

# Affordable Housing and Missing-Middle Housing - Where to Build it

VC HOME

May 4, 2023

# Housing Authority of the City of San Buenaventura (HACSB)

Public Housing - 215 Apartments

Affordable Low Income Housing Tax Credit Housing -

804 Completed Apartments

50 Apartments in Construction

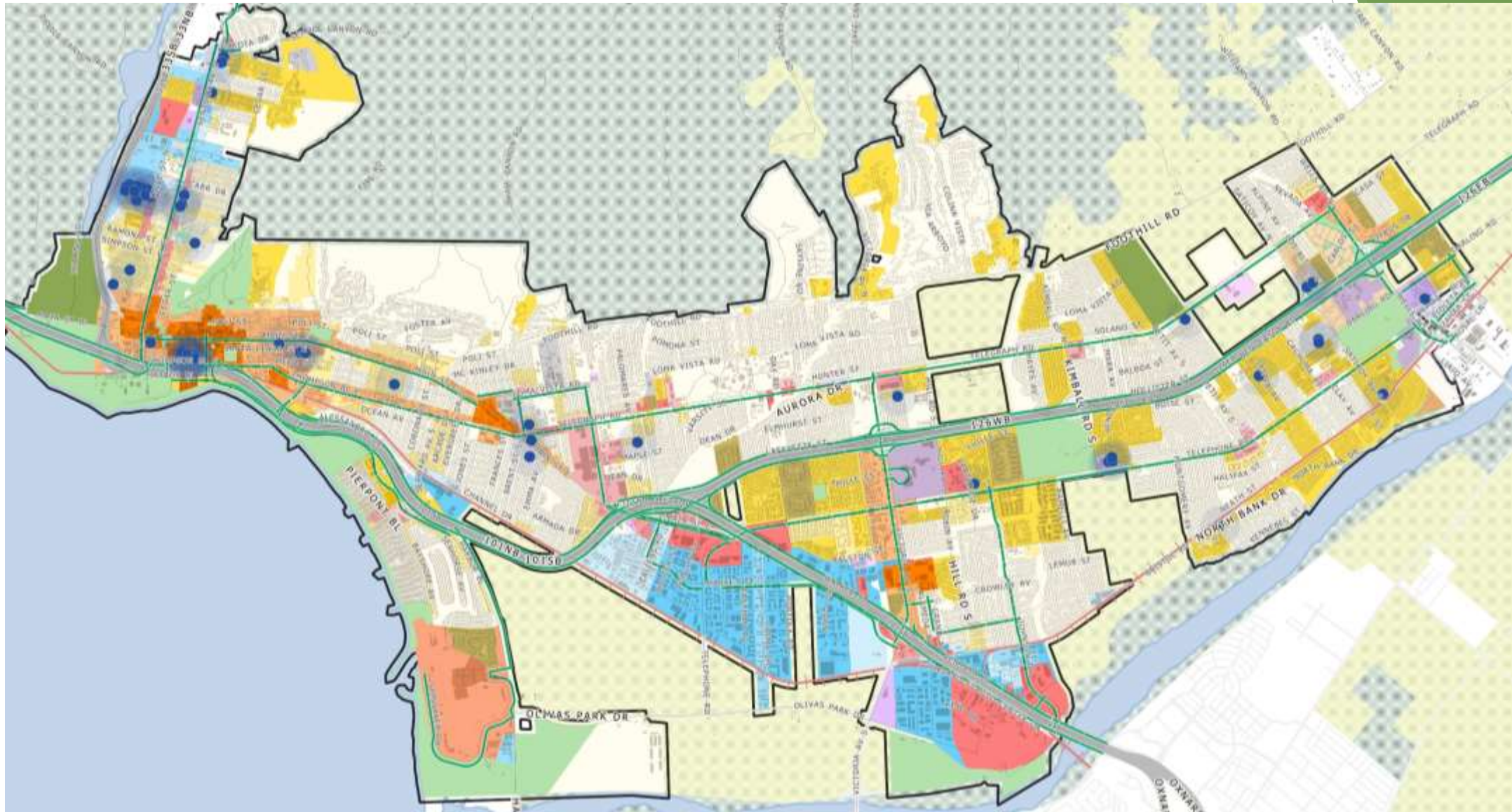
Other Affordable Apartments - 27

Section 8 Housing Choice Vouchers - over 1,800

Primarily serving very low income households

Advocating for affordable housing

# 1,096 Homes Across Ventura



# Original Westview Village



REPORT



WILLETT RANCH

WESTVIEW III

# Westview Village Redevelopment Goals

- ▶ Replace failing structures and infrastructure
- ▶ Increase density and usable outdoor space on the 20 acre site
- ▶ Integrate with the community
- ▶ Be environmentally sustainable
- ▶ Create of range of housing and amenities

# Westview Village Redevelopment Site Plan



# Westview Village New Family Housing

## 236 Family Rental Homes



# Westview Village Sports Court





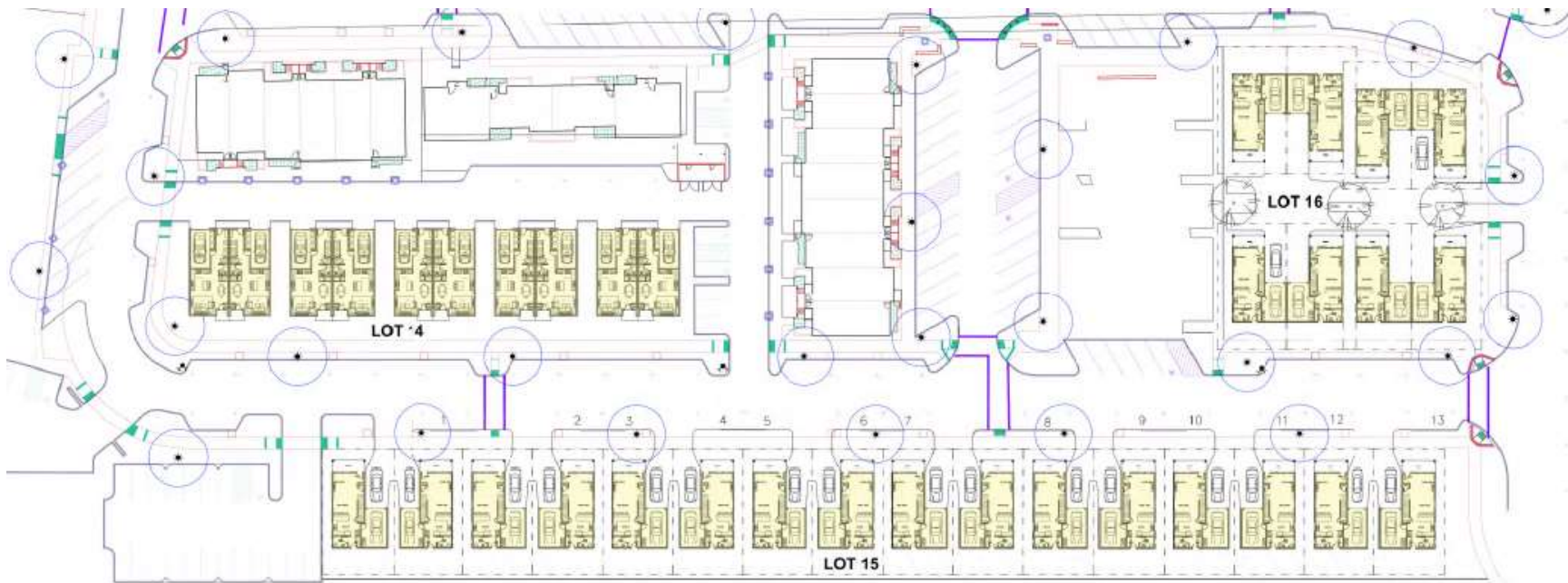
# Westview Village Community Garden



# Westview Village II 50 Apartments, Community and Child Development Center



# Westview Village IV - 34 Entry Level For Sale Homes



# Missing Middle - What's Missing

- ▶ Homes smaller than 1,400 square feet has decreased steadily since the 1970s
- ▶ Smaller homes are more affordable to lower and moderate income families
- ▶ Research found that single family homes are on average 2.7 times more expensive in overall price than condos that could be built on the same site
- ▶ EPA found that residents in higher density neighborhoods use 40% less electricity and 50% less water than residents in low density areas
- ▶ Complexity around subdivisions adds barriers to fee simple development
- ▶ Condominium model adds additional costs for the buyer

“Unlocking the Potential of Missing Middle Housing,” Turner Center for Housing Innovation

# El Portal

## Mixed Use Renovation - 29 Apartments



# Willett Ranch - 50 Senior Apartments Part of a 149 Home For Sale Development



# Castillo del Sol 40 Affordable Apartments



# Santa Clara - 40 Apartments Replacing 28 on 1/2 Acre





# Valentine Road - 134 Studios



# What else is happening in Ventura

- ▶ Higher density development proposed downtown using density bonus and creating some affordable apartments
- ▶ Family housing on College United Methodist Church site by Ventura College -
  - ▶ 57 apartments by People's Self Help Housing
- ▶ Proposed redevelopment of Ventura Coastal on Vista del Mar with almost 400 rental and for sale homes
  - ▶ Requires Local Coastal Program Amendment

# Does Ventura have Inclusionary Housing?

- ▶ An Amended Inclusionary Housing Ordinance was approved February 27, 2023 after a ten year effort
  - ▶ Rental Housing - 5% very low, 10% low
  - ▶ For Sale Housing - 10% moderate
  - ▶ In lieu option

# Constraints - Article 34

- ▶ Article 34 of the California State Constitution requires certain new “low-rent housing projects” to be authorized by public vote
- ▶ Passed in 1950 after local residents opposed a public housing project in Eureka; they allied with the real estate industry to pass this an initiative, Proposition 10; the campaign stoked racist fears about integration and socialism.
- ▶ Although it doesn’t apply to most housing, it’s still a constraint
- ▶ In Ventura we’ve passed some blanket authority
- ▶ There will be a measure on the March 2024 ballot to overturn it.
- ▶ Several previous efforts have failed

# Constraints - High Cost of Development and Lack of Funding - What's New

- ▶ Possible March 2024 Statewide Housing Bond
- ▶ Possible Governor's measure in November 2024 for funding to address homelessness and mental health issues
- ▶ Possible November 2024 Measure to reduce the voter threshold for local housing bonds
- ▶ Interest in Local Funding

# Housing Element

- ▶ Cities and Counties are required to have an approved Housing Element, typically every 8 years, Ventura's was due by October 15, 2021 (6<sup>th</sup> Housing Element Cycle)
- ▶ Ventura's has been through several reviews. A revised Housing Element was submitted to HCD 1/18/2023 and was found to be out of compliance 3/17/2023. The City is working with HCD to address issues.
- ▶ In the last Housing Element cycle, Ventura met its goal for above moderate income housing, but not its goals for very low income, low income, or moderate income housing
- ▶ SCAG (Southern California Association of Governments) approved the RHNA Allocation Plan for the 6<sup>th</sup> current Housing Element Cycle. Ventura is allocated:
  - ▶ 1,187 Very Low Income
  - ▶ 865 Low Income
  - ▶ 950 Moderate Income
  - ▶ 2,310 Above Moderate Income
  - ▶ 5,312 Total

# Resources

- ▶ Studies by Turner Center for Housing Innovation

# What you can do

- ▶ Support proposed affordable housing projects
  - ▶ Valentine Road Permanent Supportive Housing
  - ▶ People's Self Help Housing - proposed housing at College United Methodist Church site, 4300 Telegraph Road, Ventura
- ▶ Support funding for affordable housing
- ▶ Support proposed housing that includes affordable housing
- ▶ Get involved with Homes for All or other groups supporting affordable housing
- ▶ Learn more



# ▶ Questions?

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