

CITY OF VENTURA
CITY COUNCIL AGENDA

Supplemental Information Packet

**Public Communications Received by 4:00 p.m.
May 3, 2022**

Special Meeting of May 3, 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

Transmittal of Fiscal Year 2022
– 2023 Proposed Operating
and Capital Improvement
Budget

City of Ventura
City Council
501 Poli St.
Ventura, CA 93003

CC: Alex McIntyre
Peter Gilli
Neda Zayer

RE: City of Ventura FY 2022–2023 Proposed Budget

May 2, 2022

Dear City of Ventura City Council Members:

Homes for All and the Ventura Social Services Task Force (VSSTF) appreciate the opportunity to provide comment on the City of Ventura FY 2022–2023 proposed budget. We are requesting that the Ventura City Council allocate resources/funding towards the implementation of the 11 Homes for All/VSSTF recommended programs regarding the City of Ventura’s 2021-2029 housing element (i.e. additional funding to increase the number of staff/employees within the planning division and also the hiring of consultants who can assist with housing element implementation). We support the \$460,000 marked in the proposed budget for housing element implementation.

The programs of the adopted housing element outline at least 35 objectives which are stated as either starting or taking place in FY 2022-23, and which are stated as requiring general funds or staff time (the list of these objectives is attached for reference). These programs represent a serious commitment on behalf of the City to address the affordable housing crisis our residents face, and we want to encourage council to maintain its commitment by providing adequate funding for the plan you adopted 3 months ago.

Thank you for the opportunity to provide input regarding the City of Ventura FY 2022–2023 proposed budget. We are eager to support the City’s efforts to respond to the community’s housing needs.

Signed,

These Concerned Community Members:

Judy Alexandre, *Ventura Social
Services Task Force*
Claudia Armann, *Ventura Resident*
Sue Brinkmeyer, *Ventura Homeless Prevention*

Kyler Carlson, *Ventura Resident*
Thomas J. Elewaut, *Pastor -
Mission Basilica San Buenaventura*
Margarita H. de
Escontrias, *CEO -
Cabrillo Economic
Development Corporation*
Karen Flock, *Ventura Farm Worker Housing Committee*
Sonja Flores, *Ventura Resident*
Kenneth Trigueiro, *CEO &
President—Peoples’ Self-
Help Housing Corporation*
Robert Harris, *Executive Director -
Gold Coast Veterans Foundation*
John Sanders Jones, *Ventura Farm Worker Housing Committee,
Ventura Social Services Task Force*
Maricela Morales, *Executive Director - CAUSE*
Carl E. Morehouse, *Former City of Ventura Mayor/Councilmember*
Kathleen Paulson, *Lift Up Your Voice to End Homelessness*
Kathy Powel, *Chair - Moving In Project with Lift Up Your
Voice*
Alex Russell, *Executive
Vice President & CEO Many
Mansions*
Rena Sepulveda - *Turning Point Foundation*
Nan Waltman - *Co-chair, Ventura County Clergy and
Laity United for Economic Justice (CLUE-VC)*
Rev. Dana Worsnop, *Minister - Unitarian Universalist Church of Ventura*
Denise M. Wise, *CEO – Housing Authority of the City of San Buenaventura*

List of Housing Element Programs identified for FY 2022-23 which may require the use of General Funds to complete. Note: this does not include objectives which continue an already existing program.

1. Housing Conservation Program

- 1.3 Consider a new Amnesty Program for ADUs in 2023 to determine the extent of existing unpermitted units and develop and implement a program in 2024.

8. Workforce Housing

- 8.1 Beginning in 2022 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low- and very- low income renters, including large families, agricultural workers, and veterans.

10. Inclusionary Housing Ordinance

- 10.1 By the end of February 2022, update the Inclusionary Housing Ordinance to enhance its effectiveness in meeting the current and projected housing needs in Ventura.

11. Accessory Dwelling Units (ADUs)

- 11.2 By the end of 2022, develop incentives to facilitate the construction of ADUs. Incentives may include: pre-approved site and floor plans; expedited review; and reduced fees beyond that required by State law.
- 11.3 Beginning in 2022, pursue funding available from the State Department of Housing and Community Development (HCD) to provide assistance to homeowners in constructing ADUs.
- 11.4 In 2022, update the City website on housing resources to promote CalFHA grants (up to \$25,000 per homeowner) to assist in ADU construction. Make program information available at public counters. Other promotional mechanisms may include featuring well-designed ADUs on City website.

12. Non-Traditional Housing

- 12.2 By the end of 2023, update Zoning regulations to specify that manufactured homes installed on a permanent foundation and meet Building Code standards are considered a single-family structure and are similarly permitted where single-family homes are permitted.

13. Other Housing Funding Options

- 13.2 Annually explore available funding sources at the State and Federal levels. Pursue funding to implement the City's 10-Year Strategy to End Homelessness and housing programs set forth in this Housing Element. Target households are those with extremely low incomes and special needs.

14. Adequate Sites for RHNA and Monitoring of No Net Loss (SB 166)

- 14.1 Complete the rezoning within three years of the Housing Element statutory deadline (by October 15, 2024), pursuant to State law (Government Code 65583.2). The rezoned sites will allow ownership and rental housing by right (ministerial) in which at least 20 percent of the units are affordable to lower income households (see Program 15).
- 14.2 By the end of 2022, develop a monitoring procedure pursuant to SB 166 to ensure adequate capacity remains to accommodate the City's remaining RHNA for all income groups, as sites are being developed for residential, nonresidential, or mixed-use developments.
- 14.3 Maintain an updated sites inventory on the City's website.
- 14.4 Concurrent with the 2023 adoption of the General Plan update, establish target minimum density for each residential designation. Develop an implementing ordinance that requires projects that do not provide at least 75% (or some other threshold) of the allowable maximum density should have to pay a fee, similar to an in-lieu fee, for the units they are not providing. Funds collected can go toward supporting affordable housing projects. Complete this ordinance by July 2024.
- 14.5 In late 2022, analyze and hold public hearings for allowing four units per lot by right in residential districts that are within a half-mile walking distance to commercial uses or a major bus line. If feasible, prepare design standards and guidelines by the end of 2023.
- 14.7 The City shall consider rezoning the 6.3-acre property at 6205 Ventura Boulevard to allow 60 units/acre in conjunction with the rezoning of other Housing Element sites by the end of 2022.

15. By-Right Approval of Affordable Housing

- 15.1 By the end of 2022, amend the Zoning Code to provide by-right (ministerial) approval of projects on reuse and rezone sites that include 20 percent of the units affordable to lower income households, consistent with AB 1397.
- 15.2 By the end of 2022, hold public hearings to provide by-right (ministerial) approval to any housing project that provides at least 20 percent low-income units, including those on sites not qualifying under AB 1397 (i.e., not considered a reuse or a rezone site).

16. Replacement Housing Requirement

- 16.1 By the end of 2022, amend the Zoning Ordinance to address replacement requirement pursuant to AB 1397.

17. 10-Year Strategy to End Homelessness

- 17.1 Implement the Homeless Services and Support Task Force in 2022 utilizing a \$500,000 grant, focusing on outreach into hard-to-reach areas, links to services, and emergency engagement.

18. Infill First Strategy

- 18.3 Increase allowed heights for residential use in the form-based codes such as Downtown and Midtown to be more comparable to the allowable height by right in commercial and industrial districts by the end of 2023.

19. Transitional/Supportive Housing, Emergency Shelters, and Group Care Facilities

- 19. Transitional/Supportive Housing, Emergency Shelters, and Group Care Facilities
- 19.1 By the end of 2023, revise provisions to address AB 139, AB 101, and AB 2162 requirements.

- 19.2 Annually pursue funding available at the State and Federal levels to provide transitional and supportive housing, as well as emergency shelters for the homeless and special needs populations.
- 19.3 By the end of 2023, study best practices for group care facilities for seven or more persons and amend the Zoning Code to facilitate the development of such facilities. A potential approach is to permit such facilities as similar uses in the same zone.

20. Farm Worker Housing

- 20.2 Amend the Zoning Code provisions for farm worker housing by the end of 2023 to remove the minimum site sizes and requirement for an operational agricultural use, consistent with the State Employee Housing Act, to encourage developments that offer affordable housing to farm workers and their families.

21. Employee Housing

- 21.1 By the end of 2022, revise Zoning Code provisions related to employee housing.

23. Use of City-Owned/Publicly Owned Land

- 23.2 By the end of 2023, following the General Plan update, identify specific properties that may be made available for residential development. Such properties may be designated as part of the Affordable Housing Overlay (see Program 24). By 2025, the City will conduct feasibility analysis to determine whether disposition or long-term lease would be the appropriate mechanism to pursue affordable housing on the designated sites.

24. Affordable Housing Overlay

- 24.1 By the end of 2023, adopt an Affordable Housing Overlay with objective design standards and guidelines to facilitate affordable housing. Specific requirements for affordable housing to qualify for the Overlay designation and appropriate incentives will be established. In addition, study the impact of development fees on affordable housing. If feasible, fee deferrals/waivers will be offered as an incentive in the Affordable Housing Overlay.

25. Annual Reporting and Workshops

- 25.2 Hold an annual overview of Housing Element implementation with the Planning Commission at a public hearing with the intent to receive feedback from key housing interest groups.
- 25.3 Conduct workshops with housing stakeholders to discuss the City's progress in implementing the Housing Element on an annual basis.

27. Density Bonus Incentives

- 27.1 By the end of 2023, update the City's Density Bonus Ordinance to be consistent with State law.

28. Streamlined Processing Procedures

- 28.1 By July 2022, develop written procedures (or utilize the State's template application form) for SB 35 affordable housing approval.
- 28.2 By May 2022, have streamlined processing regulations approved by the Coastal Commission for the Coastal Zone.
- 28.3 By the end of 2022, develop objective design standards pursuant to SB 330, which could be achieved by applying form-based codes citywide. Amend the Local Coastal Program if necessary, following the end of 2022 City Council adoption of the standards.

29. Planning and Development Fees

- 29.1 By the adoption of the FY 2022-23 budget, establish a fee deferral program for affordable housing projects.
- 29.2 By the adoption of the FY 2022-23 budget, establish a partial fee waiver program for all affordable housing projects that can be granted by the Community Development Director.
- 29.3 Develop an expedited plan check process for all affordable multifamily projects by the end of 2022.

32. Tenant Protection

- 32.2 Hold public hearings with the Planning Commission to review options for Tenant Protection policies to counter the effects of economic displacement

in early 2023, with Commission recommendations forwarded to the City Council by July 2023.

33. Vacation Rentals

- 33.1 In 2022, conduct a study on the nature and extent of vacation rentals in the City and how they may impact the local rental housing market. If appropriate, adopt policies to mitigate the impacts of vacation rentals on affordable housing.