

## BUILDING / DEVELOPING DISCUSSION SYNOPSIS

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### **Current**

- State is dictating cities to build and minimize the impediment to build (SB 35 & 330). City can't change the rules after application has been submitted; locks in standards & decreases uncertainty for the builder.
- New State mandates removes the perception of the "evil" developer. Formalization of the "partnership" between community, state, city, developer etc., so that the developer is not alone in wearing the "black hat".
- VC is an attractive bedroom community....better quality of life with lower costs than St. Barbara, San Fernando Valley and commutable to LA for work. Good for folks that don't need to go into the office every day or at normal times.
- VC and State are both losing population yet housing shortage remains. We were so far behind in housing stock when the county grew rapidly several decades ago, that it's going to take a lot of effort to catch up.
- Current Covid situation encourages people to leave LA and work from home in VC.
- Why it is so expensive to build in VC:
  - Legislated program soft costs such as financing with bond issue and tax credits that is necessary to build Affordable Housing.
  - Development impact fees to pay for infrastructure costs that have been neglected over time; should spread out costs over several projects.
  - Elevated competition because of high demand after fires.
  - More costly building materials.
  - Fees at municipal level to offset increased municipal services.
  - Uncertainty in the development approval process, requirements, timeframe, etc.
- Costs have forced the builder into uniformity...something community doesn't necessarily want.
- ADUs: State mandated so every city must consider their approval. New build – only incorporated into some larger market-rate homes on large lots or optional above garage. Hard to do on smaller lots, but can modify design to have separate entrances or separate suites. E.g. Simi Valley Lennar project is building inter-generational homes. ADU's are not going to solve our problem and get to RHNA numbers.

### **Future**

- Need to educate public perception on:
  - Affordability: developers don't want to build only million dollar homes
  - SOAR: many support SOAR because it protects our environment and makes VC a nice place to live.
  - Government is not our enemy; continue to establish long-term relationship and trust with collaborations and partnerships.
- Job/housing balance may mean VC is becoming a retirement community
  - Seniors need smaller, lower income, low maintenance homes with services.

- Every one unit of senior housing frees up 2 units of regular housing (e.g. family home and apt/condo of person moving into the old family home).
- Need senior housing at all levels.
- Need more housing for the support workers that provide the service for the higher level housing folks.
- Current and future changes in how we build:
  - Moving more to “green” housing. Water (new housing is 50% more efficient than older homes); Solar (standard in new); Electric vehicle charger; Reclaimed water (even if not available yet, purple pipe is installed to be connected when it is available).
  - Micro-grids to connect a localized community.
  - Smart homes will become the norm; e.g. water heater that learns your cycle and use so that it heats or shuts off in anticipation.
  - The build process (framing etc.) hasn’t changed much. Need to use new technology such as modular build, 3D printing, more environmentally efficient materials, etc.
- Need to make it easier and more streamlined to build here otherwise the choice will be taken away by the State.
- Addressing traffic and parking concerns
  - Parking requirement should depend on project location (less if public transit, bike lanes, employment nearby), and who target resident (less for lowest income, homeless, seniors).
  - Emphasize national move toward on-demand cars, work-from-home that will lessen need for parking and lower vehicle miles traveled.
  - Work on interconnection between communities in our county first. Currently hard to get from one city or area to another, e.g. only 4 roads connect Oxnard to Ventura, and 2 from Santa Paula to Thousand Oaks.
  - Need to advocate for public investment to make public transit AS convenient as private auto.
  - Plumb for EV charging in the future.