

CITY OF VENTURA
CITY COUNCIL AGENDA

**Supplemental
Information
Packet**

**Public Communications Received by 8:30 a.m.,
February 1, 2022**

Meeting of January 31, 2022

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available in the City Clerk's Office, 501 Poli Street, Room 204, Ventura, during normal business hours as well as on the City's Website – www.cityofventura.ca.gov
<https://www.cityofventura.ca.gov/1236/City-Council-Public-Hearing-NoticesSuppl>

AGENDA ITEM 13A

**CONSIDERATION OF THE SIXTH CYCLE HOUSING ELEMENT
(2021-2029)**

Tracy Oehler

From: Judy Alexandre
Sent: Monday, January 31, 2022 4:42 PM
To: City Clerk
Subject: -EXT- Fwd: item 13 a for tonight city council meeting

----- Forwarded message -----

From: **Judy Alexandre**
Date: Mon, Jan 31, 2022 at 4:36 PM
Subject: item 13 a for tonight city council meeting
To: Mann, Antoinette <amann@cityofventura.ca.gov>
Cc: mike johnson <mike.johnson@cityofventura.ca.gov>, jeannette sanchez-palacios <jpalacios@cityofventura.ca.gov>, Doug Halter <dhalter@cityofventura.ca.gov>, jim friedman <jfriedman@cityofventura.ca.gov>, lorrie brown <kbrown@cityofventura.ca.gov>, Sofia Rubalcava <srubalcava@cityofventura.ca.gov>, Joe Schroeder <jschroeder@cityofventura.ca.gov>

Dear Mayor Rubalcava and city council members;

I want to take a moment first to say thank you to all of the members of council who have graciously given your time to meet with representatives of Homes For All and the Ventura Social Services Task Force. your time and interest is and was very much appreciated.

I also want to thank Peter Gilli for his hard work, follow through and meeting with us on several occasions.

The Task force (VSSTF) fully supports the Housing element as approved by the planning commission along with the moving forward of the date for tenant protection and working in coordination with the County Continuum of care in developing strategic policies to address homelessness in Ventura.

Thank you again.

I and the task force look forward to working with you on the implementation of the neww Housing element.

Sincerely

Judy Alexandre

Chair, VSSTF

Resident, city of Ventura



Virus-free. www.avast.com

CAUTION: This email originated from outside the City of Ventura. Exercise caution when opening attachments or clicking links, especially from unknown senders.

>> Please verify all links and attachments before opening them! <<

Tracy Oehler

From: noreply@cityofventura.ca.gov
Sent: Monday, January 31, 2022 6:13 PM
To: City Clerk
Subject: -EXT- Online Form Submittal: Public Comment Form

Public Comment Form

Disclosure:

Providing your name/contact information is optional to participate in a Public Meeting. However by providing, it will allow staff to follow-up with you on your item. All emails submitted to any Legislative Body are Public Records. Copies of forms submitted are posted online, with name and contact information redacted. You may only submit one comment form per agenda item. You may submit more than one form per agenda to address additional topics.

Submission Deadlines:

Submit your Comment Form at least 2 hours prior to the scheduled/posted start time of the meeting, as stated on the posted Agenda. If submitting a comment during a meeting, please submit before the Agenda Item concludes, during a Live Meeting, to be considered part of the record. Select the Legislative/Hearing Body below to ensure your comment is emailed to the correct body.

Name	Alex perez
Address	
Phone Number	
Email Address	
Select Legislative/Hearing Body	City Council
Meeting Date	1/31/2022
Select a Topic:	Field not completed.
Recommendation	Support Recommendation
Written Comments	Field not completed.
Upload Files	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

CAUTION: This email originated from outside the City of Ventura. Exercise caution when opening attachments or clicking links, especially from unknown senders. >> Please verify all links and attachments before opening them! <<

Tracy Oehler

From: Amy Cherrie
Sent: Monday, January 31, 2022 6:43 PM
To: City Clerk
Cc: Amy Cherrie
Subject: -EXT- City Council Meeting 1-31-22, Item 13A Housing Element

Good evening Madam Mayor and Councilmembers,

Don't just say Ventura is open for business, say Ventura is open for Creative Development.

Make Ventura a destination, not just an infill project.

Put it out there that we welcome design competitions, creative solutions to enhance our coastal resources, take advantage of our east end agricultural views, and require city improvements when development occurs.

Consider making the frontage road along the 101 between Victoria and Johnson a mixed use corridor with easy freeway access. It is underutilized and height would not block existing views. The train runs right behind it and would be a reasonable place to add a commuter train stop so people can avoid the crowded fairgrounds stop.

The industrial park area around Market and McGrath should require mixed use for new development and repurposed existing office space. There are already beer and wine establishments there, Art galleries, music venues and restaurants would be natural additions. Residential space above showrooms would offer incredible ocean views. It could be a new "downtown" at night drawing economic opportunities from the nightlife when the industrial spaces are closed. Think Santa Monica's Bergmont Station meets NoHo. A cultural destination with island views.

Spread the residential burden equally throughout the city instead of making downtown so congested that nobody can get there.

Thank you for your time and consideration.

--
Amy Cherrie
Ventura

CAUTION: This email originated from outside the City of Ventura. Exercise caution when opening attachments or clicking links, especially from unknown senders.

>> Please verify all links and attachments before opening them! <<

Dear Council Members and Staff

Subject: Meeting of January 31, 2022 Item 13 A (Housing Element). Comments by Todd Collart.

My comments and suggestions fall into two broad categories: 1)General; and 2) those related to Attachment A Policies and Programs. I regret not compiling my remarks sooner, but life got in the way.

GENERAL COMMENTS

Is there money budgeted to up-date the Housing Element once the General Plan has been up-dated? It would be a shame to operate under an immediately outdated Housing Element relative to the latest GP. I suggest Resolution language that requires a Budget recommendation for a HE up-date once the GP update is completed.

Establish warrants for financial contributions from developers for infrastructure such as Parks (e.g. Quimby fees), road improvements for traffic flow such as signals, left turn pockets, etc. Active Transportation e.g. bike facilities and key linkages such as a grade crossing at South Seward so the Borchard community can walk to the beach, including the newly approved 70+ units on Channel Drive.

Plumb all multifamily projects so that EV chargers can be added for at least 50% of the units. Governor Newsom has said no more fuel engines after 2045 only EVs, so we need to get ready. Include charging locations for E-bikes such as a shed under lock and key with camera surveillances.

Create model ADU plans that are pre-approved and available to anyone. Use LA City's or others that exist, or have a competition among architects to create Ventura centric plans.

Have a mass rezoning of properties done by the City to save time and money for affordable housing developers. Apply to properties where up-zoning is necessary to maximize density.

Put GHG limits on projects which will encourage local hire workers who do not travel in from LA or further.

A lack of funding for staff to handle housing issues and permitting is a problem. Leave open and option for developers to hire contract staff to move projects along.

Commit to putting a tax initiative on the ballot to fund affordable housing such as subsidies for permit processing and appropriate contributions for infrastructure that is needed with the new housing, traffic and population. Two additional staff members are said to be necessary and could be paid from this revenue stream.

Affordable housing is more than just the initial cost. It should also take into account on-going costs for utilities and maintenance. Efficient homes with solar systems keep electrical bills lower and with a likely phase out of gas appliances, there will be more electrification necessary. All installed appliances should be of the highest efficiency. Alternately, do not build appliances into the house cost to avoid a 30 year mortgage on a 10 year-life refrigerator.

The following Comments relate to Policies and Programs in Attachment A of the Housing Element Staff Report

POLICIES

Page 25, Policy 1.4 *Preserve the affordability of mobile homes through the Rent Stabilization Ordinance.* Add trailers since there are several trailer parks in the City and these are among the most affordable of all housing units.

Page 26, Policy 2.9 *Encourage the provision of supportive housing for persons with mental illness to address the severe shortage of housing for this special needs population.* With an aging population and increased numbers of people with dementia, Housing in assisted living facilities need to be addressed. These can be in group homes of 6 or fewer residents or larger facilities such as Aegis across from Ventura College.

Page 26, Policy 2-12 *Facilitate the provision of accessory dwelling units as a means of providing affordable rental housing in existing neighborhoods.* Add a new policy to create a range of pre-approved building plans for stand-alone ADUs and garage conversions. Use those already approved in LA City and other jurisdictions or create new options.

Page 26, Policy 2-14 *Promote and facilitate non-traditional housing types and options, including co-housing, assisted living facilities, live-work spaces, transitional housing, emergency shelters, farm employee housing, and artist lofts.* Replace Artist lofts with Live/Work spaces which a more inclusive term and could allow for housing in commercial and industrial settings.

Page 26, Policy 3.1 *Biannually maintain an up-to-date inventory of vacant and underutilized parcels and make the inventory available, along with development incentives, to interested developers.* The City will create an open and accessible list where individuals can nominate at any time underutilized parcels for review biannually and inclusion on a “certified” list for interested developers. This approach engages everyone interested in housing, just like people point out potholes to be fixed rather than relying on the City staff to scout for them.

Page 27, Policy 4.6 (NEW) *With the exemption from environmental reviews, the City still expects projects to contribute their fair share towards infrastructure improvements necessitated by new housing projects.* Cumulative impacts on traffic, parks, etc. staff should keep track of the cumulative effect of new dwelling units and assign apportioned costs towards a new signal at an intersection, re-stripping roads for improved bicycle usage per the ATP, pedestrian activated

signals (HAUK lights) when called for, R x R grade crossing to provide access to the Beach (a case example is at So. Seaward that would allow people in the Borchard neighborhood to bicycle to the beach over Vista Del Mar St. or down along Seaward. This would also serve the 70+ new units on Channel Drive.)

PROGRAMS

HOUSING CONSERVATION 8-YEAR OBJECTIVES P. 20

1.6 (NEW) *Review the feasibility of allowing RVs and travel trailers to be used as ADUs*

1.7 (NEW) *Review the feasibility of creating a revolving construction loan program for people wishing to create an ADU on their property with loan payback though the rent paid by tenant.*

MOBILE HOME PARK PRESERVATION 8-YEAR OBJECTIVES P. 20

5.2 (NEW) *Apply the MHP zoning to trailer parks if not done already. Trailer parks are just as vulnerable to conversion as mobile home parks, so they should have similar protection.*

WORK FORCE HOUSING 8-YEAR OBJECTIVES P. 24

8.5 (new) *explore ways for large employers to contribute funds to support such housing for their immediate employees. Company towns were common in the past, but not now. The concept needs to be explored again to accommodate the needs of large employers whose workers could flood the market for low to moderate housing.*

INCLUSIONARY HOUSING ORDINANCE 8-YEAR OBJECTIVES P. 25

10.2 (NEW) *Require that affordable housing units covered by the Inclusionary Housing Ordinance not be sold at market rate, but held to a limited escalating value that keeps the units affordable indefinitely. In prior versions of affordable housing measures 1990s first-time buyers gained a wind fall by waiting a minimum period (3-5 years?) before selling their homes at market rate and reaping large financial gains at the expense of long term affordable housing.*

NON-TRADITIONAL HOUSING 8-YEAR OBJECTIVES P.26

12.3 (NEW) *Annually the City will reach out to co-housing groups to alert them to the available housing sites and invite these groups to propose projects. Braemar is a non-profit co-housing entity in the City of Riverside and elsewhere, where residents own their own units, but can only re-sell them for an affordable amount based on set formulas. The units are affordable to purchase and preserved to be that way in perpetuity.*

12.4 (NEW) *Adopt housing design standards that facilitate co-housing and other non-traditional living arrangements. Shared housing is often thwarted because there are not separate master suites with their own bathrooms and other amenities (e.g. work/office spaces). New housing*

designs that are better suited to non-family residents should be mandated with affordable housing. The population per unit is going down, but could increase with smartly designed homes that suit un-related tenants.

OTHER HOUSING FUNDING OPTIONS 8-YEAR OBJECTIVES P.26

13.4 Actively explore other funding mechanisms for affordable housing (such as business tax or parcel tax, among others) to address housing needs for lower income households, including those with extremely low income and special needs (i.e., elderly, disabled, homeless, farm workers, large households, and female-headed households). *Consider a property transfer tax based on sales price of non-affordable dwellings with the tax paid by the buyer. Also consider a tax measure like Measure O but focused on facilitating affordable housing.*

10 YEAR STRATEGY TO END HOMELESSNESS 8-YEAR OBJECTIVES P.28

17.6 (NEW) *Institute programs to keep housed people from losing their housing and becoming homeless.* People become sick, lose their cars in accidents or high repair bills; can't get to work in a timely manner; and are fired which leads to not paying rent on time, which results in eviction. The Unitarian Universalist Church of Ventura has a modest program to address such situations and keep people housed. A similar program needs to operate in cooperation with the City to curb new homelessness.

ADAPTIVE REUSE ORDINANCE 8-YEAR OBJECTIVES P. 31

12.1 In a prior attempt to write a zoning code for live/work space the Building Code requirements limited the shared use of industrial spaces. So, in reviewing the Zoning Code, you should also look at limitations to City objectives posed by the Building Code.

AFFORDABLE HOUSING OVERLAY 8-YEAR OBJECTIVES P. 32

24.3 (NEW) *Housing projects built on land in the Overlay zone must be structured so that the affordable units authorized remain so in perpetuity.* Any special considerations for affordable housing should not be wasted on projects that do not produce on-going affordable housing. Too often the housing units are initially affordable, but over time become less so, or market-rate housing.

PLANNING DEVELOPMENT FEES 8-YEAR OBJECTIVES P.34

Waiver of fees does not apply to contributions towards necessary and warranted infrastructure improvements precipitated by demands from new affordable units, e.g. water and wastewater; traffic improvements such as signals, Active Transportation issues such as sidewalks and biking facilities. The General Fund can barely afford to subsidize affordable housing projects by waiving permit processing fees; it cannot also absorb warranted infrastructure costs as well.

Thank you for considering my suggestions.

Sincerely,

Todd Collart