

# Housing Overview: GPAC/Educational Forum

June 15, 2021



# Meeting Agenda

- Overview of existing housing conditions in the City
- Housing Element requirements
- Summary of engagement
- Housing Element update process
- Q&A/Discussion





# Project Overview

# Purpose of a General Plan

- Long-term policy document to **guide the future actions**
- Establishes the **City's vision** for the next 25-30 years
- Updated every 10-15 years
- Preserves and enhances **community strengths**
- Addresses **topics of concern**
- Enables the community to come together to develop a **shared vision for the future**
- **8 required Elements**
  1. Land Use
  2. Circulation
  3. Housing
  4. Noise
  5. Conservation
  6. Safety
  7. Open Space
  8. Environmental Justice

## WHAT IS A GENERAL PLAN?

A General Plan is like a road map for the future of Ventura



1



General Plans describe the community's vision and identifies strategies for managing preservation and change.



The State of California requires every city and county to have a General Plan to guide growth.

2

3

General Plans typically include goals, policies, implementation strategies and supporting graphics.



These components work together to convey a long-term vision that will guide local decision making.



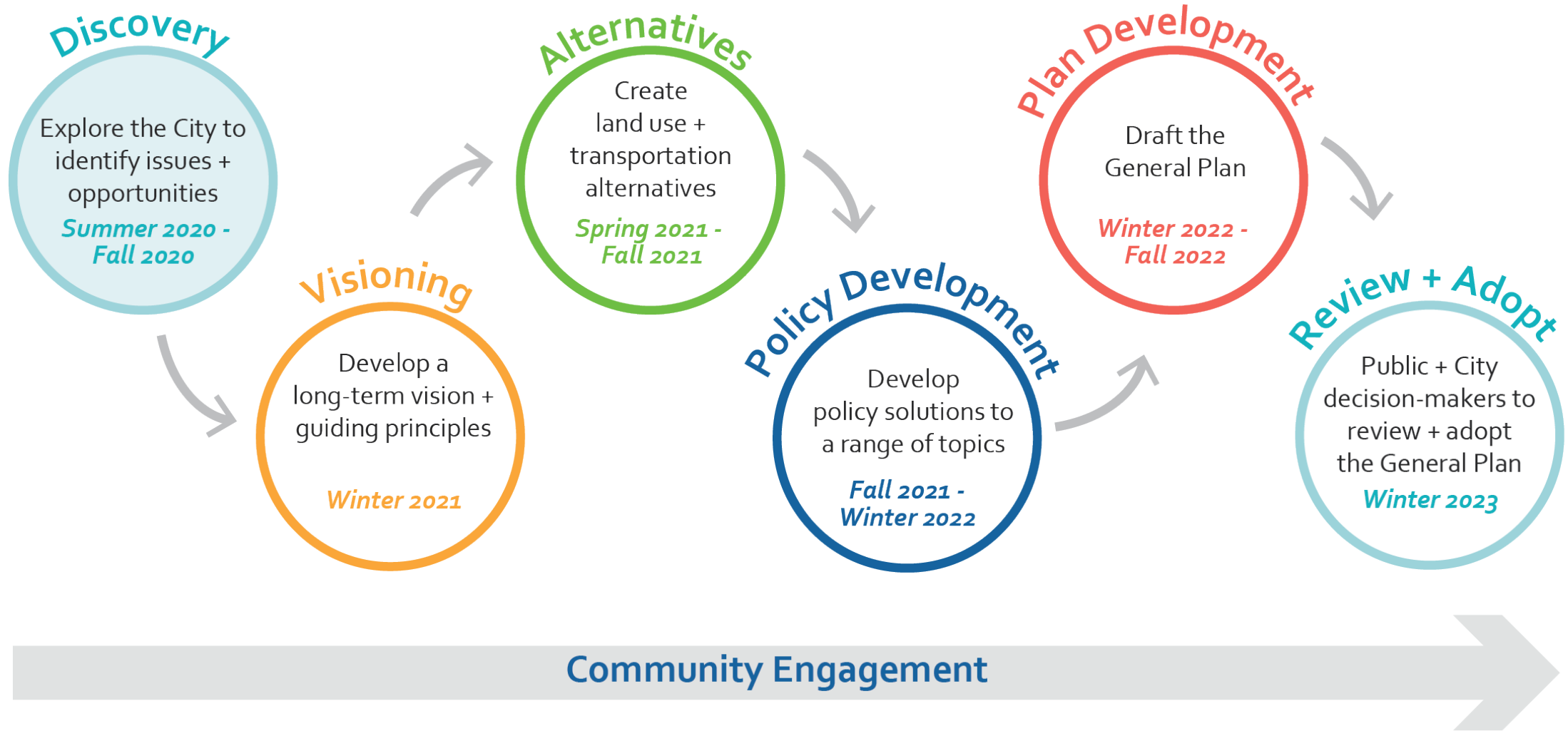
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The General Plan also plays an important role in regulating land use. Its policies and maps form the foundation for City ordinances, guidelines and plans.



# General Plan Update Process





# The State of Housing: CALIFORNIA CONTEXT

# Statewide Housing Crisis

- State HCD identified a statewide shortage of housing production
  - 3.5 million new units needed
  - Lack of housing supply
    - Pressure for price escalation
    - Displacement and gentrification
- New State laws
  - Requiring jurisdictions to address this existing shortfall in addition to projected growth
  - Addressing constraints to production
  - Creating funding for housing planning and affordable housing production

# New Laws and Sacramento Policy Direction

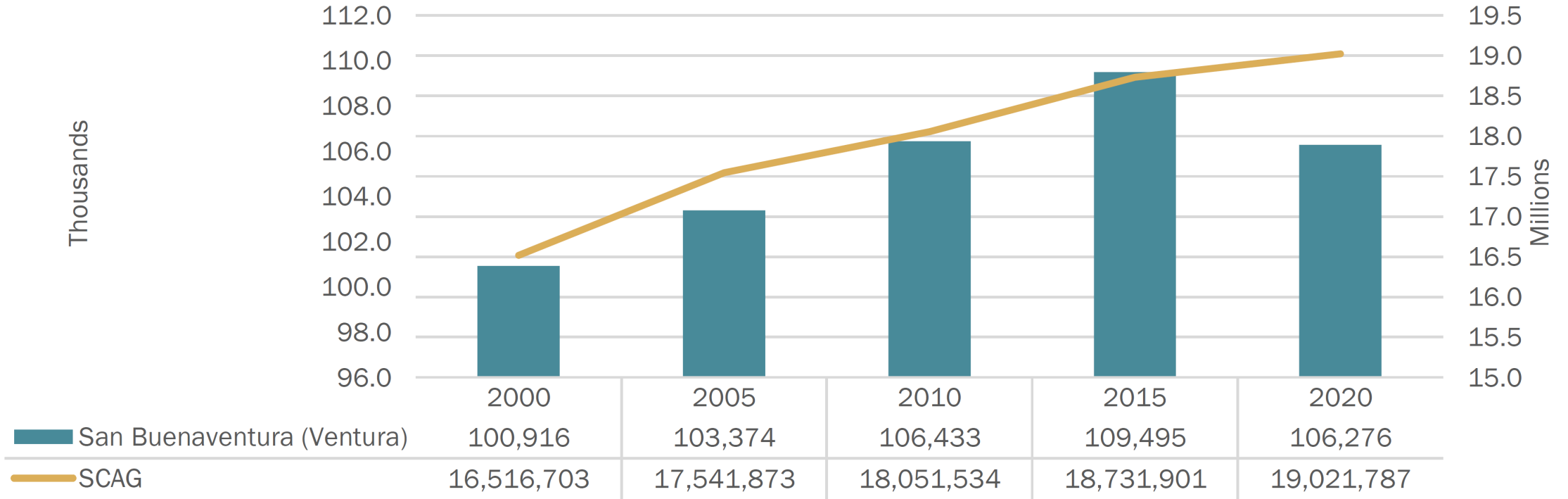
- All new laws focus on facilitating production of new housing:
  - Remove constraints for development
    - Reduce fees, development standards (2019: SB 330)
    - Streamline processing procedures - by right approval of housing (2017: SB 35; 2019: SB 330, AB 1485)
    - Objective standards for site plan and design reviews (2019: SB 330)
  - Increase capacity
    - Increase areas/density zoned for residential uses (2017: SB 166, 2019: SB 330)
    - Identify areas with realistic potential (SB 166, AB 1397)
  - Expand housing options
    - Accessory Dwelling Units (2018:SB 1226; 2017: SB 1069, AB 2299, AB 2406; 2019: AB 68, AB 587, AB 670, AB 671, AB 881, SB 13)
    - Supportive housing for persons with disabilities (2019: AB 2162)
    - Housing for the homeless (2019: AB 101)



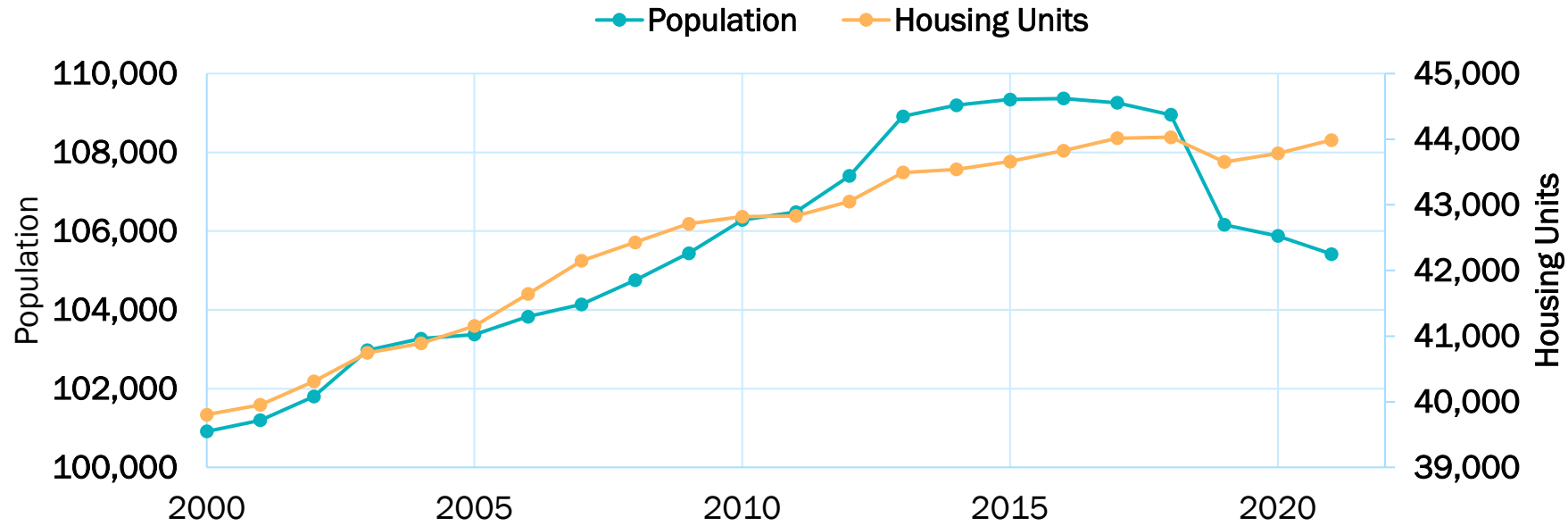


# **Demographic Trends that Impact Housing: VENTURA TODAY**

# Population Trends (2000 – 2020)

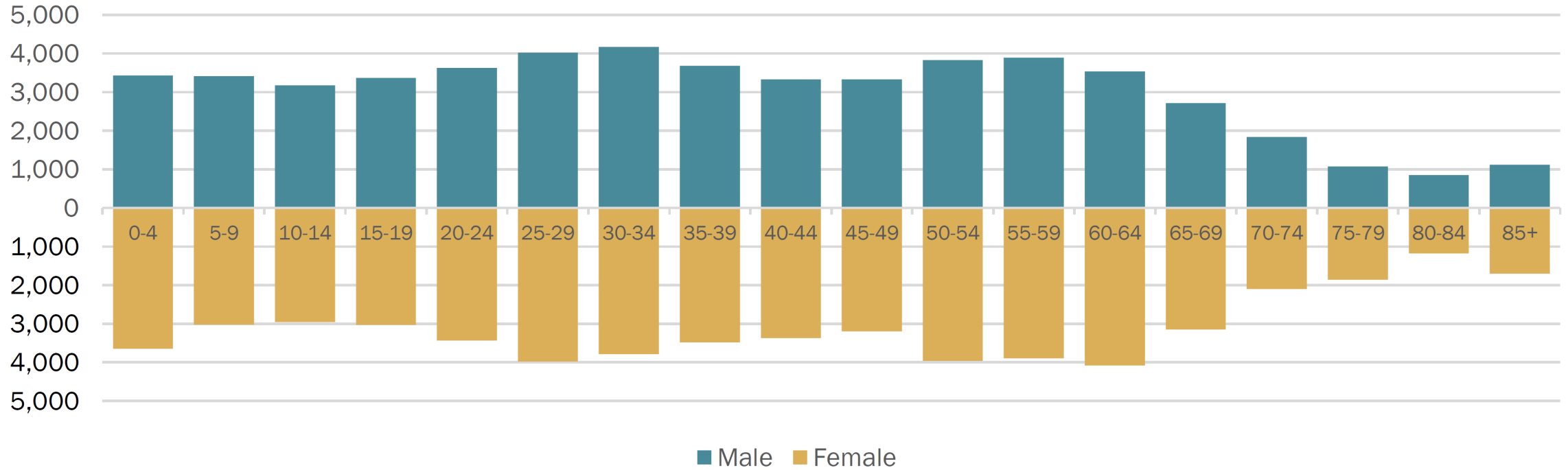


# Population and Housing Growth (2000-2021)



	2000	2010	2021	% CHANGE
Population	100,916	106,285	105,415	4.5%
Housing	39,803	42,821	43,986	10.5%

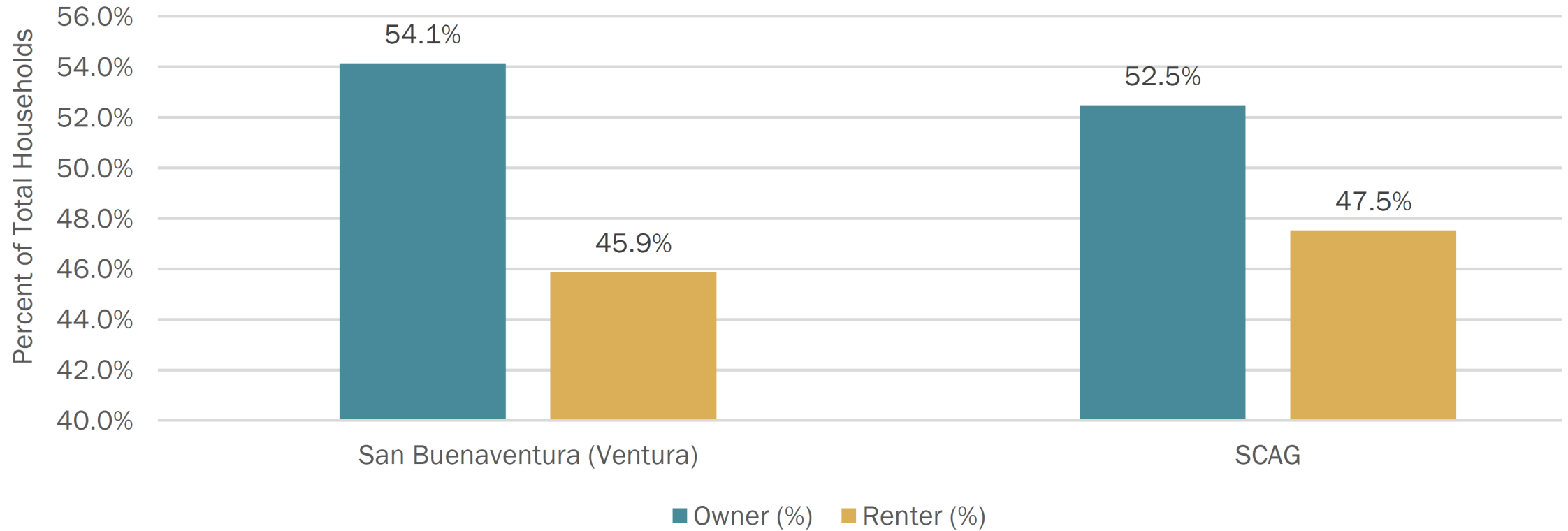
# Age Distribution



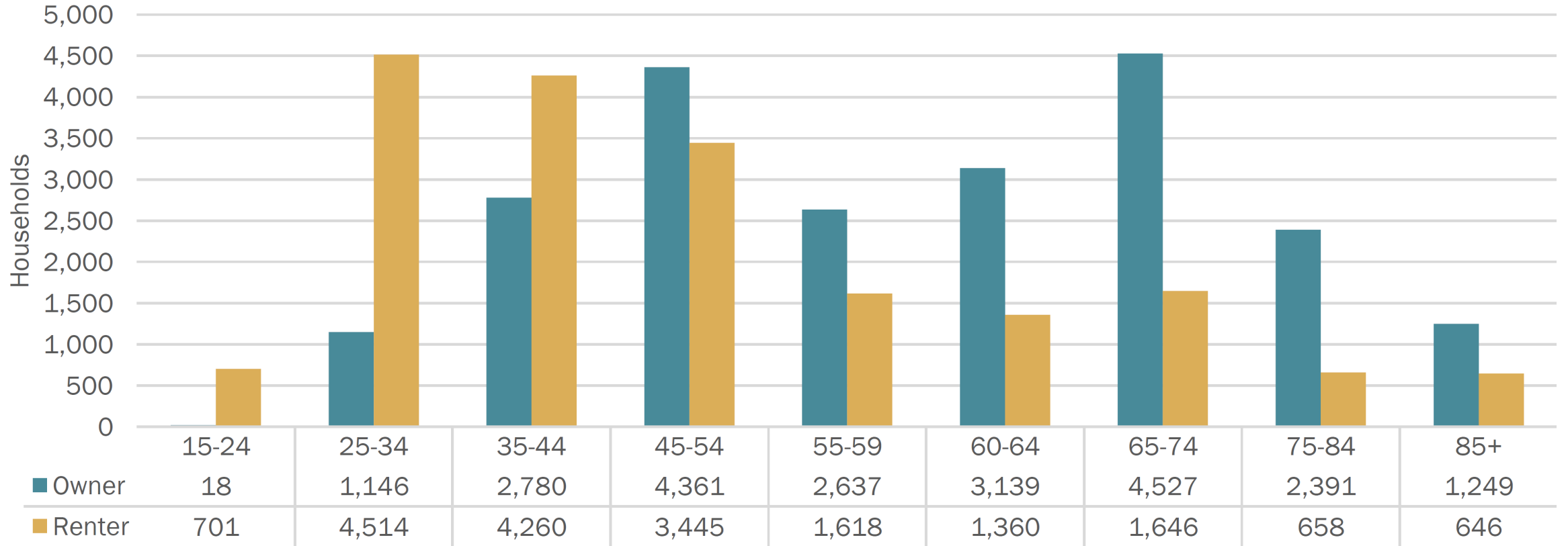


# The State of Housing: VENTURA TODAY

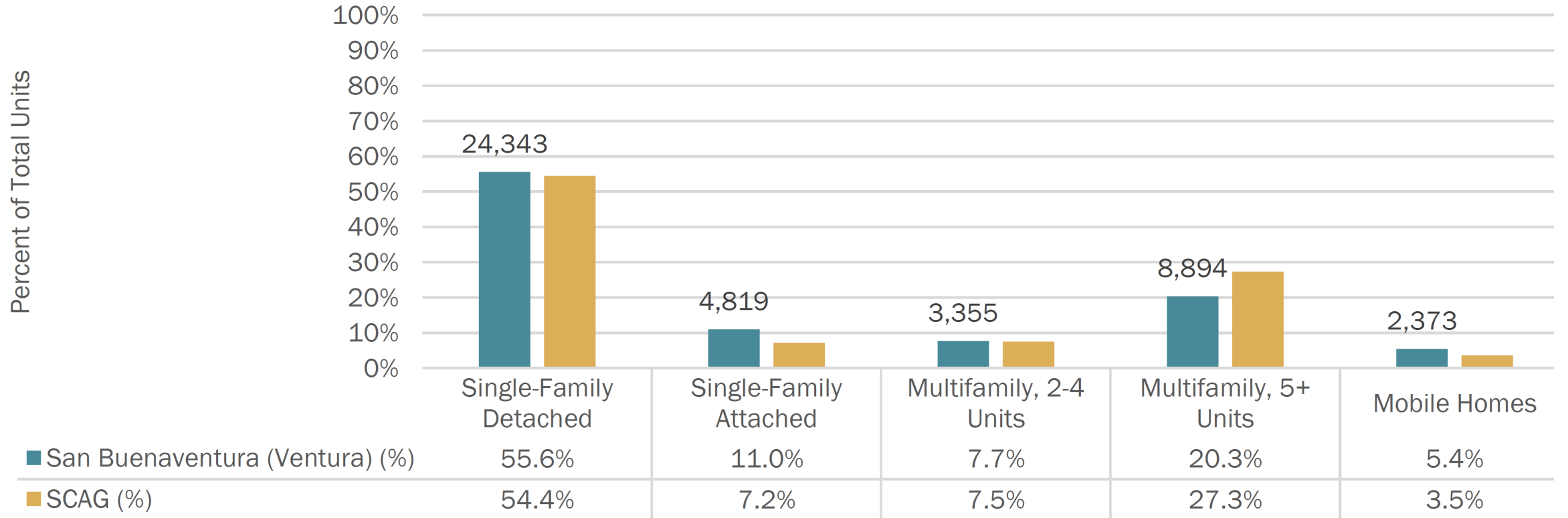
# Housing Tenure



# Housing Tenure by Age of Householder

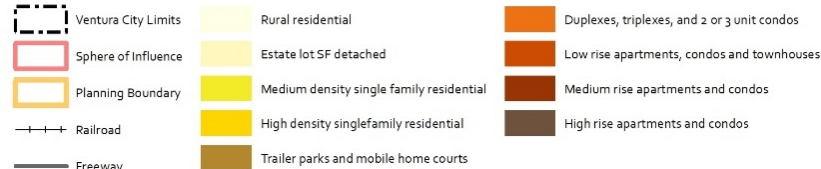
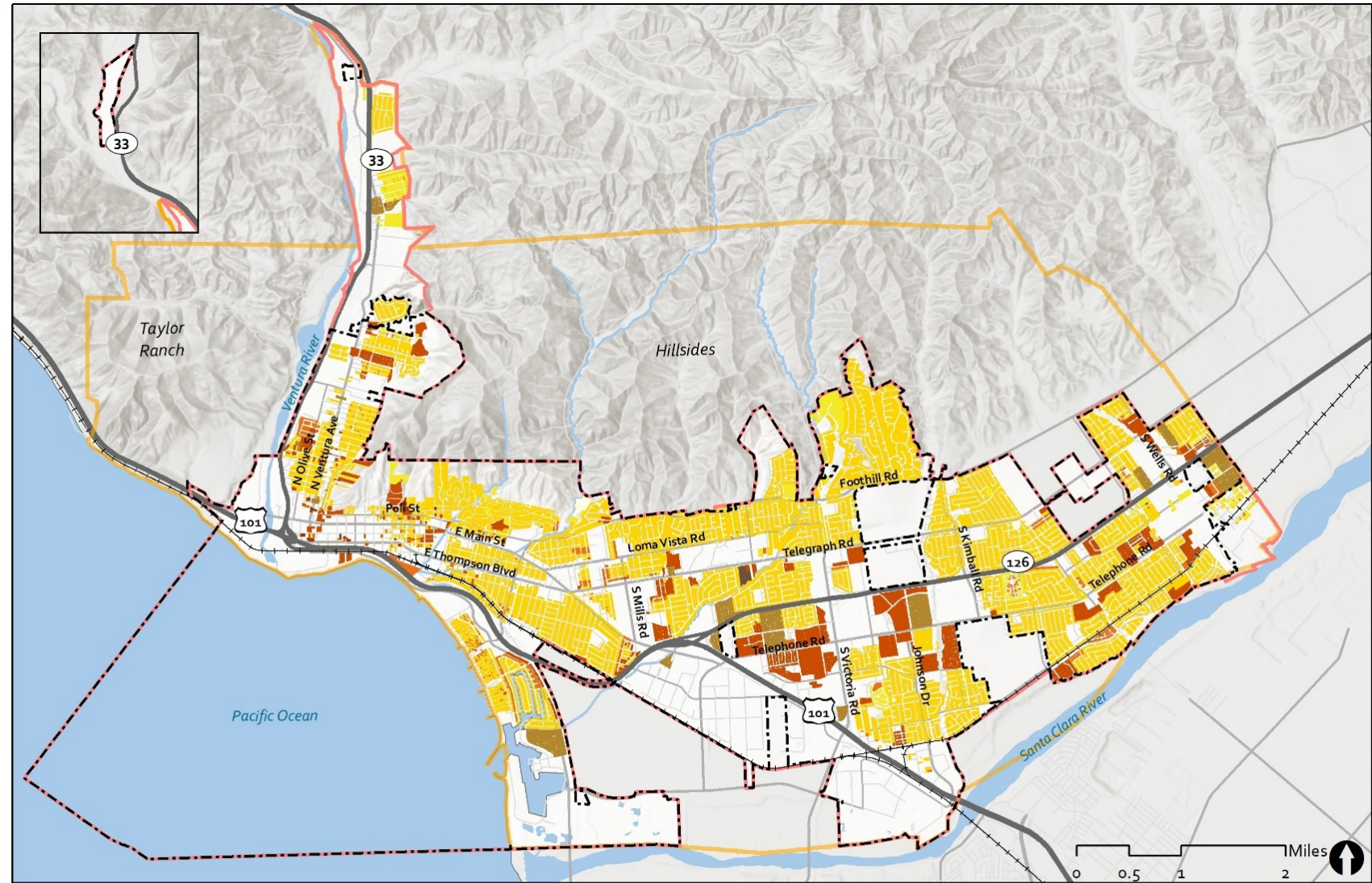


# Housing Stock Characteristics





# Housing Distribution

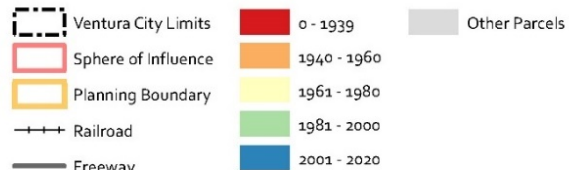
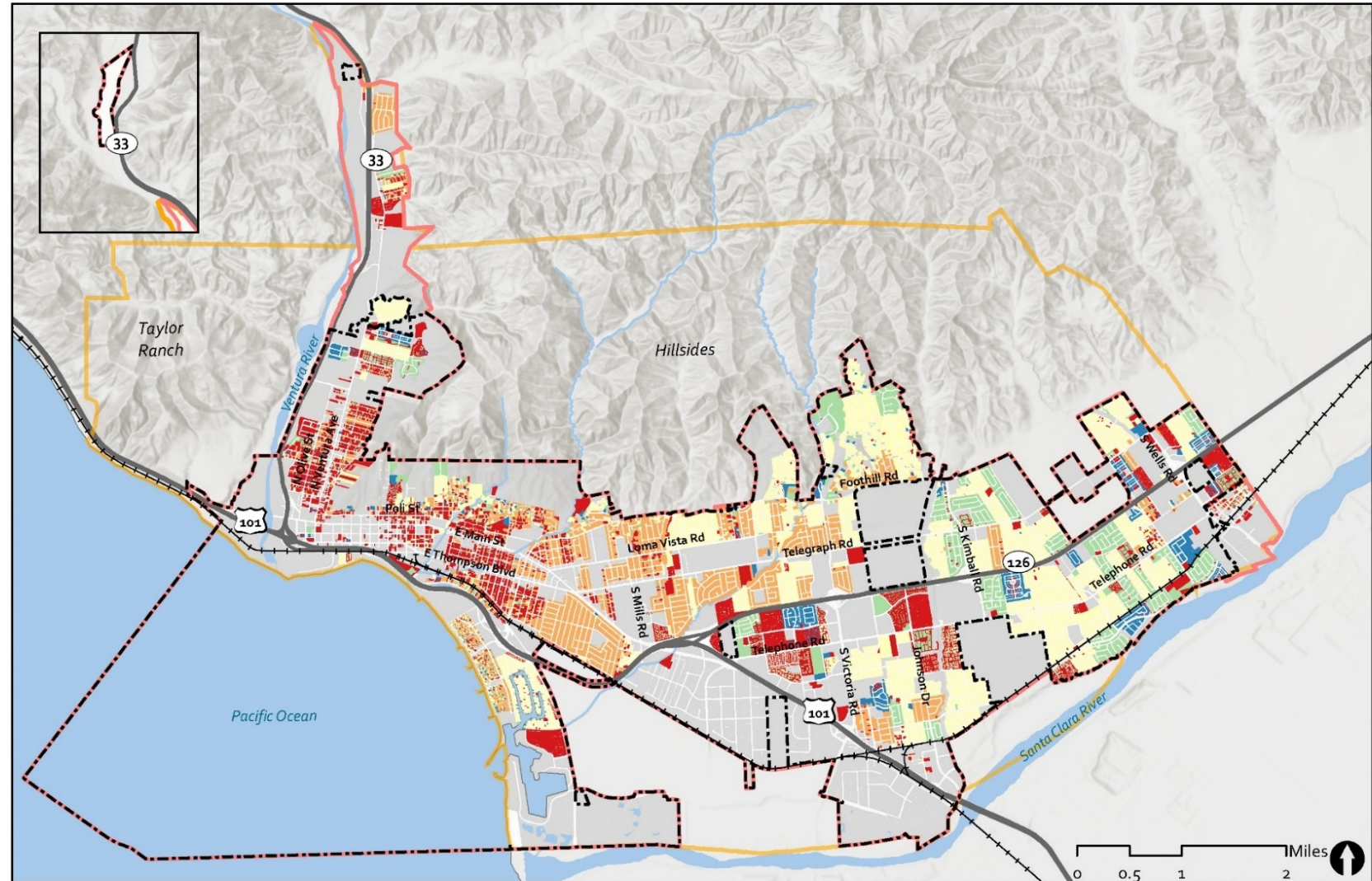


Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)



# Age of Housing Units

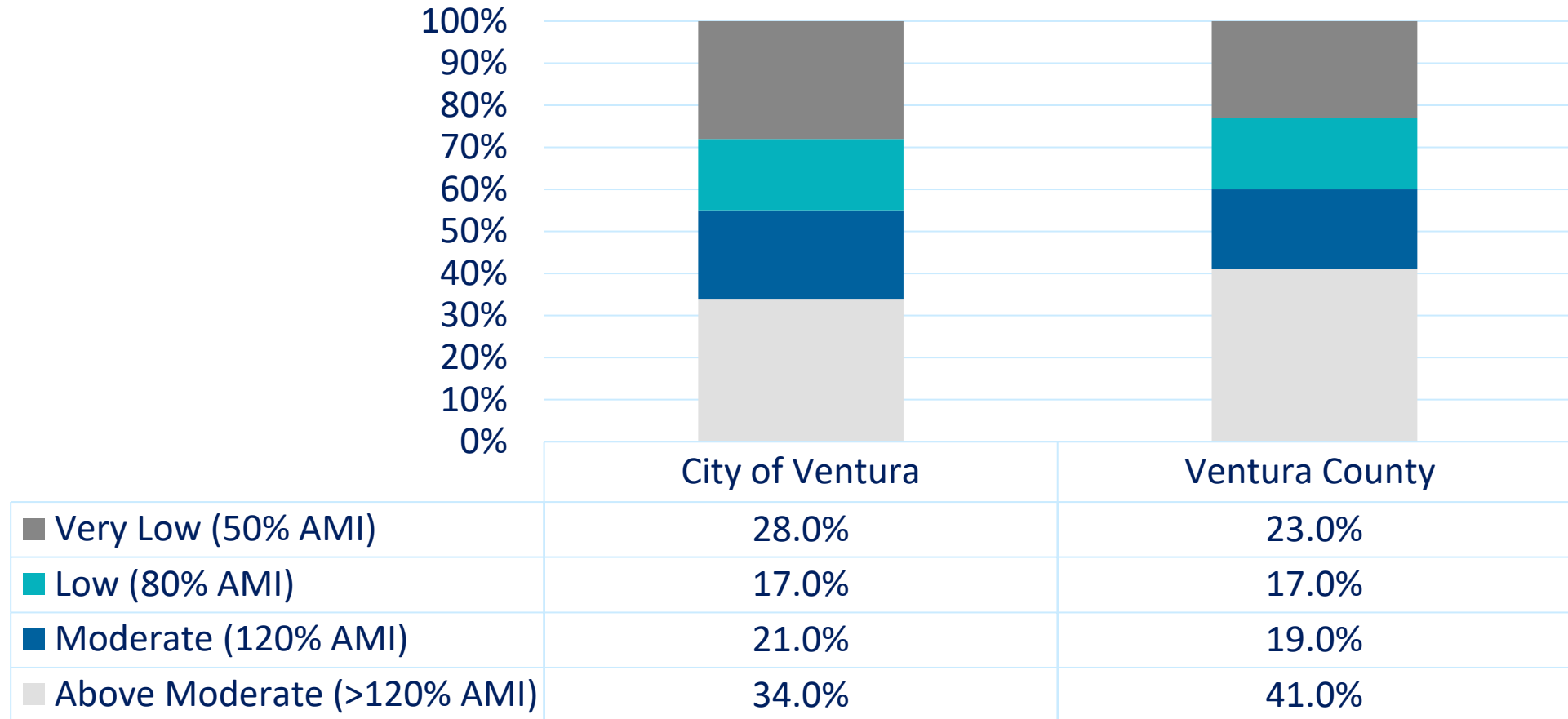
Year Built	Acres	Percent
<1939	1,241	23.4%
1940-1960	1,139	21.4%
1961-1980	1,884	35.5%
1981-2000	765	14.4%
2001-2020	285	5.4%



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

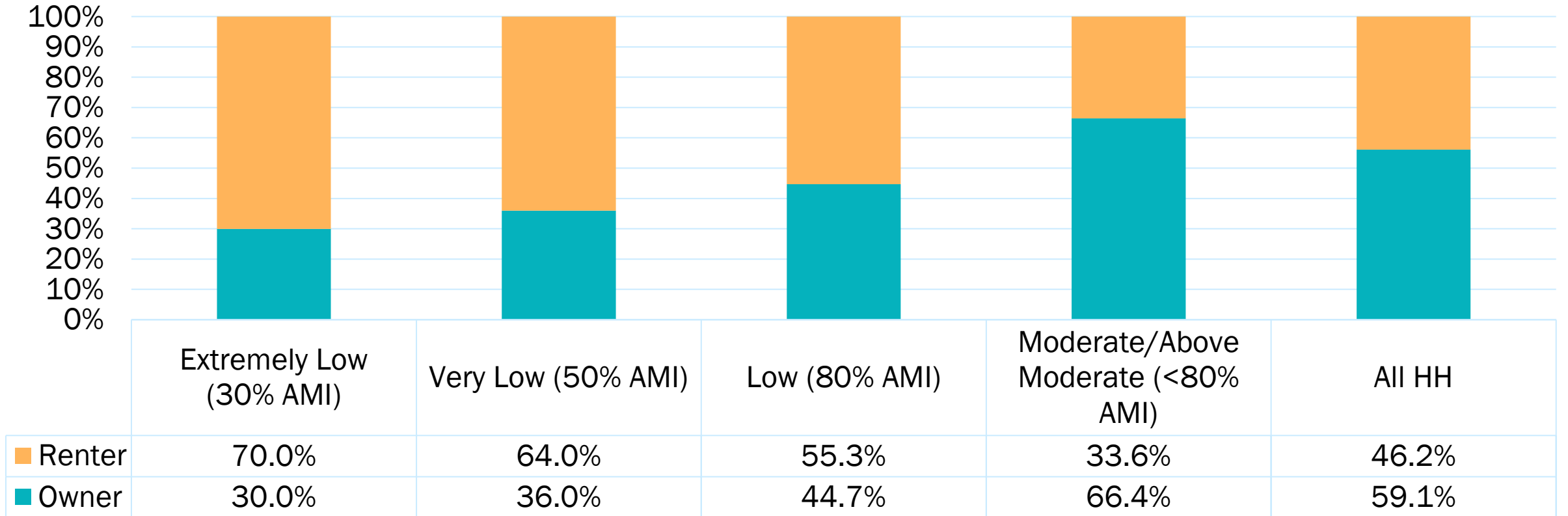


# Household Income Distribution



# Household Income Distribution

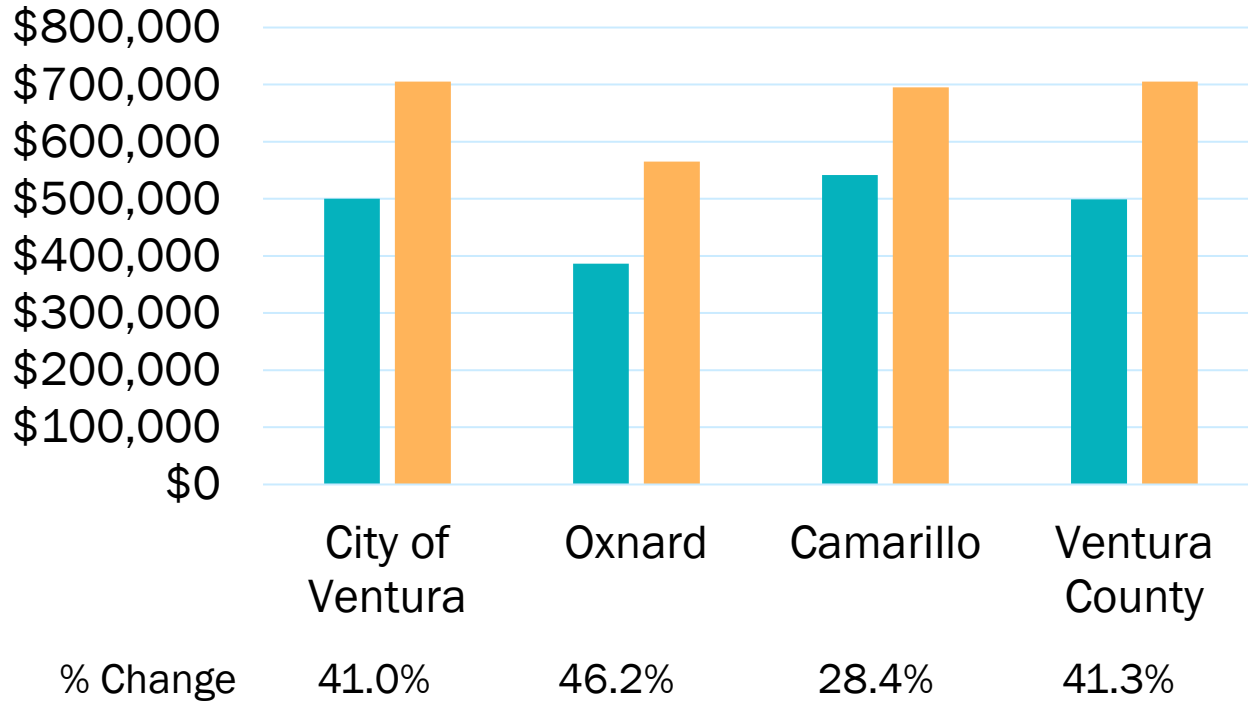
## Household Income Distribution by Tenure



# Housing Costs

Median Home Sales Price (2016-2021)

■ January 2016 ■ April 2021



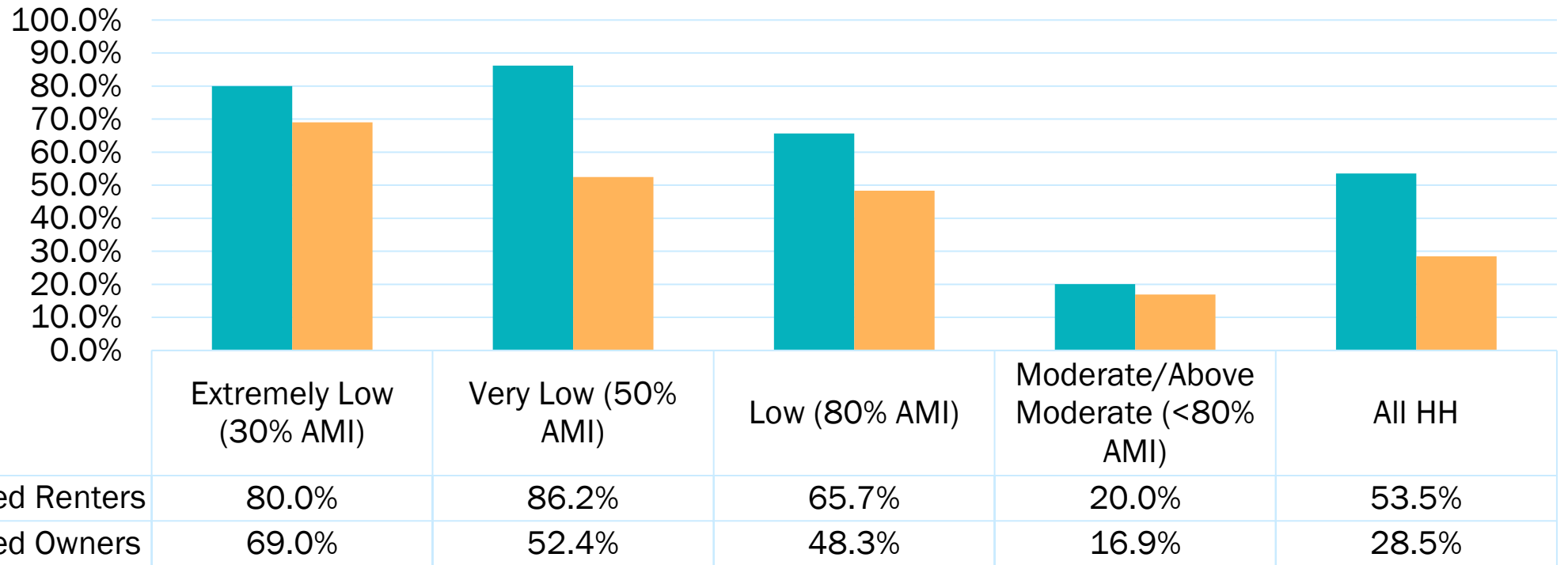
	April 2016	April 2021	% Change
Studio	\$1,016	\$1,417	39.5%
1 BR	\$1,495	\$2,010	34.4%
2 BR	\$1,833	\$2,293	25.1%
3 Br	\$2,334	\$3,187	36.5%

Source: Zumper.com, Median Rent in Ventura, CA.

Source: CoreLogic, California Home Sale Activity by City

# Housing Cost Burden

- Housing Cost Burden by Tenure
- Cost Burden = Household paying more than 30% income on housing



# Special Needs Groups

- **Per State Law**

- Farmworkers
- Homeless
- Seniors
- Female-headed households
- Large households (with 5 or more members)
- Persons with disabilities (including developmental disabilities)

- **Other Considerations**

- Veterans
- Active duty military personnel
- College students
- Emancipated youth

# Affordable Housing



# What is Affordable Housing?

- Affordable housing costs: 30% of household income
- Housing naturally affordable at market
  - Generally older housing stock
  - Risk of economically induced displacement, particularly for rental housing
- Housing subsidized with public funds or incentives, and deed-restricted as affordable housing
  - Significant subsidies required
  - Limited funding; multiple funding sources required
  - Site control – competition for limited land available
  - Funding focuses on lower income households

# Housing Production (2013-2019)

5 <sup>th</sup> Cycle	Very Low	Low	Moderate	Above Moderate	Total
RHNA	881	591	673	1,529	3,654
Production	218	116	82	1,926	2,342
%	24.7%	19.6%	12.2%	126.0%	64.1%

# Key Housing Initiatives to Preserve Affordable Housing

- Owner-Occupied Housing Rehabilitation Program (CDBG)
- Mobile Home Park Rent Stabilization
- Mobile Home Rehabilitation Grant Program (CDBG)
- Rental Acquisition and Rehabilitation Program
  - Housing Authority purchased deteriorated 32-unit apartment
- Homebuyer Assistance
  - Work with Ventura County Community Development Collaborative
- Housing Choice Vouchers
  - 1,200 households

# Key Housing Initiatives to Enhance Affordability

- 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

# Housing Element Update

# What is the Housing Element?

- One of the mandated elements of the General Plan
- An assessment of the housing needs and how best to accommodate the needs of existing and future residents
- Different from other elements:
  - Subject to detailed statutory requirements rather than guidelines
  - Must be updated periodically
  - Subject to statutory deadline
- SCAG Region deadline: October 15, 2021 (with 120-day grace period)
- Must be reviewed by the State Department of Housing and Community Development (HCD) for compliance

# Housing Element vs. Full General Plan

- Housing Elements updated on 8-year cycles
- 2021-2029 (6<sup>th</sup> Cycle) Housing Element
- General Plan covers 3 Housing Element Cycles

6<sup>th</sup> Cycle (2021 – 2029)

7<sup>th</sup> Cycle (2030 – 2038)

8<sup>th</sup> Cycle (2038 – 2046)

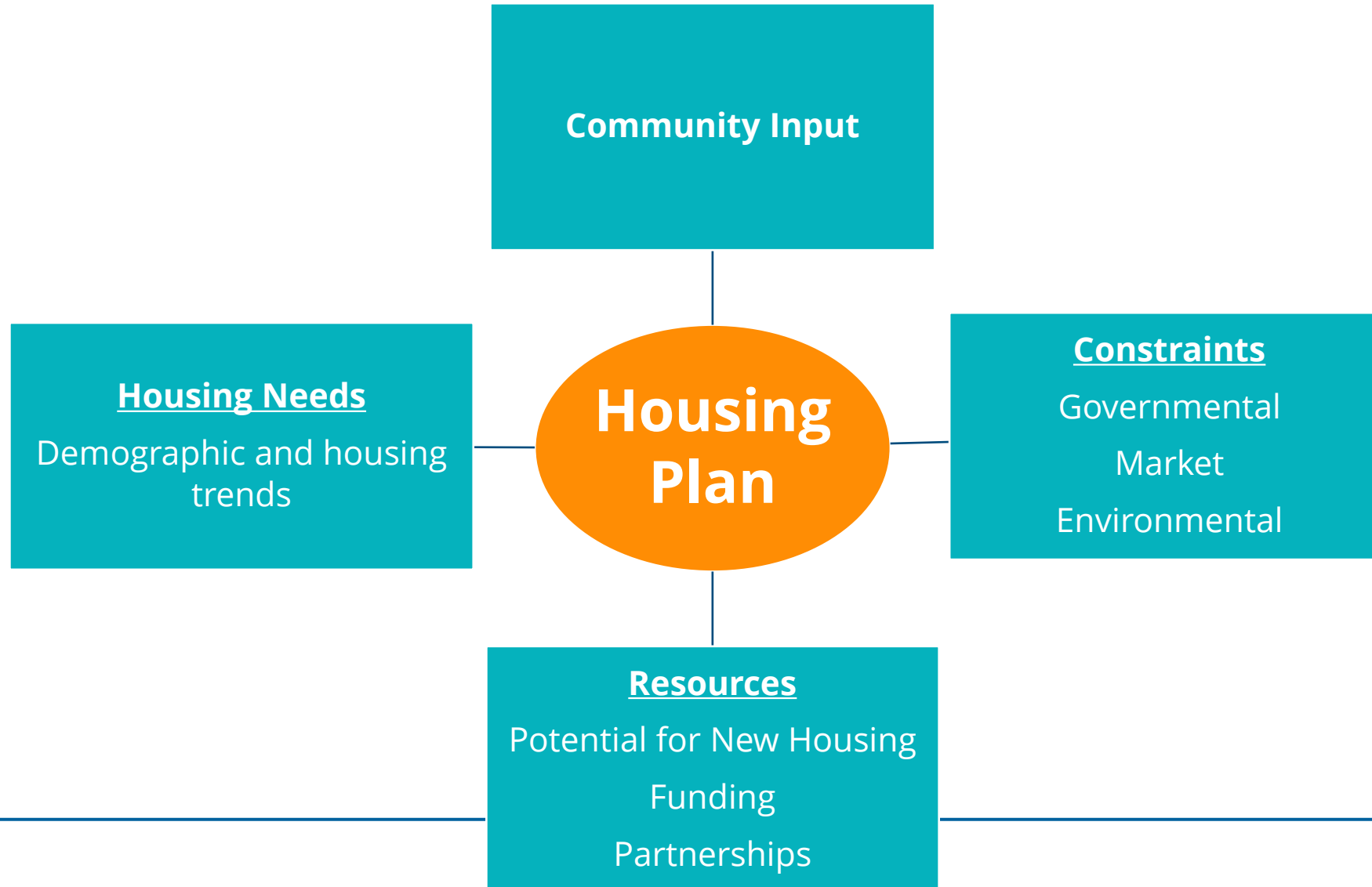
General Plan Update 2023 - 2045

# Consequence of Noncompliance

- Risk of Litigation
  - Most frequently litigated element of the General Plan
  - HCD monitoring non-compliant jurisdictions and refer to AG
  - Huntington Beach sued by AG for continued inaction
  - Recently Pomona and San Clemente sued by nonprofits
- Ineligibility for State grants
  - SB 2 grants (Local Planning and Permanent Local Housing Allocation)
  - HCD-administered Housing Trust Funds
- Priority for competitive State funds
  - Sustainable Communities and Affordable Housing



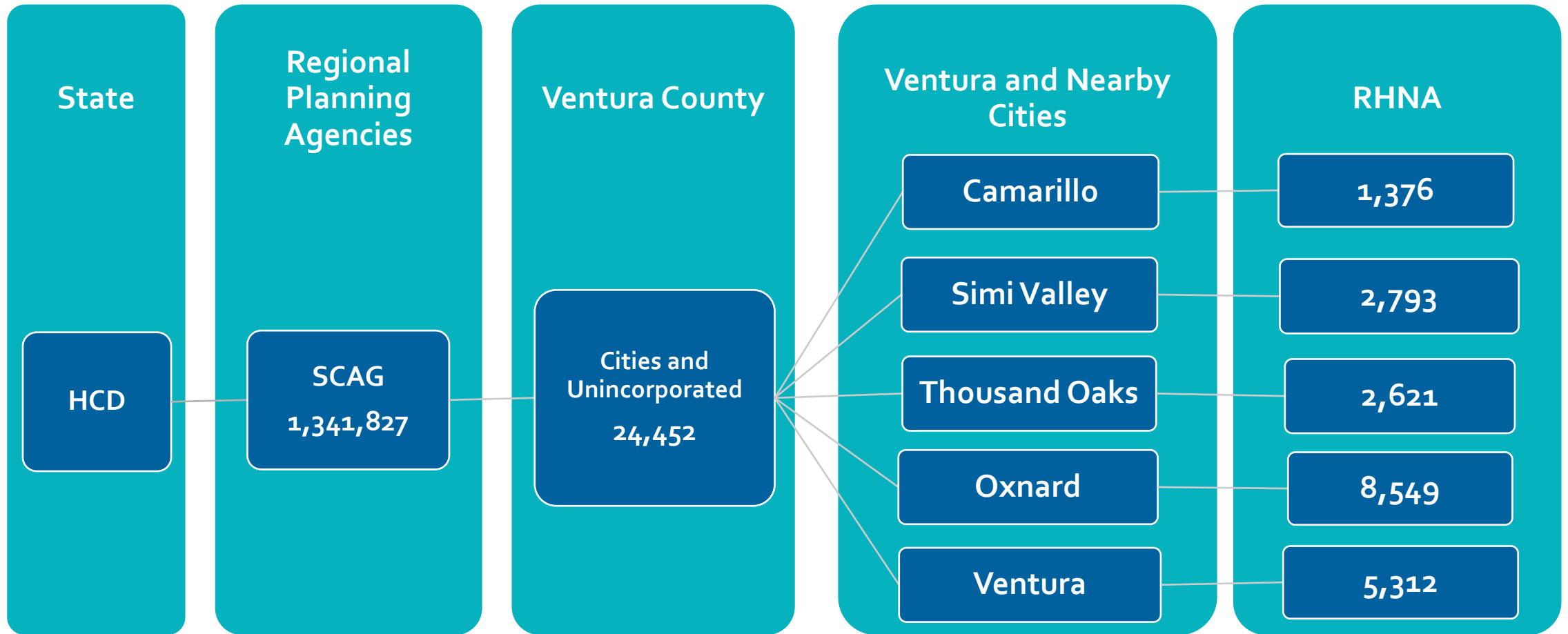
# Components of Housing Element



# RHNA Rationale and Methodology

- California's population has continued to grow by about 500,000 people per year
- The Southern California Association of Governments (SCAG) is responsible for defining the fair share allocation for its six-county area and 191 cities in the Southern California region
- The State has determined that the SCAG region needs to accommodate 1,341,827 housing units between 2021 and 2029 to meet housing demand

# Regional Housing Needs Allocation (RHNA) – 2021-2029



Each jurisdiction must demonstrate in its Housing Element that it can accommodate its total RHNA number and its allocations by income level

# 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 Requirements

- Jurisdictions must plan for the RHNA
- Adequate sites with:
  - Appropriate density and development standards (at least 30 du/ac for lower income RHNA for Ventura)
    - Ventura's RHNA includes 2,052 lower income units
  - Vacant and underutilized sites with near-term development potential
  - Development process and fees do not constrain housing development

# 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

# Challenges

- A significant RHNA with tightened State law on feasible sites
  - Higher standard of feasibility analysis on “reuse” sites from 5<sup>th</sup> cycle Housing Element
- Housing choices
  - Aging population
  - Young families
- Environmental constraints
- Lack of affordable housing funds
  - High cost of housing development
  - Highly competitive nature for available funds

# Process

- **Identify RHNA sites**
  - Identify vacant and underutilized sites based on current GP
  - Focus in areas not expected to change as part of the GP update
- **Adopt Housing Element on time to “lock in” the eight-year time frame**
  - Missing deadline (and grace period) requires updating every four years
- **With GP update and new Land Use Plan**
  - Evaluate consistency between the Housing Element and new General Plan
  - Re-adopt Housing Element

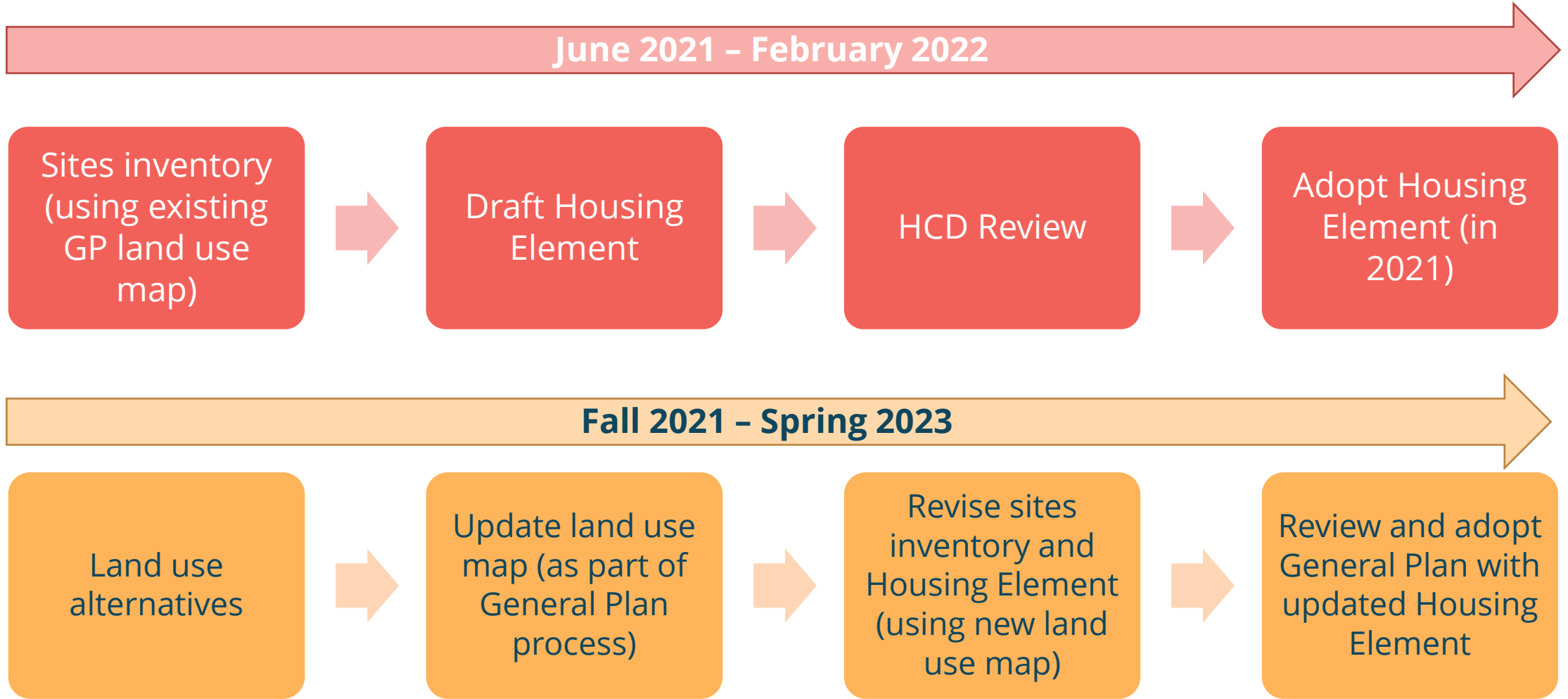


# Housing Element: 2021 Milestones

- **June:** Sites Inventory
- **July:** Admin Draft Housing Element
- **August:** Public Review, including Planning Commission and City Council
- **Sept-Oct:** HCD Review of Draft Housing Element
- **December:** Planning Commission and City Council Hearings
- **January (2022):** HCD Certification

*(Note: Adoption is Feb 12, 2022 with 120-day grace period)*

# Process



# Community Engagement

What have we heard so far?

# What have we heard so far?

- **Housing needs**

- COVID impacts
- Homeless population getting older
- High costs of housing, pressure on rentals – displacing existing residents
- Impacts of short-term rentals
- Agriculture and hospitality – fastest growing job sectors with lowest paying jobs

- **Underserved groups**

- Low wage workers
- Homeless
- Farmworkers
- Emancipated youth
- Persons with disabilities, especially mental health (including among seniors)

# What have we heard so far?

- **Constraints to housing development**
  - Not enough land zoned for multi-family housing
  - Need to streamline review/approval process, especially for affordable housing
  - Lack of architectural design guidelines
  - Community engagement
  - Height limit and parking requirements

# What have we heard so far?

- **Potential solutions/recommendations**
  - Inclusionary housing
  - Waive, reduce, or defer fees
  - Affordable housing overlay
  - Motel conversion/adaptive reuse of existing buildings
  - Partnership with churches to provide housing on church properties
  - Explore means to create affordable housing funds

Questions ?



# Discussion





## Next Steps

# Upcoming Meetings and Engagement

## Educational Forums

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

## GPAC Meetings

- Housing Policy (June 29)
- Vision and Guiding Principles (July 20)

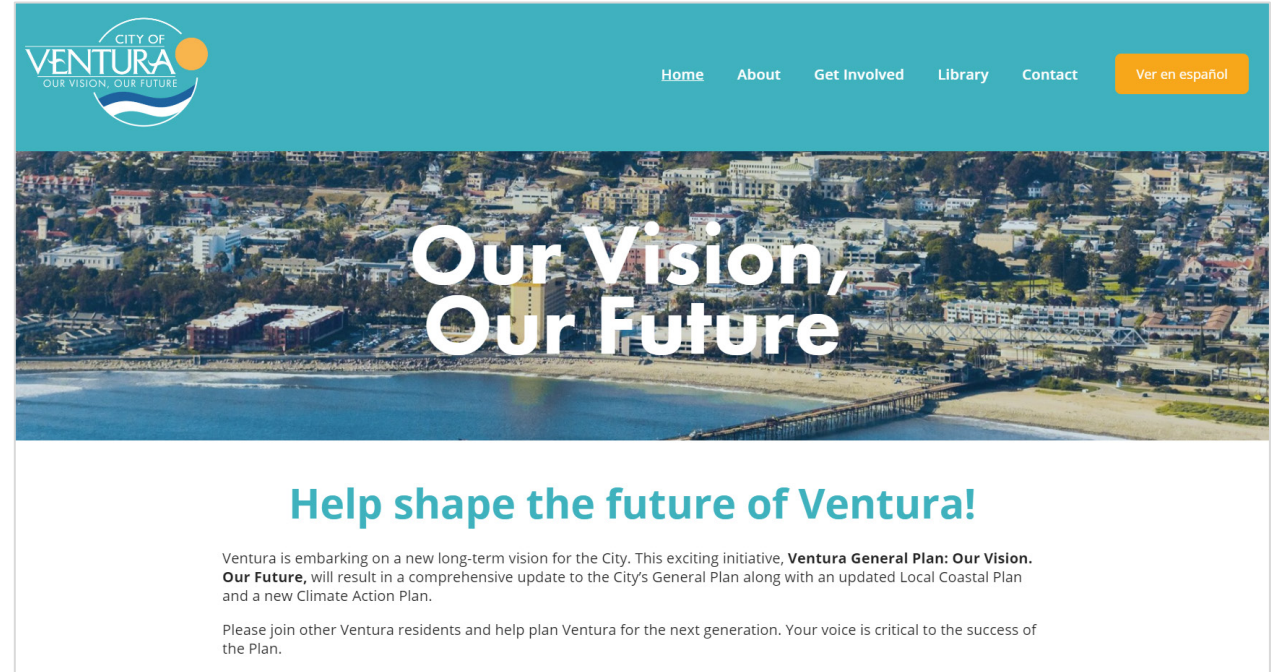
## Community Listening Sessions (June - August)

- Spanish-speaking focus groups
- Housing authority residents
- Schools and PTAs
- Churches
- Advocacy and service organizations

## Community Council Meetings (July - August)

# Get Involved!

1. Visit [planventura.com](https://planventura.com)
2. Sign up for updates
3. Attend GPAC meetings
4. Questions:  
[planventura@cityofventura.ca.gov](mailto:planventura@cityofventura.ca.gov)



The screenshot shows the City of Ventura website. The header features the City of Ventura logo on the left and navigation links for Home, About, Get Involved, Library, and Contact on the right. A 'Ver en español' button is also present. The main content area has a large aerial photograph of Ventura with the text 'Our Vision, Our Future' overlaid. Below the photo, the heading 'Help shape the future of Ventura!' is displayed in teal. The text below explains that the city is embarking on a new long-term vision, the 'Ventura General Plan: Our Vision, Our Future', which will result in a comprehensive update to the city's General Plan, an updated Local Coastal Plan, and a new Climate Action Plan. It encourages residents to join other Ventura residents to help plan the city for the next generation.

**Help shape the future of Ventura!**

Ventura is embarking on a new long-term vision for the City. This exciting initiative, **Ventura General Plan: Our Vision, Our Future**, will result in a comprehensive update to the City's General Plan along with an updated Local Coastal Plan and a new Climate Action Plan.

Please join other Ventura residents and help plan Ventura for the next generation. Your voice is critical to the success of the Plan.

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