

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



March 14, 2014

Mr. Robert Clark, City Manager
City of Ojai
401 S. Ventura Street
PO Box 1570
Ojai, CA 93024

Dear Mr. Clark:

RE: Ojai's 5th Cycle (2013-2021) Adopted Housing Element

Thank you for submitting the City of Ojai's housing element adopted December 10, 2013 which was received for review on December 16, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The Department's finding, among other things, was based on the City's compliance with state density bonus law including granting density bonuses without discretionary action, particularly on sites located in the special housing overlay.

Also, Programs such as 5 (Mixed Use Zoning), 6 (Affordable Housing Development), 7 (Commercial Mixed Use), 11 (Density Bonus) and 12 (Public Private Partnerships) to encourage a variety of housing types affordable to lower-income households are necessary to comply with housing element law. As a result, the City must monitor and report on the status of these Programs through the annual progress report, required pursuant to Government Code Section 65400. If these Programs are not effective in encouraging development affordable to lower-income households, the element should be amended immediately to identify alternative strategies.

Please note, the City of Ojai now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks and Local Housing Trust Fund Programs both include housing element compliance either as a threshold or competitive factor in rating and ranking applications. More information on these and other programs are available at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf.

The Department wishes the City of Ojai success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Brett Arriaga, of our staff, at (916) 263-7439.

Sincerely,



Glen A. Campora
Assistant Deputy Director