



VCOG Technical Assistance Housing Program (SRP 2.0)

Best Practices from Ventura County
SCAG Regional Council Briefing



REAP 2.0 Program Set-up

January-March, 2025

- Reviewed 11 2021-2029 Housing Elements, compiled common programs
- Suggested REAP 2 projects implementing HE Programs
- Discussed planning needs and interests with planning staffs
- Drafted and finalized REAP 2 Technical Assistance program with SCAG
- VCOG-MOU signed January 2025
- Created four-consultant bench for three projects to:
 - Assist with Prohousing scoring, prepare HCD application
 - Develop an infill redevelopment action plan for a specific site
 - Implement a Housing Element Program

Matching Projects to Cities/County

April-December 2025

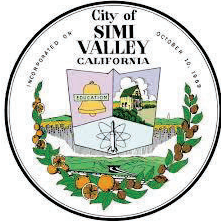
- Offered projects and consultants to cities and county
- Held a "Prohousing Briefing" in May:
 - Placeworks in-person presentation
 - HCD staff Q&A online
 - West Hollywood Planning shared Prohousing experience
- Initial challenges better defining REAP 2 requirements (Infill, AFFH, VMT, "Staff Recommends Approval...")
- Six projects currently underway (Task Order to Consultant, MOU with jurisdiction)
- Total consultant budget: \$311,000 plus \$100,000 for management and technical review

Ventura Prohousing Designation



- Budget \$10,000
- Compile Initial Prohousing Score
- Assist city staff to prepare and submit
- Ventura city Initial score of 48
- Preparing HCD Application
- City intends to submit this year

Mixed Use Concept Site Study



- Budget \$60,000
- Site is city-owned 6-acre Metrolink parking lot
- Prepare existing conditions and context
- Hold concept charrette with city staff
- Prepare 3 mixed use site concepts
- Estimate infill affordable housing outcomes
- Develop **Infill Redevelopment Action Plan**
- Work on preferred plan graphics and metrics

Mixed Use Concept Site Study



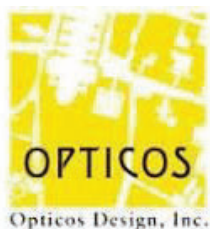
- Budget \$60,000
- 6-acre former trucking yard near downtown
- Prepare existing conditions and context
- Concept charrette with city staff
- Prepare three concept site programs
- Estimate infill affordable housing outcomes
- Develop **Infill Redevelopment Action Plan**
- Three concepts identified, working on details

County Inclusionary Housing Program



- Budget \$70,000
- Ventura County Housing Element Program 'J'
- Summary of five other inclusionary programs
- Review county infill development projections
- Determine if feasible
- Estimate infill affordable housing outcomes
- Assist with staff reports
- Determined as feasible, working on implementation

County ADU Homeowner Tools



- Budget \$57,000
- Ventura County Housing Element Program 'C'
- Review current county ADU program
- Prepare ADU Guidebook (plans & process)
- Enhance ministerial permit streamlining
- Estimate increase in infill ADUs
- Assist with staff reports
- Draft of ADU Guidebook started

Small Lot Assembly Program



- Budget \$57,000
- Supports Housing Element upzoning
- Review parcel ownership and uses
- Determine feasible multifamily development
- Stakeholder meeting and outreach
- Prepare lot assembly incentive program
- Estimate infill affordable housing outcome
- Assist with staff reports

Questions?

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