

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN BUENAVENTURA

Reporting Period 01/01/2016 - 12/31/2016

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
The Enclave	SF	Owner	0	12	0	38	50	0		12	
(9) Total of Moderate and Above Moderate from Table A3			0			223					
(10) Total by Income Table A/A3			0	12	0	223					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	8	0	173	4	0	185	4

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	861	0	28	49	0	0	0	0	0	0	77	784
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	591	0	0	0	12	0	0	0	0	0	12	579
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		673	0	2	41	0	0	0	0	0	0	43	630
Above Moderate		1529	0	89	55	223	0	0	0	0	-	367	1162
Total RHNA by COG. Enter allocation number:		3654											
Total Units ▶ ▶ ▶			0	119	145	235	0	0	0	0	0	499	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													3155

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. Housing Preservation Loan Program	Assist 12 households	2014-2021. Reopen to new applicants by 2014	2016: No Changes. Reopening HPP project is on hold for further consideration of broader strategy of Affordable Housing Program: 1) retain (maintain/rehab); 2) grow (expand what we have acquisition/rehab); and 3) produce new housing.
2. Housing Code Enforcement Program	Continue programs. Produce at least 1,000 Resale Reports each year. Continue to encourage applicants to legalize residential units under the Second Unit Amnesty Permit Program before the application deadline date of the end of calendar year 2013. Permit 100 units under this program, with all final inspections carried out June 30, 2014	2014-2021 Through June 30, 2014 for amnesty program	2016: No Changes. Beginning in 2011, Building Records Disclosure Report (BRDR) Program started to ensure full disclosure of permitted building activity prior to transfer of property, both buyer and seller acknowledge receipt of permit information.
3. Condominium Conversion Ordinance	Continue program.	Ongoing	2016: No Changes
4. Section 8 Rental Assistance	The City will advocate for this program and encourage property owners to list	Ongoing	2016: No Changes

	available units.		
5. Preservation of Assisted Housing	Monitor at-risk units through contact one year prior to expiration; pursue options to purchase affordability covenants on all or portion of at-risk units; conduct tenant notification by notifying tenants at least one year prior to potential conversion to market-rate housing, providing information regarding tenant rights and conversion procedures should an owner decide to convert his/her property to non-low-income use, then offering tenants information regarding Section 8 rental subsidies and other available assistance through City and County agencies as well as non-profit organizations; Study creation of a 1:1 replacement program and a funding mechanism for at-risk units that convert to market rate units, meaning that, for each unit that drops off the City list of publicly-assisted low-income housing, the City would replace that unit with either a rental or owner-occupied publicly-assisted low-income unit within a certain time frame.	2016	2016: The City continues to monitor units for expiration, and to assist in the re-sales to income-qualified buyers.
6. Mobile Home Park Rent Stabilization Ordinance	Seek new funding/grant opportunities to continue program	Ongoing	2016: No changes.
7. Mobile Home Park Preservation	Continue MHP zoning designation to maintain viable mobile home parks. The City will study the feasibility of creating a seniors only zoning designation for mobile home parks within a 2-year time period. This study would be funded through the General Fund, as directed by Council through the Community Development Work Plan.	Ongoing, 2014-2016 for seniors only zoning designation	In 2015, City Council adopted Ordinance No. 2015-010, establishing a Seniors Mobile Home Park Overlay zone (MHP- S), which applies to eight (8) of Ventura's sixteen (16) Mobile Home Parks.
8. Mobile Home Park Resident Ownership Program	Provide program information; support funding applications.	Ongoing	2016: No changes.
9. Mobile Home Rehabilitation Grant Program	Assist an average of 15-30 households per year; market the availability of the	2014-2021	Fifteen (15) MHRGP grants were completed in 2016, providing funding for critical repairs and improvements to owner-occupied mobile home units.

	<p>program by providing brochures to local mobile home park associations, distributing at relevant public meetings, and displaying them at the City's public counters, public libraries, and the senior center.</p>		
10. Rental Acquisition & Rehabilitation Program	<p>Continue to seek opportunities for rehabilitation of deteriorating rental properties in locations that contribute to overall neighborhood revitalization.</p>	2014-2021	2016: No changes
11. Workforce Housing	<p>Provide financial and regulatory incentives to increase the supply of housing affordable to Ventura's lower-income workforce.</p>	2014-2021	No new workforce housing was completed in 2016, however, the Snapdragon project with 22 units for extremely-low, very-low, and low- income households, will begin construction in 2017.
12. Homebuyer Assistance	<p>Evaluate HAP Program guidelines and outside funding opportunities. Assist 1-2 households on an annual basis after program reopens; advertise program. Assist approximately 16 potential first time homebuyers within Ventura city limits in utilizing the WISH and IDEA program by directing them to a participating local bank and to homebuyer counseling programs, certifying income and first time homebuyer requirements, and providing application preparation assistance.</p>	30-June-14	In 2016, the City partnered with the Ventura County Community Development Collaborative (VCCDC), which promotes homeownership through financial coaching, lending, and realty services. VCCDC assists with marketing efforts for the City's Inclusionary Housing units, and also provides homeowner workshops for residents in Ventura's Westside community.
13. Inclusionary Housing Ordinance	<p>Continue to implement the inclusionary ordinance and monitor its effectiveness throughout planning period. Amend Density Bonus Ordinance such that additional units allowed under this ordinance can be counted towards determining the required number of inclusionary units, and repeal Section 24.445.030 of the Ordinance in order to comply with State Density Bonus law.</p>	Amend Density Bonus Ord. and assess in-lieu fee by 2014, implement and monitor 1	The Blue Ribbon Committee (BRC) reported to the City Council in 2014 on its progress in assessing the Inclusionary Housing Program (IHP) and the possibility/ feasibility of establishing an in-lieu fee. At the time of the BRC's report, the California Supreme Court had not yet ruled on the BIA v. San Jose case. Hence, the Council directed the BRC to take no further action until the Court made its ruling. The Court's 2016 decision was to uphold the use of Inclusionary Housing Ordinances. Thus, in 2017, the City plans to restart the effort to revamp the IHP, with the possibility of incorporating an in-lieu fee.
14. Second Units	<p>Facilitate development of at least 8 second units annually through information provided at the public counter and on the city website. Attend neighborhood council</p>	2014-2021	In 2016, 4 new second units were permitted and completed.

	meetings and regional realtor and contractor association meetings to educate them on the City's regulations regarding both new and existing second units and their financial and processing advantages. Monitor and report on the effectiveness of this program in the City's annual General Plan Progress Report.		
15. Non-Traditional Housing	The City will continue its efforts to facilitate the development of non-traditional housing types, including co-housing, assisted living facilities, and live-work units, through the development, adoption, and implementation of form based codes and adoption of a new Density Bonus Ordinance that will conform to the State Code.	Ongoing	In 2016, the City allocated CDBG funding to the County's Area Agency on Aging for their Homeshare program, which matches people seeking housing with homeowners who have a room to rent. Additionally, the City continued its partnership with the Homeless 2 Home collaborative.
16. Other Housing Funding Options	Pursue various alternative or previously unutilized sources of funding for housing such as participation in the Ventura County Trust Fund. Evaluate the effectiveness of this program during the City's final year of payment to determine performance/successes and then seek City Council consideration to fund another 4 years with installment plan.	TBD	In 2015, the City completed its 5-year commitment of \$200,000 to the VCHTF. By the end of 2016, the trust fund has loaned over \$2M to ten projects creating 132 units of affordable housing. Three of the projects are located in the City of Ventura, accounting for \$750,000 of the funds loaned and creating 50 affordable units.
17. 10-Year Strategy to End Homelessness	Continue to advocate and support the recommendations in the Strategy; actively participate in oversight of activities via the interagency Council on Homelessness for Ventura County; work closely with the Ventura County Homeless and Housing Coalition; invite the Ventura County Homeless and Housing Coalition to prepare an annual progress report on the 10-Year Strategy to End Homelessness and present it to the City Council; where appropriate, incorporate recommendations from the annual progress reports into the next update of the Housing Element.	2014-2021	In April 2016, the City held a Community Homelessness Workshop, which led to city council, in July 2016, directing staff to explore zoning changes to allow for services and shelter to be co-located in the same place, with a Conditional Use Permit (CUP). Council further directed staff to seek resources to help pay for the CUP. It is anticipated that a services-shelter zoning ordinance will be adopted by council in 2017.

<p>18. Infill First Strategy</p>	<p>Continue to implement Infill-First Strategy. Utilize site assembly and the City's flexibility to encourage lot consolidation to help facilitate infill development. Maximize opportunities for higher density residential and mixed uses (e.g. 30 units per acre). Prepare up-to-date inventory of vacant and underutilized parcels to be made available to the public, in conjunction with information on available development incentives, every two years or as-needed. The City will also host a public outreach event once every two years upon release of each updated inventory in order to help publicize this information.</p>	<p>Update land inventory every two years including 2015 and 2017</p>	<p>In 2016, the City Council initiated the General Plan Refinement project, which directed the creation Mixed Use Land Designations for the Corridors consistent with the 2005 General Plan's Infill First strategy. Housing Element Land Inventory (HELI) sites designated Mixed Use would be required to provide residential uses as part of a mixed use projects. As part of that work effort, Community Development staff initiated an expanded analysis including additional sites for the 2017 HELI update.</p>
<p>19. Transitional/ Supportive Housing & Emergency Shelters</p>	<p>Provide adequate sites for homeless & at-risk homeless population. Support establishment of regional Homeless Service Center in City.</p>	<p>2014-2021</p>	<p>The Winter Warming Shelter (WWS) was operated in Ventura during the winter months. Due to St. Vincent de Paul no longer providing shelter services, a private service provider implemented the program in 2015-2016. More than 100 unduplicated Ventura residents are served annually by the program.</p> <p>See Program 17 (above) regarding the City's pursuits of a zoning ordinance to allow, through a Conditional Use Permit, co-location of shelter and supportive services.</p>
<p>20. Farm Worker Housing</p>	<p>Continue to implement the City's Zoning Regulations and encourage developments that offer affordable housing to farm workers and their families.</p>	<p>2014-2021</p>	<p>Continued with HOME grant support of Snapdragon Place Apartments Phase II, for very-low income/ workforce housing (including farm worker).</p>
<p>21. Adaptive Reuse Ordinance</p>	<p>In 2013-2014, the City will evaluate the effectiveness of the City's nonconformity regulations and determine if provisions for an adaptive reuse ordinance with tailored development standards and building codes should be adopted. Consideration of an ordinance amendment would include technical review with local developers and builders, public outreach, and a local adoption process in 2014-15.</p>	<p>Evaluate nonconformity regulations in 2013-14, potential adoption in 2014-15</p>	<p>A draft Adaptive Reuse Ordinance was prepared in 2015. Assessment of the feasibility of such an ordinance in Ventura will be considered in 2017.</p>
<p>22. Use of City-Owned/Publicly-Owned Land for Affordable Housing</p>	<p>Maintain an inventory of City-owned sites, as well as downtown development opportunity sites; potentially provide</p>	<p>Evaluate program effectiveness</p>	<p>The Long-Range Property Management Plan remnant properties formerly owned by the Redevelopment Agency (RDA) was approved in Spring 2014, and the Request for Proposals were completed for all four remaining sites..</p>

	<p>assistance with site assembly and land write-downs to selected developers in exchange for the provisions of affordable units, including extremely low-income housing where feasible, evaluate program effectiveness in 2014 after the Successor Agency Long Range Property Management Plan is approved and any approved identified properties for use by the City are transferred.</p>	<p>in 2014</p>	<p>Project proposals for all four were accepted and sales agreements are in process. One of the four sites, Mar Y Cel, is a mixed-use project with 140 units of housing, including 6 low-income and 8 very-low income, and over 6,000 square feet of commercial.</p>
<p>23. Affordable Housing Program</p>	<p>Pro-actively advertise the updated Program through creation of a brochure geared towards developers, and the addition of information on the City's website by December 2014, after which the City will monitor and respond as necessary if State density bonus law is updated.</p>	<p>Create brochure by December 2014, then monitor State density bonus law updates</p>	<p>In 2016, the City implemented the sales effort for two projects, each with twelve units of income-restricted Inclusionary Housing. Revised and updated affordability agreements and procedures will help ensure the housing can be maintained for the duration of the affordability period.</p>
<p>24. Streamlined Processing Procedures</p>	<p>Continue to implement departmental procedures and protocols to streamline processing times, complete form based codes where necessary, and report on the number and outcome of consistency rezoning requests in the City's annual report to State HCD on the City's progress in implementation on its Housing Element.</p>	<p>2014-2021</p>	<p>The community development department continues to monitor permitting procedures and protocols in an effort to streamline processing times.</p>
<p>25. Streamline 100% Affordable Projects tied to Finance Funding Cycles</p>	<p>In 2014-15, the City collaborate with the Housing Authority and affordable housing developers on a pilot program for a streamlined permit approval process for qualifying 100% affordable projects tied to an annual deadline for selected finance funding cycle. Provide public input and Planning Commission and Design Review Committee review and comment on the streamlined permit approval process prior to implementation of the pilot program and determine if process steps and requirements were successful and consider for formal adoption.</p>	<p>2014-2017</p>	<p>After a committee of housing development representatives spent time in 2014 and 2015 considering the feasibility of streamlining the permitting process for 100% affordable housing projects, it was determined that streamlining would not be feasible at this time.</p>
<p>26. Fair Housing Program</p>	<p>The City will continue to promote fair</p>	<p>2014-2021</p>	<p>City provides CDBG funding for Housing Rights Center (HRC) to promote Fair</p>

	<p>housing practices, provide educational information on fair housing to the public through the provision of fair housing seminars and workshops, and the distribution of printed fair housing brochures. The City will continue to contract with the Housing Rights Center and to make fair housing services available to residents and landlords.</p>		<p>Housing, including counseling and investigative services for housing discrimination, public education and outreach. Approximately 200 Ventura residents are provided services each year.</p>
<p>27. Accessible Housing Program</p>	<ul style="list-style-type: none"> * Continue to make reasonable accommodation through its zoning, building code and permit processing procedures for residential accessibility improvements. * Work with the Tri-Counties Regional Center to implement an outreach program that informs families within the City of housing and services available for person with developmental disabilities. * Provide rental assistance to make housing more affordable for persons with developmental disabilities, identifying the housing needs of such persons through coordination with the Regional Center. * Identify constraints to housing access and, based on this information, develop guidelines for providing rental assistance and market this program to persons with developmental disabilities. * Pursue state and federal funding sources for direct support of housing construction and rehabilitation that are designated for persons with disabilities. * Continue to implement American with Disabilities Act requirements for provision of accessible units in multi-family development. * Provide accessible units in projects receiving state or federal funds. * Provide rehabilitation grants to income qualified households for access improvements. * Promote Universal Design in conjunction 	<p>2014-2021</p>	<p>Ongoing</p>

	with new development.		
28. Universal Design	Work with home builders to offer universal design options prior to construction, and to encourage discussion of design options with home purchasers prior to unit construction.	2014-2021	City continues working with home builders in providing universal design features in new construction.
29. Reasonable Accommodation	Continue to enforce the City's Building Code, which incorporates accessibility standards contained in Title 24 of the California Administrative Code, to ensure full compliance with reasonable accommodation procedures of the Fair Housing Act. The City will also continue to implement its existing procedure to process reasonable accommodation request through its Community Development Department.	Ongoing	City continues to comply with State and Federal law in facilitating reasonable accommodation; the State accessibility code for housing provides for reasonable accommodation. CD webpage contains information, process and application form to seek accommodation by the CD Director in development projects.

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General Comments: