

VENTURA COUNTY 2022 Affordable Housing Needs Report *Supplemental Information*

LOCAL POLICY RECOMMENDATIONS FOR VENTURA COUNTY



1. Take measures to prevent housing from being used as an investment vehicle: Anecdotally, investors are purchasing single family homes – typically all cash offers – and converting them to rental housing; and rents are rivaling the cost of many mortgages. This trend takes homes off of the market and makes them unavailable to working households, while also increasing housing cost without the benefit of building equity for families.
2. Incentivize conversion of commercial properties to affordable housing.
3. Increase density bonus programs and streamlining of affordable housing developments.
4. Explore obtaining a State Prohousing Designation making cities and projects more competitive for State housing funding.
5. Adopt programs to waive, reduce or defer developer impact fees for affordable housing.
6. Dedicate available funding for affordable housing for creating new rental and homeownership units (rather than down payment assistance or rental subsidies) to address the core problems in our housing market rather than the symptoms.
7. Invest in permanent supportive housing (PSH) and other housing affordable to extremely low-income households to support shelter systems in transitioning people into housing.
8. Lobby CDLAC and TCAC to adjust their scoring criteria so that every city has at least once census tract (preferably in their downtown corridor) that meets the definition of Highest Resource for scoring purposes. Under current systems, entire cities (e.g. Santa Paula) are essentially excluded from being competitive for these vital funding programs!
9. Explore a religious institution overlay for the city (similar to SB 899) that allows affordable housing by-right on properties owned by faith-based organizations.

Local policy recommendations provided by:

Southern California Association of Non Profit Housing (SCANPH)

For questions about San Mateo County's housing need, contact:

Frank Martinez, fmartinez@scanph.org, (414) 202-2709

Original report produced by:

The California Housing Partnership (chpc.net/housingneeds)