

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Port Hueneme

Mailing Address: 250 N. Ventura Rd.
Port Hueneme, CA 93041

Contact Person: Greg Brown Title: Community Development Director

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Reporting Period by Calendar Year: from 01/01/2008 to 12/31/2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**
(CCR Title 25 §6202)

Jurisdiction City of Port Hueneme
Reporting Period 1/1/2010 - 12/31/2010

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	5+		
(1) Rehabilitation Activity			5		5	
(2) Preservation of Units At-Risk				0	0	
(3) Acquisition of Units				0	0	
(5) Total Units by Income	0	0	5	5	5	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	8					8	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

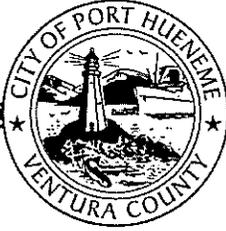
Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Port Hueneme
Reporting Period January 1, 2008 through December 31, 2010

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe In H.E.	Status of Program Implementation
Residential Rehabilitation Loan Program (RRLP)	<ul style="list-style-type: none"> ▪ Assist 18 households ▪ Explore other funding opportunities ▪ Continue promoting the program 	6 Years	Three RRLP loans have been funded.
Home Maintenance Incentive Rebate Program (HMIRP)	<ul style="list-style-type: none"> ▪ Assist 180 households ▪ Continue promoting the program 	6 Years	Sixty 63 grants have been funded and 76 dwelling units have been improved.
Acquisition/Rehabilitation/Conversion of Rental Housing	<ul style="list-style-type: none"> ▪ Acquire and rehab 8 lower-income units ▪ Creation of an affordable housing block at Site A ▪ Promote the rehabilitation of the Surfside Motel to include affordable units ▪ Pursue other funding to facilitate the Surfside Motel acquisition and/or rehabilitation ▪ Encourage adherence to LEED® standards and Ahwahnee principles in the construction or rehabilitation of housing 	6 Years	Rehabilitated a previously acquired duplex at 780-786 Jane Drive. Both units are affordable to low income households and may be occupied by low or moderate income tenants. Acquired and rehabilitated a 5-unit apartment building at 841 Jane Drive for exclusive benefit of lower-income tenants. Acquired one parcel at 124 W. Pleasant Valley Road for the affordable housing block at Site A. In negotiations with the owner of the Surfside Motel to rehabilitate and convert the property to affordable housing. It is anticipated that with relief from certain zoning standards, at least 70 units affordable to lower income tenants can be accommodated on the site.
Code Enforcement/Property Maintenance	<ul style="list-style-type: none"> ▪ Continue to connect code enforcement activities with City-sponsored rehabilitation assistance ▪ Conduct periodic housing and site condition surveys 	6 Years	Closed 3,623 code enforcement cases involving residential property.
Conversion of Existing and Future Affordable Units	<ul style="list-style-type: none"> ▪ Maintain relationship with the owners of Casa Pacifica ▪ In the event the Section 8 contract with Casa Pacific is not extended, explore other options to maintain the subsidy at some or all of the units. ▪ Assist existing tenants in obtaining Section 8 vouchers and identifying housing that accepts vouchers ▪ Notify nonprofit housing providers that might be interested in acquiring Casa Pacifica 	6 Years	Casa Pacifica has maintained its Section 8 contract and continues to be an affordable 91-unit project. Converted an 11-unit motel to very-low income housing and recorded 55-year affordability covenants.



City of Port Hueneme

March 8, 2011

HCD - Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Governor's OPR
P.O. Box 3D44
Sacramento, CA 94252-2053

HOUSING POLICY
DEVELOPMENT, HCD
MAR 10 2011

**SUBJECT: PORT HUENEME 2008-2014 HOUSING ELEMENT
ANNUAL HCD REPORT**

The City of Port Hueneme incorporated as a Charter City in 1996. As such, many of the provisions of Chapter 3 of the State's Planning and Zoning laws do not apply including provision of an annual report to the California Department of Housing and Community Development (HCD) regarding the implementation of the General Plan including the Housing Element. However, as part of the City's 2008-2014 Housing Element certification, HCD requested that the City monitor and report annually on the implementation of Program 6 in its Housing Element regarding provision of adequate sites for the City's regional share of lower income housing (HCD letter dated October 21, 2009).

The attached document contains a progress report on implementation of Housing Element Program 6 for the period beginning with the current Housing Element certification date (October 21, 2009) through April 1, 2011. In addition, we have completed the HCD reporting forms covering the period of January 1, 2008 through December 31, 2010.

Should you have any questions regarding this progress report, please do not hesitate to call me at (805) 986-6553

Sincerely,

Greg C. Brown
Community Development Director

2008-2014 Housing Element Program 6 Provision of Adequate Sites

Objective 1. Continue to maintain a residential sites inventory to accommodate the City's Regional Housing Needs Assessment of 180 units (36 very low income, 31 low income, 37 moderate income, and 76 above moderate income units).

Status: During the time period, a portion of Site A was developed with 11 studio rental units restricted to very-low income households (100 West Pleasant Valley Road) and Site F was developed with two moderate-income detached rental homes (152 W. B Street and 530 San Pedro Street) both consistent with the HE. In addition, the four 3 bedroom 2-1/2 bath detached homes developed at 549-557-565-573 Joyce Drive identified in the HE for upper income sale (Table 33) are being rented (Ceja) for under \$2,000 each, which is affordable to a moderate-income household of 3-4 persons in Ventura County.

In the most recent year, the RDA completed the conversion of 841 Jane Drive (Revitalization Project #7) that involved the acquisition, rehabilitation, and conversion of five dilapidated market rate apartments to five completely renovated units restricted to and affordable to low income households for a minimum of 55 years.

Jane Drive Apartments #7



Before

After

Objective 2. Implement the Redevelopment Implementation Plan to strategically acquire properties at Pleasant Valley Road/San Pedro Street (Site A) as they become available on the market to create an affordable housing development, potentially consolidating with the five vacant lots already owned by the Agency.

Annually solicit interest of nonprofit developments in this area to assist in site/property acquisition.

Status: No lots listed for sale at Site A during the time period with the exception of the Top Deck Bar and Motel, 100-108 West Pleasant Valley Road (see discussion under Objective 5). Many Mansions and Habitat for Humanity were contacted regarding this and other sites in 2009. No interest was generated for Site A, but many Mansions indicated interest for Site D (see discussion under Objective 3).

Objective 3. Annually pursue interest of developers for the adaptive reuse or reconstruction of Surfside Motel to include affordable housing (Site D). Provide Redevelopment Housing Set-Aside funds to facilitate the reconstruction of Surfside Motel as housing affordable to lower income households. Pursue the cooperative acquisition of additional commercial and industrial properties in Site H (Market Street) with the intent of creating a site of adequate size for a mixed-use development.

Status: With regard to Site D, City staff met with staff of Many Mansions, a Ventura County nonprofit housing provider, to discuss acquisition, rehabilitation, and reuse of the Surfside Motel for lower-income households. The meeting occurred on December 4, 2009, with Alexander Russell, Vice President and Mark Trinidad and Tracy Miller, Project Managers. City staff indicated that the RDA intends to recommend a density bonus, relief from off-street parking and certain setback standards, and upwards of \$2 million in housing set-asides to achieve conversion and provision of affordable units at Site D. Many Mansions indicated it would pursue a cooperative sale from the owner over the next year, which did not generate a response.

Subsequently, the owner of Site D (Surfside Motel,) hired Coastal Architects in 2010 to cooperatively plan a conversion of the 81-room motel property to apartment units. On February 1, 2011, the owner submitted preliminary plans for RDA/City comment and expects to make preliminary planned development permit submittals Spring/Summer 2011. The proposed conversion will result in approximately 70 units (mixture of studio and 1-bedroom rentals) all restricted to low-income households.



SURFSIDE MOTEL APARTMENT CONVERSION CONCEPT

With regard to Site H, the RDA cooperatively purchased a 0.208-acre lot located at 245 East Port Hueneme Road in March 2010 (\$380,000). This effort represents a continuation of the RDA's program to assemble a site of adequate size for a future undefined mixed-use development coordinated with adjoining properties. The RDA had envisioned future demolition of the existing residential triplex on the lot (\$20,000 with demolition and lead based paint/asbestos remediation and disposal estimated at \$50,000). However, the existing structure has been determined to be potentially eligible for listing on the National Register of Historic Places or the California Register of Historic Resources as well as for designation as a City of Port Hueneme Landmark. Accordingly, the RDA is currently completing CEQA review which has determined that the proposed project may result in significant impacts related to two issues: (1) cultural (historic) resources; and (2) hazardous materials.

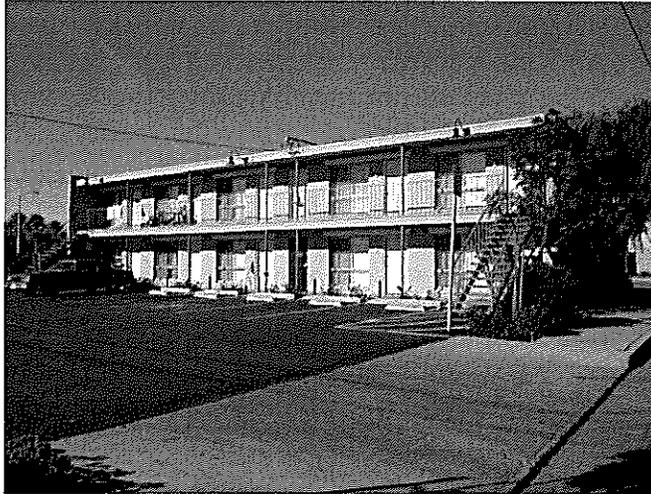
Rather than demolish the triplex, the RDA is now exploring the possibility of preserve the Victoria era structure in a more suitable location one block away. A local property owner has indicated interest to move the triplex and remediate, expand, and restore the home as affordable rental housing restricted to low and moderate-income households. Project feasibility will soon be completed and assuming it's a go, a redevelopment agreement can be scheduled for consideration this Spring/Summer. Incentives include financial assistance by the RDA selling the triplex for \$1 and conveying its replacement vacant lot for \$2,000 and offering modified parking requirements and reduced property line setback standards.

Objective 4. Pursue mixed-use developments in the Central Community Redevelopment Project Area. Facilitate the development of rental housing affordable to lower income households when redevelopment funds are involved.

Status: Economic recession has discouraged project proposals over the past two years. A mixed-use project within the community but outside the Central Community Redevelopment Project Area is in early discussions regarding a 4.5-acre commercially zoned lot near the Channel Islands Recreational Harbor. The mixed-use concept involves over 112 residential units atop approximately 10,000 square feet of single tenant and some speculative retail/office space. 4-story building elevations are expected to stack away from surrounding residential uses with vehicle circulation fully interconnected with the surrounding community. The mostly 2-bedroom units will be affordable to moderate income households involving no RDA assistance. Preliminary planned development permit and boundary change applications are expected this Spring/Summer, 2011.

Objective 5. Develop a package of incentives and regulatory concessions that will be offered by the City, by the end of 2009, to facilitate affordable housing for lower income households on Sites A, D, and H. Incentives may include: density bonus; financial assistance; modified parking requirements (e.g. shared parking with mixed use development); and reduced setbacks, among others.

Status: For Site A, the northeast corner lot was listed for sale encompassing the 11-unit Top Deck Motel (transient lodging). City staff subsequently negotiated a formal conversion of the motel to a studio apartment project making all 11 dwelling units available to qualifying very-low income households for a minimum of fifty-five (55) years. The RDA contributed funds to hire an architect who prepared the site improvement and building plans for the project's public hearing. The City issued a density bonus of 57% and waived seven residential parking spaces plus allowed all residential off-street parking to remain uncovered and relaxed other parking and development standards. In addition, the City waived its permit and application fees plus any potential City Coastal Commission appeal costs and costs associated City plan check, inspection, or similar permit processing fees and waived compliance with the City's Landscape Water Conservation submittal standards. Maximum occupancy per each studio unit is one adult or one adult and his/her dependent child or dependent adult. Under the CC&Rs, the City is allowed periodic inspections and the owner will be required on or before each July 31st to report to the City setting forth the rents, income, and occupancy for the previous year (July 1 through June 30). City staff envisions a similar concession package for any future proposed projects on the balance of Site A.



Top Deck Apartments

For Site D, City staff has developed a package of incentives and regulatory concessions that reflects the existing built environment including a 25% or greater density bonus and relief from off-street parking standards and certain setback development standards plus upwards of \$2 million in RDA housing set-asides to encourage conversion of the Motel and provision of affordable units.

For Site H, a package of incentives and regulatory concessions for the commercially zoned site is premature until the future undefined development concept is identified and better understood to enable a meaningful incentive package to be crafted.

Objective 6. Encourage lot consolidation by working with developers to explore lot consolidation opportunities and site designs to maximize lot use.

Status: Economic recession has discouraged project proposals over the past two years.

Objective 7. Annually monitor the residential sites inventory. If sites identified for lower income housing are not being used for affordable housing, take proactive actions to identify additional sites to replenish the sites inventory and take actions to incentivize affordable housing.

Status: Sites A, D, H, Navy Base, and the Hideaway Townhomes (John Laing Homes) are the residential sites identified for lower-income housing. Over the past year, 11 very-low income studio apartments have been created on a portion of Site A and five 1 and 2-bedroom apartment units restricted to low income households have been created at 841 Jane Drive. No development has occurred at Sites D and H. The Navy has not started its enlisted housing program to add 6 low-income units on base. The 9 low-income Hideaway townhomes are approved for construction but held

*up due to the bankruptcy of the former developer (John Laing Homes).
The receiver has award the project to Standard Pacific Homes who is in
the process of recommencing project construction in Spring/Summer
2011.*