

Conejo Simi Moorpark Association of REALTORS® Hot Issues: Workforce/Entry-Level Housing

CSMAR is in support of market value owner-occupied or for-rent workforce/entry-level housing.



WORKFORCE/ENTRY LEVEL HOUSING – IN FAVOR

CSMAR supports building additional Owner-Occupied Workforce/Entry-Level Housing, defined as market-rate housing provided by the private sector. Owner-Occupied Workforce/Entry-Level Housing is most desperately needed in the areas we serve.

Developers will build the housing that we need if attracted by modified zoning overlays, density bonuses, reasonable impact fees and conditions for approval. Our Association urges local cities and counties to streamline and expedite ministerial and discretionary plan-check processing and approvals to expedite the issuance of building permits.

CSMAR

CSMAR's boundaries include Thousand Oaks, Simi Valley, Moorpark, Westlake Village, Agoura Hills, and three Municipal Advisory Councils areas: Oak Park, Santa Rosa Valley, and Casa Conejo, across Ventura and Los Angeles counties. Coordinating overlapping rules, regulations, and ordinances affecting real estate and property rights requires significant effort. Our Board of Directors has adopted Position Papers on key real estate issues, which we communicate to our 2,000 members, citizens, and civic leaders.

WHY CSMAR IS IN FAVOR

There is a recognized housing shortage in all the cities and counties which we serve. Growth Control Ordinances including SOAR, restrictive zoning, highly burdensome and lengthy permitting processes, expensive impact fees, and costly added conditions, has made building Owner-Occupied Workforce/Entry-Level Housing exceedingly difficult and overly expensive.

A bright spot has been the introduction in some cities of a project pre-screening process. Developers bring project outlines before City Council to obtain initial reaction and feedback. This has given direction to both developers and city staff as to what changes the Council suggests allowing for faster processing and approval.

Expediting government agency review to provide Owner-Occupied Workforce/Entry-Level Housing should be an urgent government priority. Economic growth and stability in our service area is intricately connected to providing Owner-Occupied Workforce/Entry-Level Housing. Companies looking to expand their operations or start new businesses will look to the availability of employee housing as a priority before expansion or relocation.

