

*Presentation and open-discussion focused on next steps for affordable and missing middle housing in Ventura County.*

Address the disconnect between the requirement to eliminate parking standards for affordable housing projects, in proximity to SCAG's High Quality Transit Corridor (HQTC) or in a downtown. As part of the City of Oxnard's 6<sup>th</sup> cycle Regional Housing Needs Assessment (RHNA) the City received a large affordable housing allocation based upon the HQTC.

Discussed that the HQTC will not occur in Oxnard until 2040, though the RHNA allocation through 2029 was based upon the HQTC, and the transit districts do not have funding to jump start transit which would provide parking relief should people choose to use it. Discussed the disconnect between the RHNA affordable allocation/HQTC driven, State funding to promote transit and improved transit headways, push for housing and housing supportive land use with particular focus in the transit corridor and downtown area.

Discussed the need for clarity in implementation of upcoming and approved legislative mandates – particularly AB 2011 and AB 2097, where parking requirements are eliminated for specific types of housing and housing within ½ mile of designated transit is not required. No funds to develop or improve mass transit (VC is the only county without a transportation funding mechanism). Designing the solution requires a holistic approach.

- Preplan transit needs and pathway; it is important to have collaboration and incremental development connecting to a larger plan.
- Use data available from multiple tracking sources to analyze where we are going (shop, work, recreation, etc.) to determine housing & transportation needs/plans.
- Create and fund amenities, space and infrastructure to encourage life without owning a car: safe pedestrian and bikeways, regular trolley/bus/train service, make mass transit more convenient, car-share, etc. "Get people on the sidewalk".
- Getting people out of cars will free up required parking space for more housing square-footage and reduce the overall cost to construct each affordable housing unit.
- Priority-built around transportation.
- Do away with parking requirements in certain areas.
- Give preference in affordable housing to people who work locally and don't need a car.

Expand affordable housing and make it easier and less costly to build.

- Address the wage and housing cost discrepancy. VC has a relatively high average income compared nationally, yet with one of the nation's highest housing costs (rent and ownership), many families can't afford to live here, don't qualify for low-income assistance programs, and won't qualify for a home mortgage.
- Add affordable housing integrated into a market rate tract and inclusionary housing for rental and multi-family at 20%, but with ways to lower if developer provides other non-required amenities, improvements, etc. (workspace, net-zero, transit options).
- Enact affordable housing overlay (e.g., Oxnard – which other cities?) with pre-approved permitting within several designations (affordable housing permitted; affordable housing discretionary ... residential in business areas near HQTC).
- Streamline affordable housing approval process to reduce cost of development.
- Expand affordable sunset provision to 55-year for all.

- Upgrade incentives for home and property owners to participate in Sec.8 rentals.
- Repeal California Article 34. 1950s law requiring local voter approval for low-income housing. Discriminatory in original intention and historical practice, several work-arounds today have made it more impotent, but it still hampers housing construction.

Develop varied housing options and types of housing.

- More housing options provide an opportunity for people to transition through dependency, rental, ownership options and thus encourage savings, builds wealth and equity, and discourages multi-generational dependency.
- Replace old existing multi-family housing that has structural or other issues with new higher density, efficient buildings. (e.g., Westview).
- Create small, less than 1400 sq. ft., fee simple ownership homes. These are more affordable and efficient with energy, water, etc., plus provide a great starting point for building equity. See Turner Center study [www.turnercenter.berkeley.edu/wp-content/uploads/2023/05/Homeownership-Ladder-May-2023-Final.pdf](http://www.turnercenter.berkeley.edu/wp-content/uploads/2023/05/Homeownership-Ladder-May-2023-Final.pdf)
- Explore the feasibility for smaller homes such as micro-units (450 sq.ft. or less) with personal front door, light and open floor plan and amenities such as roof-top space, co-working space, tinker-space, etc. in a community/neighborhood centered environment.
- Encourage ADUs. Implement pre-approved ADU plan program to expedite the ADU permitting process and encourage construction (e.g. Ventura County, Arroyo Grande [www.arroyo grande.org/665/Accessory-Dwelling-Units-ADUs](http://www.arroyo grande.org/665/Accessory-Dwelling-Units-ADUs)).
- Need a funding source for ADU's so people don't have to rely on an equity or personal loan.
- Make new development part of the larger neighborhood. Integrate with community spaces. "Woonerf": a living street (originally implemented in the Netherlands and Belgium) or "home zones" (UK), utilizing shared space, traffic calming, and low speed limits.
- Pacific View Mall is 60 acres of which 40 are for cars. Explore renovation/reuse to provide multi-spaces including retail frontage, commercial, education, play/recreation, housing, food production, etc.

Create a homeless one-stop center in each community, e.g., new one-stop in Oxnard; Ventura's La Quinta hotel conversion to 134 studios for permanent supportive housing (Victoria & Valentine Road)

- Check out the collaboration between United Methodist church and PSSHC.

Encourage greater advocacy and collaboration between residents, local government, transit, housing, energy, environment, services, etc.

- Listen to the people; encourage participation. Voices at council meetings are usually from older and higher-income residents. Elevate the voice of people who have the needs in the local planning and approval process. See Simi Valley's neighborhood councils. Educate residents on what they can do.
- Determine what kind of housing people of each generation are looking for. Possible collaboration study/survey with CSUCI? Currently 80% of housing is single-family units.
- Provide a central location for pertinent documents such as Housing Elements, ADU ordinance, zoning maps, etc.

*"All people should have a front door to call home".*

*"We must act now, together, to address it. And it's not just an imperative, but an opportunity: to deliver homes in more shapes and sizes, at more price points, avoiding sprawl and getting safe, stable, and more affordable and abundant places to rest our heads each night." Sightline.org*