

STATION 1

HOUSING POLICY



COMMENTS / PREFERENCES – OPEN HOUSE #1	POTENTIAL NEW PROGRAM(S) – OPEN HOUSE #2
<p>Rent Stabilization & Control</p> <ul style="list-style-type: none"> To continue with a rent control study, at least a few times a year, to ensure that Santa Paula residents are provided fair pricing. What would be the capabilities of the rent control commission? Agreement about the importance of rent control studies and creating a rent control ordinance. Clarify enforcement responsibility. What kind of tenant protection would be strengthened? And what does the current rent stabilization ordinance mean? General desire to protect local renters from constant price increasing. 	<p>Rent Control Study (Program 6) <i>Study the establishment of a rent stabilization ordinance.</i></p> <p>-OR-</p> <p>Rent Stabilization / Control Ordinance <i>Adopt a rent stabilization ordinance.</i></p>
<p>Affordability and Stability of Rental Housing</p> <ul style="list-style-type: none"> To implement a Just Cause ordinance that prevents evictions and displacements in the city without a reasonable issue. What improvement would subsidize and how would this work for places that currently have residents without major disruption? To restrict evictions and provide assistance to renters that are displaced, so to decrease the chances of these renters becoming homeless. 	<p>Just Cause Eviction Protection Ordinance (Program 6) <i>Amend the Municipal Code restricting evictions to:</i></p> <ul style="list-style-type: none"> not paying rent, damaging property, disturbing other tenants, using the building for illegal activity.
<p>Rental Assistance</p> <ul style="list-style-type: none"> With many residents of Santa Paula being farmworkers; family immigrants may not know their options or don't know how to find affordable housing. Since many of these people may not speak English, they would need rental assistance as well as help understanding housing laws. Starting a rental assistance fund. How would landlords be held accountable for showing up to these landlord workshops? What would compose these workshops? Also, how would information about this assistance be shared with the public? How would these workshops benefit the renters? Tenants need support of legal aid in knowing their rights as renters. Wanting to include open space, trails, and parks in the plan so there could be a balance between housing developments and green space. Affordable housing could be complementary to the existing architecture of the city. (7-15-2021) 	<p>Rental Assistance – Enact (Program 11) <i>Establish a local rental assistance program funded through a variety of methods:</i></p> <ul style="list-style-type: none"> baseline affordability survey, landlord workshops, inclusionary in-lieu fees, project-based vouchers (HUD, HCD), commercial linkage fees, housing trust funds, recalculate California "Fair Market Rents." <p>Neighborhood Development Trust (Program 11) <i>Establish a fund with City grant matched by private contributions to purchase or rehabilitate old housing stock.</i></p>
<p>Affirmatively Further Fair Housing (no comments)</p>	<p>Inclusionary Housing (Program 12) <i>Increase inclusionary housing requirements from 15% to 20% for rental & sale housing at low- and very-low income levels (10% each).</i></p> <ul style="list-style-type: none"> NOTE: 15% is the "safe harbor" in State Law – higher requirements will trigger financial feasibility analysis and HCD review to assess potential for constraining housing production.
<p>Equal Opportunities in Housing Market (no comments)</p>	<p>In-lieu Fees – Commercial & Industrial Development (Program 11) <i>In-lieu fee structure for large-scale commercial and industrial development that increase need for affordable housing.</i></p>
<p>Promote Housing Choice (no comments)</p>	<p>Affordability by Design (Program 20) <i>Amend Development Code to enhance affordability provisions</i></p> <ul style="list-style-type: none"> multiplexes, modular, factory-built, tiny homes (wheels & foundations), etc. in all zones permitting housing. assure that parking capacity is studied.
<p>Impact Fee Deferral (no comments)</p>	<p>Accessory Dwelling Units (ADUs) (Program 13) <i>Amend City Municipal Code to expand Accessory Dwelling Unit provisions to go above and beyond State Law, such as:</i></p> <ul style="list-style-type: none"> Allow larger ADUs than State minimums. Allow more than 3 ADUs per lot in selected areas. Reduced permit fees. Provide pre-approved building plans. Waive owner-occupancy permanently. Tiny Homes on Wheels.
<p>Support Ventura County Housing Initiatives (no comments)</p>	<p>Accessory Short-term Rentals (ASTR) (Program 13) <i>Amend City Municipal Code to regulate ASTR:</i></p> <ul style="list-style-type: none"> permit requirements, neighborhood noticing, guest registration log, inspection, management, fees, etc.
<p>Zoning to Accommodate RHNA (no comments)</p>	<p>Base Zone Amendments (Program 19) <i>Municipal Code Amendments to Chapter 16.13, Table 13-1 to allow more residential product types in R-1, R-1a and R-A zones.</i></p>
<p>Increase Housing Opportunities within Zoning Overlays (no comments)</p>	<p>By-right Housing on Commercial and Residential Zoned Sites (Program 19) <i>Allow housing developments to be developed by-right on sites that have been counted in previous housing element cycles, consistent with Government Code section 65583.2(c).</i></p> <p>City Surplus Land (Program 14) <i>Identify surplus public land appropriate for affordable housing and offer first right of refusal to affordable housing entities in accordance with Government Code Section 54222.</i></p>
<p>Track "No Net Loss" Zoning (no comments)</p>	



COMMENTS/PREFERENCES – OPEN HOUSE #1

POTENTIAL NEW PROGRAM(S) – OPEN HOUSE #2

Streamlined Permitting

(no comments)

Objective Design Standards

(Program 19)

Amend Development Code

- *Eliminate subjective guidelines*
- *Add form-based objective standards*

Housing Overlay Zones

(Program 20)

Amend Development Code

- *housing incentive overlay zones*
- *context-sensitive housing product types*
- *affordability by design (HE Goal2)*



COMMENTS/PREFERENCES – OPEN HOUSE #1

- Equal housing opportunities for all without compromising other types of development.
- Increase the building of ADU units so that families are not forced to live together in single family homes, with reasonable pricing.
- When prioritizing specific groups or special needs populations that the city actually reaches out to these groups, as well as to advocacy groups for information.
- What city owned land the city would use for housing, without demolishing existing structures?
- How is the county going to offer proper housing to the homeless while also helping them find the right mental and physical health care necessary?
- What efforts are being made by the county to help the homeless find jobs?
- With city owned land, how would this land be made suitable for low income housing? And what process would go into place to make this possible?
- Would the housing assistance be sectioned off by need? How would the city attend to all these people and their needs?
- Another special needs group are immigrants.
- Farmworker needs should be met, this is possible with a survey, perhaps partnered with a community organization to make this survey accessible.
- The city needs a variety of forms of housing.
- How do we make sure that ADUs and developments stay affordable? It may be smart to create policies to keep prices affordable. (7-15-2021)

POTENTIAL NEW PROGRAM(S) – OPEN HOUSE #2

Farmworker Housing Study (Program 16)

The City will:

- *Work with the County of Ventura, advocacy groups and organizations to plan, fund, and implement a countywide survey of farmworkers.*
- *Utilize survey results to develop targeted programs and strategies to address the verified needs of farmworkers.*

Preventing Homelessness (Program 16)

The City shall continue to support the Ventura County Continuum of Care to end homelessness within Ventura County.

Financing Assistance for Housing (Program 11)

Apply for funds from the state and federal government to support the construction, preservation and rehabilitation of housing for eligible lower income households to assist identified vulnerable populations.

Incentives for Affordable Housing Development (Program 18)

The City shall use density bonuses and other incentives to facilitate the development of new housing for lower-income households.



COMMENTS/PREFERENCES – OPEN HOUSE #1

- Sustainable is optimal and desired, along with developing more cultural areas, public pools, parks and trees, and hiking trails, specifically around the creek area. Especially adding more trees for green spaces and shade.
- To fix and improve the local roads.
- Would spaces for gathering be parks and other open spaces?
- Would adding amenities such as air conditioning to improve quality of life be possible for newly developed buildings?
- How would transportation and roads be maintained and improved?
- As to improving environmental conditions, adding more trees to the community is much desired.
- To include more green spaces in low income areas. As well as to improve the roads in these low income areas.
- To keep in mind that many low income houses cannot afford air conditioning, designs should be made to have more ventilation and “cooler” design systems.
- To create more cultural structures, for instance statues or murals, and especially for “Chicano” agricultural workers.
- To create a space for more craft exchange or markets. (7-15-2021)

POTENTIAL NEW PROGRAM(S) – OPEN HOUSE #2

Cultural (Program 22)

Establish zoning provisions and in-lieu fee structure for forms of cultural expression within large housing and commercial developments, such as

- *public art,*
- *spaces for celebration,*
- *gathering,*
- *etc.*

Built (Program 22)

Establish zoning provisions to encourage sustainable measures are incorporated into the built environment, such as

- *integrating new housing growth into existing communities,*
- *diversifying affordable housing near employment centers,*
- *reallocating road space to more climate friendly forms of transportation,*
- *enhance local accessibility via walking, biking and transit more optimal.*

Environmental (Program 22)

Establish zoning provisions for compact housing that recognize and preserve, and/or provide connectivity to our environmental assets, such as

- *open space,*
- *watersheds,*
- *environmental habitats, and*
- *agricultural lands.*