

**Santa Paula 2021-2029 Housing Element
Potential Policy Options for Consideration
GOAL 1: HOUSING CONSERVATION & MAINTENANCE**

Open House - August 6, 2021

DEFINITIONS:

- GOAL** A *general statement* that describes a desired future condition or “end” state.
POLICY A *clear and unambiguous statement* that guides a specific course of action for decision-makers to achieve a desired goal.
PROGRAM A *specific initiative or set of activities* designed to implement policies and attain goals.

2029 HOUSING ELEMENT (potential new)			PREFERENCES
GOAL STATEMENT	POLICIES	PROGAMS	OPEN HOUSE COMMENTS
Housing Conservation & Maintenance <i>Conserve and improve the quality of existing housing.</i>	Rent Stabilization & Control <i>Preserve affordable rental properties and housing through:</i> <ul style="list-style-type: none"> ▪ stronger tenant protection ▪ rent stabilization ▪ rent control commission 	Rent Control Study (Program 6) <i>Study the establishment of a rent stabilization ordinance.</i> <p style="text-align: center;">-OR-</p> Rent Stabilization / Control Ordinance <i>Adopt a rent stabilization ordinance.</i>	<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.
	Affordability and Stability of Rental Housing <i>Renter protection and increased supply of affordable rentals including:</i> <ul style="list-style-type: none"> ▪ tax credits ▪ subsidizing improvements 	Just Cause Eviction Protection Ordinance (Program 6) <i>Amend the Municipal Code restricting evictions to:</i> <ul style="list-style-type: none"> ▪ not paying rent, ▪ damaging property, ▪ disturbing other tenants, ▪ using the building for illegal activity. 	<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.
	Rental Assistance <i>Connect lower income residents to Federal, State and local programs (including expanded CDBG, federal Section 8 programs) to:</i> <ul style="list-style-type: none"> ▪ provide housing support and related services, ▪ determine if there are more eligible households, ▪ baseline affordable housing survey, ▪ landlord workshops, ▪ establish affordability target – housing + transportation of 45%? 	Rental Assistance – Enact (Program 11) <i>Establish a local rental assistance program funded through a variety of methods:</i> <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.” Neighborhood Development Trust (Program 11) <i>Establish a fund with City grant matched by private contributions to purchase or rehabilitate old housing stock.</i>	<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)

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GOAL 2: PROVISION OF ADEQUATE HOUSING PRODUCTION

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GOAL STATEMENT	POLICIES	PROGAMS	OPEN HOUSE COMMENTS
<p>Provision of Housing</p> <p><i>Take a balanced approach in the provision of adequate housing to broadly meet community needs.</i></p>	<p>Affirmatively Further Fair Housing <i>Eliminate housing discrimination and providing current and future residents access to housing opportunity.</i></p> <p>Equal Opportunities in Housing Market <i>Promote equal opportunity in the housing market for all persons regardless of race, color, religion, sex, age, marital status, ancestry or national origin, employment, physical condition, family size or other arbitrary factors.</i></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> <p>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> <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>No Comments</p>
	<p>Promote Housing Choice <i>Expand the range of affordable housing choices for minorities and lower-income households.</i></p> <p>Impact Fee Deferral <i>Defer development impact fees to affordable housing projects more than 15 years.</i></p> <p>Support Ventura County Housing Initiatives <i>Coordinate with Ventura County to support efforts such as:</i></p> <ul style="list-style-type: none"> ▪ <i>Housing Trust Fund Ventura County for provision pre-development, acquisition, and construction funding to developers of affordable housing.</i> ▪ <i>Housing Land Trust Ventura County (HLTVC) to facilitate the donation of land suitable for development.</i> 	<p>Affordability by Design (Program 20) <i>Amend Development Code to enhance affordability provisions</i></p> <ul style="list-style-type: none"> ▪ <i>multiplexes, modular, factory-built, tiny homes (wheels & foundations), etc. in all zones permitting housing.</i> ▪ <i>assure that parking capacity is studied.</i> <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"> ▪ <i>Allow larger ADUs than State minimums.</i> ▪ <i>Allow more than 3 ADUs per lot in selected areas.</i> ▪ <i>Reduced permit fees.</i> ▪ <i>Provide pre-approved building plans.</i> ▪ <i>Waive owner-occupancy permanently.</i> ▪ <i>Tiny Homes on Wheels.</i> <p>Accessory Short-term Rentals (ASTR) (Program 13) <i>Amend City Municipal Code to regulate ASTR:</i></p> <ul style="list-style-type: none"> ▪ <i>permit requirements,</i> ▪ <i>neighborhood noticing,</i> ▪ <i>guest registration log,</i> ▪ <i>inspection,</i> ▪ <i>management,</i> ▪ <i>fees, etc.</i> 	

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GOAL 3: PROVISION OF ADEQUATE HOUSING SITES

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<p>Provision of Adequate Housing Sites</p> <p><i>Zone to accommodate the City’s share of regional housing needs.</i></p>	<p>Zoning to Accommodate RHNA</p> <p><i>Ensure an adequate inventory of vacant and underutilized sites to accommodate the City’s Regional Housing Needs Allocation (RHNA) of 657 units.</i></p> <ul style="list-style-type: none"> ▪ <i>Very Low Income – 102 units</i> ▪ <i>Low Income – 99 units</i> ▪ <i>Moderate – 121 units</i> ▪ <i>Above Moderate – 335 units</i> 	<p>Base Zone Amendments (Program 19)</p> <p><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>	No Comments
	<p>Increase Housing Opportunities within Zoning Overlays</p> <p><i>Pursue the following policies in Development Code Amendments to increase housing opportunities.</i></p> <ul style="list-style-type: none"> ▪ <i>Expand Housing Opportunity Overlay Zones to diversity housing types.</i> ▪ <i>Identify City surplus land that can accommodate residential development.</i> ▪ <i>Enhance existing residential areas by seeking opportunities and funding sources for public infrastructure improvements.</i> 	<p>By-right Housing on Commercial and Residential Zoned Sites (Program 19)</p> <p><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)</p> <p><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</p> <p><i>Ensure that rezoning or development permitting results in “no-net-loss” of affordable housing.</i></p>		

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GOAL 4: REMOVAL OF GOVERNMENT CONSTRAINTS

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<p>Removal of Government Constraints</p> <p><i>Streamline submittal and approval process for housing applications.</i></p>	<p>Streamlined Permitting</p> <p><i>Simplify, clarify, objectify development permit submittal requirements for housing projects.</i></p>	<p>Objective Design Standards (Program 19)</p> <p><i>Amend Development Code</i></p> <ul style="list-style-type: none"> ▪ <i>Eliminate subjective guidelines</i> ▪ <i>Add form-based objective standards</i> <p>Housing Overlay Zones (Program 20)</p> <p><i>Amend Development Code</i></p> <ul style="list-style-type: none"> ▪ <i>housing incentive overlay zones</i> ▪ <i>context-sensitive housing product types</i> ▪ <i>affordability by design (HE Goal2)</i> 	<p>No Comments</p>

**Santa Paula 2021-2029 Housing Element
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GOAL 5: EQUAL HOUSING OPPORTUNITY**

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<p>Equal Housing Opportunity</p> <p><i>Equal opportunity for all to live in housing of their choice.</i></p>	<p>Prioritize Housing Assistance for Special Needs Populations <i>Give priority in providing housing assistance to those groups with demonstrated special needs:</i></p> <ul style="list-style-type: none"> ▪ <i>such as lower income households,</i> ▪ <i>seniors,</i> ▪ <i>persons with disabilities,</i> ▪ <i>persons with mental illness,</i> ▪ <i>large families with children,</i> ▪ <i>female-headed households,</i> ▪ <i>victims of domestic violence and</i> ▪ <i>people who are experiencing homelessness.</i> <p>Support Farmworker Housing Needs <i>Support and work actively to identify the housing needs of farmworkers.</i></p> <p>Housing Opportunities on City-Owned Land <i>Identify City-owned land, that is no longer necessary for the purpose for which it was acquired or previously used, for its suitability for lower income housing and/or shelter.</i></p> <p>Increase Supportive Housing Options <i>The City shall support efforts to increase the availability of supportive housing facilities that provide housing and supportive services for individuals with qualifying disabilities.</i></p>	<p>Farmworker Housing Study (Program 16) <i>The City will</i></p> <ul style="list-style-type: none"> ▪ <i>Work with the County of Ventura, advocacy groups and organizations to plan, fund, and implement a countywide survey of farmworkers.</i> ▪ <i>Utilize survey results to develop targeted programs and strategies to address the verified needs of farmworkers.</i> <p>Preventing Homelessness (Program 16) <i>The City shall continue to support the Ventura County Continuum of Care to end homelessness within Ventura County.</i></p> <p>Financing Assistance for Housing (Program 11) <i>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.</i></p> <p>Incentives for Affordable Housing Development (Program 18) <i>The City shall use density bonuses and other incentives to facilitate the development of new housing for lower-income households.</i></p>	<ul style="list-style-type: none"> ▪ 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)

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GOAL 6: SUSTAINABLE GROWTH**

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<p>Sustainable Housing</p> <p><i>Enhance housing livability through cultural, built and environmental sustainability.</i></p>	<p>Promote triple-bottom-line Sustainability.</p> <p><i>Recognize the value of enhancing livability through sustainability measures incorporated into housing projects</i></p> <ul style="list-style-type: none"> ▪ Cultural ▪ Built ▪ Environmental 	<p>(Program 22)</p> <p>Cultural <i>Establish zoning provisions and in-lieu fee structure for forms of cultural expression within large housing and commercial developments, such as</i></p> <ul style="list-style-type: none"> ▪ public art, ▪ spaces for celebration, ▪ gathering, ▪ etc. <p>Built <i>Establish zoning provisions to encourage sustainable measures are incorporated into the built environment, such as</i></p> <ul style="list-style-type: none"> ▪ 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. <p>Environmental <i>Establish zoning provisions for compact housing that recognize and preserve, and/or provide connectivity to our environmental assets, such as</i></p> <ul style="list-style-type: none"> ▪ open space, ▪ watersheds, ▪ environmental habitats, and ▪ agricultural lands. 	<ul style="list-style-type: none"> ▪ 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)