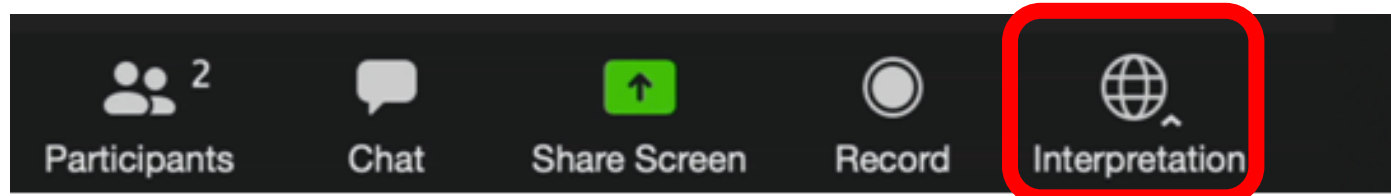


# Housing Overview: GPAC Meeting

June 29, 2021



# Zoom – What You Need To Know



**La interpretación en simultáneo para esta reunión se dará en los siguientes idiomas:**

Español – bajo la opción Español

Por favor haz clic en el icono INTERPRETATION en tu barra de herramientas para acceder al idioma deseado

# Opening of Meeting Lorrie Brown (Chair)

June 29, 2021



# GPAC Members

- Lorrie Brown, Chair
- Doug Halter, Vice-Chair
- Philip Bohan
- Nicholas Bonge
- Stephanie Caldwell
- Kyler Carlson
- David Comden
- Joshua Damigo
- Nicholas Deitch
- Peter Freeman
- Kacie Goff
- Kelsey Jonker
- Stephanie Karba
- Erin Kraus
- Louise Lampara
- Scott McCarty
- Bill McReynolds
- Daniel Reardon
- Sabrena Rodriguez
- Alejandra Tellez
- Abagale Thomas
- Dana Worsnop

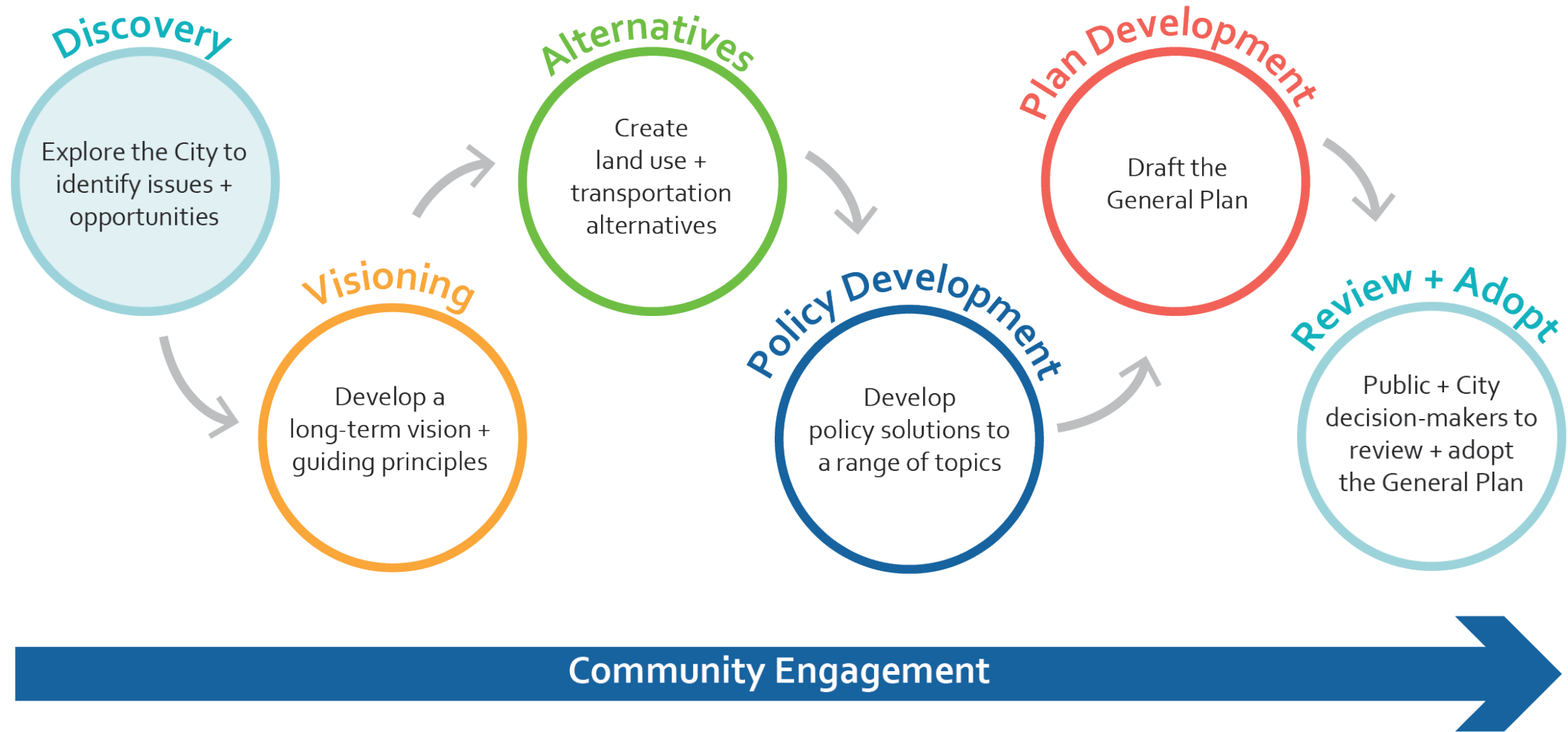


# Meeting Agenda

- RHNA and Sites Inventory Update
  - Presentation
  - Q&A/Discussion
- Prioritization Exercise
- Housing Programs
  - Presentation
  - Q&A/Discussion
- Prioritization Exercise
- Public Comment



# General Plan Update Process





# **RHNA: SITES INVENTORY STATUS**

# Income Distribution of Ventura's RHNA

Income Group	Ventura City		County	
	RHNA	Percent	RHNA	Percent
Very Low Income (50% AMI)	1,187	22.3%	5,774	23.6%
Low Income (80% AMI)	865	16.3%	3,810	15.6%
Moderate Income (120% AMI)	950	17.9%	4,525	18.5%
Above Moderate Income (>120% AMI)	2,310	43.5%	10,343	42.3%
<b>Total</b>	<b>5,312</b>	<b>100.0%</b>	<b>24,452</b>	<b>100.0%</b>

# RHNA Obligations

- **Planning Goal:** Must identify adequate sites with appropriate zoning and development standards to fully accommodate RHNA
  - Most critical and stringent component of State review
- State law adequate sites requirements (AB 1397)
  - Lower Income RHNA (2,052 units)
    - Default density 30 du/ac
    - Recommended buffer – 15-30 %
    - Site size – > 0.5 acre but < 10 acres

# Sites Inventory Strategy

- **Strategies to accommodate RHNA:**

1. Anticipated Accessory Dwelling Units (ADUs) (based on recent trend)
2. Entitled Projects (not likely to be permitted until July 2021)
3. Pipeline Projects (in application/review/approval stages)
4. Available vacant and underutilized sites, i.e., **Sites Inventory**



**CREDITS**

# Sites Inventory Strategy

## Credits

	Very Low (30%)	Low (50%)	Moderate (80%)	Above Moderate (120%)	Total
<b>RHNA</b>	<b>1,187</b>	<b>865</b>	<b>950</b>	<b>2,310</b>	<b>5,312</b>
Potential ADU (@8 per year)	10	20	27	7	64
All Planning Approvals	11	23	33	753	820
In Plan Check	10	43	4	647	704
In Planning Process	9	49	18	793	869
<b>Total CREDITS</b>	<b>40</b>	<b>243</b>	<b>82</b>	<b>2,200</b>	<b>2,565</b>
<b>Remaining Need</b>	<b>1,147</b>	<b>622</b>	<b>868</b>	<b>110</b>	<b>2,747</b>

# Sites Inventory Strategy

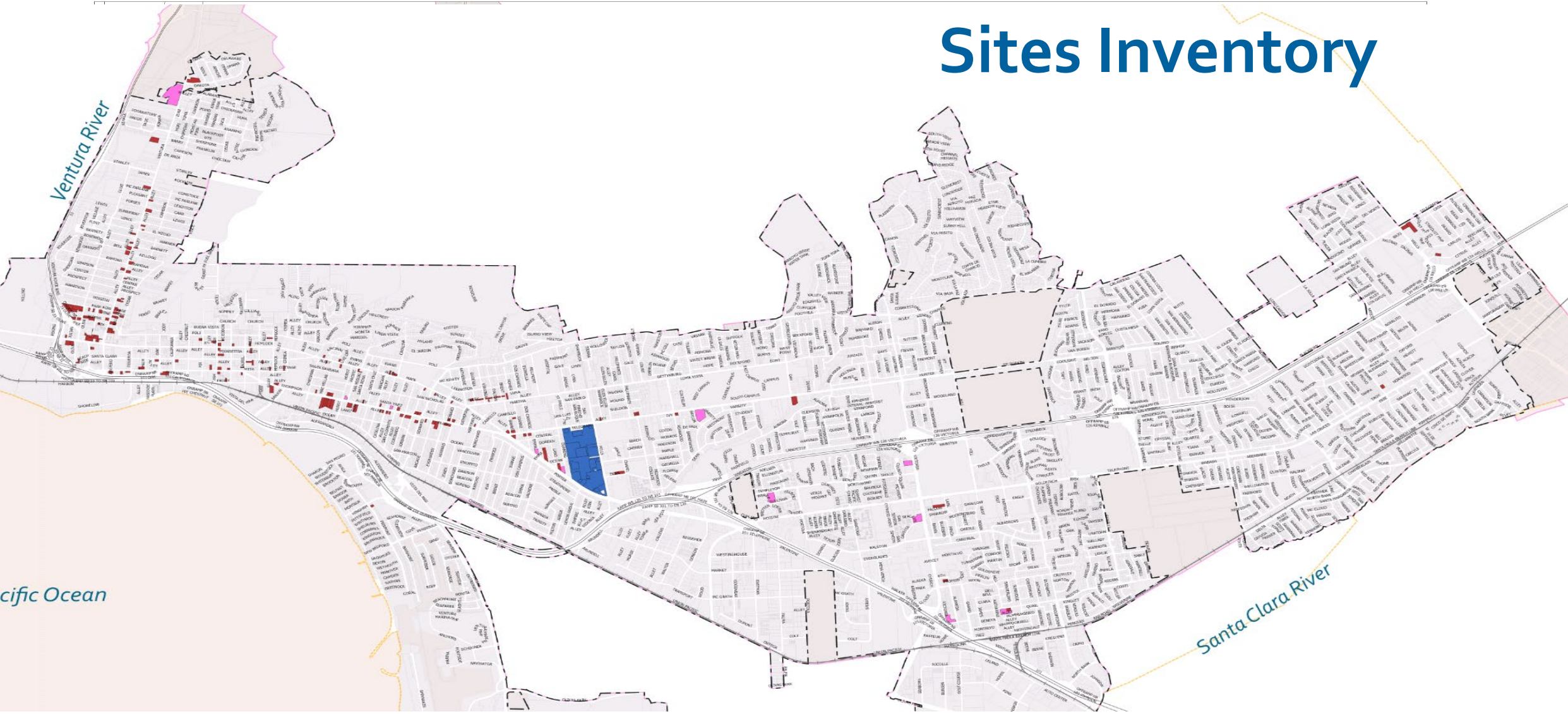
## Sites Inventory

- Remaining available sites identified in the 2013-2021 Housing Element
- New identified sites
- All sites must be vacant/underutilized sites with potential for development between 2021 and 2029

	<b>Lower</b>	<b>Moderate (80%)</b>	<b>Above Moderate (120%)</b>	<b>Total</b>
<b>Remaining Need After Credits</b>	<b>1,769</b>	<b>868</b>	<b>110</b>	<b>2,747</b>
Remaining 5th Cycle Sites	880	960	27	1,867
New Sites	179	663	83	925
Includes Mall Site	0	606	0	606
<b>Total Sites Inventory</b>	<b>1,059</b>	<b>1,623</b>	<b>110</b>	<b>2,792</b>
<b>Remaining Need After Sites</b>	<b>-710</b>	<b>755</b>	<b>0</b>	



# Sites Inventory



- Ventura City Limits
- Sphere of Influence
- Planning Boundary
- County of Ventura
- Railroad
- Freeway
- Remaining 5th Cycle Sites
- New Sites
- Mall Sites

**City of Ventura**  
5th Cycle Remaining Sites + New Sites + Mall Sites



# Sites Inventory Strategy

- Summary

	<b>Lower</b>	<b>Moderate (80%)</b>	<b>Above Moderate (120%)</b>	<b>Total</b>
<b>RHNA</b>	<b>2,052</b>	<b>950</b>	<b>2,310</b>	<b>5,312</b>
Credits	283	82	2,200	2,565
Sites Inventory	1,059	1,623	110	2,792
Shortfall/Surplus	-710	755	0	
<b>Shortfall/Surplus with 20% Buffer for lower</b>	<b>-852</b>	<b>755</b>	<b>0</b>	

# Discussion: Sites Inventory Considerations

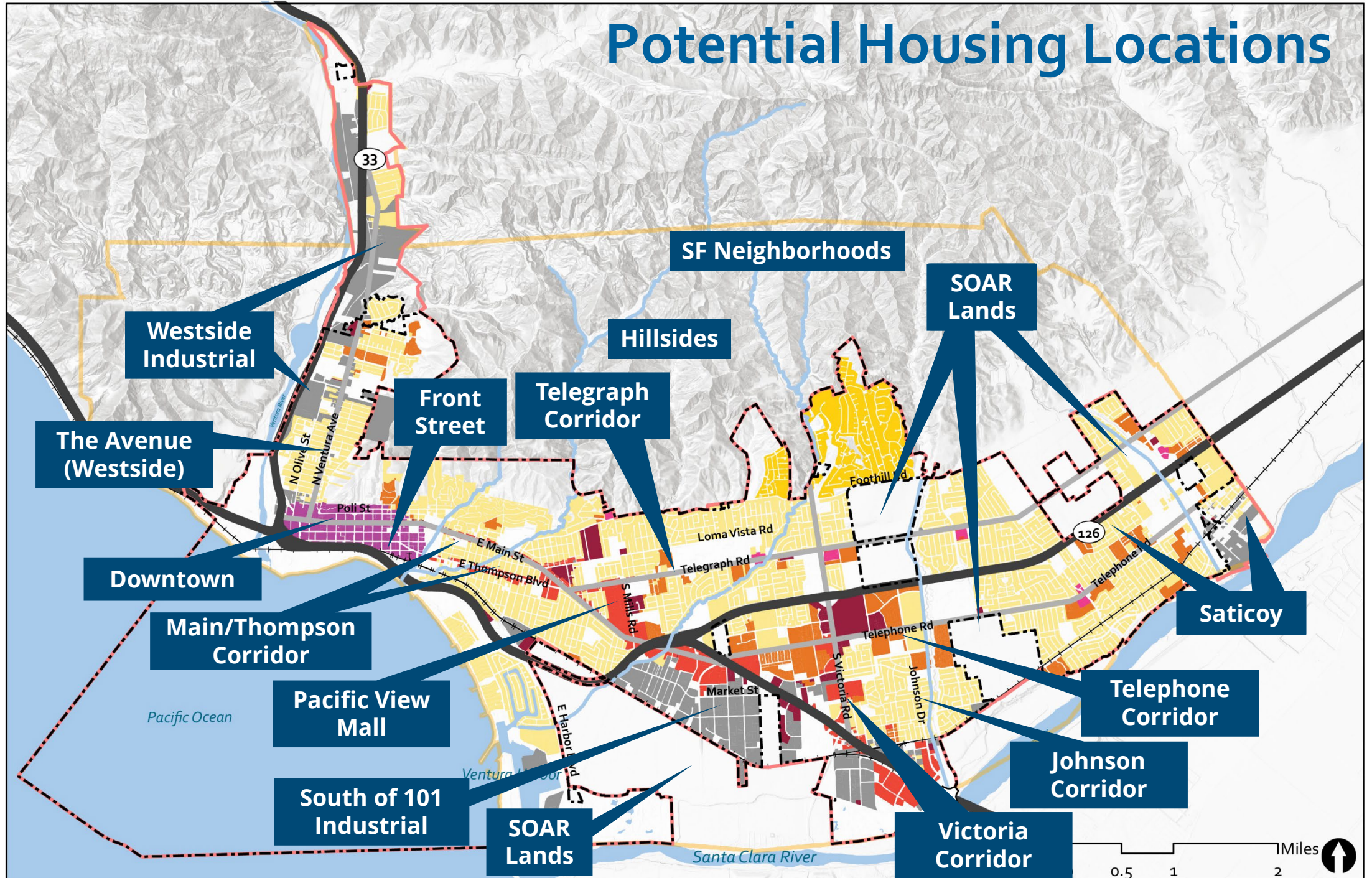
Existing capacity is not adequate to fully accommodate the RHNA

Where should additional housing be accommodated? Potential locations...

1. Downtown
2. Front Street
3. Pacific View Mall
4. The Avenue (Westside)
5. Main/Thompson Corridor (Midtown)
6. Victoria Corridor
7. Saticoy
8. Johnson Corridor
9. Telegraph Corridor
10. Telephone Corridor
11. Westside Industrial
12. South of 101 Industrial
13. Develop in single-family neighborhoods (e.g., allow fourplexes on single-family lots)
14. Annex SOAR lands for housing
15. Develop housing in hillsides



# Potential Housing Locations





# Prioritization Exercise



# Housing Programs

# Key Existing City Housing Initiatives

- Inclusionary Housing Ordinance
  - Currently only applies to for-sale housing
- Accessory Dwelling Units
- Ten-Year Plan to End Homelessness
  - Acquisition and rehabilitation of a 55-bed year-round shelter
- Farmworker Housing
  - Construction of Snapdragon Place Apartments
- Infill First Strategy
- City-Owned Properties for Affordable Housing

# Potential Programs

- Program ideas in four topic areas:
  - Housing Affordability and New Opportunities
  - Removing Governmental Constraints
  - Housing Assistance
  - Tenant Protection



# Housing Affordability and New Opportunities

# Housing Affordability and New Opportunities

Potential Programs	Considerations
<b>Inclusionary Housing</b> <ul style="list-style-type: none"><li>- Requires new development include affordable units</li><li>- Current citywide policy covers for-sale housing</li><li>- Coastal Act has inclusionary requirement for for-sale and rental</li><li>- Many projects seek density bonus</li></ul>	<ul style="list-style-type: none"><li>- % requirement<ul style="list-style-type: none"><li>- 15% automatically allows under State law</li></ul></li><li>- Must provide in-lieu options<ul style="list-style-type: none"><li>- Payment of fee</li><li>- Donation of land</li><li>- Should be equivalent in value to providing on site units</li></ul></li><li>- Feasibility study</li></ul>
<b>Accessory Dwelling Units</b> <ul style="list-style-type: none"><li>- City urgency ordinance in place</li><li>- Ministerial approval</li><li>- Not currently allowed in Coastal Zone</li></ul>	<ul style="list-style-type: none"><li>- State law requires City facilitate – Possible actions?<ul style="list-style-type: none"><li>- Reduced fees</li><li>- Streamlined review and approval process</li><li>- Pursue State funds to help homeowners build units</li></ul></li></ul>
<b>Community Land Trust</b> <ul style="list-style-type: none"><li>- Nonprofit to hold land for affordable housing</li><li>- Guarantee affordable housing use in perpetuity</li></ul>	<ul style="list-style-type: none"><li>- Tool to develop affordable rental and for-sale homes<ul style="list-style-type: none"><li>- For-sale homes - homeowner owns the improvement but not the land</li></ul></li><li>- In-lieu fee as a funding source</li></ul>

# Housing Affordability and New Opportunities

Potential Programs	Considerations
<b>Affordable Housing Overlay</b>	<ul style="list-style-type: none"><li>- Different approaches:<ul style="list-style-type: none"><li>- On properties that permit housing but provide increased incentives and flexibility in development standards for affordable housing</li><li>- On properties that do not permit housing except affordable projects (establish threshold). Example, Westside industrial areas?</li></ul></li></ul>
<b>Institutional Use Housing Overlay</b> <ul style="list-style-type: none"><li>- State law requires parking relief if partnered with nonprofit</li><li>- Property is in zones that allow residential use</li><li>- Eligible for density bonus</li></ul>	<ul style="list-style-type: none"><li>- Create overlay to include religious facilities, hospitals, schools, and other institutional uses</li><li>- Establish development standards</li></ul>

# Housing Affordability and New Opportunities

Potential Programs	Considerations
<b>Hotel/Motel Conversion</b> <ul style="list-style-type: none"><li>- Convert marginally operating motels/hotels to housing</li><li>- Merging rooms into units</li></ul>	<ul style="list-style-type: none"><li>- Usually benefit special needs groups (homeless, disabled)<ul style="list-style-type: none"><li>- Project Homekey and Project Roomkey</li></ul></li><li>- Coastal Act requires no net loss of hotel/motel rooms within Coastal zone<ul style="list-style-type: none"><li>- Use in-lieu fee to mitigate the loss of hotel/motel rooms?</li></ul></li></ul>
<b>Adaptive Reuse of Nonresidential Uses</b>	<ul style="list-style-type: none"><li>- Conversion of office buildings</li><li>- Conversion of 2<sup>nd</sup> floor office space</li></ul>
<b>Alternative Housing Types</b>	<ul style="list-style-type: none"><li>- Micro Units</li><li>- Co-housing</li><li>- Tiny homes</li></ul>

1. Questions?
2. Is any program missing?
3. Are any programs not appropriate for Ventura?

# Removing Governmental Constraints

# Removing Governmental Constraints

Potential Programs	Considerations
<b>By-Right Approval if 20% Affordable</b> <ul style="list-style-type: none"><li>- State law</li><li>- On RHNA sites previously used in the 5<sup>th</sup> cycle Housing Element</li></ul>	<ul style="list-style-type: none"><li>- Extend to all RHNA sites?</li><li>- Extend to all housing developments with 20% affordable regardless of RHNA?</li></ul>
<b>Incentives for Affordable Housing</b>	<ul style="list-style-type: none"><li>- Fees – Waive, reduce, defer</li><li>- Reduced parking requirements vs. standards<ul style="list-style-type: none"><li>- Smaller, Tandem, De-coupled</li></ul></li></ul>
<b>Development Standards</b>	<ul style="list-style-type: none"><li>- Height</li><li>- Parking</li><li>- Common/Private Open Space</li></ul>
<b>Streamlined Processing</b> <ul style="list-style-type: none"><li>- City urgency ordinance to streamline development review and approval process</li><li>- Developing one-stop center</li></ul>	<ul style="list-style-type: none"><li>- Increase threshold for discretionary review?</li><li>- Pre-application consultation</li><li>- Concurrent processing</li></ul>

1. Questions?
2. Is any program missing?
3. Are any programs not appropriate for Ventura?



# Housing Assistance

# Housing Assistance

Potential Programs	Considerations
<b>Housing Rehabilitation</b> <ul style="list-style-type: none"><li>- City program discontinued - No current funding</li></ul>	<ul style="list-style-type: none"><li>- Owner minor vs. major rehab</li><li>- Rental acquisition/rehabilitation</li></ul>
<b>Homebuyer Assistance</b> <ul style="list-style-type: none"><li>- City program discontinued - No current funding</li></ul>	<ul style="list-style-type: none"><li>- If local funding (inclusionary housing)<ul style="list-style-type: none"><li>- Can extend assistance to middle income (up to 150% AMI)</li></ul></li></ul>
<b>Flexible Funding Pool</b>	<ul style="list-style-type: none"><li>- Local resource (e.g. Inclusionary Housing In-Lieu)</li><li>- Flexible uses and beneficiaries<ul style="list-style-type: none"><li>- Extend to persons/households and uses that normally may not qualify for public funding</li></ul></li></ul>

1. Questions?
2. Is any program missing?
3. Are any programs not appropriate for Ventura?

# Tenant Protection

# Tenant Protection

State Laws	Considerations
<b>Statewide “Rent Control” (Not a city program)</b> <ul style="list-style-type: none"><li>- AB 1482</li></ul>	<ul style="list-style-type: none"><li>- Controls rent increases but NOT rent levels</li><li>- Annual 5% + local inflation but not more than 10%</li><li>- Covers units that are at least 15 years old</li></ul>
<b>Replacement Housing</b> <ul style="list-style-type: none"><li>- RHNA Sites with existing units</li></ul>	<ul style="list-style-type: none"><li>- Requires replacement of at least the same number of affordable units</li></ul>
Potential Programs	Considerations
<b>Local Rent Control</b> <ul style="list-style-type: none"><li>- Regulated but Costa Hawkins Act and Ellis Act</li></ul>	<ul style="list-style-type: none"><li>- Controls rent increases but NOT rent levels</li><li>- Annual increase set by local ordinance</li><li>- Properties can “Ellis” out of rental housing use</li><li>- Covers multi-family rental housing units built prior to 1995</li></ul>
<b>First Right of Refusal</b>	<ul style="list-style-type: none"><li>- Establish a registry of displaced tenants due to new development:<ul style="list-style-type: none"><li>- Those meeting specific preference categories have priority for new affordable units created</li><li>- Extremely low income, seniors, disabled</li></ul></li></ul>

1. Questions?
2. Is any program missing?
3. Are any programs not appropriate for Ventura?



# Prioritization Exercise

# Public Comments





# Public Speaker Time

00 : 02 : 00 >

Change Clock Type

Digital

Duration:

TimeUp Reminder (Optional):

Choose Sound Effect

Tick

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## Next Steps

# Upcoming Meetings and Engagement

## Educational Forums

- Transportation and Mobility (August 2021)
- Health, Equity and Environmental Justice (Sept 2021)

## GPAC Meetings

- Vision and Guiding Principles (July 20)

## Community Council Meetings (July - Sept)

- Montalvo – July 13
- College – July 28
- East Ventura – Aug 19
- Westside – Sept 1
- Midtown – tbd
- Pierpont - tbd
- Downtown - tbd

# Close of Meeting Doug Halter (Vice-Chair)

June 29, 2021



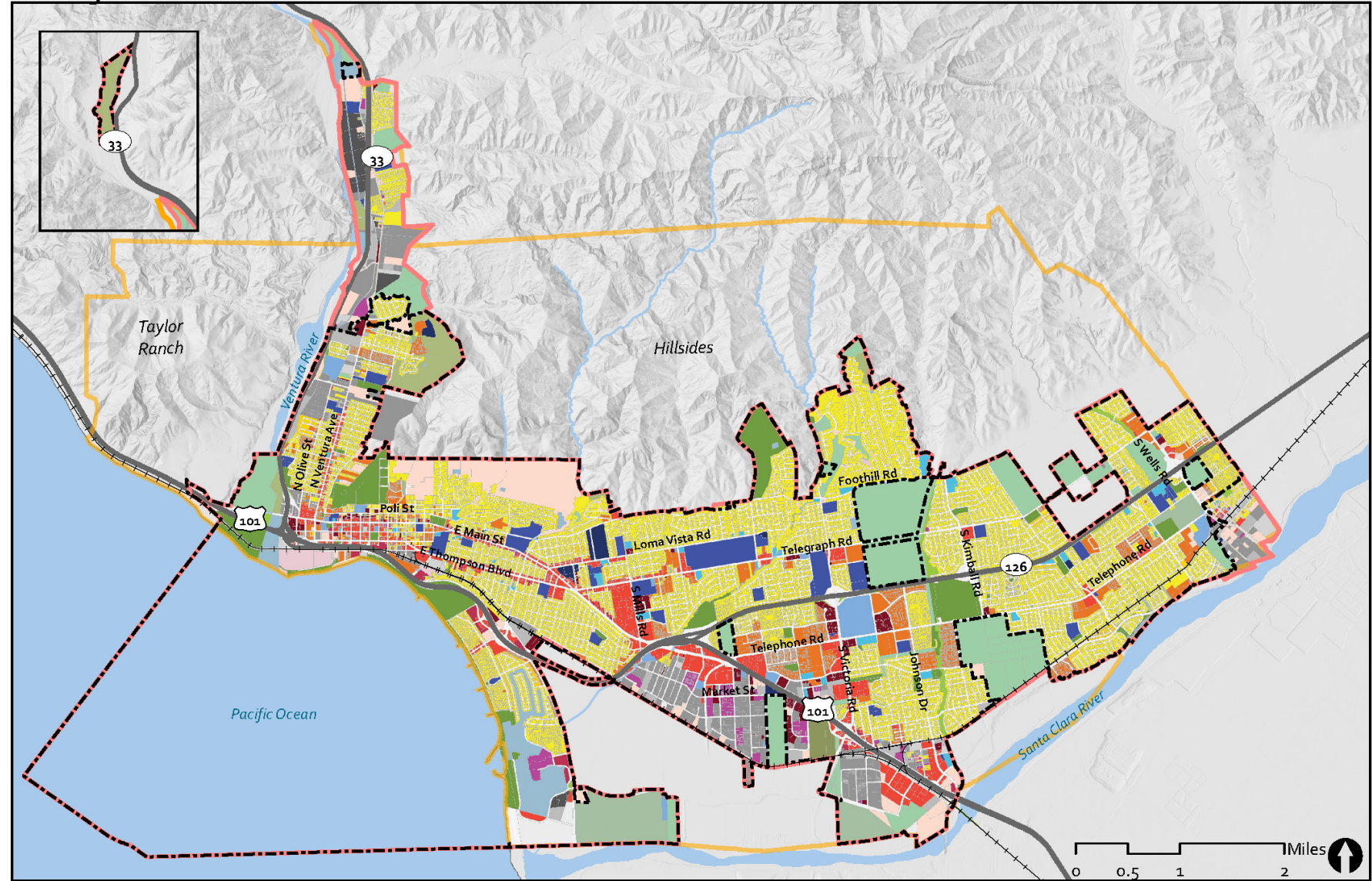
# Housing Overview: GPAC Meeting

June 29, 2021



# Existing Land Use Map

## Existing Land Use



Ventura City Limits	Accommodation	Commercial Other	Light Industrial	Open Spaces	Single-Family Detached
Sphere of Influence	Agriculture	Commercial Recreation	Mixed-Use Commercial	Parks / Recreation	Transportation
Planning Boundary	Cemeteries	Golf Courses	Multifamily	Religious Facilities	Utilities / Communications
Railroad	Civic Facilities	Heavy Industrial	Natural / Conservation	School	Vacant
Freeway	Commercial Centers	Hospitals	Office	Single-Family Attached	Water
Barrancas					Wholesale / Warehousing

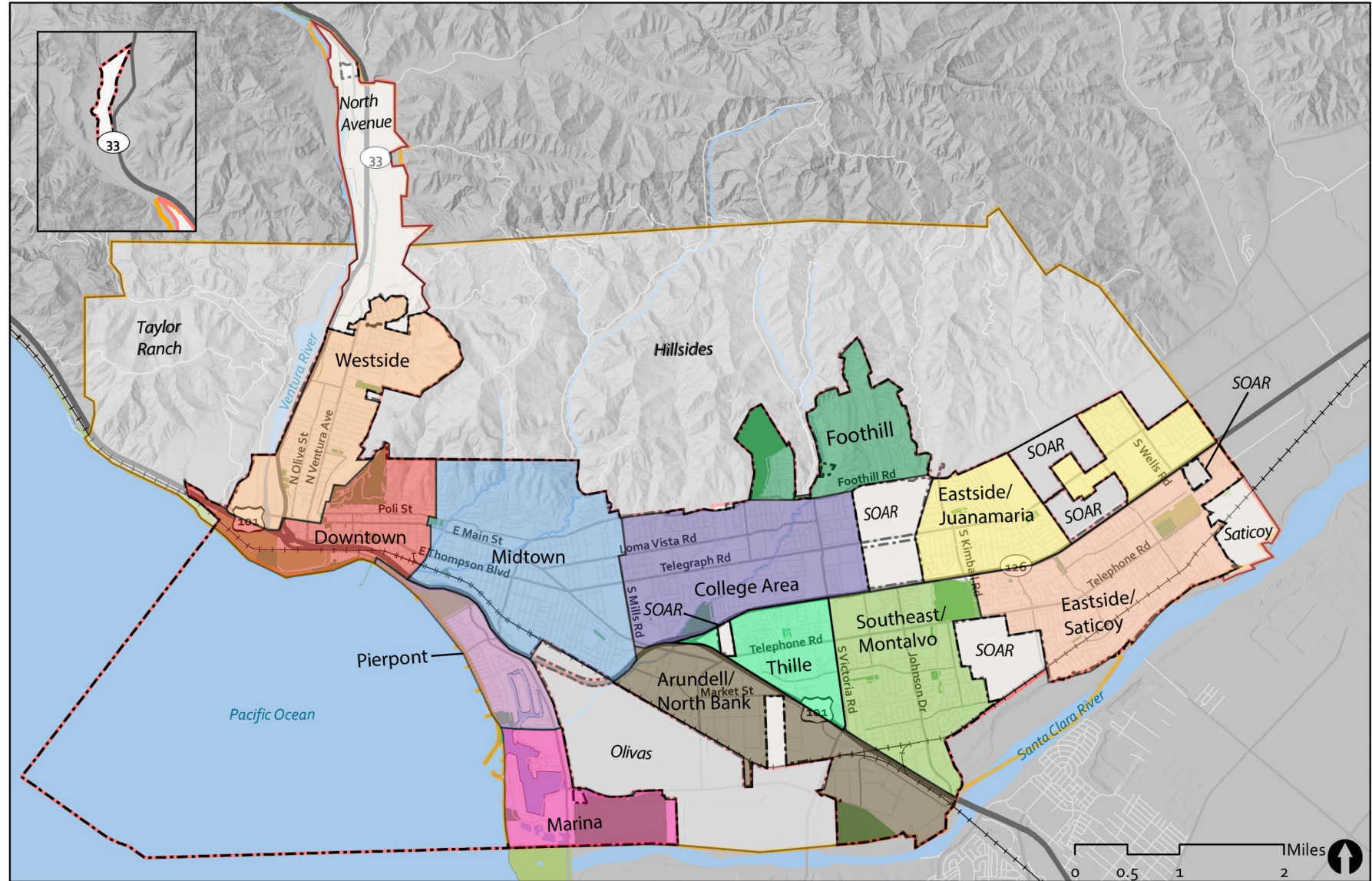
Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)





# Sub-Areas

City of Ventura



- Ventura City Limits
- Sphere of Influence
- Planning Boundary
- County of Ventura
- Railroad
- Freeway
- Roadway
- City Park/Open Space
- Regional Park/Open Space

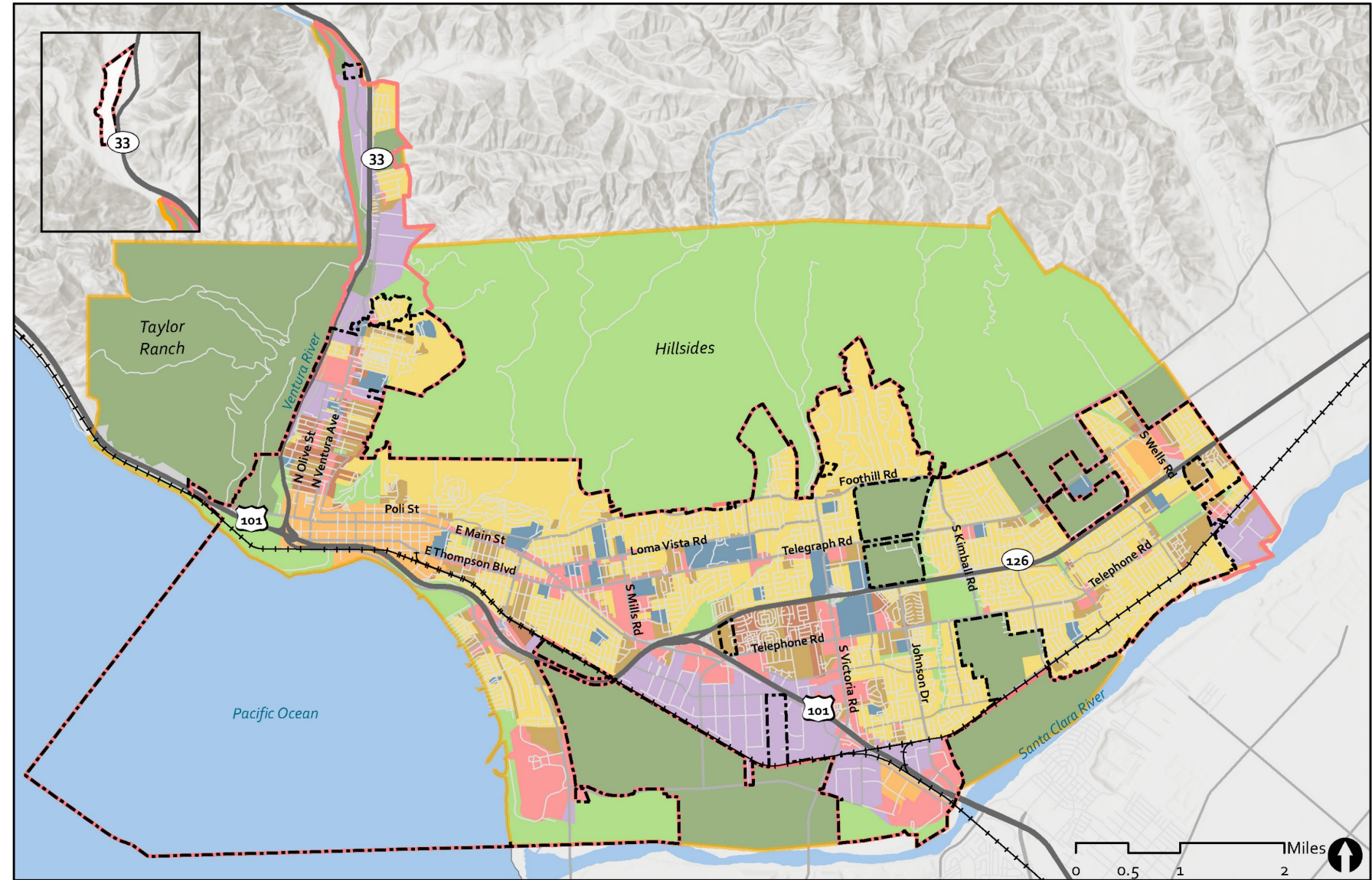
Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)





# General Plan Land Use

General Plan Land Use Designations (2005)



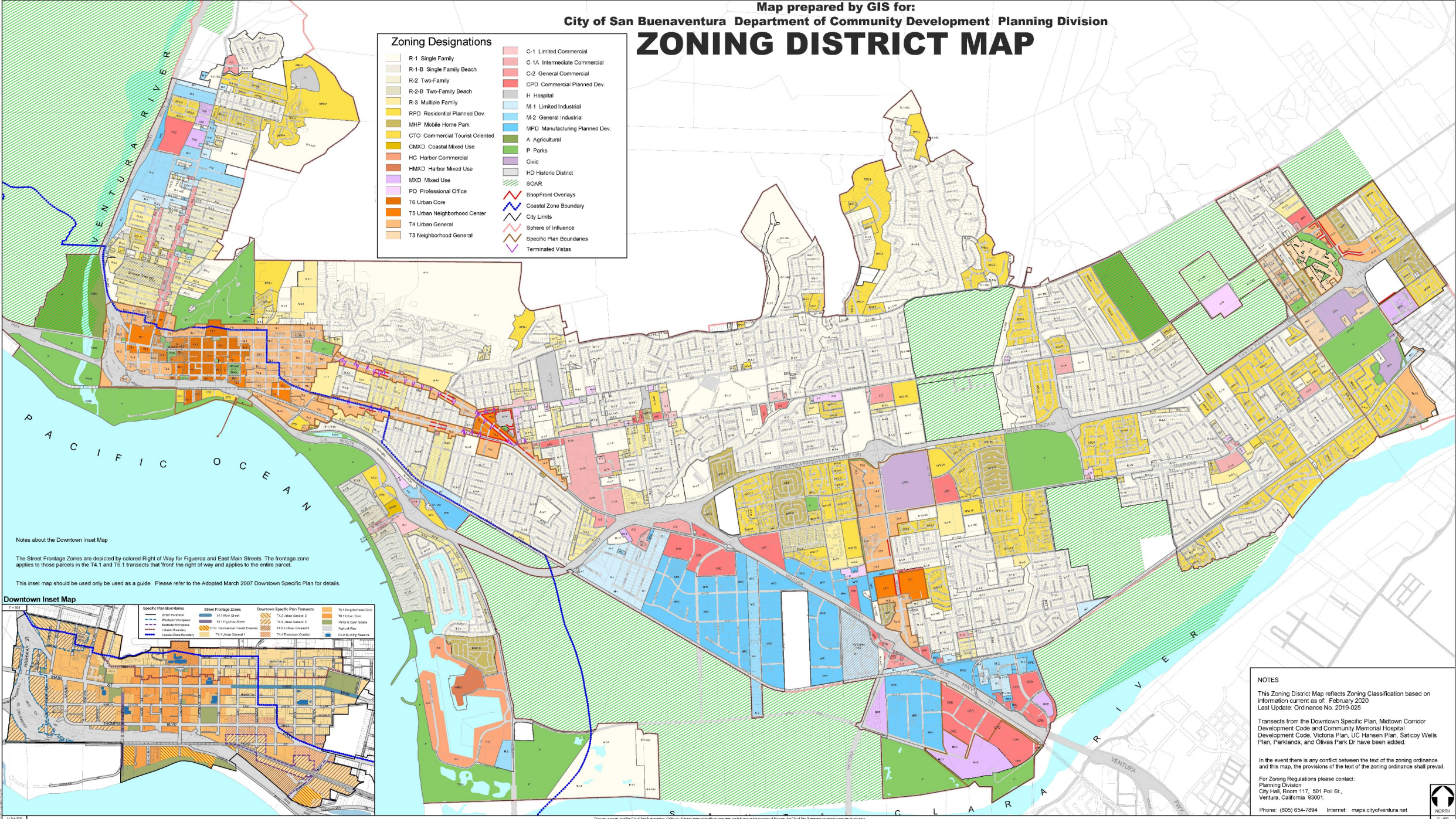
Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)





# ZONING DISTRICT MAP

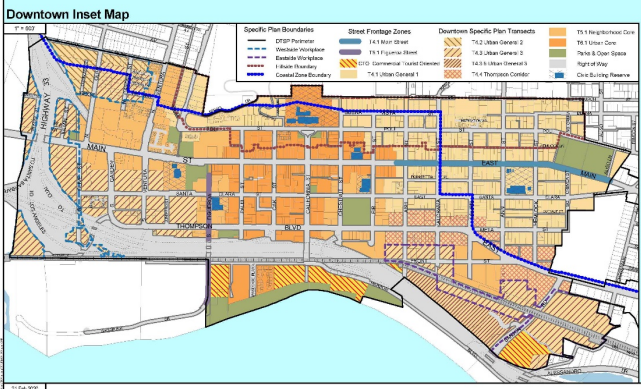
Zoning Designations	
	R-1 Single Family
	R-1-B Single Family Beach
	R-2 Two-Family
	R-2-B Two-Family Beach
	R-3 Multiple Family
	RPD Residential Planned Dev.
	MHP Mobile Home Park
	CTO Commercial Tourist Oriented
	CMXD Coastal Mixed Use
	HC Harbor Commercial
	HMXD Harbor Mixed Use
	MXD Mixed Use
	PO Professional Office
	T6 Urban Core
	T5 Urban Neighborhood Center
	T4 Urban General
	T3 Neighborhood General
	C-1 Limited Commercial
	C-1A Intermediate Commercial
	C-2 General Commercial
	CPD Commercial Planned Dev.
	H Hospital
	M-1 Limited Industrial
	M-2 General Industrial
	MPD Manufacturing Planned Dev.
	A Agricultural
	P Parks
	Civic
	HD Historic District
	SOAR
	ShopFront Overlays
	Coastal Zone Boundary
	City Limits
	Sphere of Influence
	Specific Plan Boundaries
	Terminated Vistas



Notes about the Downtown Inset Map

The Street Frontage Zones are depicted by colored Right of Way for Figueroa and East Main Streets. The frontage zone applies to those parcels in the T4.1 and T5.1 tracts that front the right of way and applies to the entire parcel.

This inset map should be used only as a guide. Please refer to the Adopted March 2007 Downtown Specific Plan for details.



**NOTES**

This Zoning District Map reflects Zoning Classification based on information current as of February 2020. Last Update: Ordinance No. 2019-025

Transects from the Downtown Specific Plan, Midtown Corridor Development Code, Victoria Plan, UC Hansen Plan, Saticoy Wells Plan, Parklands, and Olivas Park Dr have been added.

In the event there is any conflict between the text of the zoning ordinance and this map, the provisions of the text of the zoning ordinance shall prevail.

For Zoning Regulations please contact:  
 Planning Division  
 City Hall, Room 117, 501 Poi St.,  
 Ventura, California 93001.

Phone: (805) 654-7894 Internet: maps.cityofventura.net

