

Monthly Meeting Minutes 3/2/2022

3:15 pm, via Zoom video chat

Ventura Social Services Task Force

Attendees: Judy Alexandre, Gane Brooking, Kyler Carlson, Kevin Clerici, Michael Dunn, Sonja Flores, Peter Gilli, Jennifer Harkey, Mike Johnson, John Jones, Pam Kelley, Robert March, Pam Marshall, Sandra Meyer, Ella Moore, Carl Morehouse, Maria Navarro, Kappy Paulson, Chris Russell, Debra Schreiber, Inger Smuts, Elizabeth R. Stone, Summer Ward, Susan White Wood

- I. Call to order - Judy Alexandre
- II. Introductions - Judy Alexandre
- III. Approval of the agenda for 3/2/22 - MSC
- IV. Approval of the minutes for 2/2/22 - MSC
- V. Treasurer's Report - Judy Alexandre - no change - \$2,316.46
 - A. Website issues - need to renew the contract
 1. Jerry Breiner doesn't have the info.
 2. Judy Alexandre asked John Jones to check with Dave Schmutte about who to pay.
 3. MSC - Authorize payment for the annual website fee (expected ~\$50).
- VI. Steps moving forward on the Housing Element, Inclusionary Housing, action and implementation - Peter Gilli
 - A. Judy Alexandre - VSSTF is coordinating with Homes For All (HFA)
 - B. Peter Gilli - City Council approved the Housing Element on 1/31/22
 1. Housing Element is at the California Department of Housing and Community Development (HCD) for review and approval.
 - a) Expect some comments, but nothing major.
 - b) Not an easy process to get approved by the state.
 - (1) Currently only 7 approved jurisdictions in California.
 - c) Appreciated VSSTF/HFA input. It made a real impact.
 - d) Already trying to start implementing Housing Element items.
 - (1) Putting the ability to implement into place.
 - (2) Need one-time funding for consultants.
 2. Inclusionary Housing Ordinance
 - a) Currently has a big hole re: rentals.
 - b) Expect to return the ordinance to the planning commission in May.
 3. General Plan Update
 - a) General Plan Advisory Committee reviewing the vision statement, goals and objectives.
 - b) Hope to release it to the public for community feedback soon.
 - C. Maria Navarro - Oxnard's Housing Element is non-compliant.
 1. What is Ventura's outreach to the public regarding implementation?

- a) Peter Gilli - Need to fill the housing manager position, which helps with outreach.
 - (1) Many of the first items in Housing Element to implement are code updates to fix areas of non-compliance.
 - 2. Sacramento was the first pro-housing city in California.
 - a) What can we do to help Ventura get this status?
 - (1) Peter Gilli - We likely need to see progress in implementation for the first year to become eligible.
 - (a) Mostly code related.
 - (b) Budget requirements are not large to start.
 - (c) Optimistic that Ventura will get the team in place and the necessary funding for the first year.
- D. Sonja Flores
 - 1. HFA/VSSSTF is asking for deeper affordability requirements for both sales and rentals.
 - a) Planning commission wants to understand the impact of inclusionary housing ordinances on development.
 - (1) A 2009 study on inclusionary housing
 - (a) Found that development did **not** slow down due to very low income requirements in inclusionary housing ordinances.
- E. Elizabeth R. Stone - Seeing pushback about creating housing for the long-term homeless population.
 - 1. Peter Gilli - Has also observed this.
 - a) Hopes that the new Housing Element will help.
 - (1) Many issues are management-related.
- VII. Service Needs Update (laundry, device charging, bathrooms, hygiene, storage) - Kappy Paulson
- A. Prioritized Urgent Needs Subcommittee of VSSTF
 - B. Looking into whether any Measure O funds are available.
 - 1. For keeping park bathrooms open more.
 - C. Storage
 - 1. Looking for a large roll-off container to put 1'x1' lockers so people can store important papers.
 - D. Device chargers - Can be a way to engage with people.
 - E. Laundry Services - John Jones is currently tracking this.
 - 1. Laundry Love is not ready to start yet.
 - 2. Melissa Gerwe, a local social worker, is interested in supporting this.
 - F. RV Dumping
 - 1. Working out logistics and frequency.
 - 2. Reaching out to the Surfrider Foundation for idas.
 - G. Showers
 - 1. Whole Person Care provides some.

- 2. Looking to move showers closer to the west Ventura clinic.
 - H. Judy Alexandre - When can we get a formal report and a request to be put on the HOPES agenda?
 - 1. The team thinks it can be ready for next month.
- VIII. Presentation on Rental Ordinance Proposal from CAUSE - Maria Navarro
 - A. Full presentation is at the end of the minutes.
 - B. CAUSE has been asking for rental protections since 2019.
 - C. Judy Alexandre - Recently met 3 people at One Stop who just became homeless because of rent increases.
 - D. Peter Gilli - We could pass an emergency ordinance, but we don't have any enforcement.
 - 1. We don't know how much landlord expenses have increased as well.
 - E. Mike Johnson - City Council needs to do something for tenant stabilization.
 - F. Judy Alexandre - What should our first steps be?
 - 1. Mike Johnson - City Council should do something to limit increases and to close loopholes.
- IX. Legislation Update - Pam Marshall
 - A. Judy Alexandre sent out a comprehensive email prior to the meeting.
 - B. SB 86 - Student and faculty housing
 - 1. To help UCs and CSs build housing on their properties.
 - C. So much legislation has been recently passed that it will be difficult to write Housing Elements to account for it.
 - D. SB 9 & 10 - Cities are trying to get out of following the laws (e.g. Simi Valley).
- X. Reports
 - A. City of Ventura, HOPES Subcommittee - Mike Johnson
 - 1. Judy Alexandre - Furious about the lack of shelter during recent cold weather.
 - 2. Mike Johnson - Lorrie Brown has stepped down from the HOPES subcommittee.
 - a) Foul Weather Shelter (FWS) opens if:
 - (1) <40°F or > ½" of rain
 - (2) Adding new extra triggers
 - (a) High winds, prolonged light rain.
 - (b) Addressing local microclimes.
 - 3. Kappy Paulson - Ventura needs to be more committed to the HOPES subcommittee.
 - 4. Chris Russell - Foul Weather Shelter
 - a) Agrees with the new triggers.
 - b) Notes that the logistics for opening the FWS on short notice are challenging.
 - (1) Need to deal with social worker schedules, motel room availability, volunteer scheduling.
 - c) Judy Alexandre - Flexibility is really important.
 - B. Continuum Of Care - Jennifer Harkey (new director following Tara Carruth's departure)

1. Thanks the community for help with the Point In Time Count.
 - a) Got ~400 volunteers countywide.
 - b) Checked service sites, too.
 - c) Working on deduplication efforts.
 - d) Expect a slight increase from last year, but need to wait for full analysis.
2. Project Room Key - funding through end of March (via FEMA)
 - a) May see another extension for a few months.
 - b) Would need to find state funding after FEMA funds expire.
 - c) Hoping to keep working with clients to find housing.

Next meeting is Wednesday, 6 April, 2022, 3:15PM on Zoom.

VENTURA HOUSING REPORT

March 2, 2022
Maria Navarro, CAUSE



METHODOLOGY

- Conducted Summer 2019.
- 590 Surveys
- Oxnard, Ventura, Santa Paula, Santa Barbara and Santa Maria.
- The following results originate from the 124 surveys conducted by Ventura.
 - 81% lived in large apartment complexes.



HOUSING UNAFFORDABILITY TIMELINE

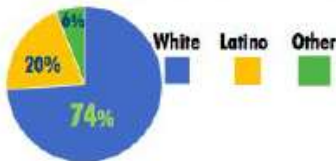


City of Ventura

Homeowner Median Income

\$106,471

Demographics of Homeowners



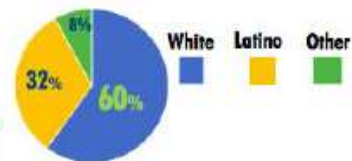
Homeowners with Children



Renter Median Income

\$55,326

Demographics of Renters



Renters with Children



Cost-Burdened Renters

(Over 30% of income spent on housing costs)

57%

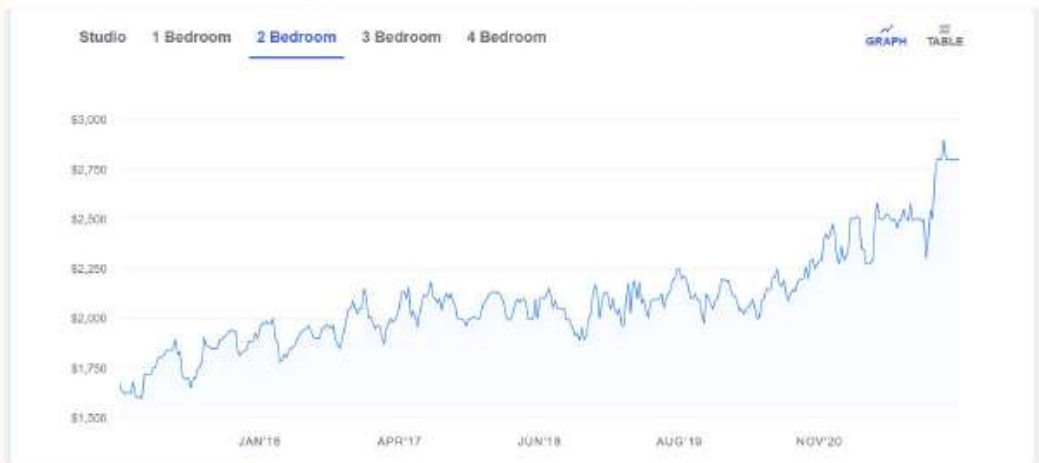
Cost-Burdened Homeowners*

35%

Source: US Census Bureau, 2019 American Community Survey, 5-year estimates.

*Homeowners with a mortgage.

RENT HIKES



WHAT HAPPENS WHEN TENANTS RECEIVE RENT INCREASES?

41% OF TENANTS RECEIVED AN EXTREME RENT INCREASE IN THE LAST YEAR

9% OF TENANTS WERE EVICTED IN THE PAST 5 YEARS

Surviving the Housing Crisis



WHERE CAN A FAMILY MOVE IF THEY ARE PRICED OUT?

\$1,615/mo · Studio · 1 ba · 1 sqft
 Studio, \$1,595, 139 Wall St APT I, Ventura, CA 93001
 Apartment for rent | Rent Zestimate®: \$1,914/mo
[Request a Tour](#) [Request to apply](#)

ALL OCCUPATIONS MEDIAN ANNUAL SALARY (May 2020)-
\$43,540

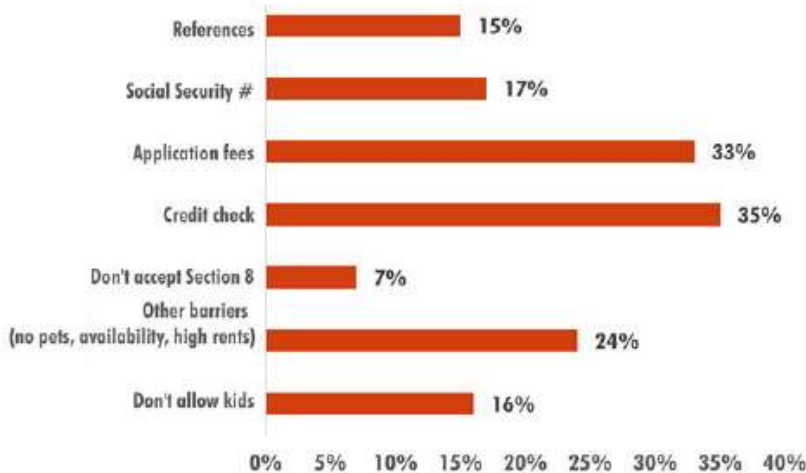
% SALARY RENT (BEFORE DEDUCTING TAXES)- **47%**

---FOOD SERVERS- **\$29,240// 70%**

---RETAIL- **\$30,140// 68%**

\$1,700/mo · Studio · 1 ba · 400 sqft
 2130 Channel Dr, Ventura, CA 93001
 Apartment for rent | Rent Zestimate®: \$2,969/mo
[Request a Tour](#) [Apply now](#)

BARRIERS TO FINDING NEW HOUSING



WORDS BUBBLE
 UNDOCUMENTED TENANTS
 AND THE PANDEMIC



THE TENANT PROTECTION ACT (AB 1482)

- Rent increases capped at 5%+CPI OR 10% whatever is lowest
 - This usually means rents would be capped to 7-8%, but from April 2021-2022, this rate has increased to 8.75%
 - New rate will be based on April's CPI.
- Just Cause Eviction Protections and relocation assistance
 - Assistance set to 1-month's rent.
- Protects "small landlords"- those who own 4 or less units.



RENT CAP AT 9%

\$1,615/mo Studio | 1 ba | ~sqft
 Studio, \$1,595, 139 Wall St APT 1, Ventura, CA 93141
 Apartment for rent | Rent Zestimate®: \$1,916/mo

[Request a Tour](#) [Request to apply](#)

% SALARY RENT(BEFORE DEDUCTING TAXES)-

ALL OCCUPATIONS-

Year 1 **47% (\$1,615)**, Year 2 **47% (\$1,760)**, Year 3 **51% (\$1,919)**

---FOOD SERVERS-

Year 1 **64% (\$1,615)**, Year 2 **70% (\$1,760)**, Year 3 **76% (\$1,919)**

---RETAIL-

Year 1 **62% (\$1,615)**, Year 2 **68% (\$1,760)**, Year 3 **74% (\$1,919)**

● ● GAPS OF THE TENANT PROTECTIONS ACT (AB1482)

RENT CAP IS
TOO HIGH FOR
VENTURA

NO
ENFORCEMENT
MECHANISM

PROTECTIONS
EXPIRE 2030

LOW RELOCATION
ASSISTANCE

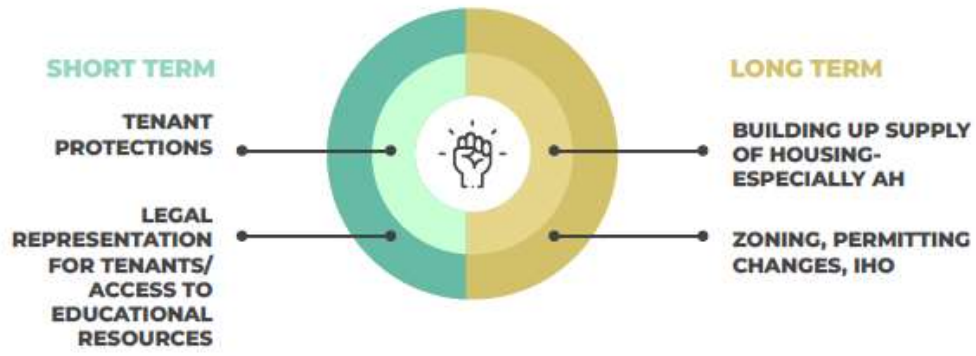
● ● RECOMMENDATION

Ventura pass a tenant protection ordinance:

- Include a lower rent cap than AB 1482
- Stronger relocation assistance and be permanent.

Given that the City has asked to bring this conversation up in 2023, we recommend that the City adopt a simple short-term interim ordinance to give tenants relief while the City Council has time to deliberate on how best to design long-term protections.

● ● ADDRESSING LONG TERM AND SHORT TERM SOLUTIONS



**THANK YOU!
QUESTIONS?**

