

August 19, 2021

SANTA PAULA AFFORDABLE HOUSING TASK FORCE

COMMENTS/WORDING REQUESTS -- CITY OF SANTA PAUL 2021-2029 DRAFT HOUSING ELEMENT OF AUGUST 16, 2021

Page	Program	Requested Wording Changes	COSP Staff Response
65	4. Section 8 rental assistance	Assist the Housing Authority in publicizing the Section 8 rental assistance program and conduct a minimum of two workshops a year to encourage property owners to list available rentals with the Housing Authority's Section 8 program.	Fully concur. Text revised accordingly.
66	6. Renta Stabilization and Jut Cause Eviction Protections	Conduct study of maintaining the affordability of rental housing, researching all potential tools as well the cost of implementing them adopting local just cause eviction regulations in 2022.	Mostly concur. Text revised as follows: <u>The City will conduct a study of maintaining affordable rental housing through a variety of means, including expanding the Mobile Home Rent Stabilization Program to other residential rentals and adopting local just cause eviction regulations.</u>
67	9. Workforce and Senior Housing Development	Add: The City will support the efforts of the Housing Trust Fund Ventura County by making an annual contribution to support its provision of short term, pre-development, acquisition, and construction funding to developers of affordable housing. In addition, the City will support creation of a county-wide dedicated source of funding for affordable housing.	Fully concur. Text revised as follows: <u>The City will support the efforts of the Housing Trust Fund of Ventura County contributing funds (from sources such as in-lieu fees, development agreements, inclusionary housing and/or grant funding) to support its provision of short-term, pre-development, acquisition, and construction funding to developers of affordable housing. In addition, the City will support creation of a county-wide dedicated source of funding for affordable housing.</u>
67	9. Workforce and Senior Housing Development	The City may also use a combination of Santa Paula Affordable Housing Trust Fund (not to be confused with Housing Trust Fund Ventura County) and State or federal grant funds to write down the cost of land to facilitate affordable housing development.	Fully concur. Text revised accordingly.
68	11. Affordable Housing Funding Sources	Other affordable housing funding options the City will explore include: Santa Paula? Affordable housing trust funds in collaboration with other Ventura County jurisdictions and housing organizations. Work with the Housing Land Trust Ventura County (HLTVC) to facilitate the donation of land suitable for development in the short term (e.g. five years) for permanent affordable housing sites."	Fully concur. Text revised accordingly.

69	11. Affordable Housing Funding Source	Other affordable housing funding options the City will explore include: "A local rental assistance program funded through CDBG and HCD sources.	Fully concur. Text revised as follows: <u>A local rental assistance program funded through sources including CDBG and HCD.</u>
69	11. Affordable Housing Funding Sources	Explore the feasibility of creating an affordable housing trust fund or community land trust to facilitate production of affordable housing.	<u>The city will partner with Housing Land Trust Ventura County (HLTV) (incorporated December 17, 2020, 501 (c) 3 status pending.) HLTV will acquire and hold property indefinitely, primarily for conveyance under long-term ground leases to low and moderate income households and organizations operating affordable rental housing and whereby these same households and organizations will own the improvements located on leased properties. This allows key community assets to be preserved and kept accessible and affordable forever. Land Trust homeowners are able to build personal wealth, which creates security and stability. Renters gain security from long-term affordable rental rates. Communities benefit by not being vulnerable to gentrification and displacement. Local governments have the assurance that affordability covenants associated with the developments are monitored and enforced.</u>
69	11. Affordable Housing Funding Sources	Add: When jurisdictions defer the payment of development impact fees more than 15 years, affordable housing project can count that as a public funding sources, which helps increase competitiveness when applying for an award of tax credit allocation.	Fully concur. Text revised accordingly.
69-70	13. ADUs	Consider additional incentives for ADU construction such as a program to offer financial assistance to construct ADUs if the homeowner agrees to deed restrict the unit and cap the rent at rents affordable to very low income households. The City would monitor ADU rents and owner occupancy re RHNA goals.	Fully concur. Text revised as follows: <u>Consider additional incentives for ADU construction as permanent long-term housing via programs such as pre-approved ADU plans, grant-funded financial assistance to construct ADUs (if the homeowner agrees to deed restrict the unit and cap the rent at rents affordable to very low income households), monitoring ADU rents and regulating short-term ADU rentals. Also, encourage the County to prepare a case study template ordinance that all jurisdictions could adopt to regulate use of ADUs as short term rentals.</u>
70	13. ADUs	Consider additional incentives for ADU construction and requirements on short-term ADU rentals – encourage the County to prepare a case study template ordinance that all jurisdictions could adopt to regulate use of ADUs as short term rentals.	Fully concur. Text revised accordingly.
73	20. Affordability by Design	Add: Review private parking facilities in downtown and alternatives for serving residential uses on business off-hours. Analyze parking capacity when approving duplexes and triples with offsite	Fully concur. Text revised as follows <u>Excessive parking standards that are not reflective of actual parking demand can pose a significant constraint to housing development by increasing development costs</u>

		parking in Single Family Residential zones. In downtown, ensure offsite parking is close by and 24 hour access, also guard against towing of low-income vehicles.	<p><u>and reducing the potential land available for project amenities or additional units.</u></p> <p><u>Conduct periodic updates of parking standards by zones permitting residential uses to ensure that parking standards</u></p> <ul style="list-style-type: none"> • <u>do not impede a developer’s ability to achieve maximum densities,</u> • <u>contain joint-use (shared parking) provisions to maximize parking utilization rates, particularly for infill housing development,</u> • <u>provide for parking reductions where less demand is demonstrated, particularly for persons with disabilities, the elderly, affordable housing, and infill and transit-oriented development,</u> • <u>comply with density bonus ordinance parking requirements per Government Code Section 65915, and</u> • <u>ensure implementation of safety and security measures – specifically, Public Services & Utilities Element program (PSU 1.b) Crime Prevention through Environmental Design.</u>
74	21. Fair Housing Program	Add: Continue to promote fair housing practices and provide educational information on fair housing to the public through its newsletter, website, and distribution of fair housing brochures in both English and Spanish at the public counter, library, post office, and other community locations such as Community Based Organizations, churches, and laundromats. The City will continue to fund the activities of the Fair Housing Council which include testing.	Fully concur. Text revised accordingly.

Note: Appendix B, Residential Land Inventory i.e. housing sites, cannot be reviewed due to “Draft Note: Data in this section is still being Updated.”