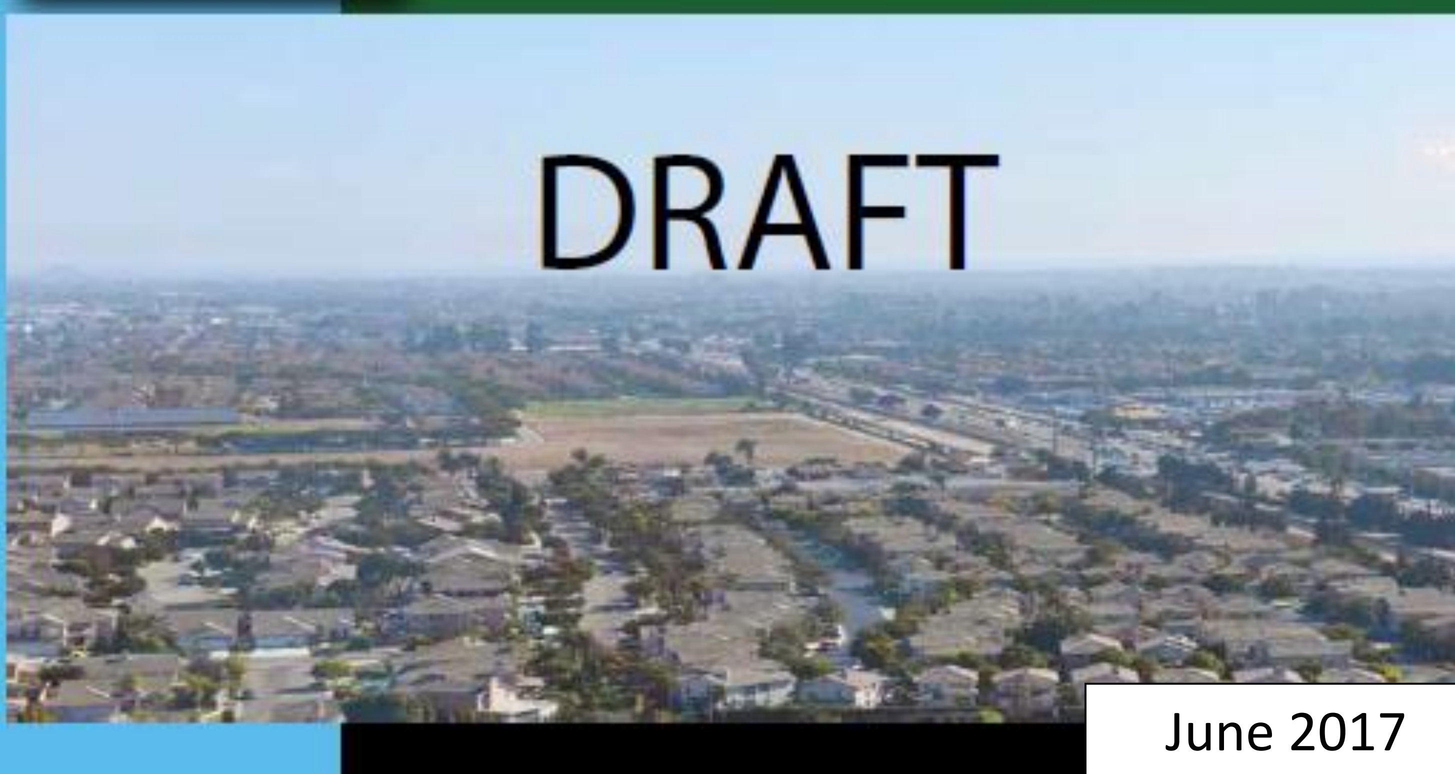
CITY OF
OXNARD
CALIFORNIA

# CITY OF OXNARD

# MID-CYCLE UPDATE

2013-2021




June 2017

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# List of Tables ~~[in grey were updated to July 2016]~~

# List of Figures



# Supplements

# Acronyms

| | |
|---|---|
| AAHOP | All-Affordable Housing Opportunity Program |
| AI | Analysis of Impediments |
| | |
| CAR | California Association of Realtors |
| CBD | Central Business District |
| CDBG | Community Development Block Grant |
| CDC | Community Development Commission |
| CEDC | Cabrillo Economic Development Corporation |
| CEQA | California Environmental Quality Act |
| CHAS | Comprehensive Housing Affordability Strategy |
| CIP | Capitol Improvement Plan |
| CMWD | Calleguas Municipal Water District |
| CSU | California State University |
| CSUCI | California State University, Channel Islands |
| CURB | City Urban Restriction Boundaries |
| | |
| DAC | Development Advisory Committee |
| DOE-LIWAP | Department of Energy, Low-Income Weatherization Assistance Program |
| DOF | Department of Finance |
| DSD | Development Services Department |
| | |
| EIR | Environmental Impact Report |
| | |
| FAR | Floor Area Ratio |
| FCGMA | Fox Canyon Groundwater Management Agency |
| FMR | Fair Market Rent |
| | |
| HAPS | Housing Assistance Program for Seniors |
| HCD | Housing and Community Development |
| HERO | Historic Enhancement and Revitalization of Oxnard |
| HMDA | Home Mortgage Disclosure Act |
| HOME | Housing Opportunities Made Equal |
| HRC | Housing Rights Center |
| HUD | Housing and Urban Development |
| | |
| INCF | Inter Neighborhood Council Forum |
| | |
| LAFCO | Local Agency Formation Commission |
| LIHEAP | Low Income Home Energy Assistance Program |
| | |
| MFI | Median Family Income |
| mgd | million gallons per day |
| MND | Mitigated Negative Declaration |
| MCC | Mortgage Credit Certificate |
| MSFES | Migrant and Seasonal Farmworker Enumeration Profiles Study |
| MWD | Metropolitan Water District |

| | |
|---|---|
| NHC | National Housing Conference |
| NODs | Notices of Default |
| NOFAs | Notice of Funding Availabilities |
| OASIS | Older Adult Services and Intervention System |
| OHA | Oxnard Housing Authority |
| OWTP | Oxnard Wastewater Treatment Plant |
| PD | Planned Development |
| PRG | Planned Residential Group |
| RHNA | Regional Housing Need Assessment |
| SCAG | Southern California Association of Governments |
| SOAR | Save Open Space and Agricultural Resources |
| SUP | Special Use Permit |
| USPS | United States Postal Service |
| UWCD | United Water Conservation District |
| VCOG | Ventura Council of Governments |
| VCTC | Ventura County Transportation Comission |
| VCREA | Ventura County Regional Energy Alliance |


# Review and Revise Previous Policies and Goals

## A.1 Progress in Achieving 2013~~06~~–2021~~14~~ Housing Element Goals and Policies

State law requires all regional councils of government to determine the existing and projected housing need for its region. The City of Oxnard (City) is in the region covered by the Southern California Association of Governments (SCAG). For each housing element planning cycle, SCAG is required to determine the share of the regional housing need to be allocated to each city and unincorporated county areas within the SCAG region. This is called the Regional Housing Need Allocation (RHNA).

To ensure each jurisdiction addresses the housing needs of various income levels, the RHNA number is divided into income groups. To determine the allocation and use of public subsidies, the California Department of Housing and Community Development (HCD) created income categories based on the Ventura County Median Household Income (MHI), which is calculated by the US Department of Housing and Urban Development (HUD). The RHNA income categories are defined as:

- Extremely low-income households earn a maximum of 30 percent of the Ventura County MHI
- Very low-income households earn between 31 and 50 percent of the county MHI
- Low-income households earn between 51 and 80 percent of the county MHI
- Moderate-income households earn between 81 and 120 percent of the county MHI,

- Above moderate/upper-income households earn more than 120 percent of the county MHI

According to the City's 20~~13~~06–20~~21~~14 Housing Element, the regional housing needs determination for the time period covered by that Housing Element planning period (20~~13~~06–20~~21~~14) was a total of ~~7,093~~7,301 units.

## A.2 Progress in Implementing the 2013~~06~~–2021~~14~~ Housing Element

The following pages present an analysis of the programs presented in the Oxnard ~~2006–2014~~2013—2021 Housing Element. ~~Note that the 2006–2014 Housing Element was adopted by City Council Resolution 14,236 on June 12, 2012 and certified by HCD on July 18, 2012. Progress in implementing the 2006–2014 Housing Element occurred within a 2 ½ year period.~~

## Table A-1 Review of Previous Housing Element Implementation

| December 2016 Approved Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/Delete |
|---|---|---|---|---|
| **Program 1: Code Compliance Program**<br>The Code Compliance Division enforces building and property maintenance regulations with a goal of compliance and safety. Code Compliance inspectors work with neighborhood advisory groups and respond to complaints to identify violations, and then direct owners to appropriate City departments to achieve compliance. The City may have loan and grant programs and works with other agencies to avoid unnecessary displacement. The Housing Department serves as a liaison for Code Compliance in mobile home parks under HCD jurisdiction.<br>**Responsibility:** Development Services Department, with technical support by other departments as needed<br>**Funding:** General Fund, CDBG<br>**Time Frame:** Ongoing | Ensure compliance with City codes, with a focus on substandard housing, including garage conversions and unpermitted additions.<br>300 cases per month. | As of May 2017, Code Compliance had a staff of 8 field officers and 1 manager who handle an average of 300 cases per month. The types of cases related to residential properties are, from most to least, as follows: substandard housing, property maintenance, zoning violations, weed abatement, inoperable vehicles, and encroachments.<br>The City also implements this program through the permit review process for additions and/or new development. On every discretionary permit, standard conditions are included that require maintenance of property and removal of graffiti within five calendar days.<br>Building, Code Compliance inspectors, and the public report graffiti whenever they are in the field and bring it to the attention of the Graffiti Action Program (GAP). GAP has four mobile teams that remove graffiti on public and private property within 24 hours. The teams average about 1,200 removals per week, of which 88 percent are found as they patrol the city.<br>Code Compliance inspectors meet regularly with Development Services building inspector field staff and the City Attorney's Office to coordinate and prioritize Code Compliance workload. The majority of cases involve home improvements completed without permits (replacement windows, water heaters, etc.) or substandard housing, including conversion of garages or internal subdivisions to create illegal living quarters that violate Building, Housing, Health and Safety, and Zoning Codes. Less than 1 percent of the city's 55,000 | Without the Community Development Commission (CDC) and tax-increment funds from redevelopment projects, implementation of this policy relies on CDBG funds and the General Fund. | Continue |

| December 2016 Approved Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/Delete |
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| | | (DOF, 2017) housing units have serious structural safety issues or lack complete plumbing. | | |
| **Program 2: Citywide Homeowner Repair Program**<br>Part A – Loan Component: The Housing Department administers low-interest rehabilitation loans to assist homeowners in repairing plumbing, electrical, roofing, painting, and other systems. The program applies to single-family homes, condominiums, and mobile homes and can be used for room additions. Rehabilitation loans can range up to $75,000 with a 15-year repayment schedule.<br>Part B – Grant Component: The City of Oxnard offers a matching grant for 50 percent of privately funded exterior work. Grants are typically issued for relatively minor repairs. The City will provide up to $5,000 in grant funding. Eligibility is limited to qualified low-income households who are homeowners and plan to continue living in their home. If the homebuyer stays in the home for five years, the grant is forgiven; otherwise, the seller must repay the grant with interest to the City.<br>Funds for this program are less abundant than before the dissolution of the Community Development Commission (CDC), and the City will maintain this program as feasible due to available funding. The City will also explore additional sources of funding such as Cap and Trade and economically disadvantaged set-aside.<br>**Responsibility:** Housing Department, Community Development<br>**Funding:** CDBG, HOME<br>**Time Frame:** Seek funding annually | Provide loans to rehabilitate 25 very low- and 25 low-income homes annually, as funding allows. | During the period 2014-2016, the City of Oxnard Housing Department assisted 22 private properties with a total of $437,350 in rehabilitation loans, averaging about $20,000 per loan. HOME and CDBG were the primary sources of provided funding.<br>Generally, unless energy-efficiency is incorporated in a capital improvement project, development application, and/or within a planning process the City has inadequate staff available to devote to seeking stand-alone energy-related grants and/or participate in various programs.<br>The City does participate in several PACE and related funding programs with which residents and businesses may finance solar panels on homes and businesses.<br>The City is a member of the Ventura County Regional Energy Alliance (VCREA) joint powers authority of Ventura County cities, several special districts, and SCE and The Gas Company that develops regional energy resource efforts. | This program is limited in scope to the amount of available federal or other funding. The City anticipates an increase in future funding from AB 32 Cap and Trade economically disadvantaged set-aside programs for energy retrofit and community infrastructure improvements, and possibly additional funds for individual properties, depending on how the State-administered competitive grant program unfolds. If the City is awarded Cap & Trade grants, they are generally limited to use within economically disadvantaged census tracts and projects. | Continue |
| **Program 3: All-Affordable Housing Opportunity Program (AAHOP) and "-AH" additive zone designation**<br>The -AH additive zone has an allowable density of 20–24 units per acre for all-affordable housing | Designate new AAHOP and rezone with the -AH additive zone designation to provide at least | In December 2016, the City adopted the 2013-–2021 Housing Element, which designated 11 new AAHOP sites effective with adoption of the Housing Element. Ordinance 2913 was adopted at the same time, updating and codifying the AAHOP | As of February 2017, one AAHOP project, the tax-credit financed Gateway Station project, has been approved. The project was approved in May 2016 | Modify to remove portions of the program that have been completed and continue to |

| December 2016 Approved Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/Delete |
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| projects (with the exception of one manager's unit) or mixed-use projects with all-affordable housing (with the exception of one manager's unit). The -AH additive zone does not change the underlying General Plan or zone designations for all other uses and development review but acts as an optional use. The City utilizes established underlying development standards and multifamily development standards to ensure quality development with appropriate amenities. The -AH project applicant is eligible for one development standard waiver or concession such as side yard setback and may also qualify for additional density bonuses, concessions, and incentives available consistent with state density bonus law. An -AH additive zone project permits a 100% affordable housing development with a Development Design Review Permit which does not include discretionary review of the use. AAHOP sites may be deleted or added as long as capacity remains to meet the remaining RHNA target. Additional AAHOP sites are initially proposed to receive the -AH designation during the 2013-2021 planning period, others may be added later. These sites will assist the City in meeting the lower-income RHNA for this Housing Element cycle. The proposed AAHOP sites meet the following requirements for sites to address this RHNA shortfall:<br>• Multifamily residential development must be allowed by right, subject to CEQA review (when the project is not otherwise exempt).<br>• Rezoning must occur within a timeframe that will allow the sites to be available during the 2013–2021 planning period.<br>• Sites must allow at least 16 units per site.<br>• At least 50 percent of the remaining RHNA must be met on sites that allow exclusively residential uses or allow mixed use but allow 100% residential in that mixed use zone (16.79 acres) [per AB 1690]. If the mixed use option is taken, when development is proposed, at least 50% of the floor area of the developed area must allow 100% residential. Up to 50 percent | 213 additional lower income units, so as to maintain a running inventory that meets or exceeds the remaining RHNA allocation need. | ordinance in Chapter 16, Zoning, of the Municipal Code. In combination with the remaining existing AAHOP sites that were designated in 2013, AAHOP sites could yield a total of 2,132 units during the remainder of the RHNA cycle (691 of the units could be developed on the newly designated sites).<br><br>Beginning in mid-2017, the City initiated a consistency rezoning program for about 100 parcels to change zoning to match 2030 General Plan land use designations. As part of this consistency rezoning, staff will also update the AAHOP inventory in Supplement 2 as needed as AAHOP sites are identified or as AAHOP sites become unavailable due to completion of AAHOP projects or an otherwise allowed use. | with 240 units of low-income affordable housing at the site of a long-closed drive-in movie theater.<br><br>A second AAHOP approval is pending with a total of 42 units proposed for farmworker housing by Cabrillo EDC, a local nonprofit housing developer.<br><br>An application is in progress for a third AAHOP site.<br><br>Developers and owners have inquired extensively about AAHOP sites as they have considered development opportunities<br><br>City staff continues to monitor and identify new parcels for inclusion in AAHOP to provide land capacity to meet the City's RHNA (see Program 26). The revisions to the zoning code are completed, but the updates to the zoning map have not yet occurred. However, AAHOP sites are effective by listing in the adopted Housing Element, Supplement 2, without immediate rezoning. | implement the remaining items. |

| December 2016 Approved Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/Delete |
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| of the total acreage may be zoned for mixed use as long as residential by right is allowed in that area as well.<br>• Zoning on the sites must have a minimum allowed density of 20 units per acre.<br>The AAHOP Ordinance will be amended to allow for-sale very low- and low-income units and rental moderate income units. For rental projects a mix of very low (including extremely low), low and moderate units will be allowed at the same percentage as is needed to address the remaining regional housing need in those income categories. A greater number of units than that reflecting this percentage in the very low and low-income categories shall also be allowed. Amendments will also be made to clarify how AAHOP works with a state density bonus. The AAHOP affordability term will be proposed for extension to 55 years to mirror new state density bonus law (AB 2222).<br>**Responsibility:** Development Services<br>**Funding:** General Fund<br>**Time Frame:** Place AAHOP designation on new sites and revised AAHOP program within 180 days of HCD certification of the 2013-2021 Housing Element | | | | |
| **Program 4: Urban Village Program**<br>The Urban Village Program (UVP) is part of the 2030 General Plan. The UVP is conceptually described in the 2030 General Plan. The UVP initially designated seven villages that are envisioned as mixed-use areas designed to encourage persons to live near their place of employment and/or support services and readily accessible to transit. Urban Villages should occur in the designated areas but may be proposed in others as a General Plan Amendment. The integration of land uses is intended to provide and promote a pedestrian orientation to reduce trips and vehicle miles traveled in order to reduce greenhouse gas emissions. Urban Villages are implemented with a specific plan or a strategic plan similar to the Central Business District Strategic | Implement the 2030 General Plan Urban Village Program. | Each Urban Village (UV) in the 2030 General Plan is unique in many ways, although they all share an emphasis on establishing mixed-use and transit-oriented development with a minimum 15 percent affordable housing component.<br>The City Council adopted Resolution 14,981 on December 13, 2016, amending Policy CD-7.1 to require a UV specific plan as part of a UV entitlement wherein the General Plan UV guidelines and standards would be incorporated.<br>The proposed Teal Club Specific Plan includes a UV, and the Northeast Community Specific Plan (NECSP) Phase III 107-acre development will require a UV. | The General Plan Amendment (PZ 16-620-03) adopted in December 2016 that requires a specific plan for an Urban Village removes the need to develop citywide UV guidelines. The City will evaluate the Teal Club Specific Plan and/or the Northeast Community Specific Plan Phase III Specific Plan amendment, when filed, to ensure that General Plan UV policies are incorporated and, where feasible, AHSC funding is considered for | Continue |

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| Plan. UVP guidelines may be developed if useful to qualify for Affordable Housing and Sustainable Communities (AHSC) Program funding. A minimum of 15 percent of the UVP housing would be affordable. The UVP would consider the rezoning and reuse of commercial and industrial land for housing, the consolidation of parcels, and mandating a local preference program for affordable housing. The City will also consider renaming this program "Transit-Oriented Development Neighborhood, District, or Corridor." By 2021, 290 affordable units are anticipated within the Teal Club and East Village UV's.<br><br>**Responsibility:** Development Services<br>**Funding:** General Fund, SGC AHSC Grant (Cap &Trade) EDC set-aside for highly qualified census tracts<br>**Time Frame:** End of 2021 | | | qualifying disadvantaged community census tracts. | |

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| **Program 5: Parcel Assemblage**<br>In an effort to create additional opportunities for redevelopment and affordable housing and for the AAHOP, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units, as well as consider additional incentives as brought forth by developers.<br>As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will reduce setbacks and/or parking requirements, deferred fees, and concurrent/fast tracking of project application reviews to developers who provide affordable housing.<br>Program 5 would also work in tandem with Program 3 to assemble parcels for AAHOP projects.<br>**Responsibility:** Economic Development Department<br>**Funding:** General Fund<br>**Time Frame:** Implement as feasible during planning period if State legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly. | Support State legislation that enables site assembly through creation of a tax-increment supported program or district. | The objectives of this program were partially addressed when the City Council added housing at the R-3 density (18 units per acre) as an allowed use in the General and Neighborhood districts that together are roughly 425 acres and, when added to the Central Business District that already allowed housing, totals approximately 42 percent of all commercially zoned land. However, most parcels in these areas are relatively small and in multiple ownership, as is typical in an older city.<br>Neither the State nor the City has a development program that replaces the ability of what was the redevelopment agency (CDC) to acquire and assemble sites. The City's AAHOP allows additional density for assembled sites designated as AAHOP. Short of the City purchasing property from willing sellers in a land bank program for targeted future development, there is little likelihood of a parcel assemblage program. | This program was partially enacted. AAHOP was adopted in 2013 and updated in 2016 and identifies clusters of sites for the AAHOP density bonus.<br>The City will follow and support actions of the State Legislature to replace some redevelopment agency functions such as parcel assembly for affordable housing. Absent a State-enabled program, the City could consider land banking as a way to gradually acquire sites from willing sellers. Land banking requires significant up-front capital and has risk. Eminent domain is probably not feasible except for projects with a clear public component and benefits. | The City should continue this program; however, with the 2012 Dissolution of Redevelopment, the funding available to do so is greatly restricted. It is important to continue to support state legislation that enables site assembly through creation of a tax-increment-supported program or district. |
| **Program 6: Zoning Code Amendments**<br>In order to comply with recently adopted state law and address identified constraints to residential development the City will address the following issues and make needed Zoning Code amendments. Amendments to Chapter 16 of the code will occur at the time of Housing Element adoption. Amendments to Chapter 17 (Coastal Zoning) of the code will occur as part of the Local Coastal Plan (LCP) update recently initiated by the City.<br>• Second units can provide an important source of affordable housing. Second units are allowed | Revise Zoning Code to comply with recently adopted state law. | The City adopted two ordinances in December 2016 that partially address this program. Ordinance 2914 updated the City's Zoning Code to incorporate accessory dwelling units (ADU) in full compliance with recent updates to state law. Ordinance 2912 updated the ~~S~~state density bonus section of the Zoning Code to fully comply with state law.<br>The City is currently in the process of updating the Local Coastal Program (LCP) and addressing new and existing | The City successfully implemented key portions of this program and will continue to work on the remainder of the zoning amendments in 2017 and 2018.<br>The City will review the Zoning Code amendments already made and receive input during the mid-cycle update. | Modify to remove portions of the program that have been completed and continue to implement the remaining items. |

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| in the R-1, R-2, R-3, and R-4 zoning districts by an administrative permit and with a Special Use Permit in the C-2 and CBD zoning districts. Development Services Department staff will meet with local developers and homeowners and review second home development guidelines and will modify standards to allow larger second units proportional to the available space on a parcel and to legalize safe existing unpermitted second units where possible. If other constraints are identified, the City will modify other standards as appropriate. No second units are proposed towards meeting the RHNA requirement as the number that may be permitted, and their affordability, is too speculative. (Chapter 16)<br>• Consider amending the Density Bonus ordinance and associated entitlement procedures to allow a density bonus of 35 to 50 percent in order to encourage the production of affordable housing under certain circumstances and findings.<br>• Amend the Density Bonus ordinance to allow approval of the State-density bonus permit by the Planning Commission at a nondiscretionary hearing to comply with Government Code Section 65915 (including entitlements for incentives and density bonuses without discretionary review). (Chapter 16)<br>• The City updating the LCP which will include a comprehensive update to the Coastal Zoning chapter of the Zoning Code. This update will address all needed updates to the Coastal Zoning called for in this Housing Element including amendments addressed by Programs 9 and 14. (Chapter 17)<br>• Amend the Zoning Code to remove the requirement limiting multi-family development to six units per building in the R-2, R-2-C, and R-BF zoning districts. (Chapters 16 and 17)<br>• Amend the Zoning Code to decrease the minimum dwelling size for attached dwelling | | policies and programs that would potentially impact housing.<br>The City has not yet implemented the remainder of the items in this program.<br>With regard to consideration of an additional density bonus beyond the state density bonus maximum of 35 percent, the combination of the AAHOP density bonus, coupled with the state density bonus, totals a combined density bonus of 83 percent over the base zoning of 18 units per acre on most AAHOP sites. Staff considers this amount of potential density bonus to more than satisfy the intent of Program 6, Bullet 3. | The City will work toward~~s~~ implementing Coastal Zoning changes as progress on the Local Coastal Program Update progresses with the Coastal Commission. | |

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| units, with certain findings. (Chapter 16)<br>• Amend the Zoning Code to reduce the required building separation between attached dwelling units to a distance required for adequate fire safety as determined by the Oxnard Fire Department. (Chapter 16)<br>**Responsibility:** Development Services<br>**Funding:** General Fund<br>**Time Frame:** 2017 for Chapter 16 amendments; 2018 for Chapter 17 (Coastal Zoning) amendments. | | | | |
| **Program 7: Housing Permitting Process Review**<br>The Development Services, Public Works, Housing, and Economic Development departments will continue to jointly review their development review and entitlement processes with the goal of identifying unnecessary and/or duplicative regulations and/or procedures related to development of housing with an emphasis on AAHOP housing projects (i.e., sites listed in the Housing Element Supplement, Part I), second units, and manufactured housing. As the City budget and staffing allows, and by City Council direction, Development Services is managing permit reviews to implement State Building Codes as efficiently and accurately as possible to ensure public and property safety. The City is setting up a “one-stop” or “concierge” program to assist applicants with the entitlement process.<br>**Responsibility:** Development Services<br>**Funding:** General Fund , other funding opportunities related to SB 375 and/or affordable housing<br>**Time Frame:** Annually and as project applications are submitted. Setting up the “one-stop” program is prioritized for the 2015-2016 fiscal year. | Review and streamline permitting process, especially for AAHOP projects, second units, and manufactured housing. | The Development Services Department (DSD) provides several levels of processing, depending on the nature of the project proposal. Small business applications and projects not requiring planning permits have the fastest turnaround. Projects needing an administrative planning permit and/or CEQA review take more time to complete a legally required and adequate review. The DSD, in general, provides relatively quick project review compared to other jurisdictions and hires on-call consultants and engineers to assist when workloads are unusually high in order to maintain an acceptable level of service.<br>Ordinances 2912 and 2913, adopted in December 2016, updated the state density bonus and AAHOP portions of the Zoning Code. The Planning Commission has a non-discretionary review of a project with a density bonus permit~~s~~ instead of the City Council as was previously the requirement. AAHOP projects require non-discretionary review by the Development Services Director. | The City recently migrated to a new Internet site and format that allows on-line applications for seven types of routine building permits, including development of a single-family home.<br>City codes do not prevent modular construction. A review of the Zoning Code and Building Codes is under way to identity what permits can be expedited and/or self-issued via the Internet.<br>These programs will continue, and efforts to promote senior or modular housing will be based on funding levels. | Continue |

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| **Program 8: SOAR Affordable Housing Exemption Study**<br>The Oxnard Save Open Space and Agriculture Resources (SOAR) Ordinance was adopted in 1998 and extended in 2016 and established a City Urban Restriction Boundary (CURB) line beyond which urban development is subject to a majority approval of Oxnard voters until December 31, 2050. SOAR provides for a CURB line amendment exemption for all-affordable residential projects consistent with the current Oxnard Housing Element, provided a series of findings are made and that no more than 20 acres of land are brought within the CURB for this purpose in any calendar year. This CURB amendment provision is generally known as the SOAR 20-Acre Exemption. This program would have the City develop guidelines for the possible use of the SOAR 20-Acre Exemption including, but not limited to, possible sites, provision of infrastructure and services, and conceptual site plans. Because this program has not been adopted and will require additional development, no affordable units are anticipated by the end of the RHNA planning period. This program may not be needed during this RHNA planning period as long as opportunity for affordable housing exceeds RHNA allocations.<br>**Responsibility:** Development Services, Public Works, Housing<br>**Funding:** General Fund<br>**Time Frame:** During the planning period, if needed | Develop guidelines for the possible use of the affordable housing exemption in the SOAR ordinance. | SOAR was fully incorporated into the 2030 General Plan, Chapter 3, as a growth management policy. SOAR has nearly full support of residents and elected officials throughout Ventura County, and it was extended in the November 2016 election to 2050.<br>SOAR is not considered an impediment to the production of affordable housing, as it represents the express vision of a majority of residents to maintain agriculture and open space and focus future development within the city or other SOAR-allowed areas. The City is producing affordable housing with SOAR in place. | SOAR has not been an impediment to affordable housing. Affordable housing is being developed in Oxnard without having to use the 20-acre per year Oxnard SOAR affordable housing exemption. | Continue the program, although not as a priority as significant growth capacity exists within SOAR for the remaining housing element planning cycle. |
| **Program 9: Farmworker Housing Program**<br>Agricultural activities in the Oxnard area are in year-round production. Most of the farmworker labor force is permanent and lives in traditional housing units or mobile homes, although many of these units are overcrowded and/or have converted garages to additional rooms. The Housing Department will continue to seek development partners and funding that focus on affordable farmworker housing development. In addition, the | Review and pursue farmworker housing opportunities. Amend the Zoning Code to comply with state law regarding Farmworker | Three farmworker-only projects were completed by Cabrillo Economic Development Corporation, which used a variety of federal, state, and local funding:<br>▪ Villa Cesar Chavez (52 units)<br>▪ Villa Victoria (54 units)<br>▪ Camino Gonzalez (18 units)<br>Due to a lack of staff resources, a brochure was not developed and no | This program has generally been successful. The City should investigate options for allowing opportunities to improve the potentially historic Camp Vanessa farmworker labor camp located at 1700 East 5th Street, which provides 300 beds for seasonal | Continue to work with House Farmworkers and other parties to identify and develop farmworker housing. |

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| City will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of Housing and Community Development programs and the new SGC AHSC Grant (Cap &Trade) EDC set-aside for five highly-qualified Oxnard census tracts. The five highly qualified tracts are 6111004902, 6111009100, 6111004715, 6111004704, and 6111003900.<br>The City will develop by 2017 an informational brochure explaining options, the permitting process, and possible funding sources for the development of farmworker housing. The City will continue to work with farmworker stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing. The City's zoning, development standards, and processing requirements encourage and facilitate all types of housing for farmworkers (i.e., multifamily, single-room occupancy, second units, manufactured homes, migrant centers, etc.). In order to fully comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) the City will amend its Zoning Code to allow Farmworker Housing in all zoning districts that allow single-family housing in the same way single-family housing is allowed and to allow Farmworker Housing in the C-R zoning district as a permitted use rather than a conditional use.<br>The City will work with farmworker housing proponents to develop housing and permit processes that meet the requirements of H2A Guest Farmworker program. The City will also conduct a historic evaluation of the Camp Vanessa "Bracero" farm labor facility and investigate the merits and environmental issues related to changing its land use designation in order for the camp to become a legal use and thus eligible for rehabilitation and continued use.<br>**Responsibility:** Development Services, Economic | housing. At least three projects to be at least in pre-development planning with a qualified nonprofit developer. | meetings were held with the County or agricultural stakeholders. The City has not yet conducted a historic evaluation of Camp Vanessa.<br>The City Zoning Code was amended to comply with Health and Safety Code Sections 17021.5 and 17021.6 with Ordinance 2864 effective May 23, 2013. However, additional revisions are needed to allow housing for employees (including farmworkers) in all zoning districts that allow single-family housing in the same way single-family housing is allowed. In addition, to comply with Section 17021.6, farmworker housing should be changed from a conditional use to a permitted use in the C-R, M-L, M-1, and M-2 zoning districts because agricultural uses are allowed in those districts. There are 5 areas within the city limits in active farming (Sakioka Farms, Camino Real property, Maulhardt 107 acres, area south of Pleasant Valley and Rice Avenue, and small areas near the airport runway). These areas are zoned for other uses but allow continued agricultural use indefinitely.<br>Because housing is available to farmworkers throughout the city in over 55,000 housing units, there does not seem to be a need for agricultural housing on these few agricultural properties within city limits that are very likely to develop in the near future.<br>There is a continuing need for seasonal farmworker housing for operations in the surrounding unincorporated county. To some extent, seasonal needs would be better served by on-site farmworker housing under County zoning and the city would focus on housing for farming families where school and city services are available to children. | farmworkers. The facility is a legal nonconforming use that limits the ability of investors to rehabilitate the facilities.<br>An application is in process to improve, continue, and add additional housing at the Garden Acre Labor Camp at 5290 Cypress Road. | |

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| Development, Housing Department<br>**Funding:** General Fund, SGC AHSC Grant (Cap &Trade) EDC set-aside for highly-qualified census tracts<br>**Time Frame:** Initiate historic evaluation of the Camp Vanessa camp and prepare brochure by 2016; Amend Zoning Code to comply with Employee Housing Act by 2016; continue to participate with House Farmworkers stakeholders and their projects and meet with the group at least twice per year | | | | |
| **Program 10: Inclusionary Housing Program**<br>In 1999, the Inclusionary Housing Program was established to generate affordable housing in proportion with the overall increase in market-rate residential units. City Council Ordinances 2721 and 2615 require developers with 10 or more units to provide 10 percent affordable units. Developers of rental projects with 10 or more units are required to provide 5 percent for very low-income households and 5 percent for low-income households. Developers may request City Council approval in advance for payment of in-lieu fees adjusted annually.<br>The 2013 *Latinos Unidos v. Napa County First Appellant District* ruling and subsequent HCD opinion letter that requires counting of affordable units under a local inclusionary ordinance to also count toward qualifying for the state density bonus (SB 1818) supersedes City parking requirements, as any project over 10 units automatically earns a 20 percent density bonus, reduced SB 1818 parking requirements, and is entitled to one or more development standard concessions. To date, housing projects continue to provide satisfactory parking. Staff will monitor the inclusionary program to see if projects are being underparked and creating quality of life issues in neighborhoods.<br>In addition, to ensure the Inclusionary Housing Program does not pose a constraint to the development of all housing affordability levels, the City will annually monitor the implementation of this | Produce 50 units per year on average on-site, in-lieu fees lead to average of 30 units per year. No units are counted toward RHNA, as they are not considered certain by HCD. | As of July 2016, the combination of the citywide 10 percent affordable inclusionary housing program, affordable housing required by previously -adopted specific plans, and nonprofit and private affordable housing projects resulted in the completion of 1,409 affordable units. City incentives were available through density bonuses and development standards waivers issued via planned development permits and within specific plans. The inclusionary in-lieu fee program generated funding to the Oxnard Housing Department, which in turn loaned or granted nonprofit housing developers gap financing to assist with the development of low- and very low--income units, both sales and rentals.<br>In 2016 the City prepared a draft ordinance to codify the Inclusionary Housing Program ordinance into the Zoning Code. Staff expects to present the ordinance for adoption in mid-2017. Prior to adoption of revisions to the ordinance, the City will conduct an analysis of the in-lieu fee and whether it is sufficient. | This program continues to create affordable units; however, they cannot be counted towards meeting the City's RHNA unless conditioned or under construction. | The program should be continued and~~,~~ codified. |

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| program, evaluate the impacts on the costs and supply of housing, and make necessary revisions to the program.<br>**Responsibility:** Housing Department, Development Services<br>**Funding:** Developer funded by either providing on-site units or in-lieu fees<br>**Time Frame:** Monitor annually and ongoing | | | | |
| **Program 11: Homeownership Assistance Citywide**<br>Continued assistance is provided for lower-income households to buy single-family units, condominiums, and mobile homes. Under this program, a matching grant of $5,000 is provided for down payment assistance and closing costs. Grants are allocated as follows: (1) residents of Oxnard; (2) persons employed in Oxnard; and (3) all others. If the homebuyer remains in the home for five years, the grant is forgiven. The City extends this program for households purchasing in a designated historic neighborhood.<br>**Responsibility:** Housing Department<br>**Funding:** HOME CalHOME, BEGIN, Inclusionary in-lieu fees<br>**Time Frame:** Ongoing | Assist a total of 40 households annually. | During the 2014—2016 period, the City provided homeownership assistance funded by HOME, CalHome, BEGIN, HERO, in-lieu fees, and CDBG. A total of 129 households were assisted totaling approximately $5,800,000 in funding.<br>The Housing Authority conducts a Family Self-Sufficiency (FSS) program to help families save money for a home or other special needs. In 2014—2016, two Section 8 FSS families and three public housing FSS families transitioned to homeownership. | The City has made effective use of the funds that have been made available. As reported in the column to the~~a~~t left, the City has assisted at least 40 households annually on average during this time. | Continue |
| **Program 12: Mortgage Credit Certificate (MCC)**<br>Oxnard participates with a consortium of cities in the Mortgage Credit Certificate (MCC) program administered by Ventura County. MCCs are available for income-qualified, first-time homebuyers and provide a federal income tax credit up to 20 percent of the annual mortgage interest paid. Since the mortgage payments repay the bonds, no City guarantee is required. MCCs can be used with City homebuyer programs to assist persons to qualify for private mortgage financing.<br>**Responsibility:** Housing Department<br>**Funding:** Mortgage credit certificates (6 per year) | Continue working with the Ventura County Consortium to distribute funding and work toward Oxnard residents using at least 6 Mortgage Credit Certificates per year. | The City continues to participate in the County-administered MCC program. About 2 to 12 families in Oxnard benefit from the program annually. | The City has been responsive with the use of its financial resources for a variety of affordable sales and rental projects. "Gap" financing has made the difference for these projects to be developed.<br>The City will continue to partner with past developers and new developers that will provide a variety of affordable housing types. | Continue |

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| **Time Frame:** Ongoing and as first-time homebuyers' applications are pursued | | | | |
| **Program 13: Financial and Regulatory Assistance**<br>The City of Oxnard has a strong record of providing financial and/or regulatory incentives to facilitate the development of affordable housing. Through direct City assistance, over 100 units have been assisted in the previous two years through financial assistance or relief from regulations in return for deed restrictions requiring the units to remain affordable to low- and very low-income households. CDC is no longer a funding source due to the dissolution of redevelopment agencies in California. The City will target other funding sources for this program, in particular the Strategic Growth Council's Affordable Housing and Sustainable Communities program.<br>**Responsibility:** Housing Department, Development Services<br>**Funding:** HOME, CDBG, SGC AHSC Grant (Cap &Trade) EDC set-aside for highly qualified census tracts<br>**Time Frame:** Pursue AHSC funding annually beginning in 2015 | Continue providing financial and regulatory assistance. | As described above for the AAHOP and other programs, the City continues to provide incentives to facilitate affordable housing development. The City also actively partners with developers to promote affordable housing through a variety of financial resources.<br>As local funding permits, or as the City is able to win competitive grants from the Cap and Trade and Strategic Growth Council Affordable Housing (AHSC) grant program, the City will assist affordable housing developers to the extent staffing and local resources allow. | With the demise of redevelopment set-aside funding, this program is greatly hampered until new funding is identified. | Continue |
| **Program 14: Shelter Development Program**<br>Consistent with SB 2, the City amended its Zoning Code (see Zoning Code Section 16-504) to define and permit supportive and transitional housing as residential uses and to allow emergency shelters with a Special Use Permit in the R-2, R-3, R-4, and C-2 zoning districts. Emergency shelters are allowed without discretionary review in the M-L and M-L-PD zoning districts. Properties with these zoning designations are generally located near the city center, allow for these structures with minimal setbacks, consist of vacant lots and buildings with adequate space for emergency shelter operations, and are accessible to public transportation and medical and commercial services as appropriate for permanent emergency shelters to be allowed by | Continue to work toward development of a year-round emergency shelter. | Year-round permanent emergency shelters are allowed by right in the M-L (Limited Manufacturing) zone and by Special Use Permit in the C-M (Commercial and Light Manufacturing) zone and the C-2 (General Commercial) zone in compliance with SB 2.<br>Development and operation standards are in the Zoning Code in Section 16-504, Emergency Shelter Development and Operation Standards.<br>Supportive housing is defined in Section 16-10(127), is allowed in all residential zones, and is subject to only restrictions that apply to other residential dwellings of the same type in the same zone. | The City has completed the majority of the Zoning Code changes. The Commission on Homelessness continues to take the lead on working with shelter providers to develop a year-round shelter. | Continue |

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| right. Currently, there are a total of 32.49 acres in the M-L and M-L-PD zoning districts made up of 16 vacant parcels. The City has set in place development and operational standards consistent with SB 2 (see Zoning Code Section 16-504).<br>Further amendments to the Zoning Code will be made to allow transitional and supportive housing in all zoning districts that allow residential uses in the same way other residential uses are allowed in those zoning districts. The City will continue to work with homeless services stakeholders toward developing a year-round emergency shelter in Oxnard.<br>**Responsibility:** Housing, Development Services<br>**Funding:** General Fund, HUD and other grants as available<br>**Time Frame:** Amend Zoning Code to fully address SB 2 requirements for transitional and supportive housing by 2016 | | The standards were developed with significant input from the Oxnard Commission on Homelessness and from homeless service providers. | | |
| **Program 15: Homeless Assistance and At-Risk Household Assistance**<br>The City's Homeless Assistance Program is modeled after the federal government's continuum of care program. The Homeless Assistance Program contains the following phases: (1) intake and assessment; (2) provision of emergency shelter at year-round and winter shelters to provide temporary housing; (3) provision of transitional facilities and supportive services to help the homeless gain skills for independent living; and (4) permanent supportive housing. Local, state, federal, and private donations provide funding.<br>**Responsibility:** Housing, Development Services<br>**Funding:** CDBG, General Fund, HUD<br>**Time Frame:** Ongoing through planning period | Continue to implement program with shelter for women with children and winter warming service that averages 700 person-nights. | The program was initiated and a Commission on Homelessness established. A Homeless Coordinator staff position is jointly funded with the City of Ventura.<br>The City housed people in shelters an average of 540 person-nights per year from 2007 through 2016. | The City continues to coordinate to address the needs of the homeless population. | Continue to administer CDBG, Emergency Solutions Grants, HUD-VASH grants, and similar ~~S~~state grant programs, and seek private funding sources whenever possible in cooperation with the County and shelter providers. |

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| **Program 16: At-Risk Household Assistance**<br>The City currently contains no deed-restricted units and therefore there are no "at-risk" units at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.<br>**Responsibility:** Housing, Development Services<br>**Funding:** General Fund<br>**Time Frame:** As needed through 2023 | Continue to monitor assisted units, and if any become at risk, work with property owners to develop a strategy to maintain any at-risk through 2023. | There has been no action on this program as of early 2017. | Not applicable | Continue |
| **Program 17: Fostering Self-Sufficiency**<br>The City will continue to aid private nonprofit entities to develop programs that move individuals or households from homelessness to permanent housing including job assistance. The programs should assist extremely low- to low-income persons or households to achieve economic independence from governmental assistance through a network of human services, including job training and placement, education scholarships, childcare scholarships, rental assistance, transportation, and emergency services. The program may be a public/private partnership. Participants may be required to attend school or occupational skills training, maintain employment, and work to achieve a career that will support their family. Participants may also work to define their goals and develop strategies through education and skills training to achieve them. The City will meet at least once annually with nonprofits.<br>**Responsibility:** Housing Development<br>**Funding:** General Fund, CDBG<br>**Time Frame:** Annually and ongoing | Support community-based organizations to assist a minimum of 90 households annually, with Oxnard residents comprising a minimum of 80 percent of those assisted, with a program goal of 100 percent. | The Housing Authority conducts a Family Self-Sufficiency (FSS) program to help connect families with the appropriate community services necessary to ~~reach~~ achieve economic independence and self-sufficiency. This includes saving money for the purchase of a home. Between 2014 and 2016, two Section 8 FSS families and three public housing FSS families transitioned to homeownership.<br>In addition, the Housing Authority's Resident Services department participates in the ROSS program, which is a HUD-funded initiative that supports programs geared to assist low-income families to become self-sufficient. In 2016, 200 households participated in various self-sufficiency programs coordinated by Resident Services. | This program has successfully allowed formerly homeless families to transition to renting and then to homeownership and will be continued. | Continue |

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| **Program 18: Section 8 Assistance Program**<br>The Section 8 program subsidizes very low-income households who expend over half their income on rent. Prospective renters secure housing from HUD-registered apartments, and HUD pays the difference between what the tenant can afford and the negotiated payment standard. New HUD regulations require that 75 percent of new leases be made to households earning below 35 percent of median family income, provided less than 40 percent of their income is spent on housing. In an inflating rental market, this standard is often exceeded, resulting in denial of a certificate. To protect housing opportunities for very low-income households, the rental payment standard must keep pace with the market. The City regularly seeks to increase Section 8 vouchers from HUD.<br>**Responsibility:** Housing Authority<br>**Funding:** HUD<br>**Time Frame:** Seek new vouchers and/or to raise the payment standard as needed annually | Continue to participate, encourage property owners to register units, and seek to raise the payment standard as needed. | As of 2017, the total number of Housing Choice (formerly Section 8) vouchers available in Oxnard is 1,825. On average, 93 percent of available vouchers are in use in a given month. It is estimated that the waitlist will be opened for applications in 2018. The Housing Authority does not anticipate additional vouchers becoming available in the near future. However, the City will continue to seek additional Housing Choice vouchers. | The Housing Choice voucher program continues to provide rental assistance to over 1,700 households in Oxnard. This program will be continued. | Continue |
| **Program 19: Fair Housing Services**<br>The City of Oxnard provides services to ensure fair and equal housing opportunity. To implement these policies, the City periodically prepares a Fair Housing Assessment, provides fair housing services free of charge to home seekers as well as fair housing training, and coordinates processing and resolution of complaints with the Department of Fair Employment and Housing, when deemed necessary. The City will also make brochures and other fair housing information available in English and Spanish at the Development Services Department, on the City's website, and at public libraries. In recognition of the need for continued service provision, the City will continue to provide fair housing services.<br>**Responsibility:** Housing Department<br>**Funding:** CDBG<br>**Time Frame:** Ongoing | Continue to implement and advertise the program in cooperation with the Housing Rights Center. Average 320 contacts per year. | Each year of the planning period, the City has contracted with the Housing Rights Center, which provides both individual case management and investigation, as well as training to any Oxnard resident, housing provider, or home seeker. This annual professional services contract is funded with CDBG monies.<br>The Housing Rights Center puts families in touch with an agency knowledgeable about tenant rights and fair housing issues. It relieves staff of repetitive-type calls that absorb staff time from more essential duties. In fiscal years 2014–2016, 61 cases were categorized as formal housing discrimination complaints. | This ongoing program has successfully investigated hundreds of housing rights inquiries annually, with the majority of the cases successfully resolved, either through provision of information or via mediation/conciliation. The City will continue its relationship with the Housing Rights Center, as an organization with expertise available in several languages spoken by city residents. | Continue |

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| **Program 20: Energy Conservation**<br>The City will continue to post and distribute information on currently available weatherization and energy conservation programs to residents and property owners through annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and the City's website. The City will continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and will encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through programs in the Energy Action Plan. The City will encourage development of affordable housing units that utilize passive or active energy saving features (e.g. solar panels, efficient appliances, efficient building materials) and will assist developers in pursuing funding for these types of developments.<br>**Responsibility:** Development Services<br>**Funding:** General Fund, SGC AHSC Grant (Cap &Trade)<br>**Time Frame:** Advertise programs and implement project-related standards as feasible when development applications are received | Increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units, and comply with state energy conservation requirements. | All housing is subject to applicable energy building codes. The City maintains a "sustainability" web page and presence at various local events such as the Strawberry Festival to promote energy conservation and to distribute information. The City is a SCE-designated Gold-level partner for energy conservation. | Most developers and property owners seem reluctant to incorporate any additional energy generation or conservation measures other than required by various codes. However, more developers and owners are beginning to install solar panels. The City participates in two regional and the statewide Property Assessed Clean Energy (PACE) programs.<br>Unless energy efficiency is incorporated in a capital improvement project, the City has inadequate staff available to devote to seeking energy-related grants and/or to participate in various programs. | Continue and coordinate with the City's Energy Action Plan and the Ventura County Regional Energy Alliance. |
| **Program 21: Report Housing Element Implementation**<br>The City will prepare an annual report to the City Council (as required by Government Code Section 65400) on achievements in implementing housing programs and meeting the objectives of the City's Housing Element. The report will include the activities of all City departments responsible for implementing programs contained in the Housing Element.<br>**Responsibility:** Development Services, Housing Department<br>**Funding:** General Fund<br>**Time Frame:** Report annually | Report annually on accomplishing the goals, policies, and programs that fulfill state law requirements. | Staff has submitted all required Housing Element annual reports and will continue to submit in a timely fashion.<br>This document is the required Mid-Cycle Update that is a comprehensive review of the housing element implementation between 2014 and mid-201~~6~~7. | No report has been prepared. | Continue |

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| **Program 22: Reasonable Accommodation**<br>The City of Oxnard will continue to process requests for reasonable accommodation which are reviewed on a staff level.<br>The City will also remove or revise Consideration 7 under Section 15-501.5 in the Reasonable Accommodation Division 17 to remove discretion from the procedure.<br>**Responsibility:** Development Services, Housing Department<br>**Funding:** General Fund<br>**Time Frame:** Amend Section 15-501.5 of Division 17 Reasonable Accommodation by 2017. Review requests for reasonable accommodation as they are received. | Continue to implement reasonable accommodation ordinance for disabled persons. | City regulations and ordinances have been updated to implement state law regarding reasonable accommodation.<br>Reasonable accommodation procedures were established by Ordinance No. 2848 in Division 17, Article V, of the City's Zoning Code. Procedures allow reasonable accommodation for persons with disabilities. Division 17 includes permit requirements and findings and the decision process. | Ongoing implementation of this procedure by the City is successful. | Continue |
| **Program 23: Special Needs Groups**<br>The City has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include modification of development standards. The City will seek funding for special groups with specific demonstrated needs through federal, state, and local housing assistance programs through the Ventura County Housing Authority. Where unmet needs are demonstrated, the City will give preference in its funding decisions to projects addressing special housing needs.<br>Through the Continuum of Care, the City will continue to cooperate and work with other governmental and non-governmental organizations to encourage, promote, and facilitate the provision of emergency shelters, transitional housing, and housing to meet other special housing needs. Through the collaborative efforts of the Continuum of Care, the City will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The City will promote the use of community facilities and continue to | Work to identify funding and assist in addressing the housing needs of special needs groups. | In 2016, 15 Housing Choice vouchers were set -aside for existing waiting list homeless applicants. | As of March 2017, there were four un-assigned vouchers remaining. The Section 8 department is working with local service providers to identify eligible waiting list applicants. The steps required to establish a new waiting list strictly for homeless applicants are also under way. | Continue |

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| work with service agencies to provide short-term emergency housing for the homeless. The City will continue to encourage and work with and assist nonprofit housing development corporations to promote, assist, or sponsor housing for the homeless. The City will also explore the feasibility of using its CDBG to provide seed money to assist nonprofit agencies in these efforts. Through its Zoning Code, the City will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing.<br>**Responsibility:** Development Services, Housing Department<br>**Funding:** General Fund, HUD, FESG, EHAP, CDBG, United Way, Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups<br>**Time Frame:** Identify funding opportunities annually and/or as funding becomes available | | | | |
| **Program 24: Mobile Home Park Conversion Ordinance**<br>State law regulates the conversion of mobile home parks to condominium ownership. To approve a conversion, the City must determine that the proposed conversion conforms to the state law and that the conversion has resident support, per state law. Several park-conversion court case decisions are available that could impact the City's conversion process and application of state law. The City will review conversion case law and modify the conversion code and/or administrative procedures as necessary.<br>**Responsibility:** Development Services, City Attorney<br>**Funding:** General Fund<br>**Time Frame:** Annually | Clarify the mobile home park condominium conversion process based on recent case law. | Mobile home park rent control continues for 23 mobile home parks.<br>The Wagon Wheel mobile home park was approved for closure as part of The Village Specific Plan. Park residents, almost all of whom are very low income, received buyouts, and interested residents all received offers to rent apartments at Wagon Wheel Family Apartments or other accommodation arrangements. Many of these residents purchased mobile homes at other Oxnard area mobile home parks. The construction of the 119 affordable apartments was completed in August 2014, and all of the apartments were fully leased the following month.<br>Only the Hollywood Beach mobile home park converted to condominium ownership, which is now complete. No | The 23 mobile home parks provide a significant percentage of the city's low- and moderate-income housing and affordable housing for seniors and farmworkers.<br>The City's Planning Commission approved a park closure permit for the Wagon Wheel Trailer Lodge that was negotiated by the residents of the park and the land-owner, and included both replacement housing and buyouts for the residents' mobile homes. The residents relocated into the new apartments during the summer of | Continue |

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| | | other park has inquired about or applied for conversion.<br>The City has not yet reviewed the case law for the need to modify conversion code and/or administrative procedures. | 2014, and the park officially closed on March 25, 2015. The affordable apartments were constructed to replace the housing lost as a result of the park closure and to provide affordability in a community with neighbors and friends, which was a major goal of the affected community. | |

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| **Program 25: Annexation**<br>To ensure the City has enough land to meets its RHNA, the City is in the process of annexing the Teal Club site (Teal Club Specific Plan), a total of 174 acres, into the city limits. The timeframe for next steps towards annexation includes:<br>• Draft EIR public review period – early 2015, completed.<br>• Planning Commission recommendations – early 2017<br>• City Council adoption – mid 2017<br>• Annexation approval by LAFCo – late 2017<br>The Teal Club Specific Plan will allow the development up to 990 units varying in density. Affordability for these sites has not yet been determined; therefore, affordability is based on density of up to 30 units per acre. There are 230 units in areas that allow up to 30 units per acre, which are counted towards RHNA.<br>If the Teal Club site is not successfully annexed by 2018, the City will pursue other options to meet the remaining RHNA. The following are options the City may consider:<br>• Development and annexation of up to 20 acres per year of 100 percent affordable housing without requiring voter approval (SOAR exemption)<br>• Additional sites to receive AAHOP zoning<br>• Full implementation of the General Plan changes to allowed land uses in the Zoning Code will allow multi-family residential development in the C-1, C O, and C-M zoning districts, adding acreage to the land inventory for the lower income categories.<br>**Responsibility:** Housing Department, Community Development<br>**Funding:** General Fund<br>**Time Frame:** Annexation within 18 months of Housing Element adoption; Consider alternative approaches if annexation doesn't occur by 2018. | Allow additional capacity to meet the City's RHNA. | The Teal Club Specific Plan is currently in EIR review and will include affordable housing. The Draft EIR was circulated in early 2016. The project is being revised by the applicant resulting from Oxnard School District siting needs. The entitlement action is expected to begin again in the Fall of 2017.<br>No other annexation is proposed that would provide housing, nor are any expected in the near future.<br>For the record, any annexation in the Oxnard area is a conversion of prime state farmland and contradicts other State and LAFCo priorities to maintain and enhance production farmland and the employment it provides. | The City will continue this program to ensure that any proposed annexation assists the City with meeting the RHNA locally and regionally and consistent with applicable State direction regarding the preservation of productive farmland. | Continue |

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| **Program 26: AAHOP Monitoring Program**<br>In an ongoing effort to encourage the development of housing for lower-income households and to ensure the AAHOP does not constrain the development of affordable housing, the City will annually monitor the effectiveness of the AH additive zone including the following: review the feasibility of the 100 percent affordability requirement, and ensure consistency with the intended use of the program.<br>Based on the outcome of the review, the City will revise the program as necessary. The City will also maintain a list and map of AAHOP sites, updating it annually or in conjunction with project entitlements that remove AAHOP sites from the inventory and reduce the available opportunities below the remaining RHNA target.<br>AAHOP is being updated in tandem with adoption of this element to include moderate income housing, extend the affordability requirement to 55 years, and allow for for-sale product.<br>**Responsibility:** Housing Department, Community Development<br>**Funding Source:** General Fund<br>**Time Frame:** Update AAHOP site list and map annually; continue to refine the AAHOP program annually and as needed | Ensure the AAHOP does not constrain the development of affordable housing. | The City continues to monitor the AAHOP and provide flexibility to applicants in the AAHOP as needed, on a case-by-case basis. AAHOP was revised by the City Council in conjunction with being codified in December 2016. AAHOP projects may include up to 25 percent moderate-income, managers, and/or for-sale units.<br>Beginning in mid-2017, the City initiated a consistency rezoning program for about 100 parcels to change zoning to match 2030 General Plan land use designations and AAHOP designations within the recently adopted 2013-2021 Housing Element. As part of this consistency rezoning, staff will also update the AAHOP inventory zoning as needed to reflect the loss of AAHOP sites to other uses, and to add new AAHOP sites to Supplement 2 as available and suitable for residential use. | This program has been successful. During the planning period, staff added 11 new AAHOP sites to Supplement 2. Staff has provided the AAHOP inventory to local housing nonprofit developers and others on request.<br>The program should be continued. The City will continue to monitor the program and the AAHOP map in tandem with the quarterly Planning project list. | Continue |
| **Program 27: Large Households**<br>In order to assist with the high percentage of households living in overcrowded situations, the City will encourage and/or condition developments to add additional bedrooms and will consider prioritizing the use of CDBG funds for rental projects, provided that some of the units have three or more bedrooms.<br>**Responsibility:** Development Services, Housing Department<br>**Funding:** General Fund, CDBG<br>**Time Frame:** As project applications are submitted | Assist in the development of larger units to accommodate larger households | During the 2014 to 2016 period, an estimated 80 three- and four-bedroom units were constructed in affordable housing projects. | A wide range of household sizes and needs exists for small to large units. The City continues to work to address this need. | Continue |

| December 2016 Approved Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/Delete |
|---|---|---|---|---|
| **Program 28: Extremely Low-Income Households**<br>To address the housing needs of extremely low-income households, the City will encourage the development of housing suitable for extremely low-income households (i.e., single-room occupancy units, transitional housing). Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements, and providing concessions and incentives. The City will meet with local nonprofit developers throughout the planning period. The reuse of shipping containers will be evaluated as a means to create temporary or permanent affordable small housing units.<br>**Responsibility:** Housing Department, Development Services<br>**Funding:** General Fund, CDBG<br>**Time Frame:** Look for opportunities to develop or facilitate extremely low-income units at least annually | Comply with AB 2634. | No actions were taken with regard to Program 28. | No evaluation can be made at this time. | Continue |
| **Program 29: Review of Parking Standards**<br>The City will continue to allow reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the City's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites in all zoning districts. Further study of these revisions will be conducted before changes to the Zoning Code are made.<br>▪ Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate, or if spaces will not be "pre-assigned" to specific units in the project.<br>▪ Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. | Continue to review alternative parking requirements in all zoning districts. | The City provides parking incentives for eligible projects in the AAHOP. Projects can receive reduced parking standards, increased density, and one other standard waiver.<br>As discussed above for Program 10, a combination of court decisions and HCD direction essentially applies the state density bonus reduced parking standards to all inclusionary housing projects over 10 units.<br>In addition under Government Code 65915(p), any project that is eligible for a density bonus is entitled to use the alternative parking standards set forth in the statute, regardless of whether the applicant applies for a density bonus.<br>In 2014, staff initiated a review of parking requirements in the Central Business District (CBD) with the direction and intent | Inadequate parking remains an issue in several neighborhoods. Code Compliance often finds that tandem parking is not used for two vehicles, especially in households with unrelated roommates where one driver does not want the other to move his/her vehicle. | Continue |

| December 2016 Approved Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/Delete |
|---|---|---|---|---|
| ▪ Standards for "shared parking" when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.<br>▪ Reductions to the space requirements for studio and one-bedroom apartments (presently 2 spaces per unit).<br>▪ Review of off-street covered parking requirements, including garage requirements for second units.<br>When parking studies are required for congregate living facilities, community care facilities and small residential care facilities for disabled persons, the City will conduct the study with the goal of encouraging these uses and monitoring any constraints to allowing resulting from the parking study and resulting requirements. The City will also monitor the impacts of these parking studies and report every two years on any constraints identified in their annual Housing Element report to HCD.<br>By 2018 the City will establish fixed parking requirements for congregate living facilities, community care facilities and small residential care facilities for disabled persons so that a parking studies are no longer needed or required for these uses. By 2018 the City will also make revisions to parking requirements to remove constraints based on the issues studied, as described above.<br>In addition, the City should explore the feasibility of an ordinance that would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces may remain available for tenant use.<br>The City will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.<br>In addition, under Government Code 65915(p), any project that is eligible for a density bonus is entitled to use the alternative parking standards set forth in the statute, regardless of whether the applicant applies for a density bonus. The applicant has to | | to reduce required parking for new residential development so that only 50 percent of required resident parking would be required on-site and an in-lieu fee would be available for the remaining required resident parking. No change has been made at this time. | | |

| December 2016 Approved Program | Objective (quantified/ qualified) | Result | Evaluation | Continue/ Modify/Delete |
|---|---|---|---|---|
| request that the City apply the statutory parking standards.<br>**Responsibility:** Housing Department, Community Development<br>**Funding-:** General Fund<br>**Time Frame:** Amend parking requirements by 2017 and monitor and report every two years. | | | | |
| **Program 30: Large Site Program**<br>The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report.<br>**Responsibility:** Housing Department, Development Services<br>**Funding:** General Fund<br>**Time Frame:** As project applications are submitted | Assist with large site development. | There are only a handful of large parcels in the city to which Program 30 would apply, and they are all designated as AAHOP sites under Program 3, with the exception of the East Village Annexation of 107 acres that was completed in 2013.<br>The Gateway Station AAHOP project with 240 units was approved and is under construction on the 11-acre former drive-in movie theater site. | Program 30 has not been needed to date. | Continue |


# EXISTING HOUSING NEEDS

The purpose of this chapter is to examine historic and current data that shape current and near future housing needs in Oxnard and the 2014-2021 Regional Housing Needs Assessment (RHNA) is presented. Selected data are updated through 2016.

## B.1 Data Sources

The Southern California Association of Governments (SCAG) developed a data packet for jurisdictions in the SCAG region that contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. To prepare the data packet, SCAG compiled and analyzed data from the 2010 US Census, the 2005–2009 American Community Survey, and other housing-related statistics from the California Department of Finance (DOF).

Where additional information is required, the US Census, which is completed every 10 years, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. This report uses the 2010 Census for current information and the 2000 Census to assess changes since the year 2000. The DOF is another source of data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the US Census. Whenever possible, the SCAG data packet, DOF data, and other local sources were used in the assessment of both Existing Housing Needs (Section B) and Special Housing Needs (Section C) to provide the most current profile of the community.

The 2010 Census did not collect information in several categories that are required for the discussions of Existing Housing Needs and Special Housing Needs. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 Census is retained. In cases where this is not feasible or useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Whereas the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Although the City of Oxnard provides a sample size of over 200,000, the estimates reported by the ACS have varying margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact but rather as a tool to illustrate a general characteristic, proportion, or scale.

## B.2 Demographic, Employment, and Housing Characteristics

### Demographic (Population) Characteristics

The California Department of Finance estimated the population of Ventura County to be 836,153 in January 2013 [206,997 for January 2016]. Of that population, the county's 10 incorporated cities, including Oxnard, account for 88 percent of the county's population. Oxnard's 2013 population (201,029) accounted for 24 percent of the county's population. Tables B-1 through B-3 present the population estimates and growth rates for Oxnard, Ventura County, and California as a whole from 1990 to 2013. Growth trends for Ventura County's incorporated cities are listed in Table B-4.

Oxnard's population growth rate exceeded the growth rate in both Ventura County and the state between 2000 and 2013. Between 2000 and 2013, Oxnard had the fastest growth rate of all cities in Ventura County. While California and Ventura County grew from 2000 to 2013 at rates of 12 percent and 11 percent, respectively, Oxnard's growth rate was approximately 18 percent. Since preparation of the previous Housing Element (2009), growth rates for Oxnard, Ventura County, and California have slowed with annual growth rates of less than one percent.

**Table B-1 Oxnard Population Growth Trends**

| Year | Population | Numerical Change | Percentage Change | Average Annual Growth Rate |
|---|---|---|---|---|
| 1990 | 142,560 | | | |
| 2000 | 170,358 | 27,798 | 19% | 2% |
| 2005 | 187,705 | 17,347 | 10% | 2% |
| 2010 | 197,899 | 10,194 | 5% | 1% |
| 2013 | 201,023 | 3,124 | 2% | <1% |
| 2016 | 206,997 | 5,974 | 3% | <1% |

Source: *Population data from the California Department of Finance 2013 [and 2016] and 2010 Census, including calculations* for 2005 and earlier *by Matrix Design Group*

## Table B-2 Ventura County Population Growth Trends

| Year | Population | Numerical Change | Percentage Change | Average Annual Growth Rate |
|---|---|---|---|---|
| 1990 | 669,016 | | | |
| 2000 | 753,197 | 84,181 | 13% | 1% |
| 2005 | 809,286 | 56,089 | 7% | 1% |
| 2010 | 823,318 | 14,032 | 2% | <1% |
| 2013 | 836,153 | 12,835 | 2% | <1% |

Source: *Population data from the California Department of Finance 2013 and 2010 Census, including calculations* for 2005 and earlier *by Matrix Design Group*

## Table B-3 California Population Growth Trends

| Year | Population | Numerical Change | Percentage Change | Average Annual Growth Rate |
|---|---|---|---|---|
| 1990 | 29,758,213 | | | |
| 2000 | 33,873,086 | 4,114,873 | 14% | 1% |
| 2005 | 36,676,931 | 2,803,845 | 8% | 2% |
| 2010 | 37,253,956 | 577,025 | 2% | <1% |
| 2013 | 37,984,138 | 730,182 | 2% | <1% |

Source: *Population data from the California Department of Finance 2013 and 2010 Census, including calculations* for 2005 and earlier *by Matrix Design Group*

## Table B-4 Population Trends in Neighboring Jurisdictions

| Jurisdiction Name | 1990 | 2000 | Change (1990–2000) | 2013 | Change (2000–2013) |
|---|---|---|---|---|---|
| California | 29,758,213 | 33,873,086 | 14% | 37,984,138 | 12% |
| Ventura County | 669,016 | 753,197 | 13% | 836,153 | 11% |
| Camarillo | 52,297 | 57,084 | 9% | 66,485 | 16% |
| Fillmore | 11,992 | 13,643 | 14% | 15,186 | 11% |
| Moorpark | 25,494 | 31,415 | 23% | 34,934 | 11% |
| Ojai | 7,613 | 7,862 | 3% | 7,554 | -4% |
| **Oxnard** | **142,560** | **170,358** | **19%** | **201,029** | **18%** |
| Port Hueneme | 20,322 | 21,845 | 7% | 22,043 | 1% |
| San Buenaventura | 92,557 | 100,916 | 9% | 108,387 | 7% |
| Santa Paula | 25,062 | 28,598 | 14% | 29,979 | 5% |
| Simi Valley | 100,218 | 111,351 | 11% | 125,667 | 13% |
| Thousand Oaks | 104,381 | 117,005 | 12% | 128,252 | 10% |

Source: *Population data from the California Department of Finance 2010, 2013*

### *Population Projections*

On April 4, 2012, SCAG adopted long-term growth forecasts for the 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy. These forecasts anticipate approximately 10 percent growth in Oxnard's population from 2008 to 2020, with an increase from 193,900 residents in 2008 to 216,700 residents in 2020. From 2020 to 2035, the city is expected to grow roughly at one percent a year for an additional 13 percent by 27,800 new residents to 244,500 residents. [see table B-5] These population forecasts are shown below in Table B-5.

## Table B-5 Oxnard Population Projections

| Year | Population | Numerical Change | Percentage Change | Average Annual Growth Rate |
|---|---|---|---|---|
| 2008 | 193.900 | — | — | — |
| 2020 | 216,700 | 18,801 | 10% | 1% |
| 2035 | 244,500 | 27,800 | 13% | 1% |
| 2040 | 237,700 | | | |

Source: SCAG *Regional Transportation Plan Forecast, 2010–2035 [SCAG RTP adopted, revised projection downward for 2040.]*

### *Age Characteristics*

Three age clusters are important in projecting growth: children and young adults up to age 20, adults between ages 20 and 65, and the senior population age 65 and older. As reported in the 2000 Census for Oxnard, the under age 20 population was 35 percent (59,802), the adult population was almost 57 percent (96,726 people), and the senior population was just over 8 percent (13,830) (see Table B-6). From 2000 to 2010, the median age of the Oxnard population increased from 28.9 to 29.9 years old, yet the overall proportion of the population 20 years or older remained relatively unchanged. The senior population made up 8 percent of the population in both 2000 and 2010, while the percentage of adults between ages 20 and 65 increased by just one percentage point from 2000 to 2010, to 58 percent of the total population. The proportion of the population 19 years or younger declined from 35 percent in 2000 to 33 percent in 2010. Overall, the population distribution of Oxnard remained relatively stable from 2000 to 2010.

## Table B-6 Oxnard Population by Age, 1990 and 2010

| Age Group | 2000 | | | 2010 | | |
|---|---|---|---|---|---|---|
| | Number | Percentage | Group Percentage | Number | Percentage | Group Percentage |
| 0–9 years | 31,342 | 18% | 35% | 33,502 | 17% | 33% |
| 10–19 years | 28,460 | 17% | | 32,436 | 16% | |
| 20–24 years | 14,484 | 8% | 57% | 16,993 | 9% | 58% |
| 25–34 years | 27,662 | 16% | | 31,237 | 16% | |
| 35–44 years | 25,123 | 15% | | 26,729 | 13% | |
| 45–54 years | 18,438 | 11% | | 23,664 | 12% | |
| 55–59 years | 6,071 | 4% | | 9,456 | 5% | |
| 60–64 years | 4,948 | 3% | | 7,464 | 4% | |
| 65–74 years | 8,024 | 5% | 8% | 9,090 | 5% | 8% |
| 75–84 years | 4,542 | 3% | | 5,428 | 3% | |
| 85+ years | 1,264 | 1% | | 1,900 | 1% | |
| Median Age | 28.9 | | | 29.9 | | |

Note: *Not 100% due to rounding*
Source: *US Census Bureau, 2000 and 2010 Population and Housing*

### *Self-Reported Race and Hispanic Origin*

According to the 2010 Census, the Oxnard race/Hispanic Origin composition was 74 percent Hispanic; 15 percent Non-Hispanic White; 2 percent African American; 7 percent Asian and Pacific Islander; less than 1 percent Indian/Native American, and 2 percent all other races (see Table B-7). Race and Hispanic Origin are self-reported by the public in all Census Bureau data. The Hispanic Origin population includes a wide range of people in terms of their citizenship status, length of residency in Oxnard (temporary or permanent), linguistic isolation, income, and housing need.

At 74 percent of Oxnard's population in 2010, Oxnard's Hispanic population was approximately double that of the population of Hispanics in Ventura County overall. Between 2000 and 2010, the Hispanic and Asian populations in Oxnard grew by 29 percent and 15 percent, respectively, from 2000 to 2010. While the percentages of Hispanics and Asians in Ventura County increased from 2000 to 2010, these populations comprise a smaller percentage of the total population in Ventura County. The proportion of the total White population in Ventura County was more than triple that of Oxnard in 2010, at 49 percent of the Ventura County population compared to 15 percent in Oxnard. In the city, overall the population of Hispanics, Asians, and all other groups grew. Note that a person identifying as Hispanic may be of any one or combination of races.

## Table B-7 Race and Hispanic Origin Profile for Oxnard and Ventura County, 1990–2010

| Race/Hispanic Origin | 2000 | | 2010 | | Percentage Change, 2000–2010 |
|---|---|---|---|---|---|
| | Persons | Percentage | Persons | Percentage | |
| **City of Oxnard** | | | | | |
| Hispanic | 112,807 | 66% | 145,551 | 74% | 29% |
| White | 35,049 | 21% | 29,410 | 15% | -16% |
| African American | 5,923 | 3% | 4,754 | 2% | -20% |
| Indian/Native American | 597 | <1% | 424 | <1% | -29% |
| Asian | 12,257 | 7% | 14,084 | 7% | 15% |
| All Other | 3,725 | 21% | 3,676 | 2% | -1% |
| **TOTAL** | **170,358** | **100%** | **197,899** | **100%** | **16%** |
| **Ventura County[1]** | | | | | |
| Hispanic | 251,734 | 33% | 331,567 | 40% | 32% |
| White | 427,449 | 57% | 400,868 | 49% | -6% |
| African American | 13,490 | 2% | 13,082 | 2% | -3% |
| Indian/Native American | 3,177 | <1% | 2,389 | <1% | -25% |
| Asian | 39,452 | 5% | 54,099 | 7% | 37% |
| All Other | 17,895 | 2% | 21,313 | 3% | 19% |
| **TOTAL** | **753,197** | **100%** | **823,318** | | **9%** |

*Source:* *Southern California Association of Governments (SCAG), 2010 Census*

*Note:* *1. For 1990, number of persons calculated using the 1990 Ventura County population (669,016) and Ventura County 1990 ethnic percentages from SCAG at http://www.scag.ca.gov/census/.*

## Employment Trends

Projecting employment growth identifies the projected need for additional housing for employees. The assumption is that the labor force will match the number of jobs available. If the local labor force is not adequate, in-migration is assumed, which triggers additional demand for housing.

### *Job-Generating Areas of Employment*

Between 2000 and 2009, the overall number of jobs in Oxnard increased by approximately 10,145 (see Tables B-8 and B-9). The largest decrease in jobs was in information (a decrease of 20 percent). There were significant increases in the construction industry and other services; both increased over 50 percent.

**Table B-8 Oxnard Employment by Industry, 2000 and 2009**

| Industry Type | 2000 | | 2009 | | Percentage Increase (2000–2009) |
|---|---|---|---|---|---|
| | Number | Percentage | Number | Percentage | |
| Agriculture, forestry, fishing and hunting, and mining | 7,563 | 11% | 7,990 | 10% | 6% |
| Construction | 3,910 | 6% | 6,000 | 7% | 53% |
| Manufacturing | 11,003 | 16% | 10,439 | 13% | -5% |
| Wholesale trade | 3,395 | 5% | 3,093 | 4% | -9% |
| Retail trade | 8,203 | 12% | 8,455 | 10% | 3% |
| Transportation, warehousing, and utilities | 2,477 | 4% | 3,366 | 4% | 36% |
| Information | 1,733 | 3% | 1,390 | 2% | -20% |
| Finance, insurance, real estate, rental and leasing | 3,446 | 5% | 4,089 | 5% | 19% |
| Professional, scientific, management, administration | 6,186 | 9% | 7,842 | 10% | 27% |
| Educational, health and social services | 10,156 | 14% | 11,839 | 15% | 17% |
| Arts, entertainment, recreation, and services | 4,816 | 7% | 6,240 | 8% | 30% |
| Other services | 3,547 | 5% | 5,366 | 7% | 51% |
| Public administration | 3,960 | 6% | 4,431 | 6% | 12% |
| **TOTAL JOBS** | **70,395** | **100%** | **80,540** | **100%** | **14%** |
| **TOTAL HOUSEHOLDS** | **43,576** | | **51,191** | | |
| **JOBS/HOUSEHOLD RATIO** | **1.6** | | **1.6** | | |

*Source: 2000 Census; Census Bureau American Fact Finder for 2009 data*

As shown in Table B-9, the California Employment Development Department identifies three large employers in Oxnard: Boskovich Farms, St. John's Regional Medical Center, and Oxnard College. The number of employees at these business ranges between 500 and 4,999.

### Table B-9 Ventura County Large Employers

| Employer | Location | Industry | Number of Employees |
|---|---|---|---|
| Boskovich Farms | Oxnard | Fruit and Vegetable Growers | 1,000–4,999 |
| St. Johns Regional Medical Center | Oxnard | Hospital | 1,000–4,999 |
| Oxnard College | Oxnard | Academic | 500–999 |

*Source: California Employment Development Department 2014*

Median annual earnings in Oxnard vary. According to the 2010 American Communities Survey, the industry with the highest annual earnings in Oxnard is public administration, with median annual earnings of $52,002. The arts, entertainment, accommodation, and food industry occupations comprised the lowest earning industries, with median annual earnings of $14,168. Median wages by industry are shown in Table B-10. Citywide, median annual earnings were $26,101 in 2010.

### Table B-10 City of Oxnard, Median Annual Earnings by Industry, 2010

| Industry | Total | Median Annual Earnings |
|---|---|---|
| Civilian employed population 16 years and over | 86,408 | $26,101 |
| Agriculture, forestry, fishing and hunting, and mining | 9,086 | $17,361 |
| Construction | 5,639 | $35,140 |
| Manufacturing | 10,538 | $30,021 |
| Wholesale trade | 3,472 | $25,00 |
| Retail trade | 9,308 | $19,443 |
| Transportation and warehousing, and utilities | 3,604 | $41,570 |
| Information | 1,395 | $36,017 |
| Finance and insurance, and real estate and rental and leasing | 4,688 | $36,198 |
| Professional, scientific, and management, and administrative and waste management services | 8,389 | $28,879 |
| Educational services, and health care and social assistance | 12,991 | $31,329 |
| Arts, entertainment, and recreation, and accommodation and food services | 6,675 | $14,168 |
| Other services, except public administration | 4,941 | $21,983 |
| Public administration | 5,682 | $52,002 |

*Source: 2010 ACS*

From 2010 to 2020, jobs are projected to increase by 62,400 jobs countywide (see Table B-11). At a projected employment increase of 19 percent, educational, health care, and social assistance occupations are expected grow at the fastest rate of 30 percent, with a projected increase of 7,900 jobs.

## Table B-11 Ventura County Occupational Employment Projections, 2011

| Industry Title | Annual Average Employment | | Employment Change | |
|---|---|---|---|---|
| | 2010 | 2020 | Numerical | Percentage |
| Mining and Logging | 1,200 | 1,400 | 200 | 17% |
| Construction | 11,300 | 14,900 | 3,600 | 32% |
| Manufacturing | 31,500 | 31,800 | 300 | 1% |
| Trade, Transportation, and Utilities | 53,100 | 66,000 | 12,900 | 24% |
| Information | 5,100 | 5,200 | 100 | 2% |
| Financial Activities | 20,700 | 26,500 | 5,800 | 28% |
| Professional and Business Services | 33,900 | 41,800 | 7,900 | 23% |
| Educational Services (Private), Health Care, and Social Assistance | 32,800 | 42,800 | 10,000 | 30% |
| Leisure and Hospitality | 30,300 | 38,300 | 8,000 | 26% |
| Other Services (excludes 814 Private Household Workers) | 9,200 | 10,500 | 1,300 | 14% |
| Government | 44,200 | 45,600 | 1,400 | 3% |
| **TOTAL EMPLOYMENT** | **330,100** | **392,500** | **62,400** | **19%** |

*Note:* *Occupation subtotals may not add to the totals due to rounding and the suppression of data.*
*Source:* *California Employment Development Department 2014, from US Bureau of Labor Statistics' Current Employment Statistics March 2011 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.*

### *Commute Patterns*

Commute distance, travel time, and direction of travel are important factors in housing availability and affordability and are also an indicator of jobs/housing balance. Communities with extended commutes generally have a poor jobs/housing balance, while communities with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to occupy decent housing without being overburdened by cost.

As shown in Table B-12, the majority of residents in Oxnard work in or near the city. The commute time for 70 percent of residents is less than 30 minutes, while just over 30 percent of residents commute 30 minutes or more to work.

### Table B-12 City of Oxnard, Travel time to Work

| Travel Time to Work | Number | Percentage |
|---|---|---|
| Less than 30 minutes | 56,943 | 70% |
| 30 to 59 minutes | 19,615 | 24% |
| 60 or more minutes | 5,335 | 7% |
| **TOTAL** | **81,893** | **100%** |

*Source: 2007–2011 ACS*

Table B-13 presents additional characteristics of employed residents in Oxnard. Oxnard has 65,557 employed residents of which 18,265 (28 percent) also work within the city. The 47,272 employed outside city limits are largely working in nearby areas such as Naval Base Ventura County (in Port Hueneme), the cities of Ventura and Camarillo, or in the unincorporated County.

### Table B-13 City of Oxnard, In-Area Labor Force, 2011

| | Count | Percentage |
|---|---|---|
| Total Employed Residents | 65,557 | 100% |
| Employed in Oxnard | 18,265 | 28% |
| Employed Outside Oxnard | 47,292 | 72% |

*Source: US Census Bureau 2014, Longitudinal Employer-Household Dynamics, OnTheMap application (http://onthemap.ces.census.gov)*

Additional information on workers and employees in Oxnard is shown in Table B-14. Approximately 30,025 of workers that were employed in Oxnard lived outside of the city (62 percent of workers in the city). Overall, more residents of Oxnard are employed outside of the city across all income categories.

### Table B-14 City of Oxnard, In-Flow and Out-Flow Job Characteristics by Income Category, 2011

| Income | Internal Jobs Filled by Outside Workers (inflow) | Internal Jobs Filled by Residents (interior flow) | External Jobs Filled by Residents (outflow) | Total |
|---|---|---|---|---|
| $1,250 per month or less | 5,635 | 3,612 | 9,386 | 18,633 |
| $1,251 to $3,333 per month | 12,214 | 9,352 | 21,470 | 43,036 |
| More than $3,333 per month | 12,176 | 5,301 | 16,436 | 33,913 |
| **TOTAL** | **30,025** | **18,265** | **47,292** | **95,582** |

*Source: US Census Bureau 2014, Longitudinal Employer-Household Dynamics, OnTheMap application (http://onthemap.ces.census.gov)*

## Housing Characteristics

Household characteristics are an important component to understanding growth and the changing needs of a community. The US Census Bureau defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

### *Household Composition and Size*

As of 2009, Oxnard had 49,550 households, with an average household size of 3.65 persons, [in 2016, DOF reports 51,298 households with average size of 4.01] higher than the Ventura County average size of 3.04 persons as well as the California average of 2.89 persons (see Table B-15). The majority of households in the city, 57 percent (28,033 households), had 2 to 4 persons. In comparison to Ventura County and the state, the city has a larger proportion of households considered large with 5 or more persons. Nearly one-third of all households in the city are large, 27 percent (13,517 households), in comparison to 15 percent of households in Ventura County and 14 percent of households in the state. Program 28 is proposed to assist in development of housing for large households.

## Table B-15 Household Size, 2009

| | Oxnard | | Ventura County | | California | |
|---|---|---|---|---|---|---|
| | Number | Percentage of Total Households | Number | Percentage of Total Households | Number | Percentage of Total Households |
| Average Household Size | 3.65 | N/A | 3.04 | N/A | 2.89 | N/A |
| Households | 49,550 | 100% | 257,178 | 100% | 12,187,191 | 100% |
| 1 Person | 8,000 | 16% | 52,759 | 21% | 2,993,951 | 25% |
| 2 to 4 Persons | 28,033 | 57% | 164,870 | 64% | 7,482,599 | 61% |
| 5 or More Persons | 13,517 | 27% | 39,549 | 15% | 1,710,191 | 14% |

*Source: 2009 ACS*

In Oxnard, families accounted for 78 percent of total households in 2009, or 38,803 of 49,550 total households (see Table B-16). Of the total households, 18 percent were elderly households, lower than the percentage of elderly households in both Ventura County and California.

## Table B-16 Household Composition, 2009

| | Oxnard | | Ventura County | | California | |
|---|---|---|---|---|---|---|
| | Number | Percentage of Total Households | Number | Percentage of Total Households | Number | Percentage of Total Households |
| Households | 49,550 | 100% | 257,178 | 100% | 12,187,191 | 100% |
| Family | 38,803 | 78% | 190,353 | 74% | 8,333,690 | 68% |
| Non-Family (1 person) | 8,000 | 16% | 52,759 | 20% | 2,993,951 | 24% |
| Non-Family (2 plus) | 2,747 | 5% | 14,066 | 5% | 859,550 | 7% |
| Elderly Householder (includes all household types) | 8,811 | 18% | 61,810 | 24% | 2,767,326 | 23% |

*Source: 2000 Census; 2009 ACS*
*Note: "Elderly" refers to the US Census definition of persons 65 years of age or older and includes persons in households defined as families, single, or other households.*

### *Household Growth Trends*

The number of households in Oxnard increased by a total of 14 percent (5,974 households) between 2000 and 2009 (see Table B-17), with an average annual change of approximately 2 percent. With an average annual population change of approximately 2 percent per year, both households and population grew at a consistent rate. The Oxnard trends saw a larger percentage change than Ventura County household growth trends during the same period. Unlike the city, the county experienced a 6 percent increase in total households and less than a 1 percent annual increase. The proportions for subcategories of households in 2009 are nearly identical to the 2000 proportions for both the city and the county, with the majority of households being composed of families. Married families account for the largest percentage of households for both the city and the county. In Oxnard, numbers of both non-family and singles increased over the nine-year period from 2000 to 2009. Ventura County's non-family and single households similarly increased but at lower rates of growth (11 percent and 15 percent, respectively).

## Table B-17 Household Types in Oxnard and Ventura County, 2000 and 2009

| Household Type | 2000 | | 2009 | | Change (percentage) | Annual Change (percentage) |
|---|---|---|---|---|---|---|
| | Households | Percentage | Households | Percentage | | |
| **Oxnard** | | | | | | |
| Total Households | 43,576 | N/A | 49,550 | N/A | 14% | 2% |
| Family | 34,959 | 80% | 38,803 | 78% | 11% | 1% |
| Married | 25,882 | 59% | 27,984 | 56% | 8% | 1% |
| Other Family | 9,077 | 21% | 10,819 | 22% | 19% | 2% |
| Non-Family | 8,617 | 20% | 10,747 | 22% | 25% | 3% |
| Singles | 6,351 | 15% | 8,000 | 16% | 26% | 3% |
| Other | 2,266 | 5% | 2,747 | 6% | 21% | 2% |
| **Ventura** | | | | | | |
| Total Households | 243,234 | N/A | 257,178 | N/A | 6% | 1% |
| Family | 182,959 | 75% | 190,353 | 74% | 4% | <1% |
| Married | 144,778 | 59% | 147,964 | 58% | 2% | <1% |
| Other Family | 38,181 | 16% | 42,389 | 16% | 11% | 1% |
| Non-Family | 60,275 | 25% | 66,825 | 26% | 11% | 1% |
| Singles | 45,931 | 19% | 52,759 | 21% | 15% | 2% |
| Other | 14,344 | 6% | 14,066 | 5% | -2% | <1% |

*Source:* *2000 Census, 2005--2009 Census Bureau Occupancy Characteristics*

*Notes:* *1. "Family household" refers to the US Census Bureau definition of a family, which is a household that has at least one member of the household related to the householder by birth, marriage, or adoption. All persons living in family households are included in this total regardless of their relationship to the householder. This definition of family excludes one-person households and multi-person households of unrelated individuals. Although this definition is inconsistent with California state law, the Census definition is presented here for purposes of describing assumptions in the Census data. The City of Oxnard's definition of family complies with state housing law.*

*2. "Nonfamily household" refers to the Census Bureau definition of a non-family household, which is people living alone and households which do not have any members related to the householder. This Census definition is presented here for purposes of describing assumptions in the Census data.*

As shown in Table B-18, Oxnard owner-occupied households increased by over 7,195 households (34 percent) between 1990 and 2009, while renter households increased by 3,053 households (17 percent).

### Table B-18 Oxnard Households by Tenure, 1990 to 2009

| | 1990 | | 2000 | | 2009 | |
|---|---|---|---|---|---|---|
| | **Number** | **Percentage** | **Number** | **Percentage** | **Number** | **Percentage** |
| Owner | 21,119 | 54% | 24,987 | 57% | 28,314 | 57% |
| Renter | 18,183 | 46% | 18,589 | 43% | 21,236 | 43% |
| **TOTAL** | **39,302** | **100%** | **43,576** | **100%** | **49,550** | **100%** |

*Source: Census Bureau 1990, 2000; 2006–2009 American Community Survey*

#### *Household Projections*

SCAG adopted long-term household forecasts for the region in the 2035 Regional Transportation Plan/Sustainable Communities Strategy. Table B-19 shows SCAG's household forecasts for Oxnard. Overall, SCAG forecasts that the number of households in Oxnard will grow by approximately 44 percent from 2008 through 2035. In 2035, Oxnard is expected to have a total of 70,600 households, representing the anticipated addition of approximately 21,500 new households.

### Table B-19 Oxnard Household Projections, 2008 to 2035 [2040]

| | **Number** | **Percentage Change 2008–2035** |
|---|---|---|
| 2008 | 49,100 | NA |
| 2020 | 58,800 | 20% |
| 2035 | 70,600 | 44% |
| 2040 | 60,100 | |

*Source: SCAG 2012 Adopted RTP/SCS [SCAG RTP 2040 forecast revised downward]*

## B.3 Overpayment and Overcrowding

### OVERPAYMENT

Overpayment occurs when all housing costs exceed a desirable maximum percentage of household income. When a household spends more than 30 percent of its gross income on housing, it is considered to be overpaying or cost burdened, according to US Department of Housing and Urban Development (HUD) guidelines. When paying 50 percent or more, a household falls into the category of severe overpayment. It is important to view overpayment in terms of tenure because renters, especially lower-income renters, tend to pay a larger percentage of their household income toward housing, which leaves less income for other necessities such as food, clothing, transportation, and education. For owners, the cost of housing tends to be more stable and declines over time, as mortgage payments remain constant while income grows.

Table B-20 shows to what extent occupied housing units (households) are overpaying for housing costs by tenure and whether or not they were overpaying or cost burdened (30–50 percent of household income) or severely cost burdened (50+ percent of household income). Of all owner-occupied households, 45 percent were overpaying for housing costs in 2010, with 57 percent of renter-occupied households were overpaying. The most significant percentages in terms of overpayment in Oxnard were renters, with at least 10 percent of renters making between 31 and 80 percent of HUD Area Median Family Income (HAMFI) experiencing overpayment and nearly 20 percent of those making 30 percent or less of HAMFI being severely burdened by housing costs.

### Table B-20 Oxnard Households Overpaying by Income, 2010

| Tenure | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | Percentage of Total Owner-Occupied Units | Number | Percentage of Total Renter-Occupied Units |
| **Total Occupied Units** | **28,500** | **100%** | **22,780** | **100%** |
| **Total Units Overpaying** | **12,760** | **45%** | **13,025** | **57%** |
| **Occupied Units Paying 30%–50%** | | | | |
| Extremely Low Income ≤30% of HUD Area Median Family Income (HAMFI) | 235 | 1% | 1,325 | 6% |
| Very Low Income 31%–50% HAMFI | 605 | 2% | 2,280 | 10% |
| Low Income 51%–80% HAMFI | 1,410 | 5% | 2,435 | 11% |
| **Occupied Units Paying More Than 50%** | | | | |
| Extremely Low Income ≤30% HAMFI | 1,250 | 4% | 4,355 | 19% |
| Very Low Income 31%–50% HAMFI | 1,655 | 6% | 1,615 | 7% |
| Low Income 51%–80% HAMFI | 1,825 | 6% | 270 | 1% |

*Source: CHAS 2010*

## OVERCROWDING

According to the US Census Bureau, overcrowding is defined as more than one person per room, excluding bathrooms, kitchens, hallways, porches, foyers, or half-rooms. When this figure reaches 1.5 or more persons per room, the condition is considered severe. One thing to note is that infants and young children are counted as equivalent to adults in calculating overcrowding.

Various factors lead to overcrowding, but typically it is due to a lack of adequately sized housing units, high housing costs, or a lack of units affordable to all economic levels of household income. Households with lower incomes are usually more affected, as they may opt for overcrowding themselves as a means to afford decent housing.

Renters are typically more heavily impacted by overcrowding than owners. According to the 2009 ACS, a total of 6,729 households experienced overcrowding in Oxnard, with 4,746 households considered overcrowded (1.01 to 1.50 persons per room) and 1,983 households considered severely overcrowded (1.51 persons or more per room). Of total overcrowded households, 4,441 were renter-occupied (66 percent). Of the severely overcrowded households, 1,441 (73 percent) of those were renter-occupied. Approximately 14 percent of all households in Oxnard were considered overcrowded in 2009. Data on overcrowding is shown in Table B-21.

**Table B-21 Oxnard Overcrowded Households, 2009**

| Persons per Room | Owner | | Renter | | Total | |
|---|---|---|---|---|---|---|
| | Households | Percentage | Households | Percentage | Households | Percentage |
| 1.00 or less | 26,026 | 92% | 16,795 | 79% | 42,821 | 86% |
| 1.01 to 1.50 | 1,746 | 6% | 3,000 | 14% | 4,746 | 10% |
| 1.51 or more | 542 | 2% | 1,441 | 7% | 1,983 | 4% |
| **TOTAL** | 28,314 | 100% | 21,236 | 100% | 49,550 | 100% |
| Percentage Overcrowded | | 8% | | 21% | | 14% |

Source: 2009 ACS

# B.4 Income

### INCOME

The income earned by a household directly impacts a household's ability to acquire sufficient and affordable housing. Lower-income households are not only limited by the housing they can afford but also experience an increased incidence of overpayment and overcrowding as income levels decrease.

To determine the allocation and use of public subsidies, the California Department of Housing and Community Development (HCD) created income categories based on the median family income (MFI), which is calculated by HUD. The 2014 MFI for a family of four in Ventura County is reported as $89,300. The income categories are defined as follows:

- Extremely low-income households earn between 0 and 30 percent of the county MFI
- Very low-income households earn between 31 and 50 percent of the county MFI
- Low-income households earn between 51 and 80 percent of the county MFI
- Moderate-income households earn between 81 and 120 percent of the county MFI
- Above moderate-income households earn more than 120 percent of the county MFI

Table B-22 shows the changes in median income by US Census Bureau household categories between 1990 and 2011.

### Table B-22 Median Incomes in Oxnard and Ventura County, 1990 to 2011

| Income Category | Oxnard | | | Ventura County | | |
|---|---|---|---|---|---|---|
| | 1990 | 2000 | 2011 | 1990 | 2000 | 2011 |
| Median Household Income | $37,174 | $48,603 | $60,191 | $45,612 | $59,666 | $ 76,726 |
| Median Family Household Income | $38,700 | $49,150 | $ 61,965 | $50,091 | $65,285 | $86,321 |
| Median Nonfamily Household Income | $26,458 | $32,072 | $ 37,346 | $28,206 | $36,651 | $ 45,180 |

*Source:* *1990 and 2000 Census; 2011 ACS (3-Year Estimates)*

*Notes:* *1. "Family household" refers to the US Census Bureau definition of a family, which is a household that has at least one member of the household related to the householder by birth, marriage, or adoption. All persons living in family households are included in this total regardless of their relationship to the householder. This definition of family excludes one-person households and multi-person households of unrelated individuals. Although this definition is inconsistent with California state law, the Census definition is presented here for purposes of describing assumptions in the Census data. The City of Oxnard's definition of family complies with state housing law.*

*2. "Nonfamily household" refers to the US Census Bureau definition of a nonfamily household, which is people living alone and households which do not have any* members related to the householder. This Census definition is presented here for purposes of describing assumptions in the Census data.

HCD's housing affordability limits for Ventura County in 2014 are shown in Table B-23. These limits identify income limits by household size and income level. Four-person households earning $26,800 annually or less would be considered extremely low income, while a four-person household earning between $26,800 and $44,650 would be considered very low income. In comparison, the threshold for low-income households of four persons is $71,200 annually, while the threshold for moderate-income households of four persons is $107,150.

### Table B-23 Ventura County HCD Income Limits Summary, 2014

| FY 2014 Income Limit Area | Median Income | FY 2014 Income Limit Category | Persons | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Ventura County | $89,300 | Extremely Low (≤ 30%) | $18,800 | $21,450 | $24,150 | $26,800 | $28,950 | $31,100 | $33,250 | $35,400 |
| | | Very Low (31-50%) | $31,300 | $35,700 | $40,200 | $44,650 | $48,250 | $51,800 | $55,400 | $58,950 |
| | | Low (51-80%) | $49,850 | $57,000 | $64,100 | $71,200 | $76,900 | $82,600 | $88,300 | $94,000 |
| | | Median | $62,500 | $71,450 | $80,350 | $89,300 | $96,450 | $103,600 | $110,750 | $117,900 |
| | | Moderate (81-120%) | $75,000 | $85,700 | $96,450 | $107,150 | $115,700 | $124,300 | $132,850 | $141,450 |

*Source:* *HCD 2014*

The 2014 median income for a family of four in Ventura County is $89,300. For extremely low-income households, this results in an income of $26,800 or less for a four-person household, or $18,800 or less for a one-person household. In Oxnard in 2009, 15.9 percent of households were in the extremely low-income category. A further breakdown indicates that 50 percent of owner-occupied households and 19 percent of renter-occupied households are considered extremely low income.

Based on the 2014 HCD income limits (Table B-23), a very low-income household of four could afford up to $1,116 a month for rent. An extremely low-income household of four could afford up to $670 a month for rent. A four-person household in the low-income category could afford up to $1,780 a month for rent. Affordable housing costs range from $99,766 for an extremely low-income household of four persons to $356,336 for a moderate-income household of four persons. According to DataQuick, the 2013 median home value in Oxnard was $339,000. A home of this value would be affordable to a moderate-income household of four, but unaffordable to low-, very low-, and extremely low-income households of four persons.

## Table B-24 Housing Affordability

| Income Category | 1-Person | 2-Person | 3-Person | 4-Person |
|---|---|---|---|---|
| **Extremely Low** | | | | |
| Annual income limit | $18,800 | $21,450 | $24,150 | $26,800 |
| Monthly income limit | $1,567 | $1,788 | $2,013 | $2,233 |
| Max. monthly rent | $470 | $536 | $604 | $670 |
| Max. sales price | $66,465 | $77,515 | $88,765 | $99,766 |
| **Very Low** | | | | |
| Annual income limit | $31,300 | $35,700 | $40,200 | $44,650 |
| Monthly income limit | $2,608 | $2,975 | $3,350 | $3,721 |
| Max. monthly rent | $783 | $893 | $1,005 | $1,116 |
| Max. sales price | $118,516 | $136,867 | $155,617 | $174,168 |
| **Low** | | | | |
| Annual income limit | $49,850 | $57,000 | $64,100 | $71,200 |
| Monthly income limit | $4,154 | $4,750 | $5,342 | $5,933 |
| Max. monthly rent | $1,246 | $1,425 | $1,603 | $1,780 |
| Max. sales price | $160,457 | $184,906 | $255,220 | $284,770 |
| **Moderate** | | | | |
| Annual income limit | $75,000 | $85,700 | $96,450 | $107,150 |
| Monthly income limit | $6,250 | $7,142 | $8,038 | $8,929 |
| Max. monthly rent | $1,875 | $2,143 | $2,411 | $2,679 |
| Max. sales price | $246,439 | $283,030 | $319,785 | $356,336 |

*Source: HCD 2014*

## B.5 Extremely Low-Income Households and Housing Problems

### Existing and Projected Extremely Low-Income Household Needs

To better characterize the housing needs and constraints of the lower-income category, the extremely low-income category is used. This is a subset of the very low-income category. Extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. In addition, many extremely low-income households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services. In 2009, there were approximately 8,047 extremely low-income households in Oxnard, which represented approximately 16 percent of total households. In comparison, Oxnard had similar proportions of very low- and lower-income households, with 7,852 very low-income households (16 percent of total households) and 10,631 low-income households (21 percent).

### Housing Problems for Lower-Income Households

Housing problems include overpayment (discussed earlier in this section) or households without complete kitchen or plumbing facilities. As shown in Table B-25, approximately 5 percent of total households have one or more housing problems. The majority of households with housing problems are renter-occupied, with 2,621 total renter-occupied households experiencing one or more housing problems (86 percent of all households with one or more housing problems). For households with housing problems, the majority of households lacked telephone service (2,160, or 4 percent of total households).

**Table B-25 Oxnard Housing Problems for All Households CHAS Data Book, 2010**

| | Owner-Occupied Households | | Renter-Occupied Households | | Total | |
|---|---|---|---|---|---|---|
| | Number | Percentage | Number | Percentage | Number | Percentage |
| Households that Lack Kitchens | 72 | 0% | 229 | 1% | 301 | 1% |
| Households that Lack Telephone Service | 197 | 1% | 1,963 | 9% | 2,160 | 4% |
| Households that Lack Plumbing | 86 | <1% | 69 | <1% | 155 | <1% |
| Total Households with One or More Housing Problems | 355 | 1% | 2,261 | 11% | 2,616 | 5% |
| **TOTAL HOUSEHOLDS** | 28,314 | 100% | 21,236 | 100% | 49,550 | 100% |

*Source:* *CHAS* 2010

## B.6 Housing Stock Characteristics

### Inventory and Supply

According to the 2010 Census, Oxnard added 7,589 housing units to its housing stock between 2000 and 2010, resulting in a housing growth rate greater than the overall Ventura County rate (see Tables B-26 and B-27). Between 2000 and 2011, however, Oxnard housing stock grew by 21 percent (see Table B-28). Both single-family detached homes and multifamily homes consisting of greater than 5 units (apartments or condominiums) increased at high rates (27 and 32 percent, respectively). Oxnard also saw an increase in the stock of duplexes, smaller multifamily complexes, and mobile homes. According to the 2011 ACS, Oxnard's housing stock consists of 69 percent single-family and 26 percent multifamily homes. Mobile homes and other housing types (boats, vans, campers, etc.) are 5 percent of the housing stock.

### Table B-26 Housing Growth Trends, 2000 and 2010

| | Housing Units | | Percentage Change |
|---|---|---|---|
| | 2000 | 2010 | |
| Camarillo | 21,931 | 25,702 | 17% |
| Fillmore | 3,778 | 4,408 | 17% |
| Moorpark | 9,096 | 10,738 | 18% |
| Ojai | 3,197 | 3,382 | 6% |
| **Oxnard** | **45,183** | **52,772** | **17%** |
| Port Hueneme | 7,911 | 8,131 | 3% |
| San Buenaventura | 39,828 | 42,827 | 8% |
| Santa Paula | 8,374 | 8,749 | 4% |
| Simi Valley | 37,330 | 42,506 | 14% |
| Thousand Oaks | 42,928 | 47,497 | 11% |
| Unincorporated | 32,156 | 34,983 | 9% |
| **VENTURA COUNTY TOTAL** | **251,712** | **281,695** | **12%** |

*Source: 2000 and 2010 Census*

### Table B-27 Oxnard Housing Units by Type, Oxnard, 2000 and 2011

| Unit Type | 2000 | | 2011 | | Change | |
|---|---|---|---|---|---|---|
| | Number | Percentage | Number | Percentage | Number | Percentage |
| Single-Family | 29,496 | 65% | 37,586 | 69% | 8,090 | 27% |
| Duplex | 1,149 | 3% | 831 | 2% | -318 | -28% |
| 3–4 Units | 3,206 | 7% | 2,667 | 5% | -539 | -17% |
| 5+ Units | 8,392 | 19% | 11,095 | 20% | 2,703 | 32% |
| Mobile Home & Other | 2,940 | 7% | 2,672 | 5% | -268 | -9% |
| **TOTAL** | **45,183** | **100%** | **54,851** | **100.0%** | **9,668** | **21%** |

*Source: 2000 Census; 2011 ACS*

## Condition and Age

Three measures useful in evaluating housing condition are the age of the structure, the incidence of overcrowding, and the lack of plumbing facilities. The 2000 Census included data on both overcrowding and the lack of plumbing facilities and identified the number of structures built in each decade for each jurisdiction. As of 2009, the largest proportion of buildings in Oxnard were constructed between 1960 and 1969 at 24 percent, with buildings constructed between 1970 and 1979 following closely behind at just over 20 percent (see Table B-28).

### Table B-28 Oxnard Year Housing Structure Built

| Jurisdiction | Before 1939 | 1940–1949 | 1950–1959 | 1960–1969 | 1970–1979 | 1980–1989 | 1990–1999 | 2000–2010 | 2010 & Later | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Oxnard | 1,400 | 2,666 | 8,223 | 13,137 | 11,065 | 6,159 | 4,780 | 4,932 | 2,489 | 54,851 |
| % of Total | 3% | 5% | 15% | 24% | 20% | 11% | 9% | 9% | 5% | 100% |

Source: *2011 ACS*

Most legally-permitted units in Oxnard have full plumbing and kitchen facilities, based on observations by the City's building inspectors and Code Compliance staff. There are a handful of old small residences that were built before 1940 without what is now considered complete kitchen and bathroom facilities. There are an unknown number of unpermitted garage and internal subdivided homes that do not have complete kitchen and/or bathroom facilities, and sometime lack safe heating. Residents of these units probably have access to kitchens and bathrooms in the "parent" housing unit, or share with other boarders. Code Compliance responds to complaints of illegal units and initiates cases to bring the units into permit compliance if possible, or requires the units be removed. There is no comprehensive illegal unit enforcement program that could provide reliable statistics on condition. Instead, the City relies on anecdotal information from inspector, Police and Fire department field personnel, and Code Compliance cases.

An even stronger predictor of housing condition may be the concentration of overcrowding in a neighborhood. Overcrowding typically occurs when individuals (i.e., students, seniors, and other low-wage households) share dwelling units to offset high housing costs. Neighborhoods with multiple families living in one household are more likely to be in need of rehabilitation.

### Occupancy/Tenure

Housing tenure refers to whether the housing unit is rented, owned, or vacant. Tenure is an important indicator of well-being in a community, because it reflects the relative cost of housing opportunities and the ability of residents to afford housing. Vacancies are also important housing market indicators in that the vacancy rate influences the cost of housing and reflects the match between the demand for and availability of housing.

The homeownership rate among Oxnard residents was 55 percent in 2000, slightly less than Ventura County as a whole. This difference was partially due to varying differences in household income and the type of housing available in jurisdictions throughout Ventura County. Since 2000, vacancy rates in the city increased more than in the county, with a 91 percent increase in the city and 74 percent increase in the county from 2000 to 2010 (see Table B-29). Overall, approximately 5 percent of housing units in Oxnard were vacant in 2010, or 2,975 households. In comparison, approximately 5 percent of households in Ventura County were also vacant in 2010, or 14,775 households.

**Table B-29 Vacancy Status in Oxnard and Ventura County, 2000 and 2010**

| | Oxnard | | | Ventura County | | |
|---|---|---|---|---|---|---|
| | 2000 | 2010 | 2013 | 2000 | 2010 | 2013 |
| **TOTAL HOUSING UNITS** | **45,183** | **52,772** | **54,490** | **251,712** | **281,695** | **282,231** |
| **Occupied (Households)** | **43,630** | **49,797** | **51,074** | **243,234** | **266,920** | **267,076** |
| Percentage occupied | 97% | 94% | 94% | 97% | 95% | 95% |
| Percentage change | N/A | 14% | 2% | N/A | 10% | 6% |
| **Vacant** | **1,553** | **2,975** | **3,416** | **8,478** | **14,775** | **15,155** |
| Percentage vacant | 3% | 5% | 6% | 3% | 5% | 5% |
| Percentage change | N/A | 91% | 15% | N/A | 74% | 3% |
| For rent | 329 | 847 | 794 | 2,316 | 4,664 | 3,696 |
| Rented or sold, not occupied | 386 | 55 | 269 | 1,847 | 324 | 1,225 |
| For sale only | 87 | 524 | 452 | 634 | 2,467 | 1,875 |
| For seasonal, recreational, or occasional use | 679 | 1,073 | 1,312 | 2,835 | 3,545 | 4,243 |
| For migrant workers | 0 | n/a | 0 | 32 | N/A | 3 |
| Other vacant | 72 | 383 | 589 | 814 | 3,183 | 4,113 |

*Source: 2000 and 2010 Census; 2013 ACS*

### *Additions to the Housing Stock*

Oxnard experienced growth in housing supply in recent years of both single-family and multiple-family homes. Between 2006 and 2013, the city gained a total of 3,645 new housing units, including 1,855 single-family attached or detached homes and 1,790 multiple-family homes (see Table B-30). Any negative numbers reported may have resulted from more demolitions than units built in that year.

## Table B-30 Housing Units Added, 2006–2013 [2016]

| Added During | Single-Family | Multiple-Family | Total |
|---|---|---|---|
| 2006 | 797 | 289 | 1,086 |
| 2007 | 480 | 45 | 525 |
| 2008 | 235 | 482 | 717 |
| 2009 | 270 | 182 | 452 |
| 2010 (Census) | 50 | 107 | 157 |
| 2011 | -5 | 103 | 98 |
| 2012 | 8 | 116 | 124 |
| 2013 | 20 | 466 | 486 |
| 2016 | 140 | 1,486 | 1,584 |
| **TOTAL** | **1,855** [1,995] | **1,790** [3,276] | **3,645** [5,229] |

*Source:* *California Department of Finance, Report E-5, 2006 to 2014 estimates as of January 1. [DOF Report E-5, 2011-2016]*
*Note:* *141 mobile homes demolished/removed in the 7-year period.*

## Table B-31 Oxnard Median Value and Rent, 2000–2010

| Value/Rent | 2000 | 2010 | 1990–2000 Change |
|---|---|---|---|
| Median Home Value | $189,400 | $387,500 | 105% |
| Median Gross Rent | $780 | $1,219 | 56% |

### *Rental Units*

Table B-32 provides a survey of rental costs in Oxnard in September 2014. Overall, average rental prices ranged from $1,137 for a studio to $3,204 for a four-bedroom unit.

## Table B-32 Survey of Rental Costs, September 2014

| | Studio | 1-Bedroom | 2-Bedroom | 3-Bedroom | 4-Bedroom |
|---|---|---|---|---|---|
| Average | $1,137.50 | $1,296.47 | $1,694.67 | $1,941.50 | $3,204.17 |
| Low | $995.00 | $995.00 | $1,100.00 | $1,100.00 | $2,350.00 |
| High | $1,500.00 | $1,700.00 | $2,300.00 | $2,490.00 | $6,800.00 |
| Median | $1,027.50 | $1,245.00 | $1,775.00 | $2,037.50 | $2,650.00 |

*Source:* *Craigslist & Trulia web survey, September 2014*

### *Home Prices*

According to DQNews, the median home price in Ventura County and Oxnard increased nearly by 20 percent from 2012 to 2013. The median home value in Oxnard was $339,000 in 2013, approximately $54,000 (19 percent) higher than the median home value in 2012. Median home value similarly increased for Ventura County, with a median home value of $429,000 in 2013, approximately 26 percent higher than the median home value in Oxnard. While both the city and the county experienced approximately a 5 percent decline in median home value from 2010 to 2011, since 2012 median home value has grown for both Oxnard and Ventura County. Overall, from 2010 to 2013 the median home value in Oxnard increased by $44,000 or 15 percent. Similarly, from 2010 to 2013 the median home value in Ventura County increased by $59,000 or 16 percent. A summary of changes in median home value is provided in Table B-33.

**Table B-33 Median Home Prices for Ventura County and Oxnard, 2010–2013**

| | 2010 | 2011 | | | 2012 | | | 2013 | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Median Price | Median Price | Change | | Median Price | Change | | Median Price | Change | |
| | | | $ | % | | $ | % | | $ | % |
| Ventura County | $370,000 | $350,000 | -$20,000 | -5% | $360,000 | $10,000 | 3% | $429,000 | $69,000 | 19% |
| Oxnard | $295,000 | $280,000 | -$15,000 | -5% | $285,000 | $5,000 | 2% | $339,000 | $54,000 | 19% |

Source: DataQuick 2010–2013

## B.7 Assisted Housing Developments at Risk of Conversion

Government assisted housing is often one of the largest resources for affordable housing in communities. Government assistance for housing can come in many forms, from laws, grants, loans, and other sources. The purpose of this section is to profile government assisted housing in Oxnard (see Table B-34).

## Table B-34 Oxnard Inventory of Assisted Housing

| Project Name | Address | No. & Type of Units | Type of Subsidy | Non-Elderly units | Elderly units | Current Owner | Earliest Date of Expiration | Options for Renewal | At Risk |
|---|---|---|---|---|---|---|---|---|---|
| Colonia Village | 1201–1363 Felicia Court, etc. | 316 Family | HUD | 316 | 0 | OHA | N/A | N/A | N/A |
| Pleasant Valley Village | 5101–5275 Squires Drive | 100 Family | HUD | 100 | 0 | OHA | N/A | N/A | N/A |
| Plaza Vista | 401 South C Street | 50 Senior | HUD | 0 | 50 | OHA | N/A | N/A | N/A |
| Palm Vista | 801 South C Street | 100 Senior | HUD | 0 | 100 | OHA | N/A | N/A | N/A |
| Althea Court | 1341–1387 Althea Court | 20 Family | HUD | 20 | 0 | OHA | N/A | N/A | N/A |
| Concord Drive | 2940–3026 Concord Drive | 20 Family | HUD | 20 | 0 | OHA | N/A | N/A | N/A |
| Cuesta del Mar | 640–666 Cuesta del Mar | 12 Family | HUD | 12 | 0 | OHA | N/A | N/A | N/A |
| Fashion Park Place | 230–257 Fashion Park Place | 24 Family | HUD | 24 | 0 | OHA | N/A | N/A | N/A |
| Fremont Way | 1330–1356 Fremont Way | 12 Family | HUD | 12 | 0 | OHA | N/A | N/A | N/A |
| Hill Street | 215–237 Hill Street | 12 Family | HUD | 12 | 0 | OHA | N/A | N/A | N/A |
| Terraza de Las Cortes | 201- 255 Carmelita Ct. | 63 Family + 1 MGR | LIHTC; Mortgage Revenue Bond; City Loans: In-Lieu Fees & Housing Trust Fund | 63 | 0 | Terraza de las Cortes, LP | 2070 | N/A | N/A |
| Villas de Paseo Nuevo | 5451-5497 Cypress Rd. | 71 Family + 1 Mgr unit | LIHTC & Mortgage Revenue Bond; CDC Loan | 71 | 0 | Paseo Nuevo Partners, LP | 2068 | N/A | N/A |

| Project Name | Address | No. & Type of Units | Type of Subsidy | Non-Elderly units | Elderly units | Current Owner | Earliest Date of Expiration | Options for Renewal | At Risk |
|---|---|---|---|---|---|---|---|---|---|
| Paseo El Prado Apts. | 110 W, Collins Street | 23 of 112 Family | Mortgage Revenue Bond | 23 | 0 | Strathmore | 2026 | N/A | N/A |
| Seawinds Apts. | 4450 S. Saviers Road | 20 of 100 Senior | Mortgage Revenue Bond, Tax Credits | 0 | 20 | WE-JEN Enterprises | 2020 | N/A | N/A |
| Holiday Manor Apts. | 1924 Camino del Sol | 195 Family | HUD Conversion, Bond Issue, Tax Credits | 195 | 0 | Steadfast | 2056 | N/A | N/A |
| Camino del Sol | 1910 Camino del Sol | 120 Senior | Bonds, Tax Credits | 0 | 120 | Camino del Sol Senior Apt., LP | 2059 | N/A | N/A |
| Channel Island Park Apts. | 931 Bismark Way | 152 Family | HUD Conversion | 152 | 0 | Steadfast | 2058 | N/A | N/A |
| Vineyard Gardens | 161 Stroube Street | 62 Family | Tax Credit Project | 62 | 0 | High Ridge Costa Investors | 2055 | N/A | N/A |
| Villa Solimar | 910 Donlon Avenue | 31 Family | Tax Credit project with assistance from CDC | 31 | 0 | Cabrillo Economic Develop. Corp. (CEDC) & HOME CHDO loan with Affordable Housing & Rehabilitati on | 2069 | N/A | N/A |
| Meta Street Apts. | 501 Meta Street | 24 Farm-worker | USDA/ Rural Development; RCAC, Joe Serna Jr./RCAC; City of Oxnard, HOME | 24 | 0 | CEDC | 2059 | N/A | N/A |

| Project Name | Address | No. & Type of Units | Type of Subsidy | Non-Elderly units | Elderly units | Current Owner | Earliest Date of Expiration | Options for Renewal | At Risk |
|---|---|---|---|---|---|---|---|---|---|
| Villa Cesar Chavez | 5559 Salvador Drive | 52 Farm-worker | HOME; USDA-RD | 52 | 0 | CEDC | 2061 | N/A | N/A |
| Villa Victoria | 2140 N. Victoria Avenue | 27 Farm-worker 27 Low Income | California Housing Finance Agency; USDA RD; California HCD Joe Serna Farmworker; HOME; City of Oxnard In-Lieu Housing Fees | 54 | 0 | CEDC | 2062 | N/A | N/A |
| Camino Gonzalez | 481 W. Gonzales Road | 18 | USDA-RD §514; City of Oxnard – CDC; HOME; Deferred Interest; | 18 | 0 | CEDC | 2063 | N/A | N/A |
| Paseo De Luz | 457 W. Gonzales Road | 25 Disabled | HUD 811; SHMHP; MHSA, AHP | 25 | 0 | CEDC | 2067 | N/A | N/A |
| Paseo Del Rio | 281 River Park Blvd. | 86 | City of Oxnard, California HCD Multi-family Housing; Federal Home Loan Bank Affordable Housing; Ventura county Behavioral Health. | 86 | 0 | CEDC | 2064 | N/A | N/A |
| Paseo Santa Clara | 289 River Park Blvd. | 54 Disabled | City of Oxnard, California HCD Multi-family Housing; Federal Home Loan Bank | 54 | 0 | CEDC | 2064 | N/A | N/A |

| Project Name | Address | No. & Type of Units | Type of Subsidy | Non-Elderly units | Elderly units | Current Owner | Earliest Date of Expiration | Options for Renewal | At Risk |
|---|---|---|---|---|---|---|---|---|---|
| | | | Affordable Housing; Ventura county Behavioral Health. | | | | | | |
| Cypress Court | 490 E. Pleasant Valley Rd; 5135, 5153, 5155 Cypress Road | 4 Disabled | HOME; Resyndicated Tax Credit w/ Villa Solimar | 4 | 0 | CEDC; Solimar Associates LLP | 2069 | N/A | N/A |
| Wagon Wheel Family Apts. | 510 Winchester Drive | 119 Family | Tax Exempt Bonds, Tax Credit Equity; $14,267,022 provided by the City of Oxnard through the former CDC | 119 | 0 | CEDC | 2068 | N/A | N/A |
| Sycamore Senior Village | 333 North F Street | 225 Senior | Tax Credit Project | 225 | 0 | American Housing Corp. | 2064 | N/A | N/A |
| Colonial House Apartments | 705, North Oxnard Blvd | Farm-worker | USDA-RD; Tax Credit | 43 | 0 | The Pacific Companies; Pacific West Communitie s | 2069 | N/A | N/A |
| Tierra Vista | 1750 Montevina Circle | 40 of 404 Family | Inclusionary Ordinance | 40 | 0 | Essex Portfolio | 2019 | N/A | N/A |
| Palm Terrace | 711 South C Street | 21 Family | Bond Issue, Tax Credits | 0 | 21 | Seventh at C Assoc. | 2056 | N/A | N/A |
| Gateway Plaza | 1719 S. Oxnard Boulevard | 105 studios Affordable | Bond Issue, Tax Credits | 105 | 0 | 1625 Gate-way Limited Partner-ship | 2056 | N/A | N/A |
| Casa Merced | 840 W. Fifth Street | 40 Senior | HUD Section 202 | 0 | 40 | Mercy Charities | 2054 | N/A | N/A |

| Project Name | Address | No. & Type of Units | Type of Subsidy | Non-Elderly units | Elderly units | Current Owner | Earliest Date of Expiration | Options for Renewal | At Risk |
|---|---|---|---|---|---|---|---|---|---|
| Casa San Juan | 500 Hobson Way | 64 Family | Bond Issues, Tax Credits | 64 | 0 | Mercy Charities | 2051 | N/A | N/A |
| Villa Madera | 1051 North A Street | 71 Affordable | Bond Issues, Tax Credits | 71 | 0 | Mercy Charities | 2060 | N/A | N/A |

*Source: City of Oxnard, 2015*

### *At-Risk Housing*

For the purpose of housing element law, assisted housing developments or at-risk units are defined as multifamily rental housing complexes that receive government assistance under any of the following: federal, state, and/or local programs (or any combination of rental assistance, mortgage insurance, interest reductions, and/or direct loan programs) and which are eligible to convert to market rate due to termination (opt-out) of a rent subsidy contract (e.g., Housing Choice Vouchers [Section 8]), mortgage prepayment (e.g., FHA), or other expiring use restrictions (e.g., state or local programs) within the current and subsequent 5-year planning period of the housing element. Loss of affordable and assisted housing can have a large impact on families with incomes below the average. The following is a list of assisted housing programs whose loss could reduce the number of affordable housing units.

Based on information from the California Housing Partnership Corporation (CHPC), approximately 193 units are identified as potentially at risk, as defined above, during the time period identified. Table B-35 presents these two potentially at-risk projects in Oxnard. A total of 149 units receiving Section 8 assistance are potentially at risk of converting to market-rate housing.

**Table B-35 Oxnard Assisted Housing at Risk of Conversion to Market Rate**

| Property | Address | Project Based Section 8-Assisted Units | Total Units | Overall Expiration Date |
|---|---|---|---|---|
| Casa Merced | 5th Street and Hobson Way | 1 | 41 | 3/31/2019 |
| Channel Islands Park Apartments | 931 Bismark Way | 148 | 152 | 5/31/2011 |
| **TOTAL** | | **149** | **193** | |

*Source: CHPC (SCAG Housing Element Data Packet)*

While the expiration date under the federal programs tracked by CHPC has passed for Channel Islands Park Apartments and is within 10 years of the beginning of the planning period for Casa Merced, both projects are guaranteed affordability beyond the 10-year time frame under local affordability agreements as detailed in Table B-34. Therefore, there are no units current at risk of converting to market rate in Oxnard.

## B.8 Opportunities for Energy Conservation

The California Department of Community Services and Development, in partnership with the network of local community services agencies that assist low-income households, administers the Low Income Home Energy Assistance Program (LIHEAP) that provides financial assistance to low-income households to offset the costs of heating and cooling dwellings. The department also manages the Energy Low-Income Weatherization Assistance Program (DOE-LIWAP) that provides installation and weatherization measures which increase the energy efficiency of dwellings occupied by low-income persons.

The Oxnard department in charge of LIHEAP provides energy assistance one time per year for income-eligible households with current gas or electric bills with the requirement that applicants attend an energy education workshop. Community Action of Ventura County Inc. runs the local DOE-LIWAP and provides services including minor home repair and infiltration measures to provide an energy-efficient, safe, and hazard-free dwelling environment, improving the quality of life for income-qualified households. Some of the measures (or services) that Community Action of Ventura County Inc. installs are as follows:

- Install weather stripping for all exterior doors, install new thresholds, readjust doors for proper fit, and in some cases replace doors and lock sets. These items alone could save 5 to 25 percent on heating and cooling cost.
- Low-flow showerheads and aerators can save up to 5 percent on water heating cost. Electrical outlet and switch gaskets can save up to 3 percent on heating and cooling cost.
- Insulate attics after inspection by Community Action installers. Ceiling insulation is often the single most cost effective measure that can be installed in the home. By installing insulation, up to 25 percent can be saved on heating cost.
- Provide and install energy-efficient light bulbs. These bulbs can provide the same amount and quality of light as incandescent bulbs while using up to 75 percent less energy.
- Fix or replace broken windows and glass upon inspection. This reduces the cost of heating a home in the winter and cooling a home in the summer. Replacing broken glass in the home also improves both comfort and safety in that home.
- Inspect, test, and repair or replace broken or hazardous furnaces, stoves, and water heaters upon inspection by installers after being deemed hazardous by the gas company.
- Provide and install carbon monoxide detectors. This measure protects families against carbon monoxide buildup in the home.

In June 2013, the City approved a report on Energy Efficiency Programs and adopted Resolution No. 14,371 approving the City and Community Energy Action Plan (EAP) for the Southern California Edison (SCE) Energy Leadership Program Platinum Level. The EAP corresponds to the policies in the City's General Plan. The EAP contains programs which when implemented earn the City levels of achievement set out by SCE.

Listed below are Oxnard 2030 General Plan policies under Goal SC-3 that promote the production of energy-efficient homes and commercial and industrial buildings. Effective green building design maximizes the use of a development while encouraging the cost effective use of materials by reducing the use of materials and energy resources throughout the lifetime of the development. These recommended standards will promote and place restrictions that ensure energy efficiency in the construction and use of homes.

***Energy Generation and Increased Efficiency (Energy Action Plan) Goal***
*Energy efficiency performance standards and generation from renewable sources.*

***New Residential Development***
*Encourage incorporation of passive and active energy and resources conservation design and devices in new residential development and substantial remodels and/or expansions.*

***Develop a City Energy Action Plan***
*Develop an Energy Action Plan (EAP) that identifies feasible programs that reduce energy consumption within City government facilities and the City vehicle fleets by at least 10 percent below 2005 levels.*

***Develop a Community Energy Action Plan***
*Develop a Community Energy Action Plan that identifies feasible programs that reduce private sector and institutional consumption of energy.*

***Alternative Energy for Public Buildings***
*As part of the City and Community EAP's, transition City and other semipublic and large energy users to solar and wind energy sources over a reasonable and feasible time period.*

***Load Shifting Devices***
*As part of the City EAP, consider installing devices on municipal buildings that reduce the power required to operate equipment and for shifting the equipment usage to off-peak hours.*

***Targets for Zero-Emission Vehicles***
*As part of the City EAP, meet or exceed state targets for zero-emission fuel vehicle miles traveled within the City by supporting the use of zero emission vehicles (low speed "neighborhood electric vehicles", utility low range battery electric vehicles, mid-range "city electric vehicles," full function battery electric vehicles, and fuel cell vehicles) within City departments and divisions.*

***Renewable Energy Production Requirement***
*As part of the City and Community EAP's, require that master planned commercial and industrial developments incorporate solar, wind, and other renewable energy generation and transmission equipment unless demonstrated to the satisfaction of a qualified renewable energy consultant to be infeasible.*

***Require Use of Passive Energy Conservation Design***
*As part of the City and Community EAPs, require the use of passive energy conservation by building material massing, orientation, landscape shading, materials, and other techniques as part of the design of local buildings, where feasible.*

***Promote Voluntary Incentive Programs***
*Promote voluntary participation in incentive programs to increase the use of solar photovoltaic systems in new and existing residential, commercial, institutional and public buildings, including continued participation in the Ventura County Regional Energy Alliance (VCREA).*

***Alternatives to Power Plant Generation***
*Evaluate the feasibility of incorporating alternative sources of power generation such as wind and tidal power into the regional existing power supply grid to reduce reliance on GHG emission producing public utility and privately owned power plants.*

***Waste Conversion to Energy Facility***
*As part of the City and Community EAPs, evaluate the feasibility for the design and construction of a conversion technology capable of converting municipal solid waste into alternative sources of energy.*

***Encourage Natural Ventilation***
*Review and revise applicable planning and building policies and regulations to promote use of natural ventilation in new construction and major additions or remodeling consistent with Oxnard's temperate climate.*

The City of Oxnard also adopted an Energy Action Plan (EAP) on June 25, 2013. This plan provides programs to achieve energy efficiency in government operations and community-wide activities. The plan provides a goal of achieving a 10 percent reduction in community-wide energy use. Community programs in the EAP are anticipated to achieve annual energy savings of 34,114,100 kilowatt-hours of electricity and 1,365.600 therms of natural gas by 2020, resulting in a reduction of approximately 27,000 metric tons of carbon dioxide equivalent. Primary community programs recommended in the EAP relative to households in Oxnard are listed below, together with program descriptions:

***Program C-2: Additional Outreach to Residents***
*The City would increase its education and outreach to local residents and owners of residential buildings to raise awareness of local, utility, state and federal energy saving programs.*

***Program C-3: Establish Partnerships between City Green Team and Local Agencies***
*The City's Green Team would coordinate and network with their counterparts at local agencies, school districts, and non-profits to share best-practices towards reducing energy consumption within the community and neighboring areas as well as reduce first-costs associated with implementing energy reduction strategies.*

***Program C-4: Implement Alternative Financing Mechanisms***
*Beyond PACE programs, Oxnard should consider establishing additional financing mechanisms for residential and/or commercial energy performance assessments and system upgrades.*

***Program C-6: Promote Renewable Energy Generation***
*A possible barrier to installation of distributed renewable energy generation are zoning and building code regulations, up-front and financing costs, long cost-recovery periods, and access to information*

***Program C-7: Support Electric Vehicle Infrastructure***

*Plug-in hybrid and electric vehicles (EVs) help reduce GHG emissions and other air pollutants and have the potential to take advantage of distributed sources of renewable energy, such as solar panels. A recent report by the Union of Concerned Scientists8 illustrates that EVs in California would produce lower GHG emissions than even the most fuel-efficient hybrids. EVs charged entirely from renewable sources like wind and solar power produce virtually no GHG emissions. California is actively promoting plug-in hybrid and EVs to reduce dependence on foreign imported oil and meet the AB 32 GHG emissions reduction targets*

***Program C-8: INCF Neighborhood Vintage Assessment Program***

*The City is divided into 75 residential neighborhoods distinguished by geography and, in many cases, similar size and style of residential construction, referred to as housing and commercial "vintage." The City's neighborhoods are supported by the Inter-Neighborhood Council Forum (INCF), which serves as a venue for information exchange and coordination at the neighborhood level. Most neighborhoods are largely single-family subdivisions and often represent one or two vintage California and Oxnard development periods, such as 1920s bungalows and wood frame homes, post-World War II small stucco homes, 1960s ranch-style homes, 1970s split foyer homes, and 1980s multifamily condominiums.*

***Program C-10: Create Residential PACE Program***

*Residential PACE programs are similar in concept to Commercial PACE programs (see EAP Program C-9), and are made possible through the same State Assembly Bill 811. Legal aspects, structure, and marketing of Residential PACE programs differ in several aspects. Residential PACE programs were delayed from 2010-2012 due to a ruling that the program may violate federal lending practices. However, funding is now available through the 14-county CaliforniaFIRST financing district funded by the California Energy Commission with Ventura County as the lead agency. Financing is available up to $35,000 for homeowners in 20 year loans with interest rates from 7 to 8 percent.*

***Program C-11: Expedite Permitting***

*Expedited permitting is a strong incentive to increase the number of energy efficiency, conservation and green building measures in construction projects, since the extra money spent to improve building performance is often offset by a shorter development timeline. Many California cities offer expedited permitting for green building projects using a checklist of green building/energy efficiency and conservation measures that must be included to be eligible for the expedited process.*

***Program C-15: Develop Renewable Energy Ordinance***

*Renewable Energy Ordinance would require certain new developments in the City to incorporate clean renewable energy generation into their plans.*

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# C

# Special Housing Needs

~~This chapter received HCD conditional approval on September 20, 2015. Selected data are updated through 2016 and shown within brackets "[ ]" and/or with a grey background.~~

California state law requires under Government Code Section 65583(4)(D)(7) that the Housing Element include an analysis of special needs housing which is defined by the State to include the following:

- Persons with Disabilities (including those with developmental disabilities)
- Elderly

- Large Families and Single-Parent Families
- Farmworkers
- Families and Persons in Need of Emergency Housing

Other definitions of special needs population may apply relative to specific development standards or operating conditions, such as the Health and Safety Code Section 51312 definition of Supportive Housing for special needs populations.

These special housing needs are associated with specific demographic or occupational groups and call for very specific program responses, such as the preservation of single-room occupancy hotels or the development of units with larger bedroom counts. Families or individuals that belong to any special needs group are likely to encounter more difficulties in finding housing within their means, spending a disproportionate amount of their income to secure safe and decent housing. Special needs groups are sometimes subject to discrimination based on their specific needs or circumstances.

The Oxnard Housing Authority (OHA) currently (2014) maintains 1,659 Section 8 vouchers for persons in need of assistance for housing. Approximately 114 of these vouchers are tenant protection vouchers. The tenant protection vouchers are for residents of the Courts project that is being rebuilt. They can use the vouchers to move out during construction and then back in afterwards. These vouchers only apply to the Courts project.

The following discussion evaluates the characteristics and most recent available quantitative data for the special needs groups identified in Oxnard.

## C.1 Persons with Disabilities

Persons with disabilities face unique problems in obtaining affordable and adequate housing, with living arrangements and housing needs that vary based on the severity of the disability. This portion of Oxnard's population includes individuals with mental, physical, and developmental disabilities, with a need for affordable, conveniently located housing specially adapted to the individual's physical needs.

Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments.

Many disabled persons live on a small fixed income, which severely limits their ability to pay for housing. Persons with disabilities often have a higher rate of unemployment relative to other groups, with the sole source of income for most being a fixed pension provided by Social Security Disability Insurance, Social Security Insurance, or Social Security Old Age and Survivor's Insurance. This allowance alone does not cover the costs of rent and basic living expenses.

Table C-1 summarizes persons with a disability in Oxnard by employment status, as well as elderly with a disability. Just over 20 percent of Oxnard's population is registered as having a disability. As shown in Table C-1, 44 percent of the disabled population in Oxnard is employed. In comparison, 34 percent of the disabled population is within the working ages of 16 to 64 years old and not employed.

### Table C-1 Oxnard Persons with Disability by Employment Status, 2000

| Persons with Disability | Number | Percentage of Disabled Population | Percentage of Total Population |
|---|---|---|---|
| Age 5–15 | 1,668 | 5% | 1% |
| Age 16–64, Employed Persons | 14,191 | 44% | 9% |
| Age 16–64, Not Employed Persons | 10,918 | 34% | 7% |
| Persons Age 65+ | 5,277 | 16% | 3% |
| **TOTAL PERSONS WITH A DISABILITY** | **32,054** | **100.0%** | **21%** |
| **TOTAL POPULATION (CIVILIAN, NON-INSTITUTIONAL)** | **153,854** | | |

*Source: Census Bureau (2000 Census Summary File 3, Table P42)*
*Note: Totals may not add due to rounding.*

Table C-2 offers a breakdown of disability types by age groups. Physical and mental disabilities are the two largest disability categories in Oxnard's general population. Among those over the age of 16, employment and go-outside-home disabilities are the most prominent of the total disabled population at 32 percent and 25 percent, respectively. Go-outside-home disabilities are, by definition, disabilities limiting a person's ability to leave his or her residence alone to do such activities as shop or visit the doctor's office.

### Table C-2 Breakdown of Disability Type by Age Groups, 2000

| | 5–15 Years | 16–64 Years | 65 Years and Over | Total | Percentage of All Disability Types | Percentage of Disabled Population[1] |
|---|---|---|---|---|---|---|
| Sensory Disability | 452 | 2,417 | 1,784 | 4,653 | 8% | 15% |
| Physical Disability | 443 | 5,919 | 3,467 | 9,829 | 18% | 31% |
| Mental Disability | 1,159 | 3,784 | 1,529 | 6,472 | 12% | 20% |
| Self-Care Disability | 445 | 1,548 | 968 | 2,961 | 5% | 9% |
| Go-Outside-Home Disability | N/A | 11,012 | 2,586 | 13,598 | 25% | 42% |
| Employment Disability | N/A | 17,566 | N/A | 17,566 | 32% | 55% |
| **TOTAL DISABILITIES** | **2,499** | **42,246** | **10,334** | **55,079** | **100%** | |
| **TOTAL DISABLED PERSONS** | | | | **32,054** | | |

*Source: 2000 Census, Summary File 3, Table P41*
*Note: 1. A person can fall under more than one disability type; therefore, total disabilities exceed the total number of disabled persons.*

The US Census Bureau defines a physical disabled person as a person who is 5 years of age or older who has a physical, mental, or emotional condition lasting six months or more that substantially limits one or more basic physical abilities such as walking, climbing stairs, reaching, lifting, or carrying. As shown in Table C-2, approximately 31 percent of the disabled population consisted of individuals with a physical disability. Approximately 20 percent of the disabled population consisted of persons with a mental disability, followed by 15 percent with a sensory disability.

### Developmentally Disabled

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability in the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Tri-Counties Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. Table C-3, provided by the Department of Housing and Community Development, provides information about Oxnard's population of developmentally disabled persons.

### Table C-3 Developmentally Disabled Residents by Age: 2014

| | 0–14 Years | 15–22 Years | 23–54 Years | 55–65 Years | 65+ Years | Total |
|---|---|---|---|---|---|---|
| City of Oxnard | 1,176 | 285 | 566 | 95 | 30 | 2,152 |

*Source:* *California Department of Housing and Community Development 2014*

Table C-4 provides information about developmentally disabled residents by residence type. There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, US Department of Housing and Urban Development (HUD) housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Tri-Counties Regional Center. The City will seek to encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program 24 is proposed to address the needs of the developmentally disabled.

## Table C-4 Developmentally Disabled Residents by Residence Type in Oxnard: 2014

| Community Care Facility | Foster/Family Home | Independent Care Facility | Independent Living/ Supported Living | Own Home | Other | Total |
|---|---|---|---|---|---|---|
| 205 | 27 | 46 | 102 | 1,761 | 11 | 2,152 |

*Source: California Department of Housing and Community Development 2014*

Table C-5 presents an inventory of Ventura County and Oxnard facilities that offer housing and housing-related support services to persons with disabilities and other special needs. The County maintains six agencies that provide services to the physically and mentally disabled. The City has two agencies specifically designated to assist the mentally disabled.

## Table C-5 Agencies Serving Special Needs Populations

| Provider | Area of Service | Serving | Description of Service |
|---|---|---|---|
| AIDS Care, Inc. | County | HIV and persons with AIDS | Emergency funds for those with HIV+ and AIDS. Operates Christopher House. |
| ARC Ventura County (Association for Retarded Citizens) | County | Developmentally disabled adults | Residential care home for developmentally disabled adults. Other non-housing-related assistance. |
| | | | |
| Behavioral Health, Homeless/Emergency Shelter Program | County | Mentally ill | Emergency shelter program provides food and shelter to homeless, mentally ill individuals through voucher system. Programs for adults and children. Coordinates with Catholic Charities Community Services. |
| Casa de Esperanza | County | Mentally ill | Housing for 45 mentally ill adults. |
| Casa Pacifica | County | Children | Facility for short-term and intermediate shelter for abused and neglected children. |
| Cypress Court | Oxnard | Mentally ill | Independent living for persons with serious mental illness. |
| Paseo de Luz | | Mentally ill | Independent living for persons with serious mental illness. |
| Paseo Santa Clara | | Mentally ill | Independent living for persons with serious mental illness. |
| Coalition for Family Harmony | County | All | Shelter and other non-housing-related assistance. |
| | | | |
| Habitat for Humanity | County | Farmworkers | Development of 6 affordable homes for farmworkers. |
| Hillmont House | County | Mentally ill | Short-term crisis center with 15 beds. |
| Housing Assistance Program for Seniors (HAPS) | Oxnard & Port Hueneme | Seniors | Housing assistance for disabled or very low-income seniors. |

| Provider | Area of Service | Serving | Description of Service |
|---|---|---|---|
| Independent Living Resources Center | County | Disabled | Counseling, referrals for subsidized housing. |
| Khepera Alcoholism Recovery House | County | Men | Housing and recovery services for men with alcohol problems. |
| Lighthouse Women and Children's Mission | County | Women and children | Life recovery (drug, alcohol, and life-challenging issues). Program for women and children. |
| OASIS (Older Adult Services and Intervention System | County | Seniors | Care planning to frail elderly 60+ years. Alzheimer's ID programs. Referrals made to appropriate services to help clients remain at home. |
| Oxnard Recovery Homes, Inc. | County | Adults | Men's and women's 30-day live-in program for alcohol and drug recovery. 90-day extended program. |
| Prototype Women's Center | County | Women | Housing and recovery services for women (and their children) with drug and/or alcohol problems. |
| Senior Case Management | County | Seniors | Assists frail elderly to remain in their home environment through the use of community services. |
| Senior Home Sharing | County | Seniors | Matches seniors with other seniors or younger people who want to share housing. |
| Senior Outreach Services | County | Seniors | Geriatric mental health specialists evaluate adults over 65 to determine if mental health services are needed. |
| Shamrock House | County | Adults | Residential treatment for drug and alcohol abuse. |
| TenderLife Maternity Home | County | Pregnant young women | Provides housing and other non-housing-related assistance. |
| Training for Independent Living | County | Developmentally disabled adults | See ARC Ventura County |
| Turning Point Foundation | County | Mentally ill | Drop-in center for homeless mentally ill and clients in west Ventura. Other non-housing-related assistance. |
| Ventura County Coalition Against Violence | County | Women and children | Provides safe emergency shelter to battered women and their children, hotline, educational outreach, and support groups. |
| Ventura County Commission on Aging | County | Elderly | One-time eviction prevention, move-in costs, other non-housing-related assistance. |
| Ventura County Health Care Agency | County | AIDS | Case management, housing referrals. |
| Ventura County Rescue Mission | County | Men | Place for men to stay who are transients. Meals and bed for up to 10 consecutive nights. |

| Provider | Area of Service | Serving | Description of Service |
|---|---|---|---|
| | | | Includes 1-year, live-in free alcohol and drug recovery program. |
| Wooley House | Oxnard | Mentally ill | Independent living and/or residential care for persons with serious mental illness. |

*Source: PMC and City of Oxnard, 2014*

## C.2 Elderly

An elderly person is someone who is 65 years of age or older. Senior households have special housing needs primarily due to physical disabilities and limitations, income level, and health care costs. As shown in Table C-6, there were 7,542 households in Oxnard in 2000 headed by a person who is 65 years of age or older. Of that number, the majority of senior households were owner-occupied, with approximately 45 percent of these households consisting of owner-occupied senior households 65–74 years in age, and 32 percent of consisting of owner-occupied senior households 75 years in age or older. From 2000 to 2010, total senior households in Oxnard increased by 17 percent. The majority of senior households in 2010 consisted of owner-occupied households (76 percent of total senior households), with 3,627 senior households 65–74 years of age, and 3,083 senior households 75 years or older.

### Table C-6 Oxnard Elderly Households, 2000–2010

| Householder Age | 2000 | | 2010 | | Percentage Change, 2000–2010 |
|---|---|---|---|---|---|
| | Households | Percentage | Households | Percentage | |
| Owner-Occupied | | | | | |
| 65–74 years | 3,413 | 45% | 3,627 | 41% | 6% |
| 75 plus years | 2,404 | 32% | 3,083 | 35% | 28% |
| Renter-Occupied | | | | | |
| 65–74 years | 1,029 | 14% | 1,114 | 13% | 8% |
| 75 plus years | 696 | 9% | 987 | 11% | 42% |
| **TOTAL** | **7,542** | **100%** | **8,811** | **100%** | **17%** |

*Source: 2000 Census; 2005–2009 ACS, Table B25116*

Elderly households also may experience higher burdens from housing costs due to limited or fixed incomes. While definitions of housing affordability can vary, in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered cost-burdened and households that pay more than 50 percent are considered severely cost-burdened. Measuring the number of households paying more than these percentages helps define an area's affordability problem.

Overpayment data for Oxnard's elderly households by tenure is reported by the 2007–2011 ACS Five-Year Estimates in the CHAS datasets. Table C-7 provides this information for each income category as well as for all households with lower incomes (extremely low-, very low-, and low-income households). The table is presented in the format required by HCD. Approximately 1,240 extremely low-income elderly households earning 30 percent or less of the area mean income (AMI) spent more than 30 percent of its income on housing costs; approximately 17 percent of total households. For elderly households earning between 31 and 50 percent of AMI, 775 were also burdened by the cost of housing, approximately 13 percent of total households. Lower-income (80 percent or less of AMI) renter and owner elderly households both experienced high rates of overpayment, with owner households experiencing a higher rate of overpayment overall.

### Table C-7 Oxnard Elderly Households Overpayment by Income and Tenure, 2010

| Income Level | Elderly Owner Households | Elderly Renter Households | Total Elderly Households |
|---|---|---|---|
| Extremely Low (30% AMI or less) | 575 | 665 | 1,240 |
| % Cost Burden of Extremely Low Households Households >30% | 35% | 11% | 17% |
| % Cost Burden of Extremely Low Households Households >50% | 43% | 15% | 21% |
| Very Low (31% to 50% AMI) | 520 | 255 | 775 |
| % Cost Burden of Very Low Households >30% | 21% | 7% | 13% |
| Low (51% to 80% AMI) | 435 | 200 | 635 |
| % Cost Burden Low Households >30% | 14% | 7% | 10% |

*Source: 2007–2011 CHAS Data, Housing Problems*

## C.3 Large Families and Single-Parent Families

### Large Families

A large family is described by HUD as a family or household with five or more members. According to the 2000 Census, there were 43,630 households in Oxnard and 32 percent had five or more members. Of the owner-occupied units, 68 percent have three or more bedrooms, while 22 percent of rental units have three or more bedrooms.

Table C-8 shows the distribution of large owner- and renter-occupied households in Oxnard from 2000 to 2010. The total proportion of large households with five or more members grew from 2000 to 2010, from 32 percent of the total households in 2000 to 34 percent of total households in 2010. Oxnard had 16,756 large households in 2010.

## Table C-8 Large Households by Tenure, 2000–2010

| | 2000 | | 2010 | |
|---|---|---|---|---|
| | Households | Percentage of Total Households | Households | Percentage of Total Households |
| Owner-Occupied Large Households | 7,469 | 17% | 8,820 | 18% |
| Renter-Occupied Large Households | 6,440 | 15% | 7,936 | 16% |
| Total Large Households | 13,909 | 32% | 16,756 | 34% |
| **TOTAL HOUSEHOLDS** | **43,630** | **100%** | **49,797** | **100%** |

*Source: 2000 and 2010 Census*

### Single-Parent Heads of Household

Single-parent households, particularly female-headed households, generally have lower incomes and higher living expenses than other households. A female-headed household is defined as a female that is unmarried and living with at least one child under the age of 18. Single parents contribute more of their monthly income to the cost of maintaining and supplying a home, qualifying some female heads of household to be in need of special housing.

Table C-9 compares the household demographics of Oxnard for the years 2000 to 2010. There has been a slight increase (11 percent) in families from 2000 to 2010. The largest increase has occurred in female-headed households, which have risen 22 percent from 2000 to 2010 to comprise 19 percent of total households, and these families may need assistance in housing. Female-headed households comprised 22 percent of total households in Oxnard in 2010, with approximately 7,465 female-headed households. Of these female-headed households, 4,041 or 10 percent had children under the age of 18.

### Table C-9 Oxnard Family Head of Household Distribution, 2000 and 2010

| Family Householder | 2000 Households | | 2010 Households | | Percentage Change 2000–2010 |
|---|---|---|---|---|---|
| | Number | Percentage of Total | Number | Percentage of Total | |
| **Total Family Households** | **34,959** | | **38,803** | | **11%** |
| with own children under 18 | 19,263 | 55% | 21,161 | 55% | 10% |
| Married-Couple Family | 25,882 | 74% | 27,984 | 72% | 8% |
| with own children under 18 | 15,209 | 44% | 15,678 | 40% | 3% |
| Male Householder, no wife present | 2,934 | 8% | 3,354 | 9% | 14% |
| with own children under 18 | 1,404 | 4% | 1,442 | 4% | 3% |
| Female Householder, no husband present | 6,143 | 18% | 7,465 | 19% | 22% |
| with own children under 18 | 3,493 | 10% | 4,041 | 10% | 16% |

*Sources: 2000 and 2010 Census*

### College Students

Some Oxnard residents may attend one of three public colleges in the immediate area and may qualify as in need of housing based on low income or other criteria.

Ventura County Community College District (Oxnard College). Founded in 1975, the college is accessible from the Ventura Freeway or the Pacific Coast Highway. About 7,000 students are enrolled at Oxnard College for the 2014/2015 academic year. Many Oxnard residents may enroll in classes at the Ventura Community College, located at 4667 Telegraph Road in the city of Ventura, that are not available at the Oxnard campus.

California State University, Channel Islands. California State University (CSU) Channel Islands is the twenty-third campus of the CSU system and the first four-year public university in Ventura County. The university offers baccalaureate and master’s degrees in business, natural sciences, computer sciences, the arts, and teacher education to a 2015 enrollment of approximately 6,000 students.

Students living in the City of Oxnard may also commute to colleges located outside of Oxnard for class offerings not available locally. Other nearby colleges that may serve students residing in Oxnard include Moorpark College, a community college located approximately 30 miles east of Oxnard in Moorpark.

## C.4 Farmworkers

Ventura County has year-round agricultural production and farmworkers are more likely to establish permanent residences in Oxnard and Santa Paula where most agricultural processing is located. Estimating the size of the agricultural labor force is problematic, as farmworkers are historically undercounted by the US Census and other data sources. Farmworkers are typically categorized into three groups: permanent, seasonal, and migrant. Permanent farmworkers are employed year-round by the same employer. A seasonal farmworker works, on average, less than

150 days per year and earns at least half of his/her earned income from farm work. Migrant farmworkers are travelling seasonal farmworkers who "follow the crops" and may not have a local permanent residence.

There are several estimates of the number of farmworkers in Ventura County, detailed below.

- The Ventura County Housing Element. Estimate of 35,181 workers based on the 2000 Migrant and Seasonal Farmworker Enumeration Profiles Study (MSFES) conducted by the US Department of Health and Human Services. Of the 35,181 workers, 7,758 (22 percent) were estimated full-time workers, 14,726 (42 percent) were seasonal workers, and 12,697 (36 percent) were migrant farmworkers.
- August 2002, County of Ventura Farmworker Housing Study. The study was conducted by developing and distributing 9,000 English and Spanish surveys to agricultural workers, contractors, school districts, and farmworker advocate organizations. Nearly 17 percent (1,516) were completed and 918 (60 percent) of the respondents listed Oxnard as their place of residence. The estimated annual farmworker income ranges from $8,000 to $25,000, and 75 percent were classified as extremely low income by HUD definitions.
- 2007, Clinicas Del Camino Real. A total of 41,704 farmworker patients were seen at all nine locations in the county. Of these, 25,241 (60.5 percent) were seen at the four Oxnard locations.
- March 2015 Draft Ventura County Regional Analysis of Impediments to Fair Housing Choice (AI). This HUD-required multijurisdictional analysis solicited input and participation from stakeholders, policymakers, and housing advocates. As reported in the AI, according the 2012 American Community Survey, the most significant concentration of those working in the agriculture, forestry, fishing and hunting, and mining industry, which includes farmworkers, is in Oxnard, with close to 62 percent of the county employees for this industry sector.

- 2012 Census of Agriculture, Table 7, Hired Farm Labor – Workers and Payroll, listed 30,172 workers: 17,120 worked 150 days or more, 13,052 less than 150 days. The total farmworker payroll was $364.4 million, or about $12,075 each. Based on a total number of 2,150 farms in Ventura County, 91 percent employed fewer than 10 employees. While small farms are prevalent, 93 percent of farmworkers work on large farms with over 10 workers. Data on farmworkers in Ventura County is presented in Table C-10.

### Table C-10 Farmworkers in Ventura County and California: 2012

| | Ventura County | California |
|---|---|---|
| Farms (number) | 2,150 | 77,857 |
| Hired farm labor (farms) | 1,167 | 33,955 |
| Hired farm labor (workers) | 30,172 | 465,422 |
| Workers by days worked – 150 days or more | 17,120 | 205,851 |
| Workers by days worked – less than 150 days | 13,052 | 259,571 |
| Migrant farm labor on farms with hired labor | 2,949 | 118,662 |
| Migrant farm labor on farms reporting only contract labor | 162 | 755 |

*Source: 2012 USDA Census of Agriculture, Tables 1 and 7 [next Census if Agriculture will be in 2017]*

Multiplying the 2012 Census of Agriculture data of 30,172 farmworkers by the 2002 Farmworker Study and 2007 Clinicas data of 60 percent living in Oxnard yields an estimate of 18,103 farmworkers living in Oxnard. For lack of credible farmworker income data to the contrary, all farmworkers are assumed to fall into the extremely low-income classification although it is likely that many farmworker households have two or working adults and their total household income could be in the low- to moderate-income categories. There is no reliable source of readily available information to this effect.

~~Ventura County has minimal records on farmworker group housing, primarily because many of the group-housing structures were constructed years ago and the County Assessor's records do not provide sufficient detail to differentiate between farmworker group housing and other types of group housing.~~ HCD maintains a list of farmworker labor camps licensed by the State of California. Table C-11 lists the licensed farmworker camps in Ventura County by camp name, location, and number of individuals and families that can be accommodated. All of these camps are located in the unincorporated area of the county, with the exception of the Garden City camp in Oxnard. Camp Vanessa in Oxnard is also included although it is not a State-licensed camp. Camp Vanessa is the only camp on the list within the Oxnard city limits that was a Bracero Program camp constructed during WWII for temporary Mexican labor. No new farmworker camps have been built since the adoption of the previous Housing Element.

### Table C-11 State-Licensed Farmworker Camps in Ventura County

| Facility Name | Address | Property Owner | Permanent or Temporary Permit | Notes |
|---|---|---|---|---|
| B-Camp | 2512 Balboa St., Oxnard | Leo B. Jennings | Permanent | 15 units individuals and families |
| Fillmore Labor Camp | 743½ Sespe Pl., Fillmore | Villasenor Enterprises | Permanent | 137 units individuals |
| Garden City Camp | 5690 Cypress Rd., Oxnard | Pacific Labor Services | Permanent | 40 beds individuals only |
| La Campana | 2297 Sycamore, Fillmore | Limoneira | Permanent | 18 units individuals and families |
| Leavens Ranches | 12681 Broadway Rd., Moorpark | Leavens Ranches | Permanent | 14 units individuals and families |
| Limol | 1141 Cummings Rd., Santa Paula | Limoneira | Permanent | 157 units individuals and families |
| Los Posas Orchards | 5242 N. Olive Hill Rd., Somis | Somis Pacific | Temporary | 16 units families |
| McKevett | Padre Dr., Santa Paula | Limoneira | Permanent | 9 units individuals and families |
| Newhall Ranch | 4½ miles east of Piru | Newhall Land & Farming | Permanent | 18 units individuals and families |
| Orchard Farm | Santa Paula | Limoneira | Permanent | 11 units individuals and families |
| Piru Square | 665 Piru Square | Trinidad Vasquez | Permanent | 6 units 15 individuals |
| Rancho Guadalasca | 1 Caryl Dr., Oxnard | John Boone | Permanent | 9 units families |
| Rancho Media Dia | 1989 Hondo Rancho Rd., Somis | Grether Farming | Permanent | 10 units families |
| Somis Nursery | 5612 Donlon Rd., Somis | Somis Nursery | Permanent | 10 units individuals and families |
| **Total Licensed Farmworker Units** | | | | **470 units** |
| Camp Vanessa (unlicensed) | 1700 E. 5th Street, Oxnard | Vincent Martinez | Permanent | 300 beds |

*Source: City of Oxnard, 2015*

## C.5 Families and Persons in Need of Emergency Housing

HUD considers someone homeless if that person resides in an emergency shelter; transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter; or places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings. In addition, homeless individuals may include released prison inmates who have returned to Oxnard as their last place of known residence but who have nowhere to live.

A shelter provides families and/or individuals a place to stay with facilities for a maximum of 180 days; a transitional housing facility provides shelter for a typical maximum of two years. The family or individual must put forward no more than 30 percent of their adjusted gross income toward housing costs. Shelters and transitional housing are generally developed and managed by nonprofit and/or faith-based organizations that may differ in the populations served and how their facilities and programs operate. They do not charge for their services.

Countywide in 2017~~3~~, there were 1,152~~774~~ homeless adults and children on a given day based on one point-in-time count as shown on Table C-12.

### Table C-12 Homeless Count by Jurisdiction, 2017~~3 [2016]~~

| Jurisdiction | Homeless Counted | Percentage of Homeless | Jurisdiction | Homeless Counted | Percentage of Homeless |
|---|---|---|---|---|---|
| Camarillo | 27 | 2% | Santa Paula | 35~~34~~ | 3~~2~~% |
| Fillmore | 0~~13~~ | 0~~1~~% | Simi Valley | 105~~211~~ | 9~~12~~% |
| Moorpark | 7~~9~~ | <1% | Thousand Oaks | 102~~121~~ | 9~~7~~% |
| Ojai | 19~~43~~ | 2% | Ventura | 301~~519~~ | 26~~9~~% |
| Oxnard | 461~~645~~ | 40~~36~~% | Unincorporated County | 77~~135~~ | 7~~8~~% |
| ~~Oxnard, 2016~~ | ~~584~~ | ~~46%~~ | ~~Total~~ | ~~1,774~~ | ~~100%~~ |
| Port Hueneme | 18~~17~~ | 2~~1~~% | Total~~, 2016~~ | 1,152~~271~~ | 100% |

*Source: Ventura County ~~2014~~ Homeless Count and Subpopulation Survey: Final Report, April 2017~~4~~ ~~[Final Report, April 2016]~~*

The total number of persons counted in Oxnard in 2013 was 645, or approximately 36 percent of the countywide total. Of this total number of homeless persons, unsheltered individuals considered chronically homeless were estimated at approximately 187 to 230 adults and 43 children. These chronically homeless individuals are those having lived in emergency shelters and/or on streets or abandoned buildings for the past year or more. Per the Ventura County 2014 Homeless County and Subpopulation Survey: Final Report, April 2014, a breakdown of the data collected from chronically homeless adults in the City of Oxnard is as follows:

- **Gender:** 79 percent of adults (147) were men and 19 percent (37) were women
- **Ethnicity:** 52 percent (97) were Hispanic or Latino; 29 percent of adults (55) were White; 8 percent (14) were African American or Black; 2 percent (4) were American Indian or Alaskan Native; 1 percent (2) were Asian/Pacific Islander; and 9 percent (17) stated Other
- **Family Composition:** 22 families were counted—27 adults and 43

children

- **Released from correctional institutions:** 25 percent of homeless individuals, or 47 persons total, were reported homeless in the 2014 survey that had recently been released from a correctional institution. At the time of the survey, these homeless individuals had been released from a correctional institution within the past 12 months.

Homelessness is one of the more complex issues in Oxnard and Ventura County as a whole. The lack of income by many of the homeless combined with the changes in state and federal support programs for the mentally and physically disabled, veterans, and others have made homelessness a difficult issue. The 2014 County of Ventura Homeless Count report is included by reference as the best available documentation regarding the homeless population.

Table C-13 summarizes the local government, nonprofit organizations, faith-based organizations, and community service groups that provide housing or related assistance to the homeless or low-income families of individuals in Ventura County. Table C-14 summarizes shelters offered by the City of Oxnard.

### Table C-13 Agencies Serving Homeless and Low-Income Persons

| Service Provider | Location | Services Provided |
|---|---|---|
| Alcohol and Drug Programs, Mom and Kids Recovery Center | Ventura | Short-term housing voucher program for women and children in need of housing while in treatment program. |
| Cabrillo Economic Development Corporation | County | Develops low- and moderate-income housing projects in the county. Also leadership development, community organization, management training, and resource development. Provides housing for permanent, seasonal, and migrant farmworkers. |
| Candelaria American Indian Council | Ventura | Emergency assistance (food and shelter) and job linkage for American Indian clients and veterans. Information and referral. |
| Care and Share | Simi | One-time emergency services, food and shelter. Eviction prevention. |
| Catholic Charities* | Ventura, Moorpark, Oxnard, Thousand Oaks | Emergency shelter vouchers, temporary emergency material aid. Counseling. Rental assistance, food pantries. |
| Christopher House | Ventura | Housing and licensed nursing care for men, women, and children with HIV/AIDS. |
| Community Action of Ventura County | Oxnard, Ventura | Financial assistance provided (when available) for eviction prevention and move-in cost assistance. Case management and other support services to prevent reoccurrence of homelessness. Weatherization services, utility assistance, and food distribution. |
| Fillmore Volunteer Services* | Fillmore | Eviction prevention and other non-housing-related assistance. |
| Habitat for Humanity | County | Building of affordable homes for lower-income and farworker households |
| **Housing Authorities** | | |

| Service Provider | Location | Services Provided |
|---|---|---|
| County Area Housing Authority* | Newbury Park | Administer HUD Section 8 Rental Assistance and conventional public housing projects. Provide fair housing counseling. Waiting lists vary from 3 to 6 years. |
| Oxnard Housing Authority | Oxnard | |
| Port Hueneme Housing Authority | Port Hueneme | |
| Santa Paula Housing Authority | Santa Paula | |
| Ventura City Housing Authority | Ventura | |
| Human Services Agency Homeless I & R Program | County | Information and referral. Outreach, assessment, and brief casework for homeless individuals and families. |
| Interface Youth Crisis Services | Ventura | Hotline counseling, shelter for homeless, abused, or runaway children. |
| Jewish Family Services* | Thousand Oaks, Ventura | Services to homeless and other non-housing-related assistance. |
| Khepera House | Ventura | Residential drug/alcohol recovery program and graduate houses for men. |
| Lighthouse Women and Children's Mission | County | Overnight shelter, emergency shelter program for homeless women and children, employment search program for homeless women and children, and a life recovery (drug, alcohol, and life-challenging issues) program for women and children. |
| Lutheran Social Services* | Thousand Oaks, Simi Valley | Eviction prevention, move-in assistance, and other non-housing-related assistance. Seniors-Caring Neighbor Program. |
| Many Mansions | County | Affordable housing and life-enriching services to low-income residents of Ventura County. Own 9 apartment-style properties that provide housing to over 1,300 individuals in need. |
| Miracle House | Ventura | Residential recovery program for women with dual dependency on drugs and alcohol. |
| New Harvest Christian Fellowship | Oxnard | Residential drug/alcohol rehabilitation program for men. |
| Project Understanding | Ventura | Small loans and grants for move-in expenses, eviction prevention, and other non-housing-related assistance. |
| Project Understanding | Oxnard | Transitional housing. |
| Saint John's Community Outreach | Oxnard | Emergency lodging and other non-housing-related assistance. Revolving loan fund. |
| Salvation Army – Oxnard Corps | Oxnard | Food pantry and non-housing-related assistance. |
| Salvation Army – Service Extension* | Simi | Short-term lodging vouchers, other non-housing-related assistance. |
| Salvation Army – Ventura Corps | Ventura | Short-term lodging vouchers, other non-housing-related assistance. |
| Senior Homesharing | Ventura | Matches seniors with other seniors and non-seniors in need of shared housing. |
| Turning Point Foundation | Ventura | Drop-in center and shelter for homeless mentally ill and clients in west Ventura, other non-housing-related assistance. |

| Service Provider | Location | Services Provided |
|---|---|---|
| Ventura County Council on Aging | Oxnard | Senior services. |
| Ventura County Rescue Mission (VCRMA) | County | Meals for the public, emergency shelter for men, and an alcohol and drug recovery program for men. Also has a separate facility that provides housing for women and children. Provides a safe harbor 24-hour emergency shelter. |
| Victory Outreach Recovery Homes | Ventura, Oxnard | Drug recovery homes for men and women. |

*Source:* *Ventura County Draft Housing Element, January 2008; 2000 County of Ventura Consolidated Plan (Updated); re-confirmed by City of Oxnard, 2014.*

** These providers are located in the eastern portion of Ventura County and more difficult to reach for an Oxnard homeless person.*

## Table C-14 Oxnard Homeless Shelter Programs

| Program | 2015 Capacity |
|---|---|
| Support the Winter Warming Shelter<br>(emergency shelter and support shared between Ventura and Oxnard) | 125 persons |
| RAIN Transitional Living Center<br>(transitional housing for homeless individuals or families) | 65 persons |
| Khepera House (located in Ventura but receives Oxnard funding support) | 6 men |
| Kingdom Center at 1450 Rose Avenue<br>(residential program) | 16–20 women and children |
| Lighthouse on Hayes<br>(emergency shelter and residential life skills program) | 32 persons (emergency shelter)<br>44 persons (residential program) |
| Ventura County Rescue Mission (VCRMA)<br>(emergency shelter, residential life skills program, permanent housing for graduates of residential life skills program) | 46 persons (emergency shelter)<br>85 persons (residential program)<br>22 persons (permanent housing) |

*Source:* *Oxnard Homeless Coordinator, 2015*


# PROJECTED HOUSING NEEDS

## D.1 Regional Housing Needs Allocation

California state law requires Metropolitan Planning Organizations (MPOs) to determine the existing and projected housing need for their regions. The County of Ventura, and Oxnard, is part of the Southern California Association of Governments (SCAG) MPO. For each housing element planning cycle, SCAG determines the share of current and projected Regional Housing Need Allocation (RHNA) for its member jurisdictions. SCAG adopted the Final RHNA methodology on November 3, 2011. The adopted RHNA plan was approved by the California Department of Housing and Community Development (HCD) on November 26, 2012.

SCAG's RHNA process was consistent with the requirements of Senate Bill 375, new since the previous Housing Element cycle. Additional details on the RHNA methodology are available on SCAG's website. In 2009, SCAG requested each jurisdiction provide a projection of net added housing units likely to develop by 2021. Oxnard provided a projection that was based on the draft 2030 General Plan that, in 2009, included a proposed specific plan outside City limits of 2,500 units (Jones Ranch). In 2011, the City Council adopted the 2030 General Plan after removing the proposed specific plan. The SCAG RHNA continued to include the additional 2,500 units and the City appealed the RHNA allocation (Table D-1) in 2012. The appeal was denied by SCAG on the grounds that the 2009 RHNA 'process' had to be upheld despite the City's subsequent adoption of the 2030 General Plan. The City maintains that the 2014-2021 RHNA allocation is unfair, unrealistic, and too high by 2,500 units. Furthermore, several SCAG jurisdictions submitted small housing development projections compared to their historic and realistic development activity, which results in a very small commitment to affordable housing through 2021. Table D-1 shows the results of the final RHNA for each of the cities and the unincorporated area in Ventura County.

### Table D-1. Ventura County 2014–2021 Regional Housing Needs Allocation

| Jurisdiction | Extremely Low Income (30% or less of median) | Very Low Income (31%–50% of median) | Low Income (51%–80% of median) | Moderate Income (81%–120% of median) | Upper Income (>120% of median) | Total |
|---|---|---|---|---|---|---|
| Camarillo | 269 | 270 | 366 | 411 | 908 | 2,224 |
| Fillmore | 80 | 80 | 112 | 128 | 294 | 694 |
| Moorpark | 144 | 145 | 197 | 216 | 462 | 1,164 |
| Ojai | 43 | 44 | 59 | 70 | 155 | 371 |
| **Oxnard** | **844** | **844** | **1,160** | **1,351** | **3,102** | **7,301** |
| Port Hueneme | 0 | 1 | 1 | 0 | 0 | 2 |
| San Buenaventura | 430 | 431 | 591 | 673 | 1,529 | 3,654 |
| Santa Paula | 144 | 144 | 201 | 241 | 555 | 1,285 |
| Simi Valley | 155 | 155 | 208 | 229 | 509 | 1,256 |
| Thousand Oaks | 23 | 24 | 32 | 36 | 77 | 192 |
| Unincorporated | 123 | 123 | 168 | 189 | 412 | 1,015 |
| **COUNTYWIDE TOTAL** | **2,255** | **2,261** | **3,095** | **3,544** | **8,003** | **19,158** |

*Source: SCAG 2012*

Government Code Section 65583 was amended effective January 1, 2007, requiring that the housing needs assessment in a housing element include a new income category—extremely low income (30 percent or less of county median family income). Per HCD, the extremely low-income need can be calculated as 50 percent of the very low-income need. This approach has been used to determine the extremely low- and very low-income numbers in Table D-1.

## D.2 Housing Production Progress

### Housing Completed Through February 2015

Table D-2 shows properties that were completed between January 1, 2014, and ~~February 2015 [June 2016]~~March 2017. These units are counted toward meeting the City's RHNA goal.

### Table D-2. Units Built in Oxnard: 2014 through March~~,~~ 2017 ~~2015 [updated through June 2016]~~

| Project Name | Extremely Low/ Very Low (EL/VL)[1] | Low (Low) | Moderate (Mod) | Above Moderate | Total |
|---|---|---|---|---|---|
| Colonial House | 3 | 20 | 21 | 0 | 44 |
| Vista Urbana | 0 | 0 | 110 | 46 | 156 |
| River Park: The District | 0 | 0 | 0 | 25 | 25 |
| River Park: Westerly II | 0 | 0 | 0 | 14 | 14 |
| Pacifica Senior Living (former Grandstay Hotel) | 0 | 0 | 0 | 80 | 80 |
| Riverpark: Sonata Apartments | 0 | 52 | 0 | 0 | 52 |
| Terraza de Las Cortes (Housing Authority) | 7 | 56 | 1 | 0 | 64 |
| Single-family homes | 0 | 0 | 0 | 5 | 5 |
| Charles Street | 0 | 0 | 0 | 4 | 4 |
| River Park: Tempo Apartments | 0 | 0 | 0 | 235 | 235 |
| River Park: The District (Morning View) | 0 | 0 | 0 | 88 | 88 |
| River Park: The Axis (Sienna) | 0 | 0 | 0 | 91 | 91 |
| Oneida Court | 0 | 0 | 0 | 4 | 4 |
| **TOTAL ~~[2016]~~** | **10** | **128** | **132** | **~~170~~592** | **862~~440~~** |

*Source: City of Oxnard 2017~~5~~*

*Note 1: The 120 units at the Wagon Wheel Family Apartments are not included in this table because they were built to replace existing affordable units.*

Table D-3 lists housing projects as of ~~February 2015 [July 2016]~~ March 2017 that are under construction or approved and expected to be fully developed by October 31, 2021.

## Table D-3. Residential Units Under Construction or Approved, through ~~as of February 2015~~ ~~[July 2016]~~March 2017

| Project Name | Extremely Low/ Very Low (EL/VL) | Low (Low) | Moderate (Mod) | Above Moderate | Total |
|---|---|---|---|---|---|
| 1131 Capri Way (Coastal Zone) | 1 | 0 | 0 | 0 | 1 |
| The Lofts Affordable Apartments | 115 | 0 | 0 | 0 | 115 |
| Etting Rd Cabrillo Farmworker (AAHOP B-07) | 22 | 20 | 2 | 0 | 44 |
| Oxnard Shores MHP (Coastal Zone) | 0 | 0 | 0 | 3 | 3 |
| Garcia property | 0 | 0 | 0 | 1 | 1 |
| Las Palmas | 0 | 0 | 0 | 4 | 4 |
| River Park: Veranda | 0 | 0 | 0 | 95 | 95 |
| 5489 Savier Rd (JBGR LLC) | 0 | 4 | 0 | 18 | 22 |
| First and Hayes Habitat for Humanity | 3 | 3 | 0 | 0 | 6 |
| 130~~-~~–134 H Street SFD | 0 | 0 | 0 | 8 | 8 |
| 901 Cheyenne Way SFD | 0 | 0 | 0 | 3 | 3 |
| 600 Cooper Rd Mixed ~~XD~~ Use | 0 | 0 | 2 | 0 | 2 |
| 1011~~-~~–2015 Dunes Duplex | 0 | 0 | 0 | 2 | 2 |
| 116 McKinley SFD | 0 | 0 | 0 | 1 | 1 |
| 1021 Mandalay SFD (Coastal) | 0 | 0 | 0 | 1 | 1 |
| 4830 Terrace Ave apartments | 0 | 0 | 3 | 0 | 3 |
| The Village PA 4 condos 16-200-02 | 0 | 0 | 0 | 88 | 88 |
| The Village PA 5/11 condos 16-200-01 | 0 | 0 | 0 | 78 | 78 |
| The Village PA 7/9/10 condos 16-200-07 | 0 | 0 | 0 | 144 | 144 |
| 701 & 703 Mandalay Rd SFD (Coastal) | 0 | 0 | 0 | 2 | 2 |
| 126 South D Street SFD | 0 | 0 | 0 | 2 | 2 |
| 855 Mandalay Rd SFD (Coastal) | 0 | 0 | 0 | 1 | 1 |
| The Village PA 18/19 apts 14-200-01 | 0 | 0 | 0 | 219 | 219 |
| 2211 E Gonzales Seniors | 0 | 0 | 0 | 80 | 80 |
| 935 Mandalay Rd SFD | 0 | 0 | 0 | 1 | 1 |
| 161 Garfied Ave SFD | 0 | 0 | 4 | 0 | 4 |
| Billboard 8th and A lofts | 0 | 4 | 0 | 22 | 26 |
| River Park: Westerly II | 0 | 0 | 0 | 55 | 55 |
| RiverPark: Senior Living (2 projects) | 0 | 0 | 0 | 221 | 221 |
| Oneida Court | 0 | 0 | 0 | 4 | 4 |
| The Village – Affordable Units | 0 | 106 | 0 | 0 | 106 |
| The Village – zoned 30+ units/acre areas[1] | 0 | 0 | 807 | 0 | 807 |
| Anacapa Townhomes (Coastal Zone) | 0 | 0 | 0 | ~~70~~52 | ~~70~~52 |

| Project Name | Extremely Low/ Very Low (EL/VL) | Low (Low) | Moderate (Mod) | Above Moderate | Total |
|---|---|---|---|---|---|
| Ventura/Vineyard Homes | 0 | 20 | 0 | 201 | 221 |
| Victoria/Hemlock | 0 | 0 | 0 | 116 | 116 |
| North Shore Subdivision (Coastal Zone) | 0 | 0 | 0 | 292 | 292 |
| Seabridge Port 121 Phase II (Coastal Zone) | 0 | 0 | 0 | 75 | 75 |
| Seabridge N. Marina Flats (Coastal Zone) | 0 | 0 | 0 | 42 | 42 |
| Northeast Community Phase III (Maulhardt) | 0 | 0 | 0 | 400 | 400 |
| 320 Johnson Apartments (AAHOP B-9) | 0 | 0 | 19 | 0 | 19 |
| Statham & Channel Islands Apts. | 0 | 6 | 0 | 66 | 72 |
| Skyview Apartments (AAHOP A-04) | 0 | 24 | 215 | 1 | 240 |
| Daly Dansk PV Rd Apartments (AAHOP B-08) | 12 | 0 | 0 | 89 | 101 |
| Daly Dansk PV Rd Seniors (AAHOP B-08) | 0 | 0 | 0 | 70 | 70 |
| Vista Pacifica 5527/5557 Saviers Road | 0 | 39 | 1 | 0 | 40 |
| **TOTAL (March 2017~~2016~~)** | **153~~150~~** | **~~215~~226** | **~~1,044~~1,053** | **~~2,801~~2,457** | **~~4,210~~3,889** |

*Source: City of Oxnard ~~2015 [2016]~~March 2017 project list*

*Note 1: The units counted under the areas of The Village Specific Plan zoning for development at 30 units per acre or greater were calculated based on the HCD standard approach to use the allowed density on sites that have not yet received building permits.*

*Note 2: Las Cortes Oxnard Housing Authority project is a replacement of what was originally a HUD public housing project. All replacement units up to 260 units are not included in these tables.*

Table D-4 presents the City's total and remaining RHNA for the 2014–2021 RHNA cycle after subtracting units that have been approved and are under construction or completed (Tables D-2 and D-3). The above moderate allocation is exceed-ed by over 500 units. As of ~~July 2016~~April 2017, the City's total remaining RHNA need is ~~2,651 units of which~~ ~~2,497~~2,520 units~~are~~ in the four affordable categories.

## Table D-4. Remaining RHNA ~~as of July 2016~~through March 2017

| Status Toward Goal | Extremely/ Very Low[1] | Low | Moderate | Above Moderate | Total |
|---|---|---|---|---|---|
| RHNA Allocation (2014–2021) | 1,688 | 1,160 | 1,351 | 3,102 | 7,301 |
| Built (1/2014–~~6/2016~~3/2017) | 10 | 128 | 132 | ~~170~~592 | ~~440~~862 |
| Under Construction or Approved | 153~~150~~ | ~~215~~226 | ~~1,044~~1,053 | ~~2,801~~2,457 | ~~4,210~~3,889 |
| **Remaining ~~as of July 2016~~** | **~~1,528~~1,525** | **806~~817~~** | **166~~175~~** | **~~131~~53** | **~~2,651~~2,550** |

*Source: SCAG 2012; City of Oxnard 201~~75 [2016]~~*

*Note 1: The units at the Wagon Wheel Family Apartments are not included in this table because they were built to replace existing affordable units.*

*Note 2: All units in the extremely low, very low and low-income projects reflected as built or under construction or approved in this table are affordable due to deed restrictions, conditions of approval, development agreement and/or inclusionary ordinance.*

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# CONSTRAINTS

## E.1 Land-Use Controls

~~Selected data is updated through 2016.~~

State law requires the use of the term “constraints,” which generally implies forces or efforts to restrain actions that would otherwise occur. Environmental review, general planning, zoning, and related local land use policies, regulations and development standards are extensions of local government police powers to protect life and property, minimize nuisances, and achieve a desired quality of life as expressed through a participatory democratic process. Local constraints are either required by state law (such as preparing and adopting a General Plan and conducting environmental review) or were enacted to remedy or prevent a specific local issue (such as requiring landscaping to deter graffiti). The term “constraint” should not be interpreted in the context that local development standards and development review procedures are inhibiting the provision of quality affordable housing which would otherwise be developed. Instead, this section should be interpreted as a review of local development standards and development review procedures to ascertain whether a development standard or procedure or other regulation is no longer needed, has unintended and/or unnecessary negative consequences, and/or could be improved so as to increase opportunities and the feasibility of developing affordable housing (especially special needs and very low- and low-income units), or any development. Periodic review and analysis of constraints in this context is welcome.

## TERMS

**Density (net and gross)**. Density is calculated by taking the number of dwelling units in an area and dividing it by the acreage in the area. Gross density is calculated using the total acreage for the area. Net density is calculated by dividing units by the net acreage, generally, exclusive of roadways.

**Floor area ratio (FAR)**. The ratio of gross floor area of structures on a particular parcel to the gross area of the parcel on which the structures are located.

**Gross acreage**. The total area of a site.

**Lot coverage**. The amount of a lot that is allowed to be covered by the footprint of structures on that lot.

**Net acreage**. Calculated by taking the gross acreage of a site and subtracting portions of the site dedicated to public improvements, such as streets.

**Planned Development (PD)**. Land use zoning that allows the adoption of a set of development standards which are specific to a particular project. PD zones usually do not contain detailed development standards; those are established during the process of considering proposals and adopted upon project approval. Also known as a Planned Residential Group (PRG).

**Zoning**. The principal land use tool for implementing the General Plan; it translates General Plan land use recommendations and standards directly into enforceable regulations. A zoning ordinance divides a community into districts and specifies the land uses allowed and the development standards that apply for each district. Standards generally include minimum lot size, density, building height, lot coverage, and setbacks.

## RESIDENTIAL ZONING AND DEVELOPMENT STANDARDS

The land use policies for residential development are discussed in detail in the Oxnard 2030 General Plan and the Local Coastal Plan (LCP), in combination with the City's non-coastal and coastal zoning regulations (Chapters 16 and 17, respectively). The general plan, LCP, and implementing zoning regulations combined establish the amount and distribution of land to be allocated for different housing densities. In October 2011, the City of Oxnard adopted the updated 2030 General Plan, with a planning horizon through 2030. The Oxnard LCP was initially adopted in 1982. The City set aside funding for a comprehensive update to the LCP in 2013 and applied for grants, then received grant award and retained consultants in 2014, and began using State grants in 2015. The update will likely be completed in 2017 at the earliest.

Housing supply and costs are partially affected by the amount of land designated for housing and available within Oxnard city limits and within the Oxnard City Urban Restriction Boundary (CURB) requiring annexation. Each residential zone, and certain commercial zones allowing residential development, has a residential density and development standards that regulate lot size, building height, setbacks, parking, etc. Table E-1 summarizes residential densities by zoning category and correlates them with the 2030 General Plan.

## Table E-1. Residential Zoning and 2030 General Plan Compatibility

| Zoning District (LCP = coastal zone only) | | Minimum Lot Area (Square Feet) | Density Range per Net Acre (Zoning) | 2030 General Plan Land Use Designation | Density per Gross Acre (2030 General Plan) |
|---|---|---|---|---|---|
| **Residential Designations** | | | | | |
| R-1 | Single-Family Residential | 6,000 | Up to 7 | Low-Density | Up to 7 |
| R-2 | Multiple-Family Residential | 3,500 | 8–12 | Low-Medium Density | 7–12 |
| R-3 | Garden Apartment | 2,400 | 13–18 | Medium Density | 12–18 |
| R-4 | High Rise Residential | 1,500 | 19–30 | Medium-High Density Residential | 18–30 |
| R-5 | [Code amendment required] | 1,400 | 31+ | High-Density Residential | 30+ |
| CBD | Central Business District | 1,117 | up to 39 | Central Business District | Up to 39 |
| MH-PD | Mobile Home Park | 3,000 | 6.5 | Mobile Home Planned Development | 1–12 |
| R-B-1 | Single-Family Beach (LCP) | 4,000 | 1–7 | Very Low;<br>Low-Density | 1–2<br>1–7 |
| R-W-1 | Single-Family Water-Oriented (LCP) | 4,000[1] | 1–7 | Very Low;<br>Low-Density | 1–2<br>1–7 |
| R-W-2 | Multiple-Family Water-Oriented (LCP) | 2,800 | 8–12 | Low-Medium Density | 7–12 |
| R-2-C | Coastal Low-Density Multiple-Family (LCP) | 3,500 | 8–12 | Low-Medium Density | 7–12 |
| R-3-C | Coastal Garden Apartment (LCP) | 2,400[2] | 13–18 | Medium Density | 12–18 |
| R-BF | Beachfront Residential (LCP) | 2,500[3] | 17 | Low-Medium Density | 7–12 |
| MHP-C | Mobile Home Park (LCP) | 3,000 | 1–12 | Mobile Home Planned Development | 1–12 |
| **Commercial Designations that allow residential uses** | | | | | |
| C-1 | Neighborhood Shopping | 3,630 | 1–12 | Convenience Commercial | 1–12 |
| C2<br>C2-PD<br>C-M | General Commercial Commercial and Light Manufacturing | 2,420 | 1–18 | General, Community, Regional, and Neighborhood | Up to18 |
| CO | Commercial Office (live/work only) | N/A | Established by Use Permit | Office | ”Limited” |
| CBD | Central Business District | N/A | 1–39 | Central Business District | Up to 39 |

| Zoning District (LCP = coastal zone only) | | Minimum Lot Area (Square Feet) | Density Range per Net Acre (Zoning) | 2030 General Plan Land Use Designation | Density per Gross Acre (2030 General Plan) |
|---|---|---|---|---|---|
| C-R | Community Reserve | 6,000 | 1 unit per lot | Agriculture, Open Space, Resource Protection, Park | 1 unit per lot |
| **Industrial Designations that allow residential uses in live/work design** | | | | | |
| ML | Limited Manufacturing | N/A | 1 unit per lot | Limited Manufacturing | 1 unit per lot |

*Source: City of Oxnard Zoning Code (Chapter 16 of City Municipal Code); City of Oxnard Coastal Zoning Code (Chapter 17 of City Municipal Code), accessed October 2014*

*Notes:*

1. *Minimum lot area applies for lots that directly abut a waterway. Lots not directly abutting a waterway subject to a 6,000-square-foot minimum lot area.*
2. *Minimum lot area of 2,400 square feet per dwelling unit.*
3. *Oxnard Coastal Land Use Plan sets actual maximum allowed density based on then-existing Coastal zoning.*

Similar to many California cities that had a growth "boom" after WWII, a relatively high proportion of the residential districts allow only single-family housing at seven units per acre (R-1 zoning). Many of the single-family housing tracts in Oxnard were approved with the Planned Development ("-PD") designation, which allows flexibility with the development standards through a Special Use Permit.

The Oxnard Zoning Code allows second dwelling units to be developed in zones R-1 through R-4. Accessory Dwelling Units (ADU)~~Second units~~, which are also commonly called ~~accessory dwelling~~second units or "granny flats," allow increased residential density while providing minimal impact on the character of low-density neighborhoods. These often detached, self-sufficient units are constructed on the property of a primary unit such as a detached house but are typically smaller in size. Oxnard's ~~second unit~~ADU ordinance is recognized as relatively restrictive and staff is proposing to increase the allowed size of the ADU ~~second~~ unit relative to land available (see Program 6).

The Oxnard Zoning Code allows live/work units in the Limited Manufacturing (ML) zone. These units are limited to efficiency units that may only be used by the on-site business.

### Residential Development Standards

The Zoning Code also serves to preserve the character and integrity of existing neighborhoods. The code sets forth residential development standards for each zoning district, as listed below and described in Table E-2.

Residential zoning designations in both the non-coastal and coastal areas are:

- R-1 – Single-family residential
- R-2 – Multiple-family residential
- R-3 – Garden apartment
- R-W-1 – Single-family water-oriented
- R-W-2 – Multiple-family water-oriented
- R-2-C – Coastal low-density

- R-4 – High-rise residential
- MH-PD – Mobile home planned development
- R-B-1 – Single-family residential

multiple-family

- R-3-C – Coastal garden apartment
- R-BF – Beachfront residential
- MHP-C – Coastal mobile home park

## Table E-2. Residential Development Standards by Zoning District

| Zoning District | Permitted Uses | Conditionally Permitted Uses | Density Units Per Acre | Yard Requirement in Feet | | | |
|---|---|---|---|---|---|---|---|
| | | | | Front | Side | Rear | Height |
| R-1 | Single-family dwelling; accessory buildings; home occupations; off-street parking; grounds, private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees; signs; babysitting; manufactured housing; second units; traditional bed and breakfast; adult day care facility serving 6 adults or less; child care centers serving 6 children or less; congregate living health facilities with six beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less | Churches; swim clubs, tennis clubs, golf courses, and similar uses; public utility structures; townhouse condominiums; congregate living health facilities with 7 to 15 beds | 1–7 | ≥20 | 3–5 | ≤25 | ≤25 |
| R-2 | All uses under R-1 except as noted, as well as ermgency shelters for families and supportive housing (allows all uses under R-1 except manufactured and mobile homes) | All conditional uses under R-1; multiple-family dwelling units in separate buildings or combined with a maximum of 6 unites per building; accessory buildings; off-street parking; convents serving 15 persons or less; public schools, elementary, junior high, high school, colleges; private or parochial schools, except for correctional purposes, mentally retarded or insane; public grounds, prviate greenhouse and horticultural collections, flower and vegetable | 8–12 | ≥25 | 3–5 | ≥25 | ≤25 |

| Zoning District | Permitted Uses | Conditionally Permitted Uses | Density Units Per Acre | Yard Requirement in Feet | | | |
|---|---|---|---|---|---|---|---|
| | | | | Front | Side | Rear | Height |
| | | gardens; signs; storage incidental to permitted uses; adult day care facilities serving 15 persons or less; child care centers serving 15 children or less; congregate living health facilities with 15 beds or less; residential care facilities for the elderly serving 15 persons or less; condominiums; residential stock cooperatives and community apartments | | | | | |
| R-3 | Moderate-density multiple-family dwellings; as well as emergency shelters for families; transitional housing and supportive housing; public parking; | All conditional uses under R-2; hospitals and convalescent hospitals; private clubs, fraternities, sororities and lodges; adult day care facilities serving more than 15 adults; child care centers serving more than 15 children; congregate living health facilities with more than 15 beds; bed and breakfast inn | 13–18 | 20 | 5–7.5 | 25 | ≤35 |
| R-4 | All uses under R-3; high rise or high density multi-family dwellings, emergency shelters for familiies, transitional housing and supportive housing | All conditional uses under R-3 | 19–30 | 15–20 | 5–10 | 5–10 | ≤45 |
| MH-PD | Residential mobile homes; common recreation facilities and structures; accessory uses; adult day care facilities serving 6 adults or less; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; farmworker housing | Office for mobile home space rental; mobile home and mobile home accessory sales; other mobile home residential uses; congregate living health facilities with 15 beds or less | 1–6.5 | ≥10 | ≥10 | ≥10 | ≤35 |
| R-B-1[1] | Single-family dwelling; accessory buildings and structures; adult day care | Single-family dwelling; public utility and municipal facilities; congregate living | 1–7 | 10–20 | 5 | 15 | ≤25 |

| Zoning District | Permitted Uses | Conditionally Permitted Uses | Density Units Per Acre | Yard Requirement in Feet | | | |
|---|---|---|---|---|---|---|---|
| | | | | Front | Side | Rear | Height |
| | facilities serving 6 adults or less; home occupations; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; small residential health or care facilities | health facilities with 7 to 15 beds | | | | | |
| R-W-1[1] | Single-family dwelling, accessory buildings and structures; adult day care facilities serving 6 adults or less; home occupations; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; small residential health or care facilities | Congregate living health facilities with 7 to 15 beds | 1–7 | 15–20 | 4–5 | 12–20 | ≤28 |
| R-W-2[1] | Single-family dwelling, accessory buildings and structures; adult day care facilities serving 6 adults or less; home occupations; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; small residential health or care facilities | Townhouses, condominiums, and attached and semi-attached dwellings | 8–12 | 15–20 | 0–5 | 12–20 | ≤30 |
| R-2-C[1] | Single-family dwelling, accessory buildings and structures; adult day care facilities serving 6 adults or less; home occupations; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly | Duplex or multiple-family dwelling; townhouses, condominiums, and attached and semi-attached dwellings; residential stock cooperatives and community apartments; adult day care facilities serving 15 adults or less; child care centers serving 15 children or less; | 8–12 | 20 | 5 | 25 | ≤25 |

| Zoning District | Permitted Uses | Conditionally Permitted Uses | Density Units Per Acre | Yard Requirement in Feet | | | |
|---|---|---|---|---|---|---|---|
| | | | | Front | Side | Rear | Height |
| | serving 6 persons or less; small residential health or care facilities | congregate living health facilities with 7 to 15 beds; residential care facilities for the elderly serving 15 persons or less | | | | | |
| R-3-C[1] | Single-family dwelling; accessory buildings and structures; adult day care facilities serving 6 adults or less; home occupations; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; small residential health or care facilities | Multiple-family dwelling; townhouses, condominiums, community ownership projects and attached and semi-attached dwellings; vacation timeshare developments; adult day care facilities serving 6 adults or less; child care centers serving 6 children or less; congregate living health facilities with 6 beds or more; residential care facilities for the elderly serving more than 6 persons | 13–18 | 15–20 | 5–10 | 25 | ≤35 |
| MHP-C[1] | Single-family mobile homes; common recreation facilities and structures; accessory structures; adult day care facilities serving 6 adults or less; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; small residential health or care facilities | Common recreation facilities, structures, and accessory uses; congregate living health facilities with 7 to 15 beds | 1–12 | 10 | 10 | 10 | N/A |
| R-BF[1] | Accessory buildings and structures; adult day care facilities serving 6 adults or less; home occupations; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; small residential health or care facilities | Single-family dwelling; duplex or multiple-family dwelling; public utility and municipal facilities; adult day care facilities serving 15 adults or less; child care centers serving 15 children or less; congregate living health facilities with more than 6 beds; residential care facilities for the elderly serving 15 persons or less | 13–17 | 0 | 5 | 15–20 | ≤30 |

| Zoning District | Permitted Uses | Conditionally Permitted Uses | Density Units Per Acre | Yard Requirement in Feet | | | |
|---|---|---|---|---|---|---|---|
| | | | | Front | Side | Rear | Height |

*Source: City of Oxnard Zoning Code (Chapter 16 of City Municipal Code), City of Oxnard Coastal Zoning Code (Chapter 17 of City Municipal Code), accessed October 2014*

*Notes: 1. Coastal sub-zone. Additional development standards may apply, including setbacks from roads paralleling the ocean and easements*

***Allowed Height***

Allowed height in residential zones is generally capped at two and three stories, except for the R-4 (High Rise Residential) zone, which allows height up to 45 feet. Within the R-4 zone, buildings may be approved up to 11 stories or 100 feet with a Special Use Permit. Additionally, the 2030 General Plan allows six stories in all but R-1, R-2, and MHP zoning with no fixed height limit, but the zoning code has not been updated to reflect the change. The granting of additional height over six stories may require environmental review that includes shade and shadow and wind impact analyses and mitigation for these impacts.

***Lot Size and Density***

Lot size standards establish a minimum lot area through width and depth dimensions, and access to streets and utilities for orderly development of residential property. Density in a residential area is influenced by building height limits and lot size requirements. In Oxnard, lot size and height are well calibrated across all residential zones, such that one is not significantly more restrictive than the other. Setbacks are largely for fire safety and deference is given to Fire Department regarding the possibility to reduce setbacks distances.

***Setback Requirements***

Setback requirements define the minimum horizontal distance between the face of a structure and its lot line(s). Setbacks were initially developed to inhibit the ability of a fire to spread from building to building. They are still considered necessary to provide firefighting access between structures. Front yard setbacks are used to create a streetscape desired by the community. Similar to allowed heights, the effect of setback requirements is to define the massing and size of the development envelope rather than the number of units, even though these elements are intimately related.

Using the R-3 (Garden Apartment) zone as an example, typical (slightly flexible) setback requirements would yield a structure that is set back 20 feet from the front property line, 5 feet from each side property line, and 25 feet from the rear property line. As an example, a quarter-acre parcel (totaling 10,890 square feet) would allow a building with a maximum footprint totaling 5,546 square feet, covering just over half the area of the property. Given that this hypothetical project could extend to a maximum of 35 feet in height, as established earlier, the total square footage of the project could conceivably reach 16,638 square feet (three floors), which would accommodate 12 units (four units per floor at approximately 1,300 square feet each). This size project would fit within the density ranges allowed in the designation.

Setbacks do not seem to be a limiting factor impacting allowed density, housing supply, or affordability. This holds true across the R-1 through R-4 residential zones. It is important to note that setback requirements in each zoning district are constant regardless of the size of the parcel, so they impact development on smaller parcels to a greater degree than development on larger lots. Narrow parcels that could normally accommodate development may not, after applying setback requirements, be feasible for housing if the resulting buildable portion of the lot is too narrow or awkward for efficient construction or functionality. The zoning variance is a standard City procedure available to consider parcels with unusual shape or other constraining attributes.

#### *Open Space and Interior Yard Space Requirements*

Oxnard maintains minimum open space requirements for all residential development. Open space is an essential quality of life element in the city where its moderate coastal climate does not typically include air conditioning in most housing units. The interior yard open space requirements range from 15 percent of the lot area in the R-1 zone up to 30 percent in the R-4 zone. Open space and yard requirements affect site design and the layout of structures on the property.

Achieving the City's desired open space provisions is usually accommodated through minor project redesign and seldom prevents a development from gaining City approval. Similar to the development standards previously identified in this section, open space and interior yard space requirements play only a partial and somewhat overlapping role in residential development in Oxnard. The amount of interior yard space or open space required in a residential development is expressed in terms of a percentage of the total lot area. Even if the area is achieved, it also must meet minimum dimension criteria in order to make it usable. Therefore, the total amount of required open space varies, depending on the size of the lot, but the minimum dimensions of the open space remain fixed. As a result, smaller lot developments or narrow lot developments are disproportionately burdened by Oxnard's open space requirements because they must maintain the same percentage of open space as larger lot developments, but are more likely to have a higher percentage of their lots set aside because the project fails to provide qualified interior yard space. This condition exists because small, narrow, or elongated lots are more likely to exhibit setbacks along portions of property line(s) that are less than 10 feet in width, compared with lots that are larger or more regular in shape.

While it is understandable that Oxnard mandates minimum dimensions for open areas so that they are usable, such a requirement may constrain development on irregular lots. The City encourages applicants to assemble narrow lots into larger parcels.

### Parking Requirements

The City tries to balance real parking needs and avoid unnecessary parking requirements. Parking requirements vary by residential type, lot size, and the particular short-term vehicle storage needs associated with different types of development, as shown in Table E-3. On-site, well-designed parking is an important aspect of quality of life and property valuation in Oxnard. Several older neighborhoods experience parking shortages because older residential units do not have adequate space for off-street parking. This issue has been repeatedly raised by the public at City Council meetings. Oftentimes in these areas, the problem of parking is also an issue of multiple families living in one single-family unit or in the garage. When homes become overcrowded, as is prevalent in Oxnard, additional parking spaces might be required to accommodate all individuals, but not necessarily available. According to the 2009 American Community Survey (ACS), approximately 14 percent of households in Oxnard were considered overcrowded, with more than one person per room.

The 2013 *Latinos Unidos v. Napa County First Appellant District* ruling and subsequent HCD opinion letter that requires counting of affordable units under a local inclusionary ordinance to also count toward qualifying for the state density bonus (GC 65915 et seq.) supersedes City parking requirements, as any project over 10 units is subject to the City's 10 percent inclusionary requirement which then automatically earns a 20 percent State Density bonus, reduced parking requirements per State density bonus law, and entitlement to one or more development standard concessions. The City is considering revising the City's inclusionary ordinance to account for this unexpected reduction in parking that would likely impact neighborhoods with guest parking if a project were built with only State-required parking. To date, all residential projects are including guest parking in recognition of the need by their residents.

## Table E-3. Residential Off-Street Parking Requirements

| Uses | Minimum Off-Street Parking Requirements |
|---|---|
| Detached single-family units | |
| Detached single-family units on separate lots | Two garage spaces for up to five bedrooms; three garage spaces for six bedrooms; four garage spaces for seven bedrooms; five garage spaces for eight bedrooms |
| Detached single-family dwelling with ~~second~~ Accessory D~~d~~welling U~~u~~nit | Same as above, plus a number of off-street parking spaces equal to one or the number of bedrooms in the accessory dwelling unit (ADU), whichever is greater, ~~one garage space~~ for each ~~second unit~~accessory dwelling unit. Parking spaces for the ADU may be uncovered. Additional requirements for ADU parking are ~~located~~ in Municipal Code~~See~~ Sections 16-468 and 16-622.~~Ordinance 2914, Part 4. Revised Code Section 16-622, Notes for situations where parking spaces for ADUs are not required.~~ |
| Townhouse | Two garage spaces |
| Apartments | |
| Studio and one bedroom | One garage space per unit |
| Two or more bedrooms | Two garage spaces per unit |
| Visitor spaces | One visitor space per unit which need not be covered for the first 30 units; after the 31st unit. 0.5 visitor space per unit is required |
| Multi-family cluster development including units with at least one common wall such as condominium, stock cooperative, or townhouse condominium developments on lots less than 6,000 square feet | |
| Studio or one bedroom | One garage space per unit |
| Two or more bedrooms | Two garage spaces per unit |
| Visitor requirement | One visitor space per unit which need not be covered for the first 30 units; after the 31st unit, 0.5 space per unit is required |
| Mobile home park | |
| Mobile home space | Two off-street spaces per mobile home space; one space shall be covered |
| Visitor parking | One space for every five mobile home pads; visitor parking must be in centralized bays located no further than 150 feet from mobile homes being served |
| Community recreation facilities | One space for every 15 mobile homes |
| Recreational vehicle parking | Centralized areas for recreational vehicles provided at ratio of one storage space for each four mobile home spaces |

*Source: City of Oxnard Zoning Code (Chapter 16 of City Municipal Code), accessed October 2014*

Detached housing in Oxnard requires a minimum of two garage parking spaces for dwelling units up to six bedrooms, one additional garage space at seven bedrooms, and another space for eight or more bedrooms. In the case of apartments, only a single space is required, unless there are two or more bedrooms in the unit, in which case two are required. Adequate and appropriate on-site garage parking is a necessity that prevents impacts on public streets and neighborhoods and provides secure parking for vehicles.

Oxnard has an average of four persons per household, with about 8,000 households of seven or more people (ACS 2013). Many households have three and four working adults, each with a car. Many neighborhoods are parking impacted. Parking requirements can be a constraint, as additional parking spaces may be required in order to add more rooms or an ~~second unit~~accessory dwelling unit to the property. In instances where a household is overcrowded and the addition of another room would alleviate this overcrowding, it is often infeasible to add an additional garage parking space to the property due to lack of space or for financial costs. Furthermore, every room that could be considered a bedroom is counted when determining the number of parking spaces required for a housing unit, even if the room is used as a den or office. However, several neighborhoods have requested permit parking because some occupants have more than the average number of vehicles and/or do not park in their garages and/or have RVs and boats on their driveways. Enforcement of parking requirements does not necessarily constrain the production of additional rooms that could help reduce overcrowding. The City currently allows common garage parking as well as tandem parking to provide flexibility in parking requirements.

The City has an administrative relief procedure that is often approved to request reduced parking under certain circumstances (such as retirement housing, senior housing, and affordable housing) and the City's density bonus ordinance is in compliance with state law to allow a lower parking requirement for projects that qualify for the density bonus (10 units or more). It is rare that affordable housing projects of fewer than 10 units are proposed in the city. In addition to these flexible ways the City addresses parking requirements the City has also included Program 30 to evaluate the current parking requirements and explore alternative options to ensure parking requirements do not pose an undue constraint on the development of housing affordable to lower-income households.

### Nonresidential Zoning Options

The majority of housing opportunities in Oxnard are governed by its residential zoning districts. There is considerable opportunity for residential growth in both commercial zoning districts and in the Central Business District (CBD). Table E-4 summarizes these opportunities by nonresidential zoning district. Oxnard will need to take into consideration the requirements of California's Housing Accountability Act (Government Code Section 65589.5) when considering applications for Special Use Permits for the districts listed in Table E-4.

**Table E-4. Allowances for Housing in Oxnard's Nonresidential Zoning Districts**

| Zoning District | Type of Permit Required | Type of Housing Allowed | Maximum Density Allowed | Min. Setbacks (Front, Side, Rear) | Height Limit (feet) | Min. Lot Size (sf) |
|---|---|---|---|---|---|---|
| C-2: General Commercial | Special Use Permit | Townhouse, condominium | 18 units per acre | R-3 | R-3 | NA |
| C-O: Commercial Office | Special Use Permit | Live/work | 18 units per acre | 10 ft, 5 ft, 10 ft | 15 ft | 2,400 |
| CBD: Central Business District | Special Use Permit | All Res.Uses, Mixed Use Res. | 39 units per acre | 10 ft, 0 ft, 0 ft | 48 ft + 25% w/SUP | No Minimum |
| M-L: Limited Manufacturing | Special Use Permit | Live/Work Housing w/1 Active Bus.License/Unit | 1 unit per work facility | 20 ft, building height | 35 | 15,000 |
| C-R: Community Reserve Zone | Special Use Permit | SFR, small elderly care facilities | 1 unit per lot | (25% of parcel depth, 10% of parcel width) | 25 | 6,000 |

*Source: City of Oxnard Zoning Code (Chapter 16 of City Municipal Code), accessed October 2014*

Of the four districts listed above, the CBD zone comprising about 128 acres presents the largest opportunity for housing development because it allows a variety of housing types and densities that exceed those allowed in the R-4 (High Rise Residential) zone. The CBD also covers a fairly large amount of land relative to the R-4 zone and therefore could eventually provide for the construction of a relatively large number of housing units. The allowance of a mix of land uses within the same building allows greater project flexibility to developers, which could make the provision of housing in downtown feasible across a wider variety of market conditions.

The CBD zone does not maintain explicit minimum lot sizes, has minimal setback requirements (no setbacks if commercial uses are included), allows small units of 450 square feet, and allows 39 units per acre by right. While parking standards still apply, the provision of required spaces is more flexible and can be accommodated through a mix of on-street spaces located adjacent to the property, spaces located in nearby lots or parking structures, and spaces accommodated on-site.

The C-2 zone covers 607 acres, located mainly along arterials and in several large shopping centers. The C-2 zoning district allows an all-housing development at the R-3 density (13–18 dwelling units per acre) and standards, although mixed use is the preference. A SUP is appropriate in C-2 because housing in the C-2 zone needs review as not all C-2 are appropriate for residential uses. City C~~c~~ouncil requires full cost recovery to evaluate, therefore the SUP process, which is a deposit account based on actual review costs, is appropriate.

## Specific Plans

Seven residential or mixed use specific plans adopted after 1980 account for most residential development over the past 35 years. The Northwest Community and Northwest Golf Course specific plans are traditional single-family detached subdivisions. The Seabridge, Mandalay Phase IV, The Village, Riverpark, and Northeast Community specific plans enable a wide range of single- and multi-family housing at various densities and varied development standards. The specific plan process is available for medium and larger projects and allows flexibility in density and development standards to well-designed projects.

## E.2 2030 General Plan

Oxnard's existing land use patterns reflect the city's unique coastal location and agricultural history. With the exception of several high-rise buildings in north Oxnard, the city is characterized by one- or two-story buildings, low- and medium-density residential, and a large industrial area surrounded by agricultural land and the Pacific Ocean and Santa Clara River. Most of the city's higher-intensity development lies along primary thoroughfares such as Oxnard Boulevard, Highway 101, Saviers Road, and Gonzales Road.

The adopted 2030 General Plan proposes development in three general ways: (1) completion of development patterns envisioned by the 2020 General Plan and within the CURB, (2) redevelopment within the CURB with an "urban village" concept, and (3) incorporation of the Ormond Beach Wetlands Restoration Plan. The urban villages would incorporate private redevelopment, mixed land uses, affordable and workforce housing, and transit connectivity and are intended to be a key strategy for meeting greenhouse gas emissions reduction targets.

## E.3 Fees and Exactions

Development fees and exactions are either required or enabled by state law so that development is orderly and infrastructure, utilities, and services are available for new residents. Since 1978, when California voters approved Proposition 13, local governments have had to rely on fees and exactions to provide mandated infrastructure, utilities, and services to accommodate the constrained local tax base. These improvements and services, while required, are not funded by the State. Fees and exactions are an expected component of development along with land, construction materials, and labor costs.

Fees, land dedications, and other exactions are charged directly to the developer and are passed on to the ultimate end user in the form of higher prices and rents unless there is a source of subsidy funding such as federal or state funding. Table E-5 displays the most common fees associated with residential development in Oxnard by housing type. In the case of applications, special use permits, planned development permits, variances, maps, zone boundary changes, or changes of zone classification, fees are due at the time of application submittal. In the case of most permits, they are flat fees, but they can require supplemental amounts if it is determined that unusual conditions trigger special study and evaluation. These amounts are based on cost estimates provided by the City and require deposit before work begins so that they may be billed against the project as the special study process moves forward.

Oxnard also charges impact fees, the most common of which are also listed in Table E-5. Capital fees and exactions are designed to reimburse the costs of public utilities and services provided in the City to serve that project. Exactions, such as land easements for infrastructure, can be required on a case-by-case basis, but all developments are required to pay their associated infrastructure related fees. Infill developments are located in areas with established infrastructure with available capacity and generally have lower fees.

### Table E-5. Planning and Development Fees, 2014

| Fee Category | Single-Family | Multifamily |
|---|---|---|
| **Planning and Application Fees** | | |
| Pre-Application | $2,858 | $2,858 |
| Development Design Review | $2,639.91 | $6,000.77 |
| Special Use Permit | $7,851.58 | $7,851.58 |
| Home Occupation Permit | $106.49 | $106.49 |
| CBD Design Review – Major | $1,890.22 | $1,890.22 |
| CBD Design Review – Minor | $511.16 | $511.16 |
| Development Agreement[1] | $13,424.26 | $13,424.26 |
| Mobile Home Review | $895.59 | $895.59 |
| **Subdivision** | | |
| Development Plan | $6,344.73 | $6,344.73 |
| Planned Development | $7,851.58 | $7,851.58 |
| Lot Line Adjustment | $2,078.70 + $52.18 per parcel | $2,078.70 + $52.18 per parcel |
| Lot Merger | $2,078.70 + $25.56 per parcel | $2,078.70 + $25.56 per parcel |
| **Environmental Fees** | | |
| CEQA Exempt Project | $244.93 | $244.93 |
| Initial Study/Negative Declaration | $4,679.21 | $4,679.21 |
| Mitigated Negative Declaration & Monitoring | $8,841.95 | $8,841.95 |
| Fire Prevention EIR Review | $724.14, may vary | $724.14, may vary |
| **Impact Fees** | | |
| Sewer Connection Fee | $5,256.00 | $3,822.55 per unit |
| Water System Connection Fee | $3,133.00 | $3,133 per unit |
| Storm Drain Fee | $10,645 per acre | $14,637 per acre |
| Traffic Impact Fee | $8,030.00 | $4,745–$6,278 per unit |
| Growth Development Fee | $1.16 per sq ft | $1.16 per sq ft |

*Sources: City of Oxnard Planning Permit & Fee Schedule effective July 2014, and City of Oxnard Development Services Department Fee Charges Schedule effective November 6, 2013. Certain Fees are changed annually based on CPI.*

*Notes: 1. Includes deposit of $10,649.10 and $2,775.16 fixed fee.*

Residential projects are required to pay a Growth Requirement Capital Fee of $1.16 for each square foot of covered space constructed. The City established this fee upon the determination that development within its boundaries creates a need for additional public facilities and capital improvements. This fee is not directly tied to a specific infrastructure project related to a given new development, (such as new street) and was consequently challenged in court in 1990. It was determined, however, that a reasonable nexus exists between the fees charged and the needs created by new development, as required by the California Mitigation Fee Act. This fee is about $1,000 per dwelling unit.

Based on fees associated with a typical single-family and typical multifamily residential unit, typical fees of $34,989 for a single-family unit and $33,215 for a multifamily unit have been calculated using the costs in Table E-5. Table E-6 illustrates the total fee and exaction costs of a typical new single-family house and a multifamily development relative to their total costs. School fees have also been added to the totals in Table E-6. Based on a survey of vacant land costs detailed in Table E-10 a land cost of $200,000 has been added to the typical cost of development of a new single-family unit (at roughly 10 units per acre, small lot subdivisions) and a land cost of $100,000 has been added to the typical cost of development for a new multi-family unit in Table E-6 (at roughly 20 units per acre). The proportion of total housing costs attributed to fees and exactions is estimated at 7.5% for new single-family units and 14.6% for new multifamily units. Multifamily developments generally have a higher Quimby Act fee unless the projects provide public park space. As the total fees are relatively the same, the proportion differs due to the higher total development cost per single-family unit. Tax-credit financing and other sources of affordable housing financing cover fees, so fees are not passed on to the buyer or renter in projects receiving that financing. If fees are a constraint on a particular project the City Council has the ability now to remove, lower, or delay fees on a case-by-case basis, and has done so in the past.

### Table E-6. Development Costs

| Development Cost for a Typical Unit | New Single-Family[1] | New Multifamily[2] |
|---|---|---|
| Typical fees per unit (total) | $34,989 | $33,215 |
| Typical estimated cost of development per unit | $466,609 | $227,444 |
| Estimated proportion of fees to total development cost | 7.5% | 14.6% |

*Source: City of Oxnard, 2014 Fees; Plaza Development, 2015.*

1. *Assumes a CEQA-exempt single-family home of 1,500 square feet, with submission of a development plan.*
2. *Based on an example multifamily development of 235 units at an average size of just under 900 square feet per unit.*

## E.4 Processing and Permit Procedures

Obtaining a development permit for a residential project in Oxnard is a fairly straightforward process, but it can become more complex based on several factors. These include the size and nature of the project, environmental review, the zoning district, and whether final approval is required from the Planning Manager, Development Services Director, the Planning Commission, or the City Council.

New development projects in Oxnard require a pre-application review with the City Council if they propose a General Plan Amendment or apply to accommodate their provision of affordable housing through the payment of inclusionary affordable housing in-lieu fees. General Plan Amendments are necessary each time the text or Land Use Diagram in the Oxnard General Plan is amended, not to exceed four times per year. The pre-application review is conducted by City staff. This process consists of reviewing site plans, elevations, and other preliminary information to gauge their consistency with City development standards and other requirements, as well as to determine the project's appropriateness based on the community and land uses surrounding the proposed site. The purpose of the pre-application review is to identify significant compatibility and feasibility issues before the applicant invests significant time and expense in drafting more detailed plans and submitting a formal application. Developers are also encouraged to discuss preliminary building plans with City staff for the same reason.

The next step (or the first step in the case of projects that do not require pre-application) is the formal application. This process is similar to the preceding one, except that it requires a more complete and comprehensive package of materials. The plans submitted to the City in this step must be prepared by design professionals and vary depending on the type of development and permit required. Some residential projects will require special use permits reviewed by the Planning Commission.

Table E-7 summarizes the residential development types allowed in the various districts in Oxnard that permit residential uses. This table also shows whether they are permitted, require a Special Use Permit (SUP), or are not allowed in a given district.

## Table E-7. Housing Types Permitted by Zoning District

| Residential Use | Zoning District | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | R-1 | R-2 | R-3 | R-4 | MH-PD | R-B-1 | R-W-1 | R-W-2 | R-2-C | R-3-C | MHP-C | R-BF | C-2 | CBD | M-L |
| Single-Family | P | P | P | P | P | P | P | P | P | P | P | P | SUP | SUP | — |
| 2–6 Dwelling Units Multi-Family | — | P | P | P | — | — | — | P | P | P | — | P | SUP | SUP | — |
| 7+ Dwelling Units Multi-Family | — | P | P | P | — | — | — | SUP[1] | SUP[1] | SUP[1] | — | SUP[1] | SUP | SUP | — |
| Residential Care ≤6P[2] | P | P | P | P | P | P | P | P | P | P | P | P | — | — | — |
| Residential Care 7–<15P[2] | SUP | — | — | — | SUP[4] | SUP | — | SUP | SUP | SUP | SUP | SUP | SUP | SUP | — |
| Residential Care >15P | — | SUP | SUP | SUP | — | — | — | — | — | SUP | — | — | — | — | — |
| Child Day Care ≤6 | P | P | P | P | P | — | — | — | — | — | — | — | P | P | — |
| Child Day Care 0–<15 | — | SUP | SUP | SUP | — | — | — | — | — | — | — | — | P | P | — |
| Convents | — | SUP | SUP | SUP | — | — | — | — | — | — | — | — | SUP | — | — |
| Mixed-Use Residential | — | — | — | — | — | — | — | — | — | — | — | — | SUP | SUP[5] | — |
| Manufactured Homes | P | — | — | — | P | P | — | — | — | — | P | — | — | SUP | — |
| Mobile Homes | P | — | — | — | P | — | — | — | — | — | P | — | — | SUP | — |
| Live/Work Housing | — | — | — | — | — | — | — | — | — | — | — | — | SUP | — | SUP[6] |
| Farmworker Housing | P | P | P | P | P | — | — | — | — | — | — | — | SUP[7] | P[8] | — |
| ~~Second Unit~~Accessory Dwelling Unit | P | P | P | ~~—~~P | — | — | — | — | — | — | — | — | SUP | SUP | — |
| Emergency Shelter | — | SUP | SUP | SUP | — | — | — | — | — | — | — | — | SUP[7] | — | P |
| Home Occupations | P | P | P | P | P | P | P | P | P | P | — | P | P | P | — |
| Single-Room Occupancy | — | — | — | — | — | — | — | — | — | — | — | — | — | SUP | — |
| Supportive Housing[3] | P | P | P | P | P | — | — | — | — | — | — | — | — | — | — |
| Transitional Housing[3] | — | — | P | P | — | — | — | — | — | — | — | — | — | — | — |

*Source: City of Oxnard Zoning Code (Chapter 16 of City Municipal Code), accessed October 2014*

*Notes: P = Permitted, SUP = Special Use Permit (Coastal Development Permit in Coastal Zone zoning districts), — = Not Permitted*

1. *SUPs in residential zones for single-family and multi-family housing are a more limited review similar to site plan review.*
2. *Includes Congregate Living Health Facilities, as defined by Article II of Chapter 16 of the Municipal Code.*
3. *Program 14 has been included in this update to amend the Zoning Code to allow transitional and supportive housing in all zones that allow residential development. Some of the needed updates are in coastal zoning districts where transitional and supportive housing are allowed per state law but are not listed in the list of uses allowed in the zoning districts. All updates to zoning in the Coastal Zone will be completed during the comprehensive Local Coastal Plan (LCP) update recently initiated by the City. Program 6 includes the LCP update.*
4. *Allows Congregate Living Health Facilities of no more than 15 beds.*
5. *Allowed over commercial or office uses.*

6. *Allowed as an accessory use*
7. *Use not permitted in the Airport Hazard Overlay Zone.*
8. *Allowed with a similar use determination by the Planning Director.*

Residential zones generally do not require a Special Use Permit for their permitted types of residential development. The exception to this condition is the Central Business District, which requires a SUP with every project due to the wide variety of land uses that can be accommodated and the desire to ensure their compatibility on a case-by-case basis. Furthermore, prominence of the CBD as a symbol and central feature of the city generally warrants the architectural and design review of all new projects.

The materials submitted with the formal application are distributed to the appropriate City staff for review as described below. Each reviewer uses pertinent project information to recommend design changes and/or conditions of approval.

- The Planning Division coordinates the permit process and applies land use regulations. It also oversees the environmental review process.
- Building and Engineering Services evaluates the non-transportation infrastructure surrounding development proposals and evaluates both the capacity of existing water, sewage, and drainage systems. Capital improvement and other fees are collected by this division.
- Traffic and Transportation evaluates the impact that a proposal has on surrounding traffic and transit circulation, and assesses traffic impact fees against which qualifying portions of the project's traffic improvements may be credited.
- The Planning Division reviews project plans to ensure compatibility with state fire codes and analyzes the project's impact on crime according to its use and design characteristics.

Developers are required to notify and then present their projects to the public so that interested citizens may provide input. This process is intended to confirm the public's issues and any concerns early in the development review process.

The California Environmental Quality Act (CEQA) requires an environmental review process as part of the local planning process. For most small projects and structures, such as an accessory dwelling unit, up to three single-family homes, or multifamily projects totaling four units or less, the project will be determined to be categorically exempt from the CEQA process. For larger or more complex projects, staff will prepare an initial study for the project and determine if the project may pose a significant impact on the environment. If staff or a consultant concludes that there will be a significant environmental impact that can be mitigated through revisions in the project, and the developer agrees to the revisions, a mitigated negative declaration (MND) is prepared. Otherwise, an environmental impact report (EIR) must be completed. The EIR is a comprehensive report that assesses possible environmental impacts of a proposed project and actions to reduce or avoid possible environmental damage. If a project requires an EIR, it incurs significant administrative cost and may incur substantial costs to minimize environmental impact. CEQA is a state-mandated process to protect the public from environmental harm and while it is possible for members of the public to use CEQA to oppose affordable housing projects by raising spurious issues, CEQA itself is not a constraint to affordable housing development.

## DEVELOPMENT REVIEW PROCESS

Larger and more complex projects such as subdivisions, condominiums, apartments, or projects that require other planning permits (i.e., Special Use Permits) usually require design review.

After the determination of what type of environmental review will be required, the project is scheduled for a Development Advisory Committee (DAC) meeting. The purpose of the DAC is to identify only technical issues such as architectural and landscape design issues and corrections and to work with the developer to revise their plans. The DAC meets weekly, and the processing time for this step is completely applicant-driven and varies according to how quickly the applicant submits complete plans and then responds to concerns and corrections. The DAC comprises an architect; landscape architect; fire, police, traffic engineering, and public works staff; and the project planner, and may include the US Postal Service (USPS), Gold Coast Transit, and one or more local school district representatives.

Concepts reviewed include the projects adherence to generally accepted principals of good architecture and design, development standards, functionality, public safety, and how well the project fits the context of surrounding and/or proposed development.

When a project has completed its DAC review, it is ready for conditions of approval. These conditions become part of the final report and draft resolution submitted to the Planning Manager or Planning Commission recommending approval, approval with conditions, or denial of the project. Conditions are required by state law to bear a reasonable relationship to the public need. Conditions include environmental mitigation measures identified by the CEQA process. The recommendation provided to the Planning Manager or Planning Commission in the draft resolution is as conditioned, meaning that if the project is approved, conditions will be met as part of the project. Applicants may request changes to conditions as part of their approval hearing or on appeal.

At this point, the public is notified of the hearing, and a legal notice is published in the newspaper, as required. Neighborhood council chairpersons are also notified, but ideally they are already familiar with the development proposal if the development team engaged them and local stakeholders in early discussions. Planning Commission meetings are held bimonthly, and the resulting action may be appealed to the City Council within 18 calendar days. In the case of certain permits, the Planning Commission's decision is advisory to the City Council, and the final decision is made by the City Council. A certified copy of the decision is transmitted to the applicant. Once the planning permit is approved, building plans are reviewed and, when issued, the project may begin construction. A brief synopsis and typical timelines of various permits and applications is included in Table E-8. Note that the processing times identified are average times for small and medium-scale projects that do not have complex entitlements, environmental review, and/or engineering.

The typical findings of approval for residential projects are:

- Roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible.
- Utility meters, mailboxes, and address directories shall be placed in decorative cabinets and clustered for efficient access for residents and service persons.
- Automatic garage doors openers shall be installed for all garages.
- Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy.
- Walls separating the patio areas of different units shall be of solid construction, such as masonry, stucco, or wood over wood.
- All residential dwelling unit developments shall include architectural articulation on all four sides of each unit.
- Light standards illuminating interior walkways shall be no more than 8 feet high.
- Each dwelling unit shall have separate utility systems and meters.

With regard to parcels with the proposed AH additive zone, the Development Review process is staff approved and does not require review by the Planning Commission or City Council.

These concepts reviewed identify only technical issues such as architectural and landscape design issues and do not constrain development of housing affordable to lower-income households. Rather, they ensure functionality, public safety, and neighborhood compatibility.

## Attached Dwelling Unit Development Standards

The purpose and intent of the Attached Dwelling Unit Development Standards is to implement the goals and objectives of the general plan to provide quality multiple-family housing with adequate on-site amenities and privacy.

These provisions apply to the development of any new attached multifamily residential project of six or more units. Projects of five units or less are subject only to the development standards of the zone in which such projects are located and such other provisions of the Zoning Code as may apply.

**Development Standards**

- Minimum dwelling size: One bedroom: 700 square feet; two or more bedrooms: 900 square feet except the minimum unit size in the CBD is 450 square feet.
- Building separation: Minimum building separation between any two buildings shall be a distance equal of the height of the taller structure.

- Recreation facilities: Multiple-family attached dwelling units of 12 units or more shall provide common recreational facilities with interior yard space areas to include, but not be limited to, one or more of the following:
  - Swimming pools
  - Spa
  - Tennis and/or basketball or volleyball courts
  - Barbecues and outdoor picnic facilities
  - Recreation buildings
  - Exercise courses and stations
  - Children's play equipment
  - Other equivalent facilities as approved
- Open area: Projects having 12 or more units shall provide at least one lawn area of not less than 2,500 square feet and having a minimum dimension of not less than 35 feet.
- Distance to garage from dwelling unit: The maximum distance to a garage from any dwelling unit entry shall be 75 feet.
- Balconies and patios: All second-story dwelling units shall have at least one patio or balcony, having a minimum dimension of 10 feet.
- Balcony enclosures: All balconies and patios shall have railings or walls which provide at least 50 percent enclosure.
- Storage areas: Each dwelling unit shall have a storage area of at least 225 cubic feet. The storage area may be included in the garage area but may not intrude into the minimum garage dimensions.
- Garages: All garages shall have automatic garage door openers. All garage doors shall have architectural treatment or detail.
- Utility meters: Wall-mounted utility meters shall be screened or integrated into the building design.
- Refuse enclosures: Refuse enclosures shall be designed to reflect the major design elements or details of the residential units and shall provide an access for persons separate from the refuse vehicle access.

Program 6 calls for changes to the City's Zoning Code to address constraints associated with minimum dwelling sizes and building separation requirements.

***Development Design Review***

Attached multifamily developments of six or more units which are proposed for a property not located in a planned development zone, or which do not otherwise require a special use permit, may be approved by issuance of a development design review permit.

These standards are to ensure conformance with surrounding neighborhoods and do not constrain development of housing affordable to lower-income households.

Recently proposed affordable and density bonus housing projects at 24 units per acre have raised considerable concern over fire safety and quality of life for children, as the applicants wanted to crowd buildings on parcels and minimize open space. The City cannot compromise public safety and quality of life for everyone in the development as a trade offs for adding a marginal number of additional units. It should be noted that the goal for sites with the AAHOP designation is that they are at least 1 acre in size partially to address the types of concerns discussed above.

### Table E-8 Timelines for Permit Procedures

| Type of Approval or Permit | Typical Processing Time | Approval Body |
|---|---|---|
| Pre-Application Review | 60 days | City Council (comments only) (if applicable) |
| Application receipt and review for completeness | 30 days | City staff |
| CEQA (Negative Declaration or MND) | 6 months | Planning Division |
| CEQA (Environmental Impact Report) | 10 months minimum | Planning Division |
| DAC Design Review | 60-90 days | Development Advisory Committee |
| Preparation of Project Conditions | 30-60 days | Multiple City departments |
| Planning Manager or Development Services Director approval (DDR) | 30 days | Planning Manager or Development Services Director |
| Planning Commission | 60 days | Planning Commission |
| City Council (final decision or appeal) | 45 days | City Council |

*Source: City of Oxnard 2015*

A breakdown of typical permits and processes needed for three different types of residential development in Oxnard is given in Table E-9. The total typical processing time for each type of project only provides the general time frame needed in the approval of residential development projects in the city.

### Table E-9 Typical Processing Timeline by Project Type

| | Single-Family | Administratively Approved Subdivision | Planning Commission and City Council Approved Large Multifamily | AH Additive AAHOP Project |
|---|---|---|---|---|
| | Site and Building Plans | Tentative Map and Planning Permit | Informal Discussion and/or Pre-Application | Site and Building Plan |
| | Design Review if required) | CEQA Review | Tentative Map and Planning Permit | DAC Review (ministerial) |
| | | DAC Review | CEQA Review | Permit Approval |
| | | Permit Approval | DAC review | |
| | | | Permit Approval | |
| **Total Estimated Processing Time** | **2 months** | **9 months** | **12 months** | **4–6 months[1]** |

*Source: City of Oxnard 2015*

*Note 1: Total processing time for AAHOP projects is an estimate and no project has been fully processed under AAHOP to date.*

# E.5 Building Codes and On-/Off-Site Improvements

## Building Codes

In 2010, the State of California adopted its Green California Building Code, and state law mandates that all local jurisdictions adhere to the statewide regulations. However, the law allows jurisdictions to create their own amendments to the Green Building Code, as long as they are more stringent than the statewide code, rather than removing or relaxing its provisions. The City has not adopted any local amendments to the state building code.

Oxnard has adopted the 2013 California Building Code and it took effect on January 1, 2014. The Green Building Code recognizes the need for increased structural standards to reinforce buildings in order to withstand seismic events.

## Code Compliance

Code compliance is administered by the Police Department's Code Compliance Unit with nine officers and a manager responsible for code compliance. The unit primarily responds to resident-generated complaints.

The Code Compliance Unit conducts on-site inspections in cases where it determines that a code violation may have occurred. If the inspection determines that a violation exists, a verbal warning or a correction notice/notice of violation is issued, depending on the severity of the situation. The notice will specify the violation found and will identify a time frame for the violation to be corrected.

The Code Compliance Unit maintains a database for tracking violations, which is updated every time a new violation notice is issued. The database then schedules a follow-up site visit for each violation entered into the system. The code inspector re-inspects the site on that scheduled date to determine if the violation persists or if it has been remedied satisfactorily. If the violation remains, a civil citation may be issued.

In cases of substandard housing where violations exist that require major repairs or demolition, the California Health and Safety Code requires that local jurisdictions give preference to rehabilitation rather than demolition, if less than 75 percent of the building needs to be repaired. Oxnard's Community Development Department provides standards in the code include thresholds for rehabilitation; however, there are no requirements that mandate rehabilitation. Ultimately, such decisions are subjectively made depending on the specific circumstances of the case.

To encourage the prevention of substandard housing, Oxnard provides rehabilitation funds in both the Southwinds Redevelopment Project Area and the Historic Enhancement and Revitalization of Oxnard (HERO) Project Area from CDBG and remaining redevelopment bond proceeds. The RDA successor agency has bond proceeds from a 2006 bond available for projects to be determined by City Council and there have been and will be more public input opportunities available in the future for how these funds should be used. This is the last of the money available from Redevelopment (RDA).

The funds available for rehabilitation are in the form of low interest loans, administered by the Oxnard Housing Department. In addition to single-family houses, apartment units are eligible for these funds. There is also a citywide matching grant program of up to $10,000 for single-family and mobile homes operated with City funds.

Finally, Oxnard also has a mobile home replacement program administered by the Oxnard Housing Department that provides $120,000 annually for replacement mobile homes. This figure generally equates to one to four new mobile homes. The older homes are dismantled to ensure they do not become reused elsewhere as substandard housing.

### ON-/OFF-SITE IMPROVEMENT STANDARDS

Like any city in California, Oxnard maintains infrastructure and improvement standards that must be met in new developments to offset the costs of maintaining public infrastructure serving private developments. These standards also ensure that traffic circulation; water, drainage, sewer, and other infrastructure do not become strained or overwhelmed by new growth.

The required improvements for subdivisions of five or more lots mandate water lines to each parcel; sanitary sewer lines to each lot with necessary pumping stations; adequate drainage work; grading and surfacing for all streets, highways, and alleys; sidewalks, curbs, gutters, and bridges; street signs; and monuments for surveying purposes.

During the subdivision process, the following standards must be observed with respect to property division:

- Blocks should be between 400 feet and 1,200 feet in length
- Pedestrian ways and drainage outlets may be required in blocks
- Minimum lot sizes are 6,000 square feet.

Standards govern the minimum number and type of utility connections that must be made as part of each new development. In general, Oxnard has the following requirements with regard to connections:

The number of connection permits required in a development is based on the number of water service meters and sewer service connections. Generally one sewer connection is needed for each detached building, but a multifamily condominium may have multiple sewer connections depending on the building's design. Because each permit has associated fees, the configuration of housing can have an impact on the development cost.

Every project undergoing the permitting process must submit a plumbing and irrigation plan prepared by a registered engineer or project architect showing proposed line sizes and connections. This information is necessary for the City to charge the appropriate connection fees since its permit fees are based on a tiered system according to the diameter of piping needed for adequate service.

Sewer connections and extensions made to connect a private property to the system automatically become dedicated to the City along with the necessary easements. This type of exaction is quite standard across municipalities and does not necessarily increase the cost of housing development.

When developing residential site and subdivision plans, Oxnard has standards for street widths specific to the type of street proposed. They are generally consistent with standards across the state.

- Secondary and Primary typical arterial streets are 96 or 120 right of way.
- Local street right are 56 feet wide right of way.
- Dead-end streets such as cul-de-sacs have turnarounds with a radius of at least 50 feet.
- Curved streets have a center line radius of at least 300 feet, and the center line radius for arterial and collector streets is determined by the Streets Director.
- Street corners have radii of at least 25 feet if both streets are 60 feet wide. In the case of wider streets, radii are at least 35 feet wide.
- Intersections are at approximately right angles.
- Alleys are a minimum 20 feet wide, but are not required in R-1 zones. They may be required in a subdivision, if the Planning Commission recommends it to City Council, and the Council agrees. Many newer medium-density projects have internal driveways that are more than alleys but not quite streets. The City will consider various approaches to provide a well-designed internal circulation system.

The street standards established are reasonable and do not exceed what is needed to maintain the health and safety standards of the community.

The approval of each residential development producing net additional vehicle trips requires the payment of fees based on the plan. By California state law, there must be a reasonable nexus between the fees charged and the cost of constructing the traffic circulation facilities and infrastructure or portion thereof that is attributable to the impact of the development project. Because of the nexus requirements imposed by California, these costs can be assumed to be within the requirements of maintaining the health and safety of the community and do not unnecessarily add to development costs that constrain the provision of housing.

State law increasingly requires cities to reduce landscape water usage, which in turn requires developments to use low-water and drought-tolerant materials irrigated with high-efficiency irrigation systems. In order to implement state law, landscape plans are required for all developments that include areas of lawns, trees, planter boxes, garden beds, shrubs, irrigation, and other hardscape amenities. Other features such as ponds, fountains, decks, and courtyards are considered landscaping. In the case of residential planned developments, landscaping is required around the perimeter of the project and in all common open areas.

In all, these improvement standards are costs in the provision of housing, but the standards do not exceed what would reasonably be expected to maintain and provide for the health and safety of the public and implement various state laws. Therefore, they are not considered unnecessary constraints in the provision of affordable housing.

## E.6 Provisions for a Variety of Housing Types

### Persons with Disabilities (SB 520)

California law requires an analysis of potential constraints to the development, maintenance, and improvement of housing for persons with disabilities. California Government Code Section 65008 requires that cities and counties analyze the potential and actual constraints on housing for persons with disabilities, demonstrate efforts to remove any existing or potential governmental constraints, and include programs in their housing elements to accommodate housing designed for persons with disabilities. This analysis evaluates the City's Zoning Code, permitting procedures, development standards, and building code to determine whether they would result in any possible barriers to either construction of housing or retrofitting of existing housing to accommodate the special needs of disabled persons.

#### *Zoning and Land-Use Policies*

The Oxnard Zoning Code is conscious of fair housing law and the housing needs of the disabled. It contains provisions designed to accommodate the provision of housing for residents with physical and/or mental challenges.

All non-Coastal Zone residential land use districts allow congregate living health facilities serving six or fewer adults by right, including the MH-PD zone. Additionally, congregate care facilities serving six or fewer adults are allowable by right in all Coastal Zone districts that allow residential uses (R-B-1, R-W-1, R-W-2, R-2-C, R-3-C, and MHP-C).

Congregate living facilities are defined in Oxnard's Zoning Code as "State-licensed residential homes with a non-institutional home-like environment that provides 24-hour medical supervision and skilled nursing with services for persons who are physically disabled...or are catastrophically and severely disabled..." Therefore, provisions for these facilities in the code further the goals of Executive Order 13217, which encourages community-based alternatives for individuals with disabilities. Similar facilities, with up to 15 beds, are allowed under a Special Use Permit. Also allowed in these zones are small residential health or care facilities, which are defined as facilities that provide nonmedical health or care services to six or fewer persons in a variety of capacities, including as a facility for the developmentally disabled.

The R-3 (Garden Apartment) zone and the R-4 (High Rise Residential) zone permit the same uses as the R-1, R-2, and MH-PD zones, but they also allow adult day care facilities and congregate living facilities of more than 15 beds, with a Special Use Permit.

The C-2 (General Commercial) zone allows community care facilities for six or fewer people. Such facilities are defined as providing nonmedical care for the physically handicapped and mentally impaired. Congregate living health facilities serving greater than 15 beds are allowable with a Special Use Permit in the C-2 zone.

The Oxnard Zoning Code does not explicitly limit congregate living facilities, community care facilities, and small residential health or care facilities to only disabled persons. It specifically lists them as included users of such housing. The code also does not limit users of such housing to families. However, it equates family with household, per state law. The Oxnard Zoning Code does not provide explicit alternative residential parking requirements such as reductions in the number of spaces for persons with disabilities. However, special types of living arrangements such as those discussed above are not listed in the off-street parking requirements table, in which case they can be determined by the appropriate approval body on the basis of similar uses and parking studies. Having to provide a parking study to justify reduced parking for atypical households and housing is a cost that could be eliminated by an update to the Zoning Code.

The City's Zoning Code defines family as "a group of residents whose members jointly occupy a dwelling unit as a single housekeeping unit; have joint use of and responsibility for common areas; share household activities such as meals, chores, maintenance and expenses; but not including residents of commercial group living such as hotels, dormitories and fraternities." This definition is consistent with state law.

### BUILDING CODE

The City Building and Engineering Services division currently implements all of the provisions of the Americans with Disabilities Act (ADA) as a part of its required review of building plans and building inspections. Building procedures are required to conform to the California Building Code, as adopted in the City's Municipal Code. Standards in the code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the ADA. The City also enforces the provisions of the Fair Housing Act to ensure that disabled persons have fair access to housing. The City has no requirements for distance between units that would apply to housing for persons with disabilities.

Oxnard's code is based on the California Green Building Code, which is periodically updated by the State. Oxnard is up to date with the universal design elements that assist persons who are disabled. Oxnard's amendments to the statewide building code do not add any notable provisions or design elements that are focused on disabled access or amenities, but any such standards that apply across the state are also applicable to Oxnard.

### PERMIT PROCEDURE

In compliance with the California Health and Safety Code, the City of Oxnard permits residential care facilities for the elderly by right. No Special Use Permit is required for these types of licensed facilities in single-family zones as long as they are designed to serve no more than six persons. Similarly, congregate living health facilities are allowed in residential zones by right, which ensures that the City provides the ability to consider these smaller types of dwellings for the elderly and disabled in its Municipal Code.

Larger congregate living health facilities of 7 to 15 beds require a Special Use Permit in the R-1, R-B-1, R-W-2, R-2-C, R-3-C, and MHO-C zones, in addition to the C-2 and CBD zones. For congregate living health facilities of more than 15 beds, the R-2, R-3, and R-4 zones require a Special Use Permit. The R-1 zone only allows small residential care facilities, but the R-2 zone allows mid-size facilities up to 15 beds with a Special Use Permit.

Requirements for obtaining a Special Use Permit are detailed in Oxnard's Zoning Code. The development of larger congregate living health facilities and mid-size residential care facilities require that the Planning Commission analyze various aspects of the proposed site and adjacent uses and make the following findings:

- The nature, condition, and development of existing and approved surrounding uses and buildings are not adversely affected, nor is the proposed use materially detrimental to the public health, safety, or general welfare.
- The site must be adequate in size and shape to satisfy other provisions in the Zoning Code, such as accommodating setbacks, parking, walls, fences, drainage, landscaping, etc.
- Roadway infrastructure serving the site must be adequate for the anticipated traffic that the site would generate.
- Other infrastructure serving the site such as stormwater, sewer, water, and fire protection must be adequate for the proposed use.

Because of the flexibility that the Planning Commission has with regard to assigning conditions to the granting of a Special Use Permit, the permitting procedure associated with larger congregate living facilities and mid-size residential care facilities has the potential to affect development costs to some extent. However, the ability to provide smaller facilities by right assists in mitigating this uncertainty, and offsets any constraints that Special Use Permits may present to the provision of housing for disabled persons.

### Reasonable Accommodation Procedure

Recognizing that existing and future residents with disabilities may need extra tools and provisions to achieve housing equality, fair housing law in California provides local governments with an affirmative duty to make reasonable accommodations in their land use, zoning, and development standard requirements. Developers in California may request relaxation or flexibility in certain requirements when providing housing for the disabled in cases where such requests further equal opportunity in housing.

However, fair housing law does not require explicit channels or mechanisms for accomplishing reasonable accommodation requirements. As a consequence, many local governments simply rely on Conditional Use Permit or Variance processes when considering whether such requests should be granted to developers proposing housing projects for the disabled.

The City of Oxnard has adopted a specific reasonable accommodation procedure in its Municipal Code that allows changes to development standards. As a result, the Special Use Permit or another permit is needed to obtain changes to zoning and development standards, if needed.

The majority of reasonable accommodation requests in Oxnard are administered through the Special Use Permit or similar permitting process. Modifications to zoning requirements are usually accommodated. Oxnard adopted a Reasonable Accommodation Ordinance on September 2011, which outlines a procedure for persons with disabilities to request accommodations through a low-cost ministerial procedure.

### Farmworker Housing

Farmworkers are present year-round in Ventura County to support local agricultural industries. As described in Section C, Special Needs, based on 2012 Census of Agriculture data and other reports, approximately 18,103 farmworkers are estimated to live in Oxnard.

Farmworker housing is allowable by right in the R-1, R-2, and MH-PD zones. In the C-2 zone, farmworker housing is allowable with a Special Use Permit. Farmworker housing is defined by the Oxnard Municipal Code as "deed-restricted housing for agricultural workers that is available to and occupied only by low- and very low-income farmworker households, and that is subject to standards that apply to other residential dwellings of the same type and in the same zone."

The City actively supports the development of farmworker housing, as identified in Program 9. Program 9 also proposes to amend the Zoning Code to allow Farmworker Housing in additional zones to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). Ordinance 2864 allows farmworker housing in R-1 to R-4 and by special use permit in commercial zones.

### Other Special Needs Housing

The Oxnard Municipal Code addresses other types of special needs housing, including adult day care facilities, adult health care centers, community care facilities, emergency shelters, residential care facilities for the elderly, and transitional housing, as required by the California Department of Housing and Community Development (HCD).

Emergency shelters are allowable by Special Use Permit in the R-2, R-3, R-4, and C-2 zones. Emergency shelters are allowed by right on over 440 acres zoned either M-L or M-L-PD. There are 16 vacant parcels in the M-L and M-L-PD zoning districts that total 32.49 acres. The parcel sizes in the M-L and M-L-PD zones vary and a significant percent of the vacant parcels in the M-L and M-L-PD zoning districts are in close proximity to transit and services making them suitable locations for emergency shelters. Transitional housing is allowed by right in the R-3 and R-4 zoning districts. Supportive housing is allowable by right in the R-1, R-2, R-3, R-4, and MH-PD zoning districts. Program 14 has been partially implemented and will be modified and continued to amend the Zoning Code to allow transitional and supportive housing in all zones that allow residential development. Figure E-1 maps the vacant and underutilized (non-vacant) M-L and M-L-PD parcels in the city.

## E.7 Non-Governmental Constraints

Non-governmental constraints are generally market-driven, originating from such factors as land costs, costs of development, supply and demand, and financing options and availability. While these constraints are outside of direct governmental control, they can be mitigated and influenced through various programs and policies, the most notable of which impact the availability of financing.

### Land Costs

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land. Based on a survey of land for sale on Trulia.com, the cost of vacant residential land in Oxnard in October 2014 ranged from $330,880 per acre to nearly $25 million per acre, with the highest costs for coastal properties. Some parcels include utility services and roads while others would need to develop this type of infrastructure in order to support residential development. The average cost for all surveyed properties, coastal and non-coastal, was $1,860,200 per acre. In comparison, the total sale cost of non-coastal residential lots less than an acre in size ranged from $215,000 to $600,000. Vacant land costs are provided in Table E-10.

**Table E-10 City of Oxnard Vacant Land Costs**

| Parcel Size (Acres) | Price | Price per Acre |
|---|---|---|
| **Coastal Parcels** | | |
| 0.08 | $1,988,000 | $24,850,000 |
| 0.14 | $2,100,000 | $15,000,000 |
| **Non-Coastal Parcels** | | |
| 2.8 | $3,100,000 | $1,107,143 |
| 0.1 | $529,000 | $5,290,000 |
| 0.79 | $600,000 | $759,494 |
| 0.68 | $215,000 | $316,176 |

*Source: www.trulia.com, October 2014*

*Note: Each row in this table represents a single parcel*

While the average per-acre cost of non-coastal properties was nearly $2 million dollars ($1,871,880), the average cost of coastal property was nearly $20 million

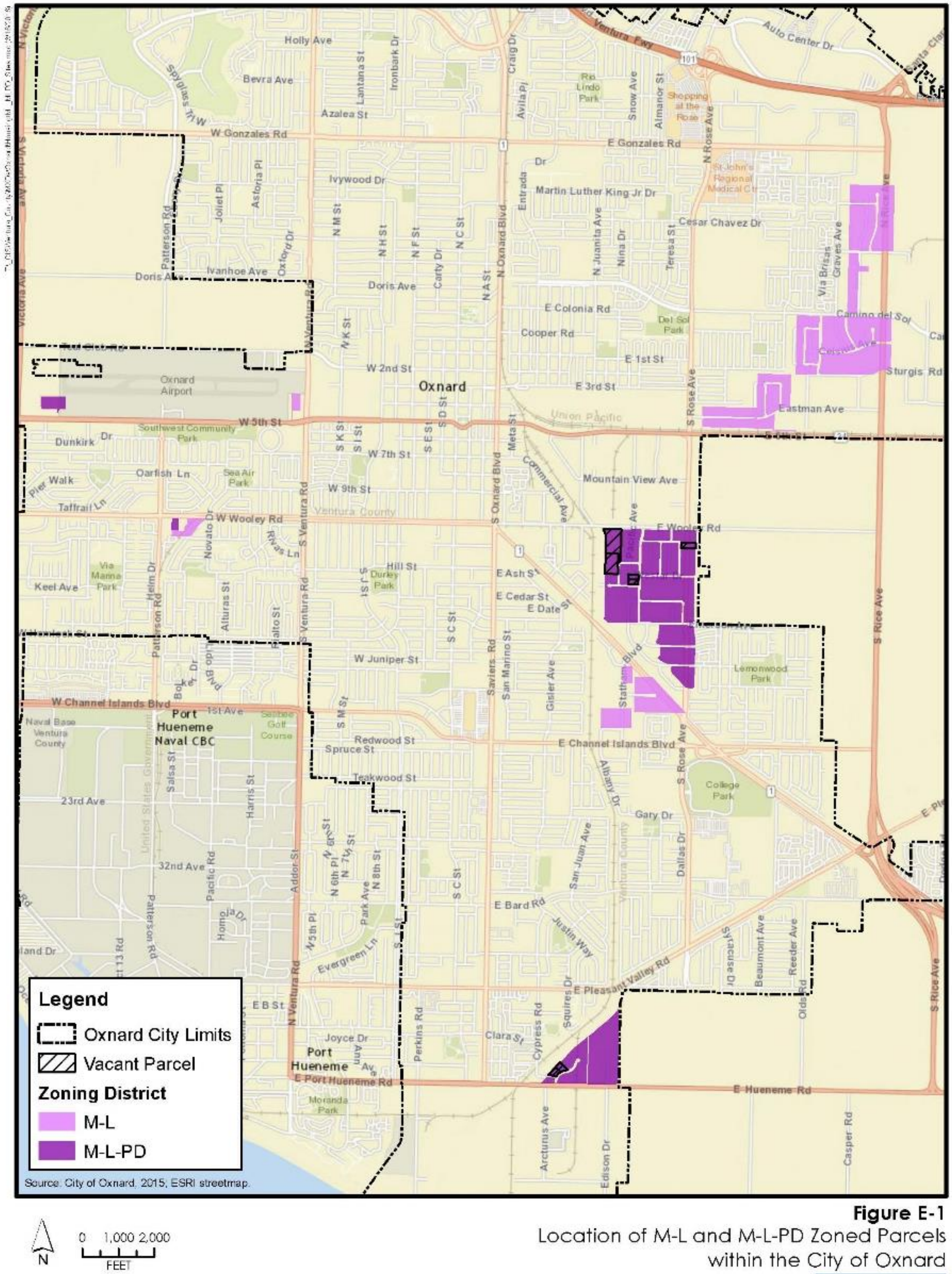



**Figure E-1**
Location of M-L and M-L-PD Zoned Parcels within the City of Oxnard

Michael Baker INTERNATIONAL

($19,925,000). As shown above in Table E-10, coastal residential land ranged from $15,000,000 per acre to $24,850,000 per acre.

### Construction Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the cost of a single-story four-cornered home in Ventura County in 2014 to be approximately $144 per square foot, excluding the costs of land. The total construction cost is estimated at $216,609 for average quality construction of a 1,500-square-foot home with four exterior walls, an attached garage, central heating and air, and average building materials. Table E-11 and Table E-12 show construction costs for single-family and multifamily construction, respectively, and reflect costs incurred in actually constructing a dwelling unit. As with other land development costs, construction costs vary. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and the difficulty of building on the site.

**Table E-11 Single-Family Detached New Construction Costs, 2014**

| Cost/Fee Type | Cost Per Unit |
|---|---|
| Total Cost for Labor and Equipment | $205,737 |
| Financing/Other | $10,872 |
| **Total Estimated per Unit Cost** | **$216,609** |

*Source: Building-cost.net*

*Notes: Assumes costs of a 1,500-square-foot home with average materials and a 400-square-foot garage.*

**Table E-12 Multifamily (235 Units) New Construction Costs, 2015**

| Cost/Fee Type | Cost Per Unit |
|---|---|
| Total Estimated Per Unit Cost | $127,444 |

*Source: Plaza Development, 2015*

*Notes: Based on an example multifamily development of 235 units at an average size of just under 900 square feet per unit.*

### Financing Availability

The availability of financing affects the market for housing and in turn, development and affordability. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse is true when interest rates increase. Over the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates.

Table E-13 illustrates interest rates as of November 2014. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

### Table E-13 Conforming Loan Interest Rates

| Term | Interest | APR |
|---|---|---|
| 30-year fixed | 4.125% | 4.150% |
| 15-year fixed | 3.375% | 3.464% |
| 5-year adjustable rate | 3.375% | 4.030% |

*Source: www.wellsfargo.com, November 2014*

*Notes: A conforming loan is for no more than $417,000. A jumbo loan is greater than $417,000.*

A report titled Ventura County: Analysis of Impediments to Fair Housing Choice (AI) published in May 2010 by the County of Ventura analyzes the impediments to financing in the county. A few items of note:

- Approval rates are higher for upper-income applicants for mortgages than lower-income applicants. Making financing more accessible to lower-income groups remains an ongoing housing affordability issue. The report found that the cities of Ojai, Oxnard, and Fillmore had among the lowest approval ratings in the county, with approval rates ranging from 59 to 60 percent. Oxnard was also one of three cities with the highest rates of application denial.
- The racial and ethnic characteristics of applicants for home loans is not directly reflective of the demographics of the county, with non-Hispanic whites overrepresented at 64 percent of the applicant pool, compared to the 57 percent of non-Hispanic whites that comprise the Ventura County population.
- Lack of understanding about the homebuying process was also identified as another barrier to securing a home loan. Countywide, approximately 11 percent of applications were withdrawn or deemed incomplete in 2008. Oxnard was one of several cities exhibiting a pattern of high application withdrawal and closure rate, coupled with low loan approval ratings. Of all home loan applications in Oxnard in 2008, approximately 17 percent resulted in home purchase.

The County is currently preparing a new AI, which will address current conditions and fair housing issues in the county. The subprime mortgage crisis in the United

States brought increased awareness to the issues surrounding predatory lending. However, support from nonprofit and government-sponsored programs is needed to increase awareness of fair housing law and provide support for victims. The Housing Rights Center currently provides services to Ventura County, including the jurisdiction of Oxnard, in the form of education and advocacy. The center provides investigations into complaints, landlord/tenant counseling, Fair Housing Certification training for property managers, multilingual outreach for the public, literature, and legal services. To minimize barriers and constraints to housing, Oxnard and the Housing Rights Center should continue to promote their services to the public at large.

## E.8 Other Local Regulations

### SOAR (Save Open Space and Agricultural Resources)

~~Note: SOAR was extended to 2050 by Oxnard voters in the November 2016 election.~~

Beginning in 1995, residents in Ventura County began enacting initiatives that generally require voter approval for expansive outward growth with the goal of preserving agricultural and open space resources. Oxnard adopted its SOAR Initiative on November 3, 1998. This initiative created the City Urban Restriction Boundary (CURB) around the city, preventing it from developing outside the line without the approval of the voters until December 31, 205~~2~~0. SOAR was extended to 2050 by Oxnard voters in the November 2016 election. Several large undeveloped areas were left within the Oxnard CURB that either have developed or are likely to develop in the near future. Once these within-CURB areas are developed, additional development would have to be largely redevelopment within the CURB or by amending and expanding the CURB with voter approval. As a result of this initiative, the City is limited in its response to demands for additional development. Traditional accommodation techniques, such as outward expansion of the city, are limited.

One notable exemption to development outside the SOAR boundary relates to the provision of affordable housing. Areas outside the current CURB can be annexed into the City of Oxnard using the Oxnard SOAR ordinance exemption that allows annexation, under certain criteria and findings, of up to 20 acres annually for affordable housing projects needed to meet the requirements of the RHNA for the City.

SOAR preserves the employment opportunities for a large portion of the people needing affordable housing. The SOAR affordable housing exemption has not been requested in the 20 years SOAR has been in place, showing SOAR has not posed a constraint. ~~Note: SOAR was extended to 2050 by Oxnard voters in the November 2016 election.~~

### Local Coastal Program (LCP)

~~Note: A comprehensive LCP Update is scheduled for City adoption in 2017.~~

In accordance with state legislation, Oxnard has an adopted a Local Coastal Program consisting of a Coastal Land Use Plan and a Coastal Zoning Ordinance. ~~Note:~~ A comprehensive LCP update is scheduled for City adoption in the next few years.

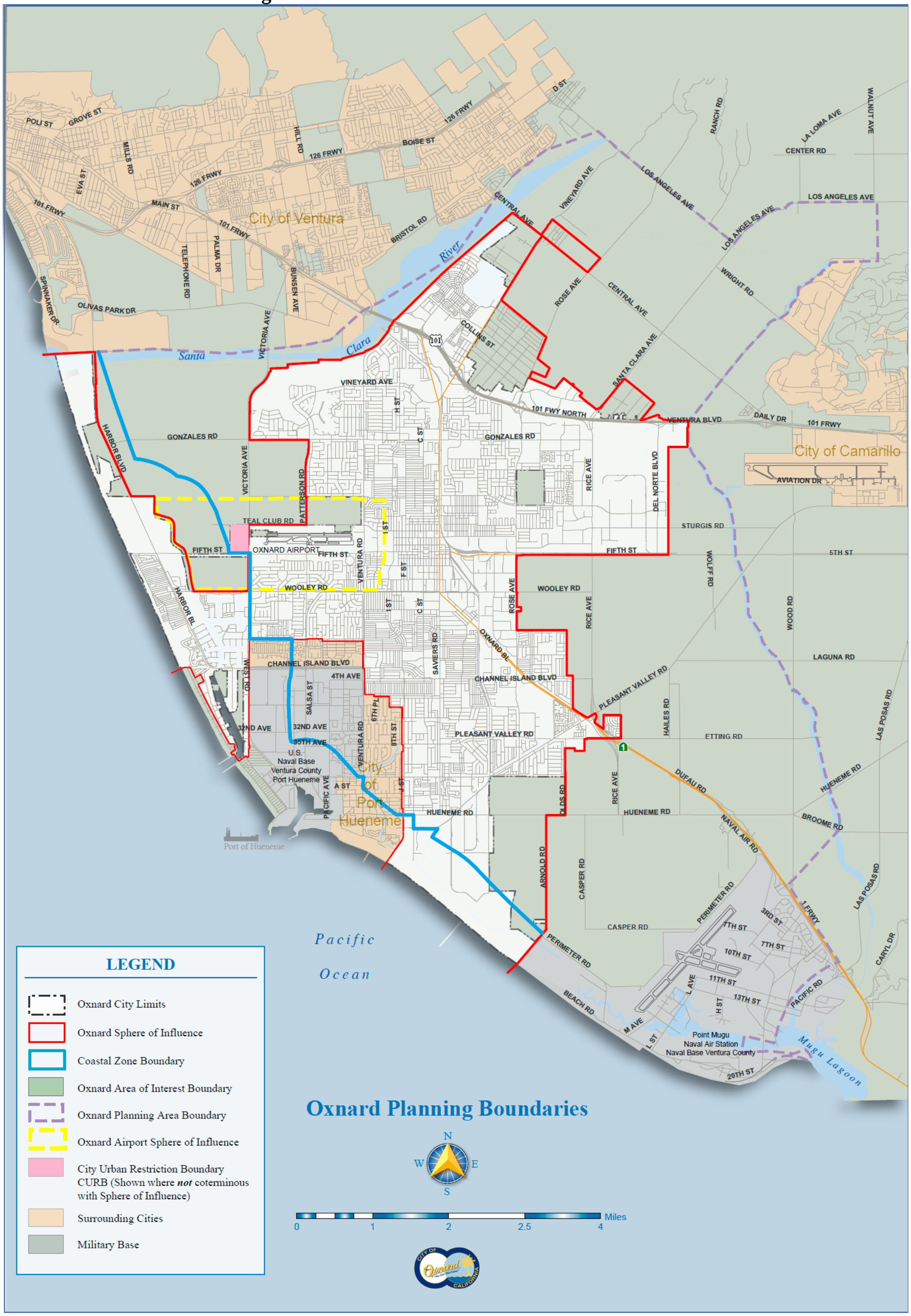
The boundary of the Oxnard Coastal Zone generally extends 1,000 yards inland from the coast within the city limits. In Oxnard, the "coast" is measured from mean sea level from the Pacific Ocean and Channel Islands Harbor and from the channel edge along the Edison Canal and the channels associated with the inland waterway development (see Figure E-2 for location).

The city's Coastal Zone is divided into four areas: McGrath-Mandalay, Oxnard Shores, Channel Islands, and Ormond Beach. In general, recreational uses are predominant in the McGrath-Mandalay area, with adjacent residential uses concentrated in the Oxnard Shores area. The Channel Islands area includes Channel Islands Harbor and provides a variety of uses including residential, recreation, visitor-serving commercial, and harbor-related industry. Separated from the northern portion of the Oxnard Coastal Zone by Port Hueneme, Ormond Beach to the south is a mixture of industrial, energy production facilities, wetlands, and other sensitive natural habitats.

Building permit authority in the Oxnard Coastal Zone resides with the City of Oxnard. However, local decisions on the following types of development can be appealed to the California Coastal Commission:

- Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
- Developments located on tidelands, submerged lands, public trust lands within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff.
- Any development which constitutes a major public works project or major energy facility.

**Figure E-2. CURB and Coastal Zone Boundaries**



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# Achieving the RHNA Allocation

## F.1 Introduction

The purpose of this section is to comply with the requirements of California Government Code Section 65583(b) by establishing the maximum number of housing units that can be constructed, rehabilitated, and conserved within the 2014–2021 RHNA cycle.

To ensure that Oxnard has enough opportunity sites suitable for residential development and to meet the remaining RHNA affordable allocation of ~~2,520~~2,497 (Table D-4) lower income and moderate units and ~~131~~ 53 (Table D-4) ~~units of~~ above moderate income units, the City is relying on the following:

- Continued use of 24/units per acre default density established by the record of developed affordable housing projects listed in Supplement 1,
- The All Affordable Housing Opportunity Program (AAHOP) and Affordable Housing (AH) additive zone (see Supplement 2) with an inventory of 2,132 units on 40 AAHOP sites,
- 66 Vacant and Underutilized Sites (see Supplement 2), and
- The Teal Club Specific Plan.

Supplement 1 and Supplement 2 are incorporated by reference and provide required parcel-specific information.

Goals and programs that achieve the 2013–2021 RHNA allocation are presented in Chapter G.

This section also provides information that:

- Estimates the number of low- and moderate-income units converted, demolished, and/or replaced in the Oxnard Coastal Zone and/or within 3 miles of the Coastal Zone, and
- Documents the public outreach that occurred during the preparation of this Housing Element.

As stated in Chapter D, the total 2014–2021 RHNA allocation of 7,301 housing units for Oxnard was intended to accommodate current and projected growth housing need based on population and economic analyses and projections.

Before presenting the approach to achieving the remaining RHNA allocation, the City summarizes its Inclusionary Housing Program that continues to provide significant numbers of affordable housing units. However, per the April 24, 2009, comment letter from the California Department of Housing and Community Development (HCD), inclusionary units may not be counted toward achieving the RHNA allocation unless they are secured by a development agreement or condition of approval.

## OXNARD INCLUSIONARY HOUSING PROGRAM

The City of Oxnard has adopted several ordinances that establish inclusionary affordable housing requirements for new developments. Relevant ordinances are City Council Ordinances 2721 and 2615 and Community Development Commission Ordinance 111. In this Housing Element, these are referred to collectively as the Inclusionary Housing Program and summarized below.

- All residential projects not within a redevelopment project area with 10 or more units are subject to a 10 percent inclusionary requirement. In a redevelopment project area, the inclusionary requirement is 15 percent (consistent with state redevelopment law) where not less than 40 percent of these units will be sold or rented at costs affordable to persons or families with income in the very low-income category and the remainder (60 percent) may be in low- or moderate-income categories.

***Alternatives***

- The Inclusionary Housing Program provides for in-lieu fee payments that can replace the on-site units within a development subject to approval by either the City Council or Community Development Commission for projects in a redevelopment area. In-lieu fees for projects not within a redevelopment project area are:

  For-Sale Units: If the in-lieu request is granted, the developer is required to make a minimum payment of $5,000 for each unit with an additional $500 based on increments of $50,000.

  Rental Units: A payment of $4,590 is required for each rental unit. This amount is adjusted annually.

In-lieu payment is made when the developer applies for a building permit for that unit. The City Council generally prefers on-site affordable housing as opposed to payment of in-lieu fees. A project that is approved for in-lieu payments has usually agreed to another public benefit through a Development Agreement that justifies the in-lieu payment. The in-lieu fees are almost always leveraged with other funding sources for affordable housing projects. Over $12,000,000 has been accrued in the in-lieu fee fund since 2000.

***Incentives***

Possible incentives may include, but are not limited to, the following:

- Assistance with accessing and applying for funding (based on availability of federal, state, local foundations, and private funds)
- Mortgage-subsidy or down payment assistance programs to assist first-time homebuyers and other qualifying households, when such funds are available
- Expedited/streamlined application processing and development review
- Modification of development requirements, such as reduced setbacks and parking standards on a case-by-case basis
- Density bonus

The City anticipates significant numbers of inclusionary affordable housing to be developed within several proposed specific plans (Northeast Community Specific Plan Phase III "Maulhardt Parcel" and Teal Club Specific Plan) and other new projects.

The Inclusionary Housing Program is included in Chapter G, Goals and Policies, under Goal G-3 (Expanded and protected housing opportunities for lower-income households and special needs groups), Policy 3.4 (Continue the Inclusionary Housing Program that requires new housing developments to reserve a portion of units for lower-income households or payment of in-lieu fees, and continue to prefer development of on-site affordable units over the in-lieu housing fee), and Program 10 (Inclusionary Housing Program).

Based on a thorough review, the City does not believe that the current inclusionary housing program is a constraint to the development of housing in addition to the incentives and concessions currently being offered and conversations with local developers who have be able to work within the requirement of the inclusionary housing program and produce housing. To further ensure the program does not pose a constraint, the City has included Program 10 to monitor this program.

## F.2 The All-Affordable Housing Opportunity Program (AAHOP) and Additive Zone (-AH)

To provide realistic and certain opportunity for developers and the nonprofit sector to develop the remaining RHNA allocation of 2,520 lower income and moderate units by October 2021, the City will continue the All-Affordable Housing Opportunity Program (AAHOP) and as its main implementation tool, the Affordable Housing ("-AH") additive zone designation.

The 2006–2014 Housing Element, adopted in 2012, created the AAHOP program with 15 provisions that acted as a temporary implementation code. In 2013, the City adopted uncodified Ordinance 2870, the "AAHOP Ordinance," amended the 15 provisions to 18 provisions, and adopted Ordinance 2689 that designated 36 AAHOP sites to which the "-AH" additive was applied to their respective zoning designations. In 2016, the AAHOP ordinance was codified into the Municipal Code, Chapter 16 "Zoning" and the implementing provisions were removed from the Housing Element.

The following are statements intended to augment the application of Municipal Code, Chapter 16, Division 7C, Section 16-420 et al.

1) Relationship to State Density Bonus

AAHOP is a City incentive that is separate, and in addition to, the State Density Bonus authorized by Division 7A (commencing with section 16-410A). AAHOP projects are intended to create a quality of life and appear substantially similar to market rate developments of a similar size and architectural style.

2) Inventory Maintained for Extremely Low, Very Low, and Low Income

The City will maintain a "rolling inventory" of AAHOP-designated parcels through the zoning additive designation "-AH." The focus of the rolling inventory is for extremely low, very low, and low income housing need established by the RHNA process for the RHNA planning period. If the total AAHOP potential for extremely low, very low, and low income housing units falls below the remaining extremely low, very low, and low income need, the City will identify additional AAHOP sites within the following year unless, during the subsequent year, the inventory of extremely low, very low, and low income housing units exceeds the remaining RHNA need. The Planning Manager shall maintain the AAHOP inventory.

3) AAHOP Designation Deemed Consistent with the General Plan

The AAHOP-established density and residential use is considered a non-discretionary allowed use. In situations where the AAHOP site-specific residential and density designation is not consistent with the underlying zoning and/or General Plan land use designation, the AAHOP designation supersedes the underlying zoning and/or General Plan land use designation and is deemed consistent with the General Plan only for AAHOP permitting purposes. The City shall subsequently change the underlying zoning and/or General Plan land use designation at its own expense.

4) Moderate Income Units

While the greatest overall housing need is for extremely low, very low, and low income housing, the optional inclusion of up to 25 percent moderate income housing is intended to improve the financial feasibility of projects, encourage a greater mix of household types, and discourage an overconcentration of any one type of housing.

5) Codes and Standards

AAHOP projects are held to the same building codes, landscape requirements, and exterior architectural standards as comparable and contemporaneous market-rate developments.

6) California Environmental Quality Act (CEQA)

The AAHOP DDR permit is not defined as ministerial within the meaning of CEQA and Public Resource Code 21080(b)(1): the all-affordable residential use and density of each AAHOP site is allowed by right. AAHOP projects not otherwise exempt from CEQA shall comply with an appropriate CEQA review process. The DDR review process applies a series of fixed standards and objective measurements and does not intend to involve the use of personal or subjective judgments in deciding whether or how the project should be carried out. However, in a manner similar to allowed uses in the City's industrial zones, there are implied and explicit quality of life, public safety, and environmental performance standards that may require interpretive judgement by professionals intended to ensure that an AAHOP project is similar to comparable and contemporaneous market-rate developments.

7) Community Meetings

An AAHOP project without a concurrent discretionary permit would not require a Planning Commission hearing. Three community meetings are required so that the AAHOP applicant may first present a concept design. Based on comments on the concept, the AAHOP applicant prepares and files a formal DDR application and has a second community meeting on the DDR project. After completing the City's DDR review process, the AAHOP applicant would present what should be a final project at a third community meeting. The AAHOP applicant, working with City staff, should make a good faith effort to contact the community through existing neighborhood councils, the Inter-Neighborhood Community Organization, and the City's Community Workshop process.

Although the City does not see AAHOP acting as a constraint to meeting the City's RHNA, the City has included Program 26 to monitor the effectiveness of the -AH additive zone and revise requirements as necessary.

## F.3 AAHOP Sites

To determine areas that are suitable for the AH additive zoning, staff completed a survey of potentially available sites generally of 1-acre size or larger throughout the city using aerial photographs, site visits, and recommendations from City officials and affordable housing providers and advocates.

These sites were evaluated for their potential compatibility with adjacent land uses and the availability of public services and found to either be suitable or have the potential to be suitable with careful design that provides buffers and transitions to adjoining neighborhoods. Included in the site suitability analysis was a review of both vacant parcels and underutilized parcels that have the potential for redevelopment. These areas included commercial and industrial properties with vacant buildings and a mix of built and vacant land.

AAHOP sites are divided into four categories as follows:

- **Vacant.** Land that is undeveloped (no structures) or is in agricultural use (but within the land area assumed developed by the 2030 General Plan and certified environmental impact report). These sites are largely ready to develop with minimal site preparation.

- **Largely Vacant.** Minor structures and/or paving to be demolished, and homes and small business to be relocated.
- **Large Vacant Structure.** Possibility of commercial and/or market-rate housing mixed use due to location opportunity and/or need to create financial feasibility to remove a large vacant commercial structure.
- **Constrained Sites.** Sites with unique environmental or urban infill situations. These sites have challenges associated with their development, and their potential development was reduced accordingly, but none were considered significant enough to eliminate these sites as potential areas to provide affordable housing.

Program 3 proposes to designate additional AAHOP sites to meet a portion of the lower-income RHNA and to allow for sale very low- and low-income units as well as moderate-income rental units as part of AAHOP projects to accommodate some of the moderate-income RHNA.

In 2013, a tax-credit financed 40-unit affordable apartments over commercial mixed-use project was completed just north of the CBD along Oxnard Boulevard. The project has 16,000 square feet of commercial space and is an example of an AAHOP project, although it was not permitted under the AAHOP designation which had not yet been adopted when the project filed for entitlement. The density is 20 units per acre with a ground floor commercial use and shared parking.

## F.4 Realistic Capacity

The City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) to determine approximate density and unit capacity.

Realistic capacity for vacant sites was determined by multiplying the number of acres by the maximum density for the site, and then taking either 90 percent for solely residential sites, 80 percent for Central Business District sites, or 60 percent for sites allowing mixed use if that result was used as the final realistic unit number to account for site and regulatory constraints. These percentages reflect building trends in the City outside of specific plan developments in which development is nearly 100 percent of allowed capacity for all uses. Realistic capacity for largely vacant sites and underutilized sites took into account that these sites have already accounted for development standards such as setbacks, parking, etc., and have also accounted for additional site constraints (see the detailed site descriptions in Supplement 2). Although mixed-use sites will most likely develop with ground-floor commercial and second- and third-story residential and could use a realistic capacity of 80 percent or 90 percent, the City took a conservative approach and only assumed a 60 percent capacity.

In addition, when determining mixed-use feasibility and capacity, the City looked at past approved and developed projects in the city and projects in surrounding communities. Based on the fact that mixed use is prevalent in the surrounding communities of Ventura, Camarillo, and Santa Paula, that City staff has received inquiries regarding mixed-use development, and to further the goals and objectives of a Sustainable Community Strategy (SB 375) and related traffic reduction policies and programs, it is likely that almost 50 percent all of the mixed-use sites included will have a residential component. These factors have helped the City to determine that mixed use is an appropriate way to achieve a portion of its lower- and moderate-income RHNA and that a capacity of 60 percent is a suitable realistic capacity for mixed-use developments.

## F.5 Alternative Default Zoning of 24 Units for All-Affordable Housing

The -AH additive zone utilizes 24 units per acre as the default density wherein all housing units on -AH additive zoned sites are counted toward meeting the City's very low and low RHNA allocation. Government Code Section 65583.2(3) establishes 30 units per acre as the default density for cities such as Oxnard, and Government Code Section 65583.2(3) allows a jurisdiction to establish an alternative default density.

The City performed an analysis of market demands and financial feasibility and concluded that 24 units per acre is an appropriate density to meet its lower-income RHNA. The 24 per acre default density was approved by HCD in the 2006–2014 Housing Element and continues in this element.

It should also be noted that a lower density would also be more feasible and appropriate due to the compatibility with the immediate neighborhood, the environmental constraints that may exist, or where mixed-use development is appropriate.

## F.6 Moderate-Income Households

The median home value in Oxnard as of 2013 was $339,000. This is a slight increase when compared to the previous three to four years, when the median sales price was $265,582. The area median income for a household of four in Ventura County, based on 2014 HCD income limits, is $89,300. Using that amount to calculate the maximum purchase price, a moderate-income household of four can afford a sales price up to $356,336. With market affordability at these levels, some moderate-income households can be accommodated on sites the City has designated as above moderate-income sites. However, more moderate-income households will not be able to afford market-rate housing units. Therefore, the City is not relying on any of the above moderate-income sites (Table S-1) to meet its moderate- or lower-income RHNA, but rather it is relying on vacant, infill, and underutilized sites, some of which are mixed use and better suited for these income ranges.

## F.7 RHNA Capacity Summary

Table F-1 summarizes the City's total site capacity compared to its remaining RHNA allocation. The Housing Element Supplement 2, provides parcel-specific information for all opportunity and all affordable sites as well as site-specific maps (see Figures S-1 and S-2).

**Table F-1. Comparison of Site Capacity and the Regional Housing Need Allocation**

| Income Group | A<br>Total RHNA<br>Table D-1 | B<br>Units Built Since 2014<br>Table D-2 | C<br>U/C or Approved Projects<br>Table D-3 | D = B + C<br>Total Progress | E<br>Remaining RHNA ~~[July 2016]~~<br>Table D-4 | F<br>AAHOP Inventory Capacity<br>Table S2-1 | Remaining RHNA after AAHOP ~~[July 2016]~~ |
|---|---|---|---|---|---|---|---|
| Extremely Low / Very Low | 1,688 | 10 | ~~150~~153 | ~~160~~163 | ~~1,528~~1,525 | *2,132* | 199~~213~~ |
| Low | 1,160 | 128 | ~~215~~226 | ~~343~~354 | ~~817~~806 | | |
| Moderate | 1,351 | 132 | ~~1,044~~1,053 | ~~1,176~~1,185 | ~~175~~166 | 0 | 166~~175~~ |
| ***Subtotal*** | ***4,199*** | ***270*** | ***~~1,409~~1,432*** | ***~~1,679~~1,702*** | ***~~2,520~~2,497*** | **2,132** | ***~~388~~365*** |
| Above Moderate | 3,102 | 592~~170~~ | ~~2,801~~2,457 | ~~2,971~~3,049 | ~~131~~53[539] | 0 | ~~131~~530 |
| **TOTAL** | **7,301** | **862~~440~~** | **3,889~~4,210~~** | **4,751~~4,650~~** | **2,550~~2,651~~** | **2,132** | **~~519~~418** |

The Oxnard Zoning Code ~~allows second dwelling units~~was updated in December 2016 to be consistent with the state accessory dwelling unit (ADU) law that allows ADUs by ministerial approval ~~to be developed~~ in ~~any of the~~ residential zones R-1 through R-4. ~~Second units, which are also commonly called accessory dwelling units or "granny flats," allow increased residential density while providing minimal impact on the character of low-density neighborhoods. These often detached, self-sufficient units are constructed on the property of a primary unit such as a detached house but are typically smaller in size.~~ Although the City is not relying on ~~second units~~ADU's to meet a portion of its RHNA, these will provide~~d~~ for additional affordable units.

As shown in Table F-1, after reviewing available sites for residential development, the City has an additional ~~213 lower income, 175 moderate, and 131 above moderate~~199 lower income units to accommodate. Programs 3 and 26 propose an annexation and rezoning to accommodate the remainder of the units. These programs include annexation of the Teal Club Specific Plan area, designating additional AAHOP sites, and allowing moderate-income units under AAHOP.

## F.8 Teal Club Specific Plan

The Teal Club Specific Plan is a pedestrian-oriented village plan on approximately 174 acres located in the western portion of Oxnard, north of the Oxnard Airport. The plan proposes development of 990 residential units in a range of densities and housing types. There is a 15 percent affordability requirement of 148 units. The plan also includes a large community park, a pocket park, an elementary school, retail mixed use, and office use.

Based on the Teal Club Specific Plan's anticipated annexation and development of 990 units, including at least 148 lower income affordable units, the City's remaining lower income target ~~off~~ of 199 units is reduced to 51~~65~~ units and overall RHNA need is exceeded, although full development is not likely by 2021.

Currently the Teal Club site is not within the city limits but is with the City CURB and does not require voter approval for annexation. The applicant has initiated an application for annexation and development (Program 26). The environmental impact report was prepared and circulated for public comment in late 2015. Once annexed, these sites will have sewer and water capacity as part of the 2015 Urban Water Management Plan and will be available for development within the planning period. A minimum of 15% of the proposed 990 residential units are required to be lower income affordable, or 148 units. The density in several areas within the specific plan is over 30 units per acre, which could allow these units to be counted towards the RHNA allocation, as it was in the 2006–2014 Housing Element.

The plan is in two phases. Phase 1 is proposed to include:

- 13.0 acres – Community Park
- 1.0 acres – Pocket Park
- 5.2 acres – Mixed Use and Village Commercial
- 8 units – Mixed Use Residential
- 108 units – Low Density Residential (3–7 dwelling units per acre)
- 232 units – Medium Low Density Residential (8–12 dwelling units per acre)
- 192 units – Medium Density Residential (13–18 dwelling units per acre)
- 230 units – High Density Residential (19–30 dwelling units per acre)

Phase 2 is proposed to include:

- 8 acres – Community Park
- 10.2 acres – Business Park
- 130 units – Low Density Residential (3–7 dwelling units per acre)
- 90 units – Low-Medium Density Residential (8–12 dwelling units per acre)

## F.9 Environmental Constraints and Adequate Infrastructure

With the adoption of the 2030 General Plan on October 11, 2011, the Final Programmatic Environmental Impact Report (FPEIR) was fully certified in November 2011. The FPEIR is incorporated by reference. From the comprehensive evaluation of impacts conducted for the 2030 General Plan, the AH additive sites are within the range of development evaluated as part of the 2030 General Plan FPEIR. The 2030 General Plan FPEIR provides a programmatic assessment of impacts that will help focus the assessment of impacts associated with development of residential projects. Several of the AH additive sites may qualify for the CEQA infill exemption for projects under 5 acres. Development of the larger sites could create localized impacts and may require additional tiered project-level environmental review prior to development.

Below is a summary discussion of the major environmental topics.

- **Environmental Features**. No known environmental features (floodplains, protected wetlands, natural resource areas) have the potential to impact the development viability or density of the residential parcels or sites contained in this Housing Element.

- **Adequate Water Supply, Water Delivery, and Water Treatment Facilities**. As described in greater detail in the 2030 General Plan, the City has a comprehensive multifaceted Water Management Program that outlines how the City plans to provide an adequate water supply to meet forecast water demands well into the future. The ~~City is currently updating its~~completed and adopted its 2015 Water Master Plan and Urban Water Management Plan in 2016~~, but the documents are not yet available~~. In addition to its internal water management program, the City is working cooperatively with local groundwater managers such as the Fox Canyon Groundwater Management Agency (FCGMA), United Water Conservation District (UWCD), and Calleguas Municipal Water District (CMWD) (Las Posas) on local groundwater management programs as well as with the CMWD and the Metropolitan Water District (MWD) on regional imported water supply issues. Together, these programs are intended to provide a high degree of flexibility to provide a reliable long-term water supply under a broad range of known (i.e., projected growth and planned water supply projects) and unknown scenarios (i.e., global climate change). The availability of local groundwater as augmented by existing groundwater management programs (including groundwater recharge through the Freeman Diversion project and the Las Posas Aquifer Storage Project), imported state water, and the City's planned water recycling effort through its GREAT and Augmented M&I Supplemental Water Programs will help to ensure that the City will be able to meet long-term water demands. Relative to water delivery, all AH additive sites would be considered infill or redevelopment and are within the City's ability to serve. The 2030 General Plan includes policies and implementation measures that address a range of water supply and groundwater resource issues. With implementation of the applicable policies and implementation programs, the 2030 General Plan EIR found impacts on water resources and services to be a less than significant impact.
- **Adequate Wastewater Collection and Treatment**. The Oxnard Wastewater Treatment Plant (OWTP) has a current capacity of 31.7 million gallons per day (mgd) with average daily flows of approximately 24.0 mgd. The City anticipates expansion of the plant to 39.7 mgd by 2020. Sufficient capacity exists to accommodate wastewater generated by the 2030 General Plan and the full development of the AAHOP sites. Localized wastewater conveyance (including sewer lines and lift stations) may need to be increased in order to accommodate wastewater flows associated with AH additive sites development to be determined on a case-by-case basis during technical development review.
- **Stormwater**. Land uses and development proposed under the 2030 General Plan would increase peak drainage flow rates, erosion, and downstream sedimentation in and around new development. Such increases would reduce the capacity of drainages and could result in flood flows that exceed existing downstream channel and stormwater system capacities. The FPEIR found that the City had adequate system capacity to handle future development and that the implementation of policies and implementation measures contained within the 2030 General Plan would result in a less than significant impact on these systems. The proposed (as

of July 2010) MS4 permit (Municipal Separate Storm Sewer System) could impact AAHOP project site design in an as yet unknown manner.

- **Solid Waste Facilities**. The 2030 General Plan includes several citywide policies designed to continue to reduce Oxnard's per person waste flow. With implementation of the 2030 General Plan and continued efforts to provide regional solid waste disposal solutions, this issue was not seen as a constraint to development of housing within the time frame covered by this Housing Element.
- **Adequate Electric, Natural Gas, Telephone, and Cable Service**. The development of new residential, commercial, and industrial uses will contribute to additional energy supplies and utility infrastructure needs. However, future housing development would occur in an area currently served (or immediately adjacent to areas served) by adequate supplies of electricity and gas service, and both utility providers have the planning and capacity to serve future growth in the area. The provision of telephone and cable service is also within the planning parameters of local providers and can be provided to any of the areas being considered for housing.
- **Adequate Public Facilities**. Implementation of the 2030 General Plan would increase the overall demand on City-provided community services (including libraries). Future growth in accordance with buildout of the Preferred Land Use Alternative (including the Circulation Diagram) is expected to generate the typical range of demands for community services. New facilities, equipment, and personnel will be required in order to provide adequate response times to serve future growth. Therefore, the City's costs to maintain equipment, programs, and facilities would also increase. Compliance with existing requirements (i.e., impact fees, etc.) was considered adequate to ensure the continued provision of needed public facilities in the city.

## F.10 Coastal Zone Housing

California Government Code Section 65588 requires that Housing Elements take into account any low- or moderate-income housing provided or required in the Coastal Zone pursuant to Section 65590 (the Mello Act). State law requires that jurisdictions monitor and document the following four topics:

1. The number of new housing units approved for construction within the Coastal Zone since January 1982.
2. The number of housing units for persons and families of low or moderate income required to be provided in new housing developments within the Coastal Zone or within 3 miles.
3. The number of existing residential dwelling units occupied by low- and moderate-income households required either within the Coastal Zone or within 3 miles of the Coastal Zone that have been authorized to be demolished or converted since January 1982.
4. The number of residential dwelling units for low- and moderate-income households that have been required for replacement.

The Oxnard Coastal Zone contains housing around the Channel Islands Harbor northward to Fifth Street and eastward to Victoria Avenue and does not include Silver Strand or Hollywood Beach (unincorporated areas), Naval Base Ventura County, or the City of Port Hueneme. There are no housing units in the Oxnard Coastal Zone south of Hueneme Road. The area "within 3 miles of the Coastal Zone" is the approximately 75 percent of the city south and west of a diagonal line beginning at the Union Pacific Railroad bridge over the Santa Clara River and ending at the corner of Eastman and Rose avenues. Since 1982, all affordable housing and/or conversions and demolitions have occurred within this area, with the exception of affordable housing in The Village, Riverpark, and Northeast Community Specific Plan areas.

### Table F-2 Coastal Zone Affordable Housing Documentation

| | |
|---|---|
| New housing units approved for construction within the Coastal Zone since January 1982[1] | 2,460 |
| Housing units for persons and families of low or moderate income required to be provided in new housing developments within the Coastal Zone or within 3 miles[2] | 387 |
| Existing residential dwelling units occupied by low- and moderate-income households required either within the Coastal Zone or within 3 miles of the Coastal Zone that have been authorized to be demolished or converted since January 1982[3] | 0 |
| Residential dwelling units for low- and moderate-income households that have been required for replacement[4] | 0 |

*Notes:*

1. *Estimate based on 1980 and 2010 Census and permits issued since 2010.*
2. *Since 2014, based on affordable housing completed or approved as a condition or approval within 3 miles of the Oxnard Coastal Zone.*
3. *No housing inhabited by those of low or moderate income has been demolished or converted. Housing that was owned or rented by those with lower incomes has likely been demolished or converted since 1982 but it was not required (or guaranteed) affordable housing (i.e., public housing, deed restricted, etc.).*
4. *Since 2014, no low- and/or moderate-income units in the Coastal Zone have been required for replacement. Housing units occupied by low- and moderate-income households (retired, for example) have been replaced through private sector activities, and code enforcement activities have led to various types of repairs*

# F.11 Public Outreach Program

## 2013—2021 Housing Element

The development of the 2013–2021 Housing Element included outreach prior to and after the release of the draft Housing Element.

All public meetings were noticed pursuant to state law, and agendas were routinely included in weekly information packets distributed to the city's neighborhood organizations.

### *Oxnard Farm Worker Housing Committee Meetings*

Oxnard Farm Worker Housing Committee meetings were held on October 8, 2014, and March 11, 2015. The City briefed the Farm Worker Housing Committee on preparation of the 2013–2021 Housing Element, and invited them and the public to participate in review of 2006–2014 Housing Element programs, identify farmworker housing needs, and propose or modify programs going forward.

### *Commission on Homelessness*

On October 13, 2014: The City briefed the Commission on Homelessness on preparation of the 2013–2021 Housing Element, and invited them and the public to participate in review of 2006–2014 Housing Element programs, identify shelter needs, and propose or modify programs going forward.

### *Chamber of Commerce Land Use Committee*

The City presented to the Chamber of Commerce Land Use Committee on December 15, 2014, to let them know that the Housing Element update had commenced. On February 23, 2015, the City and consultant briefed the land use committee on progress in completing the 2013-2021 Housing Element and discussed possible changes to AAHOP and related housing regulations and policies. The attendees had questions about the AAHOP program and how the City is planning to address its RHNA. One attendee had some ideas for a real estate data source.

### *Meeting on the Analysis of Impediments and Housing Element*

On March 2, 2015, the City held a public meeting to present the draft Analysis of Impediments to Fair Housing Choice (AI) and to ask for participation and input for the Housing Element update. Briefed the members of the public attending this information meeting at the City about the upcoming review period for the draft Housing Element and answered questions. Attendees primarily had questions on the AI. They asked when the draft Housing Element would be available.

### *Stakeholder Workshop*

On April 8, 2015, a stakeholder workshop was held at the City. The five Attendees included members of the Farm Worker Housing Committee, the local real estate community, and a local developer. The discussion focused on farmworker housing needs, how the AAHOP program is working, input on potential new AAHOP sites, the city's density bonus ordinance, available housing programs in the City, special needs groups, and issues with parking in the City.

After the 30-day period between the public availability of this document between May 26 and April 27, 2015 (during which the stakeholder meeting was held on

April 8), staff submitted the draft to HCD for review and certification, which was obtained on September 20, 2015. During late 2015, staff focused on processing the City's first AAHOP application for the Skyview project, AAHOP site A-04 located at 1210 S. Oxnard Blvd for 240 units, and on identifying additional AAHOP sites for Supplement 2. Staff also decided to codify the AAHOP and inclusionary ordinances into the Municipal Code. ~~Moving the Housing Element forward for adoption resumed in August, 2016 and the Housing Element was selectively updated, with updates within brackets "[ ]" or shaded.~~ The Housing Element and three implementing ordinances were adopted on December 13, 2016.

### *Planning Commission*

The City presented to the Planning Commission on October 16, 2014 to let them know the City had begun on the 2013-2021 Housing Element update and to receive any initial input.

On April 16, 2015, a study session was held with the Planning Commission on the 2013–2021 Housing Element. The commission and the public were invited to propose or modify programs going forward.

#### *Planning Commission Comments and Questions*

- Do second units count against the RHNA?
- What is extremely low?
- Does HCD require that units build by each Housing Element program in Section G be documented?
- Program 18 – Density Bonus. How many density bonus projects have happened? City staff.: maybe 7 or 8 in the last 10 years
- When was the growth capital fee last updated?
- What is Program 10 (Inclusionary Housing Ordinance) calling for? City staff explained the reason for considering modifications to the IHO and some things that are being considered that we are looking for input on
  - Are the in-lieu fees sufficient to construct the 10% of Affordable Housing? City staff: Currently fee is generally $5,000/unit, so no.
- Some people moved out of Oxnard historically because there weren't enough homes for above-moderate households
- Not all new housing should be smaller apartments
- Should stick to the General Plan vision
- Concerned about the impacts to property values when apartments are built next to bigger, more expensive homes
- The housing market is cyclical
- As a City Oxnard needs to be mindful of matching available resources/money to proposed programs
  - Market value houses replenish City coffers
  - Should have a variety of housing for all income groups
- High density housing generates a good share of property tax
- Concerned about water supply. The 2010 Urban Water Management Plan (UWMP) does not address the current drought.
  - It is tough to know as a Planning Commissioner what is reasonable in terms of allowing development and how much water there really is
- It would be good to put residential/mixed use in the downtown
  - It would bring more people to downtown, bring investment
  - Would make downtown more lively

***Public Comments and Questions***

- Commenter provided an explanation of how second units can and can't be counted in the Housing Element
- Commenter does not support in-lieu fees as part of the Inclusionary Housing ordinance, units should be built.
- Oxnard's median income is approximately $60,000 (other Ventura County jurisdictions skew the median up)
    - There is an effort underway to renew SOAR. If we are to renew SOAR, there needs to be a commitment to high density housing—i.e. in the Teal Club Specific Plan
    - The population of Ventura County is aging overall, but not of Oxnard
    - Said several times that rents are too expensive/not affordable
- 626 homeless in Oxnard as of most recent point-in-time count
- Extremely low income seniors have a high level of need
- There are VASH HUD vouchers available for veterans
- Commenter encouraged the Planning Commission to study the homeless problem

A public review period ran from March 26 to April 26, 2015. A press release announced the availability of the draft 2013–2021 Housing Element for 30-day public review.

Edits were made to the draft Housing Element prior to submittal to HCD for their 60-day review where deemed necessary in response to input received on the public draft Housing Element. Additional information about the edits and response to comments received is provided below.

## 2017 Mid-Cycle Housing Element

### *Housing Element Program Priority Ranking Survey*

The City prepared a flyer and ranking form to gather input on how the programs from the Housing Element should be prioritized during the remainder of the element's planning period through 2021. The survey was made available on April -6, 2017, and input was received through April 28, 2017.

### *Planning Commission Workshop*

The City held a workshop with the Planning Commission at their regular meeting on April 6, 2017. Staff provided a presentation regarding the Housing Element process since the beginning of the 5th cycle, an introduction to the mid-cycle review Housing Element process, and the program prioritization process the City is conducting. Six members of the public attended. Questions and comments were received from the public and the Planning Commission. Comments largely reiterated past comments on the need to update certain parts of the zoning code, facilitate the City's efforts on developing a year-round homeless shelter, and continuing to support development of affordable housing.

### *Stakeholder Meeting*

On April 27, 2107 staff met with a six local affordable housing providers and developers and discussed the Mid-Cycle Update schedule and what zoning code amendments should be brought forward in the near future. The group agreed to meet again to provide comments on the draft Mid-Cycle Update and, when available, proposed zoning code amendments**.**

### *Planning Commission Hearing*

The City presented the draft mid-cycle housing element to the Planning Commission at their regular meeting on June 15, 2017. Staff provided a presentation regarding the mid-cycle Housing Element. Several members of the public attended. Four members of the public provided comments. Questions and comments were received from the public and the Planning Commission. Comments included questions about state law requirements regarding ADUs, the SOAR regulations, overall zoning code cleanup efforts, the idea of a safe sleep ordinance for homes persons to sleep in their cars or RVs, and Oxnard's progress towards building housing since housing elements began.

## RESPONSE TO INPUT RECEIVED

### *2013–2021 Housing Element*

All comments received as a result of the City's efforts to encourage public participation in development of the 2013–2021 Housing Element have been taken into consideration and, where appropriate, additional analysis, programs and policies have been incorporated into the Housing Element. In response to input received on the public review draft Housing Element, revisions were made to the draft Housing Element as follows:

- Section A
  - A comment noted that the language in a few places in the document wasn't clear that an extremely low-income household is one that makes 30 percent of less of area median income (AMI). This has been checked and clarifying edits made wherever needed throughout the document.
  - A comment noted that in several locations in the document the Oxnard Housing Authority should be changed to City of Oxnard Housing Department. These edits have been made.
  - A comment noted that not all approvals of density bonuses are administrative as stated in one place in the text. This language has been change to note that Development Design Review is required.
  - A comment noted that three, not two farmworker only projects have been built in the City since adoption of the previous Housing Element in 2012. The language has been revised and Camino Gonzalez farmworker housing has been added.
  - A comment was made that the City's evaluation of their compliance with state density bonus law in Section A was incorrect. The language in this section has been revised to correct the evaluation.
  - A comment noted that language about the demolition of the Wagon Wheel Mobile Home park and construction of the Wagon

Wheel Family Apartments needed updating. The language has been updated.

    - A commenter asked whether it is correct that 326 three- and four-bedroom units were constructed during the previous planning period. This number was checked and it should have been 103 units. The number has been corrected.
    - A comment asked about automatic eligibility for reduced parking standards under state density bonus law. Language has been added to clarify that any project is eligible if they request the alternative parking standards, even without receiving a density bonus.
- Section B
    - A comment noted that additional projects should be added to Table B-34 "Oxnard Inventory of Assisted Housing." Projects have been added.
- Section C
    - A comment asked about tenant protection vouchers. Language was added to clarify that the tenant protection vouchers currently available in Oxnard are solely for residents of The Courts project that is being rebuilt.
    - A comment asked about language describing Table C-1 "Oxnard Persons with Disability by Employment Status, 2000." This language was revised for clarity.
    - A comment noted the Regional Center referred to was incorrect. The name has been updated to the Tri-Counties Regional Center.
    - A comment asked about why inclusionary housing would be an appropriate type of housing for those with disabilities. Inclusionary housing can include many different housing types and thus has been removed from this sentence.
    - A comment noted that the information in Table C-5 "Agencies Servicing Special Needs Populations" needed to be updated for some of the facilities. The table has been updated.
    - A comment noted the format/information included in Table C-7 "Oxnard Elderly Households Overpayment by Tenure" was hard to follow. The language in the table was clarified and a statement was added to the text describing the table that the content/format of this table is that required by HCD.
    - A comment noted that the language describing single-parent households should be clarified. The language has been clarified.
    - A comment asked why Moorpark College wasn't mentioned under the College Students section. A paragraph about Moorpark College has been added.
    - A comment asked about former prisoners as part of the homeless population. The language in the Families and Persons in Need of Emergency Shelter section has been revised to include "Those released from correctional institutions."
    - A comment suggested Habitat for Humanity be added to Table C-13 "Agencies Serving Homeless and Low-Income Persons." Habitat for Humanity has been added to the table.
- Section D
    - A comment asked why Wagon Wheel Family Apartments weren't included in Table D-2 "Deed Restricted Affordable Units Built in Oxnard: 2014-2015" or Table D-4 "Remaining RHNA as of February 2015." A footnote has been added to these tables explaining that that project's units are not included because they

are replacement units and don't represent new affordable housing stock in terms of overall numbers of units.
  - A comment noted that units in the Village Specific Plan may not be affordable or build out at as high of densities shown in Table D-3. A footnote was added to Table D-3 explaining that "The units counted under the areas of The Village Specific Plan zoning for development at 30 units per acre or greater were calculated based on the HCD standard approach to use the allowed density on sites that have not yet received building permits."
- Section E
  - A comment asked about the schedule of the City's LCP update. Language has been added clarifying the schedule to date.
  - A comment noted that Home Occupations are a permitted use in the R-1 zone and should be added to the "Permitted Uses" column of Table E-2 "Residential Development Standards by Zoning District." Home Occupations has been added to the table.
  - A comment noted that setbacks are a constraint. The following language has been added to the Lot Size and Density subsection: "Setbacks are largely for fire safety and deference is given to Fire Department regarding the possibility to reduce setbacks distances."
  - A comment noted that a Special Use Permit (SUP) can be a constraint to development of housing in non-residential zones. The following text has been added to the "Nonresidential Zoning Options" sub-section: "A SUP is appropriate in C-2 because housing in the C-2 zone needs review as not all C-2 are appropriate for residential uses. City council requires full cost recovery to evaluate, therefore the SUP process, which is a deposit account based on actual review costs, is appropriate."
  - A comment noted that fees are high and can be a constraint. The following text has been added to the Fees and Exactions section: "Tax-credit financing and other sources of affordable housing financing cover fees, so fees are not passed on to the buyer or renter in projects receiving that financing. If fees are a constraint on a particular project the City Council has the ability now to remove, lower, or delay fees on a case-by-case basis, and has done so in the past."
  - A comment asked about reducing the amount of open space required and setbacks. In response to that comment the City has added the following text to the Development Design Review sub-section: "Recently proposed affordable and density bonus housing projects at 24 units per acre have raised considerable concern over fire safety and quality of life for children, as the applicants wanted to crowd buildings on parcels and minimize open space. The City cannot compromise public safety and quality of life for everyone in the development as a trade off for adding a marginal number of additional units. It should be noted that the goal for sites with the AAHOP designation is that they are at least 1 acre in size partially to address the types of concerns discussed above."
  - A comment asked about language in the Code Compliance section about former Redevelopment Agency funds. The following text has been added to clarify the section: "The RDA successor agency has bond proceeds from a 2006 bond available for projects to be determined by City Council and there have been and will be more public input opportunities available

in the future for how these funds should be used. This is the last of the money available from Redevelopment (RDA)."
    - A comment noted that Save Open Space and Agricultural Resources (SOAR) is a constraint. The following text has been added to the Other Local Regulations section: "SOAR preserves the employment opportunities for a large portion of the people needing affordable housing. The SOAR affordable housing exemption has not been requested in the 20 years SOAR has been in place, showing SOAR has not posed a constraint."
- Section F
    - A comment noted that the components of the AAHOP program as described did not exactly match the AAHOP ordinance. This language has been revised to match the codified language.
    - Several comments were made that affected the units in Table F-1 "Comparison of Site Capacity and Regional Housing Need." The numbers in the table have been updated to reflect other updates in Section D and elsewhere in the draft.
    - A comment noted that a footnote in Table F-2 didn't make sense. The footnote has been revised for clarity.
- Section G
    - Several comments were made about Program 3: All-Affordable Housing Opportunity Program (AAHOP) and "-AH" additive zone designation. The language in the program has been revised to reflect the current approach to the proposed program.
    - A comment was made about the timing of Program 6: Fostering Second Unit Development. The deadline for implementation of the program has been changed to 2016 in response to the comment.
    - A comment was made about the timing of implementation and language in Program 7: Housing Permitting Process Review. Language in the program has been revised to address these comments.
    - Several comments were made regarding Program 9: Farmworker Housing Program. In response to the comments the highly qualified census tracts in the City have been listed in the program, In addition, the City has added language to support inclusion of the H2A Guest Farmworker Program in the City.
    - A comment noted that the objective listed for Program 24: Special Needs Groups was incorrect. The language has been revised with an appropriate objective.
    - Several comments were made about Program 30: Review of Parking Standards. Text had been added to the program to list another parking requirement to review and to clarify that any project eligible for a density bonus under state law may request alternative parking standards.

The remainder of the comments received were reviewed and no changes were made either due to limited City resources to include additional programs, the comment addressed an issue that is not within the City's purview, the comment is more appropriate to be addressed as part of other planning efforts, or because they were already sufficiently addressed in the Public Review Draft Housing Element.

***Response to 2015 HCD Review***

Following HCD review of the draft Housing Element, additional revisions were made. The City's actions in response to HCD comments included the following:

- Introduction
  - Additional information was added to describe City efforts to maintain consistency between the Housing Element and General Plan. New text also asserts the City's commitment to maintain consistency of the 2013–2021 Housing Element with the 2030 General Plan.
  - A new paragraph was provided to acknowledge the potential for future amendments to the Safety and Conservation Element pursuant to AB 162 and the Land Use Element or other General Plan Elements that would address disadvantaged communities in the City's Sphere of Influence, pursuant to SB 244.
- Section D
  - Table D-4 "Remaining RHNA as of February 2015" was amended with a new footnote to clarify that units in the table counting towards the lower income categories are affordable due to deed restrictions, conditions of approval, development agreements, and/or inclusionary ordinance.
- Section E
  - Table E-1 "Residential Zoning and 2030 General Plan Compatibility" was revised to provide additional information on nonresidential zoning districts that allow residential uses, including zoning densities, 2030 General Plan densities, and permits required for the Commercial (CO) District.
  - New text was included to describe variations in parking requirements based on the number of bedrooms in a proposed project.
  - Additions were made to describe that neighborhood parking in the community is impacted by large households with multiple working adults that each often have a vehicle.
  - New clarifying text states that affordable housing proposals in the City typically consist of 10 units or more, thereby qualifying for the state density bonus law provisions that grant lower parking requirements.
  - The analysis of development costs was updated based on a survey of land costs for single- and multi-family development. New information also describes the density assumptions used to calculate the typical costs for these development types.
  - Table E-7 "Housing Types Permitted by Zoning District" was amended with additional information on permit requirements for residential uses. New footnotes clarify current permit processes. A new footnote also references a Housing Element program that will achieve consistency with state law for transitional and supportive housing.
  - New text additions reference a Housing Element program that will address constraints for attached dwelling unit development.
  - A new sentence was included to state that the City has not adopted any local amendments to the state building code.
  - This section was amended to cite the current Zoning Code definition of a family and its consistency with state law.

  - New text additions reference a Housing Element Program that would expand allowable zones for farmworker housing consistent with the state Employee Housing Act.
  - Text was added that describes allowable zoning districts (M-L and M-L-PD) and current parcels that would accommodate emergency shelters. A new figure showing the parcels in the M-L and M-L-PD zoning districts has been added to this section.
- Section F
  - New text asserts that the analysis of realistic capacity for vacant sites is consistent with current building trends in the City.
  - Table F-2 "Coastal Zone Affordable Housing Documentation" was amended with a clarifying footnote regarding lower income housing in the Coastal Zone, which has likely been demolished or converted since 1982 but was not required (or guaranteed) as affordable housing.
  - A new section was provided that summarizes the public outreach efforts for the 2013–2021 Housing Element. This section includes an overview of meetings held during Housing Element preparation, key comments and questions from stakeholders, and questions and input from elected decision-makers. The section also identifies responses and updates completed to the 2013–2021 Housing Element based on this input.
- Section G
  - Updates were made to Table G-1 "Maximum Housing Units by Income Category (Quantified Objectives): 2014–2021" for units in the Rehabilitation Conservation Program and related footnotes.
  - Program 3 was amended to refine the City's All-Affordable Housing Opportunity Program (AAHOP), including commitments to rezoning, timeframes, minimum density requirements, minimum standards for residential uses, and requirements for program participation.
  - Program 6 was amended with additional direction to revise the City Zoning Code related to the Density Bonus ordinance, attached units, second units, multi-family development, and standards for housing in the Local Coastal Zone.
  - Program 9 was amended to fully commit the City to attaining compliance with the state Employee Housing Act by amending the Zoning Code.
  - Program 14 was amended to identify the City's commitment to attain consistency with SB 2 related to transitional and supportive housing as a result of Zoning Code amendments.
  - Program 19 was amended to clarify the City's commitment to provide information on fair housing information in both English and Spanish at multiple locations.
  - Program 22 was amended to commit to remove or revise processes for reasonable accommodation by 2017 that involve discretion.
  - Program 25 was amended to identify interim milestones for completion of annexations of the Teal Club site. Program 25 was also amended to include an alternative, backup approach to meet the remaining RHNA if annexation of the Teal Club site does not occur by 2017.
  - Program 28 was amended to identify an annual timeframe for developing or facilitating extremely low-income units.

  - Program 29 was amended to include revisions to parking requirements to remove constraints, with a commitment to complete amendments to the Zoning Code by 2017 and monitor and report every two years.
- Supplement 1
  - Supplement 1 ("Part I") in the 2006–2014 Housing Element is updated and renamed as Supplement 1 to the 2013–2021 Housing Element. This section describes the City's rationale for use of a default density of 24 units per acre to analyze capacity for affordable housing development. Prior to adoption of the 2013–2021 Housing Element, additional research and information will be included in the supplement to address newly constructed and approved projects and further demonstrate affordability occurring at 24 units per acre or less in Oxnard.[1]

***Planning Commission and City Council, Fall of 2016***

Staff presented the 2013–2021 Housing Element to the Planning Commission on October 20, 2016. At the hearing, the Planning Commission recommended that the approval of a Density Bonus permit be with the Planning Commission as a non-discretionary hearing. This change is consistent with moving density bonus permit approvals "down" from the City Council. This recommendation is, however, a change from the HCD-reviewed 2015 Draft wherein the density bonus approval was to run with the underlying permit and could be at the Director level. Given that the Planning Commission considers land use issues, the Commission concluded that it is the appropriate body to determining if and when a State density bonus permit may conflict with the City's Local Coastal Plan (LCP) and the Coastal Act. And, as the Planning Commission meetings are televised, the Planning Commission is a more available and transparent public forum where the complexity of State density bonus law and the City's regulatory authority may be explained to the public.

On November 17, 2016, the Planning Commission voted unanimously to recommend that the City Council adopt the Housing Element with two AAHOP site changes and text changes within Section F.2 (Resolution 2016-17), and that City Council adopt the four implementing zone code amendments regarding: 1) State Density Bonus, 2) Inclusionary Housing Program, 3) AAHOP, and 4) Accessory Dwelling Units (Resolution 2016-20).

On December 13, 2016, the City Council held a public hearing, received and considered public comments from ten speakers, and voted unanimously to adopt the Housing Element with Planning Commission and staff-recommended changes (Resolution 14,982), and to approve three implementing zone code amendments regarding: 1) State Density Bonus, 2) AAHOP, and 3) Accessory Dwelling Units (Ordinances 2912, 2913, and 2914, respectively). The fourth proposed zone code text amendment ordinance regarding the City's inclusionary housing program was removed from the agenda for reconsideration in early 2017. As no RHNA affordable

[1] Government Code Section 65583.2(c)(3)(B) allows local governments to elect the option of utilizing "default" density standards that are "deemed appropriate to accommodate housing for lower income households." With documentation, HCD may recognize a lower default density. For Oxnard, the City requested and HCD agreed that a default density of 24/units per acre was more realistic than the 30/units per acre default that would otherwise apply.

units are credited to the City's inclusionary program, the delay has no impact on achieving the RHNA in the 2013-2021 planning period.


# GOALS AND POLICIES

The City's overall housing goal is that every resident has a "decent home and a suitable living environment," first expressed in the National Housing Act of 1949. This Housing Element chapter identifies goals (expressed as an "end state" or "achievement") followed by implementing policies (expressed as actions) followed by specific implementing programs coupled to one or more goals and policies.

The City herein establishes five goals with corresponding policies and implementing programs that address the maintenance and improvement of existing housing units and their neighborhoods and provide opportunities for development for new housing for all economic sectors and special needs populations. The five goal topics are:

1. Housing and Neighborhood Conservation
2. Development Opportunities
3. Housing Assistance and Special Needs
4. Appropriate Government Regulations
5. Fair and Equal Housing Opportunity

## G.1 Housing and Neighborhood Conservation

Housing and neighborhood conservation is an important component of maintaining and improving the quality of life for residents. As a mature, developed community, Oxnard is confronted with a wide range of community development issues, particularly in its older and well-established neighborhoods where some private properties have deteriorated and some public improvements and community facilities are nearing the end of their design life. The following goal and its seven policies are designed to encourage reinvestment in private property and ensure public resources contribute to maintaining an expected quality of life.

| **Goal** H-1 | Monitored, maintained, and improved quality of existing housing and neighborhoods. |
|---|---|

### *H-1.1 Monitor and Ensure Compliance*

Ensure compliance with property maintenance standards and monitor housing and neighborhood conditions and trends for early signs of deterioration.

### *H-1.2 Repair, Revitalize, and Rehabilitate*

Continue to promote the repair, revitalization, or rehabilitation of residential structures and neighborhoods that are substandard or in disrepair.

### *H-1.3 Resident Involvement*

Continue to encourage resident involvement in identifying and addressing the maintenance of housing in their neighborhood.

### *H-1.4 Preserve Communities*

Preserve the character and quality of established communities, with an emphasis on single-family and transition neighborhoods.

### *H-1.5 Historic Preservation*

Support the preservation and maintenance of historically and architecturally significant residential buildings and neighborhoods.

### *H-1.6 Low-Income Housing Modernization*

Continue to support the modernization of public housing, City-assisted housing, and other homes affordable to lower-income households, and incorporate sustainable building practices.

### *H-1.7 Mobile Home Parks*

Work with the California Department of Housing and Community Development to support the continued maintenance, affordability, and quality management of manufactured and mobile home parks where feasible and desirable.

## G.2 Development Opportunities

Fostering a diversity of new housing development opportunities is an important goal. Diversity is important to ensure that all persons, regardless of age, economic resources, and household type, have the opportunity to reside in decent housing suitable to their desires and needs. Part of this diversity is addressed through the Regional Housing Needs Allocation (RHNA), which requires communities to facilitate the construction of housing that is affordable to all economic segments of the community. The following goal and its nine policies address this topic.

## Goal H-2

Opportunities for the development of quality new housing.

### *H-2.1 Adequate Development Opportunities*

Continue the All-Affordable Housing Overlay Program and the Urban Villages program that allow densities of 24 or 30 units per acre for all-affordable housing projects that cumulatively meet or exceed the remaining RHNA allocation.

### *H-2.2 Balanced Opportunities*

Provide opportunities to the private and public sectors for the production of housing that meets the needs of special needs, extremely low-, very low-, low-, moderate, and above moderate-income housing to achieve a balanced community.

### *H-2.3 Adequate Infrastructure*

Ensure that residential development sites have appropriate and adequate public and private services and facilities, including wastewater collection and treatment, potable and recycled water supply, utilities, parks, schools, and other neighborhood infrastructure.

### *H-2.4 Site Inventory*

Maintain a site inventory that depicts the amount, type, and size of vacant and underutilized parcels within the city's incorporated area and the Oxnard Sphere of Influence.

### *H-2.5 Parcel Assembly*

Foster the assembly of small and/or underutilized parcels such that they could provide feasible infill affordable housing development.

### *H-2.6 Commercial or Industrial Rezoning*

Investigate the rezoning of commercial and industrial parcels for residential uses.

### *H-2.7 Encourage Accessory Dwelling Units~~Second Units~~*

Allow and encourage development of accessory dwelling units~~second units~~ while protecting the character of the surrounding neighborhoods.

### *H-2.8 Local Preference for Affordable Units*

Require, when possible, by development agreement or condition of approval, local resident/worker preference for projects that include affordable housing units, density bonus units, and/or units utilizing federal, state, or local funding.

### *H-2.9 Manufactured Housing*

Allow the installation of manufactured housing, factory built, and/or mobile homes on permanent foundations in appropriate residential zoning districts, compatible with existing development, in accordance with state law requirements (Section 65583[c][1] of the California Government Code).

## G.3 Housing Assistance and Special Needs

Oxnard has residents with special housing needs: seniors, large families, farmworkers, disabled persons, single-parent families, students, transitional, homeless, parolees, and others. These groups often face greater difficulty in finding suitable affordable housing. This goal and its six policies are identified below.

| **Goal** H-3 | Expanded and protected housing opportunities for lower-income households and special needs groups. |
|---|---|

### *H-3.1 Farmworker Program*

Use federal, state, and local resources, to the extent available and feasible, to provide affordable farmworker rental and for-purchase housing opportunities.

### *H-3.2 Public-Private Partnerships*

Support collaborative partnerships of nonprofit organizations, affordable housing builders, and for-profit developers to maximize the use of available affordable housing funds.

### *H-3.3 West County RHNA Coordination*

Coordinate with Ventura County and the Cities of Port Hueneme, Camarillo, and Ventura on the distribution of RHNA units for affordable developments outside the Oxnard City Urban Growth Boundary (CURB) but within the City's Planning Area Boundary.

### *H-3.4 Inclusionary Housing Program*

Continue the Inclusionary Housing Program that requires new housing developments to reserve a portion of units for lower-income households or payment of in-lieu fees.

### *H-3.5 Homeowner Assistance*

Provide homeownership assistance programs to transition lower-income renters into homeowners.

### *H-3.6 Reasonable Accommodation Procedure*

Continue to provide persons with disabilities a procedure to adjust development standards for reasonable accommodation.

## G.4 Appropriate Governmental Regulations

Market factors and government regulations can significantly impact the production, affordability, safety, and quality of housing and the achievement of the public's community vision. Although market conditions are typically beyond the direct influence of any jurisdiction, efforts can be directed at ensuring the reasonableness and effectiveness of land use controls, development standards, building and related codes, permit processing procedures, fees and exactions, and related regulations. The following goal and its three policies are designed to avoid unnecessary or duplicative governmental regulations that could act as constraints to the development of housing, especially affordable housing.

| **Goal** H-4 | Appropriate governmental regulations that do not unnecessarily or unintentionally impede production of affordable housing. |
|---|---|

### *H-4.1 Regulatory/Fee Constraints*

Periodically review City regulations, building and related codes, ordinances, service fees, and development impact fees to ensure they do not unnecessarily or unintentionally constrain the production of housing, with an emphasis on affordable housing.

### *H-4.2 Affordable Housing Incentives*

Offer regulatory incentives and design flexibility for affordable housing, such as relief from residential development standards, ~~density bonus greater than 35 percent,~~ and/or fee waivers as appropriate and consistent with state housing laws.

### *H-4.3 Processing*

Provide for streamlined, timely, and coordinated processing of affordable residential development projects so as to minimize land acquisition, holding costs, and/or upfront project development costs.

## G.5 Fair and Equal Housing Opportunity

Ensuring fair and equal housing opportunity and educating residents about purchasing and rental agreements are as important as production of an affordable unit. Fair housing services such as working through mediated disputes, investigating discrimination complaints, and providing education seminars are important to ensure equal access to housing for all city residents. The following goal and its eight policies are designed to continue implementation of applicable fair housing laws, policies, and programs.

| **Goal** H-5 | Ensure fair and equal housing opportunity. |
|---|---|

### *H-5.1 Fair Housing Awareness*

Provide or cause the provision of fair housing services to residents and ensure they are aware of their rights and responsibilities with respect to fair housing.

### *H-5.2 Discourage Discrimination*

Discourage discrimination in the sale or rental of housing on the basis of race, religion, color, ancestry, national origin, age, sex, sexual orientation, family type, handicap, or presence of minor children.

### *H-5.3 Choice*

Encourage the production and dispersal of new affordable housing for lower-income households throughout the city to promote choice and avoid an over-concentration within a neighborhood.

### *H-5.4 Continuum of Care and Homeless Plan*

Support continued efforts to implement the Ventura County Continuum of Care program for the homeless and the Oxnard Ten-Year Homeless Program.

### *H-5.5 Cooperation with CBOs*

Cooperate with community-based organizations (CBO) that provide services, or information about services, to the homeless.

### *H-5.6 Adjusting Project Development Fees*

Continue to consider alternative sources for and/or deferment of development impact and project reviews fees to enhance the financial feasibility of affordable projects, including the use of Affordable Housing Agreements.

### *H-5.7 Promote Infill Development*

Promote quality residential infill development through the creation/adoption of flexible development standards and other programs as ~~with~~ funding resources allow.

### *H-5.8 Review and Reduce Fees*

Work with affordable housing developers, as well as with other agencies and districts, to review and reduce applicable processing and development impact fees for very low- and low-income housing units as directed by the City Council.

## G.6 Housing Programs

Table G-1 quantifies the maximum number of housing units by income category that could be constructed, rehabilitated, and/or conserved over the 2013–2021 planning period.

Table G-2 describes programs that implement the City's five housing element goals and their respective policies. Not all policies have a program but instead give general direction to the City. For each program, the table provides a reference to policy or policies it implements (in brackets), the City department responsible for implementation, existing and potential funding sources, and an implementation time frame.

Table G-2 was modified to show 2-year periods for the remaining years in the 2013–2021 planning cycle, with ~~2018~~ 2017 marked for a mid-cycle update to HCD per the HCD ~~Conditional~~ Certification letter.

## Table G-1. Maximum Housing Units by Income Category (Quantified Objectives): 2013–2021

| Income Group | A 2013-2021 RHNA Table D-1 | B Completed through March 2017 Table D-2 | C U/C and Approved through March 2017 Table D-3 | D Estimated Additional New Construction by 2021[1] | E Rehabilitation Conservation Estimate [Program #] | F Preservation Estimate [Program #] | G Maximum Housing Units Constructed, Rehabilitated or Preserved (sum of columns B to F) | Percent of RHNA Allocation (G / A) |
|---|---|---|---|---|---|---|---|---|
| Extremely Low/ Very Low | 1,688 | 10 | 153 | 699 | 200 [1,2,3] | 193 [19] | 1,255 | 74% |
| Low | 1,160 | 128 | 226 | 520 | 200 [1,2,3] | 0 | 1,074 | 93% |
| Moderate | 1,351 | 132 | 1,053 | 571 | 150 [1] | 0 | 1,906 | 141% |
| Above Moderate | 3,102 | 592 | 2,457 | 760 | 150 [1] | 0 | 3,959 | 128% |
| **TOTAL** | **7,301** | **862** | **3,889** | **2,550** | **700** | **193** | **8,194** | **112%** |

[1] These data include the 2,132 units in the AAHOP inventory as of March 2017, (Table F-1 Column F) and additional estimates for units in projects as yet not identified that total the remaining RHNA need (Table F-1, Column E).

**Table G-2. Housing Element Implementation Programs**

| Program | Objective (quantified/qualified) | Implements Policy | Implementation by ~~2015–2016~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| **Program 1:**<br>**Code Compliance Program**<br>**Responsibility: Police Department, with technical support by other departments as needed**<br>**Funding: General Fund, CDBG, Measure 'O'**<br>**Time Frame: Ongoing** | Ensure compliance with City codes, with a focus on garage conversions and unpermitted additions.<br>600 cases per month. | 1.1<br>1.2<br>1.3<br>1.4<br>1.5<br>1.7 | | | | | | ■ |
| The Code Compliance Division enforces building and property maintenance regulations with a goal of compliance and safety. Code Compliance officers work with neighborhood advisory groups and respond to complaints to identify violations, and then direct owners to appropriate City departments to achieve compliance. The City may have loan and grant programs and works with other agencies to avoid unnecessary displacement. The Housing Department serves as a liaison for Code Compliance in mobile home parks under HCD jurisdiction. | | | | | | | | |
| **Program 2:**<br>**Citywide Homeowner Repair Program**<br>**Responsibility: Housing Department, Community Development**<br>**Funding: CDBG, HOME**<br>**Time Frame: Seek funding annually** | Provide loans to rehabilitate 25 very low- and 25 low-income homes annually, as funding allows. | 1.2<br>1.6 | | | | | | ■ |
| Part A – Loan Component: The Housing Department administers low-interest rehabilitation loans to assist homeowners in repairing plumbing, electrical, roofing, painting, and other systems. The program applies to single-family homes, condominiums, and mobile homes and can be used for room additions. Rehabilitation loans can range up to $75,000 with a 15-year repayment schedule.<br>Part B – Grant Component: The City of Oxnard offers a matching grant for 50 percent of privately funded exterior work. Grants are typically issued for relatively minor repairs. The City will provide up to $5,000 in grant funding. Eligibility is limited to qualified low-income households who are homeowners and plan to continue living in their home. If the homebuyer stays in the home for five years, the grant is forgiven; otherwise, the seller must repay the grant with interest to the City.<br>Funds for this program are less abundant than before the dissolution of the Community Development Commission (CDC), and the City will maintain this program as feasible due to available funding. The City will also explore additional sources of funding such as Cap and Trade and economically disadvantaged set-aside. | | | | | | | | |

**Table G-2. Housing Element Implementation Programs**

| Program | Objective (quantified/qualified) | Implements Policy | ~~2015–2016~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| **Program 3:** <br> **All-Affordable Housing Opportunity Program (AAHOP) and "-AH" additive zone designation** <br> **Responsibility: Development Services** <br> **Funding: General Fund** <br> **Time Frame: Place ~~-AAHOP~~ -AH additive zone~~zoning~~ designation on new sites ~~and revised AAHOP program~~ within 180 days of HCD certification of the 2013–2021 Housing Element** | ~~Designate new AAHOP and R~~rezone the newly ~~designated~~ AAHOP sites with the -AH additive zone designation ~~to provide at least 213 additional lower income units, so as~~and continue to maintain a running AAHOP inventory that meets or exceeds the remaining RHNA allocation need. | 2.1 <br> 2.2 <br> 2.3 <br> 2.4 | | ■ | | | | ■ |

The -AH additive zone has an allowable density of ~~20–24~~24 to 50 units per acre for all-affordable housing projects (with the exception of Site A-10 with a density of 18 units per acre~~one manager's unit~~) or mixed-use projects with all-affordable housing (with the exception of one manager's unit). The -AH additive zone does not change the underlying General Plan or zone designations for all other uses and development review but acts as an optional use. The City utilizes established underlying development standards and multifamily development standards to ensure quality development with appropriate amenities.

The -AH project applicant is eligible for one development ~~standard waiver or~~ concession such as side yard setback and may also qualify for additional density bonuses, waivers~~concessions~~, and/or incentives available consistent with state density bonus law. An -AH additive zone project permits a 100% affordable housing development with a Development Design Review Permit which does not include discretionary review of the residential use. AAHOP sites may be deleted or added as long as capacity remains to meet the remaining RHNA target.

~~Additional AAHOP sites are initially proposed to receive the -AH designation during the 2013-2021 planning period, others may be added later. These sites will assist the City in meeting the lower-income RHNA for this Housing Element cycle. The proposed AAHOP sites meet the following requirements for sites to address this RHNA shortfall:~~

- ~~Multifamily residential development must be allowed by right, subject to CEQA review (when the project is not otherwise exempt).~~
- ~~Rezoning must occur within a timeframe that will allow the sites to be available during the 2013 – 2021 planning period.~~
- ~~Sites must allow at least 16 units per site.~~
- ~~At least 50 percent of the remaining RHNA must be met on sites that allow exclusively residential uses or allow mixed use but allow 100% residential in that mixed use zone (16.79 acres) [per AB 1690]. If the mixed use option is taken, when development is proposed, at least 50% of the floor area of the developed area must allow 100% residential. Up to 50 percent of the total acreage may be zoned for mixed use as long as residential by right is allowed in that area as well.~~
- ~~Zoning on the sites must have a minimum allowed density of 20 units per acre.~~

~~The AAHOP Ordinance will be amended to allow for-sale very low- and low-income units and rental moderate income units. For rental projects a mix of very low (including extremely low), low and moderate units will be allowed at the same percentage as is needed to address the remaining regional housing need in those income categories. A greater number of units than that reflecting this percentage in the very low and low-income categories shall also be allowed. Amendments will also be made to clarify how AAHOP works with a state density bonus. The AAHOP affordability term will be proposed for extension to 55 years to mirror new state density bonus law (AB 2222).~~The AAHOP sites added to the AAHOP list in December 2016 will be rezoned ~~under this program~~during the City's 2030

**Table G-2. Housing Element Implementation Programs**

| Program | Objective (quantified/qualified) | Implements Policy | Implementation by ~~2015-2016~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| General Plan consistency rezoning program initiated in 2017. Additional AAHOP rezonings may be identified as part of the comprehensive 2030 General Plan consistency rezoning program and as opportunities arise ~~in~~ during the remainder of the housing element planning period. | | | | | | | | |
| **Program 4:**<br>**Urban Village Program**<br>**Responsibility: Development Services**<br>**Funding: General Fund, SGC AHSC Grant (Cap &Trade) EDC set-aside for highly-qualified census tracts**<br>**Time Frame: End of 2021** | Implement the 2030 General Plan Urban Village Program.<br>~~290 units are anticipated within the RHNA period.~~ | 2.1<br>2.2<br>2.3<br>2.4<br>2.5<br>2.6<br>2.8 | | | | | | ■ |
| The Urban Village Program (UVP) is part of the 2030 General Plan. The UVP is ~~conceptually~~ described in the 2030 General Plan in Goal Cd-7 and Policies CD-7.1 to CD-7.13. The UVP initially designated seven villages that are envisioned as mixed-use areas designed to encourage persons to live near their place of employment and/or support services and readily accessible to transit. Urban Villages should occur in the designated areas but may be proposed in ~~other~~ others as a General Plan Amendment. The integration of land uses is intended to provide and promote a pedestrian orientation to reduce trips and vehicle miles traveled in order to reduce greenhouse gas emissions. Urban Villages are implemented with a specific plan ~~or a strategic plan similar to the Central Business District Strategic Plan~~. ~~UVP guidelines may be developed if useful to qualify for Affordable Housing and Sustainable Communities (AHSC) Program funding .~~ A minimum of 15 percent of the UVP housing would be affordable. The UVP would consider the rezoning and reuse of commercial and industrial land for housing, the consolidation of parcels, and mandating a local preference program for affordable housing. The City will also consider renaming this program "Transit-Oriented Development Neighborhood, District, or Corridor." ~~By 2021, 290 affordable units are anticipated within the Teal Club and East Village UV's .~~ | | | | | | | | |

**Table G-2. Housing Element Implementation Programs**

| Program | Objective (quantified/qualified) | Implements Policy | Implementation by: ~~2015-2016~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| **Program 5: Parcel Assemblage**<br>**Responsibility: Economic Development Department**<br>**Funding: General Fund**<br>**Time Frame: Implement as feasible during planning period if State legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly.** | Support State legislation that enables site assembly through creation of a tax-increment supported program or district | 2.4<br>2.5 | | | | | | ■ |

In an effort to create additional opportunities for redevelopment and affordable housing and for the AAHOP, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units, as well as consider additional incentives as brought forth by developers.

As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will reduce setbacks and/or parking requirements, could defer certain~~red~~ fees, consider waiving lot merger fees for certain small contiguous lots, and concurrent/fast tracking of project application reviews to developers who provide affordable housing.
Program 5 would also work in tandem with Program 3 to assemble parcels for AAHOP projects.

## Table G-2. Housing Element Implementation Programs

| Program | Objective (quantified/qualified) | Implements Policy | ~~2015-2016~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| **Program 6: Zoning Code Amendments**<br><br>**Responsibility: Development Services**<br>**Funding: General Fund**<br><br>**Time Frame: 2017 for Chapter 16 amendments; 2018 for Chapter 17 (Coastal Zoning ) amendments.** | Revise Zoning Code to comply with recently adopted state law. | 2.7<br>4.2<br>4.3 | | ■ | ■ | ■ | | |

In order to comply with recently adopted state law and address identified constraints to residential development the City will address the following issues and make needed Zoning Code amendments. ~~Amendments to Chapter 16 of the code will occur at the time of Housing Element adoption~~. Amendments to Chapter 17 (Coastal Zoning) of the code will occur as part of the Local Coastal Plan (LCP) update ~~recently initiated by the~~in progress. ~~City~~.

- The City adopted updates to the ADU ordinance in December 2016 to comply with state law and implement this program. ~~Second units can provide an important source of affordable housing. Second units are allowed in the R-1, R-2, R-3, and R-4 zoning districts by an administrative permit and with a Special Use Permit in the C-2 and CBD zoning districts.~~ Development Services Department staff will meet with local developers and homeowners and review ~~second home~~ADU development standards and guidelines and initiate several 'clean up' and clarification amendments in 2017. Beginning in 2018, staff ~~and~~ will research and evaluate the feasibility of ~~consider~~ additional modifications to~~y~~ ADU standards to allow larger ~~second units~~ADU's proportional to the available space on a parcel. The City may also consider a program ~~and to legalize safe existing unpermitted second units where possible. If other constraints are identified, the City will modify other standards as appropriate. No second units are proposed towards meeting the RHNA requirement as the number that may be permitted, and their affordability, is too speculative. (Chapter 16)~~
- ~~Consider amending the Density Bonus ordinance and associated entitlement procedures to allow a density bonus of 35 to 50 percent in order to encourage the production of affordable housing under certain circumstances and findings.~~
- ~~Amend the Density Bonus ordinance to allow approval of the State-density bonus permit by the Planning Commission at a nondiscretionary hearing to comply with Government Code Section 65915 (including entitlements for incentives and density bonuses without discretionary review). (Chapter 16)~~
- In 2019, t~~T~~he City anticipates beginning to update the ~~updating the LCP which will include a comprehensive update to the~~ Coastal Zoning C~~c~~hapter 17 of the Zoning Code~~. This update will~~to address ~~all needed~~ updates ~~to the Coastal Zoning~~ called for in this Housing Element ~~including amendments addressed by~~in Programs 9 and 14. (Chapter 17)
- In 2017,a~~A~~mend the Zoning Code to remove the requirement limiting multi-family development to six units per building in the R-2~~, R-2-C, and R-BF~~ zoning districts. (Chapters 16 ~~and 17~~)
- In 2017, a~~A~~mend the Zoning Code to decrease the minimum dwelling size for attached dwelling units, with certain findings. (Chapter 16)
- In 2017, a~~A~~mend the Zoning Code to reduce the required building separation between attached dwelling units to a distance required for adequate fire safety and privacy as determined by the Oxnard Fire Department and those required to review and evaluate development proposals. (Chapter 16)

**Table G-2. Housing Element Implementation Programs**

<table>
<tr><th rowspan="2">Program</th><th rowspan="2">Objective (quantified/qualified)</th><th rowspan="2">Implements Policy</th><th colspan="6">Implementation by</th></tr>
<tr><th>~~2015–~~</th><th>2017</th><th>2018</th><th>2019</th><th>2020-2021</th><th>Ongoing</th></tr>
<tr><td>Program 7:<br>Housing Permitting Process Review<br><br>Responsibility: Development Services<br>Funding: General Fund, other funding opportunities related to SB 375 and/or affordable housing<br><br>Time Frame: Annually and as project applications are submitted. Setting up the “one-stop” program is prioritized for the 2015–2016 fiscal year.</td><td>Review and streamline permitting process, especially for AAHOP projects, second units, and manufactured housing.</td><td>2.7<br>2.8<br>2.9<br>4.1<br>4.2<br>4.3</td><td>■</td><td></td><td></td><td></td><td></td><td>■</td></tr>
<tr><td colspan="9">The Development Services, Public Works, Housing, and Economic Development departments will continue to jointly review their development review and entitlement processes with the goal of identifying incentives, unnecessary and/or duplicative regulations and/or procedures related to development of housing with an emphasis on AAHOP housing projects (i.e., sites listed in the Housing Element Supplement, Supplement 2~~Part I~~), ~~second units~~Accessory Dwellng Units, lot merger fee waiver for AAHOP projects, and manufactured housing. As the City budget and staffing allows, and by City Council direction, Development Services is managing permit reviews to implement State Building Codes as efficiently and accurately as possible to ensure public and property safety.The City ~~is setting~~has established ~~up~~ a “one-stop” or “concierge” program to assist applicants with the entitlement process.</td></tr>
<tr><td>Program 8:<br>SOAR Affordable Housing Exemption Study<br><br>Responsibility: Development Services, Public Works, Housing<br>Funding: General Fund<br><br>Time Frame: During the planning period, if needed</td><td>Develop guidelines for the possible use of the affordable housing exemption in the SOAR ordinance.</td><td>2.1<br>2.2<br>2.3</td><td></td><td>~~■~~</td><td></td><td>■</td><td></td><td></td></tr>
<tr><td colspan="9">The Oxnard Save Open Space and Agriculture Resources (SOAR) Ordinance was adopted in 1998 and extended in 2016 and established a City Urban Restriction Boundary (CURB) line beyond which urban development is subject to a majority approval of Oxnard voters until December 31, 2050. SOAR provides for a CURB line amendment exemption for all-affordable residential projects consistent with the current Oxnard Housing Element, provided a series of findings are made and that no more than 20 acres of land are brought within the CURB for this purpose in any calendar year. This CURB amendment provision is generally known as the SOAR 20-Acre Exemption. This program would have the City develop guidelines for the possible use of the SOAR 20-Acre Exemption including, but not limited to, possible sites, provision of infrastructure and services, and conceptual site plans. Because this program has not been adopted and will require additional development, no affordable units are anticipated by the end of the RHNA planning period. This program may not be needed during this RHNA planning period as long as opportunity for affordable housing exceeds RHNA allocations.</td></tr>
</table>

**Table G-2. Housing Element Implementation Programs**

| Program | Objective (quantified/qualified) | Implements Policy | ~~2015-2016~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| **Program 9: Farmworker Housing Program**<br>**Responsibility: Development Services, Economic Development, Housing Department**<br>**Funding: General Fund, SGC AHSC Grant (Cap &Trade) EDC set-aside for highly-qualified census tracts**<br>**Time Frame: Initiate historic evaluation of the Camp Vanessa camp and prepare brochure by 2016; Amend Zoning Code to comply with Employee Housing Act by 2016; continue to participate with House Farmworkers stakeholders and their projects and meet with the group at least twice per year** | Review and pursue farmworker housing opportunities. Amend the Zoning Code to comply with state law regarding Employee (f~~F~~armworker) H~~h~~ousing. At least three projects to be at least in pre-development planning with a qualified nonprofit developer. | 2.1<br>2.8<br>3.1 | | ■ | ■ | | | ■ |

Agricultural activities in the Oxnard area are in year-round production. Most of the farmworker labor force is permanent and lives in traditional housing units or mobile homes, although many of these units are overcrowded and/or have converted garages to additional rooms. The Housing ~~Development~~ Department will continue to seek development partners and funding that focus on affordable farmworker housing development. In addition, the City will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of Housing and Community Development programs and the new SGC AHSC Grant (Cap &Trade) EDC set-aside for five highly-qualified Oxnard census tracts. The five highly qualified tracts are 6111004902, 6111009100, 6111004715, 6111004704, and 6111003900.

The City will develop by 2018~~7~~ an informational brochure explaining options, the permitting process, and possible funding sources for the development of a range of farmworker housing uses. The City will continue to work with farmworker stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing. The City's zoning, development standards, and processing requirements encourage and facilitate all types of housing for farmworkers (i.e., multifamily, single-room occupancy, second units, manufactured homes, migrant centers, etc.). In order to fully comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) the City will amend its Zoning Code to define Employee Housing and allow farmworker employee housing in the C-R, M-L, M-1 and M-2 zones ~~that allow agriculture~~ as a by-right use because those zones allow agriculture in that manner. The zone text amendment will also document that farmworkers may live together as a household ~~allow Farmworker Housing~~ in all zoning districts ~~that allow single-family housing~~ in the same way single-family housing is allowed ~~and to allow Farmworker Housing in the C-R zoning district as a permitted use rather than a conditional use~~.

The City will work with farmworker housing proponents to develop housing and permit processes that meet the requirements of H2A Guest Farmworker program. The City will also conduct a historic evaluation of the Camp Vanessa "Bracero" farm labor facility and investigate the merits and environmental issues related to changing its land use designation in order for the camp to become a legal use and thus eligible for rehabilitation and continue~~d~~ use .

## Table G-2. Housing Element Implementation Programs

<table>
<tr><th rowspan="2">Program</th><th rowspan="2">Objective (quantified/qualified)</th><th rowspan="2">Implements Policy</th><th colspan="5">Implementation by</th><th rowspan="2">Ongoing</th></tr>
<tr><th>~~2015-~~</th><th>2017</th><th>2018</th><th>2019</th><th>2020-2021</th></tr>
<tr><td>Program 10:<br>Inclusionary Housing Program<br><br>Responsibility: Housing Department, Development Services<br>Funding: Developer funded by either providing on-site units or in-lieu fees<br><br>Time Frame: Monitor annually and ongoing</td><td>Produce 50 units per year on average on-site, in-lieu fees lead to average of 30 units per year. No units are counted toward RHNA, as they are not considered certain by HCD.</td><td>3.4</td><td>~~■~~</td><td>■</td><td>■</td><td></td><td></td><td>■</td></tr>
<tr><td colspan="9">In 1999, the Inclusionary Housing Program was established to generate affordable housing in proportion with the overall increase in market-rate residential units. City Council Ordinances 2721 and 2615 require developers with 10 or more units to provide 10 percent affordable units. Developers of rental projects with 10 or more units are required to provide 5 percent for very low-income households and 5 percent for low-income households. Developers may request City Council approval in advance for payment of in-lieu fees, which are periodically adjusted ~~annually~~.<br><br>The 2013 Latinos Unidos v. Napa County First Appellant District ruling and subsequent HCD opinion letter that requires counting of affordable units under a local inclusionary ordinance to also count toward qualifying for the state density bonus (SB 1818) supersedes City parking requirements, as any project over 10 units automatically earns a 20 percent density bonus, reduced SB 1818 parking requirements, and is entitled to one or more development standard concessions. To date, housing projects continue to provide satisfactory parking. Staff will monitor the inclusionary program to see if projects are being underparked and creating quality of life issues in neighborhoods.<br><br>In addition, to ensure the Inclusionary Housing Program does not pose a constraint to the development of all housing affordability levels, the City will annually monitor the implementation of this program, evaluate the impacts on the costs and supply of housing, and make necessary revisions to the program. If revisions are made to the Inclusionary Housing Program, they will be codified as an ordinance in the City's Zoning Code. Prior to any revisions to the Inclusionary Housing Program, the City will also conduct an analysis of the in-lieu fee and whether it is sufficient.</td></tr>
<tr><td>Program 11:<br>Homeownership Assistance Citywide<br><br>Responsibility: Housing Department<br>Funding: HOME CalHOME, BEGIN, Inclusionary in-lieu fees<br><br>Time Frame: Ongoing</td><td>Assist a total of 40 households annually.</td><td>3.5<br>1.5</td><td></td><td></td><td></td><td></td><td></td><td>■</td></tr>
<tr><td colspan="9">Continued assistance is provided for lower-income households to buy single-family units, condominiums, and mobile homes. Under this program, a matching grant of $5,000 is provided for down payment assistance and closing costs. Grants are allocated as follows: (1) residents of Oxnard; (2) persons employed in Oxnard; and (3) all others. If the homebuyer remains in the home for five years, the grant is forgiven. The City extends this program for households purchasing in a designated historic neighborhood.</td></tr>
</table>

**Table G-2. Housing Element Implementation Programs**

| Program | Objective (quantified/qualified) | Implements Policy | Implementation by ~~2015–~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| **Program 12:**<br>**Mortgage Credit Certificate (MCC)**<br>**Responsibility: Housing Department**<br>**Funding: Mortgage credit certificates (6 per year)**<br>**Time Frame: Ongoing and as first-time homebuyers' applications are pursued** | Continue working with the Ventura County Consortium to distribute funding and work toward Oxnard residents using at least 6 Mortgage Credit Certificates per year. | 3.2<br>3.5 | | | | | | ■ |
| Oxnard participates with a consortium of cities in the Mortgage Credit Certificate (MCC) program administered by Ventura County. MCCs are available for income-qualified, first-time homebuyers and provide a federal income tax credit up to 20 percent of the annual mortgage interest paid. Since the mortgage payments repay the bonds, no City guarantee is required. MCCs can be used with City homebuyer programs to assist persons to qualify for private mortgage financing. | | | | | | | | |
| **Program 13:**<br>**Financial and Regulatory Assistance**<br>**Responsibility: Housing Department, Development Services**<br>**Funding: HOME, CDBG, SGC AHSC Grant (Cap &Trade) EDC set-aside for highly-qualified census tracts**<br>**Time Frame: Pursue AHSC funding annually beginning in 2015** | Continue providing financial and regulatory assistance. | 2.4<br>2.5<br>2.7<br>3.1 | | | | | | ■ |
| The City of Oxnard has a strong record of providing financial and/or regulatory incentives to facilitate the development of affordable housing. Through direct City assistance, over 100 units have been assisted in the previous two years through financial assistance or relief from regulations in return for deed restrictions requiring the units to remain affordable to low- and very low-income households. CDC is no longer a funding source due to the dissolution of redevelopment agencies in California. The City will target other funding sources for this program, in particular the Strategic Growth Council's Affordable Housing and Sustainable Communities program. | | | | | | | | |

### Table G-2. Housing Element Implementation Programs

<table>
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<tr><th>~~2015-~~</th><th>2017</th><th>2018</th><th>2019</th><th>2020-2021</th></tr>
<tr><td>**Program 14:**<br>**Shelter Development Program**<br>**Responsibility: Housing, Development Services**<br>**Funding: General Fund, HUD and other grants as available**<br>**Time Frame: Amend Zoning Code to fully address SB 2 requirements for transitional and supportive housing by 2016**</td><td>Continue to work toward development of a year-round emergency shelter.</td><td>5.4<br>5.5</td><td></td><td></td><td></td><td></td><td></td><td>■</td></tr>
<tr><td colspan="9">The City identifies developing a plan to address homelessness as Objective 4 of Goal 1, of Strategic Priority Area C, “Quality of Life.” Departmental priorities by funding year will cotninue to address this need. Consistent with SB 2, the City amended its Zoning Code (see Zoning Code Section 16-504) to define and permit supportive and transitional housing as residential uses and to allow emergency shelters with a Special Use Permit in the R-2, R-3, R-4, and C-2 zoning districts. Emergency shelters are allowed without discretionary review in the M-L and M-L-PD zoning districts. Properties with these zoning designations are generally located near the city center, allow for these structures with minimal setbacks, consist of vacant lots and buildings with adequate space for emergency shelter operations, and are accessible to public transportation and medical and commercial services as appropriate for permanent emergency shelters to be allowed by right. Currently, there are a total of 32.49 acres in the M-L and M-L-PD zoning districts made up of 16 vacant parcels. The City has set in place development and operational standards consistent with SB 2 (see Zoning Code Section 16-504).<br><br>Further amendments to the Zoning Code will be made to allow transitional and supportive housing in all zoning districts that allow residential uses in the same way other residential uses are allowed in those zoning districts. The City will continue to work with homeless services stakeholders toward developing a year-round emergency shelter in Oxnard.</td></tr>
<tr><td>**Program 15:**<br>**Homeless Assistance ~~and At-Risk Household Assistance~~**<br>**Responsibility: Housing , Development Services**<br>**Funding: CDBG, General Fund, HUD**<br>**Time Frame: Ongoing through planning period**</td><td>Continue to implement program with shelter for women with children and winter warming service that averages 700 person-nights.</td><td>5.4<br>5.5</td><td></td><td></td><td></td><td></td><td></td><td>■</td></tr>
<tr><td colspan="9">The City’s Homeless Assistance Program is modeled after the federal government’s continuum of care program. The Homeless Assistance Program contains the following phases: (1) intake and assessment; (2) provision of emergency shelter at year-round and winter shelters to provide temporary housing; (3) provision of transitional facilities and supportive services to help the homeless gain skills for independent living; and (4) permanent supportive housing. Local, state, federal, and private donations provide funding.</td></tr>
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**Table G-2. Housing Element Implementation Programs**

Implementation by

| Program | Objective (quantified/qualified) | Implements Policy | ~~2015–2016~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| **Program 16:**<br>**At-Risk Household Assistance**<br><br>**Responsibility: Housing , Development Services**<br>**Funding: General Fund**<br><br>**Time Frame: As needed through 2023** | Continue to monitor assisted units, and if any become at risk, work with property owners to develop a strategy to maintain any at-risk through 2023. | 5.4<br>5.5 | | | | | | ■ |
| The City currently contains no deed-restricted units and therefore there are no “at-risk” units at this time. Should the City have any at-risk affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future. | | | | | | | | |
| **Program 17:**<br>**Fostering Self-Sufficiency**<br><br>**Responsibility: Housing Development**<br>**Funding: General Fund, CDBG**<br><br>**Time Frame: Annually and ongoing** | Support community-based organizations to assist a minimum of 90 households annually, with Oxnard residents comprising a minimum of 80 percent of those assisted, with a program goal of 100 percent. | 3.2<br>5.4<br>5.5 | ■ | ■ | ■ | ■ | ■ | ■ |
| The City will continue to aid private nonprofit entities to develop programs that move individuals or households from homelessness to permanent housing including job assistance. The programs should assist extremely low- to low-income persons or households to achieve economic independence from governmental assistance through a network of human services, including job training and placement, education scholarships, childcare scholarships, rental assistance, transportation, and emergency services. The program may be a public/private partnership. Participants may be required to attend school or occupational skills training, maintain employment, and work to achieve a career that will support their family. Participants may also work to define their goals and develop strategies through education and skills training to achieve them. The City will meet at least once annually with nonprofits. | | | | | | | | |
| **Program 18:**<br>**Section 8 Assistance Program**<br><br>**Responsibility: Housing Authority**<br>**Funding: HUD**<br><br>**Time Frame: Seek new vouchers and/or to raise the payment standard as needed annually** | Continue to participate, encourage property owners to register units, and seek to raise the payment standard as needed. | 3.1<br>5.3 | | | | | | ■ |

### Table G-2. Housing Element Implementation Programs

**Implementation by**

| Program | Objective (quantified/qualified) | Implements Policy | ~~2015-~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| The Section 8 program subsidizes very low-income households who expend over half their income on rent. Prospective renters secure housing from HUD-registered apartments, and HUD pays the difference between what the tenant can afford and the negotiated payment standard. ~~New~~ HUD regulations require that 75 percent of new leases be made to households earning below 35 percent of median family income, provided less than 40 percent of their income is spent on housing. In an inflating rental market, this standard is often exceeded, resulting in denial of a certificate. To protect housing opportunities for very low-income households, the rental payment standard must keep pace with the market. The City regularly seeks to increase Section 8 vouchers from HUD. | | | | | | | | |
| **Program 19:**<br>**Fair Housing Services**<br><br>**Responsibility: Housing Department**<br>**Funding: CDBG**<br><br>**Time Frame: Ongoing** | Continue to implement and advertise the program in cooperation with the Housing Rights Center. Average 320 contacts per year. | 5.1<br>5.2 | | | | | | ■ |
| The City of Oxnard provides services to ensure fair and equal housing opportunity. To implement these policies, the City periodically prepares a Fair Housing Assessment, provides fair housing services free of charge to home seekers as well as fair housing training, and coordinates processing and resolution of complaints with the Department of Fair Employment and Housing, when deemed necessary. The City will also make brochures and other fair housing information available in English and Spanish at the Development Services Department, on the City's website, and at public libraries. In recognition of the need for continued service provision, the City will continue to provide fair housing services. | | | | | | | | |
| **Program 20:**<br>**Energy Conservation**<br><br>**Responsibility: Development Services**<br>**Funding: General Fund, SGC AHSC Grant (Cap &Trade)**<br><br>**Time Frame: Advertise programs and implement project-related standards as feasible when development applications are received** | Increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units, and comply with state energy conservation requirements. | 1.6<br>4.2 | | | | | | ■ |
| The City will continue to post and distribute information on currently available weatherization and energy conservation programs to residents and property owners through annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and the City's website. The City will continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and will encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through programs in the Energy Action Plan. The City will encourage development of affordable housing units that utilize passive or active energy saving features (e.g. solar panels, efficient appliances, efficient building materials) and will assist developers in pursuing funding for these types of developments. | | | | | | | | |

**Table G-2. Housing Element Implementation Programs**

| Program | Objective (quantified/qualified) | Implements Policy | Implementation by ~~2015–2016~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| **Program 21: Report Housing Element Implementation**<br><br>**Responsibility: Development Services, Housing Department**<br>**Funding: General Fund**<br><br>**Time Frame: Report annually** | Report annually on accomplishing the goals, policies, and programs that fulfill state law requirements. | All | ■ | ■ | ■ | ■ | ■ | ■ |
| The City will prepare an annual report to the City Council (as required by Government Code Section 65400) on achievements in implementing housing programs and meeting the objectives of the City's Housing Element. The report will include the activities of all City departments responsible for implementing programs contained in the Housing Element. | | | | | | | | |
| **Program 22: Reasonable Accommodation**<br><br>**Responsibility: Development Services, Housing Department**<br>**Funding: General Fund**<br><br>**Time Frame: Amend Section 15-501.5 of Division 17 Reasonable Accommodation by 2017. Review requests for reasonable accommodation as they are received.** | Continue to implement reasonable accommodation ordinance for disabled persons. | 3.6 | | ■ | | | | ■ |
| The City of Oxnard will continue to process requests for reasonable accommodation which are reviewed on a staff level. The City will ~~also remove or~~ revise Consideration 7 under Section 15-501.5 in the Reasonable Accomodation Division 17 to remove discretion from the procedure, and will consider reducing the fee for a reasonable accomodation permit.~~.~~ | | | | | | | | |
| **Program 23: Special Needs Groups**<br><br>**Responsibility: Development Services, Housing Department**<br>**Funding: General Fund, HUD, FESG, EHAP, CDBG, United Way, Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups**<br><br>**Time Frame: Identify funding opportunities annually and/or as funding becomes available** | Work to identify funding and assist in addressing the housing needs of special needs groups. | 3.2 | ■ | ■ | ■ | ■ | ■ | ■ |
| The City has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include modification of development standards. The City will seek funding for special groups with specific | | | | | | | | |

## Table G-2. Housing Element Implementation Programs

| Program | Objective (quantified/qualified) | Implements Policy | 2015-2016 | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| demonstrated needs through federal, state, and local housing assistance programs through the Ventura County Housing Authority. Where unmet needs are demonstrated, the City will give preference in its funding decisions to projects addressing special housing needs.<br>Through the Continuum of Care, the City will continue to cooperate and work with other governmental and non-governmental organizations to encourage, promote, and facilitate the provision of emergency shelters, transitional housing, and housing to meet other special housing needs. Through the collaborative efforts of the Continuum of Care, the City will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The City will promote the use of community facilities and continue to work with service agencies to provide short-term emergency housing for the homeless. The City will continue to encourage and work with and assist nonprofit housing development corporations to promote, assist, or sponsor housing for the homeless. The City will also explore the feasibility of using its CDBG to provide seed money to assist nonprofit agencies in these efforts. Through its Zoning Code, the City will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing. | | | | | | | | |
| **Program 24:**<br>**Mobile Home Park Conversion Ordinance**<br><br>**Responsibility: Development Services, City Attorney**<br>**Funding: General Fund**<br><br>**Time Frame: Annually** | Clarify the mobile home park condominium conversion process based on recent case law. | 2.8 | | | | | | ■ |
| State law regulates the conversion of mobile home parks to condominium ownership. To approve a conversion, the City must determine that the proposed conversion conforms to ~~the~~ state law and that the conversion has resident support, per state law. Several park-conversion court case decisions are available that could impact the City's conversion process and application of state law. The City will review conversion case law and modify the conversion code and/or administrative procedures as necessary. | | | | | | | | |
| **Program 25:**<br>**Annexation**<br><br>**Responsibility: Housing Department, Community Development**<br>**Funding: General Fund**<br><br>**Time Frame: Annexation within 18 months of Housing Element adoption; Consider alternative approaches if annexation doesn't occur by 2018.** | Allow additional capacity to meet the City's RHNA. | 2.1<br>2.1<br>2.3<br>2.4 | | ■ | ■ | | | |
| To ensure the City has enough land to meets its RHNA, the City is evaluating the potential development and annexation of the Teal Club Specific Plan site of about 174 acres. ~~in the process of annexing the Teal Club site (Teal Club Specific Plan), a total of 174 acres, into the city limits.~~ The time frame for next steps toward annexation includes:<br>• Draft EIR public review period – early 2015, completed.<br>• Project revised due to School District review in mid- 2017<br>• City consideration in 2018 | | | | | | | | |

**Table G-2. Housing Element Implementation Programs**

| Program | Objective (quantified/qualified) | Implements Policy | ~~2015–2016~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| • If development and annexation is approved by the City, annexation approval by LAFCo in 2019<br>• ~~Planning Commission recommendations – early 2017~~<br>• ~~City Council adoption – mid 2017~~<br>• ~~Annexation approval by LAFCo – late 2017~~<br>The Teal Club Specific Plan will allow the development up to 990 housing units in a range of densities and affordability. ~~varying in density.~~ Although a~~A~~ffordability ~~for these sites~~ has not yet been determined; ~~therefore, affordability is based on density of up to 30 units per acre. T~~there are 230 units in planning areas that allow up to 30 units per acre, which may be ~~are~~ counted toward meeting the RHNA ~~assessment~~.<br>If the Teal Club site is not successfully annexed by 2018, the City will pursue other options to meet the remaining RHNA. The following are options the City may consider:<br>• Development and annexation of up to 20 acres per year of 100 percent affordable housing without requiring voter approval (SOAR exemption)<br>• Development of the Northeast Community Specific Plan Phase III Urban Village<br>• Additional sites to receive AAHOP zoning identified during the comprehensive 2030 General Plan consistency rezoning program.<br>~~Full implementation of the General Plan changes to allowed land uses in the Zoning Code will allow multi-family residential development in the C-1, C-O, and C-M zoning districts, adding acreage to the land inventory for the lower income categories.~~<br>• | | | | | | | | |
| **Program 26:**<br>**AAHOP Monitoring Program**<br>**Responsibility: Housing Department, Community Development**<br>**Funding Source: General Fund**<br>**Time Frame: Update AAHOP site list and map annually; continue to refine the AAHOP program annually and as needed** | Ensure the AAHOP does not constrain the development of affordable housing. | 2.1<br>2.1<br>2.3<br>2.4 | ■ | ■ | ■ | ■ | ■ | ■ |
| In an ongoing effort to encourage the development of housing for lower-income households and to ensure the AAHOP does not constrain the development of affordable housing, the City will annually monitor the effectiveness of the AH additive zone including the following: review the feasibility of the 100 percent affordability requirement, and ensure consistency with the intended use of the program.<br>Based on the outcome of the review, the City will revise the program as necessary. The City will also maintain a list and map of AAHOP sites, updating it annually or in conjunction with project entitlements that remove AAHOP sites from the inventory and reduce the available opportunities below the remaining RHNA target.<br>~~AAHOP is being updated in tandem with adoption of this element to include moderate income housing, extend the affordability requirement to 55 years, and allow for for-sale product.~~ | | | | | | | | |

**Table G-2. Housing Element Implementation Programs**

| Program | Objective (quantified/qualified) | Implements Policy | Implementation by: ~~2015-2016~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| **Program 27: Large Households**<br>**Responsibility: Development Services, Housing Department**<br>**Funding: General Fund, CDBG**<br>**Time Frame: As project applications are submitted** | Assist in the development of larger units to accommodate larger households | 2.2<br>3.4 | | | | | | ■ |
| In order to assist with the high percentage of households living in overcrowded situations, the City will encourage and/or condition developments to add additional bedrooms and will consider prioritizing the use of CDBG funds for rental projects, provided that some of the units have three or more bedrooms. | | | | | | | | |
| **Program 28: Extremely Low-Income Households**<br>**Responsibility: Housing Department, Development Services**<br>**Funding: General Fund, CDBG**<br>**Time Frame: Look for opportunities to develop or facilitate extremely low-income units at least annually** | Comply with AB 2634. | 2.2<br>3.4 | | | | | | ■ |
| To address the housing needs of extremely low-income households, the City will encourage the development of housing suitable for extremely low-income households (i.e., single-room occupancy units, transitional housing). Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements, and providing concessions and incentives. The City will meet with local nonprofit developers throughout the planning period. The reuse of shipping containers will be evaluated as a means to create temporary or permanent affordable small housing units. | | | | | | | | |

### Table G-2. Housing Element Implementation Programs

| Program | Objective (quantified/qualified) | Implements Policy | Implementation by: ~~2015–2016~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| **Program 29:<br>Review of Parking Standards**<br>**Responsibility: Housing Department, Community Development**<br>**Funding Source: General Fund**<br>**Time Frame: Amend parking requirements by 2017 and monitor and report every two years.** | Continue to review alternative parking requirements in all zoning districts. | 4.1<br>4.2 | | ■ | | ■ | | Monitor and report every two years |

The City will continue to allow reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the City's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites in all zoning districts. Further study of these revisions will be conducted before changes to the Zoning Code are made.

- Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate, or if spaces will not be "pre-assigned" to specific units in the project.
- Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback.
- Standards for "shared parking" when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.
- Reductions to the space requirements for studio and one-bedroom apartments (presently 2 spaces per unit).
- Review of off-street covered parking requirements, including garage requirements for second units.

When parking studies are required for congregate living facilities, community care facilities and small residential care facilities for disabled persons, the City will conduct the study with the goal of encouraging these uses and monitoring any constraints to allowing resulting from the parking study and resulting requirements. The City will also monitor the impacts of these parking studies and report every two years on any constraints identified in their annual Housing Element report to HCD.

By 2018 the City will establish fixed parking requirements for congregate living facilities, community care facilities and small residential care facilities for disabled persons so that a parking studies are no longer needed or required for these uses. By 2018 the City will also make revisions to parking requirements to remove constraints based on the issues studied, as described above.

As part of the research into Program 9, Farmworker Housing, the City may consider revising parking requirements for the range of farmworker housing uses that may be defined by the program, leading to zoning code amendments in late 2017 or early 2018.

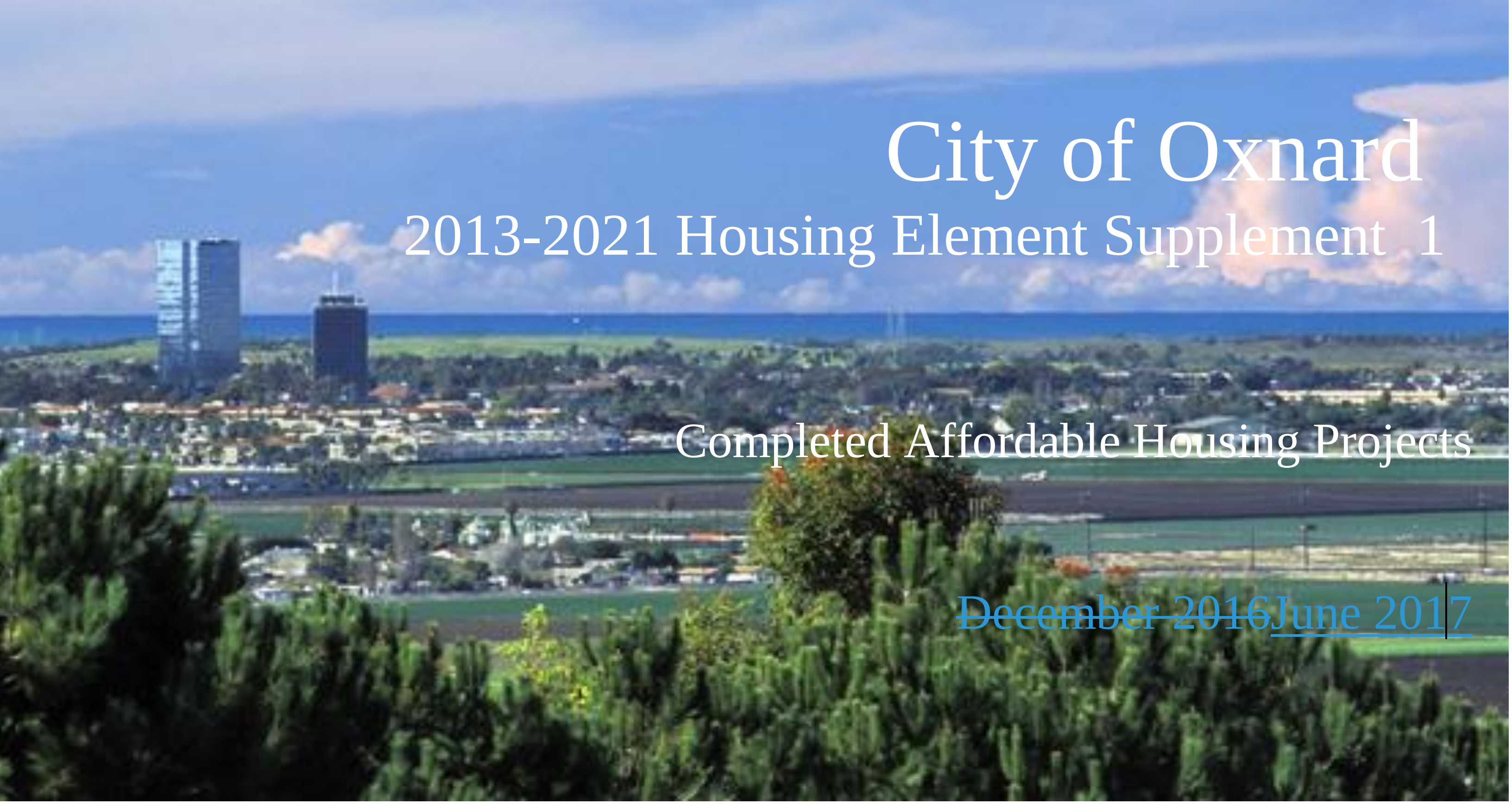
In addition, the City should explore the feasibility of an ordinance that would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces may remain available for tenant use.

The City will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.

In addition, under Government Code 65915(p), any project that is eligible for a density bonus is entitled to use the alternative parking standards set forth in the statute, regardless of whether the applicant applies for a density bonus. The applicant has to request that the City apply the statutory parking standards.

**Table G-2. Housing Element Implementation Programs**

| Program | Objective (quantified/qualified) | Implements Policy | Implementation by: ~~2015-2016~~ | 2017 | 2018 | 2019 | 2020-2021 | Ongoing |
|---|---|---|---|---|---|---|---|---|
| **Program 30: Large Site Program**<br>**Responsibility: Housing Department, Development Services**<br>**Funding Source: General Fund**<br>**Time Frame: As project applications are submitted** | Assist with large site development. | | | | | | | ■ |
| The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report. | | | | | | | | |



# City of Oxnard

## 2013-2021 Housing Element Supplement 1

### Completed Affordable Housing Projects

~~December 2016~~June 2017

## INTRODUCTION

This document is Supplement 1 to the Oxnard 2013 - 2021 Housing Element establishing the 24 units per acre as an appropriate default density for all-affordable housing projects. Supplement 2 provides sites to meet the City's 2013 – 2021 RHNA as well as further analyzes each of the sites intended to meet the lower and moderate allocation.

## ESTABLISHING AN APPROPRIATE DENSITY OF 24 PER ACRE FOR ALL-AFFORDABLE HOUSING PROJECTS

Government Code section 65583.2(3) allows jurisdictions to provide an analysis demonstrating how the adopted densities in that jurisdiction's Housing Element accommodate need, or default to density established by the State.

> *(3) For the number of units calculated to accommodate its share of the regional housing need for lower income households pursuant to paragraph (**2**), a city or county shall do either of the following:*
>
> *(A) Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.*

For the City of Oxnard, the State default density is 30 units per acre, meaning any potential affordable housing site that allows 30 units may count all the units on the site towards meeting the RHNA affordable housing need.

1. The City exercises Government Code section 65583.2(3) and documents the following evidence that a density of 24 units per acre is also feasible for all-affordable housing projects (note that state density bonus is allowed on top of the 24 units per acre): There have been

several projects completed within the past 20 years (see Table S-1) which demonstrate the City's ability to develop affordable housing at densities below 30 units per acre and, in some cases, even below 24 units per acre.

2. The City has researched neighboring cities who have completed a feasibility analysis' of development potential which indicated that density in the 20 to 25 unit per acre range is sufficient to allow for the development of affordable, moderate income and market rate housing. Data shows that higher densities often require more expensive construction materials and structured parking, which impacts affordability and the feasibility of the project.

3. Interviews were conducted with housing developers and affordable housing developers in Ventura County; Cabrillo Economic Development Corporation, Habitat for Humanity, McCarthy Companies and Todd Temanson, ED2, LLC to determine what density ranges were appropriate for the development of affordable housing.

    - Cabrillo Economic Development Corporation was excited to learn about the flexibility of the City's proposed All Affordable Overlay Zone Program. Their major concerns were regarding the City's Density Bonus Ordinance and making sure the City is incompliance with SB 1818, and the associated parking requirements. Density Bonus Law allows one unit for one bedroom units and does not require garages. Cabrillo has found that the addition of a garaged unit can add up to $60,000 to a project.

      Cabrillo is also interested in the City providing incentives to defer payment of fees until the conversion of the loan process occurs. They have found that It is difficult for non-profits to secure the funding for the fees upfront in a project. Cabrillo also commended the City for working with them to allow tandem parking as part of a project and looks forward to working with the City again.

    - Habitat for Humanity was most concerned with the fees associated with affordable housing developments. Habitat for Humanity understands that during this economy it is not possible for cities to waive fees but if the City of Oxnard could defer fees until later in the development phase or spread out the cost of fees this would help non-profits pencil out their projects.

    - McCarthy Companies indicated that they have developed several affordable projects in the City and that 24 units per acre was sufficient.

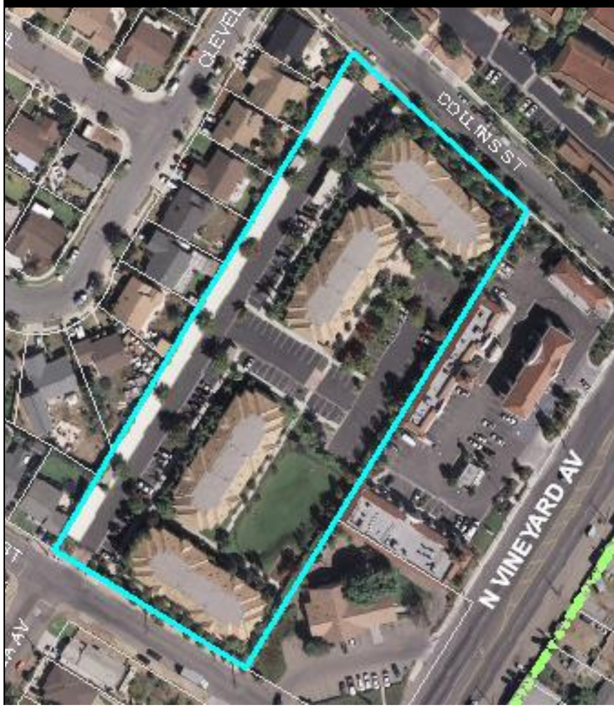
    - Todd Temanson, ED2, LLC indicated that they would work within the City's density requirements. And that they already have a 25 unit per acre project in Oxnard. This project is an all affordable (with the exception of the managers unit) 53 unit apartment project (3 story buildings) with garages and recreation facilities.

### PAST PROJECTS

Table S-1 below provides a track record for the City, showing that 24 units to the acre is appropriate. These projects range from infill to the reuse of a former hospital building. The projects utilized a full range of financing tools including the use of the City's inclusionary housing in lieu funds, Community Development Commission set-aside funds and/or land write-downs, land donations, State and Federal grants and loans, and tax credit financing. Most projects were developed by several local professional affordable housing non-profits that specialize in infill sites and/or farmworker occupied housing. The City is committed to providing more high-quality affordable housing through market rate inclusionary requirements, traditional publically-owned housing and programs, redevelopment projects, and partnering with and fostering community based non-profit projects.

| Table S-1.1: Oxnard Completed All-Affordable Housing Development Profiles: 1995-2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | **Project** | **Very Low** | **Low** | **Moderate** | **Total** | **Acres** | **Units /Acre** | **Year Completed** |
| 1 | Vineyard Gardens | 12 | 48 | 2 | 62 | 3.8 | 16.3 | 2000 |
| 2 | Casa Merced | 40 | 0 | 0 | 40 | 1.0 | 40.0 | 1999 |
| 3 | Casa San Juan | 6 | 58 | 0 | 64 | 2.8 | 22.9 | 1997 |
| 4 | Gateway (SRO) | 106 | 0 | 0 | 106 | 1.0 | 106.0 | 2000 |
| 5 | Meta Street | 24 | 0 | 0 | 24 | 1.0 | 24.0 | 2004 |
| 6 | Camino del Sol | 6 | 112 | 2 | 120 | 4.0 | 30.0 | 2007 |
| 7 | Channel Islands Park | 152 | 0 | 0 | 152 | 6.0 | 25.3 | 2003 |
| 8 | Paseo Santa Clara | 54 | 0 | 0 | 54 | 2.0 | 27.0 | 2009 |
| 9 | Paseo Del Rio | 86 | 0 | 0 | 86 | 2.5 | 34.4 | 2009 |
| 10 | Sycamore Village | 22 | 203 | 0 | 225 | 6.0 | 37.5 | 2009 |
| 11 | Villa Victoria | 16 | 38 | 0 | 54 | 3.0 | 18.0 | 2007 |
| 12 | Villa Solimar | 32 | 0 | 0 | 32 | 1.5 | 21.3 | 1995 |
| 13 | Hacienda Guadalupe | 0 | 0 | 26 | 26 | 1.6 | 16.3 | 2007 |
| 14 | Villa Madera | 66 | 6 | 0 | 72 | 4.0 | 18.0 | 2005 |
| 15 | Villa Cesar Chavez | 32 | 20 | 0 | 52 | 3.2 | 16.3 | 2006 |
| 16 | Colonial House | 44 | | | 44 | 2.1 | 20 | 2015 |
| 17 | Vista Urbana | 156 | | | 156 | 6.5 | 24 | 2014 |
| 18 | Terraza de Las Cortes | 63 | | | 63 | 3.3 | 19 | 2016 |
| 19 | River Park: Sonata | 53 | | | 53 | 1.7 | 31 | 2016 |
| 20 | The Village (Wagon Wheel) | 119 | | | 119 | 3 | 39.6 | 2015 |
| **Total** | | | | | **1,604** | **43.4** | **26.9** | |
| Without # 4 SRO | | | | | 1,498 | 42.4 | 25.1 | |
| Since 2005 | | | | | 1,124 | 26.3 | 26.2 | |

## 1. Vineyard Gardens 141 West Stroube Street



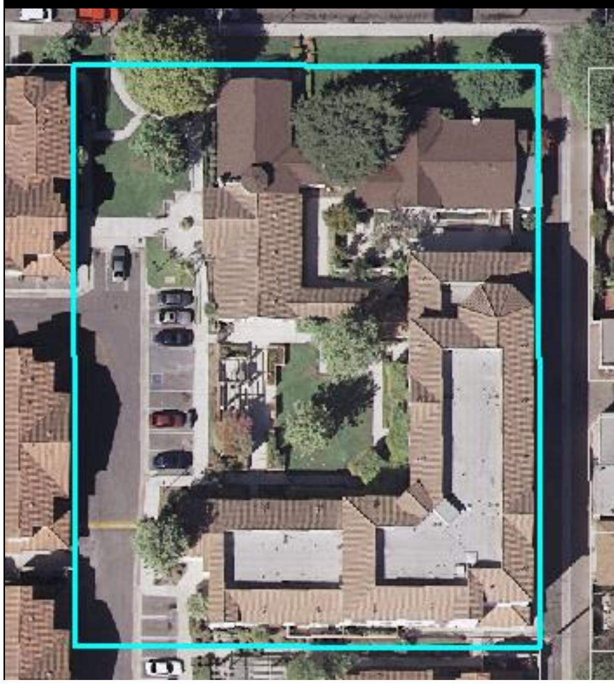

| Developer : Vineyard Gardens Assoc. Detlev Peikert | |
|---|---|
| Lot Size | 3.8 acres |
| Zone | R3-PD |
| units/acre | 16 |
| affordable units | 62 |

Completed in 2000

Project funded by:

- Tax Credit, affordable housing bond
- 9% credits

## 2. Casa Merced 840 West 5th Street



| Developer: Sisters of Mercy | |
|---|---|
| Lot Size | 1 acre |
| Zone | R3-PD |
| units/acre | 40 |
| affordable units | 40 |

Completed in 1999

Project funded by:

- Community Development Commission affordable housing set-aside funds
- Tax Credit, affordable housing bond
- Multifamily revenue bonds

## 3. Casa San Juan 500 Hobson Way


| Developer: Sisters of Mercy | |
|---|---|
| Lot Size | 2.8 acres |
| Zone | R3-PD |
| units/acre | 22 |
| affordable units | 64 |

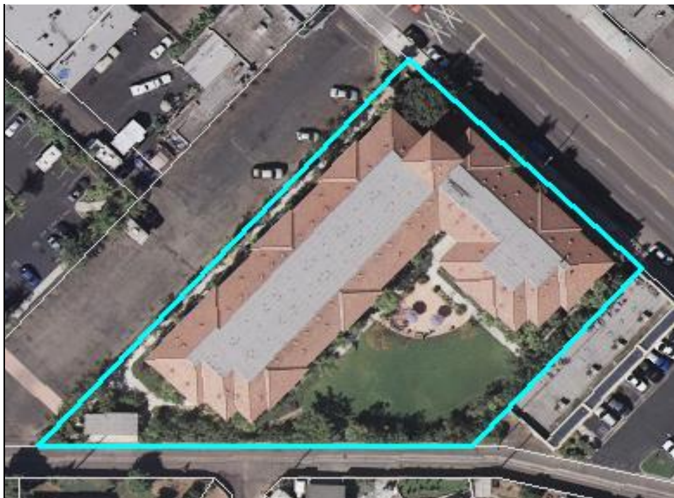
Completed in 1997

Project funded by:

- Community Development Commission affordable housing set-aside funds
- Donated Land
- Tax Credit, affordable housing bond
- Redevelopment Agency affordable housing funding
- Multifamily revenue bonds


## 4. 1719 South Oxnard Blvd.

Developer: Detlev Peikert and Frank Thompson



| | |
|---|---|
| Lot Size | 1 acre |
| Zone | C2 |
| units/acre | 106 |
| affordable units | 106 |

Single room occupancy (SRO)

Completed in 2000

Project funded by:

- Tax Credit, affordable housing bond
- Multifamily revenue bonds

## 5. Meta Street Apartments — 501 Meta Street

| | |
|---|---|
| Developer: Cabrillo EDC | |
| Lot Size | 1 acre |
| Zone | CBD |
| units/acre | 24 |
| affordable units | 24 |

Completed in 2004

Project funded by:

- Community Development Commission affordable housing set-aside funds
- Tax Credit, affordable housing bond
- 9% credits
- Conveyance of City-owned land
- USDA Rural Development Loan
- Joe Sera Jr. Farmworker Housing Grant
- Rural Community Assistance Corp.

## 6. Camino del Sol — 1910 Camino Del Sol

| | |
|---|---|
| Developer: David Rose | |
| Lot Size | 4 acres |
| Zone | C2PD |
| units/acre | 30 |
| affordable units | 120 |

Completed in 2007

Project funded by:

- Tax Credit, affordable housing bond
- Multifamily revenue bonds


## 7. Channel Islands Park — 931 Bismark Way


| Developer: Steadfast LLC | |
|---|---|
| Lot Size | 6 acres |
| Zone | R3PD |
| units/acre | 25 |
| affordable units | 152 |

Completed in 2003

Project funded by:

- Tax Credit, affordable housing bond
- Multifamily revenue bonds
- Rehabilitation of existing complex

## 8. Paseo Santa Clara 289 River Park Blvd.

| Developer: Cabrillo Economic Development Corporation | |
|---|---|
| Lot Size | 2 acres |
| Zone | SPLAN |
| units/acre | 25 |
| affordable units | 54 |

Completed in 2009

Project funded by:

- Oxnard inclusionary in-lieu fees
- Donated Land
- Tax Credit, affordable housing bond
- 4% credit
- Redevelopment Agency affordable housing funding
- MHP HCD State funding
- Community Development Commission affordable housing set-aside funds
- Ventura County
- SCE Solar Rebate
- Ventura County Behavior Health

## 9. Paseo Del Rio 281 River Park Blvd.


| | |
|---|---|
| Developer: Cabrillo Economic Development Corporation | |
| Parcel / Lot Size | 2.5 acres |
| Zone | Specific Plan |
| units/acre | 34.4 |
| affordable units | 86 |

Completed in 2009

Project funded by:

- Oxnard inclusionary in-lieu fees
- Donated Land
- Tax Credit
- 4% credit
- Redevelopment Agency affordable housing funding
- Multifamily revenue bonds
- MHP State funds
- Community Development Commission affordable housing set-aside funds
- HCD MHP Programs
- CCRC Financing
- SCE Solar Rebates

## 10. Sycamore Village 333 North F Street

**Parcel Location**

**Parcel Overview**

| Developer: American Housing Corp. | |
|---|---|
| Lot Size | 6 acres |
| Zone | R3-PD |
| units/acre | 38 |
| affordable units | 225 |

Completed in 2009

Project funded by:

- Tax credits

Redevelopment of a former hospital

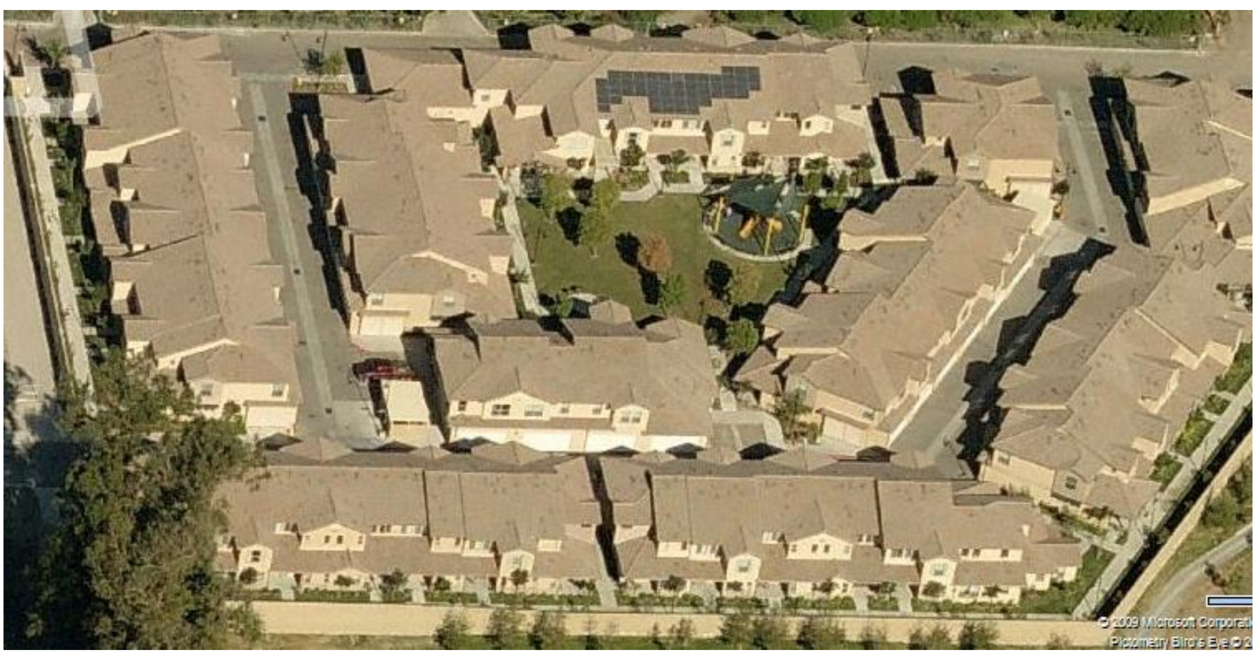
## 11. Villa Victoria 3770 Flax Place


| | |
|---|---|
| Developer: Cabrillo Economic Development Corporation | |
| Lot Size | 3 acres |
| Zone | R3 |
| units/acre | 18 |
| affordable units | 54 |

Completed in 2007

Project funded by:

- Oxnard inclusionary in-lieu fees
- Donated Land
- Tax Credit
- 4% tax credit
- Multifamily revenue bonds ]
- USDA Rural Development Loan
- Joe Sera Jr. Farmworker Housing Grant



## 12. Villa Solimar 104 Donlon Avenue


| | |
|---|---|
| **Developer:** Cabrillo EDC | |
| Lot Size | 1.5 Acres |
| Zone | CBD |
| units/acre | 21.3 |
| affordable units | 32 |

Completed in 1995

Project funded by:

- Community Development Commission affordable housing set-aside funds
- Donated Land
- Tax Credit, affordable housing bond
- 4% credits
- Conveyance of City-owned land
- Multifamily revenue bonds
- City of Oxnard HOME funding

## 13. Hacienda Guadalupe 200-266 E. Seventh Street

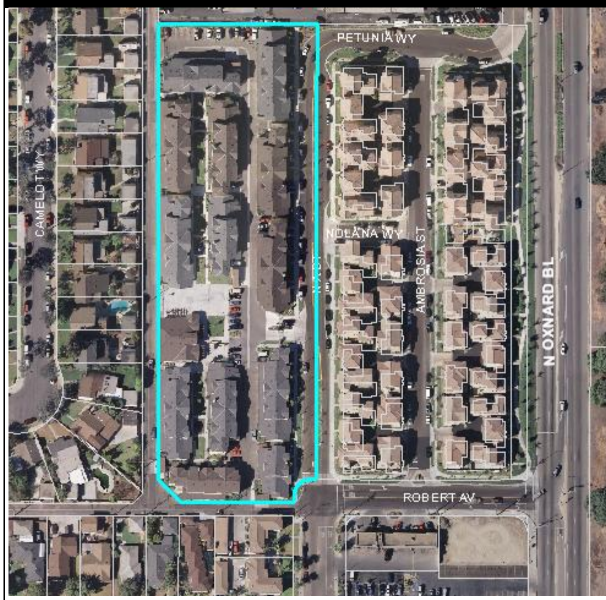

| | |
|---|---|
| Developer: Cabrillo Economic Development Corporation | |
| Lot Size | 1.6 Acres |
| Zone | CBD |
| units/acre | 16.2 |
| affordable units | 26 |

Completed in 2007

Project funded by:

- Cal Home HCD Loan
- City of Oxnard CDC Loan
- VCCDC Loan
- City of Oxnard loan
- CEDC Mortgage assistance
- AHP WISH

## 14. Villa Madera Apartments 1010 North A Street




| | |
|---|---|
| Developer: Sisters of Mercy | |
| Lot Size | 4.0 Acres |
| Zone | CBD |
| units/acre | 18 |
| affordable units | 72 |

Completed in 2005

Project funded by:

- Oxnard inclusionary in-lieu fees
- Community Development Commission affordable housing set-aside funds
- Tax Credit, affordable housing bond
- Multifamily revenue bonds

## 15. Villa Cesar Chavez 400 Gutierrez Place

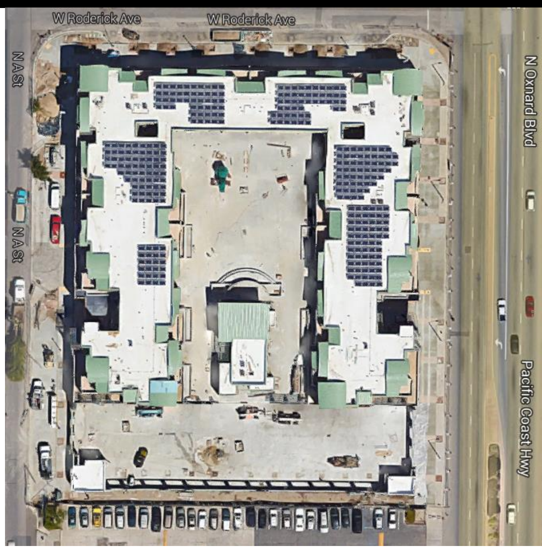

| | |
|---|---|
| Developer: Cabrillo Economic Development Corporation | |
| Lot Size | 3.2 Acres |
| Zone | R3-PD |
| units/acre | 16.3 |
| affordable units | 52 |

Completed in 2005

Project funded by:

- Oxnard inclusionary in-lieu fees
- Community Development Commission affordable housing set-aside funds
- Donated Land
- Tax Credit, affordable housing bond
- Redevelopment Agency affordable housing funding
- Multifamily revenue bonds

## 16. Colonial House 705 North Oxnard Boulevard



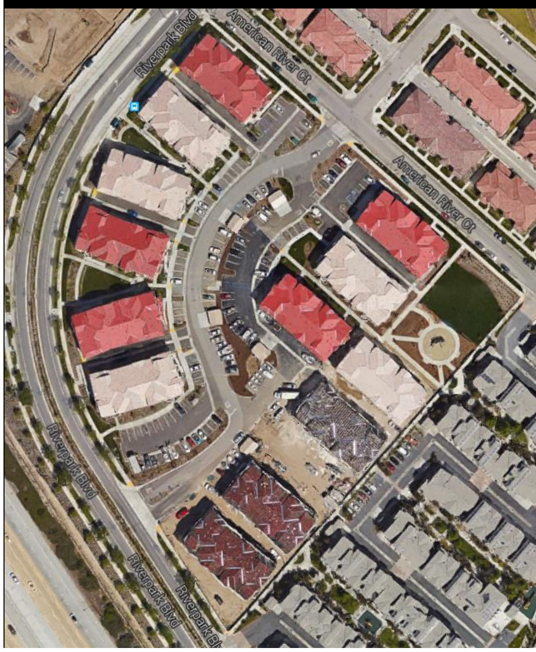

| Developer: Pacific West Communities | |
|---|---|
| Lot Size | 2.1 acres |
| Zone | C2-PD |
| units/acre | 20 |
| affordable units | 44 |

Completed in 2015

Project funded by:

- Housing Set-Aside Funds

## 17. Vista Urbana 301 River Park Boulevard



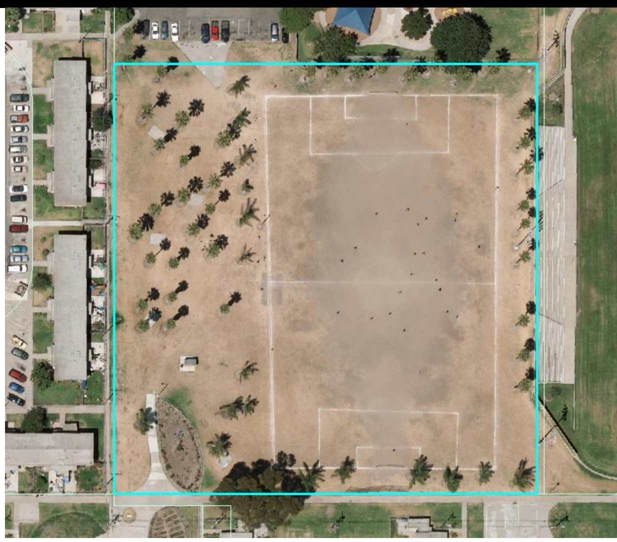

| Developer: Aldersgate LLC | |
|---|---|
| Lot Size | 6.5 acres |
| Zone | River Park Specific Plan (Residential High) |
| units/acre | 24 |
| affordable units | 156 |

Completed in 2014

Project funded by:

- BEGIN
- HOME
- Cal-Home
- HERO

## 18. Terraza de Las Cortes 201,225,235,245 & 255 Carmelita Ct.



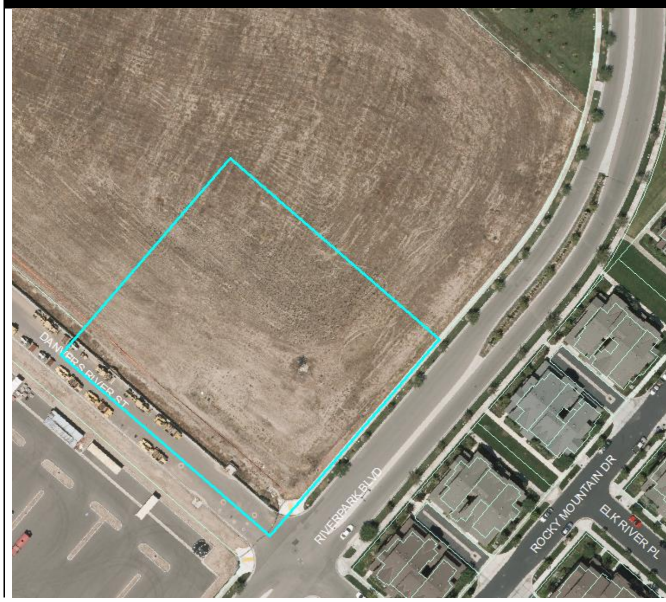
| Developer: Las Cortes Inc. | |
|---|---|
| Lot Size | 3.3 acres |
| Zone | R3-PD |
| units/acre | 19 |
| affordable units | 63 |

Completed in 2016

Project funded by:

- Oxnard Housing Authority
- City of Oxnard
- TCAC
- CDLAC

## 19. River Park: Sonata — 2901 River Park Blvd.



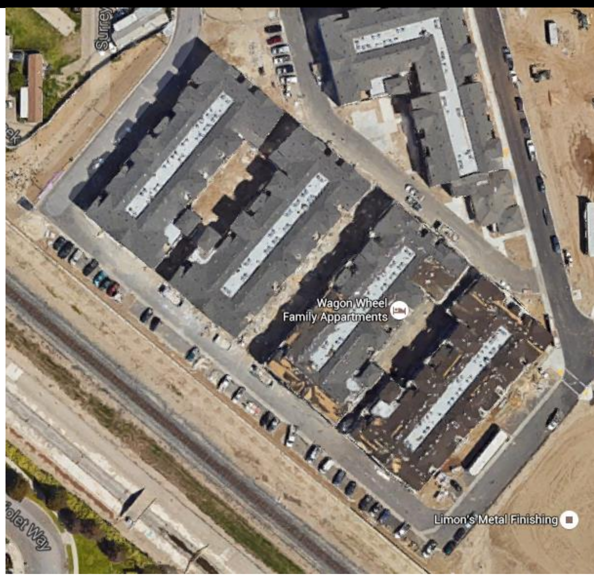

| Developer: Sonata at River Park RHF Partners | |
|---|---|
| Lot Size | 1.7 acres |
| Zone | River Park SP |
| units/acre | 31 |
| affordable units | 53 |

Completed: Expected Spring 2016

Project funded by:

- Housing Set-Aside Funds

## 20. The Village — 510 Winchester Drive




| | |
|---|---|
| Developer: Cabrillo Economic Development Corporation. | |
| Lot Size | 3 acres |
| Zone | Village SP |
| units/acre | 39.6 |
| affordable units | 119 |

Completed in 2015

Project funded by:

- Tax Credits
- City of Oxnard
- Mitigation for demolished mobile home park

# CITY OF OXNARD 2013-2021 HOUSING ELEMENT

# SUPPLEMENT 2

## ALL AFFORDABLE HOUSING OPPORTUNITY PROGRAM SITES
## VACANT PARCELS
## THE TEAL CLUB SPECIFIC PLAN

| | |
|---|---|
| Table S-2.1 | 40 AAHOP sites for Very Low and Low Income RHNA |

- Map of AAHOP sites
- AAHOP Site summary pages

| | |
|---|---|
| Table S-2.2 | 62 Single Family vacant parcels for Above Moderate Income RHNA |
| Table S-2.3 | Teal Club Specific Plan |

# Oxnard All Affordable Housing Opportunity Program Sites Supplement 2

# Table S-2.1 All Affordable Housing Opportunity Program Sites and Vacant Sites

This supplement provides detailed descriptions of all AAHOP-designated sites with the " –AH" zoning additive designation that could be available for low-income housing development in the City. The AAHOP sites in Table S-1are generally a minimum of one acre in size and are in four categories:

1. **Vacant.** Never developed, or in agricultural use. These sites are largely ready to develop with minimal site preparation.
2. **Largely Vacant**. Minor structures and/or paving to be demolished, small business to be relocated, less than five existing residences.
3. **Large Vacant Structure**. Possibility of commercial and/or market-rate housing mixed use due to location opportunity and/or need to create financial feasibility to remove a large commercial structure.
4. **Constrained Sites.** Sites with unique environmental or urban infill situations.

The Figure S-1 pages provide a detailed site by site description for the AAHOP sites listed in Table S-1. Each site description includes the following information:

- Reference number
- Parcel(s) numbers and selected ownership information
- Gross acreage of the entire site
- Net acreage after subtracting for probable road widenings or other development requirements
- 2030 General Plan land use designations
- Zone designation as of December 13, 2016 adoption
- Assumed density per acre for an all-affordable housing development or for the all-affordable portion of a mixed use development
- Estimated total potential affordable units net of demolition of existing unit(s), which are assumed affordable
- Whether the site is in a redevelopment project area
- Other assumptions and information relevant to feasibility
- An aerial photo with the site outlined and an image of a previously approved project site plan that has expired or is no longer active.

Table S-1 provides a summary of the AAHOP sites with the estimated number of Very Low and Low Income affordable units.

AHHOP sites from the 2006-2014 Housing Element are included and, if no longer available, are noted as "REMOVED."

AAHOP potential affordable units is 2,132 units.

AAHOP projects may include Moderate income units, not to exceed 25% of the project, and only until remaining Moderate RHNA need is satisfied.

The Teal Club Specific Plan annexation, if approved, would add at least 149 lower income affordable units.

Table S-2 lists 62 single family parcels that would likely be counted towards meeting the RHNA "above moderate income" target when developed.

## Table S-2.1 All Affordable Housing Opportunity Program Sites and Vacant Sites

| AAHOP Number | APN | Site Description | GP Des. | Zoning | Total Acreage | Buildable Acreage | Allowable Density | Site Capacity | All Affordable Overlay Site | Affordability Level |
|---|---|---|---|---|---|---|---|---|---|---|
| **Vacant** | | | | | | | | | | |
| A-01 | 181005501 | Vacant | RL | R1 | 2.8 | 1 | 24 | 22 | Yes | VL/L |
| A-02 | REMOVED | Site developed for commercial use (Camino del Sol and Rose Ave) | | | | | | ~~[36]~~ | | |
| A-03 | 201027203 | Vacant | CBD | CBD | 0.1 | 0.1 | 39 | 3 | Yes | VL/L |
| | 201027202 | Vacant | CBD | CBD | 0.1 | 0.1 | 39 | 3 | Yes | VL/L |
| | 201027205 | Vacant | CBD | CBD | 0.2 | 0.2 | 39 | 6 | Yes | VL/L |
| | 201027204 | Vacant | CBD | CBD | 0.2 | 0.2 | 39 | 6 | Yes | VL/L |
| | 201021310 | SFD residence | CBD | CBD | 0.13 | 0.13 | 39 | 4 | Yes | VL/L |
| | 201021308 | Vacant Site | CBD | CBD | 0.4 | 0.4 | 39 | 12 | Yes | VL/L |
| | 201021309 | 3,000sf com. | CBD | CBD | 0.26 | 0.26 | 39 | 8 | Yes | VL/L |
| A-04 | REMOVED | Skyview AAHOP Project approved for 240 affordable units | | | | | | ~~[246]~~ | | |
| A-05 | 225001418 | Vacant | CG | C2-PD | 13.9 | 11 | 24 | 211 | Yes- Mixed Use | VL/L |
| A-06 | 200029134 | Vacant | RM | R3-PD | 2.8 | 2.8 | 24 | 68 | Yes | VL/L |
| A-07 | REMOVED | Etting Road Cabrillo AAHOP Farmworkers Project (application filed) | | | | | | ~~[48]~~ | | |
| A-08 ADD | 191008207 | Vacant | EXR | RP | 1.5 | 1.0 | 24 | 24 | Yes | VL/L |
| Site A-09 was considered and rejected, is shown only for reference. | | | | | | | | | | |
| ~~A-09~~ | ~~222011209~~ | ~~Vacant~~ | ~~RM~~ | ~~R2-PD~~ | ~~0.13~~ | ~~0.13~~ | ~~24~~ | ~~[3]~~ | ~~Proposed, deleted~~ | ~~VL/L~~ |
| | ~~222011210~~ | ~~Vacant~~ | ~~RM~~ | ~~R2-PD~~ | ~~0.13~~ | ~~0.13~~ | ~~24~~ | ~~[2]~~ | ~~Proposed, deleted~~ | ~~VL/L~~ |
| | ~~222011211~~ | ~~Vacant~~ | ~~RM~~ | ~~R2-PD~~ | ~~0.13~~ | ~~0.13~~ | ~~24~~ | ~~[3]~~ | ~~Proposed, deleted~~ | ~~VL/L~~ |
| A-10 ADD | 200029132 | Vacant | RL | R-1-PD | 1.0 | 1.0 | 18 | 18 | Yes – Mixed Use | VL/L |
| A-11 ADD | 191010402 | Vacant | CNC | CNC | 0.19 | 0.19 | 24 | 6 | Yes – Mixed Use | VL/L |
| | 191010401 | Vacant | CNC | CNC | 0.48 | 0.48 | 24 | 11 | Yes – Mixed Use | VL/L |
| | 191010403 | Vacant | CNC | CNC | 0.29 | 0.29 | 24 | 7 | Yes – Mixed Use | VL/L |
| | | | | | | **TOTAL ALL 'A' SITES** | | **409** | | |

| AAHOP Number | APN | Site Description | GP Des. | Zoning | Total Acreage | Buildable Acreage | Allowable Density | Site Capacity | All Affordable Overlay Site | Affordability Level |
|---|---|---|---|---|---|---|---|---|---|---|
| **Largely Vacant** | | | | | | | | | | |
| B-01 | 139026007 | Small Scale Demolition, Possible Mixed Use | CG | C2-PD | 5.2 | 4.5 | 24 | 65 | Yes- Mixed Use | VL/L |
| B-02 | 222 015 201 | Eagles lodge | RMH | C-2-PD* | 1.16 | 1.16 | 24 | 17 | Yes- Mixed Use | VL/L |
| | 222 015 202 | propane gas distributor | RMH | C-2-PD* | 0.59 | 0.59 | 24 | 8 | Yes- Mixed Use | VL/L |
| B-03 | 202013301 | vacant | CBD | CBD | 0.16 | 0.16 | 39 | 5 | Yes | VL/L |
| | 202013302 | one story office bldg | CBD | CBD | 0.16 | 0.16 | 39 | 5 | Yes | VL/L |
| | 202013303 | vacant | CBD | CBD | 0.16 | 0.16 | 39 | 5 | Yes | VL/L |
| | 202013304 | vacant | CBD | CBD | 0.16 | 0.16 | 39 | 5 | Yes | VL/L |
| | 202013305 | older SFR residence | CBD | CBD | 0.16 | 0.16 | 39 | 5 | Yes | VL/L |
| | 202013306 | vacant | CBD | CBD | 0.16 | 0.16 | 39 | 5 | Yes | VL/L |
| B-04 | 202018307 | vacant | CBD | CBD | 0.08 | 0.08 | 39 | 2 | Yes | VL/L |
| | 202018309 | commercial building | CBD | CBD | 0.16 | 0.16 | 39 | 4 | Yes | VL/L |
| | 202018310 | vacant | CBD | CBD | 0.16 | 0.16 | 39 | 4 | Yes | VL/L |
| | 202018311 | vacant | CBD | CBD | 0.16 | 0.16 | 39 | 4 | Yes | VL/L |
| | 202018312 | vacant | CBD | CBD | 0.16 | 0.16 | 39 | 4 | Yes | VL/L |
| | 202018314 | vacant | CBD | CBD | 0.08 | 0.08 | 39 | 2 | Yes | VL/L |
| | 202018315 | commercial building | CBD | CBD | 0.16 | 0.16 | 39 | 4 | Yes | VL/L |
| | 202018316 | vacant | CBD | CBD | 0.16 | 0.16 | 39 | 4 | Yes | VL/L |

| AAHOP Number | APN | Site Description | GP Des. | Zoning | Total Acreage | Buildable Acreage | Allowable Density | Site Capacity | All Affordable Overlay Site | Affordability Level |
|---|---|---|---|---|---|---|---|---|---|---|
| | 20208317 | commercial building | CBD | CBD | 0.16 | 0.16 | 39 | 4 | Yes | VL/L |
| B-05 | 203006201 | vacant | RLM | R3 | 0.49 | 0.49 | 24 | 11 | Yes | VL/L |
| | 203006202 | 2 SF residences | RLM | R3 | 0.49 | 0.49 | 24 | 11 | Yes | VL/L |
| B-06 | 203012048 | garage bldg | CG | C2 | 0.77 | 0.77 | 24 | 11 | Yes- Mixed Use | VL/L |
| | 203012050 | Com. strip center | CG | C2 | 0.24 | 0.24 | 24 | 3 | Yes- Mixed Use | VL/L |
| | 203012041 | 2,500 sf total in two garage buildings | CG | C2 | 0.35 | 0.35 | 24 | 5 | Yes- Mixed Use | VL/L |
| B-07 | 205044308 | partly vacant former market | CG | C2 | 4.2 | 4.2 | 24 | 60 | Yes | VL/L |
| B-08 | REMOVED | Pleasant Valley/Etting Road project apartments/senior facility with a Density Bonus | | | | | | ~~[154]~~ | | |
| B-09 | 222016010 | SF residence | RLM | R2-PD | 0.78 | 0.78 | 24 | 17 | Yes | VL/L |
| | 222016012 | 9 apartments | RLM | R2-PD | 0.54 | 0.54 | 24 | 12 | Yes | VL/L |
| | 222016013 | SF residence | RLM | R-1* | 0.25 | 0.25 | 24 | 5 | Yes | VL/L |
| | 222016015 | duplex | RLM | R-1* | 0.41 | 0.41 | 24 | 9 | Yes | VL/L |
| | 222016016 | duplex | RLM | R-1* | 0.41 | 0.41 | 24 | 9 | Yes | VL/L |
| B-10 | 22300412 | greenhouse | RLM | R-2 | 3.84 | 3.84 | 24 | 83 | Yes | VL/L |
| | 223009001 | greenhouse | RLM | R-2 | 1.38 | 1.38 | 24 | 30 | Yes | VL/L |
| B-11 | 223004103 | group quarters | RLM* | R3-PD | 0.71 | 0.71 | 24 | 15 | Yes | VL/L |
| | 223004104 | vacant | ILM* | M1-PD* | 0.37 | 0.29 | 24 | 6 | Yes | VL/L |
| B-12 | 222001126 | residence, vehicle storage | CG | C-2 PD | 0.92 | 0.92 | 24 | 13 | Yes- Mixed Use | VL/L |
| | 222001111 | vacant | CG | C-2 PD | 0.45 | 0.45 | 24 | 6 | Yes- Mixed Use | VL/L |
| | 222001130 | vacant | CG | C-2 PD | 1.7 | 1.7 | 24 | 24 | Yes- Mixed Use | VL/L |
| | 222001129 | SF residence | CG | C-2 PD | 0.92 | 0.92 | 24 | 13 | Yes- Mixed Use | VL/L |

| AAHOP Number | APN | Site Description | GP Des. | Zoning | Total Acreage | Buildable Acreage | Allowable Density | Site Capacity | All Affordable Overlay Site | Affordability Level |
|---|---|---|---|---|---|---|---|---|---|---|
| | 222001110 | auto repair | CG | C-2 PD | 0.31 | 0.31 | 24 | 4 | Yes- Mixed Use | VL/L |
| B-13 | 222010201 | vacant | CG | C-2-PD | 0.44 | 0.38 | 24 | 5 | Yes- Mixed Use | VL/L |
| | 222010218 | parking lot | CG | C-2-PD | 0.13 | 0.13 | 24 | 2 | Yes- Mixed Use | VL/L |
| | 222010219 | restaurant | CG | C-2-PD | 0.34 | 0.34 | 24 | 5 | Yes- Mixed Use | VL/L |
| | 222010225 | vacant | CG | C-2-PD | 0.01 | 0.01 | 24 | 0 | Yes- Mixed Use | VL/L |
| | 222010227 | vacant | CG | C-2-PD | | | | 0 | Yes- Mixed Use | VL/L |
| B-14 | 202005409 | Vacant. bldg | CG | C-2 | 0.16 | 0.16 | 24 | 2 | Yes- Mixed Use | VL/L |
| | 202005408 | parking lot | CG | C-2 | 0.16 | 0.16 | 24 | 2 | Yes- Mixed Use | VL/L |
| | 202005407 | Vacant building (city owned) | CG | C-2 | 0.32 | 0.32 | 24 | 5 | Yes- Mixed Use | VL/L |
| | 202005410 | vacant | CG | C-2 | 0.16 | 0.16 | 24 | 2 | Yes- Mixed Use | VL/L |
| | 202005404 | vacant | CG | C-2 | 0.16 | 0.16 | 24 | 2 | Yes- Mixed Use | VL/L |
| | 202005403 | vacant | CG | C-2 | 0.16 | 0.16 | 24 | 2 | Yes- Mixed Use | VL/L |
| | 202005402 | vacant | CG | C-2 | 0.16 | 0.16 | 24 | 2 | Yes- Mixed Use | VL/L |
| B-15 ADD | 205002445 | residence | RM | R2-PD | 0.8 | 0.8 | 24 | 19 | Yes | VL/L |
| B-16 ADD | 221023101 | church | RLM | R1-PD | 1.9 | 1.0 | 24 | 24 | Yes – Mixed Use | VL/L |
| B-17 ADD | 222004127 | vacant | RLM | R1 | 0.4 | 0.4 | 24 | 10 | Yes – Mixed Use | VL/L |
| | 222004119 | church | RLM | R1 | 0.6 | 0.6 | 24 | 14 | Yes – Mixed Use | VL/L |
| B-18 ADD | 201016010 | parking lot | CBD | CBD | 0.12 | 0.12 | 50 | 6 | Yes – Mixed Use | VL/L |
| | 201016007 | parking lot | CBD | CBD | 0.01 | 0.01 | 50 | 1 | Yes – Mixed Use | VL/L |
| | 201021113 | parking lot | CBD | CBD | 0.06 | 0.06 | 50 | 3 | Yes – Mixed Use | VL/L |
| | 201021122 | parking lot | CBD | CBD | 0.05 | 0.05 | 50 | 3 | Yes – Mixed Use | VL/L |
| | 201021123 | parking lot | CBD | CBD | 0.05 | 0.05 | 50 | 3 | Yes – Mixed Use | VL/L |
| | 201016008 | parking lot | CBD | CBD | 0.09 | 0.09 | 50 | 4 | Yes – Mixed Use | VL/L |
| | 201016013 | parking lot | CBD | CBD | 0.16 | 0.16 | 50 | 8 | Yes – Mixed Use | VL/L |

| AAHOP Number | APN | Site Description | GP Des. | Zoning | Total Acreage | Buildable Acreage | Allowable Density | Site Capacity | All Affordable Overlay Site | Affordability Level |
|---|---|---|---|---|---|---|---|---|---|---|
| | 201021402 | commercial | CBD | CBD | 0.63 | 0.63 | 50 | 31 | Yes – Mixed Use | VL/L |
| | 201016011 | parking lot | CBD | CBD | 0.19 | 0.19 | 50 | 9 | Yes – Mixed Use | VL/L |
| | 201021138 | parking lot | CBD | CBD | 0.42 | 0.42 | 50 | 22 | Yes – Mixed Use | VL/L |
| | 201021130 | parking lot | CBD | CBD | 0.22 | 0.22 | 50 | 11 | Yes – Mixed Use | VL/L |
| | 201016012 | parking lot | CBD | CBD | 0.15 | 0.15 | 50 | 7 | Yes – Mixed Use | VL/L |
| | 201021120 | commercial | CBD | CBD | 0.15 | 0.15 | 50 | 7 | Yes – Mixed Use | VL/L |
| | 201021119 | commercial | CBD | CBD | 0.09 | 0.09 | 50 | 4 | Yes – Mixed Use | VL/L |
| | 201021136 | parking lot | CBD | CBD | 0.10 | 0.10 | 50 | 5 | Yes – Mixed Use | VL/L |
| | 201021114 | parking lot | CBD | CBD | 0.06 | 0.06 | 50 | 3 | Yes – Mixed Use | VL/L |
| | 201021117 | commercial | CBD | CBD | 0.17 | 0.17 | 50 | 8 | Yes – Mixed Use | VL/L |
| | 201021104 | parking lot | CBD | CBD | 0.07 | 0.07 | 50 | 4 | Yes – Mixed Use | VL/L |
| | 201021404 | commercial | CBD | CBD | 0.41 | 0.41 | 50 | 21 | Yes – Mixed Use | VL/L |
| | 201016009 | parking lot | CBD | CBD | 0.09 | 0.09 | 50 | 5 | Yes – Mixed Use | VL/L |
| | 201021111 | parking lot | CBD | CBD | 0.04 | 0.04 | 50 | 2 | Yes – Mixed Use | VL/L |
| | 201021101 | commercial | CBD | CBD | 0.22 | 0.22 | 50 | 11 | Yes – Mixed Use | VL/L |
| | 201021112 | parking lot | CBD | CBD | 0.11 | 0.11 | 50 | 5 | Yes – Mixed Use | VL/L |
| | 201021121 | commercial | CBD | CBD | 0.24 | 0.24 | 50 | 12 | Yes – Mixed Use | VL/L |
| | 201021115 | parking lot | CBD | CBD | 0.06 | 0.06 | 50 | 3 | Yes – Mixed Use | VL/L |
| | 201021403 | commercial | CBD | CBD | 0.16 | 0.16 | 50 | 8 | Yes – Mixed Use | VL/L |
| | 201021118 | commercial | CBD | CBD | 0.11 | 0.11 | 50 | 5 | Yes – Mixed Use | VL/L |
| B-19 ADD | 203004114 | commercial | CG | C-2-PD | 0.09 | 0.09 | 24 | 2 | Yes – Mixed Use | VL/L |
| | 203004115 | commercial | CG | C-2-PD | 0.18 | 0.18 | 24 | 5 | Yes – Mixed Use | VL/L |
| | 203004116 | commercial | CG | C-2-PD | 0.09 | 0.09 | 24 | 2 | Yes – Mixed Use | VL/L |
| | 203004117 | commercial | CG | C-2-PD | 0.09 | 0.09 | 24 | 2 | Yes – Mixed Use | VL/L |

| AAHOP Number | APN | Site Description | GP Des. | Zoning | Total Acreage | Buildable Acreage | Allowable Density | Site Capacity | All Affordable Overlay Site | Affordability Level |
|---|---|---|---|---|---|---|---|---|---|---|
| | 203004118 | commercial | CG | C-2-PD | 0.35 | 0.35 | 24 | 9 | Yes – Mixed Use | VL/L |
| | 203004119 | commercial | CG | C-2-PD | 0.18 | 0.18 | 24 | 4 | Yes – Mixed Use | VL/L |
| | 203004216 | commercial | CG | C-2-PD | 0.09 | 0.09 | 24 | 2 | Yes – Mixed Use | VL/L |
| | 203004217 | commercial | CG | C-2-PD | 0.18 | 0.18 | 24 | 4 | Yes – Mixed Use | VL/L |
| | 203004218 | commercial | CG | C-2-PD | 0.35 | 0.35 | 24 | 8 | Yes – Mixed Use | VL/L |
| | 203004219 | commercial | CG | C-2-PD | 0.18 | 0.18 | 24 | 4 | Yes – Mixed Use | VL/L |
| | 203004222 | commercial | CG | C-2-PD | 0.18 | 0.18 | 24 | 5 | Yes – Mixed Use | VL/L |
| | 203004226 | commercial | CG | C-2-PD | 0.01 | 0.01 | 24 | 0 | Yes – Mixed Use | VL/L |
| | | | | | | **TOTAL ALL 'B' SITES** | | **853** | | |

| AAHOP Number | APN | Site Description | GP Des. | Zoning | Total Acreage | Buildable Acreage | Allowable Density | Site Capacity | All Affordable Overlay Site | Affordability Level |
|---|---|---|---|---|---|---|---|---|---|---|
| **Largely Vacant Structure** | | | | | | | | | | |
| C-01 | 142001034 | parking lot | CG | C2-PD | 5.3 | 5.3 | 24 | 76 | Yes -Mixed Use | VL/L |
| | 142002101 | vacant Levitz | CG | C2-PD | 3.6 | 3.6 | 24 | 52 | Yes -Mixed Use | VL/L |
| C-02 | REMOVED | former K-Mart remodeled into a commercial center | | | | | | ~~[101]~~ | | |
| C-03 | 222008229 | older strip com. | CG | C-PD* | 0.7 | 0.7 | 24 | 10 | Yes- Mixed Use | VL/L |
| | 222001128 | older strip com. | CG | C-PD* | 1.37 | 1.37 | 24 | 20 | Yes- Mixed Use | VL/L |
| | 222001127 | vacant | CG | C-PD* | 0.27 | 0.27 | 24 | 4 | Yes- Mixed Use | VL/L |
| | 222001126 | vacant | CG | C-PD* | 1.09 | 1.09 | 24 | 16 | Yes- Mixed Use | VL/L |
| | 222008265 | older strip com. | CG | C-2 | 0.29 | 0.29 | 24 | 4 | Yes- Mixed Use | VL/L |
| | 222008263 | older strip com. | CG | C-2 | 1.48 | 1.48 | 24 | 21 | Yes- Mixed Use | VL/L |
| | 222008257 | older strip com. | CG | C-2 | 0.59 | 0.59 | 24 | 8 | Yes- Mixed Use | VL/L |
| | 222008255 | older strip com. | CG | C-2 | 0.59 | 0.59 | 24 | 8 | Yes- Mixed Use | VL/L |
| | 222008256 | parking lot | CG | C-2 | 0.29 | 0.29 | 24 | 4 | Yes- Mixed Use | VL/L |
| | 222008258 | older strip com. | CG | C-2 | 0.3 | 0.3 | 24 | 4 | Yes- Mixed Use | VL/L |
| C-04 ADD | 2249001101 | vacant | CG | CR | 1.3 | 1.3 | 24 | 36 | Yes | VL/L |
| | | | | | | **TOTAL ALL ‘C’ SITES** | | **263** | | |
| **Constrained** | | | | | | | | | | |

| AAHOP Number | APN | Site Description | GP Des. | Zoning | Total Acreage | Buildable Acreage | Allowable Density | Site Capacity | All Affordable Overlay Site | Affordability Level |
|---|---|---|---|---|---|---|---|---|---|---|
| D-01 | REMOVED | Recommended for Resource Protection in Coastal Plan Update | | | | | | ~~[130]~~ | | |
| D-02 | 203005019 | Church | RL | R-1 | 0.99 | 0.25 | 24 | 5 | Yes | VL/L |
| | 203005024 | SF residence | RL | R-1 | 1.11 | 1.11 | 24 | 24 | Yes | VL/L |
| D-03 | 203007028 | vacant | CG | C-PD* | 0.29 | 0.29 | 24 | 6 | Yes – Mixed Use | VL/L |
| D-04 | 217003002 | Unique Characteristics | RM | R3-PD | 1.7 | 1 | 24 | 22 | Yes | VL/L |
| D-05 | 205014132 | Unique Characteristics | CG | C2 | 7.8 | 3 | 24 | 43 | Yes -Mixed Use | VL/L |
| D-06 | 200010002 | car dealership | CG | C2-PD | 2.82 | 2.82 | 24 | 41 | Yes- Mixed Use | VL/L |
| | 200010003 | car dealership | CG | C2-PD | 1.13 | 1.13 | 24 | 16 | Yes- Mixed Use | VL/L |
| | 200010004 | car dealership | CG | C2-PD | 4.47 | 4.47 | 24 | 64 | Yes- Mixed Use | VL/L |
| D-07 | 200008219 | dealership | CG | C2-PD | 2.8 | 2.5 | 24 | 36 | Yes | VL/L |
| D-08 | 201027305 | used auto sales | CBD | CBD | 0.16 | 0.16 | 39 | 5 | Yes- Mixed Use | VL/L |
| | 201027306 | used auto sales parking lot | CBD | CBD | 0.32 | 0.32 | 39 | 10 | Yes- Mixed Use | VL/L |
| | 201027307 | used auto sales | CBD | CBD | 0.24 | 0.24 | 39 | 7 | Yes- Mixed Use | VL/L |
| | 201027308 | used auto sales | CBD | CBD | 0.24 | 0.24 | 39 | 7 | Yes- Mixed Use | VL/L |
| | 201027309 | used auto sales | CBD | CBD | 0.32 | 0.32 | 39 | 10 | Yes- Mixed Use | VL/L |
| D-09 | 201028211 | | CBD | CBD | 1.4 | 1.4 | 39 | 44 | Yes | VL/L |
| D-10 | 203007034 | | CG | C2 | 1.4 | 1.3 | 24 | 19 | Yes- Mixed Use | VL/L |
| D-11 | 204006003 | auto shop | CG | CM-PD | 0.6 | 0.6 | 24 | 9 | Yes- Mixed Use | VL/L |
| | 204006004 | small offices | CG | CM-PD | 0.7 | 0.7 | 24 | 10 | Yes- Mixed Use | VL/L |
| | 204006012 | vacant | CG | CM-PD | 0.85 | 0.85 | 24 | 12 | Yes- Mixed Use | VL/L |
| | 204006013 | 9 apartments | CG | CM-PD | 0.5 | 0.5 | 24 | 7 | Yes- Mixed Use | VL/L |
| D-12 | 204007301 | bar | CG | C-2 | 0.34 | 0.34 | 24 | 5 | Yes- Mixed Use | VL/L |

| AAHOP Number | APN | Site Description | GP Des. | Zoning | Total Acreage | Buildable Acreage | Allowable Density | Site Capacity | All Affordable Overlay Site | Affordability Level |
|---|---|---|---|---|---|---|---|---|---|---|
| | 204007302 | auto sales | CG | C-2 | 0.34 | 0.34 | 24 | 5 | Yes- Mixed Use | VL/L |
| | 204007317 | auto sales | CG | C-2 | 0.17 | 0.17 | 24 | 2 | Yes- Mixed Use | VL/L |
| | 204007318 | auto sales | CG | C-2 | 0.17 | 0.17 | 24 | 2 | Yes- Mixed Use | VL/L |
| D – 13 Not Used | | | | | | | | | | |
| D-14 ADD | 183025021 | industrial bdg | IL | ML | 0.5 | 0.5 | 24 | 12 | Yes- Mixed Use | VL/L |
| | 183025013 | industrial bdg | IL | M-PD | 0.4 | 0.4 | 24 | 10 | Yes- Mixed Use | VL/L |
| | 183025015 | industrial bdg | IL | M-PD | 0.4 | 0.4 | 24 | 10 | Yes- Mixed Use | VL/L |
| | 183025023 | industrial bdg | IL | ML | 1.5 | 1.5 | 24 | 36 | Yes- Mixed Use | VL/L |
| | 183025024 | self storage | IL | ML | 2.4 | 2.4 | 24 | 57 | Yes- Mixed Use | VL/L |
| | 183025018 | industrial bdg | IL | M-PD | 0.2 | 0.2 | 24 | 5 | Yes- Mixed Use | VL/L |
| | 183025019 | industrial bdg | IL | M-PD | 0.3 | 0.3 | 24 | 5 | Yes- Mixed Use | VL/L |
| | 183025009 | industrial bdg | IL | ML | 0.6 | 0.6 | 24 | 14 | Yes- Mixed Use | VL/L |
| | 183025010 | industrial bdg | IL | ML | 0.4 | 0.4 | 24 | 10 | Yes- Mixed Use | VL/L |
| | 183025012 | industrial bdg | IL | M-PD | 0.3 | 0.3 | 24 | 8 | Yes- Mixed Use | VL/L |
| | 183025022 | industrial bdg | IL | ML | 1.2 | 1.2 | 24 | 29 | Yes- Mixed Use | VL/L |
| | | | | | | **TOTAL ALL 'D' SITES** | | **607** | | |

TOTAL ALL SITES 2,132


CITY OF OXNARD
2013-2021 HOUSING ELEMENT AAHOP
N OXNARD BL
101 FRWY
N VINEYARD AV
SANTA CLARA AV
C-01
B-01
N VENTURA RD
A-01
W GONZALES RD
E GONZALES RD
D-06
D-07
N OXNARD BL
N RICE AV
N DEL NORTE BL
N VICTORIA AV
A-10
A-06
DORIS AV
B-14
CAMINO DEL SOL
Teal Club
N HARBOR BL
S H ST
N C ST
N ROSE AV
B-18
OXNARD AIRPORT
S VENTURA RD
A-03
B-03
W FIFTH ST
D-08
D-14
B-04
D-09
A-08
D-02
D-10
W WOOLEY RD
B-19
N PATTERSON RD
E WOOLEY RD
D-04
D-03
A-11
N VICTORIA AV
B-05
D-12
B-06
D-11
B-15
S J ST
B-16
C-04
W CHANNEL ISLANDS BL
S OXNARD BL
E PLEASANT VALLEY RD
B-07
B-09
SAVIERS RD
S C ST
E BARD RD
BARD RD
B-02
A-05
D-05
B-13
E PLEASANT VALLEY RD
B-17
B-10
B-11
W HUENEME RD
C-03
B-12
Legend
City Urban Restriction Boundary (CURB)
Oxnard City Limits
Coastal Zone
Potential Sites (by location)
Class
A Vacant
B Largely Vacant
C Large Vacant Structure
D Constrained
Miles
Feet
The maps are for illustrative purposes only.
The City does not warrant the accuracy of these maps, and no decision involving a risk of injury or economic loss should be made in reliance thereon.
OXNARD
REVISED: DECEMBER 8 2016

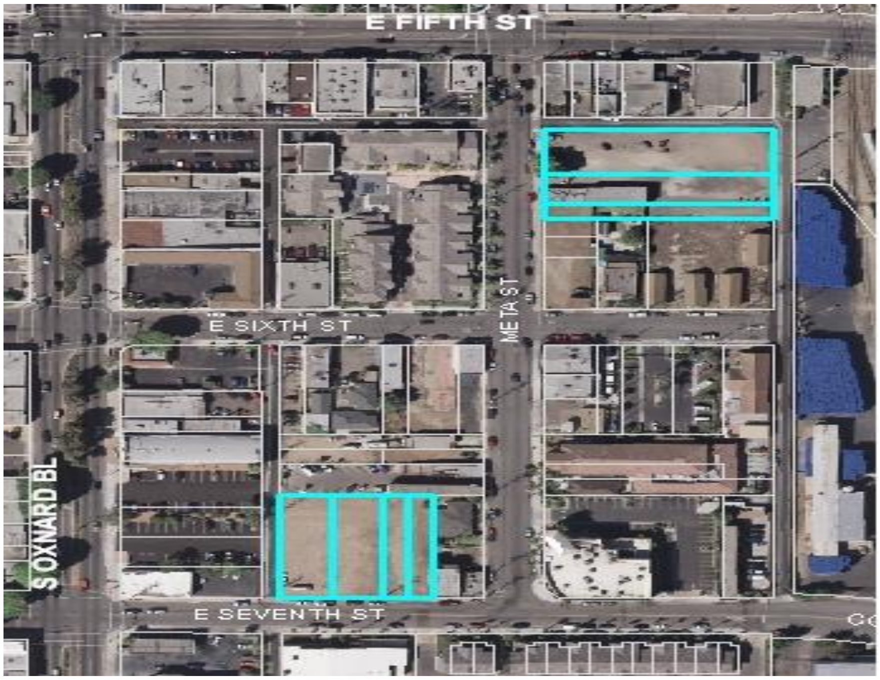
# A-01 – 2300 W. Gonzales Rd.


| | |
|---|---|
| Parcel Number(s) | 181005501 |
| Site Size (acre) | 2.8 |
| Buildable Area | 1 |
| 2030 General Plan | RL |
| Current Zoning | R1 |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 22 |
| Redevelopment Area | No |

This site is currently largely vacant with a Church located on a portion of the site. The site would be suitable for more intense residential development and a higher density would be compatible with the surrounding neighborhoods. The owners of this site have expressed interest in developing a church affiliated low income senior housing development.

# A-03 – Meta Street District Sites

(536, 538 Meta Street; 125, 131, 141, E 7th Street)




| | |
|---|---|
| Parcel Numbers (south area) | 201027203, 201027202, 201027205, 201027204 |
| Parcel Numbers (north area) | 201021310, 201021308, 201021309 |
| Site Size (acre) | 1.39 |
| Buildable Area | 1.39 |
| 2030 General Plan | CBD |
| Current Zoning | CBD |
| Density (units per acre) | 39 |
| Estimated Affordable Units | 42 |
| Redevelopment Area | Yes (CCRP & CBD) |

These sites are within the draft Meta District Plan which calls for more medium density housing. The 24-unit Meta Street farmworker housing project, completed in 2007, is on the NEC of Meta and Sixth Streets.

The four-parcel south area is publically owned. Two of the north area parcels are in a private trust, the southernmost parcel is owned by the Oxnard Redevelopment Agency. The north area has two small buildings; one may be a small residence.

Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing.

# A-05 – 2593 Etting Road


| Parcel Number(s) | 225001418 |
|---|---|
| Site Size (acre) | 13.9 |
| Buildable Area | 11.0 |
| 2030 General Plan | Residential Low Medium (RLM) |
| Current Zoning | CR |
| Density (units per acre) | 24 |
| Estimated Affordable Units | 211 |
| Redevelopment Area | No |
| The site was reduced in size due to the widening of Rice Avenue/Rte 1 on-ramps. The site is in active agriculture and owned by the Nishimoto Trust. About 3 acres would be needed to buffer a residential use from the Rice Avenue ramps and agriculture to the south. The former ramp and interchange ROW to the immediate north of the site is public and could be utilized for access to Pleasant Valley Road and convenience neighborhood commercial uses. Mobile home parks are located to the immediate west. | |

# A-06 251 North F Street


| | |
|---|---|
| Parcel Number(s) | 200029134 |
| Site Size (acre) | 2.8 |
| Buildable Area | 2.8 |
| 2030 General Plan | Residential Medium (RM) |
| Current Zoning | R3-PD |
| Density (units per acre) | 24 |
| Estimated Affordable Units | 68 |
| Redevelopment Area | No |

Site was a parking lot for the former St John's Hospital, adjacent to the north. The hospital building was converted to 229 units of low income seniors and is occupied, known as Sycamore Village.

An application for tax-credit financing of additional low income seniors units is Proposal by the site owner and would share some facilities with Sycamore Village.

Preliminary design review demonstrates and 2 and 3 story building with adequate parking is feasible and compatible with the neighborhood.

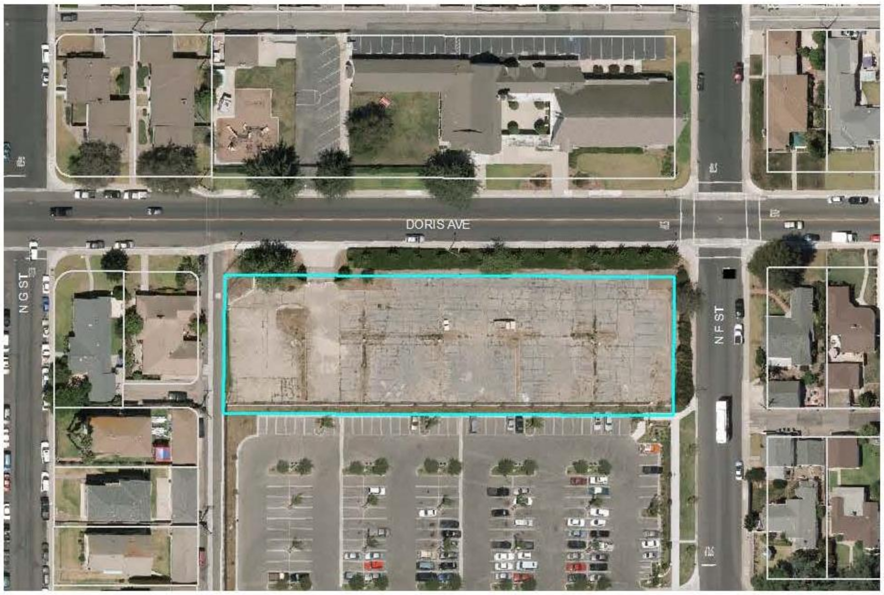
Surrounding uses are apartments, Sycamore Village, and single family homes.

# A-08 5301 Whitecap Street


| | |
|---|---|
| Parcel Number(s) | 191008207 |
| Site Size (acre) | 1.5 |
| Buildable Area | 1.5 |
| 2030 General Plan | Residential Existing (EXR) |
| Current Zoning | RP |
| Density (units per acre) | 24 |
| Estimated Affordable Units | 24 |

This site is owned by the City of Oxnard and was previously a well-drilling set aside area. Residential single-family homes surround this site with the Pacific Ocean to the west. This parcel is located in the Coastal Zone. A two-story height limit in keeping with surrounding neighborhood character limits this site's development potential.

# A-10 Southwest Corner Doris and F Streets




| Parcel Number | 200029132 |
|---|---|
| Site Size (acres) | 1.00 |
| Buildable Area | 1.00 |
| 2030 General Plan | RL |
| Current Zoning | R-1-PD |
| Density (units per acre) | 18 |
| Estimated Net Affordable Units | 18 |
| Redevelopment Area | |
| | |

# A – 11 5012 West Wooley Road

| | |
|---|---|
| Parcel Number(s) | 191010402, 191010401, 191010403 |
| Site Size (acre) | 1.0 |
| Buildable Area | 1.0 |
| 2030 General Plan | Visitor Serving Commercial (VSC) |
| Current Zoning | CNC |
| Density (units per acre) | 24 |
| Estimated Affordable Units | 24 |

Located in the Coastal Zone, these three parcels are vacant. Surrounding uses to the west and south are residential, commercial to the north.

# B-01 – 2121 North Oxnard Boulevard


| Parcel Number(s) | 139026007 |
|---|---|
| Site Size (acre) | 5.2 |
| Buildable Area | 4.5 |
| 2030 General Plan | Commercial General (CG) |
| Current Zoning | C2-PD |
| Density (units per acre) | 24 |
| Estimated Affordable Units | 65 |
| Redevelopment Area | No |

This site is essentially a large parking lot for RV storage and auto sales. The rear half of the site is not paved. There are two garage and sales office buildings that would have to be demolished. Several former auto dealerships along this portion of Oxnard Boulevard have redeveloped into housing since the opening of the Oxnard Auto Mall along the 101 Freeway. The site has low density housing to the west, a RV park to the north, and a shopping center and medium density housing to the south. A frontage road is included in the parcel of about 0.75 acres. Because the site is mostly undeveloped it makes it an ideal candidate for redevelopment.

# B-02 – 4684 and 4700 Saviers

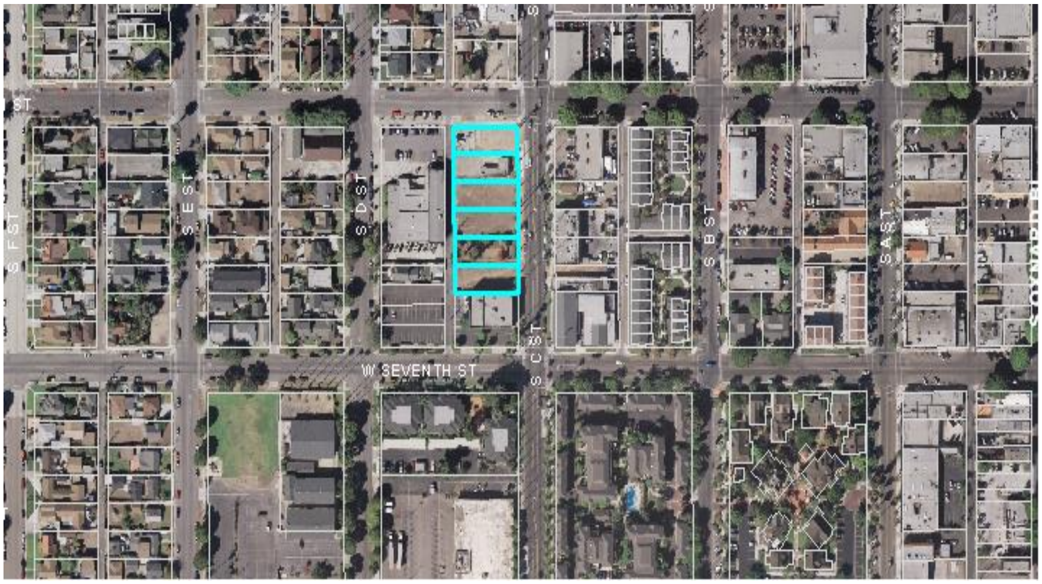

| Parcel Number(s) | 222015201 & 222015202 |
|---|---|
| Site Size (acre) | 1.75 |
| Buildable Area | 1.75 |
| 2030 General Plan | High Residential |
| Current Zoning | C2-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 25 |

This site is largely vacant with a large parking lot and a few older buildings, one currently in use for the Fraternal Order of Eagles. This site is suitable for more intense residential development.

Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing.

# B-03 – 600 Block South C Street

**(416 W 6th Street, 613, 619 S, 627, 637, 643 S C St)**



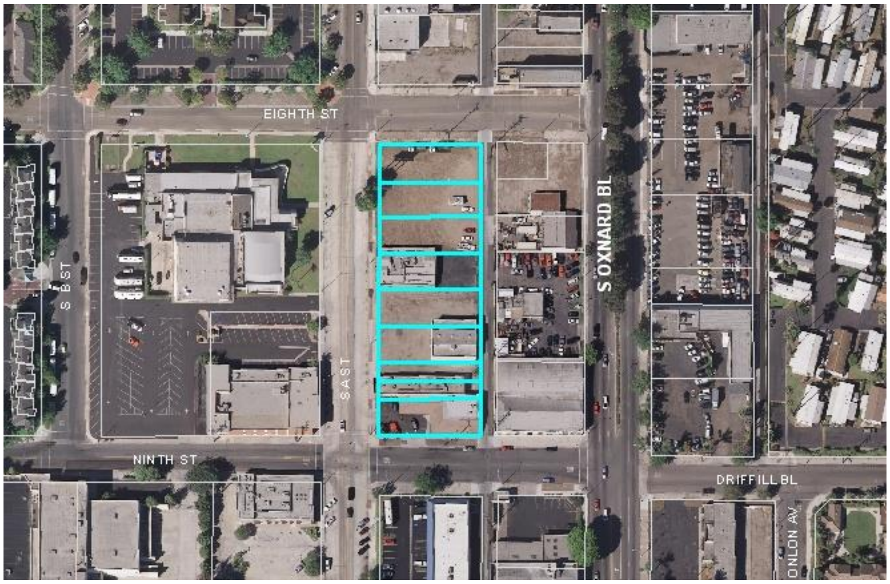

| | |
|---|---|
| Parcel Number(s) | 202013301, 202013302, 202013303, 202013304, 202013305, 202013306 |
| Site Size (acre) | 0.96 |
| Buildable Area | 0.96 |
| 2030 General Plan | Central Business District (CBD) |
| Current Zoning | Central Business District (CBD) |
| Density (units per acre) | 39 |
| Estimated Net Affordable Units | 30 |
| Redevelopment Area | Yes (CBD) |

The Oxnard Knights of Columbus, located immediately across the alley, owns two of the parcels. An occupied older small home (1920s) and older small business which looks to be unoccupied are on two other parcels.

Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing.

# B-04 – 800 Block South A Street

(800 to 860 South A St.)




| | |
|---|---|
| Parcel Number(s) | 202018307, 202018309, 202018310, 202018311, 202018312, 202018314, 202018315,202018316, 20208317 |
| Site Size (acre) | 1.28 |
| Buildable Area | 1.28 |
| 2030 General Plan | CBD |
| Current Zoning | CBD |
| Density (units per acre) | 39 |
| Estimated Affordable Units | 32 |
| Redevelopment Area | Yes (CCRP & CBD) |

This block long site is in the southern end of the central business district. Five of the parcels are vacant and four contain older small commercial buildings. The nine parcels are a parcel assembly opportunity as the City currently owns two of the parcels and the site is within a redevelopment project area that allows for eminent domain. Two additional parcels on the northeast corner of the block (southwest corner of Oxnard Blvd and 8th Street) are also largely vacant. Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing.

# B-05 – 1227 and 1239 South C Street


| Parcel Number(s) | 203006201, 203006202 |
|---|---|
| Site Size (acre) | .98 |
| Buildable Area | .98 |
| 2030 General Plan | Residential Low Medium (RLM) |
| Current Zoning | R3 |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 22 |
| Redevelopment Area | No |

Currently the site appears to have two occupied residential units, assumed to be affordable. These sites are suitable for more intensive residential development. Both parcels are owned by the same private party.

Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing.

# B-06 – 1331 to 1369 Saviers Road


| Parcel Number(s) | 203012048, 203012050, 203012041 |
|---|---|
| Site Size (acre) | 1.36 |
| Buildable Area | 1.36 |
| 2030 General Plan | Commercial General (CG) |
| Current Zoning | C-2 |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 19 |
| Redevelopment Area | Yes (HERO) |

The Birch and Saviers site is privately owned. Surrounding uses are low-density residential property to the east, south and west, with single family homes and apartment buildings; and commercial property to the North. Demolition of small commercial structures and possible relocation of automotive businesses would be required or there is also a possibility of a mixed use complex. These buildings are older, built in the 1030s and 1940s.

As the site faces a commercial arterial, mixed use development (first floor commercial, 2 or 3 floors residential, joint use parking) could feasibly supplement costs involved with demolition. Mixed-use development would produce 20 units of affordable housing. Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing.

# B-07 3461 Saviers Road

(former Oxnard swap meet)


| Parcel Number(s) | 205044308 |
|---|---|
| Site Size (acre) | 4.2 |
| Buildable Area | 4.2 |
| 2030 General Plan | Commercial General (CG) |
| Current Zoning | C2 |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 60 |
| Redevelopment Area | Yes (HERO) |

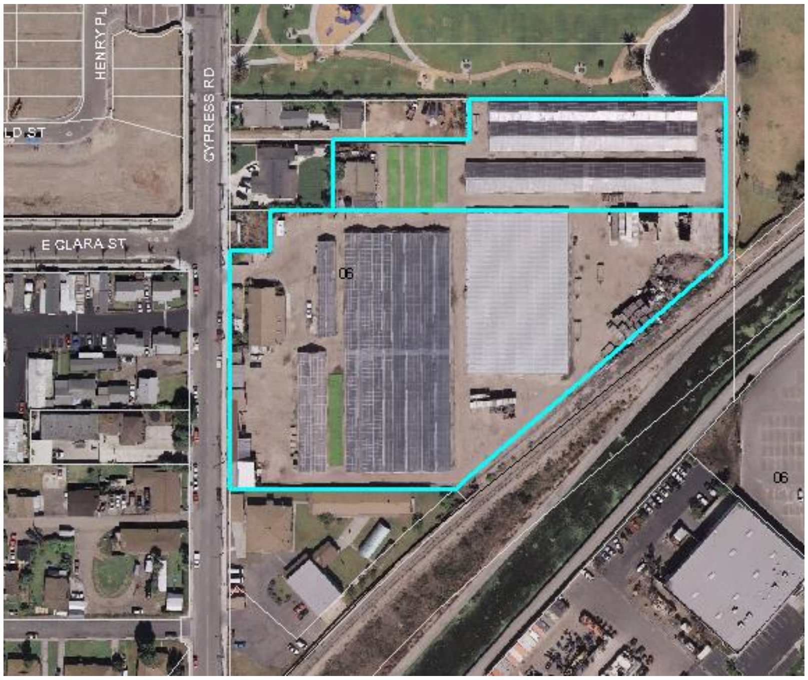
This site is a privately owned and largely vacant (the southern structure in the aerial photo has been torn down after a fire, formerly was a grocery store). Surrounding uses are residential property to the west, with commercial property to the immediate north and south. Demolition of structures and possible relocation of businesses is required. As the site faces a commercial arterial, mixed use development (first floor commercial, 2 or 3 floors residential, joint use parking) could feasibly supplement costs involved with demolition.

# B-09 – 234 to 320 Johnson Road


| | |
|---|---|
| Parcel Number(s) | 222016010, 222016012, 222016013, 222016015, 222016016 |
| Site Size (acre) | 2.39 |
| Buildable Area | 2.39 |
| 2030 General Plan | Residential Low (RL) |
| Current Zoning | R1/R2-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 52 |
| Redevelopment Area | Yes (HERO) |

These sites are largely vacant with these five parcels currently only occupied by seven single family homes. These sites are suitable for more intensive residential development Demolition of the homes would possibly be required. The redevelopment agency project could assist in consolidating the parcels. Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing.

# B-10 – 5536 and 5492 Cypress Road




| | |
|---|---|
| Parcel Number(s) | 22300412, 223009001 |
| Site Size (acre) | 5.22 |
| Buildable Area | 5.22 |
| 2030 General Plan | Residential Medium |
| Current Zoning | R2-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 113 |
| Redevelopment Area | Yes (HERO) |

These two parcels are currently occupied by greenhouses and related facilities. Demolition of the structures would be required. Both parcels are owned by the same private party. The adjacent railroad tracks are infrequently used and at low speeds and a 20 foot wall and buffer setback reduces the site to 5.0 acres. This site was approved for 48 single family homes (Westwinds II) but is now available and would be best suited for a density of 24 units an acre.

Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing.

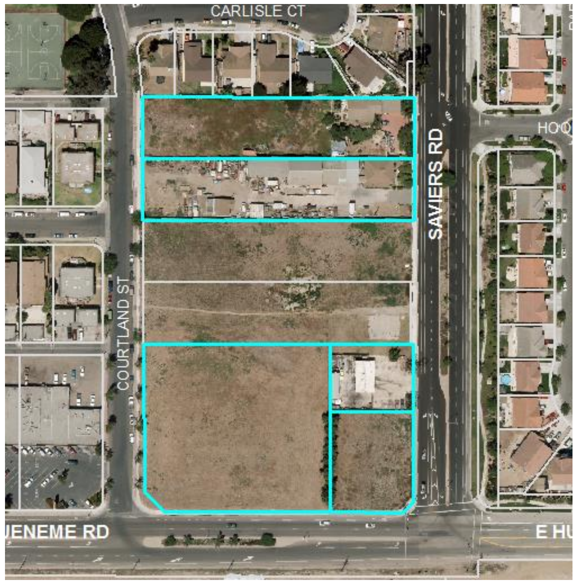
# B-11 – 5690 Cypress Road


| | |
|---|---|
| Parcel Number(s) | 223004103, 223004104 |
| Site Size (acre) | 1.08 |
| Buildable Area | 1.0 |
| 2030 General Plan | Residential Medium |
| Current Zoning | R3-PD, M1-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 21 |
| Redevelopment Area | Yes (HERO) |

These two parcels are largely vacant and currently occupied by a group quarters for farmworkers under one owner. The opportunity is to redevelop the site for regular housing units at 24 units an acre. The adjacent railroad tracks are infrequently used and at low speeds and a large buffer wall reduces the site to 1 acres.

# B-12 – Saviers and Hueneme Roads

(5489 to 5587 Saviers Rd; 161 W Hueneme Rd)

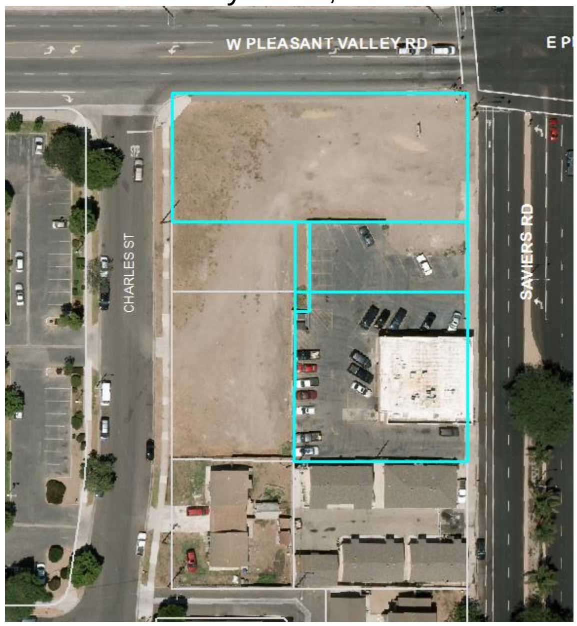



| | |
|---|---|
| Parcel Number(s) | 222001126, 222001111, 222001130, 222001129, 222001110 |
| Site Size (acre) | 4.3 |
| Buildable Area | 4.3 |
| 2030 General Plan | Commercial General (CG) |
| Current Zoning | C2-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 60 |
| Redevelopment Area | Yes (Southwinds) |

These five parcels are largely vacant with two homes and two businesses on site. Demolition of the two homes could be avoided by a ‘wrap-around’ site plan which reduced the site area to 5 acres. The site faces two major commercial arterials, suggesting a mixed use development (first floor commercial, 2-3 floors residential, shared parking) that could supplement costs involved with demolition. The two middle parcels that have been removed from the aerial photo parcel map and the list of APNs above have a pending application for 40 units with a Density Bonus of 21%, requiring 7 low-income for-sale units.

# B-13 – Saviers and Pleasant Valley Roads

(180 Pleasant Valley Road, 5141 Saviers Road)




| | |
|---|---|
| Parcel Number(s) | 222010201/218/219/225/227 |
| Site Size (acre) | .92 |
| Buildable Area | .86 |
| 2030 General Plan | Commercial General (CG) |
| Current Zoning | C2-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 12 |
| Redevelopment Area | Yes (Southwinds) |

These five parcels are vacant with the exception of a restaurant (formerly Uncle Herbs). The site faces two major commercial arterials strongly suggesting a mixed use development that could include the existing restaurant. Mixed-use development at 24 units per acre would produce 12 units of affordable housing. The lot facing Pleasant Valley Road was previously approved for 18 units but approval has now expired, thus making this a candidate for at least a 12 units project site.

Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing.

# B-14 – 2nd Street between A and B Streets

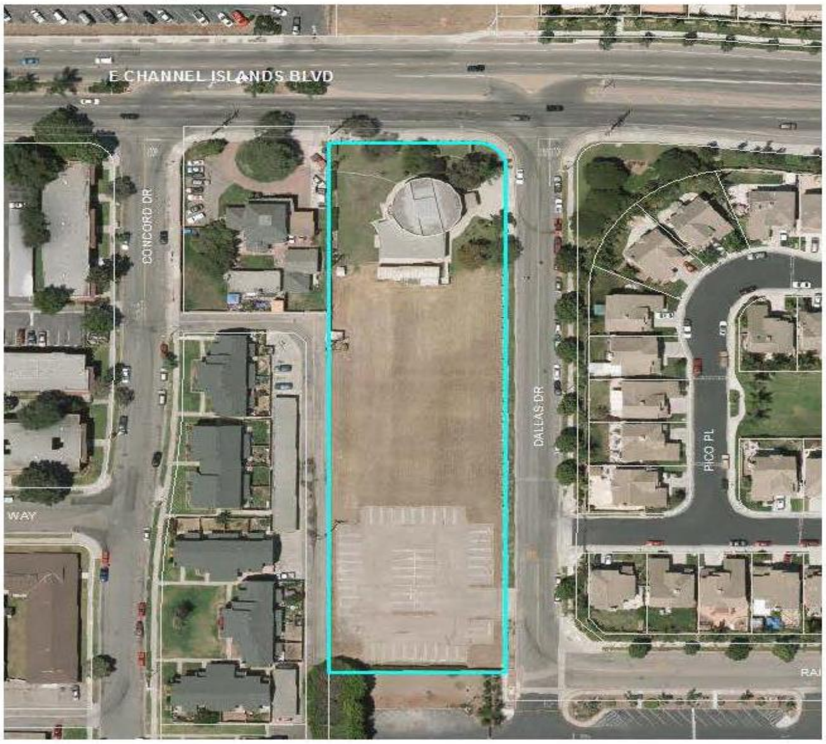

| | |
|---|---|
| Parcel Number(s) | 202005409/408/407/402/403/410/404 |
| Site Size (acre) | 1.28 |
| Buildable Area | 1.28 |
| 2030 General Plan | Commercial General (CG) |
| Current Zoning | C-2 |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 17 |
| Redevelopment Area | Yes |
| These seven parcels are largely vacant except for an empty City-owned building and a former bank drive-through. Two parcels are City-owned, there are four private owners. The redevelopment agency could assist in consolidating the parcels.<br>Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing. | |

# B – 15 2415 South M Street


| Parcel Number(s) | 2050020445 |
|---|---|
| Site Size (acre) | 0.8 |
| Buildable Area | 0.8 |
| 2030 General Plan | Residential Medium (RM) |
| Current Zoning | R2-PD |
| Density (units per acre) | 24 |
| Estimated Affordable Units | 19 |

This parcel is largely vacant and currently occupied by an older 2-story single family home, which is legally being used for church services. Immediately adjacent to the west is the 7.0 acre vacant former K-Mart site, which shows potential for mixed use development.

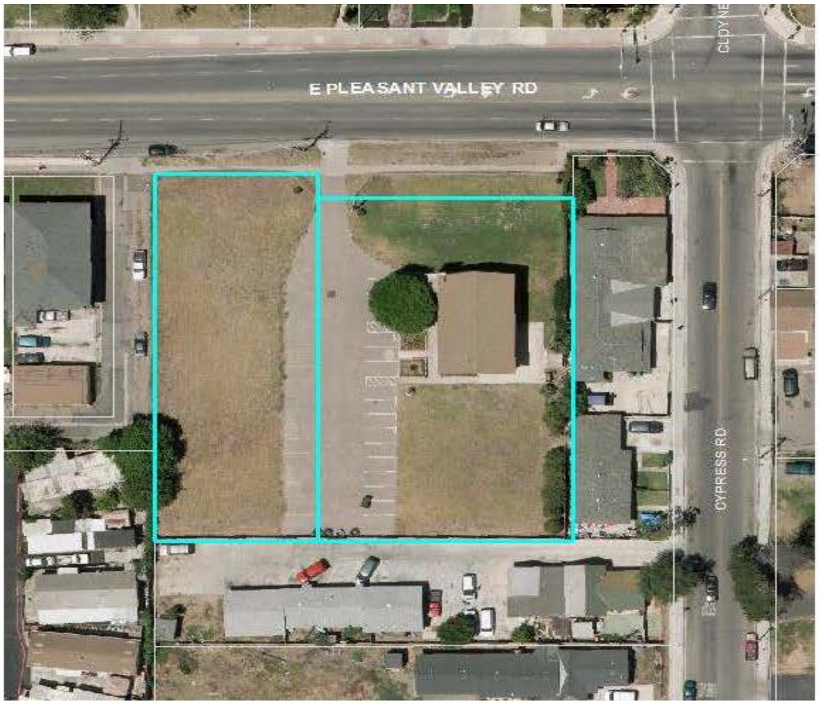
# B-16 1350 E. Channel Islands Blvd.




| | |
|---|---|
| Parcel Number(s) | 221023101 |
| Site Size (acre) | 1.9 |
| Buildable Area | 1.0 |
| 2030 General Plan | Residential Low Medium (RLM) |
| Current Zoning | R1-PD |
| Density (units per acre) | 24 |
| Estimated Affordable Units | 24 |

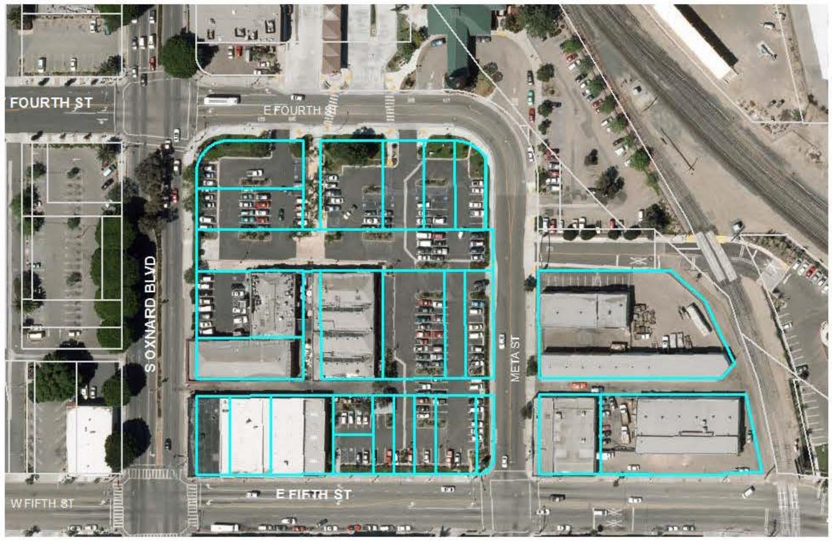
This site offers 1.5 acres of buildable land, which would allow an existing church and its parking to remain. A variety of low and medium density housing surround the site to the west and east. A high school is immediately to the south and commercial grocery store and vacant land to the north across Channel Islands Boulevard.

# B – 17 444 East Pleasant Valley Road




| | |
|---|---|
| Parcel Number(s) | 222004127, 222004119 |
| Site Size (acre) | 1.0 |
| Buildable Area | 1.0 |
| 2030 General Plan | Residential Low Medium (RLM) |
| Current Zoning | R1 |
| Density (units per acre) | 24 |
| Estimated Affordable Units | 24 |
| With demolition of a small church, this site will offer 1.0 acre of buildable land. This site is surrounded by residential uses and located off a main arterial. | |

# B – 18 Oxnard Transit Superblock
# (Oxnard Blvd. – 4th St. - Meta St. and UPRR - 5th St.)




| | |
|---|---|
| Parcel Numbers | 201016008, 201021112, 201021113, 201021403, 201021120, 201021114, 201021404, 201016011, 201021118, 201021122, 201021111, 201016013, 201016010, 201021104, 201021136, 201021119, 201021115, 201016009, 201021121, 201021101, 201021402, 201021117, 201021123, 201016012 |
| Site Size (acres) | 4.22 |
| Buildable Area | 4.22 |
| 2030 General Plan | CBD |
| Current Zoning | CBD |
| Density (units per acre) | 50 |
| Estimated Net Affordable Units | 211 |
| Redevelopment Area | |
| This is a block in the CBD in the transit center area bordered by Oxnard, Fourth Street, Meta Street and Fifth Street. | |

# B – 19 800 and 900 blocks of West Wooley Rd.

.


| | |
|---|---|
| Parcel Numbers | 203004216, 203004217, 203004218, 203004219, 203004114, 203004115, 203004116, 203004117, 203004118, 203004119 |
| Site Size (acres) | 1.95 |
| Buildable Area | 1.95 |
| 2030 General Plan | CG |
| Current Zoning | C2-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 47 |
| Redevelopment Area | |
| The site is located on the south side of the 800 and 900 block of Wooley Road. | |

# C-01 2420 North Oxnard Boulevard

(former Levitz store)


| | |
|---|---|
| Parcel Number(s) | 142001034, 142002101 |
| Site Size (acre) | 8.9 |
| Buildable Area | 8.9 |
| 2030 General Plan | Commercial General (CG) |
| Current Zoning | C2-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 128 |
| Redevelopment Area | Yes (HERO) |

Surrounding uses to the North, East and South are commercial, with residential uses to the west. A developer proposed 1,200 units on this site in three mixed-use towers, but the proposal was withdrawn. Mixed-use development at 24 units would produce 128 units of affordable housing. Demolition of the former Levitz building increases costs, suggesting the possibility of ground level commercial use. Hi-rises are due east and approved nearby in The Village project.

# C-03 – 207 to 631 West Hueneme Road


| | |
|---|---|
| Parcel Number(s) | 222008229, 222001128, 222001127, 222001126; 222008265, 222008263, 222008257, 222008255, 222008256, 222008258, 222008259 |
| Site Size (acre) | 6.97 |
| Buildable Area | 6.97 |
| 2030 General Plan | Commercial General (CG) |
| Current Zoning | C2, C-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 99 |
| Redevelopment Area | Yes (Southwinds) |

This ¼ mile stretch along the north site of Hueneme Road is a series of older strip marginal commercial buildings (cinderblock boxes) with medium-high density immediately to the north. This site could be redeveloped as mixed use with replacement 1st floor retail with 2-3 residential stories above, and utilize shared parking. With other new residential projects located nearby this sites would make a prime candidate for a mixed use development, with the possibility of keeping the existing commercial businesses.
Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing.

# C – 04 Oxnard Blvd. / Channel Islands Blvd Loop


| | |
|---|---|
| Parcel Number(s) | 224001101 |
| Site Size (acre) | 1.3 |
| Buildable Area | 1.5 (net of dedication + surplus ROW) |
| 2030 General Plan | Commercial General (CG) |
| Current Zoning | CR |
| Density (units per acre) | 24 |
| Estimated Affordable Units | 36 |

This 1.3 acre vacant lot bounded by E. Channel Islands Blvd. with an overpass to the south and a small portion of Oxnard Blvd. to the west. This site would require the need for a zone change and possibly a general plan amendment to allow for affordable housing development. Surrounding uses are residential and a large open space (College Park) nearby, to the south. The City will eventually abandon and remove the flyover bridge, and declare the ROW a surplus property which would be offered to adjacent land owners, presenting an opportunity for Parcel 224001101 to about double in size. However, Channel Islands Blvd along the north side of Parcel 224001101 needs to about double in width with a dedication from Parcel 224001101. With the addition of the surplus City ROW less the dedication for Channel Islands Boulevard would results in about 1.5 acres of buildable land.

# D-02 – 624 and 750 West Wooley

(Centro Evangelistico)


| Parcel Number(s) | 203005019, 203005024 |
|---|---|
| Site Size (acre) | 2.1 |
| Buildable Area | 1.36 |
| 2030 General Plan | Residential Low (RL) |
| Current Zoning | R1 |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 29 |
| Redevelopment Area | Yes (HERO) |

This site offers a potential one-acre 'wrap around' affordable housing project associated with the existing Centro Evangelistico church. This site is suitable for more intense residential development.

# D-03 – 1132 and 1158 South C Street


| | |
|---|---|
| Parcel Number(s) | 203007028 |
| Site Size (acre) | 0.29 |
| Buildable Area | 0.29 |
| 2030 General Plan | Commercial General (CG) |
| Current Zoning | C-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 6 |
| Redevelopment Area | Yes (HERO) |
| This site offers an infill potential on a small vacant lot, mixed use transition to single family homes. | |

# D-04 – 1450 Rose Avenue


| | |
|---|---|
| Parcel Number(s) | 217003002 |
| Site Size (acre) | 1.7 |
| Buildable Area | 1.0 |
| 2030 General Plan | Residential Medium (RM) |
| Current Zoning | R3-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 22 |
| Redevelopment Area | No |

This City-owned site is currently in use as a women's shelter which would remain. Additional new units could be developed on the remaining area provided an adequate buffer is created either on and/or off site to the surrounding agricultural operations.

# D-05 – Pleasant Valley Shopping Center


| Parcel Number(s) | 205014132 |
|---|---|
| Site Size (acre) | 7.8 |
| Buildable Area | 3.0 |
| 2030 General Plan | General Commercial (CG) |
| Current Zoning | C2 |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 43 |
| Redevelopment Area | Yes (HERO) |
| The shopping center owners previously proposed podium-style housing over a joint-use parking lot. The corner lot is for lease. A mixed-use development on the three acre parking lot would produce 64 units. | |

# D-06 – 1345 N. Oxnard Blvd. (Todey Dealership)


| | |
|---|---|
| Parcel Numbers | 200010002, 200010003, 200010004 |
| Site Size (acres) | 8.42 |
| Buildable Area | 8.42 |
| 2030 General Plan | General Commercial (CG) |
| Current Zoning | C2-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 121 |
| Redevelopment Area | Yes (HERO) |

This is one of several auto dealerships that remain along Oxnard Blvd. still in business. The large site could be a mixed use development producing 121 units. Several former auto dealerships along this portion of Oxnard Boulevard have redeveloped into housing since the opening of the Oxnard Auto Mall along the 101 Freeway. Demolition and possible business relocation could present feasibility challenges. The site may currently be for lease or for sale.

# D-07 – 1205 N. Oxnard Blvd. (Schuss Dealership)


| | |
|---|---|
| Parcel Numbers | 200008219 |
| Site Size (acres) | 2.8 |
| Buildable Area | 2.5 |
| 2030 General Plan | General Commercial (CG) |
| Current Zoning | C2-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 36 |
| Redevelopment Area | Yes (HERO) |

This is one of several auto dealerships that remain along Oxnard Blvd. still in business. The site could be a mixed use development producing 36 units. Several former auto dealerships along this portion of Oxnard Boulevard have redeveloped into housing since the opening of the Oxnard Auto Mall along the 101 Freeway. Demolition and possible business relocation could present feasibility challenges. The site may currently be for lease or for sale.

# D-08 – 760 to 830 S. Oxnard Blvd.


| Parcel Numbers | 201027305 to 201027309 |
|---|---|
| Site Size (acres) | 1.28 |
| Buildable Area | 1.28 |
| 2030 General Plan | Central Business District |
| Current Zoning | CBD |
| Density (units per acre) | 39 |
| Estimated Net Affordable Units | 39 |
| Redevelopment Area | Yes (CCRP) |

This is one of several auto dealerships that remain along Oxnard Blvd. still in business. The site could be a mixed use development producing 42 units. Several former auto dealerships along this portion of Oxnard Boulevard have redeveloped into housing since the opening of the Oxnard Auto Mall along the 101 Freeway. Demolition and possible business relocation could present feasibility challenges. The site may currently be for lease or for sale.

# D-9 – 950 S. Oxnard Blvd.


| | |
|---|---|
| Parcel Numbers | 201028211 |
| Site Size (acres) | 1.4 |
| Buildable Area | 1.4 |
| 2030 General Plan | Central Business District |
| Current Zoning | CBD |
| Density (units per acre) | 39 |
| Estimated Net Affordable Units | 44 |
| Redevelopment Area | Yes (CCRP) |

This is one of several auto dealerships that remain along Oxnard Blvd. still in business. The site could be a mixed use development producing 33units. Several former auto dealerships along this portion of Oxnard Boulevard have redeveloped into housing since the opening of the Oxnard Auto Mall along the 101 Freeway. Demolition and possible business relocation could present feasibility challenges. The site may currently be for lease or for sale.

# D-10 – 1111 S. Saviers Road


| | |
|---|---|
| Parcel Numbers | 203007034 |
| Site Size (acres) | 1.4 |
| Buildable Area | 1.3 |
| 2030 General Plan | General Commercial (CG) |
| Current Zoning | C2 |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 19 |
| Redevelopment Area | Yes (HERO) |
| This is one of several auto dealerships that remain along Oxnard Blvd. and Saviers Road still in business. The site could be a mixed use development producing 19 units. Several former auto dealerships along this portion of Oxnard Boulevard have redeveloped into housing since the opening of the Oxnard Auto Mall along the 101 Freeway. Demolition and possible business relocation could present feasibility challenges. The site may currently be for lease or for sale. | |

# D-11 – 1225 to 1263 S Oxnard


| | |
|---|---|
| Parcel Numbers | 204006003, 204006004, 204006012, 204006013 |
| Site Size (acres) | 2.65 |
| Buildable Area | 2.65 |
| 2030 General Plan | General Commercial (CG) |
| Current Zoning | CM-PD |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 38 |
| Redevelopment Area | Yes, HERO |

This site has one large vacant parcel in the middle surrounded by marginal automotive commercial uses. This site would be a prime candidate for a mixed use development. With second story residential development the relocation of the commercial businesses would not be required, thus making this site more feasible and ensuring the concept of mixed use works in the way in which it was intended.

Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing.

# D-12 – 1325 to 1401 S Oxnard


| | |
|---|---|
| Parcel Numbers | 204007301, 204007302, 204007317, 204007318 |
| Site Size (acres) | 1.02 |
| Buildable Area | 1.02 |
| 2030 General Plan | General Commercial (CG) |
| Current Zoning | C2 |
| Density (units per acre) | 24 |
| Estimated Net Affordable Units | 14 |
| Redevelopment Area | Yes |

This site is underutilized and suitable for residential development. This site currently includes an old bar with a large empty parking lot. This site would be a prime candidate for a mixed use development. With second story residential development the relocation of the commercial businesses would not be required, thus making this site more feasible and ensuring the concept of mixed use works in the way in which it was intended.

Housing Element Program 5 state that the City will help facilitate lot consolidation to provide for the development of affordable housing.

# D – 14 Southeast corner Patterson Rd and W. Wooley Rd.


| | |
|---|---|
| Parcel Number(s) | 183025021, 183025015, 183025013, 183025023, 183025024, 183025018, 183025019, 183025009, 183025010, 183025012, 183025022 |
| Site Size (acre) | 8.2 |
| Buildable Area | 8.2 |
| 2030 General Plan | Industrial Limited (IL) |
| Current Zoning | ML, ML-PD, M-PD |
| Density (units per acre) | 24 |
| Estimated Affordable Units | 196 |

This SEC corner of S. Patterson Rd. and W. Wooley Rd consists of eleven parcels with a car wash, self-storage, auto repair businesses, and a small warehouse. The 2030 General Plan is Industrial Limited, surrounded by residential uses. With a potential General Plan Amendment, and Zone Change this site would be consistent with surrounding low and medium density residential uses. This site offers great potential for high density housing or a mixed-use development.

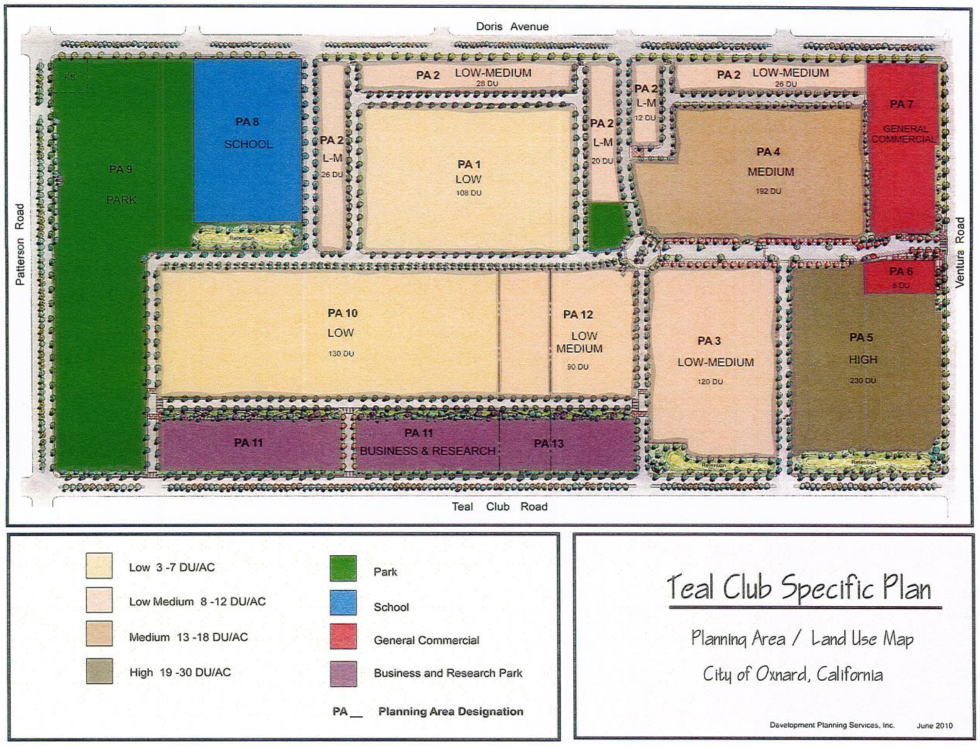
# TABLE S-2.2

Vacant Parcels for Above Moderate RHNA

| APN | Site Description | GP Des. | Zoning | Total Acreage | Buildable Acreage | Allowable Density | Site Capacity | Affordability Level |
|---|---|---|---|---|---|---|---|---|
| 202018301 | Vacant | CBD | CBD | 0.19 | 0.19 | 39 | 6 | Above Mod |
| 202018313 | Vacant | CBD | CBD | 0.08 | 0.08 | 39 | 2 | Above Mod |
| 201027217 | Vacant | CBD | CBD | 0.17 | 0.17 | 39 | 5 | Above Mod |
| 202014512 | Vacant | CBD | CBD | 0.16 | 0.16 | 39 | 4 | Above Mod |
| 201021314 | Vacant | CBD | CBD | 0.04 | 0.04 | 39 | 1 | Above Mod |
| 201021313 | Vacant | CBD | CBD | 0.10 | 0.10 | 39 | 3 | Above Mod |
| 201021315 | Vacant | CBD | CBD | 0.03 | 0.03 | 39 | 1 | Above Mod |
| 201021307 | Vacant | CBD | CBD | 0.05 | 0.05 | 39 | 1 | Above Mod |
| 201012119 | Vacant | CG | C2 | 0.17 | 0.17 | 18 | 2 | Above Mod |
| 201012118 | Vacant | CG | C2 | 0.17 | 0.17 | 18 | 2 | Above Mod |
| 201012302 | Vacant | CG | C2 | 0.22 | 0.22 | 18 | 3 | Above Mod |
| 201011114 | Vacant | CG | C2 | 0.11 | 0.11 | 18 | 1 | Above Mod |
| 201011233 | Vacant | CG | C2 | 0.10 | 0.10 | 18 | 1 | Above Mod |
| 201011208 | Vacant | CG | C2 | 0.10 | 0.10 | 18 | 1 | Above Mod |
| 201011211 | Vacant | CG | C2 | 0.10 | 0.10 | 18 | 1 | Above Mod |
| 201011210 | Vacant | CG | C2 | 0.10 | 0.10 | 18 | 1 | Above Mod |
| 200005213 | Vacant | CG | C2 | 0.12 | 0.12 | 18 | 1 | Above Mod |
| 200032212 | Vacant | CG | C2 | 0.48 | 0.48 | 18 | 6 | Above Mod |
| 200025111 | Vacant | CG | C2 | 0.29 | 0.29 | 18 | 4 | Above Mod |
| 202011033 | Vacant | COF | CO | 0.65 | 0.65 | 18 | 9 | Above Mod |
| TOTAL | | | | | | | 62 | |

# S – 2.3 Teal Club Specific Plan

The Teal Club Specific Plan has a 15% affordability requirement, or 148 of the proposed 990




units.

| Land Use | Allowable Density | Approx. Acreage | Projected Units |
|---|---|---|---|
| Phase 1 | | | |
| LDR | 3-7 | 16.8 | 108 |
| LMDR | 8-12 | 22.5 | 232 |
| MDR | 13-18 | 11.8 | 192 |
| HDR | 19-30 | 10.9 | 230 |
| Mixed Use | | n/a | 8 |
| Phase 2 | | | |
| LDR | 3-7 | 20.3 | 130 |
| LMDR | 8-12 | 8.7 | 90 |
| TOTAL | | | 990 |
| 15% Affordable | | | 148 |

# Teal Club Specific Plan Site