Housing Supports Business and a Healthy Economy

Housing Is Economic Infrastructure

A strong economy depends on people being able to live near the jobs, farms, schools, ports, campuses, bases, and businesses that keep Ventura County running.

HOME
Housing Opportunities Made Easier
CELEBRATING 20 YEARS

HEART OF HOME
25 Years of Connection, Community, & Change

**This digital deck is an evolving record of Ventura County's housing history. It highlights selected projects, policies, partnerships, and milestones and may not include every contribution. Content can be corrected, expanded, and updated as new information becomes available.*

Housing And The Economy Are Connected

Housing affects whether employers can recruit and retain workers, whether workers can live near jobs, whether business can grow, and whether essential sectors can remain stable.

When housing costs rise and vacancy stays low, businesses feel it through longer commutes, hiring challenges, workforce turnover, and pressure on local quality of life.



Business Leaders Saw The Connection Early

In the late 1990s the Ventura County Economic Development Association (VCEDA) identified housing as a chronic constraint on employers. That business-led concern created HOME in 2001 and the first housing summits in 2002

1949

VCEDA

VCEDA roots as a regional business voice.

2001

VCEDA

HOME forms as a VCEDA housing committee.

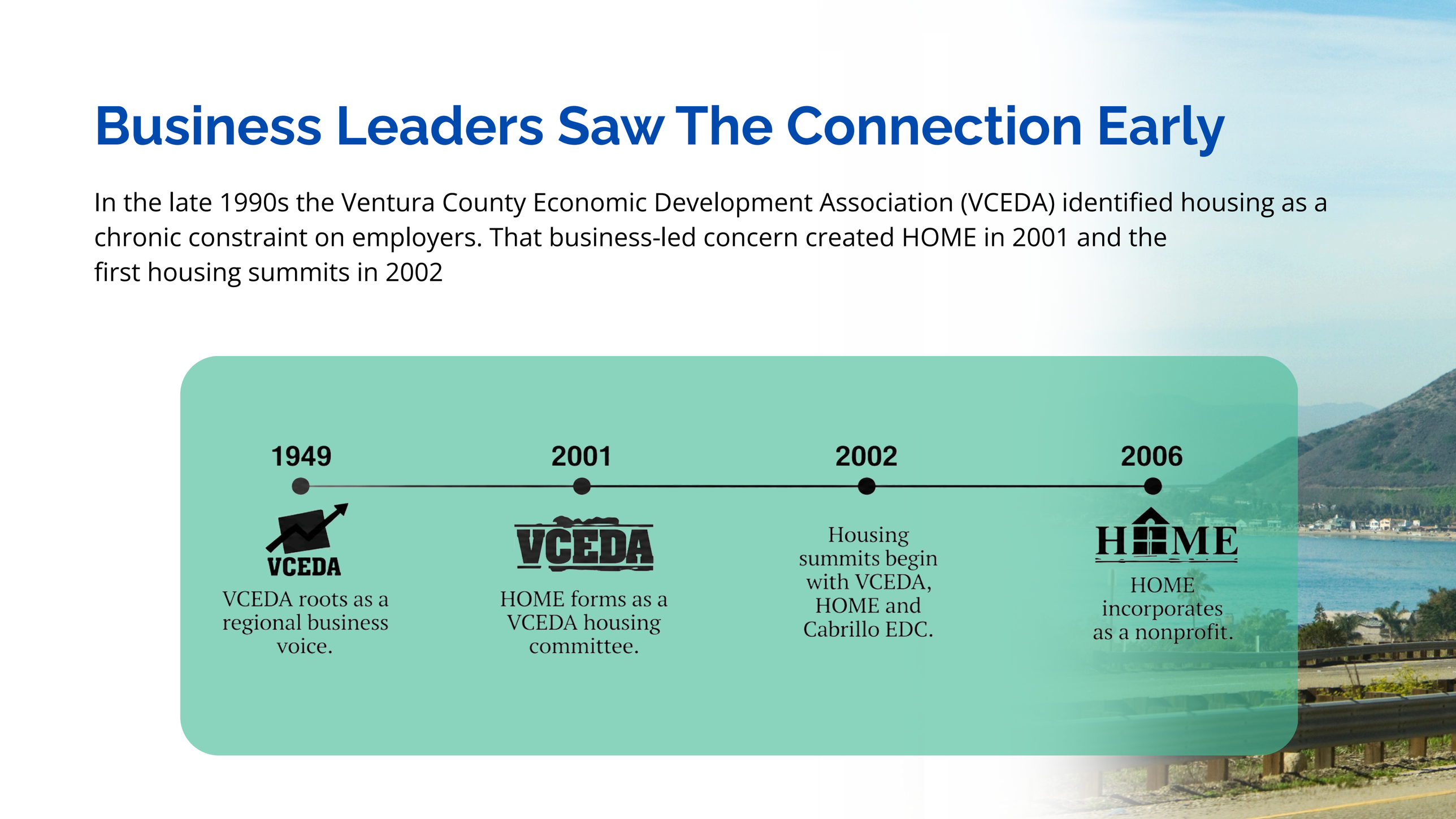
2002

Housing summits begin with VCEDA, HOME and Cabrillo EDC.

2006

HOME

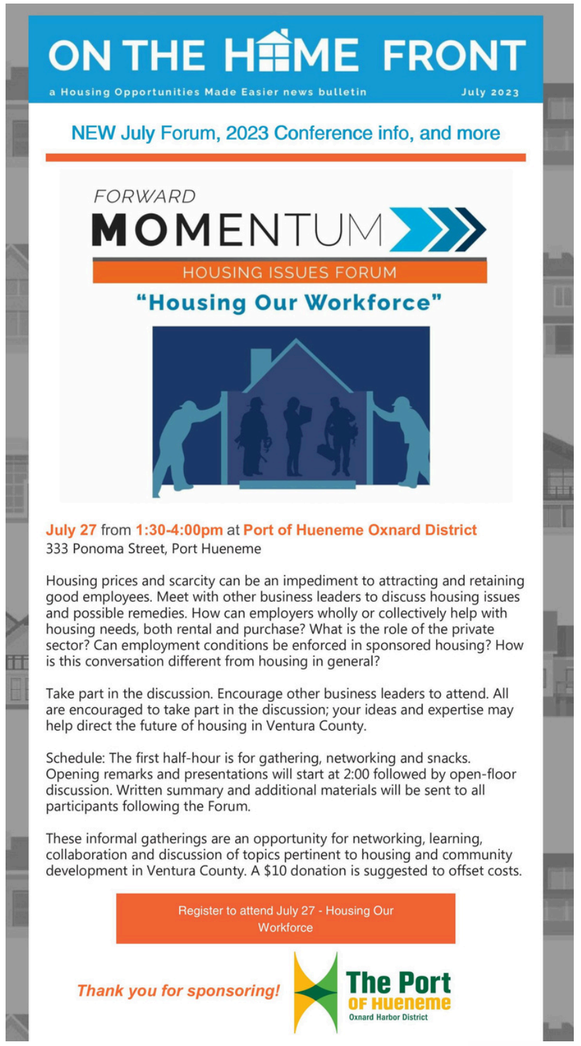
HOME incorporates as a nonprofit.



From Committee To Convening Table

By 2002, HOME, VCEDA, and Cabrillo Economic Development Corporation began housing summits that later evolved into the annual Ventura County Housing Conference.

These early efforts helped create a practical space for housing professionals, public agencies, lenders, nonprofits, developers, advocates, and business leaders to coordinate around solutions.



ON THE HOME FRONT

a Housing Opportunities Made Easier news bulletin — July 2023

NEW July Forum, 2023 Conference info, and more

FORWARD MOMENTUM

HOUSING ISSUES FORUM

"Housing Our Workforce"

July 27 from 1:30-4:00pm at Port of Hueneme Oxnard District
333 Ponoma Street, Port Hueneme

Housing prices and scarcity can be an impediment to attracting and retaining good employees. Meet with other business leaders to discuss housing issues and possible remedies. How can employers wholly or collectively help with housing needs, both rental and purchase? What is the role of the private sector? Can employment conditions be enforced in sponsored housing? How is this conversation different from housing in general?

Take part in the discussion. Encourage other business leaders to attend. All are encouraged to take part in the discussion; your ideas and expertise may help direct the future of housing in Ventura County.

Schedule: The first half-hour is for gathering, networking and snacks. Opening remarks and presentations will start at 2:00 followed by open-floor discussion. Written summary and additional materials will be sent to all participants following the Forum.

These informal gatherings are an opportunity for networking, learning, collaboration and discussion of topics pertinent to housing and community development in Ventura County. A $10 donation is suggested to offset costs.

Register to attend July 27 - Housing Our Workforce

Thank you for sponsoring! The Port OF Hueneme Oxnard Harbor District

Workforce Housing Takes Many Forms

Housing supports the economy in different ways across different sectors.

In Ventura County, workforce housing conversations include agriculture, major employers, military families, education, public and institutional land, nonprofit development, and employer-supported housing tools.



Agriculture



Major Employers



Military Families



Education



Institutional Land

Agriculture Depends On A Stable Workforce

Farmworker housing is directly tied to Ventura County's agricultural economy, workforce stability, and community equity.

Local efforts include Cabrillo Economic Development Corporation, House Farm Workers!, Limoneira, and farmworker housing projects serving agricultural workers and their families.

241 homes

Limoneira reports 241 homes available for farmworker families.



Local Farmworker Housing Efforts Continue

House Farm Workers! grew out of regional efforts to address workforce housing affordability for Ventura County farmworkers and their families.

Limoneira's workforce housing includes long-standing farmworker communities and newer housing development.

Ventura Ranch is another current example of the region's continued focus on farmworker housing, with public project materials describing a proposed 100% affordable, for-rent farmworker housing complex.



A healthy agricultural economy depends on who cultivates our fields.

Major Employers And Job Centers Shape Housing Demand

Housing near major employment centers can reduce commute pressure and help communities better align jobs, homes, and neighborhood-serving uses.

In Thousand Oaks, the Oakwell / Hillcrest project near Amgen’s headquarters shows how underused commercial land near a major job center can transition into housing.

333 Residential Units

Public project records identify 333 multifamily residential units, including 30 very-low-income affordable units.



Housing Supports Military Readiness and Family Stability

Naval Base Ventura County housing includes on-base family housing, off-site housing, and barracks capacity for active-duty service members.

Stable housing supports military families, service-member readiness, and the broader workforce ecosystem connected to the base.

Approximately 915

on-base family housing units



Schools And Campuses Also Need Housing Solutions

Schools, colleges, and universities face housing-related workforce challenges.

CSU Channel Islands' University Glen provides housing for faculty, staff, local educational partners, and the broader public through a ground-lease model with resale-price caps.

90-year
ground-lease model

Buyers acquire the home structure and sign a 90-year ground lease, with resale prices capped through a predetermined formula.



Land-Owning Institutions Can Help Create Housing

Public, educational, faith-based, and institutional land can play a role in workforce and affordable housing.

College Community Courts is a local example of income-restricted workforce housing created through a long-term ground lease on faith-owned land.

57 apartments

Developed by People's Self-Help Housing on land owned by College Ministry Center United Methodist Church.



Business Leaders Can Keep Housing On The Economic Agenda

Regional forums help connect housing to workforce, recruitment, retention, and economic vitality.

In July 2023, the Port of Hueneme Oxnard Harbor District hosted a Forward Momentum Housing Issues Forum focused on “Housing Our Workforce.”

The forum addressed how housing prices, scarcity, and low vacancy can affect the ability to attract and retain a stable local workforce.



Businesses Can Support Housing Solutions

Businesses can support housing solutions in more than one way. They can participate in regional housing conversations, support employer housing benefits, invest in affordable and workforce housing financing tools, and partner with public agencies, nonprofits, and developers to move housing solutions forward.



Convene

Keep housing connected to workforce, recruitment, retention, and economic vitality.



Invest

Housing Trust Fund VC's Community Impact Note helps finance affordable and workforce housing.



Support Employees

Coastal Housing Partnership helps local employers attract and retain employees through housing benefits and services.

A Strong Economy Needs Housing People Can Reach

Housing and economic health are connected.

When workers cannot find homes they can afford near their jobs, businesses face recruitment and retention challenges, commute pressure increases, families are pushed farther from community networks, and local industries become harder to sustain.

Ventura County's long-term economic strength depends on housing options that support the people who power its farms, schools, military installations, ports, businesses, healthcare systems, nonprofits, and public agencies.

HOME
Housing Opportunities Made Easier
CELEBRATING 20 YEARS

HEART OF HOME
25 Years of Connection, Community, & Change



Appendix: Supporting Notes



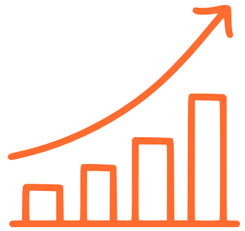
Business Leadership

VCEDA and HOME's early relationship shows that housing was recognized as an economic development and quality-of-life issue.



Workforce Housing Examples

Examples include farmworker housing, major employer land reuse, military housing, education workforce housing, institutional land, and employer-supported housing tools.



Project and Program Figures

Figures shown are included for context and should be read as project-level or program-level examples based on available source material.

Appendix: Sources + Methodology

This section is summarized from source material provided for the Business + Economy chapter, uploaded visual assets, and supplemental public source review.

Source categories include:

- BusinessPanel source document
- VCEDA and HOME historical materials
- Uploaded logo and forum assets
- Limoneira workforce housing information
- Public Oakwell / Hillcrest project records
- Public farmworker housing project materials
- Housing Trust Fund and employer housing support references

Figures and examples are summarized for public education and historical context. Project details, source data, and conditions may change over time. Not intended as legal, financial, market, or project-specific analysis.

Help Us Continue The Story

Is an important project, policy, partnership, or milestone missing? Please submit additions, corrections, supporting information, sources, and dated photos to Karen Fraser at info@vchome.org for consideration in future updates.

HOME
Housing Opportunities Made Easier
CELEBRATING 20 YEARS

HEART OF HOME
25 Years of Connection, Community, & Change