

Please Start Here

General Information	
Jurisdiction Name	San Buenaventura
Reporting Calendar Year	2018
Contact Information	
First Name	Jennie
Last Name	Buckingham
Title	Senior Planner
Email	jbuckingham@cityofventura.ca.gov
Phone	(805) 658-4729
Mailing Address	
Street Address	<u>501 Poli Street</u>
City	Ventura
Zipcode	93001

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400.

There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

v 2_26_19

	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR
7																					
8																					
9			Affordability by Household Incomes - Certificates of Occupancy									Streamlining	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				
10	8	9	10						11	12	13	14	15	16	17	18	19	20			
11	Building Permits Date Issued	# of Units Issued Building Permits	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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (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*
12		342			9				370		379	3									
55									1	05/21/18	1		N	Y							
56									1	06/22/18	1		N	Y							
57									1	07/05/18	1		N	Y							
58									1	06/22/18	1		N	Y							
59									1	08/08/18	1		N	Y							
60									1	07/18/18	1		N	Y							
61									1	02/01/18	1		N	Y							
62									1	01/31/18	1		N	Y							
63									1	02/02/18	1		N	Y							
64									1	01/31/18	1		N	Y							
65									1	01/31/18	1		N	Y							
66									1	05/11/18	1		N	Y							
67									1	05/11/18	1		N	Y							
68									1	05/11/18	1		N	Y							
69									1	05/11/18	1		N	Y							
70									1	05/11/18	1		N	Y							
71									1	06/14/18	1		N	Y							
72									1	06/14/18	1		N	Y							
73									1	06/14/18	1		N	Y							
74									1	06/14/18	1		N	Y							
75									1	06/14/18	1		N	Y							
76									1	04/11/18	1		N	Y							
77									1	05/15/18	1		N	Y							
78									1	04/11/18	1		N	Y							
79									1	04/11/18	1		N	Y							
80									1	05/21/18	1		N	Y							
81									1	05/21/18	1		N	Y							
82									1	05/21/18	1		N	Y							
83									1	05/21/18	1		N	Y							
84									1	05/21/18	1		N	Y							
85									1	09/27/18	1		N	Y							
86									1	09/26/18	1		N	Y							
87									1	10/02/18	1		N	Y							
88									1	04/11/18	1		N	Y							
89									1	04/11/18	1		N	Y							
90									1	05/24/18	1		N	Y							
91									1	05/24/18	1		N	Y							
92									1	05/24/18	1		N	Y							
93									1	05/24/18	1		N	Y							
94									1	05/25/18	1		N	Y							
95									1	04/18/18	1		N	Y							
96									1	04/18/18	1		N	Y							
97									1	04/18/18	1		N	Y							
98									1	04/18/18	1		N	Y							
99									1	04/18/18	1		N	Y							
100									4	06/13/18	4		N	Y							
101									4	06/06/18	4		N	Y							
102									4	11/09/18	4		N	Y							
103									4	11/09/18	4		N	Y							
104									4	11/08/18	4		N	Y							
105									4	02/07/18	4		N	Y							
106									4	02/07/18	4		N	Y							

	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR
7																					
8																					
9			Affordability by Household Incomes - Certificates of Occupancy								Streamlining	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			
10	8	9	10							11	12	13	14	15	16	17	18	19	20		
11	Building Permits Date Issued	# of Units Issued Building Permits	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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (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*
12		342			9				370		379	3									
107									4	12/11/18	4		N		Y						
108									1	05/01/18	1		N		Y						
109									1	05/08/18	1		N		Y						
110									1	05/14/18	1		N		Y						
111									1	05/08/18	1		N		Y						
112									1	05/08/18	1		N		Y						
113									1	05/08/18	1		N		Y						
114									1	05/01/18	1		N		Y						
115									1	05/08/18	1		N		Y						
116									1	05/01/18	1		N		Y						
117									1	05/08/18	1		N		Y						
118									1	05/01/18	1		N		Y						
119									1	01/04/18	1		N		Y						
120									1	01/04/18	1		N		Y						
121									1	12/28/18	1		N		Y						
122									1	01/18/18	1		N		Y						
123									1	12/28/18	1		N		Y						
124									1	01/04/18	1		N		Y						
125									1	01/04/18	1		N		Y						
126									1	10/31/18	1		N		Y						
127									1	01/04/18	1		N		Y						
128									1	01/04/18	1		N		Y						
129									1	12/03/18	1		N		Y						
130									1	12/03/18	1		N		Y						
131									1	12/03/18	1		N		Y						
132									1	12/03/18	1		N		Y						
133									1	12/06/18	1		N		Y						
134									1	12/06/18	1		N		Y						
135									1	12/06/18	1		N		Y						
136									1	12/05/18	1		N		Y						
137									1	02/01/18	1		N		Y						
138									1	02/01/18	1		N		Y						
139									1	12/13/18	1		N		Y						
140									1	12/13/18	1		N		Y						
141									1	12/13/18	1		N		Y						
142									1	12/13/18	1		N		Y						
143									1	12/14/18	1		N		Y						
144									1	12/14/18	1		N		Y						
145									1	12/14/18	1		N		Y						
146									1	12/14/18	1		N		Y						
147									1	10/25/18	1		N		Y						
148									1	10/25/18	1		N		Y						
149									1	10/25/18	1		N		Y						
150									1	10/25/18	1		N		Y						
151									1	05/24/18	1		N		Y						
152									1	05/24/18	1		N		Y						
153									1	05/24/18	1		N		Y						
154									1	05/24/18	1		N		Y						
155									1	05/14/18	1		N		Y						
156									1	05/14/18	1		N		Y						
157									1	02/06/18	1		N		Y						
158									1	02/06/18	1		N		Y						

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Buenaventura	
Reporting Year	2018	(Jan. 1 - Dec. 31)

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	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	861			49		36	24				109	752
	Non-Deed Restricted												
Low	Deed Restricted	591				12	34	12				58	533
	Non-Deed Restricted												
Moderate	Deed Restricted	673						15				77	596
	Non-Deed Restricted			2	41		19						
Above Moderate	Non-Deed Restricted	1529		89	55	223	646	291				1304	225
Total RHNA		3654											
Total Units				91	145	235	735	342				1548	2106

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Buenaventura
Reporting Year	2018 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4
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	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 existing through acquisition/rehab); and 3) produce new housing. In 2019, the City will consider funding a owner-occupied housing rehab program with CDBG funds.
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	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	No Changes
4. Section 8 Rental Assistance	The City will advocate for this program and encourage property owners to list available units.	Ongoing	No Changes
5. Preservation of Assisted Housing	Monitor at-risk units through contract 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	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	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	No changes. 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	No changes.
9. Mobile Home Rehabilitation Grant Program	Assist an average of 15-30 households per year; market the availability of the 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.	2014-2021	Fifteen (15) MHRGP grants were completed through the CDBG program, providing funding for critical repairs and improvements to owner-occupied mobile home units.
10. Rental Acquisition & Rehabilitation Program	Continue to seek opportunities for rehabilitation of deteriorating rental properties in locations that contribute to overall neighborhood revitalization.	2014-2021	Code Enforcement opened a case on a deteriorated 32-apartment mixed-use building in the City's Westside community, a HUD-identified Neighborhood Revitalization Strategy Area (NRS). The city's Housing Authority began negotiations to purchase and rehabilitate the property. It is anticipated the purchase and rehabilitation will be completed in 2019.
11. Workforce Housing	Provide financial and regulatory incentives to increase the supply of housing affordable to Ventura's lower- income workforce.	2014-2021	Construction of the Snapdragon project began in 2018. The development will provide 22 units for extremely-low, very-low, and low- income households, as well as veterans; construction will be completed in 2019.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Buenaventura
Reporting Year	2018 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
12. Homebuyer Assistance	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.	June 30, 2014	The City continued its partnership 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 provides homeowner workshops for residents in Ventura's Westside community.
13. Inclusionary Housing Ordinance	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.	Amend Density Bonus Ord. and assess in-lieu fee by 2014, implement and monitor 1	In April 2018, the City Council approved a work plan for updating of the City's existing Inclusionary Housing program, which includes consideration of an In-Lieu Fee as well as a feasibility study of a Commercial Linkage Fee. The Fee Analysis involved five meetings with a stakeholders working group comprising for-profit and non-profit housing developers, business people, the Chamber of Commerce, the regional BIA, affordable housing advocates, and community members. The Fee Analysis report and draft Inclusionary Housing Ordinance will be considered by the Planning Commission and City Council. Completion of the update process is anticipated to be Summer 2019.
14. Second Units	Facilitate development of at least 8 second units annually through information provided at the public counter and on the city website. Attend neighborhood council 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.	2014-2021	The City approved an Accessory Dwelling Unit ordinance in 2017, which allowed ADUs in multiple zones in addition to the R-1 zone and eliminated the minimum lot size requirement.
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	* The V.C. Area Agency on Aging's Homeshare program matches people seeking housing with homeowners who have a room to rent. * The City continued its partnership with the Homeless 2 Home collaborative. * Construction of a 300-unit development that includes 30 live/work units continued in 2018; completion of the project is anticipated in mid-2019.
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 2018, the City committed \$250,000 to the Ventura County Housing Trust Fund, to be paid over a five-year period. By the end of 2018, the trust fund has loaned over \$4.5M, \$724,900 of which has been invested in City of Ventura projects, creating 56 new units of very-low and low-income housing.
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 June 2018, City Council approved \$600,000 in funding for the acquisition and tenant improvements of a year-round shelter property located in the City of Ventura. The year-round shelter project is a collaboration of Ventura County, the neighboring City of Oxnard, and the City of Ventura. The shelter facility will be owned and maintained by the County, with the cities of Oxnard and Ventura providing for the ongoing operations of the program. The year-round shelter facility is expected to open in December 2019. In September, Council approved an MOU on "Ventura Countywide Homelessness" and adopted a declaration of a Shelter Crisis Resolution.
18. Infill First Strategy	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.	Update land inventory every two years including 2015 and 2017	In 2016, the City Council initiated the General Plan Refinement project, which directed the creation of 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 this effort, staff expanded areas outside the corridor that would be suitable for infill housing. In late 2017, HCD conducted a preliminary review of the proposed Amendment; several changes were incorporated by City staff. In April 2018, the General Plan Refinement was denied by the Planning Commission due to the lack of public engagement and adequate market and policy analysis for Mixed-Use and commercial restrictions on Residential development, and the impact on broader housing policies.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Buenaventura
Reporting Year	2018 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
19. Transitional/ Supportive Housing & Emergency Shelters	Provide adequate sites for homeless & at-risk homeless population. Support establishment of regional Homeless Service Center in City.	2014-2021	In September 2018 City Council approved an MOU with the County of Ventura and the City of Oxnard for the Governance and Oversight of a pilot Foul Weather Shelter program. Council redirected \$160K from the Year-Round Homeless shelter acquisition/improvements to the Homeless Pilot Shelter, which will be located Oxnard's former armory. It is anticipated the pilot project will be implemented beginning in early 2019 and continuing through the month of May.
20. Farm Worker Housing	Continue to implement the City's Zoning Regulations and encourage developments that offer affordable housing to farm workers and their families.	2014-2021	Construction Snapdragon Place Apartments workforce and farmworker housing began in 2018; \$450K in City HOME funds were awarded to the project. The Housing Authority Rancho Verde and Westview projects will also include workforce and farmworker housing. Completion of the three projects is anticipated by mid-2019.
21. Adaptive Reuse Ordinance	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.	Evaluate nonconformity regulations in 2013-14, potential adoption in 2014-15	A draft Adaptive Reuse Ordinance was prepared in 2015. Assessment of the feasibility of such an ordinance in Ventura was considered in 2017. It was determined that constraints such as a limited area the ordinance would be applicable to (the downtown area, 90% of which is within the Coastal Zone) and few opportunities for implementing the ordinance, would yield little value for the effort.
22. Use of City-Owned/Publicly Owned Land for Affordable Housing	Maintain an inventory of City-owned sites, as well as downtown development opportunity sites; potentially provide 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.	Evaluate program effectiveness in 2014	In 2016, the State transferred to the City the vacant site located adjacent to the Veterans Home of California – Ventura. The City Council accepted the Grant Deed and authorized a Declaration of Restrictive Covenant. In 2018, City Council selected a developer for the approximately 9.68-acre lot. Additionally, four other sites formerly owned by the Redevelopment Agency (RDA) remain under consideration for development.
23. Affordable Housing Program	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.	Create brochure by December 2014, then monitor State density bonus law updates	The 2018-2019 Inclusionary Housing update includes updating the Affordable Housing Program. Upon completion of the update, expected in mid-2019, the City will work with the Housing Authority in expanding and enhancing the exposure of the IHP & AHP.
24. Streamlined Processing Procedures	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 rezone requests in the City's annual report to State HCD on the City's progress in implementation on its Housing Element.	2014-2021	The Community Development department continues to monitor permitting procedures and protocols to streamline processing times.
25. Streamline 100% Affordable Projects tied to Finance Funding Cycles	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.	2014-2017	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, and the committee was disbanded.
26. Fair Housing Program	The City will continue to promote fair 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.	2014-2021	City continues to provide CDBG funding for Housing Rights Center (HRC) to promote Fair Housing, including counseling and investigative services for housing discrimination, public education and outreach. Approximately 200 Ventura residents are provided services each year.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Buenaventura
Reporting Year	2018 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
27. Accessible Housing Program	<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. 	2014-2021	Ongoing
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.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	San Buenaventura	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									
		NOT APPLICABLE							

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	San Buenaventura
Reporting Period	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. 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 Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				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 ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	San Buenaventura	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	10
	Non-Deed Restricted	2
Low	Deed Restricted	2
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		322
Total Units		346

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

Submitted Applications Summary	
Total Housing Applications Submitted:	1
Number of Proposed Units in All Applications Received:	42
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas