

City of Ojai



2014-2021 Housing Element City Council / Planning Commission Workshop July 8, 2013



Background

- 4th Housing Element cycle: 2006 - 2014
- 5th Housing Element cycle: 2014 – 2021
 - ◆ Adoption deadline February 12, 2014
 - ◆ 4-year Housing Element update penalty if not adopted by deadline



Overview

2014-2021 Housing Element

- Demographic data
- Needs assessment (including RHNA)
- Resources and constraints (including sites to accommodate RHNA)
- Performance evaluation
- Revised policies & programs as appropriate

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RHNA

- 4th cycle RHNA = 433 units (164 VL+L)
- 5th cycle RHNA = 371 units (146 VL+L)



RHNA

**2014-2021 Regional Housing Needs Assessment
City of Ojai**

2013 Ventura County Median Income = \$89,300	No. of Units	Income Limits²
Very Low ¹ (31-50%)	87 ¹	\$44,650
Low (51-80%)	59	\$71,200
Moderate (81-120%)	70	\$107,150
Above moderate (120%+)	155	\$107,150+
Total Units	371	

Source: SCAG 2012

- 1. 50% of the very low need is assumed to be in the extremely-low category pursuant to Section 65583(a)(1) of the California Government Code
- 2. These income limits are based on a 4-person family and are adjusted for family size



RHNA

- City must demonstrate adequate sites with appropriate zoning that could accommodate the RHNA
- Density = affordability
- 20 units/acre = lower-income site
- Lower-income need = 146 units
 - *Not a development quota*
 - *Low-income housing not mandatory*

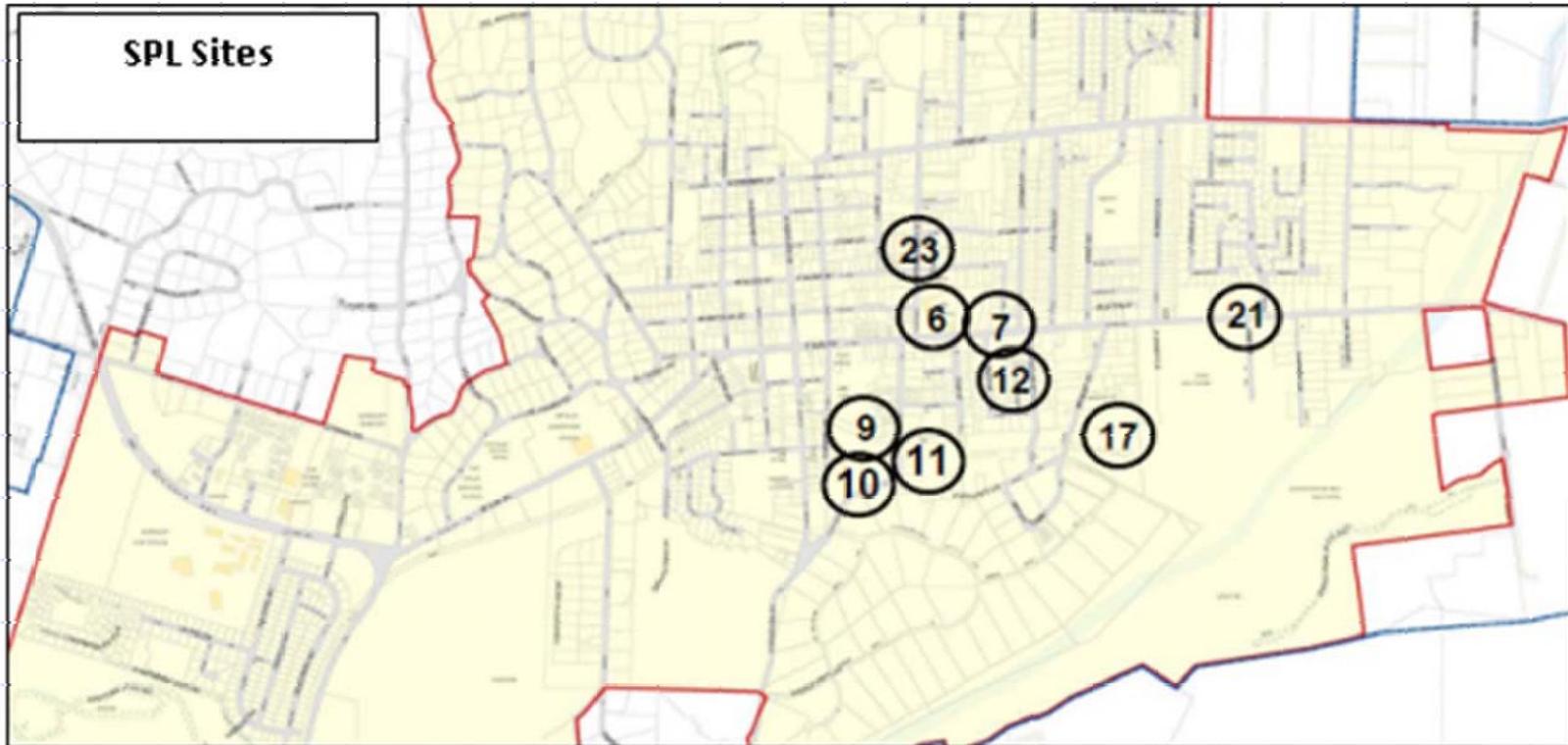


Key Issues

- Adequate sites analysis (SPL overlay)
- Reconsideration of height limits
- New mixed-use overlay
- Inclusionary program



Adequate Sites





Adequate Sites

Site #	Assessor Parcel #	Base Zoning	Site Area (acres)	Current Status	Potential Units
6	220140010	P-L	4.0	OUSD property	50
7	220140480	C-1	0.69	Jim Miller property	9
9	230072010	P-L	0.77	City-owned	10
	230072070				
10	230090010	P-L	4.4	City-owned	55
11	230120020	P-L	0.87	City-owned	11
17	230173060	M-1	2.0	Vacant	25
21	280073010	C-1	1.3	Bowling alley site	16
23	21009201	R-2	0.2	City-owned	3
Totals			14.23		179



Height Limits

- SPL allows up to 3 stories
- 2-story limit may be sufficient for 20 units/acre
- Seek HCD approval for 2-story limit & set maximum height



Mixed-Use Overlay

- Mixed-use = residential + commercial on same site
- Overlay = more options for property owners
- Options
 - ◆ Limits on uses (1st floor uses, street frontage uses, etc.)
 - ◆ Development standards (height/FAR/configuration/form-based)
- Advantages/disadvantages
- RHNA credit?

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Mixed-Use 109 S. Montgomery St.



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Mixed-Use 401 N. Montgomery St.



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Mixed-Use 107 S. Signal St.

109 South Signal Street, Ojai, United States
Address is approximate





Inclusionary Policy

- “Inclusionary” = requirement for residential developments to provide affordable units (or in-lieu fees)
- Recent court decisions limit inclusionary requirements on rental units
- HCD neutral on inclusionary requirements but must not be an unreasonable constraint
- Wide range of options & financial implications
- “Land value recapture” concept



Next Steps

- **Prepare draft 2014-2021 Housing Element**
- **Planning Commission review**
- **City Council review & authorization to submit to HCD**
- **HCD review**
- **Housing Element revisions / Draft Env. Document**
- **Planning Commission & City Council hearings**
- **Housing Element adoption & implementation**