12/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial	
	0310114115	70 CHAPARRAL RD OJAI, CA 93023		ZC25-0642	ADU	R	8/29/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	
	8500171125	6 APPALOOSA LN BELL CANYON, CA 91307		ZC25-0777	ADU	R	9/23/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200340015	11600 SANTA ROSA RD CAMARILLO, CA 93012		ZC24-1122	ADU	R	3/27/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	2060271240	4116 OCEAN DR OXNARD, CA 93035		ZC24-1191	ADU	R	2/3/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	JADU
	2060161040	120 BARSDALE AV OXNARD, CA 93035		ZC24-1275	ADU	R	1/14/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial	JADU
	0370080115	11820 TOPA VISTA RD OJAI, CA 99999		ZC25-0147	ADU	R	8/12/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	0180061335	1035 LA LUNA RD OJAI, CA 93023		ZC25-0198	ADU	R	6/17/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0980010305	14840 TELEGRAPH RD SANTA PAULA, CA 93060		ZC24-0655	SFD	O	2/5/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	6950230235	588 CARLISLE RD THOUSAND OAKS, CA 91361		ZC24-0664	SFD	O	3/7/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0180101125	1170 RICE RD OJAI, CA 93023		ZC24-1079	SFD	O	6/21/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0290100450	0 Grand Avenue Ojai, CA 93023		ZC24-1099	SFD	O	5/22/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0560120310	0 Camulos Place Piru, CA 93015		ZC24-1104	MH	O	2/21/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial	
	6950270555	2688 GREENBANK RD THOUSAND OAKS, CA 91361		ZC24-1116	SFD	O	1/24/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	6480270420	1000 Box Cyn 93063		ZC24-1120	SFD	O	3/12/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	2060146495	137 SAWTELLE OXNARD, CA 93035		ZC24-1208	SFD	O	1/14/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	6450170065	1044 GASTON RD SIMI VALLEY, CA 93063		ZC24-1238	SFD	O	2/21/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0370012595	11600 sulphur mountain rd ojai, CA 93023		ZC24-1268	ADU	R	1/26/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0370012595	11600 sulphur mountain rd ojai, CA 93023		ZC24-1268	SFD	O	1/26/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0340050010	10502 CREEK RD OJAI, CA 93023		ZC24-1280	SFD	O	4/2/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0370012230	11208 Sulphur Mt Road Ojai, CA 93023		ZC24-1294	SFD	O	8/27/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0110250355	0 MacDonald Dr Ojai, CA 93023		ZC24-1304	SFD	O	6/17/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0560250515	208 Citron Piru, CA 93040	Finch Ranch	ZC24-1313	SFD	O	1/27/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0560250495	216 Citron Avenue Piru, CA 93040	Finch Ranch	ZC24-1316	SFD	O	1/27/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0560250475	224 Citron Avenue Piru, CA 93040	Finch Ranch	ZC24-1317	SFD	O	1/27/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
	0560250505	212 Citron Avenue Piru, CA 93040	Finch Ranch	ZC24-1318	SFD	O	1/26/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250485	220 Citron Avenue Piru, CO 93040	Finch Ranch	ZC24-1319	SFD	O	1/26/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250455	225 Murcott Avenue Piru, CA 93040	Finch Ranch	ZC24-1320	SFD	O	1/26/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	8500011165	171 SADDLEBOW RD BELL CANYON, CA 91307		ZC24-1359	SFD	O	1/21/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250325	128 Yellow Birch LN Piru, CA 93040	Finch Ranch	ZC24-1368	SFD	O	1/27/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250325	130 Yellow Birch LN Piru, CA 93040	Finch Ranch	ZC24-1369	SFD	O	1/27/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250325	123 Yellow Birch LN Piru, CA 93040	Finch Ranch	ZC24-1370	SFD	O	1/27/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250325	119 Yellow Birch LN Piru, CA 93040	Finch Ranch	ZC24-1371	SFD	O	1/27/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250325	115 Yellow Birch LN Piru, CA 93040	Finch Ranch	ZC24-1372	SFD	O	1/27/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250325	111 Yellow Birch LN Piru, CA 93040	Finch Ranch	ZC24-1373	SFD	O	1/27/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560260145	107 Yellow Birch LN Piru, CA 93040	Finch Ranch	ZC24-1374	SFD	O	1/27/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560260145	103 Yellow Birch LN Piru, CA 93040	Finch Ranch	ZC24-1375	SFD	O	1/27/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0630152175	157 FRASER LN VENTURA, CA 93001		ZC25-0020	SFD	O	5/5/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250335	133 Bushwillow Way Piru, CA 93040	Finch Ranch	ZC25-0069	SFD	O	2/21/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250335	129 Bushwillow Way Piru, CA 93040	Finch Ranch	ZC25-0070	SFD	O	2/21/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250335	125 Bushwillow Way 93040	Finch Ranch	ZC25-0071	SFD	O	2/21/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250335	121 Bushwillow Way Piru, CA 93040	Finch Ranch	ZC25-0072	SFD	O	2/21/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250335	146 Bushwillow Way Piru, CA 93040	Finch Ranch	ZC25-0073	SFD	O	2/21/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250335	148 Bushwillow Way Piru, CA 93040	Finch Ranch	ZC25-0074	SFD	O	2/21/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250335	150 Bushwillow Way Piru, CA 93040	Finch Ranch	ZC25-0075	SFD	O	2/21/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560250335	152 Bushwillow Way Piru, CA 93040	Finch Ranch	ZC25-0076	SFD	O	2/21/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	8500101185	9 COLT Ln LN BELL CANYON, CA 91307		ZC25-0139	SFD	O	6/5/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial		
	0370080115	11820 TOPA VISTA RD OJAI, CA 99999		ZC25-0147	SFD	O	8/12/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial	JADU	
	8500211285	15 HITCHING POST LN BELL CANYON, CA 91307		ZC25-0228	SFD	O	7/8/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0170194050	311 MESA DR OJAI, CA 93023		ZC25-0250	SFD	O	7/15/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	6850312185	4807 ALIANO DR OAK PARK, CA 91377		ZC25-0264	SFD	O	6/20/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial		
	0140030290	2325 GRIDLEY RD OJAI, CA 93023		ZC25-0342	SFD	O	8/12/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	1510050285	116 ANACAPA DR CAMARILLO, CA 93010		ZC25-0359	SFD	O	7/21/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560260145	117 Bushwillow Way Piru 93040	Finch Ranch	ZC25-0401	SFD	O	6/5/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560260145	113 Bushwillow Way Piru 93040	Finch Ranch	ZC25-0402	SFD	O	6/5/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560260145	109 Bushwillow Way Piru 93040	Finch Ranch	ZC25-0403	SFD	O	6/5/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560260145	105 Bushwillow Way Piru 93040	Finch Ranch	ZC25-0404	SFD	O	6/5/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560260145	101 Bushwillow Way Piru 93040	Finch Ranch	ZC25-0405	SFD	O	6/5/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560260145	95 Bushwillow Way Piru 93040	Finch Ranch	ZC25-0406	SFD	O	6/5/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560260145	142 Bushwillow Way Piru 93040	Finch Ranch	ZC25-0407	SFD	O	6/5/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0560260145	144 Bushwillow Way Piru 93040	Finch Ranch	ZC25-0408	SFD	O	6/5/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	0350040025	8950 OJAI-SANTA PAULA RD OJAI NORTH, CA 93023		ZC25-0417	SFD	O	5/20/2025											1	1	1	NONE	No	No	N/A	Approved	Ministerial		
	1490042375	3644 ORANGE OXNARD, CA 93035		ZC25-0456	SFD	O	8/21/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	1490042395	3544 ORANGE OXNARD, CA 93035		ZC25-0457	SFD	O	8/21/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		
	1530080195	88 LOMA DR CAMARILLO, CA 93010		ZC25-0474	SFD	O	7/29/2025										1		1	1	NONE	No	No	N/A	Approved	Ministerial		

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
	0350070120	0 Sulphur Mountain Road Ojai, CA 93023		ZC25-0527	SFD	O	6/16/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0560250605	3821 Amelia Lane Piru, CA 93040	Finch Ranch	ZC25-0532	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0080200325	6510 Casitas Pass Road Ventura, CA 93001		ZC25-0554	MH	O	9/24/2025											1	1		NONE	No	No	N/A	Approved	Ministerial		
	0560260475	3814 Silvergrass lane 93040	Finch Ranch	ZC25-0575	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0560260475	3818 Silvergrass lane 93040	Finch Ranch	ZC25-0576	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0560260475	3822 Silvergrass lane 93040	Finch Ranch	ZC25-0577	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0560260475	3826 Silvergrass lane 93040	Finch Ranch	ZC25-0578	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0560260475	3830 Silvergrass lane 93040	Finch Ranch	ZC25-0579	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0560260475	3834 Silvergrass lane 93040	Finch Ranch	ZC25-0580	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0560260475	3838 Silvergrass lane 93040	Finch Ranch	ZC25-0581	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0560260475	3842 Silvergrass lane 93040	Finch Ranch	ZC25-0582	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0560260475	3846 Silvergrass lane 93040	Finch Ranch	ZC25-0583	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0560260475	157 Bushwillow Way 93040	Finch Ranch	ZC25-0584	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0560260475	173 Bushwillow Way 93040	Finch Ranch	ZC25-0585	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	0560260475	3817 Amelia Lane 93040	Finch Ranch	ZC25-0586	SFD	O	8/19/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	8500160195	9 WRANGLER LN BELL CANYON, CA 91307		ZC24-1159	SFD	O	10/21/2025										1		1		NONE	No	No	N/A	Approved	Ministerial		
	6680234165	2995 CARMEN CT THOUSAND OAKS, CA 91320		ZC25-0629	ADU	R	10/21/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	
	0900051045	11991 TELEGRAPH RD SANTA PAULA, CA 93060		ZC25-0632	ADU	R	10/27/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	5500040235	2775 Blanchard Santa Rosa Valley, CA 93012		ZC25-0634	SFD	O	10/3/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	0350330125	10900 CREEK RD OJAI, CA 93023		ZC25-0806	SFD	O	10/29/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	7000260135	11312 YERBA BUENA RD MALIBU, CA 90265		ZC25-0811	SFD	O	10/21/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	1440040535	3442 CORTEZ ST OXNARD, CA 93036		ZC25-0907	ADU	R	10/16/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	1630010620	6601 Worth Way Camarillo, CA 93012		ZC25-0914	SFD	O	10/27/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200350025	2146 Bliss Ranch CA	Toll Brothers	ZC24-0985	ADU	R	12/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200350025	2146 Bliss Ranch CA	Toll Brothers	ZC24-0985	SFD	O	12/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200350035	2012 Bliss Ranch CA	Toll Brothers	ZC24-0993	ADU	R	12/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200350035	2012 Bliss Ranch CA	Toll Brothers	ZC24-0993	SFD	O	12/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200350055	2269 Bliss Ranch RD CA	Toll Brothers	ZC24-0998	ADU	R	12/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200350055	2269 Bliss Ranch RD CA	Toll Brothers	ZC24-0998	SFD	O	12/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200350065	2135 Bliss Ranch RD CA	Toll Brothers	ZC24-0999	ADU	R	12/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200350065	2135 Bliss Ranch RD CA	Toll Brothers	ZC24-0999	SFD	O	12/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200350075	2001 Bliss Ranch RD CA	Toll Brothers	ZC24-1003	ADU	R	12/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200350075	2001 Bliss Ranch RD CA	Toll Brothers	ZC24-1003	SFD	O	12/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200350015	2280 Bliss Ranch CA	Toll Brothers	ZC25-0034	ADU	R	12/8/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	5200350015	2280 Bliss Ranch CA	Toll Brothers	ZC25-0034	SFD	O	12/8/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	1630200090	4188 VENTAVO RD CAMARILLO, CA 93021		ZC25-0223	ADU	R	11/24/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	
	0330240095	5 BRANDT AV OJAI, CA 93022		ZC25-0441	ADU	R	11/22/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	
	0610230050	8243 EDISON DR VENTURA, CA 93001		ZC25-0589	SFD	O	11/3/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	8500171125	6 APPALOOSA LN BELL CANYON, CA 91307		ZC25-0777	ADU	R	12/23/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	
	0330270640	1563 KENEWA ST OJAI, CA 93023		ZC25-0781	ADU	R	11/6/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial	
	6760030135	186 COLT LN THOUSAND OAKS, CA 91361		ZC25-0782	ADU	R	11/5/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	
	1510030295	410 Anacapa DR Camarillo, CA 93010		ZC25-0814	ADU	R	12/16/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	JADU

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
	1510030295	410 Anacapa DR Camarillo, CA 93010		ZC25-0814	ADU	R	12/16/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	JADU
	1510030295	408 Anacapa DR Camarillo, CA 93010		ZC25-0814	SFD	O	12/16/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	0460191030	1949 S PASADENA AV FILLMORE, CA 93015		ZC25-0833	ADU	R	12/4/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	
	6450092050	5720 OAK KNOLLS RD SIMI VALLEY CA 93063		ZC25-0849	SFD	O	11/19/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	1100240665	6470 LA CUMBRE RD SOMIS, CA 93066		ZC25-0853	MH	R	11/21/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	6950270245	2842 LADBROOK WY WESTLAKE VILLAGE, CA 91361		ZC25-0930	ADU	R	12/17/2025				1								1	1		NONE	No	No	N/A	Approved	Ministerial	
	2060153210	916 OCEAN DR OXNARD, CA 93035		ZC25-0953	ADU	R	11/12/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial	
	8500071035	5 RANCHERO RD BELL CANYON, CA 91307		ZC25-0994	SFD	O	12/21/2025												1	1		NONE	No	No	N/A	Approved	Ministerial	
	5190133045	2748 VISTA ARROYO DR CAMARILLO, CA 93012		ZC25-1034	ADU	R	12/16/2025						1						1	1		NONE	No	No	N/A	Approved	Ministerial	
	8000044025	315 N SABRA AV OAK PARK, CA 91377	Christine's Case - SB-9	ZC25-0319	SFD	O	11/21/2025												1	1		SB 9 (2021) - Duplex in SF Zone	No	No	No	Approved	Ministerial	
	8000044025	315 N SABRA AV OAK PARK, CA 91377	Christine's Case - SB-9	ZC25-0319	ADU	R	11/21/2025										1		1	1		SB 9 (2021) - Duplex in SF Zone	No	No	No	Approved	Ministerial	
	8000044025	315 N SABRA AV OAK PARK, CA 91377	Christine's Case - SB-9	ZC25-0319	ADU	R	11/21/2025										1		1	1		SB 9 (2021) - Duplex in SF Zone	No	No	No	Approved	Ministerial	
	330372110	11432 Ventura Avenue, CA	Camino de Salud	ZC25-1024	5+	R	12/18/2025			24				24				1	49	49		NONE	No	No	No	Approved	Ministerial	Supportive Housing Streamlined Approval AB 2162
	017014404	130 N ENCINAL AV OJAI, CA 93023	SB-9 Lot Split	PL24-0050			1/16/2025												0	0	0	SB 9 (2021) - Residential Lot Split	No	No	No	Approved	Ministerial	
	0600065295	7026 OXNARD AV RINCON, CA		PL24-0058	SFD	O	7/1/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	
	0600062325	7145 SANTA PAULA AVE VENTURA, CA 93001		PL24-0085	SFD	O	9/10/2025												1	1		NONE	No	No	No	Approved	Discretionary	
	7000260135	11312 YERBA BUENA RD MALIBU, CA 90265		PL25-0034	ADU	R	8/18/2025												1	1		NONE	No	No	No	Approved	Discretionary	
	7000260135	11312 YERBA BUENA RD MALIBU, CA 90265		PL25-0034	SFD	O	8/18/2025												1	1		NONE	No	No	No	Approved	Discretionary	
	2060174030	121 HIGHLAND DR OXNARD, CA 93035		PL25-0014	ADU	R	10/21/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	Coastal Development permit with no hearing.

Jurisdiction	Ventura County - Unincorporated
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/16/2021 - 10/15/2025

Project Identifier				Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			Notes		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4.5+ ADU, MH)	Tenure R=Rentor O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 50409(a)(2)(H) and reported on Table L7	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locally determined units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Rentor	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
Summary Row: Start Data Entry Below																					
	673008080	285 S MCKNIGHT RD NEWBURY PARK, CA 91320		ZC24-0044	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1440061185	320 HELMSM AV ONNARD, CA 93036		ZC24-0457	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0980010306	14840 TELEGRAPH RD SANTA PAULA, CA 93060		ZC24-0655	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0610061025	235 APRICOT ST OJAI, CA 93022		ZC24-0988	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0140100280	3245 THACHER RD OJAI, CA 93023		ZC24-0913	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0290130225	3559 Grand Ave Ojai, CA 93023		ZC24-0966	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0290020230	1112 MCNEEL OJAI, CA 93023		ZC24-0968	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1100180320	4821 DONLON RD CAMARILLO, CA 9		ZC24-1051	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0180101125	1170 RICE RD OJAI, CA 93023		ZC24-1079	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6560270555	2688 GREENBANK RD THOUSAND OAKS, CA 91361		ZC24-1116	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0170909405	270 COMTRA AV OJAI, CA 93023		ZC24-1205	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0370050150	12200 E SULPHUR MOUNTAIN RD OJAI, CA 93023		ZC24-1229	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0170122140	145 N APRNAZ AV OJAI, CA 93023		ZC24-1250	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1630210280	0 Chaucer Road 93023		ZC24-1282	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0370012595	11600 sulphur mountain rd ojai, CA 93023		ZC24-1288	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6300050145	1315 CADIZ DR SIMI VALLEY, CA 93065		ZC24-1291	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0370012230	11208 sulphur M Road Ojai, CA 93023		ZC24-1294	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0112502355	0 MacDonah Dr Ojai, CA 93023		ZC24-1304	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	8500011165	171 SADDLEBOW RD BELL CANYON, CA 91307		ZC24-1359	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6150050195	1242 CADIZ DR SIMI VALLEY, CA 93065		ZC24-1377	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0900094190	1180 ASTLEY ST VENTURA, CA 93004		ZC25-0018	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0630150175	157 FRASER LN VENTURA, CA 93001		ZC25-0020	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	8500080305	121 STAGECOACH RD BELL CANYON, CA 91307		ZC25-0055	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0170050300	216 CARRIZO ST OJAI, CA 93023		ZC25-0067	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6630094010	440 CALLE YUCCA THOUSAND OAKS, CA 91360		ZC25-0092	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0410130275	4200 Timber Cyn Santa Paula, CA 93060		ZC25-0121	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	8500132225	17 BELL CANYON RD BELL CANYON, CA 91307		ZC25-0151	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0180061335	1035 LA LUNA RD OJAI, CA 93023		ZC25-0158	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6200020085	807 FRUIT VALE AV MOORPARK, CA 93021		ZC25-0205	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1100381275	5867 LA CLUMBRE RD SOMIS, CA 93066		ZC25-0227	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0170194050	311 MESA DR OJAI, CA 93023		ZC25-0250	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0140030290	2325 GRIDLEY RD OJAI, CA 93023		ZC25-0342	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6110070370	3055 LIPMAN LN SIMI VALLEY, CA 93065		ZC25-0373	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6300140050	788 RIVIERE RD SIMI VALLEY, CA 93065		ZC25-0382	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0300080485	1660 SULPHUR MOUNTAIN RD OJAI, CA 93023		ZC25-0446	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1490042365	2544 ORANGE ONNARD, CA 93035		ZC25-0457	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0303230295	1478 BOY SCOUT CAMP RD LOCKWOOD, CA 93022		ZC25-0473	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	130080195	98 LOMA DR CAMARILLO, CA 93021		ZC25-0474	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1450101085	272 WALNUT DR ONNARD, CA 93036		ZC25-0546	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1450120290	862 GRANITE DR ONNARD, CA 93036		ZC25-0580	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	5190020115	12462 E PRESLIA RD CAMARILLO, CA 93012		ZC25-0592	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	5160230545	2381 GLENVIEW LN CAMARILLO, CA 93012		ZC25-0593	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	3200111090	2441 Rose Ln LN SANTA ROSA VA, CA 93012		ZC25-0599	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0310114115	70 CHARRARRAL RD OJAI, CA 93023		ZC25-0642	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	8500171125	6 APPALOOSA LN BELL CANYON, CA 91307		ZC25-0777	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	5200340015	11600 SANTA ROSA RD CAMARILLO, CA 93012		ZC24-1122	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	2060271240	4118 OCEAN DR ONNARD, CA 93035		ZC24-1191	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	2960161040	120 BARRISDALE AV ONNARD, CA 93035		ZC24-1275	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0370080115	11820 TOPA VISTA RD OJAI, CA 93999		ZC25-0147	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0180061335	7038 LA LUNA RD OJAI, CA 93023		ZC25-0198	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0560010305	14840 TELEGRAPH RD SANTA PAULA, CA 93060		ZC24-0655	SFD	O	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6560230235	398 CARLISLE RD THOUSAND OAKS, CA 91361		ZC24-0664	SFD	O	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0180101125	1170 RICE RD OJAI, CA 93023		ZC24-1079	SFD	O	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0290100405	0 Grand Avenue Ojai, CA 93023		ZC24-1099	SFD	O	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0560120030	0 Camino Place Pitu, CA 93015		ZC24-1104	MH	O	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6560270555	2688 GREENBANK RD THOUSAND OAKS, CA 91361		ZC24-1116	SFD	O	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6480270420	1000 Box Cjn 93063		ZC24-1120	SFD	O	NONE	No	N												

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to ADU,MH)	Tenure (R=Rentor O=Owner)	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 56409(a)(2)(H) and reported on Table L7	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple – see instructions)	Deed Restriction Type (may select multiple – see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	0502260145	88 BUSHWELL CTR WY PIRU, CA 93040	Finch Ranch	C23-00227	SFD	O	NONE	No	N		Affordability information was pulled from the developer's website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch .										
	0502250325	128 YELLOW BIRCH LN PIRU, CA 93040	Finch Ranch	C23-00226	SFD	O	NONE	No	N		Affordability information was pulled from the developer's website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch .										
	0502250335	120 YELLOW BIRCH LN PIRU, CA 93040	Finch Ranch	C23-00227	SFD	O	NONE	No	N		Affordability information was pulled from the developer's website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch .										
	0502250335	118 YELLOW BIRCH LN PIRU, CA 93040	Finch Ranch	C23-00228	SFD	O	NONE	No	N		Affordability information was pulled from the developer's website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch .										
	0502260145	107 YELLOW BIRCH LN PIRU, CA 93040	Finch Ranch	C23-00239	SFD	O	NONE	No	N		Affordability information was pulled from the developer's website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch .										
	0502260145	142 BUSHWELL WY PIRU, CA 93040	Finch Ranch	C23-00240	SFD	O	NONE	No	N		Affordability information was pulled from the developer's website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch .										
	0502250335	146 BUSHWELL WY PIRU, CA 93040	Finch Ranch	C23-00241	SFD	O	NONE	No	N		Affordability information was pulled from the developer's website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch .										
	0502250335	150 BUSHWELL WY PIRU, CA 93040	Finch Ranch	C23-00242	SFD	O	NONE	No	N		https://www.williamshomes.com/new-home-communities/ventura/finch-ranch										
	5640020065	15642 LAFAYETTE RD MOORPARK, CA 93021		C23-00793	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0320201165	756 BURBANK RD OJAI, CA		C24-00036	SFD	O	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	2000321145	338 HOLLYWOOD BL OXNARD, CA 93035		BP24-0202	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1090251175	628 TRUENO AV CAMARILLO, CA 93010		BP24-00506	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1090232075	1114 BUENO CT CAMARILLO, CA 93010		BP24-00767	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6730160210	1861 RUDOLPH DR THOUSAND OAKS, CA 91320		BP24-00909	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6300602025	1422 CADOR DR SMI VALLEY, CA 93065		BP24-01042	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1440061185	318 HELSAM AV OXNARD, CA 93038		BP24-01175	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	5190020115	12464 E PRESLLA RD CAMARILLO, CA 93012		BP24-01203	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6200111440	11051 SANTA ROSA RD CAMARILLO, CA 93012		BP24-01515	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6690221055	176 N WENDY DR THOUSAND OAKS, CA 91320		BP24-01900	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0630071025	5384 FLORAL DR VENTURA, CA 93001		BP24-01980	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0170030020	522 N ARNAZ AV OJAI, CA 93023		BP24-01986	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0300230025	1723 TREES RANCH RD OJAI, CA 93023		BP24-02227	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										JADU
	8500106025	28 STAGECOACH RD BELL CANYON, CA 91307		BP24-02247	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6630341255	688 CALLE PLANTADOR THOUSAND OAKS, CA 91360		BP24-02343	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0170061170	311 N POLAV OJAI, CA 93023		BP24-02363	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6650312185	4809 ALANO DR OAK PARK, CA 91377		BP24-02409	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										JADU
	6730080610	206 MC KING HT NEWBURY PARK, CA 91320		BP24-02432	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1480060200	3917 ALMOND DR OXNARD, CA 93038		BP24-02512	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0170064160	2727 MARCOFFA WY OJAI, CA 93023		BP24-02525	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0900064220	11212 ASTER ST VENTURA, CA 93004		BP24-02532	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0630075185	526 PRIMROSE DR VENTURA, CA 93001		BP24-02536	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										JADU
	0340112045	182 E OAK VIEW AV OAK VIEW, CA 93022		BP24-02735	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0610061025	237 APRICOT ST OAKVIEW, CA 93022		BP24-02747	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	5190120125	12604 SAN SEBASTIAN CT CAMARILLO, CA 93012		BP24-02750	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0170143140	120 N ENCALA AVE AV OJAI, CA 93023		BP24-02788	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6680192185	464 JEANNE CT THOUSAND OAKS, CA 91320		BP24-02855	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	2060141100	146 EAGLE ROCK AV OXNARD, CA 93035		BP24-02958	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1090323055	1230 VISTA DEL CMA CAMARILLO, CA 93010		BP24-02965	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0610126105	584 SPRING ST OJAI, CA 93023		BP24-02986	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	2060161040	118 BARDSDALE AV OXNARD, CA 93035		BP24-03009	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										JADU
	0320101125	2045 WOODLAND AV OJAI, CA 93023		BP24-03175	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1530152035	3114 ORANGE DR CAMARILLO, CA 93010		BP24-03228	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6650130390	3418 STAFFORD RD WESTLAKE VILLAGE, CA 91361		BP24-03259	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	8500111345	121 BELL CANYON RD BELL CANYON, CA 91307		BP24-03514	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1100180320	4822 DONLON RD CAMARILLO, CA		BP24-03528	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1520062225	876 FARWAY DR CAMARILLO, CA 93010		BP24-03534	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										JADU
	1440071156	447 LULEM AV OXNARD, CA 93038		BP24-03610	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0170160175	321 E LA LUNA AV OJAI, CA 93023		BP24-03616	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	1100100225	235 E LA LOMA AV CAMARILLO, CA		BP24-03658	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0560101150	967 PIRU SQ PIRU, CA 93040		BP24-03662	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6660082100	480 LAKE SHERWOOD DR THOUSAND OAKS, CA 91361		BP24-03698	SFD	O	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	0090170480	8107 PUERTA DEL SOL CARPINTERA, CA 93013		BP24-03728	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	2060141020	114 EAGLE ROCK AV OXNARD, CA 93035		BP24-03738	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										JADU
	1120080090	6242 EAST RD CAMARILLO, CA 93066		BP24-03794	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6630101025	716 CALLE LAREDO THOUSAND OAKS, CA 91360		BP24-03808	ADU	R	NONE	No	N		Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.										
	6630094010	442 CALLE YUCCA THOUSAND OAKS, CA 91360		BP24-03810	ADU	R	NONE	No													

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5, ADU, MH)	Tenure R=Rentor O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 54009(a)(2)(H) and reported on Table L7	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple – see instructions)	Deed Restriction Type (may select multiple – see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) if affordable in perpetuity enter 1000*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	0177052020	218 CARRIZO ST OJAI, CA 93023		BP25-00868	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	6680104165	3474 LEXY CT THOUSAND OAKS, CA 91320		BP25-00987	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0170010180	530 RICE RD OJAI, CA 93023		BP25-01011	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	6140072015	3605 FLOOD ST SBM VALLEY, CA 93063		BP25-01041	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	1440052365	731 SIMON WY ONNARD, CA 93038		BP25-01110	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	8000133225	31 N LOCUST AV OAK PARK, CA 91377		BP25-01204	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	6190110075	3476 ALCANTE CT CAMARILLO, CA 93012		BP25-01463	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	1090241195	695 CALLADO ST CAMARILLO, CA 93010		BP25-01883	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	6630341175	801 CALLE ANGIESTA THOUSAND OAKS, CA 91360		BP25-01716	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	6650150220	154 UPPER LAKE RD THOUSAND OAKS, CA 91320		BP25-02117	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0180062225	890 S LA LUNA OJAI, CA 93023		BP25-02430	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0170154650	148 N PUEBLO AV OJAI, CA 93023		BP25-02448	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	6650254105	2381 STAFFORD RD THOUSAND OAKS, CA 91361		BP25-02964	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0900101980	11385 ASTER ST VENTURA, CA 93004		C23-000267	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									JADU
	8500132025	40 Deepgray RD Bell Canyon, CA 91307		C23-001177	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	8500132225	19 BELL CANYON RD BELL CANYON, CA 91307		C22-001189	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0360134010	172 PARK AV OJAI, CA 93023		C23-001242	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0320010400	792 BALDWIN RD OJAI, CA 93023		C23-000194	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0320101140	1903 S RICE RD OJAI, CA 93023		C23-000536	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0170121360	714 MESSER DR OJAI, CA 93023		C23-000601	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0170191110	351 S PADRE JUAN AV OJAI, CA 93023		C23-000660	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	1450061070	409 WALNUT DR ONNARD, CA 93038		C23-001015	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	6730080800	285 HAWKRIGHT RD NEWBURY PARK, CA 91320		C24-000027	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	5640020165	1562 THEISING DR MOORPARK, CA 93021		BP24-02770	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	6680121655	717 GENTRY DR THOUSAND OAKS, CA 91360		BP24-03413	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0200060020	4191 GRAND AV OJAI, CA 93023		BP25-00015	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0190010275	1608 MEINERS RD OJAI, CA 93023		BP25-00341	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	1450081100	886 WALNUT DR ONNARD, CA 93038		BP25-00367	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	1450081100	887 WALNUT DR ONNARD, CA 93038		BP25-00616	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	5200350015	2274 BLISS RANCH RD CAMARILLO, CA 93012	Toll Brothers	BP25-01948	ADU	R	NONE	No	N			Affordability information was found on the developer's website linked here: https://www.tollbrothers.com/luxury-homes-for-sale/California/Santa-Rosa-Valley-Estates									
	5200350015	2295 BLISS RANCH RD CAMARILLO, CA 93012	Toll Brothers	BP25-00896	SFD	O	NONE	No	N			Affordability information was found on the developer's website linked here: https://www.tollbrothers.com/luxury-homes-for-sale/California/Santa-Rosa-Valley-Estates									
	5200350025	2146 BLISS RANCH RD CAMARILLO, CA 93012	Toll Brothers	BP25-00868	SFD	O	NONE	No	N			Affordability information was found on the developer's website linked here: https://www.tollbrothers.com/luxury-homes-for-sale/California/Santa-Rosa-Valley-Estates									
	5200350025	2146 BLISS RANCH RD CAMARILLO, CA 93012	Toll Brothers	BP25-03771	ADU	R	NONE	No	N			Affordability information was found on the developer's website linked here: https://www.tollbrothers.com/luxury-homes-for-sale/California/Santa-Rosa-Valley-Estates									
	5200350035	2018 BLISS RANCH RD CAMARILLO, CA 93012	Toll Brothers	BP25-03772	ADU	R	NONE	No	N			Affordability information was found on the developer's website linked here: https://www.tollbrothers.com/luxury-homes-for-sale/California/Santa-Rosa-Valley-Estates									
	5200350035	2012 BLISS RANCH RD CAMARILLO, CA 93012	Toll Brothers	BP25-00899	SFD	O	NONE	No	N			Affordability information was found on the developer's website linked here: https://www.tollbrothers.com/luxury-homes-for-sale/California/Santa-Rosa-Valley-Estates									
	5200350055	2263 BLISS RANCH RD CAMARILLO, CA 93012	Toll Brothers	BP25-03774	ADU	R	NONE	No	N			Affordability information was found on the developer's website linked here: https://www.tollbrothers.com/luxury-homes-for-sale/California/Santa-Rosa-Valley-Estates									
	5200350055	2269 BLISS RANCH RD CAMARILLO, CA 93012	Toll Brothers	BP25-00901	SFD	O	NONE	No	N			Affordability information was found on the developer's website linked here: https://www.tollbrothers.com/luxury-homes-for-sale/California/Santa-Rosa-Valley-Estates									
	5200350065	2129 BLISS RANCH RD CAMARILLO, CA 93012	Toll Brothers	BP25-03775	ADU	R	NONE	No	N			Affordability information was found on the developer's website linked here: https://www.tollbrothers.com/luxury-homes-for-sale/California/Santa-Rosa-Valley-Estates									
	5200350065	2128 BLISS RANCH RD CAMARILLO, CA 93012	Toll Brothers	BP25-00902	SFD	O	NONE	No	N			Affordability information was found on the developer's website linked here: https://www.tollbrothers.com/luxury-homes-for-sale/California/Santa-Rosa-Valley-Estates									
	5200350075	1962 BLISS RANCH RD CAMARILLO, CA 93012	Toll Brothers	BP25-03776	ADU	R	NONE	No	N			Affordability information was found on the developer's website linked here: https://www.tollbrothers.com/luxury-homes-for-sale/California/Santa-Rosa-Valley-Estates									
	5200350075	2011 BLISS RANCH RD CAMARILLO, CA 93012	Toll Brothers	BP25-00903	SFD	O	NONE	No	N			Affordability information was found on the developer's website linked here: https://www.tollbrothers.com/luxury-homes-for-sale/California/Santa-Rosa-Valley-Estates									
	1450091135	1101 WALNUT DR ONNARD, CA 93038		BP25-01346	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	6630090105	487 CALLE VUCCA THOUSAND OAKS, CA 91360		BP25-01642	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	7000260135	11312 YERBA BUENA RD MALIBU, CA 90262		BP25-02008	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	9590100240	3624 TERNEZ DR MOORPARK, CA 93021		BP25-02115	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0170153430	170 N PUEBLO AV OJAI, CA 93023		BP25-02621	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0170051480	546 N LA LUNA AV OJAI, CA 93023		C19-001302	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0300070315	11969 OJAI SANTA PAULA RD Ventura County, CA 93969		C20-001195	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	1630010620	6901 WORTH WY Camarillo, CA 93010		C23-001027	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	8000371165	2887 EVANWOOD AV OAK PARK, CA 91377		C23-001150	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0310161155	105 LA CROSS ST OAKVIEW, CA 93022		BP24-01797	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	6610060265	374 PROSPECT ST OAKVIEW, CA 93022		C30-000793	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	7000730765	11700 ELLICE ST MALIBU, CA 90265		C20-000824	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	7000260055	11626 ELLICE ST MALIBU, CA 90265		C21-000305	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	5500100140	3961 TERNEZ DR MOORPARK, CA 93021		C21-000338																	

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure (R=Rentor O=Owner)	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65409(a)(2)(H) and reported on Table L7	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) if affordable in perpetuity enter 1000*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	156020025	2798 SOMES RD SOMES, CA	Somes Ranch	C22-00085	5+	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	156020025	2765 SOMES RD SOMES, CA	Somes Ranch	C22-00086	5+	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	156020025	2761 SOMES RD SOMES, CA	Somes Ranch	C22-000810	5+	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	156020025	2763 SOMES RD SOMES, CA	Somes Ranch	C22-000811	5+	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	151040185	504 MESA DR CAMARILLO, CA 93010		C22-001084	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									JADU
	0190021215	465 LA LUNA AV OJAI, CA 93023		C22-001127	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	695013030	2418 S STAFFORD RD WESTLAKE VILLAGE, CA 91381		C22-001130	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0170051520	327 CARRIZO ST OJAI, CA 93023		C22-001217	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									JADU
	6500132075	15 HOLSTER LN BELL CANYON, CA 91307		C22-001340	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0610110985	811 LARMIER AV OJAI, CA		C22-001458	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0560250335	114 GRAY PINE WY PIRLU, CA 93040	Finch Ranch	C23-000032	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250325	108 GRAY PINE WY PIRLU, CA 93040	Finch Ranch	C23-000033	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	127 ROSEMARY PINE LN PIRLU, CA 93040	Finch Ranch	C23-000035	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250325	132 ROSEMARY PINE LN PIRLU, CA 93040	Finch Ranch	C23-000036	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	137 BUSHWALLOW WY PIRLU, CA 93040	Finch Ranch	C23-000046	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	156 BUSHWALLOW WY PIRLU, CA 93040	Finch Ranch	C23-000047	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	162 BUSHWALLOW WY PIRLU, CA 93040	Finch Ranch	C23-000048	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	118 GRAY PINE WY PIRLU, CA 93040	Finch Ranch	C23-000067	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	153 BUSHWALLOW WY PIRLU, CA 93040	Finch Ranch	C23-000072	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	145 BUSHWALLOW WY PIRLU, CA 93040	Finch Ranch	C23-000073	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560260145	102 GRAY PINE WY PIRLU, CA 93040	Finch Ranch	C23-000080	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250325	110 GRAY PINE WY PIRLU, CA 93040	Finch Ranch	C23-000081	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560260145	126 GRAY PINE WY PIRLU, CA 93040	Finch Ranch	C23-000082	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	160 BUSHWALLOW WY PIRLU, CA 93040	Finch Ranch	C23-000087	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250315	154 BUSHWALLOW WY PIRLU, CA 93040	Finch Ranch	C23-000088	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	143 ROSEMARY PINE LN PIRLU, CA 93040	Finch Ranch	C23-000089	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	155 ROSEMARY PINE LN PIRLU, CA 93040	Finch Ranch	C23-000090	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250325	156 ROSEMARY PINE LN PIRLU, CA 93040	Finch Ranch	C23-000092	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0630153195	256 FRASER LN VENTURA, CA 93001		C23-000158	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0560250325	112 GRAY PINE WY PIRLU, CA 93040	Finch Ranch	C23-000214	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250325	116 GRAY PINE WY PIRLU, CA 93040	Finch Ranch	C23-000215	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	149 BUSHWALLOW WY PIRLU, CA 93040	Finch Ranch	C23-000221	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	141 BUSHWALLOW WY PIRLU, CA 93040	Finch Ranch	C23-000222	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560260145	100 GRAY PINE WY PIRLU, CA 93040	Finch Ranch	C23-000232	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250325	104 GRAY PINE WY PIRLU, CA 93040	Finch Ranch	C23-000233	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250325	108 GRAY PINE WY PIRLU, CA 93040	Finch Ranch	C23-000234	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560260145	128 GRAY PINE WY PIRLU, CA 93040	Finch Ranch	C23-000235	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	154 BUSHWALLOW WY PIRLU, CA 93040	Finch Ranch	C23-000243	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	158 BUSHWALLOW WY PIRLU, CA 93040	Finch Ranch	C23-000244	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	130 ROSEMARY PINE LN PIRLU, CA 93040	Finch Ranch	C23-000247	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250335	131 ROSEMARY PINE LN PIRLU, CA 93040	Finch Ranch	C23-000248	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250325	134 ROSEMARY PINE LN PIRLU, CA 93040	Finch Ranch	C23-000250	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	1510040075	233 W LOOP DR CAMARILLO, CA 93010		C23-000309	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0180101115	1188 RICE RD OJAI, CA 93023		C23-000378	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.									
	0560250125	3038 LEAH AV PIRLU, CA 93040	Finch Ranch	C23-000430	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250135	304 LEAH AV PIRLU, CA 93040	Finch Ranch	C23-000431	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250115	3512 LEAH AV PIRLU, CA 93040	Finch Ranch	C23-000435	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250155	304 CITRON AV PIRLU, CA 93040	Finch Ranch	C23-000436	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250165	300 CITRON AV PIRLU, CA 93040	Finch Ranch	C23-000437	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250175	298 CITRON AV PIRLU, CA 93040	Finch Ranch	C23-000438	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250185	292 CITRON AV PIRLU, CA 93040	Finch Ranch	C23-000439	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250535	500 CITRON AV PIRLU, CA 93040	Finch Ranch	C23-000458	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch									
	0560250565	188 CITRON AV PIRLU, CA 93040	Finch Ranch	C23-000459	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-r									

Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R-Resort O-Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65409(a)(2)(H) and reported on Table L7	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple – see instructions)	Deed Restriction Type (may select multiple – see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)	Number of Demolished/Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes
	2060165040	120 OJAI AV OXNARD, CA 93035		C24-00044	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0310294305	276 BURRHARD RD OJAI, CA		BP24-00172	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0610051185	319 PROSPECT ST OJAI, CA		BP24-01326	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	1530150225	12 ALICIA DR CAMARILLO, CA 93018		C20-001022	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0730030250	141 Newbury LN Newbury Park, CA 91320		C21-000967	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	140031035	555 CORSICANA DR OXNARD, CA 93036		C21-000189	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0560250455	226 BURROTT AV PIRLU, CA 93040	Finch Ranch	C22-000414	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch								
	0330361035	750 HIGHLAND DR 125 OJAI, CA 93023	Miramonte Apartments Garage Conversion	C22-000583	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0330361035	750 HIGHLAND DR 127 OJAI, CA 93023	Miramonte Apartments Garage Conversion	C22-000584	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0330361035	750 HIGHLAND DR 136 OJAI, CA 93023	Miramonte Apartments Garage Conversion	C22-000588	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0330361035	750 HIGHLAND DR 126 OJAI, CA 93023	Miramonte Apartments Garage Conversion	C22-000703	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0330361035	750 HIGHLAND DR 128 OJAI, CA 93023	Miramonte Apartments Garage Conversion	C22-000704	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0330361035	750 HIGHLAND DR 133 OJAI, CA 93023	Miramonte Apartments Garage Conversion	C22-000707	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0330361035	750 HIGHLAND DR 138 OJAI, CA 93023	Miramonte Apartments Garage Conversion	C22-000708	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	2060233015	3385 OCEAN DR OXNARD, CA		C22-000916	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0630306095	212 N CALLE SALTO THOUSAND OAKS, CA 91320		C22-001138	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	01900909310	970 EL CENTRO ST OJAI, CA 93023		C22-001223	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								JADU
	0030230780	14688 CROWNWOOD BL FRAZER PARK, CA		C22-001372	SFD	O	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0190081030	1220 RANCHO DR OJAI, CA 93023		C22-001381	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0560250475	224 CITRON AV PIRLU, CA 93040	Finch Ranch	C23-000455	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch								
	0560250495	216 CITRON AV PIRLU, CA 93040	Finch Ranch	C23-000456	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch								
	0560250515	206 CITRON AV PIRLU, CA 93040	Finch Ranch	C23-000457	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch								
	0560250485	220 CITRON AV PIRLU, CA 93040	Finch Ranch	C23-000481	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch								
	0560250505	212 CITRON AV PIRLU, CA 93040	Finch Ranch	C23-000482	SFD	O	NONE	No	N			Affordability was determined by referring to this website: https://www.williamshomes.com/new-home-communities/ventura/finch-ranch								
	0330420155	11290 N VENTURA AV OJAI, CA 93023		C23-000883	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0170132140	1313 ALVARADO AV OJAI, CA 93023		C23-000884	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0630081245	1537 NORWATER VENTURA, CA 93001		C23-000950	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								JADU
	0300120950	1874 RIDGE RD OJAI, CA 93023		C23-001022	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								JADU
	1450112380	426 ORANGE DR OXNARD, CA 93036		C23-001029	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	1510078075	55 LEXON DR CAMARILLO, CA		C23-001048	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0190030070	1133 RANCHO DR OJAI, CA 93023		C23-001076	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								JADU
	2060314910	294 REDSHORE DR OXNARD, CA 93035		C23-001110	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								JADU
	0600151010	881 CROWN HILL RD 594 VALLEY, CA 93003		C24-000019	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								
	0330303190	1359 ORCHARD DR OJAI, CA 93023		C24-000559	ADU	R	NONE	No	N			Affordability was determined by utilizing rental prices provided by applicants or the actual home sale price. If these figures were unavailable, costs were assessed by comparing similar units, and the applicable rental or new home sales price was applied.								JADU
	238014126	381 Fraser Pl Camarillo	Anacapa Canyon	20-LGLN-005	SFD	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014239	396 Fraser Pl Camarillo	Anacapa Canyon	20-LGLN-007	SFD	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014238	400 Fraser Pl Camarillo	Anacapa Canyon	20-LGLN-008	SFD	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014237	404 Fraser Pl Camarillo	Anacapa Canyon	20-LGLN-009	SFD	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014236	408 Fraser Pl Camarillo	Anacapa Canyon	20-LGLN-010	SFD	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014220	407 Fraser Pl Camarillo	Anacapa Canyon	20-LGLN-011	SFD	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014221	401 Fraser Pl Camarillo	Anacapa Canyon	20-LGLN-012	SFD	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014222	397 Fraser Pl Camarillo	Anacapa Canyon	20-LGLN-013	SFD	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014223	390 Fraser Pl Camarillo	Anacapa Canyon	20-LGLN-014	SFD	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014259	320 Fraser Pl Camarillo	Anacapa Canyon	20-LGLN-016	SFD	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014258	324 Fraser Pl Camarillo	Anacapa Canyon	20-LGLN-017	SFD	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014224	293 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-018	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014232	296 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-019	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014234	292 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-020	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014223	296 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-022	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014222	297 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-023	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014228	299 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-024	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014227	301 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-025	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014226	303 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-026	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014231	298 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-027	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014233	294 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-028	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014118	270 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-030	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014117	272 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-031	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014116	274 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-032	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014115	276 San Miguel Dr Camarillo	Anacapa Canyon	20-LGLN-033	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/								
	238014266	302 Fraser Pl Camarillo	Anacapa Canyon	20-LGLN-035	SFA	O	NONE	No	N			Affordability information found on https://anacapahomes.com/</								

Jurisdiction	Ventura County - Unincorporated	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here

Table B**														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Acutely Low	Deed Restricted													
	Non-Deed Restricted													
Extremely Low	Deed Restricted											28		
	Non-Deed Restricted							28						
Very Low	Deed Restricted	319		60	48	10								
	Non-Deed Restricted		1	20	44	21	15					248	71	
Low	Deed Restricted	225		140	161									
	Non-Deed Restricted		5	45	78	37	30					496		
Moderate	Deed Restricted	250												
	Non-Deed Restricted		8	38	68	70	52					236	14	
Above Moderate		468	6	43	66	79	27					221	247	
Total RHNA		1,262												
Total Units			20	1	346	465	217	152	-	-	-	1,201	332	

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category
 *For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
 - You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

****Staff Note: The values shown in this table are provided by the HCD's APR Data Dashboard and are not reflective of the values included in previous 6th cycle annual progress reports. County staff has communicated this discrepancy to HCD and is working with their staff to correct the values on their dashboard.**

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Ventura County - Unincorporated						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
D_1 Name	D_2 Objective	D_5 Complete	D_6 Cycle	D_7 ImpStatus	D_4 Status	D_8 CatOutcomes	D_9 CountOutcomes	D_10 Documents
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
HE-A - Local, State and Federal Funding 1.	To the extent that Local, State and Federal housing funds are available, the County shall continue to administer grant/loan programs to assist lower-income households with the following housing and community related issues: <ul style="list-style-type: none"> • Support local non-profits to rehabilitate housing units. • Fund the development of owner-occupied and rental housing for lower-income households and for those households with identified special needs. • Support non-profit organizations and County 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." • Disaster recovery efforts. • Investment in infrastructure and service upgrades in disadvantaged and low-opportunity areas. 	10/15/2029	6th Cycle	Continuous	Annually, the County prepares an Action Plan for the Ventura Urban County Entitlement Area and the HOME Investment Partnerships Program (HOME) Consortium (consisting of the Entitlement Area and the cities of Camarillo, Simi Valley and Thousand Oaks) which explains the County's planned uses of federal funds (Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG)) and serves as the County's annual funding application to the U.S. Department of Housing and Urban Development (HUD). The Annual Action Plan provides an explanation on how the funds meet the goals of the five-year Consolidated Plan.	Other	1	FY 2024-2025 Annual Action Plan: https://vcportal.venturacounty.gov/CEO/community-dev/docs/2024-25/Final%2024-25%20AAP.pdf Draft FY 2025-2026 Annual Action Plan: https://vcportal.venturacounty.gov/CEO/community-dev/docs/2025-26/2025-26_Annual_Action_Plan_Draft.pdf Annual Action Plan Webpage: https://venturacounty.gov/county-executive-office/community-development/hud-plans-reports/ For more information, contact: Tracy.McAulay@venturacounty.gov
HE-A - Local, State and Federal Funding 2.	The County shall consider as part of the next Consolidated Plan for 2025, establishing priorities for the distribution of funds, which may include criteria such as income targeting, housing for special needs including seniors and persons with disabilities, support services, and designated disadvantaged communities and areas of concentrated poverty that serve to affirmatively further fair housing.	12/31/2025	6th Cycle	Completed	In 2025, the County of Ventura Regional Consolidated Plan was updated to evaluate current needs and funding priorities for federal block grants including the Community Development Block Grant, Home Investment Partnerships Program and Emergency Solutions Grant program, for the July 1, 2025 – June 30, 2030, planning period. The Consolidated Plan utilizes a format prescribed by HUD, and does not provide details on how projects are prioritized, outside of determining that certain housing and community development activities are priority needs. Starting with the 2025-2026 funding cycle, the scoring criteria for HOME and Permanent Local Housing Allocation (PLHA) funds were updated to prioritize projects that are located in high resource areas as identified in CA Department of Housing and Community Development (HCD)/CA Tax Credit Allocation Committee (TCAC) Opportunity Maps. High resource areas offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.	Other	1	HUD Plans & Reports Webpage: https://venturacounty.gov/county-executive-office/community-development/hud-plans-reports/ 2025-2029 Ventura County Regional Consolidated Plan: https://vcportal.venturacounty.gov/CEO/community-dev/docs/Ventura%20County%20Regional%202025-2029%20Consolidated%20Plan%20ES-SP%20%26%20Apps%201%26%202%20FINAL.pdf For more information, contact: Tracy.McAulay@venturacounty.gov

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<p>HE-A - Local, State and Federal Funding 3.</p>	<p>The County shall pursue funding from CDBG, HOME, and PHLA funds with a goal of obtaining approximately \$3.1 million dollars annually for the development affordable housing and improvements to services in low-opportunity and disadvantaged communities throughout the Entitlement Area.</p>	<p>10/15/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The County administers several State grants (PLHA, Community Development Block Grant - Disaster Recovery (CDBG-DR), Community Development Block Grant CARES Act (CDBG-CV), No Place Like Home (NPLH), and Homekey/Homekey+) and County General Funds for housing development throughout Ventura County. At the midpoint of this Housing Element cycle, the County has surpassed its objective of obtaining an average of \$3.1M per year in funds for the development of affordable housing and improvements to services in low opportunity areas throughout the Entitlement Area. Funded projects and the type of funds received, may be reviewed at the CEO's Community Development Division's website: Community Development – County Executive Office: https://venturacounty.gov/county-executive-office/community-development/.</p> <p>The following projects located in the County unincorporated area were approved and funded between October 16, 2021- December 31, 2025 utilizing multiple rounds of local, State and federal grant funding. As listed below, the County was successful in obtaining and providing more than \$68M in funding in 2025:</p> <ul style="list-style-type: none"> - Mesa Ojai (capital and operational subsidy): \$8.1M (total) (Homekey, County General Funds, American Rescue Plan Act (ARPA), and PLHA); - Rancho Sierra: \$7.4M (total) (PLHA, HOME, and No Place like Home); and - Casa Pacifica: \$6.2M (total) (Homekey and County General Fund); - Camino de Salud: \$16M (total) (PLHA and CDBG-DR Multifamily Housing Program (MHP)), of which \$15M was awarded in 2025. <p>The following project received allocations of funding prior to December 31, 2025. Funding has not been disbursed to the project.</p> <ul style="list-style-type: none"> - Lewis Road Homekey+ project: ~ \$30.4M (total, all awarded in 2025) (Homekey+, County General Fund and Behavioral Health Services Act), which will develop 88 units (in addition to one on-site Mangers' unit) of Permanent Supportive Housing on County-owned land for residents with a mental health and/or substance use disorder and who are experiencing homelessness. Construction is set to begin in the first quarter of 2026. <p>Overall, since the start of the 6th cycle (end of 2021), the County was successful in obtaining and administering approximately \$5.2 million in Home Investment Partnerships Program, \$5.6 in Community Development Block Grant, and \$6.7 million in Permanent Local Housing Allocation.</p>	<p>Other</p>	<p>1</p>	<p>Community Development – County Executive Office: https://venturacounty.gov/county-executive-office/community-development/</p> <p>For more information, contact: Tracy.McAulay@venturacounty.gov</p>
<p>HE-A - Local, State and Federal Funding 4.</p>	<p>The County shall evaluate and consider applying for, and strive to receive and maintain thereafter, the State's Prohousing Designation by demonstrating a sufficient number of policies that contribute to accelerating housing production.</p>	<p>10/15/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In Spring 2025, the County's RMA-Planning Division and CEO-Community Development Division collaboratively initiated preparation of a State Prohousing Designation application. Staff coordinated with HCD's technical assistance team for the application, which is anticipated to be presented to the County Board of Supervisors in April 2026 and submitted to the State for approval in mid-2026, after the required public participation.</p>	<p>Other</p>		<p>For more information, contact: Joy.Werner@venturacounty.gov</p>
<p>HE-B - Mobilehome Park Rent Control</p>	<p>The Planning Division will continue the Mobilehome Park Rent Review Program, including quarterly public hearings of the Mobilehome Park Rent Review Board, to assure that the amount of rent charged at mobilehome parks does not increase more than the amount set forth in the Mobilehome Park Rent Control Ordinance.</p> <p>In implementing this program, the County is protecting affordable housing options (15 mobilehome parks with 1,042 mobilehome spaces) in high opportunity areas and furthering fair housing.</p>	<p>10/15/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The Planning Division continues to implement the Mobilehome Rent Review Program, and holds quarterly public hearings of the Mobile Home Park Rent Review Board. Amendments to the Mobilehome Park Rent Control Ordinance were adopted during the 6th cycle that expanded its applicability. Specifically, the amendments resulted in approximately 30 park spaces coming under rent control. The program now covers 25 mobilehome parks with approximately 1,390 total mobilehome spaces.</p> <p>In 2025, 17 requests for rent increases were processed by Planning Division staff. The resulting rent increases were maintained pursuant to the Mobilehome Rent Control Ordinance mandated limitations for percentage increases, and no appeals were granted. In addition, three meetings of the Mobile Home Park Rent Review Board were held, providing opportunities for mobile home park residents to raise any concerns. The program webpage was updated with additional resources for the public and revised rent increase application materials to clarify the application process.</p>	<p>Other</p>	<p>1</p>	<p>Mobile Home Park Rent Control Program Webpage: https://rma.venturacounty.gov/divisions/planning/mobile-home-park-rent-control-program/</p> <p>For more information, contact: Dillan.Murray@venturacounty.gov</p>

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<p>HE-C - ADU Homeowner Tools</p>	<p>To affirmatively further fair housing and increase lower- and moderate-income homeowners' access to ADUs/JADUs and minimize barriers, the County will develop homeowner website education tools and public information in English and Spanish to make the zoning and permitting process more user-friendly, to highlight the advantages of investing in an ADU, and to make available free building plans for ADUs or farmworker dwelling units.</p> <p>In implementing this program, the County is supporting homeowners with tools and translated information to achieve the target production of 560 ADUs and JADUs by 2029.</p>	<p>8/31/2022</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Program HE-C was initiated by the Planning Division in 2021. Division staff regularly maintain a website to provide accurate regulatory information related to ADUs and JADUs (https://rma.venturacounty.gov/divisions/planning/accessory-dwelling-units/). In 2023 and 2024, the County Board of Supervisors adopted comprehensive updates to the Non-Coastal Zoning Ordinance to align the ADU/JADU regulations with State law. On January 10, 2025, the Planning Division received notice from HCD that the ADU ordinance for non-coastal areas is compliant with State law. Therefore, staff updated the Planning Division website in 2025 to indicate accurate regulatory information, and resources to assist homeowners.</p> <p>Additionally, in 2025, Planning Division staff drafted similar amendments to the Coastal Zoning Ordinance, which were adopted by the Board in November 2025. The adopted ordinance has been submitted to HCD and the Coastal Commission for their review and certification, which is anticipated to occur in 2026.</p> <p>Staff has also worked with, and provided information to, the Ventura County Council of Governments (VCOG) for a comprehensive ADU website (https://housingsocal.org/), including helpful resources such as an ADU cost calculator, that will be used by all jurisdictions within Ventura County.</p> <p>Furthermore, in December 2025, the Planning Division, along with VCOG, selected a consultant, Opticos Design, Inc, to create an ADU guidebook, which is anticipated to provide user-friendly information on developing ADUs and JADUs in the coastal and non-coastal areas of the unincorporated County. This project is being funded by state REAP 2.0 funds awarded to VCOG, and is anticipated to be completed by June 2026. Considering the revisions to state ADU law each year, the ADU guidebook and its associated resources will be updated annually to reflect these changes to state law.</p>	<p>Other</p>		<p>ADU Webpage: https://rma.venturacounty.gov/divisions/planning/accessory-dwelling-units/</p> <p>Standardized Plans Webpage: https://rma.venturacounty.gov/divisions/planning/accessory-dwelling-farmworker-dwelling/</p> <p>Housing SoCal Webpage: https://housingsocal.org/;</p> <p>Ventura County ADU Calculator Webpage: https://venturacounty.aduaccelerator.org/calculator</p>
<p>HE-D Infrastructure Constraints 1.</p>	<p>The County shall convene all stakeholders, agencies, and service providers in a forum to discuss the policies that impact infrastructure necessary for housing development. The purpose of the discussion would be to identify constraints and solutions in providing water, sewer services, and dry utilities for housing.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Planning Division staff has completed a subset of this program which includes the Countywide infrastructure forum, which was initiated in May 2023. For this forum, Division staff executed a contract with a consultant for organizing and facilitating the forum. Throughout 2023, staff conducted outreach through a series of key stakeholder engagement meetings and gathered initial input on constraints to services for housing development on parcels in the 2021-2029 Housing Element Sites Inventory. This included representatives from Ventura County Local Agency Formation Commission (LAFCo), local water providers, County sewer and sanitary service providers, affordable housing developers, dry utilities, and cities which have County housing element sites in their sphere of influence.</p> <p>Based on input received during the meetings, the consultant guided a discussion during the Countywide infrastructure forum on March 12, 2024. Attendees included representatives from all stakeholders listed above. The forum included breakout sessions discussing key constraints to infrastructure and brainstormed potential solutions that would facilitate future housing development. All recommendations were summarized in a summary report. Resulting from feedback provided by local water service providers at the forum, staff incorporated revisions to the Non-Coastal Zoning Ordinance, by allowing additional water access options for the Residential High Density (RHD) zone (Completed as part of Program HE-H implementation). Results from the forum were also utilized while updating the background report for the El Rio/Del Norte Area Plan (summarized below).</p>	<p>Meetings</p>	<p>1</p>	<p>For more information, contact: Ruchita.Kadakia@venturacounty.gov</p>
<p>HE-D Infrastructure Constraints 2.</p>	<p>As Area Plans are updated, especially in designated disadvantaged communities, the County shall apply for funding as funding sources are available from the Community Development Block Grant, Infill Infrastructure Grant Program, or other funding programs as available, to fund infrastructure design plans and infrastructure construction improvements supporting residential development in designated disadvantaged communities.</p>	<p>10/1/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In July 2022, Planning Division staff initiated the El Rio/Del Norte Area Plan Update by utilizing Local Early Action Planning (LEAP) grant funds awarded to the County (summarized further below). While the County has not been able to avail any direct funding sources through CDBG, IIG, or other programs for infrastructure upgrades, the County's Public Works Agency has been involved in a voluntary consolidation effort with five private water providers in the El Rio/Del Norte area, which is anticipated to address water storage and availability, and fire suppression deficiencies in a portion of the disadvantaged community. Additionally, as mentioned in the objective above, feedback provided by local water service providers at the March 2024 infrastructure forum resulted in Board adopted revisions to the Non-Coastal Zoning Ordinance which allowed additional water access options for the Residential High Density (RHD) zones, most of which are located primarily in designated disadvantaged communities.</p> <p>In addition, in 2025, the County of Ventura was awarded \$59 million in state funding through the Behavioral Health Continuum Infrastructure Program for the 38-bed Lewis Road Mental Health Rehabilitation Center. Although not located within an area plan, this project provides a benefit to a largely disadvantaged community by including improvements to campus roads and water infrastructure, which will support affordable housing on the 55-acre Lewis Road campus. This campus includes housing for a myriad of special needs populations, such as Rancho Sierra Senior Housing Apartments, Casa Pacifica Transition Aged Youth Transitional Housing, Villa Calleguas Section 811 Housing, as well as the currently ongoing Homekey+ Lewis Road permanent supportive housing project for mental health and/or substance use disorder/homelessness.</p>	<p>Other</p>		<p>El Rio/Del Norte Area Plan Update Webpage: https://rma.venturacounty.gov/divisions/planning/el-rio-plan-update/</p> <p>For more information, contact: Donald.Nielsen@venturacounty.gov</p>

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
HE-D - Infrastructure Constraints 3.	<p>The County's Land Use and Community Character Element identifies the El Rio/Del Norte Area, a designated disadvantaged community, to be updated first and will assist in planning appropriate infrastructure for at least 179 multifamily units identified in the Sites Inventory, Background Report Appendix 5.A. Additionally, the County has been approved for \$300,000 in state Local Early Action Planning grant funds for various projects, one of which is to facilitate the El Rio/Del Norte Area Plan update.</p> <p>Housing Element Timeframe as certified by HCD: El Rio/ Del Norte Area Plan Update[JW1.1] (December 2024); North Ventura Avenue and Ojai Valley Area Plan Update (2025-2029)</p>	10/15/2029	6th Cycle	In Progress	<p>In July 2022, Planning Division staff initiated the El Rio/Del Norte Area Plan Update by utilizing LEAP grant funds awarded to the County. Drafting of the Background Report started in 2023 and concluded in 2025, which outlines the baseline conditions of the community and helped develop a project scope for the work needing to be conducted. As part of the Background Report, staff contracted a consultant to prepare a Water & Wastewater Infrastructure Technical Appendix that analyzes the existing infrastructure within the Area Plan and provides recommendations to address deficiencies that prevent the construction of residential units. The Background Report and associated Technical Appendix was circulated for public review and comment in Summer 2025. Public outreach efforts have also commenced with staff attending and presenting at three Municipal Advisory Council meetings, attendance at two local school events, and posting survey information on the project's website. The LEAP grant funds allocated to the Background Report update have been expended and completed.</p> <p>Due to staffing issues, and prioritization of other programs, updates to the North Ventura Avenue and Ojai Valley Area Plans have been delayed.</p>	Other		<p>El Rio/Del Norte Area Plan Update Webpage: https://rma.venturacounty.gov/divisions/planning/el-rio-plan-update/</p> <p>For more information, contact: Donald.Nielsen@venturacounty.gov</p>
HE-D - Infrastructure Constraints 4.	<p>The Saticoy Sanitary District serves the unincorporated area of Saticoy, a designated disadvantaged community serving approximately 262 households. As part of the 2013-2021 Housing Element Cycle, approximately \$500,000 in CDBG funds was awarded to the Saticoy Sanitary District to remediate aging infrastructure and ensure reliable operation and processing of wastewater. The County shall distribute funding in the 2021-2029 Housing Element during two fiscal years through 2022.</p>	6/30/2022	6th Cycle	Completed	<p>As of 2025, a total of 1.65M of CDBG funds were distributed by the County to the Saticoy Sanitary District (SSD) to remediate aging infrastructure and ensure reliable wastewater operation. By the end of 2024, all work was completed for this project, which included upgrades to SSD's drying area pad, rehabilitation of an odor controller and batch reactor, as well as remediation to the water delivery system. No CDBG funds were requested or awarded to SSD as part of the County's 2024-2025 Annual Action Plan. This objective within the overall program is now complete.</p>	Other	1	<p>CEO-Community Development Division HUD Plans & Reports Webpage: https://venturacounty.gov/county-executive-office/community-development/hud-plans-reports/</p> <p>For more information, contact: Tracy.McAulay@venturacounty.gov</p>
HE-E - Farmworker Housing Study 1.	<p>The County, working with advocacy groups, agricultural organizations and Ventura County cities, will: (1) take on a coordinating role to seek funding for, and to implement, a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers to farmworker housing; and,</p>	12/31/2024	6th Cycle	Completed	<p>Planning Division staff commenced Program HE-E in Fall 2021, along with project partners House Farm Workers!, a local nonprofit organization. The project is envisioned to be completed in five distinct phases by 2026, which are outlined on the project webpage at https://rma.venturacounty.gov/divisions/planning/ventura-county-farmworker-housing-study/. The project has been funded by several State grants (Regional Early Action Planning (REAP), Local Early Action Planning (LEAP), and Civic Engagement, Equity and Environmental Justice (SCP CEEEJ)); a private UC Thelma Hansen grant; the County of Ventura, all ten incorporated cities, and Ventura County Transportation Commission (VCTC).</p> <p>Phases 1 and 2 (from Fall 2021 to April 2023) established an Advisory Council for the project of over 45 diverse farmworker housing stakeholders and contracted a team of consultants to develop and implement a countywide survey of the County's farmworkers, employers, and stakeholders (Phases 2-3). During Phase 2, the consultant team, along with the County and House Farm Workers!, and with guidance from the Advisory Council, designed a survey methodology, communications plan for the survey efforts, and designed a survey instrument for farmworker and employer surveys (including translations, and beta testing of the surveys).</p> <p>Phase 3 (from May 2023 to August 2024) resulted in the implementation of 40 employer surveys, 417 farmworker surveys, 11 stakeholder interviews, and a farmworker focus group outreach meeting in 2023. Notably, the farmworker surveys were implemented by the County's Farmworker Resource Program who provided options for survey responses in five languages. The focus group meeting conducted in October 2023, gathered responses on additional questions related to housing, transportation and social services from 34 farmworkers from all over the County. In 2024, the consultant team completed Phase 3 by preparing a Survey Summary Report which included the survey's findings. The final report, summary presentation, and informational brochures are all available on the project website. Additionally, the County, all cities, and House Farm Workers! have conducted engagement at various events to provide information on the Survey Summary Report. Therefore, objective (1) from this program is complete.</p>	Other	1	<p>Survey report (English): https://rmadocs.venturacounty.gov/planning/programs/housing/publications/ventura-county-farmworker-housing-study-phase-2-3-summary-report.pdf</p> <p>Executive Summary of Survey Report (Spanish): https://rmadocs.venturacounty.gov/planning/programs/housing/publications/reportes-resumen-estudio-vivienda-trabajadores-agricolas-ventura-fases-2-3.pdf</p> <p>Info Brochures: 1. English: https://rmadocs.venturacounty.gov/planning/programs/housing/publications/ventura-county-farmworker-housing-survey-results-information-brochure.pdf 2. Spanish: : https://rmadocs.venturacounty.gov/planning/programs/housing/publications/folleto-de-informaci%C3%B3n-sobre-los-resultados-de-la-encuesta-de-vivienda-para-trabajadores-agr%C3%ADcolas-del-condado-de-ventura.pdf</p> <p>Project Website: https://rma.venturacounty.gov/divisions/planning/ventura-county-farmworker-housing-study</p> <p>For more information, contact: Ruchita.Kadokia@venturacounty.gov</p>

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<p>HE-E - Farmworker Housing Study 2.</p>	<p>(2) utilize the survey results to develop targeted programs and strategies to address the identified housing needs of farmworkers and to support agricultural businesses with a stable and healthy workforce.</p> <p>In implementing this program, the County shall strive to affirmatively further fair housing by providing housing opportunities (farmworker units or complexes) under the County's RHNA obligation and for both County and cities to provide services for the farmworker population throughout the County.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In late 2023, the Southern California Association of Governments (SCAG) Sustainable Communities Program Civic Engagement, Equity & Environmental Justice (SCP-CEEEJ) Grant (\$499,991) was awarded to the Planning Division and House Farm Workers! to complete Phases 4-5 of the project (Preparation of a Countywide Farmworker Housing Study and Action Plan). After overcoming delays due to state budget cuts, in 2024 and 2025, Planning Division staff and House Farm Workers! worked with SCAG to select a consultant team to complete Phases 4-5, who initiated work in February 2025. The Final Study and Action Plan, as well as robust community engagement are anticipated to culminate in presentation to the Board by Fall 2026, as well as subsequent engagement with City Councils of the incorporated cities through 2026. It is anticipated that this effort will result in short-, medium- and long-term action items for several County stakeholders to facilitate future farmworker housing development.</p>	<p>Other</p>		<p>Project Website: https://rma.venturacounty.gov/divisions/planning/ventura-county-farmworker-housing-study</p> <p>For more information, contact: Ruchita.Kadakia@venturacounty.gov</p>
<p>HE-F - Annual Progress Report</p>	<p>The County shall annually submit a report on the status of the Housing Element and progress in its implementation programs, using forms adopted by HCD pursuant to Government code section 65400(a)(2). The reporting shall include:</p> <ul style="list-style-type: none"> List of housing development application received; Annual building activity report; RHNA progress; If applicable, list of additional sites that will be identified or rezoned to accommodate a shortfall in housing need to meet "No Net Loss" requirements, pursuant to Government Code section 65863; Housing Element Programs implementation status; If applicable, commercial development bonus approved pursuant to Government Code section 65915.7; List of County owned or controlled lands declared surplus pursuant to Government Code section 54221, or identified as excess pursuant to Government Code section 50569; and LEAP grant reporting. 	<p>10/15/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Each year, the Planning Division has maintained a timely submittal of the Annual Progress Report (APR), providing the required information to HCD by the April 1st deadline. Since the 2022 APR, each APR provides data on the progress of the 6th cycle RHNA targets and progress of implementation programs adopted in the certified 2021-2029 Housing Element. For each APR, staff time was spent identifying the new reporting requirements mandated either through the 2021-2029 Housing Element or new State law, and including it in the written report in addition to the tables mandated by HCD. All Annual Progress Reports are available on the Planning Division's website: https://rma.venturacounty.gov/divisions/planning/ventura-county-general-plan-annual-report/</p> <p>Notably, the submitted 2024 APR submitted to HCD on March 24, 2025 indicates that 217 new housing units were approved in 2024 in the unincorporated County (bringing the total count of new housing units up to 1,062). This total resulted in the County producing 84 percent of the housing units identified in the 2021-2029 Housing Element cycle and exceeding its allocation for lower-income housing units for the 6th cycle by over 200%.</p> <p>Additionally, in 2025, Planning Division staff collaborated with representatives from the California State University Channel Islands (CSUCI) to obtain permitting information for the Anacapa Canyon development project on university owned land. Since CSUCI maintains a different recordkeeping system, the building permit issuance of the units has not yet been included in the APRs. However, by 2025, all 589 units from the Anacapa Canyon development have received certificates of occupancy, which includes affordable senior apartments.</p> <p>In compliance with State law, the County will be submitting a 2025 Annual Progress Report with all necessary information requested in this program, by the April 1st deadline, after presenting it to the County Board of Supervisors on March 24, 2026.</p>	<p>Other</p>	<p>1</p>	<p>County of Ventura Annual Progress Reports website: https://rma.venturacounty.gov/divisions/planning/ventura-county-general-plan-annual-report/</p> <p>For more information, contact: Ruchita.Kadakia@venturacounty.gov</p>
<p>HE-G - RHNA Transfer Study</p>	<p>The County shall prepare and bring forward for the Board of Supervisor's consideration options for working with cities on a RHNA transfer program that would transfer a portion of the County's RHNA to a City when a residential project located within the City Sphere of Influence is approved and annexed into the City.</p>	<p>6/30/2025</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>This program has not yet been initiated by the Planning Division due to staffing shortages and the prioritization of other programs. Planning Division staff anticipates that the project development phase will begin as part of the Board approved 2026-2029 Planning Division Policy Workplan Forecast.</p>	<p>Other</p>		<p>For more information, contact: Ruchita.Kadakia@venturacounty.gov</p>
<p>HE-H - RHD Zone Ordinance Amendments</p>	<p>Remove the requirement in the Non-Coastal Zoning Ordinance that housing in RHD zones be 100% affordable. The amendment shall be consistent with Government Code section 65583.2.</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>This program was completed by Planning Division staff in 2025. Planning Division staff amended the Non-Coastal Zoning Ordinance to remove the requirement that multifamily housing projects in the Residential High Density (RHD) Zone be 100% affordable to lower income households and replaced this requirement with three different affordability options. Additionally, the ordinance amendment provided future applicants three alternative means to comply with the RHD zone's affordability requirement: acquisition of existing land and/or units, land donation, and a proposal of equivalent action, consistent with State law. The amendment was presented and adopted by the Board of Supervisors on September 16, 2025 (Ord. No. 4651). Staff is currently completing post-adoption tasks to implement this ordinance's requirements which includes updates to the Planning Division website, RHD Zoning Clearance application, and developing an Affordable Housing Agreement form, all of which are anticipated to be completed by 2026.</p>	<p>Other</p>	<p>1</p>	<p>Ordinance Number 4651: https://cobpublic.venturacounty.gov/documents/Ordinances/County%20of%20Ventura/4651.pdf</p> <p>Non-Coastal Zoning Ordinance: https://rmadocs.venturacounty.gov/planning/ordinances/non-coastal-zoning/ventura-county-non-coastal-zoning-ordinance.pdf</p> <p>For more information, contact: Jerilyn.Hollis@venturacounty.gov For more information, contact: Jerilyn.Hollis@venturacounty.gov</p>

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
HE-I - Participation in Regional Planning Efforts	The County shall provide local demographic, zoning, and projected growth data to inform regional planning efforts led by the Southern California Association of Governments.	10/1/2029	6th Cycle	Continuous	<p>The Planning Division implements this program, as needed and when prompted by planning efforts in the region. Within the SCAG region, County staff participates in Housing Working Group sessions and provides locally specific input when needed.</p> <p>In November 2024, the Mountain Fire destroyed several existing homes in the unincorporated county. Approximately 211 properties lost dwellings to the fire or sustained substantial damage. In 2025, 60 building permit applications were received by the County, of which 28 building permits were issued to support rebuilding of the lost homes. It is anticipated that the Planning Division will continue to communicate relevant data on County efforts to replace dwellings lost in the Mountain Fire. This data will be provided to SCAG, as requested.</p> <p>Additionally, County staff is working in partnership with SCAG during the 2025 Local Data Exchange ("2025 LDX") process to provide an accurate representation of developable land and inform the County's 7th cycle Regional Housing Needs Allocation from HCD.</p>	Other	1	<p>Mountain Fire Webpage: https://rma.venturacounty.gov/vc-recovers/rebuilding-together/</p> <p>For more information, contact: Jerilyn.Hollis@venturacounty.gov</p>
HE-J - Compliance with State Housing Laws and PD Permit Monitoring 1.	The Planning Division will continue to monitor new housing-related state legislation and amend the County General Plan, Coastal Area Plan and Zoning Ordinances to ensure consistency with state law.	10/15/2029	6th Cycle	Continuous	<p>This program is implemented by the Planning Division on an ongoing basis, with each legislative update. The Planning Division works with the County's legal counsel to review recently effective legislation; discuss implementation, as needed with other County agencies and divisions; create and provide staff with training materials wherever necessary; and determine if any actions are required for compliance with the law. An example of this is SB 9 implementation, which includes information on a webpage, fact sheet, and frequently asked questions.</p> <p>In 2025, several new housing bills were signed into law as part of the 2025 legislative package, within which some were urgency bills addressing permitting processes, and others have an effective date of January 2026 (such as new laws pertaining to ADUs). Staff continues to implement these new laws while processing ADUs.</p>	Other	1	<p>SB 9 Webpage: https://rma.venturacounty.gov/divisions/planning/senate-bill-9-sb-9/</p> <p>ADU Webpage: https://rma.venturacounty.gov/divisions/planning/accessory-dwelling-units/</p>
HE-J - Compliance with State Housing Laws and PD Permit Monitoring 2.	The Planning Division will also monitor the Planned Development Permit process requirements and processing time to ensure the process does not act as a constraint to housing production. If determined to be a constraint, the County will modify permit processing procedures as appropriate to facilitate housing production.	4/1/2026	6th Cycle	Completed	<p>Planned Development (PD) permits are also monitored on an ongoing basis and included in the annual progress reports each year. Noted in the program's implementation timeframe, the 2025 Annual Progress Report includes an assessment of the Division's approval of PD permits. From October 16, 2021 through December 31, 2025, the Planning Division issued 20 PD permits resulting in 25 new housing units.</p> <p>The average processing time for these 20 PD permits producing new housing units during the 6th cycle was approximately 444 business days. Collectively, in the Coastal and Non-Coastal Zones, 16 of the 20 permits required environmental review, analyzing potential impacts through a negative declaration, or a mitigated negative declaration which lengthened the process due to preparation of these documents, public comment periods, and response to comments. Most of the projects requiring such analysis were necessitated due to their location in sensitive areas for biological resources or the environmental and scenic protections mentioned above. While PD permits generally require longer processing timelines than other Planning entitlements, these extended review periods are necessary, given the County's General Plan and Local Coastal Program to preserve sensitive coastal, environmental, and scenic resources in these areas.</p> <p>With respect to all other entitlements approved by the Planning Division, PD permits represent a relatively small portion of the County's overall housing development (20 total PD permits for new housing vs. 707 Zoning Clearances for new housing in the 6th cycle thus far). This only accounts for 2.83% of all permits entitled by the Planning Division. Most residential development in the unincorporated County occurs through ministerial or exempt processes that do not require discretionary review.</p>	Other	1	<p>Annual Progress Report Webpage: https://rma.venturacounty.gov/divisions/planning/ventura-county-general-plan-annual-report/</p>
HE-K - Inclusionary Housing and Housing Impact Mitigation Fee Assessment	The County shall explore options and analyze the effectiveness of implementing an Inclusionary Housing and Housing Impact Mitigation Fee Program and conduct a public hearing of the Board of Supervisors to present the results and receive direction on whether to proceed with processing such a program.	6/30/2024	6th Cycle	In Progress	<p>In Summer 2025, the Planning Division along with VCOG, selected a consultant, Economic & Planning Systems (EPS) to implement Program HE-K, which includes preparation of a report that includes two fee studies for the unincorporated County and analyzes the feasibility of implementing two new housing fee programs. While the first fee study will focus on analyzing the effectiveness of implementing an Inclusionary Housing Fee Program, the second fee study (a Housing Impact Mitigation Fee Study) will study the linkage between new business land uses (commercial or industrial) which result in 30 or more full time equivalent jobs, and its related affordable housing demand (which addresses General Plan Policy LU-4.5, Jobs-Housing Balance).</p> <p>Recommendations from the report are anticipated to be presented to the Board of Supervisors in June 2026 to provide major study findings and receive direction from the Board on whether to proceed with development of an inclusionary housing and housing impact mitigation fee program.</p>	Other		<p>For more information, contact: Jerilyn.Hollis@venturacounty.gov</p>

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
HE-L - Fair Housing Program	The County will continue to contract with the Housing Rights Center (HRC), a professional fair housing service organization, to provide services to ensure fair and equal housing opportunity. Some of the free services that HRC provides include landlord/tenant counseling, housing discrimination investigation, education on fair housing laws, as well as predatory lending information and referrals.	10/1/2029	6th Cycle	Continuous	<p>The County has contracted with the Housing Rights Center (HRC) to assist with the administration of Program HE-L. During the 2024-2025 program year, HRC assisted 503 low to moderate income households throughout the County's Entitlement Area. A summary of the results are included in the CEO – CDD draft 2024-2025 CAPER found here: https://vcportal.venturacounty.gov/CEO/community-dev/docs/2024-25/2024-2025_CAPER_Draft.pdf[JH1.1][RK1.2]</p> <p>In 2025, the County prepared a 2025-29 Regional Analysis of Impediments (AI) to Fair Housing in 2025. Based on the recommendations included in the AI, from 2022 onwards, including in 2025, the CEO-Community Development Division has continued their current contract with HRC into FY 2025-26 to conduct four tests per year into potential discriminatory practices within the housing market of the unincorporated Ventura County. For their testing, HRC staff contacts a random apartment complex posing as both a "Protected Status Applicant" and a "Control Applicant" to compare the treatment and information provided to each potential tenant. Although HRC resolved 48 potential cases by June 2025, the staff was unable to test for unincorporated Ventura County residents due to low vacancy rates in multifamily housing complexes and smaller sample size compared to other local jurisdictions.</p> <p>If HRC continues to be unable to meet the testing criteria in the unincorporated Ventura County, the County may work with HRC and HCD to explore other ways to expand discrimination testing or HRC's role in reducing impediments to fair housing choice. More information on the County's Fair Housing program can be found on the CEO's website: https://venturacounty.gov/county-executive-office/community-development/fair-housing/.</p>	Other	1	<p>2024-2025 CAPER: https://vcportal.venturacounty.gov/CEO/community-dev/docs/2024-25/2024-2025_CAPER_Draft.pdf</p> <p>Fair Housing Program Webpage: https://venturacounty.gov/county-executive-office/community-development/fair-housing/</p> <p>For more information, contact: Tracy.McAulay@venturacounty.gov</p>
HE-M - Density Bonus Ordinance Update	The County shall update the Density Bonus Ordinance to be consistent with State density bonus law.	12/31/2022	6th Cycle	Completed	<p>This program was completed by Planning Division staff and a consultant, Best, Best and Krieger, in 2024 and 2025. The ordinance amendment updated the County's zoning ordinance for the non-coastal and coastal areas, to be consistent with State Density Bonus law. This amendment, along with the amendments addressing Program HE-N, was presented to and adopted by the Board of Supervisors on December 17, 2024 (Ord. No. 4641 – NCZO and Ord. No. 4640 - CZO).</p> <p>After adoption, the amendment to the Coastal Zoning Ordinance (Ord. No. 4640) was submitted to the Coastal Commission for review and certification. The Coastal Commission conditionally approved the County's ordinance with modifications in October 2025, which were thereafter approved by the Board in December 2025 (Ord. No. 4656 – CZO). The final Board-approved ordinance was certified by the Coastal Commission in February 2026. Therefore, this program is now complete.</p>	Other	1	<p>Ordinance Number 4641: https://cobpublic.venturacounty.gov/documents/Ordinances/County%20of%20Ventura/4641.pdf</p> <p>Ordinance Number 4640: https://cobpublic.venturacounty.gov/documents/Ordinances/County%20of%20Ventura/4640.pdf</p> <p>Ordinance Number 4656: https://cobpublic.venturacounty.gov/documents/Ordinances/County%20of%20Ventura/4656.pdf</p>
HE-N - Zoning Code Amendment for Special Needs Housing	<p>The County shall amend the Non-Coastal and Coastal (if applicable) Zoning Ordinances to ensure compliance with State law as follows:</p> <ul style="list-style-type: none"> • Allow "low barrier navigation center" emergency shelters by right in mixed-use zones and nonresidential zones permitting multifamily uses; and, • Define supportive and transitional housing as set forth in Government Code section 65582(g) and Health and Safety Code section 50801(i), respectively, and allow for transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to the requirements applied to other residential uses of the same type in the same zone. • Allow for residential care facilities of six or fewer to be regulated in the same manner as a single-family dwelling unit in all zones where single-family dwelling units are allowed • Ensure the permitting requirements and necessary findings for residential care facilities for 7 or more persons are consistent with state law and fair housing requirements. • Amend the Non-Coastal Zoning Ordinance to align with requirements for permitting emergency shelters as described in Government Code section 65583(a)(4). • Ensure the permitting requirements and necessary findings for reasonable accommodations are consistent with state law and fair housing requirements. 	12/31/2023	6th Cycle	Completed	<p>This program was completed by Planning Division staff and a consultant, Best, Best and Krieger, in 2024 and 2025. The ordinance amendment updated the County's zoning ordinance for the non-coastal and coastal areas, to be consistent with State law. Specifically, the amendment addressed emergency shelters, low barrier navigation centers, residential care facilities, transitional and supportive housing, and reasonable accommodation requests. This amendment along with the amendments addressing Program HE-M, were presented to and adopted by the Board of Supervisors on December 17, 2024 (Ord. No. 4641 – NCZO and Ord. No. 4640 - CZO).</p> <p>After adoption, the amendment to the Coastal Zoning Ordinance (Ord. No. 4640) was submitted to the Coastal Commission for review and certification. The Coastal Commission conditionally approved the County's ordinance with modifications in October 2025, which were thereafter approved by the Board in December 2025 (Ord. No. 4656 – CZO). One of the modifications established a new ministerial Coastal Development Permit process for certain supportive housing projects which are eligible as a use-by-right, consistent with State law requirements. The final Board-approved ordinance was certified by the Coastal Commission in February 2026. Therefore, this program is now complete.</p>	Other	1	<p>Ordinance Number 4641: https://cobpublic.venturacounty.gov/documents/Ordinances/County%20of%20Ventura/4641.pdf</p> <p>Ordinance Number 4640: https://cobpublic.venturacounty.gov/documents/Ordinances/County%20of%20Ventura/4640.pdf</p> <p>Ordinance Number 4656: https://cobpublic.venturacounty.gov/documents/Ordinances/County%20of%20Ventura/4656.pdf</p>

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
HE-O - Funding for the Housing Trust Fund	<p>The County shall continue to support the efforts of the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition and pre-development funding to developers of affordable housing.</p> <p>In June 2020, the County Board of Supervisors approved \$300,000 in General Funds to be contributed to the Housing Trust Fund of Ventura County, \$100,000 per year over three years (FYs 2020-2023). Additionally, approximately \$1 million in PLHA funding to the VC Housing Trust Fund has been approved and is anticipated to be distributed over three years (FY2021-2024). In implementing this program, the Housing Trust Fund of Ventura County has the opportunity to match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be utilized countywide.</p>	6/30/2024	6th Cycle	Completed	<p>As of 2025, the County has exceeded its objective of distributing at least \$1.3M in funds for the Housing Trust Fund Ventura County (HTF VC).</p> <p>For the first three years of the five-year 2020-2024 Permanent Local Housing Allocation (PLHA) plan, 30% of the overall allocation was reserved for funding and participation in HTF VC as match for the State's Local Housing Trust Fund program. As a result, a total of \$1,478,757 was granted to HTF VC.</p> <p>In 2023, an additional investment of \$1.5 M in general funds was provided to HTF VC. As a short-term financial lender for housing projects, HTF VC cycles investments made by the County into their revolving loan pool (which are generally lent out and repaid within a 6–36-month timeframe). The additional contributions made to HTF VC are anticipated to help sustain their lending model and will be used to provide short-term construction and acquisition funds for affordable housing developments in the unincorporated County as well as within the cities of Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and Thousand Oaks. Overall, many of the clients serviced and funds allocated by HTF VC involved the unincorporated areas of the County.</p>	Other	1	<p>Board of Supervisor's Approval of 5-Year PLHA Plan, including Investment of 30% of PLHA funding provided to the Housing Trust Fund Ventura County during the first 3 years; Board of Supervisors Hearing, June 16, 2020, https://ventura.primegov.com/portal/item?id=78548</p> <p>Board of Supervisor's approval of \$1.5M investment, Board of Supervisors Hearing, March 14, 2023: https://ventura.primegov.com/portal/item?id=254931</p> <p>For more information, contact: Tracy.McAulay@venturacounty.gov</p>
HE-P - Maintain Senior Housing at Mobilehome Parks	<p>The County shall maintain senior occupancy of designated Senior Mobilehome Parks at 80% or more pursuant to the adopted Senior Mobilehome Park Overlay Zone.</p>	10/15/2029	6th Cycle	Continuous	<p>Planning Division staff implements this program on an ongoing basis. In January 2024, Staff completed its biennial verification of all eight Senior Mobilehome Parks in the County to ensure each park maintains senior occupancy at 80% or more pursuant to the County Senior Mobilehome Park Overlay Zone. As part of this verification, park managers are required to submit an Age Verification Certification Form every two years to certify the number of occupants that are 55 years of age or older living in the park. The Planning Division will continue the verification process for all eight Senior Mobilehome Parks in the County on a biennial basis. The most recent verification process was completed in January 2026.</p>	Other	1	<p>Mobilehome Park Rent Control Program Webpage https://rma.venturacounty.gov/divisions/planning/mobile-home-park-rent-control-program/</p> <p>Mobilehome Park Overlay Zoning Webpage: https://rma.venturacounty.gov/divisions/planning/mobilehome-park-overlay-zoning/</p> <p>For more information, contact Dillan.Murray@venturacounty.gov</p>
HE- Q - Housing Choice Vouchers	<p>The County shall continue to participate in the Housing Choice Vouchers Program, administered by the Area Housing Authority of the County of Ventura with the goal of providing long-term housing assistance to low-income individuals and families to provide them the means to maintain housing and avoid use of the shelter system.</p> <p>In implementing this program, the County Area Housing Authority receives and distributes approximately \$28 million annually towards housing vouchers to assist residents from unincorporated County as well as in the cities of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, and Thousand Oaks.</p>	10/15/2029	6th Cycle	Continuous	<p>The County continues to participate in the Housing Choice Vouchers Program, administered by the Area Housing Authority of the County of Ventura, with the goal of providing long-term housing assistance to low-income individuals and families to provide them with the means to maintain housing and avoid use of the shelter system.</p> <p>In implementing this program, the Area Housing Authority of the County of Ventura receives and distributes approximately \$45 million annually towards housing vouchers to assist residents from unincorporated County as well as in the cities of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, and Thousand Oaks.</p> <p>Funding for the Housing Choice Vouchers program is allocated annually by the federal government through the Department of Housing and Urban Development (HUD). The Area Housing Authority of the County of Ventura administers these funds on an ongoing basis and assists approximately 96 residents in the unincorporated area. In 2025, the Area Housing Authority of the Ventura County remained in a funding "short fall" for the year. To respond to this situation, the Area Housing Authority of the County of Ventura is not currently issuing new vouchers or awarding project-based vouchers to development projects.</p>	Other	1	<p>Area Housing Authority of the County of Ventura Webpage: https://www.ahacv.org/</p> <p>For more information, contact: Ricardo.Torres@ahacv.org</p>
HE-R - First-Time Homebuyer Assistance 1.	<p>The County shall, in collaboration with community partners, provide down payment assistance to expand homeownership opportunities in Ventura County. Down payment assistance funds provided by the County may be used to leverage monies from other grants to provide additional assistance with the intent to make homeownership more attainable for families living in rental property.</p> <p>Beginning in the FY 2022-23 County budget cycle and based upon the annual funding cycles thereafter, the CEO-Community Development shall implement notice of funding availability and application acceptance process per year during the Housing Element cycle. Priority application points shall be given to applications received from households from low opportunity and/or disadvantaged communities.</p>	6/30/2023	6th Cycle	Completed	<p>During this reporting period, the CEO-Community Development Division continued to partner with the Home Ownership Center at the Ventura County Community Development Corporation (VCCDC), now renamed to My Way Home, to administer allocated funds as a one-stop resource that provides a variety of assistance throughout the home-buying process. The Home Ownership Center provides residents with a variety of services to ensure that first-time home buyers are supported from start to finish, including education services, workshops and counseling. Additionally, the Home Ownership Center provides lending and realty support, such as down payment assistance and consulting for first-time buyers.</p> <p>Between FY 2021-22, FY 2022-23 and FY 2023-24, the Board approved a total of \$640,000 of CDBG funds to My Way Home. In addition, during FY 2024-25, the Board of Supervisors granted \$300,000 in PLHA funds for the My Way Home program for downpayment assistance. On April 29, 2025, the Board granted an additional award of \$300,000 (\$600,000 total as of FY 2024-25). This program funded by PLHA launched in November 2025 and more information can be found on the organization's website: https://www.mywayhome.org/.</p> <p>The County awarded funds to a nonprofit organization, who administers the application process for households requesting assistance. The County is not able to determine the nonprofit's prioritization of applicants. Assistance from the CDBG program must assist households at or below 80% AMI, and assistance under the PLHA program must assist households at or below 150% AMI. The County's service area includes low opportunity areas and disadvantaged communities.</p>	Other	1	<p>My Way Home Webpage (previously VCCDC): https://www.mywayhome.org/</p> <p>For more information, contact: Tracy.McAulay@venturacounty.gov</p>

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
HE-R - First-Time Homebuyer Assistance 2.	The County shall target an average of 12 down payment assistance each year, approximately \$300,000, utilizing CDBG funds throughout the Entitlement Area.	10/15/2029	6th Cycle	Continuous	In 2025, My Way Home fully expended all of their CDBG allocations. The County provided homebuyer assistance to three households throughout the Entitlement Area in 2025, however this did not include any households living in the unincorporated county. Overall, since the start of the 6th cycle, the County has served a total of 15 households with homebuyer assistance throughout the Entitlement Area; of which 8 were for households in the unincorporated county. (Resulting in an average of \$18,522 in assistance per household)	Households	15	My Way Home Webpage (previously VCCDC): https://www.mywayhome.org/ For more information, contact: Tracy.McAulay@venturacounty.gov
HE-S - Development Review Committee Fee Waiver	The County shall waive the fee for a pre-application Development Review Committee meeting with relevant County agencies for proposed 100% affordable housing projects. The Development Review committee consists of key County staff in various departments (e.g. County Fire District, Public Works Agency, Transportation Division, Environmental Health Division, etc.) who review discretionary permit applications at the pre-submittal stage to discuss development constraints and potential solutions.	5/31/2022	6th Cycle	Completed	Planning Division staff completed this program in May 2022 by waiving the fee for a pre-application Concept Project Review process (previously known as Development Review Committee) meeting with relevant County agencies for proposed 100% affordable housing projects. This waiver was established as part of the Board adoption of the Planning Division fee schedule for the 2022-2023 fiscal year. In 2025, applicants for two affordable housing projects utilized this waiver/benefit through the Concept Project Review process: 1) the County of Ventura's CEO-Community Development Department completed a Countywide agency review and received direction on satisfying development provisions that were necessary as part of the building permit process for the 89-unit HomeKey+ Project at Lewis Road; and 2) the Global Women Foundation & Band of Brothers proposed a veterans special needs housing project located at Studio Road (near Box Canyon), with a proposal to convert one existing unit on site, and construct one new unit to collectively include approximately 26-bed capacity for veterans.	Other	1	Planning Division Fee Schedule: https://rmdocs.venturacounty.gov/planning/fees/publications/planning-division-fee-schedule.pdf
HE-T - Publish Clear Permit Approval Procedures	The County shall publish clear permit approval procedures by maintaining an updated webpage that includes Spanish translation that clearly identifies ministerial permitting pathways for new State law provisions (e.g., SB 35, AB 2162, AB 1783 compliant housing) which exempt certain housing development from discretionary review.	4/30/2022	6th Cycle	Completed	Funded by a State planning grant (Senate Bill 2, 2017), County staff created a streamlined ministerial multifamily housing permit application along with public education materials, and guidance on the determination of objective standards in the County's General Plan, Area Plans, and Zoning Ordinances. All materials were added to the Planning Division website in April 2022, available at https://rma.venturacounty.gov/divisions/planning/streamlined-multifamily-housing/ . The website information was also translated to Spanish. Staff updates resources, as needed, after the passage of new State laws. In addition, the Planning Division also prepared and maintained a webpage for SB 9 (effective 1/1/2022), which includes fact sheets in English and Spanish, in addition to other resources.	Other	1	Streamlined Affordable Housing Development Webpage: https://rma.venturacounty.gov/divisions/planning/streamlined-multifamily-housing/ SB 9 Webpage: https://rma.venturacounty.gov/divisions/planning/senate-bill-9-sb-9/
HE-U - Modular Accessory Dwelling Units and Garage Conversion Building Plans	The County shall market the Ventura Council of Governments "Regional ADU Program" once it is funded and developed using Regional Early Action Planning Grant funds. This program will include design plans for a less expensive prefabricated, stand-alone ADU, and several free templates for a garage ADU conversion to be made available to homeowners.	8/31/2022	6th Cycle	Completed	The 2021 Regional Early Action Planning (REAP) Grant funds awarded to the Ventura County Council of Governments (VCOG) were re-directed from preparation of a "Regional ADU Program" to developing an ADU website, and to assist all county residents with building an ADU. In 2024, VCOG launched a comprehensive ADU website for Ventura and Orange counties (https://housingsocal.org/), which includes helpful resources such as an ADU cost calculator, that can be used by all jurisdictions within Ventura County. The Planning Division website includes links to several components of this website, including the ADU cost calculator tool. Additionally, the County markets its own pre-approved plans for detached ADUs, developed by the County's Building and Safety Division in 2021. These plans provide an affordable option for developing ADUs on site and are available free of cost for all county residents. Three options are currently available for use – 700 sq. ft, 900 sq. ft, and 1198 sq. ft.	Other	1	Standardized Plans Webpage: https://rma.venturacounty.gov/divisions/planning/accessory-dwelling-farmworker-dwelling/ Housing SoCal Webpage: https://housingsocal.org/ ; Ventura County ADU Calculator Webpage: https://venturacounty.aduaccelerator.org/calculator

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
HE-V - Code Compliance	The County shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords to improve overall housing quality and conditions by responding to calls from residents regarding potential building code violations, and refer residents to appropriate resources (e.g., Building and Safety division, fair housing legal services through Housing Rights Center, and Human Services Agency, etc.). The County shall report the results of the Code Compliance violations and resolutions for substandard housing improvements bi-annually.	10/15/2029	6th Cycle	Continuous	<p>This program is implemented by the County's Code Compliance Division on an on-going basis. The Code Compliance Division issues violations for blighted properties containing various degrees of substandard housing conditions from faulty interior wiring to dilapidated exterior structural support. Code Compliance staff works with applicants and provides guidance on how to achieve abatement of violation noted in the substandard housing condition. The efforts were last summarized for this program in the 2023 Annual Progress Report document, available on the Planning Division website (https://rma.venturacounty.gov/divisions/planning/ventura-county-general-plan-annual-report/).</p> <p>From January 1, 2024, to December 31, 2025, the Code Compliance Division has reviewed a total of 215 violation cases related to substandard housing, where 79 percent of all cases reviewed occurred in the Imminent Hazard and Health Hazard categories. As compared to the data in the 2023 APR, the last two years have indicated an overall increase in the number of pending violations while an overall decrease in the issuance of violations (112 New Violations in the 2023 APR vs. 52 New Violations in 2025 APR) suggesting a shift away from issuance heavy enforcement and a prioritization of cases that have longer abatement lifecycles. The modest increase in the number of abated violations this reporting period reflects the shift of staff effort towards the management and resolution of more complex cases such as Imminent and Health Hazards. While this may result in longer case durations, and greater number of pending violations, this approach can provide more consistency for the customer and reduce repetitive enforcement actions in the future.</p> <p>Although 189 violations remain pending, the County is actively working with residents to achieve abatement. For the purposes of this report, a violation is considered open if an aspect of the code enforcement process remains pending. In all cases, the primary goal is to obtain sustained, voluntary compliance with State and County housing standards, and to gain this through education and collaboration. The next review of Program HE-V – Code Compliance will be conducted as part of the 2027 annual progress report.</p>	Other	1	Annual Progress Report Webpage: https://rma.venturacounty.gov/divisions/planning/ventura-county-general-plan-annual-report/
HE-W - Home Rehabilitation 1.	The County shall partner with non-profit organizations such as Habitat for Humanity to provide home rehabilitation assistance for homes owned by low-income families, veterans, and elderly residents on limited incomes. By addressing long-deferred home maintenance, and fixing critical repairs and code violations, this program helps families stay in their already affordable homes and avoid displacement.	10/15/2029	6th Cycle	Continuous	<p>In 2023, the County CEO-Community Development Division updated their website to highlight opportunities for low-income, veteran, and senior homeowners to apply for home rehabilitation assistance.</p> <p>In addition, the CEO-Community Development Division partnered with Habitat for Humanity Ventura County to implement the Habitat Home Repair Program. Following the County's annual Notice of Funding Availability (NOFA) hearing, Habitat for Humanity applied for and received CDBG funds in the amounts of \$150,000 in FY 2024-25, and \$100,000 in FY 2025-26 to implement this program. In administering this program, Habitat for Humanity reviews applications to repair residential properties for low- to moderate-income homeowners.</p>	Other	1	<p>HOUSING – Homeowner and Rental Assistance Webpage: https://venturacounty.gov/county-executive-office/community-development/housing-homeowner-and-rental-assistance/</p> <p>For more information, contact: Tracy.McAulay@venturacounty.gov</p>
HE-W - Home Rehabilitation 2.	Based upon the annual funding cycles available to the County beginning in FY 2021-22, CEO Community Development shall implement notice of funding availability shall and application acceptance process for up to 15 units or \$200,000, per year during the eight-year Housing Element cycle. Priority application points shall be given to applications received from low opportunity and disadvantaged communities in entitlement areas to affirmatively further fair housing.	6/30/2022	6th Cycle	In Progress	CEO Community Development implements an annual Notice of Funding Availability (NOFA) hearing. In 2025, two households in the unincorporated Ventura County received assistance and the County anticipates additional funds will be awarded to the Habitat Home Repair Program during FY 2025-26. Overall, since the start of the 6th cycle, eight homes/households from the unincorporated county have received assistance.	Households	8	<p>HOUSING – Homeowner and Rental Assistance Webpage: https://venturacounty.gov/county-executive-office/community-development/housing-homeowner-and-rental-assistance/</p> <p>For more information, contact: Tracy.McAulay@venturacounty.gov</p>
HE-X - HomeShare	<p>The County shall administer the HomeShare program, which matches home providers with home seekers in exchange for minimal rent and/or services, such as a senior homeowner that is in need of assistance (transportation, cooking, housekeeping, yardwork, companionship, pet care, etc.) and has extra available room in his/her home.</p> <p>In implementing this program, the HomeShare program matches approximately 112 home seekers with providers annually. Monthly rental ranges from \$500-\$600, sometimes no-rent is charged if over 10 to 12 hours of services is provided per week. Additionally, the County is providing affordable housing options in high opportunity areas and furthering fair housing.</p>	10/15/2029	6th Cycle	Continuous	<p>Previously administered by the Area Agency on Aging division of the Human Services Agency (HSA), the HomeShare program was transitioned to United Way of Ventura County on May 23, 2025. Information gathered from United Way indicates that the HomeShare program successfully matched 17 home seekers with providers in 2025. The program is now operated by United Way as the Landlord Engagement Program.</p> <p>Effective July 1, 2026, HSA will transition the administration of the AAA program to the California Department of Aging.</p> <p>Since the start of the 6th cycle, a total of 535 homeseekers were matched through the HomeShare program.</p>	Households	535	For more information, contact: Brandy Schoepflin brandy.schoepflin@vcunitedway.org (Homeless Initiatives for United Way Ventura County)

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
HE-Y - Inclusive Community Representation	The County shall actively recruit county residents in low opportunity neighborhoods to serve or participate on boards, committees, and other local government bodies to foster inclusive communities and further fair housing objectives.	10/1/2029	6th Cycle	Continuous	<p>This program is implemented by the County's CEO-Clerk of the Board Division. By 2024, the Clerk of the Board completed the following upgrades to their Boards, Commissions, and Committees (BCCs) portal, which is used to post position vacancies and receive applications from community members to make applying for BCCs more inclusive and user-friendly:</p> <ul style="list-style-type: none"> •Added a GIS mapping component to the portal to determine if potential applicants for vacancies are residing in a low resource opportunity zone. •Updated informational materials about BCCs and distributed materials to all agencies that have BCCs. •Added the newly created flier to COB's website: https://venturacounty.gov/county-executive-office/clerk-of-the-board/boardscommissionscommittees-information/. •Transitioned the application process to an online paperless system, allowing applicants to avoid printing, scanning, emailing, or mailing their physical applications. •Revised the BCCs portal to allow applicants to apply for appointments to multiple BCCs simultaneously. •Recruited for BCCs on Board of Supervisors' social media pages. <p>The County continues to actively recruit for BCCs on the Board of Supervisors' social media pages and will continue to implement this program as part of standard operations, encouraging adequate and inclusive community representation whenever possible.</p>	Other	1	Clerk of the Board of Supervisors Webpage: https://venturacounty.gov/county-executive-office/clerk-of-the-board/boardscommissionscommittees-information/ .
HE-Z - ADU Monitoring 1.	The County shall track new ADUs and collect information on the use and affordability of these units.	10/15/2029	6th Cycle	Continuous	<p>Planning Division staff continues to implement this program by collecting ADU rental information throughout the year and summarizing the development and affordability of ADUs and JADUs in the Annual Progress Report. This program commits to annually monitoring the production of ADUs and JADUs to ensure that the County's projected average of 70 units per year is being achieved and addressing a significant portion of the RHNA.</p> <p>In March 2025, the Planning Division submitted the County's 2024 Annual Progress Report (APR) to the State. The report included that a total of 71 ADUs and JADUs received building permits in the unincorporated County in calendar year 2024, once again exceeding the State's annual target of 70 units per year.</p>	Other	1	Annual Progress Report Webpage: https://rma.venturacounty.gov/divisions/planning/ventura-county-general-plan-annual-report/
HE-Z - ADU Monitoring 2.	Halfway through the projection period (2025), if determined that these units are not meeting a lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA.	4/1/2026	6th Cycle	Completed	<p>As reflected in the 2025 APR, an additional 98 ADUs and JADUs received building permits in calendar year 2025. This brings the total number of ADUs/JADUs produced so far in the 6th RHNA cycle to 447 units (from October 16, 2021 through December 31, 2025), which is equivalent to approximately 80 percent of the County's ADU target for the entire 2021-2029 planning period. Of the 98 ADUs and JADUs permitted in 2025, 71 units, or approximately 72 percent, were affordable to lower-income households. Section B of the 2025 APR document includes a more detailed discussion of ADU/JADU trends and affordability throughout the County. Overall, this progress illustrates the County's support in producing ADUs and meeting the County's RHNA allocation for lower-income units.</p>	Other	1	Annual Progress Report Webpage: https://rma.venturacounty.gov/divisions/planning/ventura-county-general-plan-annual-report/

Jurisdiction	Ventura County - Unincorporated	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
183-0-100-335	2800 Teal Club Road	Vacant	0	Exempt Surplus Land	0	Road ROW

Jurisdiction	Ventura County - Unincorporated	NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table L							
Historical Resources							
Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes
Summary Row:							
701-0-040-100	9199 Cotharin Road, Malibu, CA 90265	1/23/2025	Local	1900 to Present	Art	39.4	This property is one of two contributors to the Tony Duquette Historic District, focused upon the creations of nationally significant artist and designer Anthony "Tony" Duquette. The district includes multiple resources across two parcels under separate ownership.
701-0-040-460	11688 Cotharin Road, Malibu, CA 90265	1/23/2025	Local	1900 to Present	Art	10.9	This property is one of two contributors to the Tony Duquette Historic District, focused upon the creations of nationally significant artist and designer Anthony "Tony" Duquette. The district includes multiple resources across two parcels under separate ownership.
131-0-050-150	7620 Telephone Road, Ventura, CA 93003	8/25/2025	Local	1800 to 1899	Agriculture	77.28	Ventura County Point of Interest No. 16
064-0-320-045	12465 Foothill Road, Santa Paula, CA 93060	8/25/2025	Local	1900 to Present	Architecture	6.17	Ventura County Point of Interest No. 17

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount \$ 208,281.02 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update (Phase 2)	\$65,000.00	\$65,000.00	Completed	Local General Fund	Adopted, October 2021. Certified by HCD, December 2021.
Accessory Dwelling Unit Development Standards Update	\$26,718.98	\$26,718.98	Completed	Local General Fund	Project tasks completed. Remaining budget reallocated to farmworker study project. Ordinance adopted February 2023.
El Rio/Del Norte Area Plan Update (Phase 1)	\$130,000.00	\$129,174.58	Completed	Local General Fund	Project tasks completed. Draft Background report, draft Outreach Plan, and a technical water study, completed by September 2024.
Ventura County Regional Farmworker Housing Study and Action Plan (Phase 2)	\$78,281.02	\$78,281.02	Completed	REAP	Phase 2 of this project was completed by April 2023

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary

Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	24
	Non-Deed Restricted	28
Very Low	Deed Restricted	0
	Non-Deed Restricted	11
Low	Deed Restricted	24
	Non-Deed Restricted	13
Moderate	Deed Restricted	0
	Non-Deed Restricted	78
Above Moderate		36
Total Units		214

Building Permits Issued by Affordability Summary

Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	28
Very Low	Deed Restricted	0
	Non-Deed Restricted	15
Low	Deed Restricted	0
	Non-Deed Restricted	30
Moderate	Deed Restricted	0
	Non-Deed Restricted	52
Above Moderate		27
Total Units		152

Certificate of Occupancy Issued by Affordability Summary

Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	10
Very Low	Deed Restricted	0
	Non-Deed Restricted	6
Low	Deed Restricted	49
	Non-Deed Restricted	30
Moderate	Deed Restricted	0
	Non-Deed Restricted	103
Above Moderate		26
Total Units		224

Jurisdiction	Ventura County - Unincorporated	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	28
Very Low	Deed Restricted	0
	Non-Deed Restricted	15
Low	Deed Restricted	0
	Non-Deed Restricted	30
Moderate	Deed Restricted	0
	Non-Deed Restricted	52
Above Moderate		27
Total Units		152

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	20
Single-family Detached	87	54	93
2 to 4 units per structure	0	0	1
5+ units per structure	49	0	98
Accessory Dwelling Unit	75	98	56
Mobile/Manufactured Home	3	0	0
Total	214	152	268

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	152	152

Housing Applications Summary	
Total Housing Applications Submitted:	168
Number of Proposed Units in All Applications Received:	215
Total Housing Units Approved:	215
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Jurisdiction	Ventura County - Unincorporated		
Reporting Year	2025	(Jan. 1 - Dec. 31)	
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029	
Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	164	211
Discretionary	4	4

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	37
Sites Rezoned to Accommodate the RHNA	0

**HOUSING SUCCESSOR AGENCY ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING FUND
FOR FISCAL YEAR 2024-25 PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)
FOR THE
VENTURA COUNTY HOUSING SUCCESSOR AGENCY**

This Housing Successor Agency Annual Report (Report) regarding the Low and Moderate Income Housing Funds (LMIHF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of December 29, 2025. This Report sets forth certain details of the Ventura County Housing Successor Agency (Housing Successor Agency) activities during Fiscal Year 2024-25 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor Agency an annual report on the housing assets and activities of the Housing Successor Agency under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor Agency staff and information contained within the financial records of the Low and Moderate Income Housing Fund for the Fiscal Year mentioned above. This Report is prepared using the cash basis of accounting and it conforms with and is organized into sections I through XIII, inclusive, pursuant to subdivision (f) of Section 34176.1 of the Dissolution Law:

- I. **Amount Received Pursuant to Section 34191.4(b)(3)(A):** This section provides a total amount of funds received pursuant to Section 34191.4(b)(3)(A).
- II. **Amount Deposited into LMIHF:** This section provides the total amount of funds deposited into the LMIHF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- III. **Ending Balance of LMIHF:** This section provides a statement of the balance in the LMIHF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- IV. **Description of Expenditures from LMIHF:** This section provides a description of the expenditures made from the LMIHF during the Fiscal Year. The expenditures are categorized as required by subdivision (f)(4) of Section 34176.1.
- V. **Statutory Value of Assets Owned By Housing Successor Agency in LMIHF:** Under the Dissolution Law (Health & Saf. Code, § 34176.1, subd. (a)(1)) and for purposes of this Report, the “statutory value of real property” means the value of properties held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance pursuant to subdivision (a)(2) of Section 34176, the value of the properties transferred to the Housing Successor Agency pursuant to subdivision (f) of Health and Safety Code Section 34181, and the purchase price of any properties purchased by the

Housing Successor Agency. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHF.

- VI. Description of Transfers:** This section describes transfers, if any, to another successor housing agency made in previous fiscal years, including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VII. Project Descriptions:** This section describes any project for which the Housing Successor Agency receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VIII. Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Health and Safety Code Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, if any, this section provides a status update on such projects.
- IX. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing transfer obligations, if any, under Section 33413 that were outstanding at dissolution of the former redevelopment agency on February 1, 2012, along with the Housing Successor Agency's progress in meeting those prior obligations, if any, and how the Housing Successor Agency's plans to meet unmet obligations, if any.
- X. Income Test:** This section provides the information required by subdivision (a)(3)(B) of Section 34176.1, or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014, and whether the statutory thresholds have been met.
- XI. Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor Agency, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor Agency, its former Redevelopment Agency and its host jurisdiction within the same time period.
- XII. Excess Surplus Test:** This section states the amount of excess surplus in the LMIHF (if any), the length of time that the Housing Successor Agency has had excess surplus, and the Housing Successor Agency's plan for eliminating the excess surplus.
- XIII. Inventory of Homeownership Units:** This section provides an inventory of homeownership units assisted by the former Housing Agency or the Housing Successor Agency that are subject to covenants or restrictions or to an adopted program that protects the former Housing Agency's investment of moneys from the Low and Moderate Income Fund pursuant to subdivision (f) of Section 33334.3 of the Health and Safety Code. The inventory includes:

- A. The number of units assisted by the former Housing Agency.
- B. The number of units lost and the reason for those losses.
- C. Any funds returned to the Housing Successor Agency as part of an adopted program that protects the former agency's investment.
- D. Whether the Housing Successor Agency has contracted with any outside entity for the management of the units and, if so, their identity.

This Report is to be provided to the Housing Successor Agency's governing body within six months of the end of the previous fiscal year. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the County's website at:

<https://www.ventura.org/county-executive-office/community-development/housing-successor-agency>

I. AMOUNT RECEIVED PURSUANT TO SECTION 34191.4(b)(3)(A):

This section provides a total amount of funds received pursuant to Section 34191.4(b)(3)(A).

There were no funds received pursuant to Section 34191.4(b)(3)(A) during the Fiscal Year.

II. AMOUNT DEPOSITED INTO LMIHF DURING THE FISCAL YEAR

Source	Amount
Interest	\$ 23.10
Total from all sources deposited in Fiscal Year	\$ 23.10

A total of \$23.10 was deposited into the LMIHF during the Fiscal Year. Of the total funds deposited into the LMIHF, a total of \$0 was held for items listed on the ROPS.

III. ENDING BALANCE OF LMIHF

Balance of LMIHF as of 6/30/25	
Subject	Balance
Beginning Balance (As of 7/1/24)	\$ 579.76
Add: Current Deposits (Loan Repayments)	\$ 0
Add: Current Deposits (Interest)	\$ 23.10
Less: Expenditures	\$ 0
Ending Balance	\$ 602.86

At the close of the Fiscal Year, the ending balance in the LMIHF was \$602.86, of which \$0 is held for items listed on the ROPS. The beginning balance represents prior year earned interest.

IV. DESCRIPTION OF EXPENDITURES FROM LMIHF

There were no funds expended pursuant to Section 34176(f)(4) during the Fiscal Year.

V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR AGENCY IN LMIHF

Under the Dissolution Law and for purposes of this Report, the "statutory value of real property" means the value of properties held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance pursuant to subdivision (a)(2) of Section 34176, the value of the properties transferred to the Housing Successor Agency pursuant to subdivision (f) of Section 34181 of the Health and Safety Code, and the purchase price of any properties purchased by the Housing Successor Agency. The value of any loans and grants receivable is also included in the calculation of these reported assets held in the LMIHF.

The following summarizes the statutory value of assets owned by the Housing Successor Agency on July 1, 2025 (the LMIHF currently includes no real property assets):

Asset Category Loans	Statutory Value
Home Loans (12 Loans)	\$126,020.16
Less: Home Loans Forgiven	<59,833.03>
Less: Home Loans Repaid	<0.00>
Total Statutory Value of Assets Owned by Housing Successor Agency (12 Loans)	\$66,187.13

VI. DESCRIPTION OF TRANSFERS

This section describes transfers, if any, to another successor housing agency made in the previous fiscal year(s).

No LMIHF transfers were made during the fiscal year.

VII. PROJECT DESCRIPTIONS

This section describes any project for which the Housing Successor Agency receives or holds property tax revenue pursuant to the ROPS and the status of that project.

The Housing Successor Agency does not receive or hold property tax revenue pursuant to the ROPS.

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor Agency on or after February 1, 2012; however, this Report presents a status update on any projects related to such real property.

With respect to interests in real property acquired by the former Housing Agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former Housing Agency and now held by the Housing Successor Agency in the LMIHAF, the Housing Successor Agency must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

No property was acquired by the Housing Agency using LMIHF prior to February 1, 2012.

The following provides a status update on properties acquired by the Housing Successor Agency using LMIHF on or after February 1, 2012:

No property was acquired by the Housing Successor Agency using LMIHF on or after February 1, 2012.

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the Redevelopment Implementation Plan adopted by the County of Ventura Redevelopment Agency on August 7, 2007, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor Agency. The former redevelopment agency's Implementation Plans are posted on the County's website at:

https://vcportal.ventura.org/CEO/community-dev/RDA/docs/Redevelopment_Implementation_Plan.pdf

There are no replacement housing obligations.

Inclusionary/Production Housing. According to the Redevelopment Implementation Plan adopted by the County of Ventura Redevelopment Agency on August 7, 2007, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor Agency. The former redevelopment agency's Implementation Plans are posted on the County's website at:

https://vcportal.ventura.org/CEO/community-dev/RDA/docs/Redevelopment_Implementation_Plan.pdf

There are no inclusionary/production obligations.

X. EXTREMELY-LOW INCOME TEST

Subdivision (a) of Section 34176.1 provides that the Housing Successor Agency must require at least 30% of the LMIHF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the area median income (AMI). If the Housing Successor Agency fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor Agency must ensure that at least 50% of the funds remaining in the LMIHF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor Agency demonstrates compliance with the Extremely-Low Income requirement. This information is required to be reported for 2014-2019 and every five years thereafter, for expenditures from January 1, 2014, through the end of the latest fiscal year covered in this report.

Year	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Aggregate of 5 Prior FY's	FY 2024-2025
Beginning Balance	\$ 530.88	\$ 543.34	\$ 548.80	\$ 550.64	\$ 558.83	\$ 530.88	\$ 579.76
Add: Deposits	\$ 12.46	\$ 5.46	\$ 1.84	\$ 8.19	\$ 20.93	\$ 48.88	\$ 23.10
Less: Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 543.34	\$ 548.80	\$ 550.64	\$ 558.83	\$ 579.76	\$ 579.76	\$ 602.86

The current unencumbered amount in the account is \$602.86 as of June 30, 2025, which is below the Housing Successor Agency's basis of \$1,000,000. Therefore, there is no excess surplus.

XI. SENIOR HOUSING TEST

The Housing Successor Agency is to calculate and report the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor Agency, the former redevelopment agency and/or the County of Ventura within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor Agency, the former redevelopment agency and/or County of Ventura within the same time period. If this percentage exceeds 50%, then the Housing Successor Agency cannot expend future funds in the LMIHF to assist additional senior housing units until the Housing Successor Agency or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following table provides the information required for this report on the Housing Successor Agency's Senior Housing Test for the 10-year period of July 1, 2014 – June 30, 2025.

Senior Housing Test 10-Year Test July 1, 2014 – June 30, 2025	
# of Assisted Senior Rental Units	0
# of Total Assisted Rental Units	0
Senior Housing Percentage	0%

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in subdivision (d) of Section 34176.1 as “an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the [Housing Successor Agency’s] preceding four fiscal years, whichever is greater.”

Year	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Aggregate of 5 Prior FY's	FY 2024-2025
Beginning Balance	\$ 543.34	\$ 548.80	\$ 550.64	\$ 558.83		\$ 579.76
Add: Deposits	\$ 5.46	\$ 1.84	\$ 8.19	\$ 20.93	\$ 36.42	\$ 23.10
Less: Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance	\$ 548.80	\$ 550.64	\$ 558.83	\$ 579.76		\$ 602.86

As provided in subdivision (d) of Section 34176.1, the greater of \$1,000,000.00 or the aggregate of deposits during the preceding four fiscal years is used to calculate excess surplus. Since the aggregate of deposits during the preceding four fiscal years is \$36.42, \$1,000,000 will be used to calculate excess surplus.

The current unencumbered amount in the account is \$602.86 as of June 30, 2025, which is below the Housing Successor Agency's basis of \$1,000,000. Therefore, there is no excess surplus.

XIII. Inventory of Homeownership Units

This section provides an inventory of homeownership units assisted by the former Housing Agency or the Housing Successor Agency that are subject to covenants or restrictions or to an adopted program that protects the former Housing Agency's investment of moneys from the Low and Moderate Income Fund pursuant to subdivision (f) of Section 33334.3 of the Health and Safety Code.

The inventory includes:

- A. The total number of units assisted by the former Housing Agency or the Housing Successor Agency - **12 units**
- B. The total number of homeownership units lost to the Housing Successor Agency's portfolio between July 1, 2024, and June 30, 2025, along with the reasons for those losses:

Current Year Losses (July 1, 2024, through June 30, 2025): None

Number of Units	Reason for Loss	Amount Returned	Loss Date
Total Units Lost: 0		\$ 0.00	Total

- C. No funds returned to the Housing Successor Agency during the fiscal year are part of an adopted program that protects the former agency's investment.
- D. The Housing Successor Agency has not contracted with any outside entity for the management of the units.

ACTIONS NEEDED

This report and an independent financial audit of the Low and Moderate Income Housing Fund must be presented to the Housing Successor Agency's governing body within six months of the end of the previous fiscal year. The independent financial audit is included as part of the County of Ventura's Annual Comprehensive Financial Report.

This report and the former redevelopment agency's Implementation Plans are posted on the County's website at:

<https://www.ventura.org/county-executive-office/community-development/housing-successor-agency/>