

HOUSING AFFORDABILITY DISCUSSION SYNOPSIS

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About

Community Housing Land Trust was formed through the Housing Solutions Workgroup to separate the cost of a home from the cost of land. The CHLT owns the land; the resident owns the home and makes a deal with CHLT to lease the land. Program is only offered to lower income range people and will remain forever affordable.

California Housing Partnership connects nonprofit housing to clean energy and other technical assistance.

- Low-Income Weatherization Program's (LIWP) provides technical assistance and incentives for the installation of energy efficiency measures and solar PV in low-income multi-family dwellings serving priority populations.
- Green Rental home Energy Efficiency Network (GREEN) a networking group for multifamily affordable housing operators to discuss solar, energy efficiency and water conservation resources for low-income renters and affordable housing properties.
- Building De-carbonization Summit: 5 meetings re housing affordability and intersection with sustainability.
- Solar on Multifamily Affordable Housing (SOMAH) program provides financial incentives for installing solar energy systems on multifamily affordable housing in California (existing land owners not new construction). Benefits include: lower operating costs, opportunity for tenants to take advantage of solar, free tech assistance services (assessment, feasibility, configuration, etc.), help co-leveraging with other energy programs, green job training for residents. Currently has funds available with no wait-list to apply.

Current

- There is a shrinking VC population, decreasing GDP, increased home prices, and a housing shortage.
- Affordability is an income problem as well. E.g.: Oxnard is a beach community but with very low wages. Teachers, law enforcement, fire, etc. not earning enough to afford to live here.
- Example given of a large home developer building 3,000 sq. ft. single-family home now marketing for 2 families to buy home (multi-generational) rather than redesigning and building 2 smaller homes.
- Most developers, especially affordable housing will not consider a project if they have to go through code or zone changes.

Future

- Work with other entities such as CHPC, SCANPH, SCAG, Housing CA to advocate for policy changes that will help improve housing affordability.
- Work with communities to achieve better land use of underutilized parcels. Develop strategies to increase smart land use and availability for housing. Examples include:
 - Vacant Navy land next to CI Harbor.

- Retool zoning codes; current codes are set up to be a hurdle; need to break it down and retool to streamline the process e.g. to allow zero parking for projects next to transit.
- Projects like the Moorpark downtown High street project to revitalize a downtown and provide greater use of train station and adjacent parking.
- Housing on church owned and school district properties
- Oxnard's progressive zoning codes (see discussion on Form-based Zoning)
- Linking small parcels together e.g. Habitat for Humanity's tiny homes in Oxnard
- Housing Authority-Ventura taking over a blighted property, renovating to expand housing.
- Identify parcels for AH before investors snatch them up for for-profit or vacant land speculation.
- Develop a specific plan for each area (e.g. Ventura Avenue, High Street, East-end next to Riverpark)
- Post-Covid office space conversion. How many will remain vacant? Possible conversion to residential in office buildings with configurations that already have maximum light, windows, access.
- Promote mixed-use. Put housing on top of every single-story business; often a catalyst for economic revival of a center.
- Provide a vehicle for local first-time homebuyers to compete with large outside cash investors.
- Attack affordability from the income side. Advocate for a living wage ordinance.
- Advocate for local decisions rather than state control *IF* local policies are done correctly and progressive in order to entice good development.
- Need 25-30 advocates at council meetings where these things are being considered, otherwise NIMBY will always win. Need stronger coalition to advocate; build coalition and advocacy network, include local state legislators (e.g. Jacqui Irwin). Use HOME's mailing list to reach out. Advocate with young people talking about "their future" not only the old guard.
- Develop cohesion with other groups (environmental, traffic, etc.) to create agreed upon development parameters ahead of time.