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4 Housing



4.1 Purpose of the Housing Element

The Housing Element establishes City housing policies and programs for the 2021-2029 planning period, and is aimed at providing a comprehensive strategy for the provision of sufficient, safe, and affordable housing for all members of the community. It guides City officials and decision makers in actions related housing to meet housing goals, consistent with State housing law. The Housing Element has two main purposes:

- To provide an assessment of both current and future housing needs, and constraints in meeting these needs; and
- To provide a strategy that establishes housing goals, policies, and programs.

This Housing Element represents the City of Port Hueneme's sixth Housing Element cycle and will be implemented from 2021 through 2029. The Technical Background Report (bound separately) provides a detailed assessment of the City's existing and projected housing needs, constraints and opportunities for addressing those needs, an analysis for affirmatively furthering fair housing, and an evaluation of the City's achievements under the prior fifth cycle Housing Element.

4.2 Relationship to General Plan Elements

Housing elements must be consistent with other General Plan elements and provisions, including the Land Use Element and environmental justice objectives.

The Housing Element relies on the Land Use Element to establish the amount, intensity, and distribution of residential uses. The Housing Element update is part of a comprehensive General Plan update. If portions of the General Plan are amended in the future, the General Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

4.3 Organization of the Housing Element

This Housing Element is organized into the following main sections:

- **Introduction:** Provides an overview of the purpose and background for the Housing Element.
- **Housing Plan:** Outlines the City's proposed actions and objectives over the next eight years in addressing the housing needs of the community and complying with State law.

The Housing Element was informed by the Housing Element Background Report. The Background Report includes the following topics:

- **Community Profile:** Provides an assessment of Port Hueneme's demographic and housing market characteristics and their correlation to housing needs in the community.
- **Constraints to the Provision of Housing:** Analyzes the various market, governmental, and environmental constraints in the City and their impact on the development and preservation of housing in Port Hueneme.
- **Housing Opportunities and Resources:** Provides an inventory of land, financial, and administrative resources available to facilitate housing development in Port Hueneme.
- **Review of Accomplishments:** Develops appropriate programs for the 2021-2029 Housing Element by reviewing the housing programs adopted in 2013-2021 Housing Element and evaluating the effectiveness of these programs in delivering housing services and assistance.

4.4 Public Participation

Public outreach and community involvement played an important role in developing the Housing Element to provide input on housing and community development issues. The following summarizes the City's community outreach efforts during development of the Housing Element. Due to the COVID-19 pandemic, community outreach events were held virtually.

The first engagement activity included stakeholder interviews and focus groups to obtain feedback from neighborhood representatives, the City Council, non-governmental organizations, Hueneme

School District, and business owners and property owners¹. These were small meetings with 1-3 participants each and were facilitated by the City’s consultants and did not include City staff to ensure participants felt comfortable being honest with their thoughts, concerns, and input. For almost all participants, thoughts about Port Hueneme’s current and future housing needs were discussed. Housing issues discussed included but were not limited to:

- Potential redevelopment of downtown as an opportunity for new housing within a mixed-use district
- Need for affordable and market-rate housing
- Need for housing that targets the younger population/first-time homebuyers
- Need for more Accessory Dwelling Unit (ADU) development
- Need to assess the housing needs on the Navy Base to determine if housing in the City could accommodate Navy personnel
- Potential for housing in mixed-use developments that would replace older commercial centers
- Environmental impacts on housing such as noise and light associated with Port activity such as trucks and ships entering and exiting the Port
- Support for increasing allowable height of housing in the City due to land availability
- Potential need for changing housing design to include office spaces so residents can work from home more conveniently

The City held the first virtual Community Workshop for the General Plan Update on November 19, 2020 to gain input on the public’s needs and wants for the General Plan, including the upcoming housing element cycle. In conjunction with the Community Workshop with polling questions, an online questionnaire and published for the public to access on November 17, 2020 through January 22, 2021. The questionnaire was published in both English and Spanish and asked questions regarding the types of housing that is needed in the City and where the public would like to see new housing. In regard to where housing should be focused, participants indicated mutual support for residential and mixed use in vacant lots, commercial center, and existing residential areas. The online questionnaire was completed by 95 participants. From the virtual Community Workshop and online questionnaire, the key housing issues identified were:

- Lack of affordable housing
- Concerns about the location of affordable housing as it relates to environmental justice
- Need for a wide variety of housing types
- Need for greater amounts of entry-level homes as well as above-moderate homes

An additional virtual Community Workshop was held on March 30, 2021 to get feedback on possible housing sites and land use changes. The City presented all land use changes in the workshop that are currently in the General Plan Update. Participants had opportunities to provide feedback via poll questions and public comments. Questions and comments from the public involved clarification of what uses and designs would be allowed. No comments opposed the proposed land use changes.

¹ Stakeholders that participated in focus groups included: AYSO, Boys and Girls Club, Little League, Oxnard Union High School, Hueneme Elementary, Hueneme Chamber of Commerce, Ventura County Economic Development, Ventura County Supervisor, Aria (Strategic Planning Consultant), Port Hueneme Historical Society Museum, City’s Economic Development Consultant, Coastal Commission, Port of Hueneme, Navy, Oceanview Pavilion, and Surfside Seafood.

A third virtual workshop was held on August 25, 2021 to present the General Plan during the 45-day Public Review Period for the General Plan Update and EIR. The bulk of the virtual presentation included an overview of each General Plan Element with the objective of receiving feedback on the proposed policies. Policies related to land use and housing were presented and comments from the community encompassed concerns for pedestrian and bicyclist safety and expressed interest for redevelopment to occur in a holistic manner.

The Draft Housing Element was available for public review for 45 days from July 23, 2021 through September 7, 2021. The Housing Element considers public and community feedback with respect to housing sites to meet the City's housing needs and housing goals, policies, and programs. The City is encouraging the development of new housing as a part of multi-family and mixed-use redevelopments that meet the affordability and special needs of the City, as well as preserving existing single-family neighborhoods. Older commercial centers and the downtown area have been redesignated with Mixed Use designation to facilitate its development with commercial and housing uses. In addition, programs are provided to support first time homebuyers and the production of ADUs.

4.5 Housing Resources

Financial Resources

Community Development Block Grant (CDBG)

The CDBG Program is administered by the Department of Housing and Urban Development (HUD). Through this program, the federal government provides funding to jurisdictions to undertake community development and housing activities.

Activities proposed by jurisdictions must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low-and moderate income. Each activity must meet one of the three broad national objectives of:

1. Providing benefit to low- and moderate-income families
2. Aiding in the prevention of elimination of slums or blight
3. Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community

The City of Port Hueneme receives an allocation of CDBG funds annually through the Ventura Urban County program. The City will continue to use CDBG funds to assist low and moderate income individuals in improving the health and safety conditions of their homes through the rehabilitation of owner-occupied homes, maintenance of affordable housing, development of new affordable housing, and implementation of code enforcement and educational programs.

HOME Investment Partnership Act (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit

organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

1. Building acquisition
2. New construction and reconstruction
3. Moderate or substantial rehabilitation
4. Homebuyer assistance
5. Rental assistance
6. Security deposit assistance

Permanent Local Housing Allocation (PLHA)

The PLHA program, also known as the Building Homes and Jobs Act, or Senate Bill 2 (SB 2), provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Funding can help Port Hueneme to:

1. Increase the supply of housing for households at or below 60% of area median income
2. Increase assistance to affordable owner-occupied workforce housing
3. Assist persons experiencing or at risk of homelessness
4. Facilitate housing affordability, particularly for lower- and moderate-income households
5. Promote projects and programs to meet the local government's unmet share of regional housing needs allocation
6. Ensure geographic equity in the distribution of funds

Port Hueneme will receive grants based on the formula prescribed under federal law for the Community Development Block Grant. Funding amounts will vary from year to year based on annual revenues to the Building Homes and Jobs Trust Fund, which is typically around \$50,000.

Administrative Resources

Nonprofit and Housing Organizations

Nonprofit housing developers and service providers are important resources for accomplishing the goals and objectives of this Housing Element and for residents to find affordable housing options. The following service providers are some of the nonprofit organizations and resources that have been active in the city and may assist in the implementation of Housing Element programs:

- Housing Authority of Port Hueneme
- Housing Trust Fund Ventura County
- Peoples' Self Help Housing Corporation
- Habitat for Humanity Ventura County
- Cabrillo Economic Development Corporation
- Many Mansions

4.6 Site Inventory

State law requires each community to play a role in meeting the region’s housing needs. A jurisdiction must demonstrate in the Housing Element that its land inventory is adequate to accommodate its share of the region’s projected growth. This section explains how Port Hueneme’s land inventory meets current and future housing needs.

RHNA Requirement

The Regional Housing Needs assessment (RHNA) allocation plan was developed and adopted by the Southern California Association of Governments (SCAG) and covers the planning period (October 2021 through October 2029). The RHNA assigns a housing production to each jurisdiction in the region. Port Hueneme’s share of the regional housing need for this 6th cycle Housing Element update is allocated by SCAG based on factors such as recent growth trends, income distribution, and capacity for future growth. Port Hueneme must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need.

According to the RHNA, Port Hueneme’s share of regional future housing needs is 125 new units between October 2021 and October 2029. The RHNA allocates future need into four income categories. The income categories include very low, low, moderate, and above moderate income categories, which are based off the Area Median Income (AMI). Table HE-1 shows the City’s 2021-2029 RHNA allocation by income category.

Table HE-1 2021-2029 Port Hueneme Regional Housing Needs

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (0% to 30%) ¹	16	12.8
Very Low (031% to 50%)	10	8.0%
Low (51 to 80%)	16	12.8%
Moderate (81% to 120%)	18	14.4%
Above Moderate (Over 120%)	65	52.0%
Total	125	100.0%

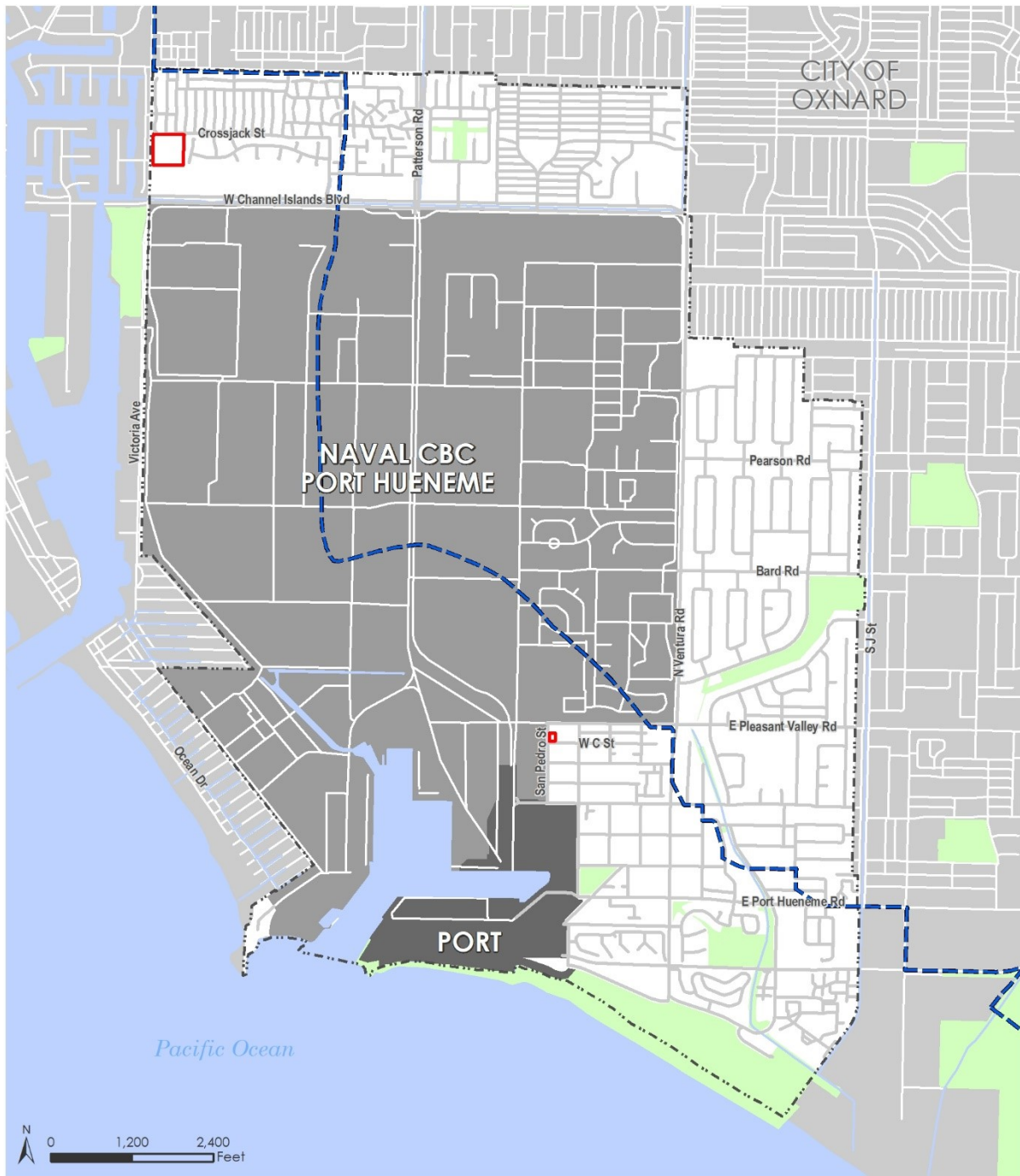
¹ The City has a RHNA allocation of 515 very low-income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. According to the ACS data, 37.2 percent of City households earned less than 50 percent of the AMI. Among these households, approximately 60 percent earned incomes below 30 percent (extremely low). Therefore, the City’s RHNA allocation of 26 very low-income units may be split into 10 extremely low and 16 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low-income category

Credits Toward RHNA




Housing units approved and/or pending (and not yet permitted for construction) as of July 1, 2021 can be credited toward meeting the City’s RHNA. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs after subtracting anticipated units or units under construction. As of June 30, 2021, 119 housing units have been planned or approved for development, including 114 units in a mixed use project on South Victoria Avenue and five lower income units in a Habitat for Humanity project at C Street and San Pedro Street. Figure HE-1 shows the location of these projects. The current schedule for the South Victoria Avenue project with 114 market rate units is March 2022 for building permits and approximately two years for construction,

providing substantial evidence for these units to be developed during the 6th Cycle. The five Habitat for Humanity units are currently under construction, with occupancy expected by mid-2022.

Figure HE-1 Planned or Approved Projects



Sources: City of Port Hueneme, Ventura County

-  Port Hueneme City Boundary
-  Coastal Zone Boundary
-  Existing Approved Projects

ADUs are also a source of housing units that can be counted toward the City’s RHNA based on ADU permitting trends. An ADU is an additional dwelling unit that could provide housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. An ADU can be located on residentially zoned property that has an existing single-family or multi-family residence. Approximately eight ADUs were permitted during the previous Housing Element planning period, six additional ADUs are currently going through the permitting process, and this trend is expected to increase due to new state laws and updates to the City’s ADU regulations.

Remaining RHNA

After accounting for units planned and approved as of June 30, 2021 and anticipated ADUs, there is a remaining need for areas to accommodate 16 extremely low income, 5 very low income, 16 low income units, and 10 moderate units, with a surplus of 49 above moderate housing units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units.

Table HE-2 shows the pending or approved projects, the assumed number of ADUs permitted between 2021 and 2029, and the remaining RHNA requirement that still needs to be fulfilled.

Table HE-2 Remaining RHNA Requirement to be Fulfilled

Income Category	RHNA	Pending or Approved Units	ADUs	Remaining RHNA
Extremely Low	16	0	0	16
Very Low	10	5	0	5
Low	16	0	0	16
Moderate	18	0	8	10
Above Moderate	65	114	0	-49

Assumed Densities and Realistic Capacity

Government Code Section 65583.2 states that a density of 20 units per acre is an appropriate density for lower income housing in Port Hueneme. The site inventory only considered land uses that allow 20 units per acre or greater for sites considered for lower income units. Residential High Density and Mixed-Use Residential allow 15-25 units per acre and 16-25 units per acre, respectively. Based on recent development in the City, the achieved densities ranged from 13 units per acre up to 42 units per acre.

A capacity analysis of projects in Medium Density, High Density, and Mixed Use land uses was conducted to determine average residential densities of projects in the City. Table HE-3 shows the average density for various developments in the City by land use type.

Table HE-3 Capacity Analysis

Land Use	Address/Location	Site Overview	Average Density
Medium Density Residential	Anacapa View; 123 Seaspray Way.		10.6 DU/acre
Medium Density Residential	Cove Drive		16.2 DU/acre
Medium Density Residential	The Hideaway; Ocean Breeze Drive		13.1 DU/acre
Medium Density Residential	753 E. Port Hueneme Road, etc.		14.3 DU/acre

Land Use	Address/Location	Site Overview	Average Density
Medium Density Residential	697 Evergreen Lane		15 DU/acre
High Density Residential	Park Madera Apartments		28 DU/acre
High Density Residential	Seaview Apartments; 192 E. Port Hueneme Road		18 DU/acre
High Density Residential	Ocean walk Court		12.5 DU/acre

Land Use	Address/Location	Site Overview	Average Density
High Density Residential	Casa Pacifica, 703 N. Ventura Road		42 DU/acre
Mixed Use	Seaside Walk; 102 E Pleasant Valley, etc.		12 DU/acre

From the developments listed above, Medium Density Residential had an average density of 14 units per acre, High Density Residential had an average density of 25 units per acre, and Mixed Use had an average density of 12 units per acre. For a conservative analysis, the site inventory calculates the potential unit yield based on the low end of the allowed density for each land use to ensure that the inventory is adequate to meeting the RHNA.

Pleasant Valley Road and San Pedro Street



The sites along Pleasant Valley Road and San Pedro Street outlined in Table HE-4 and shown in Figure HE-2 below were included in the previous 5th cycle Housing Element. However, the non-vacant sites were only included in one previous housing element and the two vacant sites are owned by the City of Port Hueneme. Therefore, these sites are not subject to Assembly Bill 1397.

Table HE-4 Pleasant Valley Road and San Pedro Street Sites

APN	Size (acres)	Unit Capacity	Lower Income	Moderate Income	Above Moderate Income
206-0-031-170	0.32	5	5	0	0
206-0-031-080	0.21	3	3	0	0
206-0-031-130	0.1	2	2	0	0
206-0-031-090	0.1	2	2	0	0
206-0-031-120	0.1	2	2	0	0

SITE SUITABILITY

The parcels total 0.8 acre and their current land use designation is Mixed Use, which allows residential development up to 25 units per acre. This area consists of several contiguous parcels that are either vacant, underutilized, or contains deteriorating development. The existing commercial structures here are primarily vacant or partially used for auto repair/vehicle storage in structures that are in need of substantial improvements. The existing uses, therefore, are not an impediment to residential redevelopment in the planning period. In addition, the City of Port Hueneme own the two vacant sites with the intent to sell the parcels to a private developer who would acquire the remaining parcels. The City would facilitate the redevelopment of the area with new housing, which would include affordable housing. Redevelopment of the vacant parcel to the south for Habitat for Humanity and the location near Naval Base Ventura County illustrate potential for redevelopment of this site as it is similar in characteristics as the Habitat for Humanity site.

Port Hueneme Road and Surfside Drive



This site outlined below contains several individually owned parcels which total 1.1 acres that have a motel, commercial retail buildings, and four older housing units. Table HE-5 details the parcels within this site and the site is shown on Figure HE-2. With the concurrent General Plan Update, the site has a land use designation of High Density Residential. The Housing Element includes a program (Program 5) to rezone the sites from R-2 Medium Density to R-3 High Density Residential within the first three years of the planning period to be consistent with its land use designation.

Table HE-5 Port Hueneme Road and Surfside Drive Sites

APN	Size (acres)	Unit Capacity	Lower Income	Moderate Income	Above Moderate Income
207-0-212-195	0.5	7	0	0	7
207-0-212-205	0.2	3	0	0	3
207-0-212-215	0.2	3	0	0	3
207-0-212-225	0.2	3	0	0	3
207-0-212-235	0.2	3	0	0	3

SITE SUITABILITY

The Seaside Inn is an older, antiquated motel that mostly serves local residents and not visitors to the area or the beach. All of the commercial spaces adjacent to the hotel are vacant except for one liquor store. The site also has an Improvement-to-Land Value ratio of less than 1.0 (i.e., improvements on site are worth less than the land), and it is located adjacent to a recent residential redevelopment project. The site is also adjacent to Bubbling Springs Recreational Corridor and Wene’mu Park and has easy beach access. Due to the age and vacancy of the existing structures and its proximity to amenities, the site is viable for redevelopment to accommodate housing.

North Ventura Road and East Channel Islands Boulevard



This site contains eight parcels totaling 7.7 acres with retail/commercial buildings (i.e., supermarket, clothing stores, carwash, offices, and small restaurants) and large parking areas in between buildings. Table HE-6 details the parcels within this site and the site is shown in Figure HE-2. This site is designated Mixed Use and the Housing Element includes a program (Program 5) to rezone the sites from C-1 Commercial to R-4 Mixed Use within the first three years of the planning period to be consistent with this designation.

Table HE-6 North Ventura Road and East Channel Islands Boulevard Sites

APN	Size (acres)	Unit Capacity	Lower Income	Moderate Income	Above Moderate Income
189-0-220-235	0.6	9	9	0	0
189-0-220-275	0.7	11	11	0	0
189-0-220-115	4.9	74	0	22	52
189-0-220-065	0.6	8	8	0	0
189-0-220-265	0.3	5	5	0	0
189-0-220-285	0.3	4	4	0	0
189-0-220-245	0.3	5	5	0	0

SITE SUITABILITY

This site contains buildings constructed around 1968 which are outdated and in need of tenant improvements. Redevelopment trends in the commercial areas around the site are occurring; a portion of the adjacent commercial center across North Ventura Road in the City of Oxnard was recently redeveloped and improved. The site also has an Improvement-to-Land Value ratio of less than 1.0 (i.e. improvements on site are worth less than the land), indicating the site is suitable for redevelopment. In addition, Program 14 includes establishing a mixed-use incentives overlay on this site to encourage redevelopment of this site with housing. This site has the capacity to accommodate 116 housing units, including lower income units, and would provide the City with an additional buffer to meet its RHNA requirement to address any shortfalls during the planning period.

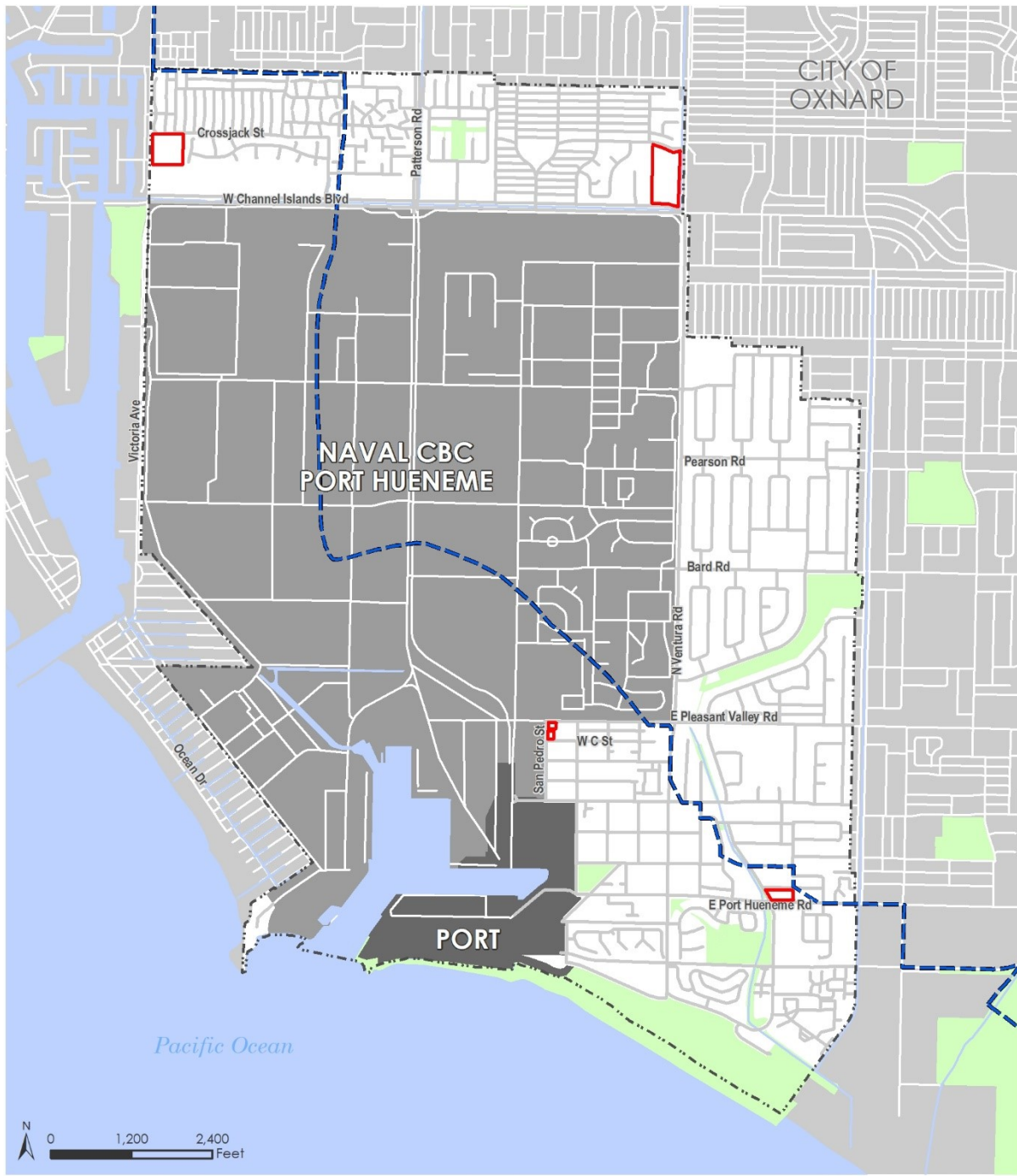
Adequacy of Site Inventory Meeting RHNA




Under existing land use and zoning designations the City has the capacity to accommodate all of its RHNA obligation for moderate and above moderate income categories and 19 of its lower income categories. In addition to the RHNA obligation, HCD recommends an additional buffer that will provide the City with the capacity to address potential net loss issues over this planning period. HCD recommends that each jurisdiction identify additional candidate sites to accommodate a RHNA buffer.

To accommodate the City's remaining shortfall RHNA for 23 lower income units and to include sufficient sites to address potential net loss issues, the City has identified the site above for rezoning to be consistent with its land use and to meet. The sites chosen do not have environmental constraints such as flooding, wildfire hazards, hazardous materials which would impede housing development, and all sites have necessary infrastructure accessible.

With the pending and approved projects, ADU trend, sites with demonstrated ability to facilitate development of housing units, and with the implementation of a rezoning program, the City can accommodate the RHNA at all income levels as shown in Table HE-7.

Figure HE-2 Sites Inventory Map



-  Port Hueneme City Boundary
-  Coastal Zone Boundary
-  Existing Approved Projects

Sources: City of Port Hueneme, Ventura County

Table HE-7 Housing Site Inventory Summary

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	42	18	65	125
Pending and Approved	5	57	57	119
ADUs	0	0	8	8
Site Inventory	56		93	149
Shortfall or Surplus	+19	+39	+93	+151

+ indicates a surplus

4.7 Housing Goals and Policies

Table HE-8 Housing Goals and Policies

Policy ID	Policy
Housing Goal 1: Maintenance and enhancement of the quality of residential neighborhoods in Port Hueneme.	
HS 1-1	Encourage the rehabilitation of substandard residential properties by homeowners and landlords.
HS 1-2	Continue to utilize the City’s code enforcement program to bring substandard units into compliance with City codes and to improve overall housing quality and conditions in Port Hueneme.
HS 1-3	Preserve existing restricted low-income housing in the City.
HS 1-4	Encourage the use of rehabilitation assistance programs for the elderly and other low-income residents to improve housing conditions and encourage additions to accommodate large families.
Housing Goal 2: Adequate provision of housing by location, type of unit, and price to meet the existing and future needs of Port Hueneme.	
HS 2-1	Provide a variety of residential development opportunities in the City, including small-lot single-family homes, moderate-density townhomes, high-density condominiums and apartments, and mixed-use developments, to meet the City’s share of regional housing needs.
HS 2-2	Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to lower-income households, military families, the disabled, elderly, large families, and family-headed households.
HS 2-3	Avoid concentrating housing for low-income households in any single area of the City.
HS 2-4	Require new housing units to be accessible to disabled persons or adaptable for conversion to accessibility, per the American Disabilities Act.
HS 2-5	Encourage the development of new housing units for the elderly and disabled persons in close proximity to public transportation and community services.
HS 2-6	Require the design of affordable or special-needs housing developments to be compatible with the surrounding neighborhood and not appear any different than market-rate developments.

Housing Goal 3: Provision of increased opportunities for home ownership.	
HS 3-1	Assist in the development of affordable ownership housing for lower and moderate-income residents.
HS 3-2	Provide favorable home purchasing options to lower-income first-time homebuyers through the CalHome program.
Housing Goal 4: Removal of governmental constraints to housing development.	
HS 4-1	Encourage the use of residential state-mandated density bonuses to provide additional opportunities for affordable housing.
HS 4-2	Remove governmental constraints to the provision of housing for persons with special needs, including seniors, disabled, female-headed households, large households, homeless, and military families.
HS 4-3	Continue coordination of public works and engineering with planning and building functions to expedite project review of housing projects.
HS 4-4	Provide for streamlined approval of housing for projects that meet state and local requirements.
HS 4-5	Encourage the construction of Accessory Dwelling Units (ADUs).
Housing Goal 5: Promotion of fair housing practices	
HS 5-1	Provide fair housing services to Port Hueneme residents and assure that residents are aware of their rights and responsibilities regarding fair housing.
HS 5-2	Continue to participate in and implement recommendations of the Ventura County Analysis of Impediments.

4.8 Housing Programs

1. Conservation and Improvement of Existing Housing

Program 1: Code Enforcement and Property Maintenance

Port Hueneme is committed to ensuring that housing is consistent with property maintenance requirements of the City and the Uniform Housing Code to protect the health, safety and welfare of the residents of the City and to provide an orderly means of eliminating conditions and blighting influences that cause neighborhood deterioration. Emphasis will be placed on property maintenance, landlord training, resident safety, eradication of substandard building conditions and abatement of inoperative and abandoned vehicles. Maintenance and upkeep of property is pursued through neighborhood canvassing, systematic inspections, and response to citizen complaints. When a code violation is identified, the responsible party (owner or occupant) will be notified of the alleged violation either by telephone, mail or personal contact.

Funding	General Funds, Community Development Block Grant Funds
Responsible Agency	Community Development Department, Code Compliance Division and Neighborhood Preservation Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Continue to conduct housing condition questionnaires periodically to determine the nature and extent of housing deterioration and rehabilitation assistance needs ▪ Maintain a cooperative approach with residents to ensure violations are successfully processed without a need for legal action ▪ Connect Code Enforcement activities with financial assistance opportunities such as the Home Maintenance Incentive Rebate Program and available rental assistance and rehabilitation loans available for room additions provided by the City.

Program 2: Preservation of At-Risk Affordable Housing

The Port Hueneme Housing Authority owns and operates two public housing developments: the 60-unit Mar-Vista project targeted for senior residents and the 30-unit Hueneme Village. Because Mar Vista and Hueneme Village are owned by the Housing Authority, their long-term affordability is secure and they are not considered to be at-risk.

The City owns the eight-unit A Street Apartments for very low-income renters. The City also acquired and operates one five-unit apartment building and four duplexes on Jane Drive for low-income residents, and two additional duplexes on Jane Drive are currently owned by the Surplus Property Authority and operated as transitional housing for homeless families.

Casa Pacifica is a privately operated 91-unit apartment building for low-income seniors and disabled persons. The property is under a Project-Based Section 8 contract and the expiration date for this project is January of 2025. The City will continue to support the preservation of the 91 affordable housing units that could convert to market-rate at some point in the planning period.

Funding	CDBG Funds, Nonprofit Housing Providers; HUD Section 8 funding
Responsible Agency	Community Development Department, Housing Authority
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Contact nonprofit housing developers annually to explore opportunities for acquisition/rehabilitation of rental housing and to solicit interest in acquiring and managing Casa Pacifica ▪ Utilize CDBG funding to assist in the purchase or maintenance of affordable units to prevent their conversion ▪ Monitor the status of Casa Pacifica and ensure tenants receive proper notification of any changes and are aware of available special Section 8 vouchers (AB 1521 requires 3-year, 1-year, and 6-month notices)

Program 3: Rehabilitation of Owner-Occupied Housing

The need for rehabilitation assistance is increasing as the City’s housing stock ages. The City will provide financial assistance to lower income homeowners to rehabilitate or make accessibility improvements to the homes they occupy. The City will continue to implement the Home Maintenance Incentive Rebate Program (HMIRP) and improve funding sources. The HMIRP is a system of cash grants paid to eligible residential property owners who undertake certain property improvements in accordance with the City’s Neighborhood Preservation Program Guidelines. The amount of each grant is based upon a percentage of the total verified amount spent by the owner on eligible property improvements. Eligible work under the HMIRP is limited to improvements that are visible from the public right-of-way and enhance the exterior appearance of the property.

Funding	Affordable Housing In-Lieu Fees, CDBG Funds, General Funds, State loans and grants
Responsible Agency	Community Development Department
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Continue to promote the HMIRP program through the City website, code enforcement activities, and targeted neighborhood noticing ▪ Assist 100 households in home rehabilitation ▪ Promote program to those with disabilities and older adults to implement accessibility modifications help existing residents of housing continue to reside in their home ▪ Utilize CDBG funding to assist in the funding of the program

Program 4: Acquisition, Rehabilitation, and Retention of Rental Housing

Many duplex and small apartment buildings in the City continue to be used as rental housing among lower- and moderate-income households. The City will continue to provide assistance to preserve the existing stock of lower- and moderate-income rental housing through purchase or rehabilitation assistance. This can be accomplished in the form of loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation or acquiring and rehabilitating rental housing that is substandard, deteriorating or in danger of being demolished.

Funding	Affordable Housing In-Lieu Fees, CDBG Funds, General Funds, State loans and grants
Responsible Agency	Community Development Department
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Contact nonprofit housing developers annually to explore opportunities for acquisition/rehabilitation of rental housing ▪ As appropriate and as financially feasible, make funding available to non-profit organizations to assist in the acquisition and rehabilitation of existing rental housing

2. Adequate Provision of Housing to Meet Port Hueneme’s Need

Program 5: Rezone Program to Accommodate the RHNA

Port Hueneme has been allocated a RHNA of 125 units for the 2021-2029 planning period (26 very low income, 16 low income, 18 moderate income, and 65 above moderate income units). With units entitled and under review, anticipated ADUs, and underutilized sites with appropriate land use and zoning designations, the City has adequate capacity for its moderate and above moderate income RHNA, with a remaining lower income RHNA of 23 units. The Site Inventory included two sites that required rezoning to be consistent with the land use designation and provide adequate sites to accommodate the RHNA and provide additional buffer should a net loss occur. To accommodate the City’s remaining shortfall RHNA for 23 lower income units, to maintain adequate sites for all income groups throughout the eight-year planning period, and to provide a sufficient buffer, the City will rezone 1.1 acres (5 parcels) from R-2 Limited Multi-Family to R-3 Multi-Family I and 7.7 acres (7 parcels) from C-1 Commercial to R-4 Mixed Use consistent with the Site Inventory. The rezoning will occur within three years of the adoption of the Housing Element.

The City will further implement a monitoring program that evaluates the current capacity of housing sites for all income levels throughout the duration of the planning period. The City commits to internally tracking the City’s available housing sites to ensure the City remains on track towards satisfying its RHNA target. Should an approval of development result in fewer units than assumed in this Housing Element for meeting RHNA requirements (for lower-, moderate-, or above moderate-

income households), the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

Funding	General Funds
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Continue to maintain a residential sites inventory to accommodate the city’s Regional Housing Needs Assessment of 125 (16 extremely low income, 10 very low income, 16 low income, 18 moderate income, 65 above moderate income) ▪ Rezone properties identified in the Site Inventory to be consistent with the land use designation by October 2021 ▪ Maintain an updated inventory of residential housing developments and annually monitor the City’s remaining housing capacity to ensure compliance with SB 166 ▪ Actively promote sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations ▪ Ensure the location of any require new sites not concentrate low-income sites in one area

Program 6: Sites Used in Previous Planning Period

In 2017, AB 879 and AB 1397 were passed requiring additional analysis and justification of the sites included in the sites inventory of the City’s Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. The sites along Pleasant Valley Road and San Pedro Street were used in previous cycles and this program is included to address the by-right approval requirement. Per AB 1397, the use by right of these sites during the planning period is restricted to developments in which at least 20 percent of the units in the development are affordable to lower income households, provided that these sites have sufficient water, sewer, and other dry utilities available and accessible or that they are included in an existing general plan program or other mandatory program or plan to secure sufficient water, sewer, dry utilities supply to support housing development.

Funding	General Funds
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ The City shall rezone or amend its Zoning Code by October 2022 to allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units

Program 7: Housing Choice Vouchers

The Port Hueneme Housing Authority administers the Section 8 Housing Choice Vouchers program to provide rental assistance to very low and low income households. Under SB 329 and SB 222, all landlords in California are required to accept Section 8 Housing Choice Vouchers and other forms of rental assistance and to consider them as part of an applicant’s income.

Funding	Federal Section 8 Funding
Responsible Agency	Housing Authority, Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Apply for additional Housing Choice Vouchers when made available by HUD ▪ Continue to promote program and educate residents on expanded voucher capabilities via City website, social media, the Hueneme Magazine, and other City brochures

Program 8: Small Lot Consolidation and Missing Middle Housing

To expand opportunities for additional affordable housing, the City will encourage the consolidation of small parcels to facilitate larger-scale redevelopments that are compatible with existing neighborhoods and can accommodate more housing units, including lower income units. Also, the City will explore implementation of a missing middle housing overlay. The missing middle housing would provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes, into the existing older residential neighborhoods. These housing options could occur within existing residential lots or could through small lot consolidation.

Funding	General Funds
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Promote lot consolidation by providing information at public counters and on the City website, and provide technical assistance to property owners and interested developers ▪ Offer incentives for lot consolidation when minimum standards are met by October 2023. Incentives could include: reduced development fees, increased allowable density, decreased parking ratio requirements, modification to commercial FAR in mixed-use zones, reduced setbacks, and increased lot coverage and height allowance ▪ Explore the options to implement missing middle housing overlay to increase allowable densities in strategic locations such as, but not limited to, the area bound by Pleasant Valley Road to the north, Bubbling Springs recreational corridor to the east, the Port to the west, and Port Hueneme Road to the south. ▪ Conduct public outreach and reports to City Council in order to implement missing middle housing by October 2024.

Program 9: Inclusionary Housing

Port Hueneme’s Inclusionary Housing ordinance requires housing development of ten or more units within the Coastal Zone to include affordable housing or pay in lieu fees. Through the ordinance the City has facilitated the development of affordable housing for the workforce and received in lieu fees to fund the City’s affordable housing programs. The current ordinance applies to housing projects within the Coastal Zone. The City will update Section 10804 of the Zoning Code to include all areas of the City.

Funding	General Funds
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Continue to implement the inclusionary policy for new housing developments ▪ Update the Inclusionary Housing Ordinance by October 2024 to include housing developments in all areas of the city ▪ Use in lieu fees to assist with preservation of existing affordable housing, development or new affordable housing, and the implementation of other Housing Element programs.

3. Home Ownership Opportunities

Program 10: Pursue State and Federal Funding Sources

The City will actively pursue appropriate federal and State funding sources, including CDBG, Affordable Housing and Sustainable Communities (AHSC), Permanent Local Housing Allocation (PLHA), CalHome funds, HUD HOME funds, and other grant sources provided by the State, to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low-, and moderate-income households as well as special needs populations. The City will periodically review available housing programs to identify additional funding sources.

The City is committed to maintaining and monitoring housing amongst vulnerable and extremely low-, very low-, and low-income populations. Lower-income communities along with the elderly and persons with disabilities are disproportionately burdened with poorer housing conditions. Port Hueneme will continue to seek new funding opportunities as well as new partnerships to greater improve housing conditions and provide new affordable housing. The City will work to identify and partner with advocacy groups such as Habitat for Humanity to expand existing resources and help further improve housing conditions amongst the vulnerable and low-income communities.

Funding	HOME, CDBG, AHSC, PLHA, CalHome funds, and other grant sources provided by the State
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ On an annual basis (timing will vary depending on the grant source), review available grant funding for housing or housing services. Pursue applicable funding or support other agencies and organizations in obtaining funding that benefits Port Hueneme households and potential homeowners ▪ Obtain funding sources to implement Housing Element programs and assist homebuyers and homeowners ▪ Continue to utilize funds to expand affordable housing projects that target and address vulnerable and special needs populations with the goal of facilitating the development of 10 lower income units over eight years ▪ Support the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, pre-development, acquisition, and construction funding to developers of affordable housing, by making a regular contribution. ▪ Support creation of a county-wide dedicated source of funding for affordable housing.

Program 11: Homebuyer Education and Assistance

The California Housing Finance Agency (CHFA) has mortgage programs and tools for first time home buyers, such as the Mortgage Credit Certificate (MCC) program. The MCC Program is targeted to low- and moderate-income first-time home buyers. The MCC is a tax credit that increases the amount a buyer can qualify to borrow and increases the buyer’s take-home pay by reducing federal income taxes. The City will promote and have resources available for homebuyers.

Funding	General Funds, MCC Tax Credit Allocations, HOME, CDBG, AHSC, PLHA, CalHome funds
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Promote homebuyer assistance programs via City website, the Hueneme Magazine, and other City brochures.

	<ul style="list-style-type: none"> Promote and provide a link on the City’s website to the Ventura County Community Development Corp’s Home Ownership Center for educational services, counseling, and lending support
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4. Removal of Government Constraints

Program 12: Accessory Dwelling Units

In recent years, multiple bills have added requirements for local governments related to ADU regulations. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days, remove lot size requirements and replacement parking space requirements and require local jurisdictions to permit junior ADUs. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibited fees on units of less than 750 square feet, and permitted ADUs in existing multi-family developments. This program aims to annually monitor provisions made to ADU legislation and amend the City’s Zoning Ordinance as necessary to ensure compliance with State law and improve ADU production in the City. In addition, this program establishes incentives to promote ADU production in the City if affordable criteria are met.

Funding	General Funds
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> Respond in a timely manner to update the Port Hueneme Zoning Ordinance/Municipal Code to integrate changes in State housing law within one year of adoption Annually monitor ADU production and affordability. Perform a midterm review of ADU trends in 2025 and if ADU trends are not increasing, implement additional incentives such as weekly express review service, ADU priority submittals, and additional outreach Maintain and update informational brochures to promote, educate, and assist homeowners with developing ADUs Inform developers or homeowners on the potential to include ADUs on their property

Program 13: Density Bonus

Consistent with State law (Government Code sections 65915 through 65918), the City continues to offer residential density bonuses as a means of encouraging affordable housing development. In exchange for setting aside a portion of the development as units affordable to lower- and moderate-income households, the City will grant a density bonus over the otherwise allowed maximum density, and up to four regulatory incentives or concessions. The City’s density bonus regulations (Municipal Code Section 10803) will be amended to incorporate all recent changes to State density bonus law. Should the State pass additional legislation related to density bonuses, the City will amend its density bonus ordinance as necessary to incorporate all the mandatory changes to continue facilitating the production of affordable housing.

Funding	General Funds
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Apply the City’s Density Bonus Ordinance, consistent with State law ▪ Amend Municipal Code Section 10803 to incorporate all recent changes to State density bonus law by October 2023 ▪ Monitor both the City’s and State’s development code for any additional updates that will require housing in the city to be altered/changed to comply with the latest updates ▪ Ensure that housing developers are informed about the City’s density bonus program during pre-development conferences, inquiries, and at application and highlight the additional development potential available

Program 14: Mixed-Use Incentives Overlay

The City has an existing provision in the Zoning Ordinance which allows a height increase from 45 feet to 60 feet for developments in the Mixed Use Residential Zone (R-4) if at least one third of the square footage is designated for residential uses. The General Plan update expanded Mixed-Use land use designations to new locations in the City, including on sites identified in the Housing Element and on a site envisioned as a downtown area. The City will encourage and incentivize mixed-use redevelopment through the use of a mixed-use incentives overlay with development incentives at strategic sites.

Funding	General Funds
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Amend the Zoning Ordinance in the R-4 Mixed Use Residential Zone to include mixed-use development incentive standards which include but are not limited to increases in the allowable residential density and increases in the allowable FAR. The standards should include provisions that require the additional developable area from the incentives to be occupied only by residential uses. ▪ Identify sites zones for Mixed Use Residential to be included in the overlay and update the Zoning Map to show the sites with the overlay. The sites should include but not be limited to the existing commercial center at W. Channel Islands Blvd/N Ventura Rd and the identified downtown area. ▪ Notify property owners and developers of the incentives. Provide a flier or notice at public counters and on the City website.

Program 15: Supportive, Transitional, and Employee Housing Program

In 2018, Assembly Bill 2162 (AB 2162) was passed which requires that supportive housing be a use by right in zones where multi-family and mixed uses are permitted including nonresidential zones permitting multifamily uses. Additionally, AB 2162 prohibits local governments from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The Employee Housing Act requires employee and farmworker housing are also to be permitted similar to single-family residences. The City has amended its Zoning Ordinance to reflect AB 2162 and will continue to seek new supportive housing opportunities in new projects and organizations. Transitional will also be allowed by right in zones where multi-family and mixed uses are permitted including nonresidential zones permitting multifamily uses. Employee housing serving 6 or fewer employees, including farmworkers, will be treated as a single-family structure and permitted in the same manner.

Funding	General Funds
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Amend the Zoning Ordinance to limit parking requirements for Supportive Housing by October 2023 to be consistent with State law ▪ Amend the Zoning Ordinance to permit employee housing similar to single-family residences consistent with the Employee Housing Act. ▪ Promote and maintain ongoing partnerships that help educate and execute the development of supportive and transitional housing ▪ Continue to monitor policies, standards, and regulations with regard to supportive housing for any additional updates to the Zoning Ordinance developments for vulnerable groups in the City ▪ Work with the County of Ventura, advocacy groups, and agricultural organizations, to plan, fund, and implement a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers, then utilize the survey results to develop targeted programs and strategies to address the verified needs of farmworkers and to support agricultural businesses with a stable and healthy workforce

Program 16: Homeless Prevention Program

Port Hueneme is a partner of the Ventura County Plan to Prevent and End Homelessness, which was adopted in January 2019. The Plan was developed to create a community-wide roadmap to prevent and end homelessness in Ventura County and to serve as a guide for Port Hueneme as they make decisions about their homeless population. State law requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a CUP, as well as "by right" approvals to certain qualifying navigation centers that move homeless Californians into permanent housing.

Funding	General Funds, SB 2
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Continue to provide funding for local and sub-regional homeless service providers, such as the coalition of homeless service providers ▪ Amend the Zoning Ordinance to allow Navigation Centers by right to be consistent with State law by October 2023 ▪ Amend the Zoning Ordinance to update Emergency Shelters parking requirements to be consistent with State law by October 2023 ▪ Assist (when possible) local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction, and management of shelters

Program 17: Development Streamlining and Cost

The City will continually review the Zoning Ordinance and other applicable planning documents to address changes in State law pertaining to the streamlining of housing production, including the production of accessory dwelling units, and SB 35 and SB 330 streamlining.

The City charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. These fees are not considered excessive compared to surrounding communities. In addition to City fees charged at the time building permits are issued, developers are required to impact fees. The City will continuously monitor fees to determine whether they are inhibiting housing production in the City.

Funding	General Funds
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Develop procedures for the community and housing developers for a streamlining process pursuant to SB 35 within one year of Housing Element adoption. ▪ Annually assess the efficiency of the City’s permit streamlining process and continue to implement best practices with efficient project review procedures ▪ Annually monitor all residential development fees to assess their impact on housing costs, and if feasible and appropriate, offer financial assistance to affordable housing projects to offset the cost impact of development fees

Program 18: Military and Lower Income Referrals

Personnel working at Naval Base Ventura County utilize housing in the City. The City will assure that information on the availability of assisted or below-market housing is provided to all lower-income and special needs groups. The Planning Division will provide information to the local Naval Base Ventura County military offices of the availability of low-income housing in Port Hueneme.

Funding	General Funds
Responsible Agency	Community Development Department, Planning Division
Objectives and Timeline	<ul style="list-style-type: none"> ▪ Periodically update the city’s inventory of assisted or below-market housing and make the information available on print and on the City’s website ▪ The City will annually provide to the local military office information about the availability of low-income housing in Port Hueneme

5. Fair Housing Practices

Program 19: Affirmatively Furthering Fair Housing

To address the requirements of AB 686, the City has worked collaboratively with Ventura County to complete the Analysis of Impediments to Fair Housing, which identifies regional barriers and local barriers to fair housing around the City. Methodologies were identified to reduce barriers in the City include continuing efforts to develop ADA compliance rental housing, increasing supportive housing, financial assistance for home accessibility modifications, and outreach.

The Housing Element Technical Background Report includes an Affirmatively Furthering Fair Housing (AFFH) analysis which summarizes the fair housing issues and concerns in Port Hueneme based on findings of the 2020 Regional Analysis of Impediments to Fair Housing and additional research conducted as part of this Housing Element update. Based on the outcomes of the analyses included in Technical Background Report, the following matrix identifies fair housing issues, contributing factors, and meaningful actions that the City will take during the Cycle 6 Housing Element period (2021-2029) to help overcome the identified issues.

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Fair Housing Education and Outreach	<ul style="list-style-type: none"> ▪ Lack of fair housing information available for landlords and tenants ▪ Lack of local public fair housing enforcement ▪ Housing discrimination on the basis of protected class ▪ Limited fair housing testing of discriminatory practices in private rental and home sales markets ▪ Discriminatory lending practices 	<ul style="list-style-type: none"> ▪ Expand education and outreach efforts to community groups within Census Tracts 42 and 44 and landlords on fair housing laws through media outlets available to City. Provide multilingual content when appropriate. ▪ Increase public outreach and education about available programs, such as the Home Maintenance Incentive Rebate Program. Annually update the strategy for outreach to increase the number of users. ▪ Expand and annually update the City fair housing website to provide more information related to Fair Housing. Establish and implement procedures for the annual review and maintenance of Fair Housing website, providing updates as needed and verifying links to outside agencies. ▪ Expand scope of services of contract for fair housing services with the Housing Rights Center to include expanded fair housing testing for discriminatory practices, issues, and trends impacting both renters and homebuyers, and require routine reporting of activity
Protecting Existing Residents from Displacement	<ul style="list-style-type: none"> ▪ Unaffordable rents and sales ▪ Seniors with some form of physical disability may not continue to live within their home without modification to the property 	<ul style="list-style-type: none"> ▪ Encourage a range of housing options across all income categories, including affordable housing, to allow residential mobility. ▪ Provide or assist in finding rehabilitation financing assistance for additions or improvements to housing units in the Neighborhood Strategy Area for those with disabilities.
New Housing Choices and Affordability in for Lower Income Residents	<ul style="list-style-type: none"> ▪ Lack of vacant land for new development as the city is nearing build-out ▪ Lack of private investments in specific neighborhoods due to high cost of land and construction disincentivize developers to construct affordable housing projects ▪ Location and type of affordable housing 	<ul style="list-style-type: none"> ▪ Target investment and redevelopment on mixed-use sites identified in the site inventory and in the Downtown Area through implementation of mixed-use incentives overlay within three years to promote redevelopment with housing ▪ Provide or assist in finding rehabilitation financing assistance for additions or improvements to housing units in the Neighborhood Strategy Area for those with disabilities. Annually monitor rehabilitation efforts in the City ▪ Promote the use of density bonuses to increase provision of affordable housing in Moderate Resource areas ▪ Utilize inclusionary housing funds for affordable housing development within Census Tract 43.04

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Community Preservation and Revitalization	<ul style="list-style-type: none"> ▪ Concentrations of lower income households in the City compared to the region create a need accessible housing options for seniors and persons with disabilities who tend to be lower income ▪ Home rehabilitation for housing stock can be an obstacle for low- and moderate-income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors ▪ Older housing units can result in severe housing problems due to deferred maintenance ▪ Areas of overcrowding due to a need of housing improvements or larger affordable units ▪ Lack of accessible housing options for seniors and persons with disabilities 	<ul style="list-style-type: none"> ▪ Promote development of affordable housing in the Neighborhood Strategy Area to alleviate overcrowding and aging housing stock ▪ Offer a range of housing options through promotion of ADU units and missing middle housing options. Increase the number of ADUs permitted annually and streamlined permitting processes for small-scale housing redevelopment ▪ Promote and facilitate the availability of rehabilitation financing assistance for additions or improvements to housing units in the Neighborhood Strategy Area for those with disabilities

4.9 Quantified Objectives

Under State Housing law, cities are required to include quantified objectives in the Housing Element. According to HCD, the quantified objectives should estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve, based on needs, resources, and constraints. Ideally, construction objectives will be equal to identified needs. However, when a locality has determined total housing needs exceed the locality’s ability to meet those needs with existing resources, the quantified objectives may be less than the total identified need as specified in the locality’s regional housing need allocation. Under these circumstances, localities may target limited resources to areas of greatest need (based on the analysis completed). The housing element, however, must describe the analysis used to establish the quantified objectives.

The City’s quantified objectives for new construction, rehabilitation and conservation are presented in Table HE-9. The quantified objectives for new construction equal the City’s Cycle 6 RHNA allocation. The objectives from new construction are based on existing projects and estimated trends in the City with the programs established by this Housing Element. ADU and Missing Middle objectives are based on existing ADU trends and future density allowances. The objectives for rehabilitation assistance is an estimate based on historical trends of such City assistance and an estimate of what the City can reasonably achieve during the 2021-2029 Cycle 6 Housing Element period, and the objectives for conservation equals the total number of at-risk housing units as described in the Technical Background Report and in Program 2.

Table HE-9 Quantified Objectives City of Port Hueneme 2021-2029 Housing Element

	Income Category				
	Extremely Low	Very Low	Low	Moderate	Above Moderate
New Construction	-	5	10	-	114
ADU	-	-	-	8	
Missing Middle Housing	-	-	-	8	6
Conservation of At-Risk Housing (Casa Pacifica)	40	30	20	-	-
Rehabilitation Assistance	-	-	-	10	-
Total	40	35	30	26	120



City of Port Hueneme General Plan 2021-2029 Housing Element

Technical Background Report

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Appendix A Review of the Previous Housing Element

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1 Introduction

1.1 Port Hueneme Setting

Port Hueneme is a coastal community located about 60 miles north of Los Angeles and 40 miles south of Santa Barbara. The City encompasses an area of approximately 4.5 square miles with nearly half situated within the California Coastal Zone. Over half of the City's incorporated area is comprised of the U.S. Naval Base Ventura County - Port Hueneme (NBVC-PH) that is controlled by the federal government and the Port of Hueneme, operated by the Oxnard Harbor District.

The California Department of Finance (DOF) estimates that as of January 2020, the City had a population of 23,607 persons and 8,284 housing units (DOF 2020). The City is a maturing community with very limited vacant land available for future residential development.

Port Hueneme is primarily bounded by the City of Oxnard and the Pacific Ocean; it has virtually no annexation potential. The only unincorporated areas contiguous to the City are the "islands" of Silver Strand and Hollywood-by-the-sea. However, incorporation of these areas is unlikely as they are within the City of Oxnard's Sphere of Influence (SOI).

The presence of the NBVC-PH used to place significant pressure on the tight local housing market, particularly on the lower cost housing market. However, due to the realignment of the Naval Civil Engineering Laboratory (NCEL) in 1997 and consolidation of Point Mugu with the NBVC-PH under one command Naval Base Ventura County (NBVC), the number of military personnel and families has decreased, easing the pressure on the local housing market.

Future population and residential growth in the City will most likely occur in areas where infill developments are implemented, as most of the City's available land is built out. This Background Report identifies the vacant and underutilized sites which are suitable for residential uses. However, due to the high cost of new construction and limited availability of suitable land for new development, the City is prioritizing increased density of housing located in areas that are already built out through in-fill development. Zoning overlays and rezoning are the primary mechanisms through which the City intends to promote high density in-fill development.

1.2 Purpose of the Report

The Housing Element is intended to direct residential development, preservation, and enhancement in a way that corresponds with the overall economic and social values of the community. The residential character of a city is largely dependent on the type and quality of its housing units, their location, and such factors as maintenance and neighborhood amenities. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as legal requirements to incorporate housing policies as part of the planning process. As such, the Port Hueneme Housing Element establishes policies to guide City officials in decision-making and sets forth an action program to implement the City's housing goals.

This Housing Element Background Report provides an overview of the population, socioeconomic and housing characteristics of the City of Port Hueneme. This information will help define the City's current and projected housing needs and provide direction in developing the Housing Element goals, policies and programs. This report will serve as a technical appendix to the Housing Element.

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2 Community Profile

2.1 Demographic Trends

Population Growth

Population growth trends for the City of Port Hueneme and surrounding jurisdictions are presented in Table 1 for years 2000 to 2020. Port Hueneme’s population grew 7.5% between 2000 and 2020, to an estimated total of 23,607.

Table 1 Population Trends: 2000-2020

Jurisdiction	2000	2010	2020	% to Change 2000-2020
Camarillo	57,077	65,201	70,261	18.8
Oxnard	170,358	197,899	206,352	17.4
Port Hueneme	21,845	21,723	23,607	7.5
Ventura	100,916	106,433	106,276	5.0
Ventura County	753,197	823,318	842,886	10.6

Source: U.S. Census Bureau 2000 and 2010; DOF 2020

The City’s relatively slow population growth in recent years was largely reflective of the limited land available for residential development in the City and constrained potential for expansion. Port Hueneme has no remaining land of considerable size currently designated for residential uses. As part of this Housing Element update, potential sites for residential development will be evaluated. The Housing Element will establish complementary policies and programs to ensure the affordability of a portion of this housing to lower- and moderate-income households.

Age Characteristics

The age profile presented in Table 2 illustrates the demographics changes that have occurred among the Port Hueneme population from 2010 to 2018 (the latest year for which such age information is available). The median age in Port Hueneme increased slightly from 31.3 in 2010 to 31.7 in 2018.

Due to the lack of population growth, the age structure in Port Hueneme has remained stable, with minimal change in the proportion of the population ages 45 and over from 2010 to 2018.

Overall, seniors (those over 65 years of age) comprised approximately 10.8 percent of the City’s population in 2018.

Table 2 Age Characteristics of Population: 2010-2018

Age Range	2010		2018	
	# of Persons	% of Population	# of Persons	% of Population
0-4 years	1,862	8.6%	1,958	8.8%
5-19 years	4,677	21.5%	4,130	18.6%
20-24 years	1,947	9.0%	1,839	8.3%
25-44 years	6,258	28.8%	7,301	32.9%
45-54 years	2,551	11.7%	2,011	9.1%
55-59 years	1,091	5.0%	1,461	6.6%
60-64 years	951	4.4%	1,114	5.0%
65-74 years	1,204	5.5%	1,264	5.7%
75-84 years	843	3.9%	882	4.0%
85 years+	339	1.6%	255	1.1%
Total	21,723	100.0%	22,215	100.0%
Male	11,030	50.8%	11,404	51.3%
Female	10,693	49.2%	10,811	48.7%
Median age	31.3		31.7	

Source: US Census Bureau 2010 and 2018a

Race and Ethnicity

Table 3 shows that the City's population is more diverse than that of the county as a whole, with 70.9 percent white compared to 80.2 percent for the entire county. Persons of Hispanic origin comprised 59.4 percent of the City's population. Countywide, 42.4 percent of residents reported Hispanic origin.

Table 3 Racial/Ethnic Composition: 2018

Race/Ethnicity	Port Hueneme		Ventura County	
	Population	% of Total	Population	% of Total
White	15,758	70.9%	680,197	80.2%
Black	1,030	4.6%	14,835	1.7%
American Indian and Alaska Native	160	0.7%	7,069	0.8%
Asian	1,305	5.9%	61,772	7.3%
Native Hawaiian and other Pacific Islander	216	1.0%	1,771	0.2%
Other race	1,669	7.5%	44,907	5.3%
Two or more races	2,077	9.3%	37,561	4.4%
Total	22,215	100.0%	848,112	100.0%
Hispanic (any race)	13,196	59.4%	360,017	42.4%

Source: US Census Bureau 2018a

2.2 Employment

The California Employment Development Department (EDD) estimated a civilian labor force of 10,100 in the City in February 2020. Of that labor force, approximately 400 people were unemployed, for an unemployment rate of 3.7 percent. The COVID-19 pandemic started to impact employment and the labor force around March 2020. The current civilian labor force as of August 2020 is 9,700, with 900 unemployed and an unemployment rate of nine percent. In addition to the civilian labor force, a total 1,185 individuals were employed in the Armed Forces according to the 2018 U.S. Census American Community Survey (ACS) five-year estimates.

Table 4 provides a breakdown of the industries in which Port Hueneme residents were employed. The educational, health and social services sector employed the greatest proportion of residents with 19.7 percent. The second largest sector was manufacturing with 12.8 percent followed by retail trade with 11.3 percent.

Table 4 Employment by Industry

Industry	Jobs	%
Civilian Labor Force		
Agriculture, forestry, fishing and hunting, and mining	446	4.5%
Construction	596	6.1%
Manufacturing	1,257	12.8%
Wholesale trade	428	4.4%
Retail trade	1,116	11.3%
Transportation and warehousing, and utilities	522	5.3%
Information	86	0.9%
Finance and insurance, and real estate and rental and leasing	291	3.0%
Professional, scientific, and management, and administrative and waste management services	1,091	11.1%
Educational services, and health care and social assistance	1,942	19.7%
Arts, entertainment, and recreation, and accommodation and food services	645	6.6%
Other services, except public administration	588	6.0%
Public administration	825	8.4%
Total	9,833	100.0%
Non Civilian Labor Force		
Armed Forces	1,185	–

Source: US Census Bureau 2018b.

2.3 Household Characteristics

What Is a Household?

A household is defined as all persons occupying a housing unit. Families are a subset of households, and include all persons living together who are related by blood, marriage, or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates.

Household Composition and Size

Family households represent the majority of the City's households, making up 67.1 percent of all households in Port Hueneme, as shown in Table 5. Countywide, family households account for 72.2 percent of all households. Compared to the County as a whole, Port Hueneme has a higher proportion of non-family households, as well as persons living alone.

Table 5 Household Type: Port Hueneme and Ventura County

Household Type	Port Hueneme		Ventura County	
	Households	% ¹	Households	% ¹
Family households	4,422	67.1%	197,226	72.7%
With own children under 18 years	2,153	32.7%	84,465	31.1%
Married-couple family	3,153	47.8%	150,646	55.5%
With own children under 18 years	1,522	23.1%	63,468	23.4%
Male householder, no wife present	334	5.1%	14,457	5.3%
With own children under 18 years	133	2.0%	6,014	2.2%
Female householder, no husband present	935	14.2%	32,123	11.8%
With own children under 18 years	498	7.6%	14,983	5.5%
Nonfamily households	2,171	32.9%	74,000	27.3%
Total households	6,593	100.0%	271,226	100.0%
Householder living alone	1,743	26.4%	58,566	21.6%
Households with one or more people under 18 years	2,464	37.4%	95,920	35.4%
Households with one or more people 65 years and over	1,759	26.7%	84,664	31.2%
Average household size	3.22		3.08	

Source: US Census Bureau 2018c

1: Percentages are relative to the combined total of family and non-family households

Household size is an important indicator that identifies sources of population growth as well as overcrowding in housing units. A community's average household size will increase over time if there is a trend toward larger families. In a community where the population is aging, the average household size may actually decline. In addition, an increase in household size with time can also indicate increasing housing costs and unaffordability. The 2018 ACS reported that the average household size in Port Hueneme was 3.22, increasing from 2.95 in 2010 and suggesting a trend towards larger families. In comparison, countywide average household size was 3.08 in 2020, slightly lower than for the City. In addition, the average family size in the City was approximately 3.9, which is higher than the average household size and does not indicate unaffordable housing costs.

Overcrowding

The State Department of Housing and Community Development (HCD) defines overcrowding as a household with more than one person per room (excluding bathroom and kitchen). Severe overcrowding is one with more than 1.5 persons per room. Overcrowding typically reflects the inability of households to buy or rent housing that provides reasonable privacy for its residents.

Table 6 shows that about 8 percent of owner households and about 8.9 percent of renter households in Port Hueneme reported overcrowding in 2018. 3.3 percent of owner-occupied households

were severely overcrowded, and 3.0 percent of renter-occupied households were severely overcrowded. Given that less than 1 percent of owner households and just over 1 percent of renter households reported being severely overcrowded according to the 2010 ACS, severe overcrowding is increasing in Port Hueneme. Compared to the County as a whole, Port Hueneme shows higher rates of overcrowding among owners and similar rates of overcrowding among renters.

Table 6 Overcrowding: Port Hueneme and Ventura County

Household Type	Port Hueneme		Ventura County	
	Households	%	Households	%
Owner-occupied	3,172	100.0%	171,554	100.0%
Overcrowded (1.01 to 1.5)	253	8.0%	4,189	2.4%
Severely overcrowded (1.51+)	106	3.3%	1,235	0.7%
Renter-occupied	3,421	100.0%	99,672	100.0%
Overcrowded (1.01 to 1.5)	305	8.9%	8,145	8.2%
Severely overcrowded (1.51+)	104	3.0%	4,323	4.3%

Source: US Census Bureau 2018d

Household Income

An important factor with respect to housing affordability is household income. While upper income households have more discretionary income to spend on housing, low- and moderate-income households are more limited in the range of housing they can afford.

To determine eligibility for participation in housing programs, HCD has developed the following income categories based on Area Median Income (AMI) and adjusted for household size:

- Extremely Low Income - less than 30 percent of AMI
- Very Low Income - between 30 and 50 percent of AMI
- Low Income - between 50 and 80 percent of AMI
- Moderate Income - between 80 and 120 percent of AMI
- Above Moderate Income - greater than 120 percent of AMI

Extremely low, very low, and low income groups are also collectively referred to as the lower income group.

Typically, median incomes for lower income groups are “capped” at the national median levels. However, due to the high cost of housing in Ventura County, income limits for the lower income groups are “uncapped”, allowing adjustments to be higher than the standard 30, 50 and 80 percent for extremely low, very low, and low-income households, respectively. These adjustments are necessary to compensate for the high cost of housing in Ventura County and allow more households to qualify for housing programs. Median and moderate-income limits are maintained at 100 and 120 percent of the AMI. The income distributions for Port Hueneme and the County are presented in Table 7.

Table 7 Income Distribution: Port Hueneme and Ventura County

Income Group	Port Hueneme		Ventura County	
	Households	%	Households	%
Extremely low income	1,080	16	31,100	12
Very low income	820	12%	31,720	12%
Low income	1,675	26%	45,325	17%
Moderate income	915	14%	26,540	10%
Above moderate	2,070	32%	135,355	50%
Total	6,565	100%	270,046	100%

Source: U.S. Department of Housing and Urban Development Office of Policy Development and Research CHAS data, 2013-2017

Table 7 shows that Port Hueneme's income distribution differs from that of the County's. About 28 percent of Port Hueneme households earned extremely low and very low incomes, compared to 24 percent of County households. In contrast, only 32 percent of the City households have above moderate incomes, while 50 percent of all households in the County have above moderate income. Port Hueneme's lower income distribution results, in part, from the fact that most enlisted personnel and military families at the NBVC-PH are lower income.

State law requires quantification and analysis of existing and projected housing needs of extremely low-income households. Under State law, extremely low-income households are defined as households with an income of not more than 30 percent of AMI. According to the HUD PD&R tabulation, between 2013 and 2017, approximately 1,080 extremely low income households resided in Port Hueneme, representing 16 percent of the City's total households.

Housing Cost Burden

Housing cost burden is defined as a housing cost that exceeds 30 percent of a household's gross income. A severe cost burden is a housing cost that exceeds 50 percent of a household's gross income. Housing cost burden is particularly problematic for lower and moderate income households in that it leaves little of the household income to pay for other living expenses. Housing overpayment occurs when housing costs increase faster than income. As in most urban communities in California, it is not uncommon in Port Hueneme to overpay for housing. However, to the extent that overpayment is often disproportionately concentrated among the most vulnerable members of the community, maintaining a reasonable level of housing cost burden is an important contributor to quality of life.

According to HUD Comprehensive Housing Affordability Strategy (CHAS) 2013-2017 data, an estimated 40 percent of owner-households and 44 percent of renter-households were spending more than 30 percent of their gross household income on housing. It is important to reduce housing cost burden because it tends to concentrate among, and most affect, the most vulnerable people. In Port Hueneme, approximately 78 percent and 88 percent of extremely low and very low-income renters, respectively, are spending more than 30 percent of their gross household income on rent. This is because as market rents were generally affordable to moderate and above moderate income households, renters and owners in this income group were not as impacted by cost burden as extremely low and very low-income households. This can result in overcrowding and related problems for already disadvantaged people.

A number of programs in this Housing Element that encourage or support housing affordability, provide a variety of housing types to increase affordability and flexibility and address this issue.

2.4 Special Needs Groups

Certain segments of the population may have a more difficult time finding decent affordable housing due to special circumstances. These special needs households, as defined in the State housing element law, are “the elderly, persons with disabilities, large families, families with female heads of households, farmworkers, and families and persons in needs of emergency shelter” (Government Code §65583). In Port Hueneme, military families also warrant special attention in relation to housing due to their generally lower incomes.

Elderly

Senior households have special housing needs due to three concerns - limited and fixed incomes, high health care costs, and disabilities. According to the 2018 ACS five-year estimates, 32.1 percent of owner households and 15.5 percent of renter households were headed by seniors aged 65 and older, as shown in Table 8.

Table 8 Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	2,154	67.9%	2,890	84.5%
65 to 74 years	523	16.5%	285	8.3%
75 to 84 years	382	12.0%	234	6.8%
85 years and over	113	3.6%	12	0.4%
Total Households	3,172	100%	3,421	100%

Source: US Census 2018e

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can be modified with features that help promote continued independent living.

Port Hueneme has two assisted housing projects that are targeted toward serving very low-income elderly residents - Casa Pacifica and Mar Vista. Casa Pacifica is a 90-unit privately owned senior housing project under a project-based Section 8 contract, developed with financial assistance from the HUD Section 222(0)(4) program. Ten of the units are equipped with barrier free features for disabled persons and all units receive housing choice voucher program rent subsidies to ensure affordability. The Section 8 contract is due to expire on January 31, 2025.

Mar Vista is a 60-unit low-income senior housing project owned and operated by the Housing Authority of the City of Port Hueneme (“Housing Authority”). Mar Vista is reserved for households earning less than 80 percent of the AMI. The Housing Authority administers a Capital Fund Program (CFP) that provides funding through HUD to pay for large capital improvements such as elevator renovations, windows, or roofs; and also provides funding for management and security improvements. CFP funds can also be directed toward public housing operating expenses. Funding is directed by Housing and Facilities Maintenance personnel who identify and address facility needs in

both family and senior developments through physical inspections and input from residents for interior and exterior improvements.

A majority of Port Hueneme's elderly population resides in the City's older neighborhoods and at Hueneme Bay, a senior housing development as defined under *Civil Code* §51.3 consisting of 773 individually-owned garden-patio and townhome lots with community facilities operated by the Carefree Living Association. In the City's older neighborhoods, some housing units exhibit deferred maintenance and require rehabilitation. Low interest loans and grants are offered through the City's Home Maintenance Incentive Rebate Program (HMIRP) to facilitate unit upgrading, thereby improving housing conditions for the elderly and other low-income residents. The Housing Authority administers a Capital Fund Program (CFP) that provides funding through HUD to pay for large capital improvements such as elevator renovations, windows, or roofs; and also provides funding for management and security improvements. CFP funds can also be directed toward public housing operating expenses. Funding is directed by Housing and Facilities Maintenance personnel who identify and address facility needs in both family and senior developments through physical inspections and input from residents for interior and exterior improvements.

Persons with Disabilities

Disability can hinder access to housing units of traditional design as well as potentially limit the ability to earn adequate income. The Census defines a "disability" as a long-lasting physical, mental, or emotional condition. Table 9 shows a breakdown of disabilities by age group. 2018 ACS data reported that approximately 25.6 percent of Port Hueneme's population had some type of disability. Seniors had the highest rates of disabilities, with 17.6 percent reporting difficulty with independent living and 23.9 percent reporting an ambulatory difficulty.

Table 9 Disabilities by Age Group

Disability by Age	Persons	%
Age 5 and Under		
Total persons	1,958	
With a hearing difficulty	116	5.9%
With a vision difficulty	62	3.2%
Age 5 to 17		
Total persons	3,472	
With a hearing difficulty	24	0.7%
With a vision difficulty	24	0.7%
Age 17 and Under		
Total Persons	5,430	
With a cognitive difficulty	136	3.9%
With an ambulatory difficulty	79	2.3%
With a self-care difficulty	79	2.3%
Age 18 to 64		
Total persons	13,194	
With a hearing difficulty	184	1.4%
With a vision difficulty	223	1.7%
With a cognitive difficulty	754	5.7%
With an ambulatory difficulty	533	4.0%
With a self-care difficulty	219	1.7%
With an independent living difficulty	436	3.3%
Age 65 and Over		
Total persons	2,401	
With a hearing difficulty	337	14.0%
With a vision difficulty	127	5.3%
With a cognitive difficulty	236	9.8%
With an ambulatory difficulty	575	23.9%
With a self-care difficulty	239	10.0%
With an independent living difficulty	423	17.6%
Note: Totals may exceed 100% due to multiple disabilities per person		
Source: US Census Bureau 2018f		

The City provides rental assistance through Housing Choice Vouchers and Public Housing for households with very low incomes (up to 50 percent AMI), including persons with disabilities, to the extent that vouchers and units are available. In addition, the City offers rehabilitation assistance that can be used to make accessibility improvements. The City has adopted procedures for reviewing and approving requests for reasonable accommodation.

Developmentally Disabled

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments
- Is manifested before the individual attains age 18
- Is likely to continue indefinitely
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency
- Reflects the individual 's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within 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 315,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities¹. Port Hueneme is served by the Tri-Counties Regional Center² (TCRC), which is based in Santa Barbara and operates a field office in Oxnard, just northwest of Port Hueneme. As of 2017 the Center served over 14,000 individuals and families and had approximately 340 staff persons. According to data from the California DDS, within the City of Port Hueneme there are approximately 282 individuals under the age of 18 and 250 individuals over the age of 18 with developmental disabilities.

Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. TCRC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability.

¹ <https://law.stanford.edu/wp-content/uploads/2019/07/Lanterman-Primer-Posted-July-1-2019.pdf>

² www.tri-counties.org

Large Households

A large household is defined as one with five or more members in a housing unit. Large households are identified as a group with a special housing need based on the limited availability of adequately sized, affordable housing units. Large families are often of lower income (on a per capita basis). The mismatches between household size, housing unit size, and affordability frequently result in the overcrowding of smaller dwelling units, which in turn accelerates unit deterioration. As shown in Table 10, large households represented 18.5 percent of owner households and 15.6 percent of renter households in Port Hueneme according to the 2018 ACS.

Table 10 Household Size and Tenure

Householder Size	Owner		Renter	
	Households	%	Households	%
1 person	878	27.7%	865	25.3%
2 persons	958	30.2%	621	18.2%
3 persons	470	14.8%	638	18.6%
4 persons	278	8.8%	764	22.3%
5 persons	191	6.0%	392	11.5%
6 persons	177	5.6%	100	2.9%
7+ persons	220	6.9%	41	1.2%
Total households	3,172	100.0%	3,421	100.0%

Source: US Census Bureau 2018g

Little housing development has occurred since the prior Housing Element was completed in 2013. As such, availability of housing in the City suited to large families has remained stable.

Single-Parent Families

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other assistance. As shown in Table 11, single-parent households represented about 14.9 percent of owner households and 23.4 percent of renter households in Port Hueneme according to the 2018 ACS.

Table 11 Single-Parent Households: Port Hueneme

Householder Size	Owner		Renter	
	Households	%	Households	%
Married couple family	1,605	50.6%	1,548	45.3%
Male householder, no wife present	202	6.4%	132	3.9%
Female householder, no husband present	269	8.5%	666	19.5%
Non-family households	1,096	34.5%	1,075	31.4%
Total households	3,173	100.0%	3,420	100.0%

Source: US Census Bureau 2018h

Female-headed households, with children in particular, tend to have lower incomes, thus limiting housing availability for this group. All of the City's housing programs that serve lower-income persons also serve the needs of low-income single-parent households, such as Section 8 rental assistance, public housing, and the acquisition/rehab program.

Military Families

Over half of Port Hueneme's 4.5-square-mile area is comprised of the Naval Base Ventura County - Port Hueneme (NBVC-PH). The Office of Public Affairs at the NBVC-PH reports that there are approximately 2,949 people living on the base. The NBVC-PH provides 1,720 barrack slots for single enlisted personnel and officers and 799 housing units for military personnel with families. The 799 family units consist of 415 two- bedroom units, 241 three-bedroom units and 67 four-bedroom units for enlisted personnel. The remaining family units are officer housing, consisting of 3 five-bedroom units and 73 three- and four-bedroom units. The Navy estimated that the 799 family housing units provide approximately 25 percent of the family housing units needed. The NBVC-PH Housing Office maintains a waiting list for all on-base family housing. The wait ranges from one month for two-bedroom units, three to four months for three-bedroom units, six to eight months for four-bedroom units, and up to two years for the five-bedroom units. Compared to a few years ago, the length of the wait time has been cut in half due to the reduced housing demand as a result of the base realignment and consolidation.³

Although the NBVC-PH adjusts the monthly income of its personnel by their marital status, most enlisted personnel are still classified as very-low- and low-income based on HUD standards and typically cannot afford the high housing costs in the open market. The NBVC-PH provides housing allowances for its military personnel who require housing off the NBVC-PH site. The pay scale for enlisted personnel is based on pay grade (1-9) and on years of experience. As of 2020, recently enlisted personnel (paygrade 1) earn \$1,733.01 per month.⁴ For more experienced personnel (paygrade 7) with eight years of experience, the monthly income starts at \$3,114.34 and increases according to total years of service. These pay scales place most enlisted military personnel at very low and low income levels.

The Basic Allowance for Housing (BAH) is a program administered by the Department of Defense to provide housing assistance to military personnel. It measures rental housing costs in the civilian market rather than measuring how much members spend on housing. The BAH is calculated based on the local price of rental housing, utilities and renter's insurance. The housing costs are computed within a reasonable commuting distance from the duty location (20 miles or a one-hour drive in rush hour traffic).

As a Southern California coastal community, the cost of housing in Port Hueneme is generally higher than in less urbanized non-coastal counties. However, housing costs in Port Hueneme are generally lower than many other cities in Ventura County and other coastal counties in the Southern California region.

Farm Workers

Farm workers are defined as persons making their living through agricultural work and many of whom move with the seasons to different farming areas or communities. The special needs of many farm workers arise from their low wages and the insecure nature of their employment.

³ Conversation with staff at NBVC-PH, January 2013.

⁴ http://www.militaryfactory.com/military_pay_scale.asp.

The US Department of Agriculture’s 2017 Census of Agriculture reported that in Ventura County, 22,694 persons were hired farm labor (fulltime), 713 persons were employed for 150 days or more, and 737 were hired for 150 days or less. This shows that the farmworkers in the region are more permanent than other areas that have a higher proportion of seasonal farm workers. Also, official counts of farmworkers are typically underestimated as undocumented and poor farmworkers are likely to be undercounted. Farmworkers are difficult to count due to their mobility, the shared and substandard housing available to them, their fear of authorities, and their lack of involvement in a foreign and unfamiliar culture. A Farm Labor study conducted by the University of California in Davis estimates that Ventura County employed approximately 36,500 farmworkers in 2012. Therefore, depending on the source, the estimated number of farmworkers in Ventura County could range up to 36,500 persons. Based on information received from the Ventura County Agricultural Commissioner and the local House Farm Workers! Task Force, the higher end of the range is more accurate for the purpose of estimating farmworker housing needs.

While there is no agricultural production within Port Hueneme, as shown previously in Table 4, the 2018 ACS indicated that 446 Port Hueneme residents, or about 4.5 percent of employed residents and about 1.9 percent of the County share, were employed in the agriculture, forestry and fisheries industries.

Given the limited number of farm workers in the City and the even smaller number of migrant farm workers, housing needs associated with farm workers in Port Hueneme is for permanent, affordable housing instead of farmworker housing typically associated with seasonal or migrant farm workers. Housing needs for permanent farm workers can generally be addressed by overall programs for housing affordability, such as the City's public housing and Section 8 rental assistance program. Any affordable housing efforts targeted toward lower-income households will help address housing issues faced by permanent farm workers. Affordable housing for extremely low and very-low income households would also address the housing needs of farmworkers in Port Hueneme.

Homeless

Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include the general lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy for the poor and the deinstitutionalization of the mentally ill.

The 2020 Ventura County Homeless Count and Subpopulation Survey, conducted through a partnership by the Ventura County Continuum of Care (VCCoC), community organizations and volunteers were conducted on January 29, 2020. Results are presented in Table 12. The Homeless Count found a total of 19 homeless persons, 16 of which were unsheltered homeless persons, in Port Hueneme, all of whom were over the age of 18.

Table 12 Ventura County Homeless Count: 2020

Jurisdiction	Number	% of Total
Camarillo	30	1.7%
Fillmore	10	0.6%
Moorpark	0	0.0%
Ojai	49	2.8%
Oxnard	567	32.5%
Port Hueneme	19	1.1%

Santa Paula	95	5.5%
Simi Valley	162	9.3%
Thousand Oaks	152	8.7%
Ventura	531	30.5%
Unincorporated County	128	7.3%
Total	1,743	100.0%

Source: VCCoC 2020

Port Hueneme has no emergency shelters. However, the City operates its own HUD-designated Small City Housing Authority which serves as a local resource center where residents including homeless persons can receive a wide range of information and referrals to legal services, rental assistance, utility assistance, government benefits (Medicaid, food stamps, SSDI, SSI, Veterans benefits, etc.), clothing, and meals. In connection with the City's participation in the Urban County Community Development Block Grant (CDBG) program, the City and the Urban County have traditionally allocated a majority of the CDBG e funds towards code enforcement activities, public facility improvements and homeless service programs.

As part of its obligation under the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the City, acting by and through the Port Hueneme Surplus Property Authority, entered into an agreement with a coalition of homeless service providers to help fund new or existing programs in the County that provide food, shelter and/or support services. Under the agreement, the coalition is entitled to a credit of \$26,521 per year ("homeless set aside") for 30 years. Unless the City offsets this obligation by dedicating funds directly for eligible homeless programs or providing transitional housing units, the homeless set-aside obligation will accrue as debt against the Surplus Property Authority's real property asset formerly occupied by the Naval Civil Engineering Laboratory (NCEL) that was closed and realigned by the Department of Defense in 1995. Since 1996 the City has been more than meeting its annual homeless obligation by spending CDBG funds on eligible homeless services and leasing affordable dwelling units owned by the City or its Surplus Property Authority to the coalition for temporary use (up to 180 days per client) as transitional housing for families who are either homeless or temporarily displaced due to domestic violence. Currently four units are leased to the coalition.

2.5 Housing Characteristics

A housing unit is defined as a house, apartment or a single room, occupied as a separate living quarters, or, if vacant, intended for occupancy as a separate living quarters. Separate living quarters are those in which the occupants have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

Housing Growth

Due at least in part to the City's built out and land locked character, Port Hueneme experienced lower housing growth between 2012 and 2020 compared to the surrounding communities. Table 13 shows that Port Hueneme's housing stock grew by about 1.8 percent between 2010 and 2020. This is less than the growth experienced in the same periods for larger cities such as Camarillo and Oxnard. Ventura County's housing stock grew by 3.3 percent from 2010 to 2020.

Table 13 Housing Units 2000 to 2020

Jurisdiction	2000	2010	2020	% Change (2010-2020)
Camarillo	21,946	25,702	27,789	7.5%
Oxnard	45,166	52,772	56,240	6.2%
Port Hueneme	7,908	8,131	8,284	1.8%
Ventura	39,803	42,827	43,784	2.2%
County Total	251,712	281,695	291,210	3.3%

Sources: US Census Bureau 2000; DOF 2010 & 2020

Housing Types

Information on the types of housing in a community helps identify discrepancies between housing needs and housing supply.

From 2010 to 2020 the total housing stock in Port Hueneme increased by 153 units, or 1.8 percent, compared to an increase of 3.3 percent for Ventura County as a whole. With a small increase in the housing stock during the last decade, the housing unit mix has remained relatively stable. Table 14 shows housing units by type in Port Hueneme and Ventura County. As of 2020, single-family detached units comprised 32.4 percent of the City's total housing stock, compared to 63.6 percent for the entire County.

Table 14 Housing Units by Type: Port Hueneme and Ventura County 2020

Structure Type	Units	%
Port Hueneme		
Single-family detached	2,688	32.4%
Single-family attached	2,373	28.6%
Multi-family 2-4 units	961	11.6%
Multi-family 5+ units	2,253	27.2%
Mobile Homes	9	0.1%
Total units	8,284	100.0%
Ventura County		
Single-family detached	185,184	63.6%
Single-family attached	31,834	10.9%
Multi-family 2-4 units	16,075	5.5%
Multi-family 5+ units	46,759	16.1%
Mobile Homes	11,358	3.9%
Total units	291,210	100.0%

Source: DOF 2020

Housing Tenure and Vacancy

A housing unit can be categorized as an ownership unit or rental unit regardless of the housing type. An ownership unit is one that is either occupied by persons who own the unit or is currently vacant but was occupied by persons who owned the unit. A rental unit is one that is either occupied by renters or is currently vacant but was occupied by renters.

The tenure distribution of a community's housing stock (owner versus renter) influences several aspects of the local housing market. A community with a relatively high proportion of rental housing may encounter problems related to high housing turnover, an unstable population base, problems associated with deferred maintenance, and an overall concern with the property valuation in the neighborhood. Tenure preferences are primarily related to household income, composition, and age of the householder.

Typically, there is a strong correlation between the types of housing units and housing tenure. For example, single-family attached or detached homes are usually ownership housing units, whereas multi-family units are usually rented units. However, housing characteristics in Port Hueneme do not always follow this pattern. Although many of the units in the City were developed as ownership

housing (such as single-family homes, townhomes, and condominiums), many of these units are occupied by renters.

According to the 2018 ACS, Port Hueneme's occupied housing stock was comprised of 48 percent owner-occupied units and 52 percent renter-occupied units, with a vacancy rate of 5.3 percent for owner units and 2.3 percent for rental units.

Age and Condition of Housing Stock

The period in which housing units were built in Port Hueneme and Ventura County is presented in Table 15. Port Hueneme was developed as a residential community with more than 72 percent of its housing stock being built between 1960 and 1980. Significant growth occurred in Port Hueneme during the 1970s; about a third of the housing stock was constructed during this decade. As land available for development became increasingly scarce, residential construction began to slow, as evidenced by the smaller proportions of housing units built after 1990.

Table 15 Year Units Built

Year Structure Built	Port Hueneme		Ventura County	
	Units	%	Units	%
Built 2014 or later	13	0.2%	1,964	0.7%
Built 2010 to 2013	132	1.7%	3,676	1.3%
Built 2000 to 2009	295	3.8%	29,820	10.4%
Built 1990 to 1999	345	4.4%	30,458	10.6%
Built 1980 to 1989	1,787	23.0%	51,934	18.1%
Built 1970 to 1979	2,273	29.3%	65,720	22.9%
Built 1960 to 1969	1,550	20.0%	57,917	20.1%
Built 1950 to 1959	1,038	13.4%	27,873	9.7%
Built 1940 to 1949	217	2.8%	8,382	2.9%
Total units	7,754	100.0%	287,498	100.0%

Source: US Census 2018i

As a generally accepted standard, housing units older than 30 years are assumed to require major rehabilitation or maintenance efforts. As of 2018, about 89 percent of Port Hueneme's housing units were over 30 years old, indicating the potential need for rehabilitation and continued maintenance of a substantial portion of the City's housing units based on age alone.

Neighborhood Strategy Area

Because of the lack of available vacant land and high costs associated with building replacement housing, the City has made preservation of the existing affordable housing stock a priority and established a neighborhood preservation program in 1978. Based on the age and condition of the housing stock, the City has delineated a Neighborhood Strategy Area (NSA) in which rehabilitation and code enforcement efforts are focused. The NSA is further subdivided into four priority neighborhoods based on the relative age of the housing stock in those areas. The four sub-areas are: Ventura West, Ventura East, Bubbling Springs and Pearson Park. In 1996, 92 Bolker Park single-family homes were designated as an additional target area for the purposes of CDBG-supported code enforcement and the City-sponsored Home Maintenance Incentive Program. In 2000, the

Residential Rehabilitation Loan Program was also extended to the Bolker Park homes. Figure 1 illustrates the NSA and the Bolker Park Single-Family Homes.

Periodically the City conducts a survey of housing conditions in the NSA and Bolker Park homes to evaluate the effectiveness of the City's rehabilitation and code enforcement efforts and to assess the remaining need for rehabilitation. The 2013 Site and Structural Conditions Survey documented overall improvement in both site and structural conditions and a continuing need for residential rehabilitation. Each residential parcel in the NSA and the Bolker Park area was individually evaluated using a weighted scale that allowed for rating of major structural elements such as a roof or foundation and minor building elements such as windows, doors, stairs and porches. In general, those structures deemed substandard exhibit at least one serious defect in a major structural element such as a sagging foundation, buckled exterior walls or a dilapidated roof or a combination of a lesser degree of deterioration in a major structural element plus other deficiencies in one or more minor building elements.

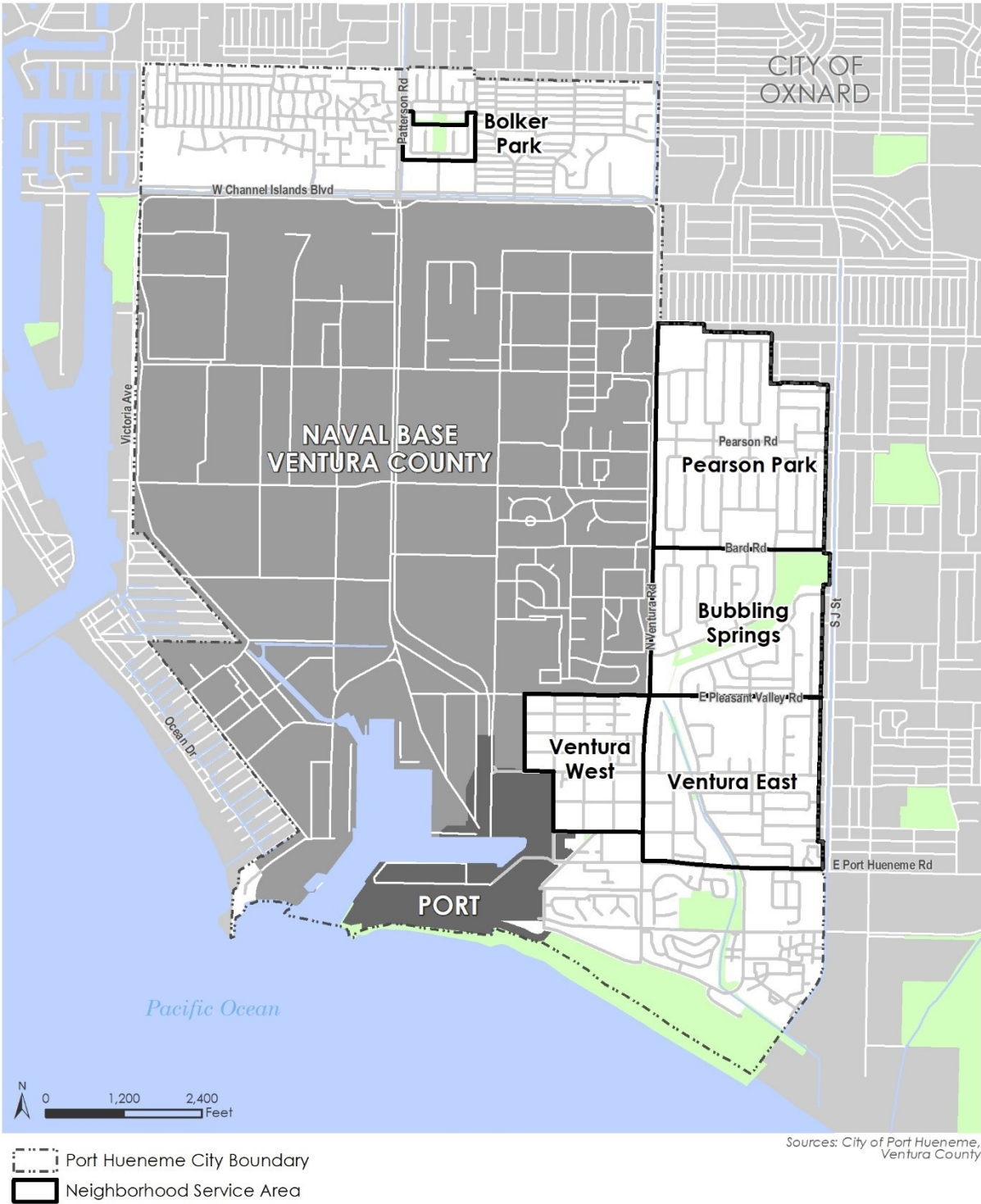
The 2013 survey results reviewed about 3,000 housing units and estimated 164 units (5.5 percent) were substandard and in need of moderate to major rehabilitation and two units were deemed to be too deteriorated to be saved (Table 16). These numbers reflect a small decline in conditions compared to earlier surveys. Currently, the housing conditions within the NSA and Bolker Park areas remain similar to the 2013 survey and the need for rehabilitation loans and maintenance incentives is expected to increase as the housing stock continues to age. Dwelling units located outside the surveyed areas were generally in newer planned unit developments governed by maintenance covenants and are in good condition.

Table 16 Housing Conditions Survey 2013

Area	Structures					Units				
	Standard Condition	Moderate Rehab	Major Rehab	Non-Rehab-able	Total	Standards	Moderate Rehab	Major Rehab	Non-Rehab-able	Total
Ventura West	360	20 (5.2%)	2 (0.5%)	4 (1.0%)	386	687	35 (4.8%)	5 (0.7%)	2 (0.3%)	729
Ventura East	570	28 (4.7%)	0	0	598	843	45 (5.1%)	0	0	888
Bubbling Springs	493	14 (2.8%)	2 (0.4%)	0	509	517	14 (2.6%)	2 (0.4%)	0	533
Pearson Park	704	56 (7.3%)	6 (0.8%)	0	766	704	56 (7.3%)	6 (0.8%)	0	766
Bolker Park	91	0	1 (1.1%)	0	92	91	0	1 (1.1%)	0	92
Total	2,218	118 (5.0%)	11 (0.5%)	4 (0.2%)	2,347	2,842	150 (5.0%)	14 (0.5%)	2 (0.1%)	3,006

Source: City of Port Hueneme, 2013

Figure 1 Neighborhood Strategy Area and the Bolker Park Single-Family Homes



Port Hueneme operates its own housing rehabilitation programs, which are funded in part with the following sources:

- Local funds from the City’s Revolving Rehabilitation Trust Fund
- Urban County Entitlement CDBG funds
- Housing Successor Agency funds
- Rebate Program

The City’s primary program to promote rehabilitation effort involves the Home Maintenance Incentive Rebate Program (HMIRP). The City has issued 73 loans dedicated to housing rehabilitation through this program since 2013.

Housing Costs and Affordability

This section examines the definition of “affordable housing” and current housing market conditions in Port Hueneme.

Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income: extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development (HCD)⁵, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas (such as Ventura County), these income limits may be increased to adjust for high housing costs.

Table 17 shows current (2020) affordable rent levels and estimated affordable purchase prices for housing in Ventura County by income category. Affordable costs are calculated based on the definitions of affordable housing from the California Health and Safety Code. Affordable rent levels account for the monthly cost of utilities.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, and other variable factors. With this caveat, the maximum home purchase prices by income category shown in Table 17 have been estimated based on typical conditions.

Rental Housing

An internet search of available rental units in Port Hueneme in July 2020 found rents ranging from \$1,750 to \$2,800 per month (Zillow 2020), with those units at the upper end of the range being high-end apartments and single-family homes. When market rents are compared to the amounts lower-income households can afford to pay shown in Table 17, it is clear that extremely-low and very-low-income households would have difficulty finding rental housing without overpaying. However, market rents for many apartments fall into the low-income category, and moderate-income households have a wider range of choices without overpaying.

⁵ HCD memo of 4/18/07 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k7.pdf>)

Table 17 Income Categories and Affordable Housing Costs – Ventura County

Household	Annual Income ¹	Affordable Costs ²		Utilities ³		Taxes and Insurance ^{4,5}	Affordable Rent ⁶	Affordable Home Price ⁷
		Rental	Ownership	Rental	Ownership			
Extremely Low Income (0-30% AMI)								
1-Person	\$23,700	\$593	\$593	\$175	\$175	\$207	\$418	\$48,903
2-Person	\$27,100	\$678	\$678	\$181	\$181	\$237	\$497	\$60,366
3-Person	\$30,500	\$763	\$763	\$203	\$203	\$267	\$560	\$68,104
4-Person	\$33,850	\$846	\$846	\$223	\$223	\$296	\$623	\$76,119
5-Person	\$36,600	\$915	\$915	\$248	\$248	\$320	\$667	\$80,701
Very Low Income (31-50% AMI)								
1-Person	\$39,550	\$989	\$989	\$175	\$175	\$346	\$814	\$108,847
2-Person	\$45,200	\$1,130	\$1,130	\$181	\$181	\$396	\$949	\$128,819
3-Person	\$50,850	\$1,271	\$1,271	\$203	\$203	\$445	\$1,068	\$145,066
4-Person	\$56,450	\$1,411	\$1,411	\$223	\$223	\$494	\$1,188	\$161,591
5-Person	\$61,000	\$1,525	\$1,525	\$248	\$248	\$534	\$1,277	\$172,980
Low Income (51-80% AMI)								
1-Person	\$63,250	\$1,027	\$1,198	\$175	\$175	\$419	\$852	\$140,510
2-Person	\$72,300	\$1,174	\$1,369	\$181	\$181	\$479	\$993	\$165,004
3-Person	\$81,350	\$1,320	\$1,540	\$203	\$203	\$539	\$1,117	\$185,775
4-Person	\$90,350	\$1,467	\$1,712	\$223	\$223	\$599	\$1,244	\$207,012
5-Person	\$97,600	\$1,584	\$1,848	\$248	\$248	\$647	\$1,336	\$221,906
Moderate-Income (81 to 100% AMI)								
1-Person	\$68,450	\$1,540	\$1,797	\$175	\$175	\$629	\$1,365	\$231,129
2-Person	\$78,250	\$1,760	\$2,054	\$181	\$181	\$719	\$1,579	\$268,569
3-Person	\$88,000	\$1,980	\$2,311	\$203	\$203	\$809	\$1,777	\$302,285
4-Person	\$97,800	\$2,201	\$2,567	\$223	\$223	\$899	\$1,978	\$336,467
5-Person	\$105,600	\$2,377	\$2,773	\$248	\$248	\$970	\$2,129	\$361,718
Moderate-Income (100 to 120% AMI)								
1-Person	\$82,150	\$1,883	\$2,196	\$175	\$175	\$769	\$1,708	\$291,541
2-Person	\$93,900	\$2,152	\$2,510	\$181	\$181	\$879	\$1,971	\$337,612
3-Person	\$105,600	\$2,421	\$2,824	\$203	\$203	\$988	\$2,218	\$379,959
4-Person	\$117,350	\$2,690	\$3,138	\$223	\$223	\$1,098	\$2,467	\$422,771
5-Person	\$126,750	\$2,905	\$3,389	\$248	\$248	\$1,186	\$2,657	\$454,927

¹ HCD 2020² Affordable costs are calculated based on the California Health and Safety Code Section 50052.5 definitions of affordable housing (between 30 and 35 percent of household income depending on tenure and income level.)³ Health and Safety code definitions of affordable housing costs (between 30 and 35 percent of household income depending on tenure and income level).⁴ HUD 2020c⁵ 35 percent of monthly affordable cost for taxes and insurance on an annual basis.⁶ Taxes and insurance apply to renter costs only apply to owner costs as renters usually do not pay for taxes and insurance⁷ Affordable Rent = Affordable Rental Cost minus the cost of utilities⁸ Affordable Home Price Assumptions – Five percent down payment, four percent interest rate for a 30-year fixed-rate mortgage loan.

Prepared with the assistance of Veronica Tam and Associates.

2.6 Regional Housing Needs Allocation

State law requires jurisdictions to provide for their share of the regional housing needs through the Regional Housing Needs Allocation (RHNA) process. Total housing needs for a jurisdiction reflect the number of new units needed based on households which are expected to reside within the jurisdiction (future demand), plus an adequate supply of vacant housing to assure mobility and new units to replace losses. These needs are based on a regional and local level market demand for housing, employment opportunities, availability of suitable sites for public facilities, commuting patterns, type, and tenure of housing need and housing needs of farmworkers.

The RHNA and Housing Element process occurs in cycles. The planning period between October 2021 and October 2029 represents the 6th RHNA cycle. To initiate each cycle, the California Department of Housing and Community Development (HCD) completes an assessment of housing needs within each region of the State. Regional planning bodies (known as Councils of Governments, or COGs) then allocate housing needs to each jurisdiction under their purview. Port Hueneme is under the purview of the Southern California Association of Governments (SCAG).

According to SCAG, the 6th cycle RHNA for Port Hueneme will likely be a total of 125 units, made up of a combination of units designated for all income levels, from very-low to above moderate. Table 18 shows the estimated RHNA breakdown by income category. AB 2634 mandates that localities calculate the subset of the very low income regional need that constitutes the communities' need for extremely low-income housing. Some of the very-low-income units have been assigned to the extremely-low category based on the provision of state law that allows the very- low-income need to be divided equally between the extremely-low and very-low categories.

Table 18 Regional Housing Needs Allocation

Income Category	Housing Units	% of Total
Extremely low (0-30% AMI)	13	10.5%
Very low (31-50% AMI)	12	9.7%
Low (51-80% AMI)	15	12.1%
Moderate (81-120% AMI)	18	14.5%
Above moderate (over 120% AMI)	66	53.2%
Total housing units	125	100.0%

Source: SCAG 2020b

2.7 Assisted Housing Preservation Analysis

As part of the Housing Element update, a jurisdiction must evaluate the potential for currently deed-restricted low-income housing units to convert to market-rate income housing and propose programs to preserve or replace those units if any are at risk of conversion. The inventory includes all multi-family rental units assisted under federal, state and/or local programs, including HUD programs, state and local bond programs, redevelopment programs and local in-lieu fees, inclusionary, density bonus or direct assistance programs. As described below, one of the low income housing developments in the City is at risk of converting to non-low income housing uses

during the period of October 2021 through October 2031.⁶ Table 19 summarizes the at-risk status of low-income housing in the City.

Table 19 Inventory of Assisted Rental Housing

Property Name	Assisted Units	Status
Mar Vista	60	Not At Risk of Conversion
Hueneme Village	30	Not At Risk of Conversion
A Street Apartments	8	Not At Risk of Conversion
Jane Street Apartments	17	Not At Risk of Conversion
Casa Pacifica	90	At Risk of Conversion

Source: City of Port Hueneme, HUD 2020

Affordable Housing Inventory and At Risk Status

Properties Not at Risk

The Housing Authority owns and operates two public housing developments for low-income households. The 60-unit Mar-Vista project is targeted for senior residents. Hueneme Village is a 30-unit project for family housing. Because Mar Vista and Hueneme Village are owned by the Housing Authority, their long-term affordability is secure and they are not considered to be at-risk.

In 2007, the Port Hueneme Redevelopment Agency used Housing Set-Aside funds to acquire and rehabilitate the eight-unit A Street Apartments to meet the affordable housing needs of very low-income renters. For a period of 15 years, priority for filling vacancies in at least four of the eight units has been granted to Arc Ventura County and its affiliated agencies for their very low-income disabled clients. The City, as Housing Successor to the dismantled Redevelopment Agency, expects to continue to operate the units as rental housing affordable to very-low-income to renters for the foreseeable future. In the event the property is sold to a private investor, covenants may be recorded to ensure the long term affordability of these units for very low income renters, even after transfer to private ownership. Because these units are publicly owned, they are not considered to be at-risk.

As part of a targeted neighborhood revitalization strategy, six duplexes and one five-unit apartment building have been acquired and rehabilitated on Jane Drive since 1999. The apartment building and three of the duplexes are currently owned and operated by the City, as Housing Successor to the former Redevelopment Agency, a fourth duplex was acquired with General Funds and continues to be operated by the City, and the remaining two duplexes are currently owned by the Surplus Property Authority and operated as transitional housing for homeless families. In the event any of the units owned and operated by the Housing Successor are transferred to private ownership in the future, affordability covenants may be recorded to span the remaining term of affordability (originally 55 years) required by the original housing set-aside funding source used to acquire the properties. Because they are publicly-owned, none of the Jane Drive units are at risk of conversion to market- rate housing within the next 10 years.

⁶ While this Housing Element covers the eight-year planning period of October 2021 through October 2029, the "at-risk housing" analysis covers a ten-year planning period, pursuant to State law.

Properties At-Risk

Casa Pacifica is a 91-unit apartment building (90 affordable units, 1 manager unit) for low-income seniors and disabled persons originally constructed in 1979 using a HUD market- rate program for the production/rehabilitation of multi-family properties. According to HUD, the property is under a Project-Based Section 8 contract, and the expiration date for this project is January of 2025 (HUD 2020). Therefore, the property is at risk of converting during the period of October 2021 through October 2031.

Preservation Options

Rent Subsidies

Tenant-based rent subsidies are one option to preserve the affordable status of the Casa Pacifica property. Similar to Section 8 vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to lower-income households. The level of subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low- or low-income household. According to the HUD Fair Market Rent Documentation System for Fiscal Year 2020, FMR for a one-bedroom unit in Ventura County is \$1,503. With 90 affordable units, annual rent at FMR for all units in Casa Pacifica would be approximately \$1,623,240.

Given that the project provides housing for low income seniors and disabled persons, it was assumed that all Casa Pacifica would be extremely low-income and living in two person households. As shown in Table 17, affordable rent for an extremely low-income two-person household is \$497 per month. Based on that assumption, the affordable annual rent for Casa Pacifica would be approximately \$536,760, leaving an annual gap of \$1,086,480 between FMR and affordable rent that could be subsidized by the City. Typically, a 55-year affordability covenant would be required for a property of this nature. As such, the total subsidy would be approximately \$59,756,400 over the life of the covenant. Table 20 shows the rent subsidies that would be required to maintain the affordability of Casa Pacifica given the stated assumptions.

Table 20 Rent Subsidies Required – Casa Pacifica

Property Size	Annual Rent (FMR)	Affordable Annual Rent (Extremely Low Income)	Annual Subsidy Required	55-Year Cost
1-Bedroom (90 units)	\$1,623,240	\$536,760	\$1,086,480	\$59,756,400

Source: HUD 2020b

Purchase of Affordability Covenants

Another option to preserve the affordability of properties at risk of conversion is to provide an incentive package to the owners to maintain the project as lower-income housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy amount received to account for the difference between affordable and market rates.

Transfer of Ownership

The long-term affordability of lower-income units can be secured by the purchase by non-profit housing organizations. This would make such units eligible for a greater range of government assistance.

Table 21 shows the estimated market value of the combined at-risk affordable housing units in the City. The market value of the 90 units in Casa Pacifica is estimated to range from \$10,674,720 to \$13,343,400. Given the high cost of the property relative to very low- and low-income rental payment, mortgage assistance would likely be required for any nonprofit organizations to purchase the project. Rental income alone from the very low-income tenants would not be adequate to cover the mortgage payment.

Table 21 Market Value of At Risk Housing – Casa Pacifica

Value Component	Value
1-Bedroom (90 units) ¹	\$1,623,240
Annual Operating Cost ²	\$288,900
Net Annual Income ³	\$1,334,340
Market Value Range ⁴	\$10,674,720 - \$13,343,400

¹ Rent for 1-Bedroom units is FMR (\$1,503) and all units are assumed to be 600 square feet.

² Annual Operating costs are \$5.35 per square foot (National Apartment Association 2018).

³ Net Annual Income equals Annual Rent minus Annual Operating Cost.

⁴ Market Value equals net annual income times a range of Gross Rent Multipliers (GRM). The GRM for a multi-family rental property over 25 years old is assumed to be 8-10 (Apartment Loan Store 2020).

Replacement Options

The cost of developing new affordable housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of approximately \$222 per square foot⁷ (Turner Center 2020) for a multi-family building with 90 units 600 square feet in size, replacement of the units would cost approximately \$12,000,000. This cost estimate does not include land, construction permits, on- and off-site improvements and other costs, which would substantially increase the total cost of replacement.

Cost Comparison

The cost estimates provided in the herein are intended for a general comparison of cost implications. Specific costs involved for preservation versus new construction would depend on the specific market conditions, building conditions, and financial positions of the projects. The cost of transferring ownership of the units ranges between \$10,674,720 - \$13,343,400 while new construction to replace the property is estimated to cost at least \$12,000,000. Providing rent subsidies for 55 years would cost approximately \$59,756,400. Based on this analysis, transferring ownership and new construction would be the most feasible options to maintain the long-term affordability of the 90 at-risk units in the City.

⁷ This per square foot cost is statewide average and potentially underestimates actual costs in Port Hueneme. An estimate of building costs for the Port Hueneme area was not available.

2.8 Housing in Coastal Zone

Government Code §65588(d) requires the City to include in its housing element: 1) a review of the number of housing units approved for construction within the Coastal Zone after January 1, 1982; 2) the number of housing units for persons and families of low or moderate income provided in new housing developments either within the Coastal Zone or within three miles of the Coastal Zone; 3) the number of existing housing units occupied by low and moderate income persons and families that have been authorized to be demolished or converted since January 1, 1982; and 4) the number of residential units for persons and families of low or moderate income that have been required for replacement of units. This section will address these requirements (see Table 22).

Since January 1, 1982, a total of 1,023 units have been constructed in the Coastal Zone. Residential development in the Coastal Zone has been fairly balanced between single family detached and attached condominium projects. With regard to apartments the 60-unit Harbor Village, 4-unit Bubbling Springs Villas, a second unit at 204 Willowbrook Drive and the 3-unit Berninger project are available to renters. Since 1982, 30 units have been demolished in the Coastal Zone, all of which were presumed to have been occupied by low- and moderate- income households. However, no demolition has occurred since the previous Housing Element between 2013-2020.

Table 22 Housing in the Coastal Zone 1982-2020

Category	1982-2020
Units approved for construction 1982-2020	1,023
Units reserved for low/moderate income	226
Low/mod units demolished	30
Low/mod units required for replacement	30

Source: City of Port Hueneme, communication with Tony Stewart

A total of 226 units have been built in or within three miles of the Coastal Zone for low or moderate income households since 1982. In 1986, the City adopted a resolution for the approval of the 60-unit Harbor Village Apartments. The market-rate rent structure of Harbor Village was found to be affordable to the City's moderate-income households. Thus, the project was determined to be in compliance with state law with regard to providing low- and moderate- income housing in the Coastal Zone. Another six units of low and moderate housing were provided as density bonus units in the Crystal Shores project.

In 2018, two residential units were added to an existing mixed-use development located at 675-677 E. Port Hueneme Road. The commercial portion of the property had been vacant for an extended period of time prior to being converted into residential units.

In-lieu Fees

The City's Zoning Ordinance requires that, where feasible, 25 percent of units constructed in the Coastal Zone (for projects over ten dwelling units) must be offered at prices affordable to moderate-income households. More often, though, the City imposes an "in-lieu" fee as an alternative to constructing low- and moderate-income housing in or within three miles of the Coastal Zone. Where an in-lieu fee is collected as an alternative to providing new units, the fee is used to offset the cost of the City's various affordable housing programs. These programs include deferred payment loans and grants for housing rehabilitation, which preserves the existing affordable housing stock in the

City's mature neighborhoods, as well as for the construction of new low- and moderate-income units. The amount of the in-lieu fee is calculated based on the estimated cost of providing the City's affordable housing programs that result in the purchase, maintenance, rehabilitation or construction of an equivalent number of affordable units.

In some instances, the City may negotiate a combination of in-lieu fees and affordable housing construction as conditions of project approval. For example, the City received in-lieu fees for 25% of the 86 attached townhomes recently constructed at The Hideaway. In addition, the developer conveyed a total of nine two-bedroom units to the City to be operated as affordable workforce housing.

In addition to the new housing listed above, a mixed use development is planned in the Coastal Zone. This new development, which will be located on South Victoria Avenue, to the north of West Channel Island Boulevard, will include 114 market rate residential units. Given that this development will not involve affordable housing, the City will collect substantial revenue from the in-lieu fees that will be paid by the developer.

The City's coastal inclusionary housing policy is a requirement of the Coastal Act. By allowing for a combination of on-site affordable units and an in-lieu fee, the City provides flexibility for the developers in meeting this inclusionary housing requirement. Given the cost of housing development in Ventura County, the \$26,500 per-unit in-lieu fee levied on 25% of the units in a development of more than 10 units represents only a portion of the financial gap required to produce affordable units, particularly to lower-income households. Therefore, this fee is not a constraint to housing development. The City uses the in-lieu fee to acquire and rehabilitate affordable housing off-site and has been successful in revitalizing neighborhoods with deteriorating housing.

3 Housing Constraints

Actual or potential constraints on the provision and cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Market and government constraints to housing development in Port Hueneme are discussed below.

3.1 Market Constraints

The high cost of renting or buying housing is the primary ongoing constraint of providing adequate housing in the City of Port Hueneme. High construction materials costs, labor costs, land costs and market financing constraints are all contributing to increases in housing costs.

Construction and Labor Costs

In the past, construction and labor costs comprised 40 to 50 percent of the sales price of a home. Today, however, they make up a smaller portion of the total cost due to increased land cost and development fees. Construction and labor costs tend to be similar throughout a region and are therefore not a reason for deterring construction in a specific city.

A reduction in amenities and quality of building materials (above a minimum acceptability for health, safety and adequate performance) could result in lower sales prices. Additionally, pre-fabricated, factory-built housing may provide for lower priced construction housing by reducing construction and labor costs. An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is a particular benefit when density bonuses are utilized for the provision of affordable housing.

Construction costs vary greatly depending on a number of factors. Factors such as type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, size, and structural configuration can increase the cost of housing. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In the February 2021 Building Evaluation Data, the ICC estimated that the average per square-foot cost for good-quality housing was approximately \$125 for multi-family housing and \$138 for single-family homes. Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production.

Land

The prices of land vary depending on location, zoning (allowable density), and availability of improvements. Additionally, land costs vary depending on the current use of the site; whether the site is vacant or has an existing use that will need to be removed or converted. In general, entitled single-family subdivisions with infrastructure extension plans command higher prices than raw land. Based on a review of undeveloped properties listed for sale in September 2021, there were no vacant residential lots for sale in Port Hueneme. A review of vacant lots in the region showed vacant single-family lots ranged from \$155,000 to \$233,000 for a standard residential lot. Prices went up

closer to the beach, which had vacant lots ranging closer to \$410,000. Vacant land zoned for multi-family use is scarce and typically more expensive per acre than vacant land zoned for single-family residential. Due to the limited availability of buildable land, land cost has become the largest cost associated with building new homes in coastal areas of Ventura County. Future residential growth in the City will most likely occur in the City's former redevelopment areas which encompass approximately one-quarter of the City's total civilian area.

Profit, Marketing and Overhead

Developer profits generally comprise 10 to 15 percent of the selling price of single-family homes and are slightly lower for condominiums. Rising marketing and overhead costs have contributed to the rising costs of housing. Intense competition among developers has necessitated more advertising, more glamorous model homes, and more expensive marketing strategies to attract buyers.

Financing

Interest rates have a substantial impact on housing costs, which is felt by renters, purchasers and developers. Interest rates are determined by national policies and economic conditions and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower and moderate-income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose not only the number, amount and location (by census tract) of mortgage and rehabilitation loans originated, but also the income, gender and race of the applicants. Table 23 presents the most recent information disclosed in the HMDA report for 2017 by census tract. Approximately 238 applications for home purchase loans were submitted in Port Hueneme, of which about 92% were originated. HMDA data for refinance loans showed that about 76% of loan applications were originated. These statistics are similar to those reported during the previous planning period.

Table 23 Loan Applications by Census Tract 2017

Census Tract	Home Purchase Loans			Refinance Loans		
	Total Applications ¹	Approved/ Originated # (%)	Denied	Total Applications	Approved/ Originated # (%)	Denied
42.00	47	42 (90%)	5 (10%)	94	71 (76%)	23 (24%)
43.04	96	88 (91%)	8 (9%)	121	90 (74%)	31 (26%)
44.00	96	90 (94%)	6 (6%)	112	86 (77%)	26 (23%)
Total	239	220 (92%)	19 (8%)	327	247 (76%)	80 (24%)

1: Excludes loans purchased by financial institution and applications withdrawn or approved by financial institution but not accepted by applicant.

Source: Consumer Financial Protection Bureau (CFPB) 2017

Foreclosures

From 2000 to 2005 rising home prices together with low interest rates and creative financing packages, including zero down, interest only and adjustable interest loans, allowed many households to become homeowners (or to buy more expensive homes than they could realistically

afford). These loans were sometimes made using predatory lending practices such as aggressive marketing, hidden fees and negative amortization. Some borrowers were led to believe that they could refinance their mortgages to a fixed rate in a couple of years and that home prices would continue to soar. Often, people bought homes that were beyond their financial means and were unprepared for the rising interest rates and falling home prices. Many homeowners were forced into foreclosure because of the hikes in interest rates associated with variable rate loans.

During the first quarter of 2020, approximately 300 foreclosures occurred in Ventura County (RealtyTrac 2020). During the following months of April and May, foreclosures declined substantially due to the acute impact of the COVID-19 public health crisis. In mid-March, the governor issued Executive Order N-28-20, which authorized local governments to halt evictions and slow foreclosures through the end of May. The Executive Order also requests that banks and other financial institutions halt foreclosures during the COVID-19 crisis. Due to the economic repercussions of COVID-19, including sharp increases in unemployment and associated reductions in income, foreclosure rates could increase in the aftermath of the public health crisis.

3.2 Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvements requirements, building codes, fees and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

Land Use Controls

Government agencies may place administrative constraints on growth through the adoption and implementation of land use plans and ordinances. The General Plan may restrict growth if only limited areas are set aside for residential land uses and if higher residential densities are not accommodated. The comprehensive General Plan update being prepared along with the 6th Cycle Housing Element does add or remove any of the previous land use designations. Land use changes within the Land Use Element were limited and expand areas for residential development by establishing a Mixed Use land use in areas previously identified as Commercial Retail.

The zoning ordinance may impose further restrictions if development standards are too rigid, or if zoning designations do not conform to existing land uses.

The Port Hueneme Zoning Ordinance provides for a mix of housing densities ranging from:

- Single-Family Residential (R-1)- 0-7 units per acre
- Limited Multi-Family Residential (R-2) - 7-15 units per acre
- Multi-Family Residential (R-3) - 16-25 units per acre
- Mixed Use Residential (R-4) - 15-25 units per acre
- Transitional Residential/Coastal-Related Industry Zone (R-5) - 7-15 units per acre

For mixed use projects, residential development in the same commercial structure yield higher effective densities in comparison to strictly residential zones and an associated reduction in development costs. Mixed use zoned parcels in Port Hueneme are all located along Pleasant Valley

Road, with the exception of one parcel located along Victoria Avenue. Additional densities can be achieved through density bonuses for the provision of affordable units.

Residential Development Standards

The Port Hueneme Zoning Ordinance has established development standards for its five residential zones: R-1, R-2, R-3, R-4, and R-5 as well as a Planned Development (PD) Overlay Zone. These standards are presented in Table 24.

Overall, the City's residential development standards are not considered restrictive by the development community. Particularly, the PD Overlay Zone provides flexibility in development standards in order to facilitate housing development in a primarily built out community including the provision of small lot single-family standards. In addition, the City typically does not accept projects with housing density below the minimum standards. Therefore, overall residential development standards do not constrain housing development. The City's overriding constraint is the lack of vacant land.

Table 24 Residential Development Standards

Standards	R-1 Single Family	R-2 Limited Multi- Family	R-3 Multi-Family	R-4 Mixed Use Residential	R-5 Transitional Residential/ Coastal Industrial	PD Planned Development
Maximum Height	30 ft.	30 ft. and 2 stories	40 ft. and 3 stories	45 ft. 60 ft. if at least 1/3 of the building square footage is devoted to residential activities	30 ft.	35 ft. for single family 45 ft. maximum, 35 feet average for condominium or multi-family
Minimum Lot Size	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	4,000 sq. ft. minimum 5,000 sq. feet average size
Density	1 dwelling unit/lot	15 units/acre	25 units/acre	25 units/acre	15 units/acre	Governed by underlying zone district
Minimum Front Yard	20% of depth of lot, not to exceed 20 ft.	20% of depth of lot, not to exceed 20 ft.	20% of depth of lot, not to exceed 20 ft.	Not required	20% of depth of lot, not to exceed 20 ft.	15 ft. for single-family unit
Minimum Side Yard						
Interior Lots	10% of width of lot but need not exceed 5 ft	10% of width of lot but need not exceed 5 ft	Buildings not exceeding 2.5 stories, 10% of width of lot and 1 additional foot on each side for each additional story over 2 nd floor	5 ft. abutting a lot in R-1, R-2, or R-3 zone	10% of width of lot but need not exceed 5 ft	10 ft. between adjacent lots
Reverse Corner Lots	50% of front yard of lot immediately to the rear	50% of front yard of lot immediately to the rear	50% of front yard of lot immediately to the rear	50% of front yard of lot immediately to the rear if abutting a lot in R-1, R-2, R-3 zone	50% of front yard of lot immediately to the rear	Not Required
Minimum Rear Yard	15% of depth of lot, not to exceed 15 ft.	15% of depth of lot, not to exceed 15 ft.	25% of depth of lot, not to exceed 20 ft.	5 ft. abutting a lot in R-1,R-2, or R-3 zone	15% of depth of lot, not to exceed 15 ft.	15 ft. setback for single-family units
Source: Zoning Ordinance (Article X), City of Port Hueneme						

Floor/Lot Area Ratio

Within the R-1 Zone, the gross floor area shall not exceed 50 percent of the total lot area and building coverage shall not exceed 35 percent of the total lot area. In addition, a three car garage is required when the total number of bedrooms within the dwelling exceeds four and/or when the total number of bathrooms exceeds three. Within the R-4 Zone, no building shall exceed a maximum site coverage of 90 percent. There are no other lot coverage or floor area standards for the other residential zones.

Open Space Requirement

The City has adopted a minimum open space requirement of 20 percent of net site area for multi-family residential development within the "Planned Development" Overlay Zone. The planned development tool permits clustering of buildings, allowing developers flexibility in addressing the open space requirement.

Parking Requirements

Port Hueneme's parking requirements for residential buildings are shown in Table 25. They are not excessive and address an adequate number of parking spaces for residential uses. These parking standards are comparable to the parking standards established in State Density Bonus law for affordable housing development and, therefore, do not serve as a constraint to housing development.

Table 25 Parking Requirements

Use	Parking Requirements
Single family, Mobile homes, and Two-family homes	2 enclosed garage spaces per dwelling units 3 car enclosed garage if 4 or more bedrooms or 3 or more bathrooms
Multi-family homes and mobile home park	1.5 spaces per unit with less than 2 bedrooms 2 spaces per unit with 2 or more bedrooms 1 covered space per apartment unit
Single room occupancy	1 parking space per 2 units
Residential Care (7+ residents)	1 space per 2 bed 1 space per 2 employees at the largest shift

Source: Zoning Ordinance, City of Port Hueneme

Planned Development

The City offers flexibility in development standards via the Planned Development (PD) Overlay Zone. This zone can be superimposed on the various zoning districts within the City to provide for flexibility in development, creative and imaginative design, and development of parcels of land as coordinated projects involving a mixture of residential densities and housing types, community facilities, and commercial and industrial uses. As shown in Table 26, the PD Overlay Zone offers the following:

- Increased height limits for both single-family and multi-family units;
- Reduced minimum lot size for both single-family and multi-family units;

- Reduced setbacks for single-family units and no setbacks required for multi-family units (except for a ten-foot distance between buildings); and
- Attached or detached garage, or carport is permitted.

Such flexibility in development standards allows the developer to achieve the maximum density permitted. In a recent PD development, the achieved density exceeded the maximum permitted density (see discussion about project on 577 Joyce Drive in the Housing Characteristics section).

Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, transitional housing, supportive housing, and other housing arrangements. This section describes the City's provisions for various types of housing. Table 26 provides an overview of these existing zoning provisions for various housing types.

Table 26 Provisions for a Variety of Housing Types

Housing Type	R-1	R-2	R-3	R-4	R-5	PD
Single-Family Dwellings	P	P	P	P	P	P
Multi-Family Dwellings	-	P	P	P	P	P
Manufactured Housing**	P	P	C	-	-	P
Mobile Home Park	P	P	C	-	-	P
Residential Care Facility (1-6 residents)	P	P	P	P	P	P
Other Residential Care Facility (>6 residents)	C	C	C	-	-	C
Transitional Housing	*	*	*	P	P	*
Supportive Housing	*	*	*	P	P	*
Low Barrier Navigation Center	*	*	*	*	*	*
Single Room Occupancies	-	-	C	-	-	-

P: Permitted, C: Conditional Use, --: Not Permitted

*Permitted subject to the same standards as other residential uses of the same type in the same zone if they serve 6 or fewer persons

** Permitted the same as single- and multi-family dwellings

Accessory Dwelling Units

Accessory dwelling units (ADUs) as defined are located on the same lot as the primary unit and provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation. The City's Zoning Ordinance has been amended to include a provision for ADUs. Currently, ADUs are permitted in all R-1 zones, subject to a Ministerial Permit, including R-1 parcels located in the City's Coastal Zone. Only one accessory unit is permitted on each lot and that lot must be at least 6,000 square feet. According to the City's Zoning Ordinance, ADUs cannot exceed 640 square feet of gross floor area and an additional off-street parking space must be provided.

Current State law now allows ADUs to be permitted in multi-family zones, prohibits development standards from including minimum lot size requirements and maximum size requirements under 850 square-feet, eliminates owner-occupied requirements, provides more parking exceptions, and reduces the setback requirements to four feet. The House Element and General Plan update should include a program to bring the City in compliance with new State ADU regulations.

Mobile Homes and Modular Homes

Mobile and modular homes offer alternatives to conventionally constructed homes. The California State Legislature passed a law in 1981 requiring localities to either allow manufactured housing in all single-family residential zones or designate specific areas in which manufactured housing could be located. This law also states that manufactured housing must be installed on State approved foundations. In Port Hueneme, mobile homes are permitted in residential R-1 and R-2 zones and PD zones. Mobile home parks are conditionally permitted in the R-3 zone. Manufactured single-family housing is permitted where single-family dwellings are allowed.

Multi-Family Rental Housing

Multi-family units make up about 39 percent of Port Hueneme housing units. Multi-family units are permitted in all residential zones except R-1. The density in the permitted zones ranges from 15 to 25 units per acre, allowing for medium- to high-density multi-family development.

Farmworker Housing

2018 ACS data estimates that 446 Port Hueneme residents are employed as agricultural workers. These workers include people that work in farm related industries such as food processing. As a primarily built out community, there are no major farming operations in the City; however, farm operations are located in neighboring communities. The City has no agriculturally designated land and no permitting requirements for farmworker housing. However, the Zoning Ordinance does not specifically address farmworker or employee housing for six or fewer persons as required in in §17000 of the California Health and Safety Code. This could be a constraint to affordable housing for workers in the City.

Community Care Facilities

Port Hueneme's Zoning Ordinance permits community care facilities as defined in §1502 of the California Health and Safety Code in all residential zones. These include residential facilities, adult day care facilities, day treatment facilities, foster family homes, small family homes, social rehabilitation facilities, community treatment facilities, residential care facilities for the elderly, child day care facilities, day care centers and small family day care homes provided that they serve six or fewer persons. Community care facilities for more than six persons are conditionally permitted in the R1, R2, R3, and PD zones.

Several community care facilities are located in Port Hueneme. These include:

- Adult Day Care Facility- one facility with the capacity to serve 150 people
- Adult Residential Care Facilities - three facilities with a total of 16 beds
- Assisted Living – two facilities with a total capacity of 12
- Child Care Center Preschool – four facilities with a total capacity to serve 98 children
- Family Child Care Home (Large): seven facilities with a capacity of 14 each and a total capacity of 98

Community care facilities for six or fewer persons are permitted by right. These facilities are treated as a regular single-family use and, therefore, are not subject to discretionary approval by the City Council.

Community care facilities for seven or more persons require approval of a Conditional Use Permit (CUP). A CUP requires review by the City's Development Review Committee and a discretionary approval by the City Council. Criteria for evaluating these facilities are clearly identified in the Zoning Ordinance:

- Community care facilities and child day care facilities (excluding foster family homes and residential care facilities for the elderly) shall be separated by a distance of 300 feet from the outside walls of other structures housing such facilities so as not to impair the integrity of residential neighborhoods.
- Hours of operation for child day care facilities are limited to 6:00 a.m. to 7:00 p.m.
- Facilities must comply with the provisions of Article 22, Divisions 6 and 12, of the *California Administrative Code*.
- Off-street parking as required pursuant to §10301(B)(l)(a).
- Development review for large family day care homes shall be processed pursuant to
- §1597.46(3) of the California Health and Safety Code.

Parking standards for these facilities are one parking space for every two beds and one space for every two employees on the longest shift. As described below under permitting procedures, the CUP process is not a barrier to housing. However, the parking standards for these facilities could be considered a barrier to the development of housing for persons with disabilities. To further reduce impediments to housing choice and expand housing opportunities for persons with disabilities, the City will amend its Zoning Ordinance to address new provisions with regards to parking requirements. These criteria are clear and objective, based primarily on performance standards or criteria set by state laws.

Emergency Shelters

State law requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a CUP. Section 50801(e) of the *California Health and Safety Code* defines emergency shelters as housing with minimal supportive services for homeless persons that are limited to occupancy of six or fewer months by a homeless person.

There are no emergency shelters for the homeless in Port Hueneme. Pursuant to State law, in 2012 the City amended the Zoning Ordinance to permit emergency shelters by right in the M-1 Light Industrial Zone subject to the following objective development standards:

- Maximum of 60 persons permitted to be served nightly
- Minimum 50 gross square feet of personal living space per person, excluding common areas, and bathing facilities as required by the California Plumbing Code
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone
- The size/location of exterior and interior onsite waiting and client intake areas shall be specified in the application

- The provision of onsite management with at least one employee present at all times that the shelter is occupied
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart
- The length of stay is limited to 6 months in any 12-month period
- All outdoor lighting shall be shielded and directed away from surrounding residential properties. Such lighting shall not blink, flash, oscillate or be of unusually high intensity of brightness
- At least one security employee during hours that the emergency shelter is in operation
- Storage area for refuse and recyclables enclosed by a 6-foot landscape screen, wall or fence

The M-1 Light Industrial Zone primarily includes areas in the southeast portion of the City near Port Hueneme Road and Surfside Drive. This intersection provides easy access to public transportation as there are a number of transit stops, and provides access to major transit corridors in Port Hueneme and Oxnard. The area is also located in walking distance to services, markets, and food along Port Hueneme Road as well as amenities such as the beach. The M-1 Light Industrial Zone is located near a wastewater facility in the City of Oxnard. However, there are existing condominium, apartment, and single-family neighborhoods in the area and there would not be undue burden on emergency shelter locations because of this. The amount of land available within the M-1 Zoning designation is limited and Port Hueneme is a small, compact community with limited vacant land remaining in the City. However, some older manufacturing properties and/or large parking/vehicle storage areas could be converted, reconstructed, or adapted to accommodate emergency shelters. AB 139, which passed in 2019, requires that parking standards are based on the amount needed to accommodate staff at the shelter. The Housing Element and General Plan update includes programs to bring the City into compliance with current State law.

Transitional Housing

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to return people to independent living (usually between 6 and 24 months).

The *California Health and Safety Code* (§50675.2) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. This definition of transitional housing does not encompass all transitional housing facilities, particularly those that operate as group quarters or community care facilities that charge fees rather than rents.

The City amended the Zoning Ordinance in 2012 to differentiate transitional housing in the form of group quarters versus regular housing developments. For transitional housing facilities that operate as regular housing developments and serve six or fewer persons, such uses are permitted as other regular housing is otherwise permitted. For transitional housing facilities that serve seven or more persons, they are considered group quarters and such facilities are only conditionally permitted. The House Element and General Plan update should include programs to allow these facilities by right in compliance with Government Code §65583.

Supportive Housing

The *California Health and Safety Code* (§50675.14 [b]) defines supportive housing as housing with no limit on length of stay that is occupied by a target population as defined in subdivision (d) of §53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with §4500, of the *Welfare and Institutions Code*) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments. Supportive housing usually includes a service component either on- or off-site to assist the tenants in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. AB 2162 requires that supportive housing be permitted by right in zones where multi-family and mixed-use development is permitted.

The Zoning Ordinance differentiates supportive housing in the form of group quarters versus as regular housing developments. For supportive housing facilities that operate as regular housing developments and serve six or fewer persons, such uses are permitted as other regular housing is otherwise permitted. For supportive housing facilities that serve seven or more persons, they are considered group quarters and such facilities are only conditionally permitted. The House Element and General Plan update should include programs to allow these facilities by right in compliance with new State law.

Low Barrier Navigation Center

As defined by Government Code §65660, a Low Barrier Navigation Center means a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier refers to practices to reduce barriers to entry and may include but not be limited to: presence of partners, storage of possessions, pets, and privacy tools.

AB 101 established that Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, if it meets certain requirements. Therefore, the City cannot impose certain requirements or conditions or other discretionary review procedures. The Zoning Ordinance for Port Hueneme currently allows Low Barrier Navigation Center type uses if they serve six or fewer persons. Therefore, the House Element and General Plan update should include programs to allow these facilities in compliance with new State law.

Single-Room Occupancy (SRO)

Single-Room Occupancy (SRO) units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors and persons with disabilities. An SRO unit is

usually small, between 80 and 250 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people.

The Zoning Ordinance was amended in 2012 to specifically conditionally allow SRO units in the R-3 zone. Units may have a maximum of 350 square feet, may include private kitchen and/or bathroom facilities, and are subject to the following standards:

1. Twenty-four-hour on-site management must be provided at an SRO. The applicant will provide a copy of the proposed rules and residency requirements governing the SRO. The management will be solely responsible for the enforcement of all rules that are reviewed and approved by the City Council as part of a conditional use permit.
2. A Management Plan to address operations, safety and security and building maintenance must be submitted to the Development Review Committee for review.
3. Off-street parking must be provided at a rate of one parking space per two units, inclusive of guest parking.
4. The building shall contain a minimum of 250 square feet of common space such as recreation areas, lounges, and living spaces. An additional 10 square feet of common space is required per rooming unit over 11. Bathrooms, laundries, hallways, the main lobby, vending areas, and kitchens shall not be counted as common space.
5. Garbage receptacles are to be provided by the property owner. Garbage receptacles must be located on the lot or property in a manner that does not hinder access to any required off-street parking or loading spaces.

Employee Housing

The *California Health and Safety Code* (§17008) defines Employee Housing as any portion of any housing accommodation, or property upon which a housing accommodation is located if the accommodations consist of any living quarters maintained in one or more buildings or one or more sites, and the premises upon which they are situated or the area set aside and provided for parking of mobilehomes or camping of five or more employees by the employer and the accommodations are maintained in connection with any work or place where work is being performed.

No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy. Port Hueneme does not currently define or include Employee Housing in the Zoning Code. Therefore, the House Element and General Plan update should include programs to amend the zoning code to include these uses.

Housing for Persons with Disabilities

Land Use Controls

The Lanterman Development Disabilities Service Act (§5115 and §5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A state-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

As demonstrated in Table 26 and discussions above, the City's Zoning Ordinance complies with the Lanterman Act and permits small residential care facilities (including adult and senior residential facilities, as well as small family homes) in all residential zones. Facilities for more than six persons are conditionally permitted in most residential zones as well. The City has not established any distance requirement between facilities.

The Housing Authority's 60-unit Mar Vista Apartments for seniors and disabled persons includes three units that are fully Americans with Disabilities Act (ADA) compliant and wheelchair accessible. In addition, four of the apartments are adapted for hearing impaired tenants and all 60 units have emergency call buttons in the bedrooms and bathrooms. One unit in Hueneme Village, the family public housing complex, is also fully ADA compliant and the playground is ADA accessible and includes play equipment specifically designed for use by wheelchair bound children.

Definition of Family

Local governments may adopt different regulations for housing occupied by families as opposed to housing operated as group quarters. In 2012 the Municipal Code (Section 10058) was amended to revise the definition of "family" in conformance with current law as follows:

"Family" means one or more persons, related or unrelated, living together as a single housekeeping unit.

Under this definition, unrelated groups of persons who function as a single housekeeping unit are considered to be a "family" for zoning purposes, and are not regulated as group homes.

Building Codes

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Furthermore, Government Code §12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by a site impracticality test
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways
- Common use areas shall be accessible
- If common tenant parking is provided, accessible parking is required

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code, and federal ADA is assessed and enforced by the Building and Safety Division of the Community Development Department as a part of the building permit submittal.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances. The City adopted a Reasonable Accommodation ordinance in conformance with state law in 2012 (Municipal Code Section 10702). Requests for reasonable accommodation are reviewed and approved by the Director and may be appealed to the City Council. The findings to make a reasonable accommodation are not subjective and are based on the disabled person's need. They are the following:

- The parcel and/or housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the Fair Housing Laws.
- The request for reasonable accommodation is necessary to make specific housing available to one (1) or more individuals protected under the Fair Housing Laws.
- The requested reasonable accommodation will not impose an undue financial or administrative burden on the City.
- The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or other procedures of the City including those implementing the City's Local Coastal Program.

Planning and Development Fees

Various fees and assessments are charged by the City and other agencies to cover costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived.

Often, development within the Coastal Zone is subject to an in-lieu fee imposed by the City as an alternative to constructing low and moderate income housing in or within three miles of the Coastal Zone. The in-lieu fee, currently set at \$26,500 per unit on 25 percent of the total new units, is deposited to a trust account dedicated to help preserve the City's existing affordable housing, primarily through rehabilitation or mortgage assistance. In some instances, the City may negotiate both an in-lieu fee and affordable housing construction as a condition of project approval.

Table 27 shows the planning, subdivision and impact fees charged by the City. These fees are less than typically charged in other Ventura County cities and are not a constraint on development in the City.

Table 27 Planning and Subdivision Fees

Action	City Fee	Additional Fees/Information
Environmental Review		
Determination/Exemption	\$482	
Initial Study	15% consultant cost	
Negative Declaration	15% consultant cost	Consultant, legal and outside agency permit and filing fees
Environmental Impact Report	15% consultant cost	Consultant, legal and outside agency permit and filing fees
Coastal Developments		
Appealable Project	–	Actual Cost
Non-Appealable Project	15% consultant cost	Consultant Fees
Local Coastal Program Amendment	15% consultant cost	Consultant Fees
Development Permits		
Pre-Application	\$790	
Planned Development Permit	\$4,000	\$3,500 deposit
Miscellaneous Development Permit & Approval		
Conditional Use	\$4,000	\$3,500 deposit
Variance	\$4,000	\$3,500 deposit
Boundary Change	\$4,000	\$3,500 deposit
General Plan/Zoning Ord. Amendment	\$4,000	\$3,500 deposit
Development Permit Amendment		
Major Modification	\$4,000	\$3,500 deposit
Minor Modification	\$907	
Administrative Permits		
Planned Developments	\$1,327	
Administrative Variances	\$1,327	
Ministerial Permits		
Master Sign Criteria	\$907	
Fence Permit	\$112	
Sign Permit	\$173	
Home Occupation	\$74	
Parking Plan Review	15% consultant cost	Consultant Fees
Landscape Plan Review	15% consultant cost	Consultant Fees
Garage/Yard Sale Permit	\$22	
Miscellaneous Ministerial Permits	\$210	
Special Use Permit		
Fee Permits	\$273	
Subdivision Processing Fees		
Tentative Tract Map	\$812	\$300 per map sheet
Tentative Parcel Map	\$551	\$300 per map sheet
Final Map	\$404	\$300 per map sheet; \$4,000 deposit

Action	City Fee	Additional Fees/Information
Lot Line Adjustment and Lot Merger	\$488	
Covenants, Conditions and Restrictions	\$1,000	
In-Lieu Affordable Housing Fee	\$26,500	

Source: City of Port Hueneme 2021

A typical single-family unit in the City would cost approximately \$21,000 for planning fees, building plan check and permit fees, and impact fees. For a typical multi-family unit in the City, the permit and impact fees would range between \$24,000 and \$26,500 depending on location related to the Coastal Zone.

On- and Off-Site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. The City has established specific standards for improvements and facilities to serve new development, including concrete curbs, gutters, asphalt concrete street pavement, sidewalks and streetlights. These standards are specified in Article VI Public Streets, Article VII Public Utilities, Article IX Subdivisions, and Article X Zoning of the Municipal Code.

Public street widths are specified in the General Plan's Circulation Element. This document establishes street standards for various types of streets. For typical residential streets, the standard is 40 feet right of way (ROW). Private streets must be wide enough to meet standards established in the California Fire Code for Fire Department equipment needs.

In general, the requirements are:

- An adequate domestic water distribution system designed and constructed to service each lot proposed to be created
- An adequate sewage system designed and constructed to serve each lot proposed to be created
- An adequate storm water drainage system designed and constructed to serve each lot proposed to be created
- An adequate public and/or private street and/or alley system designed and constructed to serve each lot proposed to be created
- Adequate systems designed, and constructed to provide all necessary utilities to each lot proposed to be created, including, but not limited to, facilities for water, natural gas, electricity, cable television and telephone services
- An adequate traffic regulatory system including necessary traffic signals, signs, pavement markings and striping

Given the built out character of Port Hueneme, most residential areas are already served by adequate infrastructure.

Building Codes and Enforcement

The City is subject to the California Building Standards Code, (California Code of Regulations, Title 24) which establishes minimum construction standards as applied to all residential buildings. These standards are considered to be the minimum necessary to protect the public health, safety and welfare, and local enforcement of this code does not unduly constrain the development of housing.

No local amendment to Title 24 has been adopted by the City that would significantly increase the cost of housing development.

Local Processing and Permit Procedures

Development Review Committee

Residential development that is processed as a Planned Development and involves a property in excess of 20,000 square feet requires review by the Development Review Committee. Development projects that involve a General Plan Amendment, a Zone Change, a Conditional Use Permit, and/or a Variance also require review by the Development Review Committee.

The Development Review Committee consists of the Director of Community Development, Director of Public Works and the Chief of Police or their designated representatives. Prior to formal applications being made for development permits, project applicants have the option of going through a pre-application process with the Review Committee. The purpose of this optional procedure is threefold:

- To avoid preparation and the filing of applications for projects which are clearly inappropriate
- To reduce problems and time delays which may otherwise be encountered during the processing of formal applications
- To incorporate environmental considerations early in the development review process

The Development Review Committee convenes within 21 days of receipt of the pre-application and results of project evaluation must be conveyed to project applicants within 28 days of the date of filing.

The objective of the Development Review Committee is to assist developers with project design, CEQA review, and reduction in time delays in processing including Coastal Zone consistency findings. The City does not employ separate neighborhood design review boards, a planning commission, or other architectural and site review panels. This streamlined process is beneficial to the developer and is not considered a constraint to housing development.

Development Review Process

Given the compactness of the community, infill developments in established communities must be evaluated carefully for impacts on surrounding neighborhoods and uses. Most residential developments in Port Hueneme, with the exception of individual single-family homes, require discretionary approval by the City Council. Therefore, development on all the target sites (mixed use, multi-family, single-family subdivisions) will require discretionary approval. However, unlike most jurisdictions, Port Hueneme's City Council acts as its Planning Commission. This results in a relatively short review time for projects requiring discretionary approval and reduces the amount of uncertainty associated with appeals to decision making bodies. Projects are typically approved with just one City Council hearing, which are regularly scheduled. Therefore, there are typically no additional costs associated with numerous City Council hearings.

If the project requires discretionary action, a public hearing before the City Council will be scheduled not earlier than 30 days from the project filing date or later than 30 days from the expiration date of public review periods. As a small, built out community surrounded by large jurisdictions such as Oxnard and Ventura, Port Hueneme does not usually have a backlog of development projects. Most residential developments (single-family subdivisions or multi-family developments) are able to

complete the review/approval process with three to six months or as soon as required CEQA review periods conclude. The City has an in-house plan checker and contracts with two large companies for additional plan checking services, initial plan checks are returned in 15 working days or less, and the second and third (if needed) submittals are 10 working days or less. Table 28 summarizes the typical timeframes for various development processes. Most of these are conducted concurrently to reduce delays in processing time.

Table 28 Approximate Development Processing Times

Process	Time (in months)
Conditional Use Permit	3
General Plan Amendment	6
Environmental Impact Reports	6-12
Plan Checking/Building Permits	1-2
Site Plan Review	1-2
Tentative Tracts	6
Variance	3
Zone Change	6

Residential development in the Coastal Zone that results in the appeal of the City's discretionary decisions is subject to review procedures by the California Coastal Commission. That process, however, is not within the control of the City of Port Hueneme.

Processing and Permit Procedures

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. An analysis of residential projects in the City shows that the typical time from application submittal to planning entitlement approval is 7 to 12 months depending on the size and complexity of the project and site. The Laing Homes project, which included 64 single-family dwellings and 86 townhomes took 12 months. The recent Habitat for Humanity affordable housing project took 7 months to entitle. Due to the size of the City and limited number of projects, the permitting timing is not a constraint to development compared to other jurisdictions.

Port Hueneme’s development permit findings and standards of approval, which can be found under section 10352 of the City’s Zoning Ordinance, require conformance with Port Hueneme’s policies and codes and require the City Council to develop findings that are based in facts and reason. Council resolution findings are based on compliance with code requirements and policy and, therefore, do not create any undue burden or barrier for permit approval.

Energy Conservation in Housing

State law requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from depletable sources. These requirements apply to such design components as structural insulation, air infiltration and leakage control, lighting, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including

designing the lot sizes and configurations to permit orienting structures so as to take advantage of a southern exposure, shade or prevailing breezes. The 2019 California Building Energy Efficiency Standards require all new low-rise residential buildings (i.e., residential buildings three stories or less) to achieve net-zero electricity usage through a combination of energy efficiency measures and rooftop solar photovoltaic systems.

The 2021-2029 Housing Element was drafted concurrently with a comprehensive General Plan update, which included a Climate Action Plan Element. Along with existing State energy efficiency requirements, the Climate Action Plan Element includes policies to:

- Join the Clean Power Alliance, providing residents access to 100% Green Power
- Require electrification of newly constructed buildings by 2025
- Electrify 20% of existing buildings by 2030 and 50% by 2045

3.3 Environmental Constraints

Port Hueneme is subject to the following environmental constraints. The City is located in a seismically active region with a number of faults found in its proximity. The potential for seismic activity and related slope stability issues present constraints upon development.

Seismic Hazards

The City is likely to experience ground shaking associated with the active and potentially active faults systems in the surrounding area. The City's proximity to the San Andreas, Oak Ridge, and other regional faults, along with the potential for ground failure due to liquefaction in some areas, presents a risk. The entire City is located within a liquefaction zone. Tsunamis are also a risk in Port Hueneme due to its coastal location, as small locally and globally generated tsunami waves have reached Port Hueneme in the past. The City has a Tsunami plan and evacuation routes in place in case of such an emergency.

Sites identified in the Housing Element Site Inventory are all located in a liquefaction area, as the entire City is in a liquefaction zone. Housing developed on each of the identified sites or throughout the City would be required to comply with PHMC Article 4, Chapter 1, and California Building Code requirements which would require geotechnical investigations and protective measures in the building design.

Flooding

The Zoning Ordinance has designated a portion of the City within a Flood Hazard Overlay Zone. This overlay category indicates those areas of the City which are subject to flooding in a 100-year frequency storm. Development in these areas must provide mitigation in accordance with Federal Emergency Management Agency (FEMA) requirements, in addition to those of the underlying land use designation and zoning. No sites identified in the Housing Element Site Inventory are located in a flood zone.

Hazardous Materials

Port Hueneme has several industrial and research facilities that store and/or use hazardous materials in their operations. There are also a number of underground hazardous materials transmission pipelines in the City. Rupture of these lines would result in leakage and possible

contamination, explosion and/or fire. New housing should not be located adjacent to these uses without proper mitigation. Some small sites in the City have been designated with contaminated materials, which include gas station sites where leaking underground storage tanks (LUSTs) were upgraded under a federal requirement in the late 1980s, dry cleaning facilities where tetrachloroethylene (PCE) was historically used as a dry-cleaning solvent, and former agricultural lands where residual impacts from use of organochlorine pesticides. NBVC-PH contains over 50 active Military Cleanup Sites, 20 closed or inactive Military Cleanup Sites, and one active SWRCB Site Cleanup Program Site.

The sites identified in the Housing Element Site Inventory are not located on any designated contaminated sites. The site located at North Ventura Road and East Channel Islands Boulevard has an existing gas station and laundromat use, which are uses typically associated with contaminated soils. However, redevelopment of this site would require site assessment and remediation if needed.

Sea Level Rise

Sea levels in Port Hueneme are expected to rise in the coming decades as a result of global greenhouse gas emissions. The Ventura County Vulnerability Assessment evaluated “low,” “medium,” and “high” sea level rise scenarios for the area. A high scenario could see sea levels in Port Hueneme rise eight inches by 2030, 25 inches by 2060, and 58 inches by 2100. The rising seas would lead to coastal erosion, coastal flooding, and future high tides, which could impact housing in these areas. No sites identified in the Housing Element Site Inventory are located in an area which would be inundated by sea level rise.

4 Affirmatively Furthering Fair Housing

4.1 Introduction

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to Affirmatively Further Fair Housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added a requirement for an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

4.2 Analysis of Fair Housing

The California Government Code Section 65583 (10)(A)(ii) requires the City of Port Hueneme to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. These areas of impediment are analyzed below. For this analysis, the City has utilized data from a variety of sources such as the American Community Survey (ACS), the California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Area Maps, Healthy Places Index (HPI), and the Urban Displacement Project (UDP).

HCD and TCAC convened during the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators.

The HPI is a tool that was developed by the Public Health Alliance of Southern California in partnership with the Virginia Commonwealth University’s Center on Society and Health in order to predict life expectancy. There are various factors within a city structure that can affect a person’s life expectancy. These factors vary within different groups of people and their community conditions. These conditions include economic stability, neighborhood and built environment, health and access to health care, education, social and community context. HPI provides scores based on community conditions. This tool functions using 25 community characteristics into a single indexed HPI Score’s census tract.

The UDP was developed as a research initiative by the University of California, Berkeley in partnership with the University of California, Los Angeles. The tool was developed with the intention of tracking neighborhood change and identifying areas that are vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level based on data from the 2015 ACS.

Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity relates to the ability of a local jurisdiction and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants' rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Regional Trends

There are a number of organizations that are active in fair housing activities within the County. These organizations help coordinate the development of the Ventura County Regional Consolidated Plan, which is a collaborative document between the incorporated cities and the unincorporated areas of Ventura County, including Port Hueneme. The Consolidated Plan is a means of assessing Ventura County's affordable housing and community development needs; analyzing housing markets; articulating priorities, goals, and strategies to address identified needs; and describing the actions that will be taken to implement strategies for affordable housing and community development. Table 29 shows the local housing and social service organizations that are active in the County.

Table 29 Organizations Active in Ventura County

Organization	Housing Activities
A Community of Friends	Housing, Housing Services, Services for Persons with Disabilities
ARC of Ventura County	Housing Services, Persons with Disabilities Services, Employment Services
Casa Pacifica	Housing Services, Health Services Child/Youth Services, Homelessness Services Education Services
Coalition for Family Harmony	Housing Services, Domestic Violence and Sexual Assault Advocacy, Legal Services for Victims of Domestic Violence and Sexual Assault
Community Action	Housing Services, Child Services, Homeless Services
Habitat for Humanity of Ventura County	Housing, Housing Services
Housing Trust Fund of Ventura County	Housing Loan Provider to Develop Housing
Many Mansions	Housing, Housing Services, Children Services, Education Services, Employment Services
People's Self-Help Housing Corporation	Housing, Housing Services, Child Services
Salvation Army – California South Division	Housing Services, Homeless Services
Tri-Counties Regional Center	Housing Services - Persons with Disabilities
Ventura County Community Development Corporation	Homebuyer and Homeowner Advocacy, Organization Homeownership Assistance and Realty Services
United Way of Ventura County	Community Development Advocacy Organization
Ventura County Human Services Agency	Housing Services, Homeless Services, Health Services

Source: Ventura County Regional Consolidated Plan, 2020-2024

REGIONAL FAIR HOUSING ENFORCEMENT

Ventura County contracts with the Housing Rights Center (HRC) of Los Angeles to assist in the administration of its Fair Housing Program and provide services on a regional basis to prevent or eliminate discriminatory housing practices. Participating entities include the Ventura Urban County areas of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula. HRC provides a range of free educational and advocacy services throughout the county in furtherance of the region's shared commitment to providing equal housing opportunities for all residents, regardless of income.

Allegations of housing discrimination are investigated and litigated by HRC on behalf of the County. A total of 35 housing discrimination cases were opened by HRC between 2017 and the first half of 2019, with a majority of the allegations of housing discrimination filed by the residents of Simi Valley (31 percent), Camarillo (29 percent) and Thousand Oaks (14 percent). Complaints pertaining to physical disability (66 percent) and mental disability (20 percent) were the most common. Discrimination based on national origin (6 percent), familial status (6 percent), and religion (3 percent) were less frequently reported. Over half of the complaints (57 percent) were successfully conciliated by HRC, with roughly a quarter either withdrawn by the client (17 percent) or closed with no enforcement action taken (9 percent). Fourteen percent (5 complaints) were reported as pending as of October 2019.

The services provided by HRC are augmented by the State of California's Department of Fair Employment and Housing (DFEH), which has the authority to investigate and prosecute violations of state civil rights laws on a state-wide basis, including the use of discriminatory language in housing advertisements. State-wide, the Department of Fair Employment and Housing investigated a total of 969 complaints of housing discrimination in 2017, including 21 complaints filed by Ventura County residents.

Fair Housing Testing is a technique used to uncover evidence of discrimination in rental housing. Initiated by the Department of Justice's Civil Rights Division in 1991, Fair Housing Testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of a specific housing discrimination complaint or, as is the case when testing for disability discrimination, as part of an overall effort to determine whether the design or architectural features of a specific rental facility comply with state and federal accessibility requirements. In Ventura County, fair housing testing is used to identify unlawful housing discrimination practices based on the race, color, religion, sex, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters.

In 2018, 10 fair housing tests were conducted by the HRC to investigate complaints of housing discrimination based on race in Simi Valley and Thousand Oaks. Evidence of discrimination was found in three instances in Simi Valley, with White testers receiving preferential treatment as compared to Black or African American testers. The case was referred to the Department of Fair Employment and Housing's litigation unit. A similar number of fair housing tests were conducted by HRC in 2017. If the HRC receives discrimination complaints based on race from Port Hueneme residents, similar testing can be conducted in the City of Port Hueneme as in the Cities of Simi Valley and Thousand Oaks.

Local Trends

During the last planning period (2013-2021), Port Hueneme had 6 fair housing inquiries which was about 0.25 inquiries per 1,000 residents. The City of Port Hueneme participated in the regional effort to prepare the Ventura County Regional Consolidated Plan for 2020-2024 and the 2020 Regional Analysis of Impediments (AI). As a part of the Consolidated Plan and Analysis of Impediments effort, Ventura County conducted an extensive public outreach process to gather resident and stakeholder feedback on housing and community development needs across the county. The input helped capture accurate assessment of community needs. In addition to the Countywide organizations listed in Table 29, organizations that are active in Port Hueneme include Habitat for Humanity, Many Mansions, Casa Pacifica, and the Housing Authority of Port Hueneme.

CDBG regulations require that all cities provide a fair housing program to ensure that those seeking housing services are not the subject of discrimination, nor the victim of fraudulent, or otherwise, misinformed landlord activity. Port Hueneme is part of the Ventura County Fair Housing Consortium and contracts with HRC to offer fair housing counseling and educational seminars to tenants and landlords within the City.

The HRC for the City of Port Hueneme conducts Housing Rights Workshops to present housing rights information for tenants and community members and uses English- and Spanish-language media sources to promote housing rights workshops.

LOCAL FAIR HOUSING ENFORCEMENT

The HRC organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. Bilingual media outlets (primarily English and Spanish) and social media platforms are used to promote the conference and scheduled workshops and to provide general information on fair housing. Information on rental housing options gathered from various classified and rental property sources is published on a monthly basis and distributed to the public and to social services representatives throughout the county. Individual assistance is provided to Ventura County landlords and renters, many of whom are low- and moderate-income, seeking information on a variety of general housing topics.

Fair Housing Outreach and Enforcement: Contributing Factors

- Lack of fair housing information available
- Lack of local public fair housing enforcement
- Limited fair housing testing of discriminatory practices in private rental and home sales markets

Segregation and Integration Patterns and Trends

To inform priorities, policies, and programs, the Housing Element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color,

religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

Race

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Race is also a known basis for discrimination in housing and lending practices, and concentrations of minority areas tend to experience issues related to overcrowding, housing problems, poverty, and access to opportunity.

REGIONAL TRENDS

As discussed above under Community Profile and shown in Table 3, the City's population is more diverse than that of the County as a whole, with 71 percent white compared to 80 percent for the entire County. Persons of Hispanic origin comprised 59 percent of the City's population. Countywide, 42 percent of residents reported Hispanic origin. The region's Asian population is about seven percent and represents the largest non-Hispanic minority group in the County. There is also a concentration of individuals with Mixtec heritage in the County. Mixtec people are members of an indigenous people of southern Mexico. Linguistic isolation can be an issue in the County's Mixtec, Hispanic and Asian populations. Language barrier can be an impediment to accessing housing of choice. Participants of the fair housing workshops indicated that minority populations, specifically the Mixtec population, have had problems accessing services and information due to language barriers.

Figure 2 shows the minority concentrated areas within the County. Minority concentrated areas are located primarily in east Oxnard and northern parts of the County, which range from 83 to 99 percent. In Port Hueneme, minority concentrations of 83 to 99 percent occur in the eastern portion of the City along N. Ventura Road.

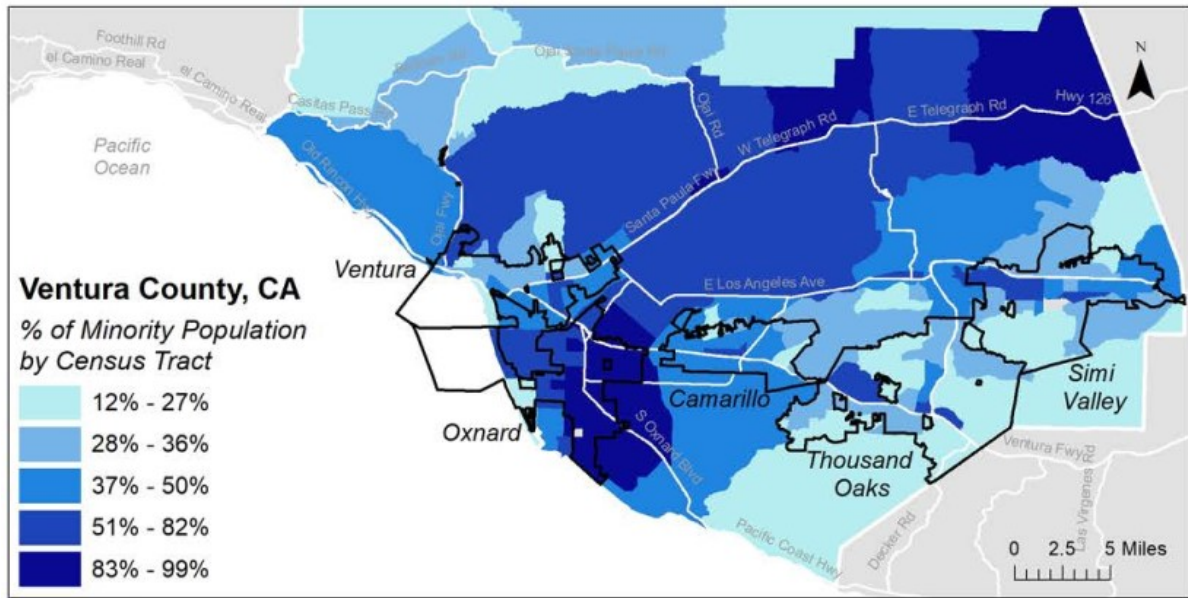
LOCAL TRENDS

As discussed above under Community Profile and shown in Table 3, in Port Hueneme 70 percent residents identify as White, 6 percent identify as Asian, 5 percent identify as Black or African American, and 8 percent identify as other race. Race is a known contributor to unfair housing practices. The City's population is more diverse than that of the County as a whole, with 70 percent white compared to 80 percent for the entire County. Persons of Hispanic origin comprised 59 percent of the City's population compared to 42 percent in the County.

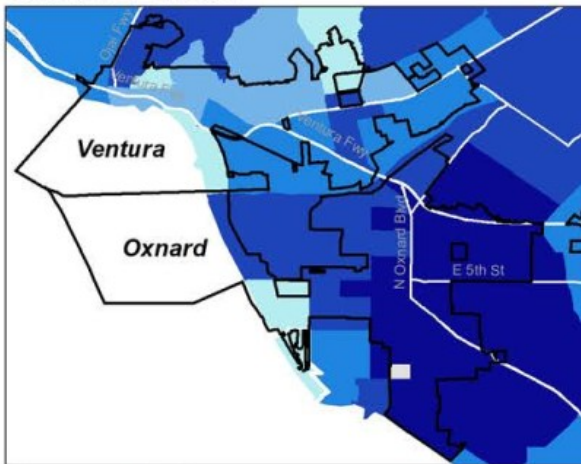
The existence of concentrations of minorities living in one location may be an indicator that some minority groups in Port Hueneme do not have as many housing choices or opportunities as nonminority residents. Figure 3 shows the predominant populations of White and Hispanic populations within each census tract and Figure 4 shows the percent of non-White residents within each block group. Portions of the City east of N. Ventura Road and north of E. Pleasant Valley Road in Census Tract 42 are predominately Hispanic in Port Hueneme, while the majority of the City has a total non-white population between 42 and 63 percent. The northeast corner in the City, in the eastern portion of Census Tract 43.04 has the highest concentration of white populations. During public outreach and online surveys, community members expressed that the Hispanic community, especially youth, are underserved. The neighborhoods that have greater proportions of Hispanic persons, therefore, are in need of reinvestment. To help address this the City has recently adopted

an updated Parks and Recreation Master Plan that includes designs to improve the parks in these areas. To fund these improvements, the City has applied for a Proposition 68 Grant. If this grant is awarded to the City, it would provide the City with \$8.5 million to implement these improvements.

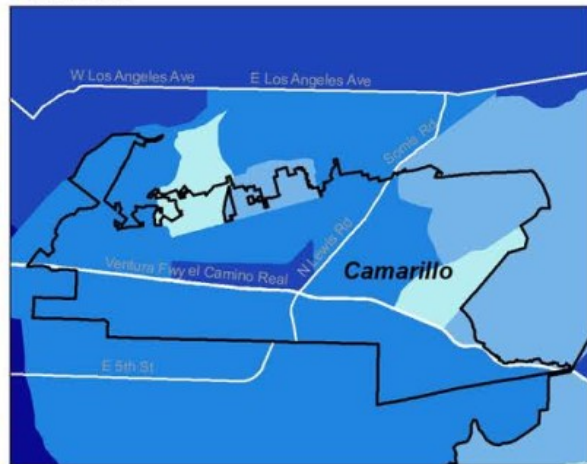
Figure 2 Minority Concentrated Areas



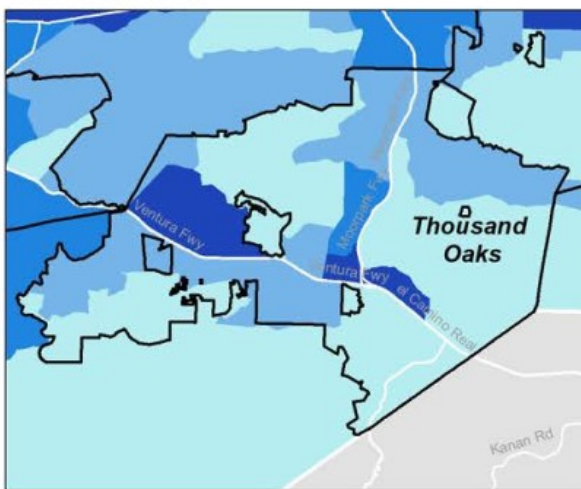
Ventura & Oxnard



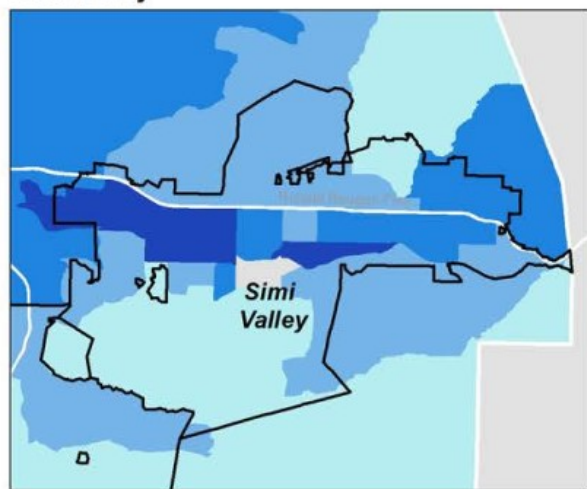
Camarillo



Thousand Oaks



Simi Valley



Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care of oneself. Disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. The living arrangement of persons with disabilities depends on the severity of the disabilities and the available resources. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance. Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities.

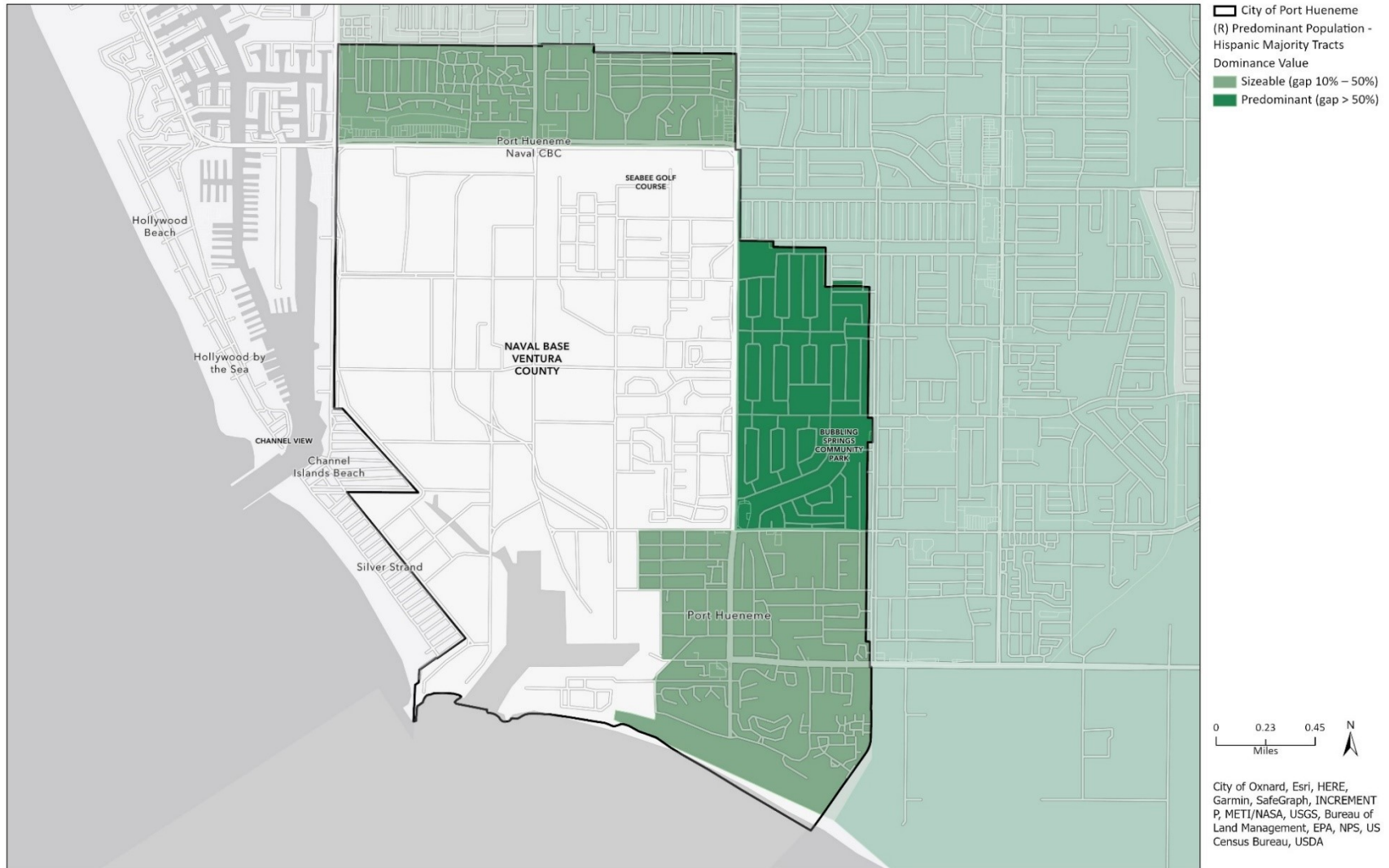
REGIONAL TRENDS

Physical disability is the most cited basis for discrimination in the region. Mentally ill tenants also face the barrier of stigmatization and biases from landlords and managers. Housing choices for special needs groups, specifically for persons with disabilities, are limited in the region. Many persons with disabilities also face cost burden problems due to their relatively fixed incomes. Figure 5 shows the population of individuals with disabilities in Ventura County by jurisdiction, in the urban county, and in the unincorporated county. Seniors 65 and over are most likely to have one more disability and constitute the majority of individuals with disabilities in Ventura County.

LOCAL TRENDS

According to 2018 ACS and discussed under Section 2, *Community Profile*, approximately 25 percent of Port Hueneme’s population had some type of disability. Seniors had the highest rates of disabilities, with 18 percent reporting difficulty with independent living and 24 percent reporting an ambulatory difficulty. Figure 6 shows the proportions of individuals with disabilities in Port Hueneme. Tract 43.04, which includes Hueneme Bay Carefree Living Association, a senior housing development with 773 individually-owned garden-patio and townhome lots, shows the highest concentration (18 percent) of individuals with a disability. Port Hueneme also has two assisted housing projects that are targeted toward serving very low-income elderly residents - Casa Pacifica and Mar Vista. Casa Pacifica is a 90-unit privately owned senior housing project under a project-based Section 8 contract, developed with financial assistance from the HUD Section 222(0)(4) program. Ten of the units are equipped with barrier free features for disabled persons and all units receive housing choice voucher program rent subsidies to ensure affordability. Mar Vista is a 60-unit low-income senior housing project owned and operated by the Housing Authority of the City of Port Hueneme (“Housing Authority”). The Housing Authority administers a Capital Fund Program (CFP) that provides funding through HUD to pay for large capital improvements such as elevator renovations, windows, or roofs; and also provides funding for management and security improvements.

Figure 3 Predominant Populations



Note: The gaps refer to the percentage of a predominant population within the census tract. A predominant gap means over 50 percent of the population is a certain race or ethnicity.

Figure 4 Racial Demographics

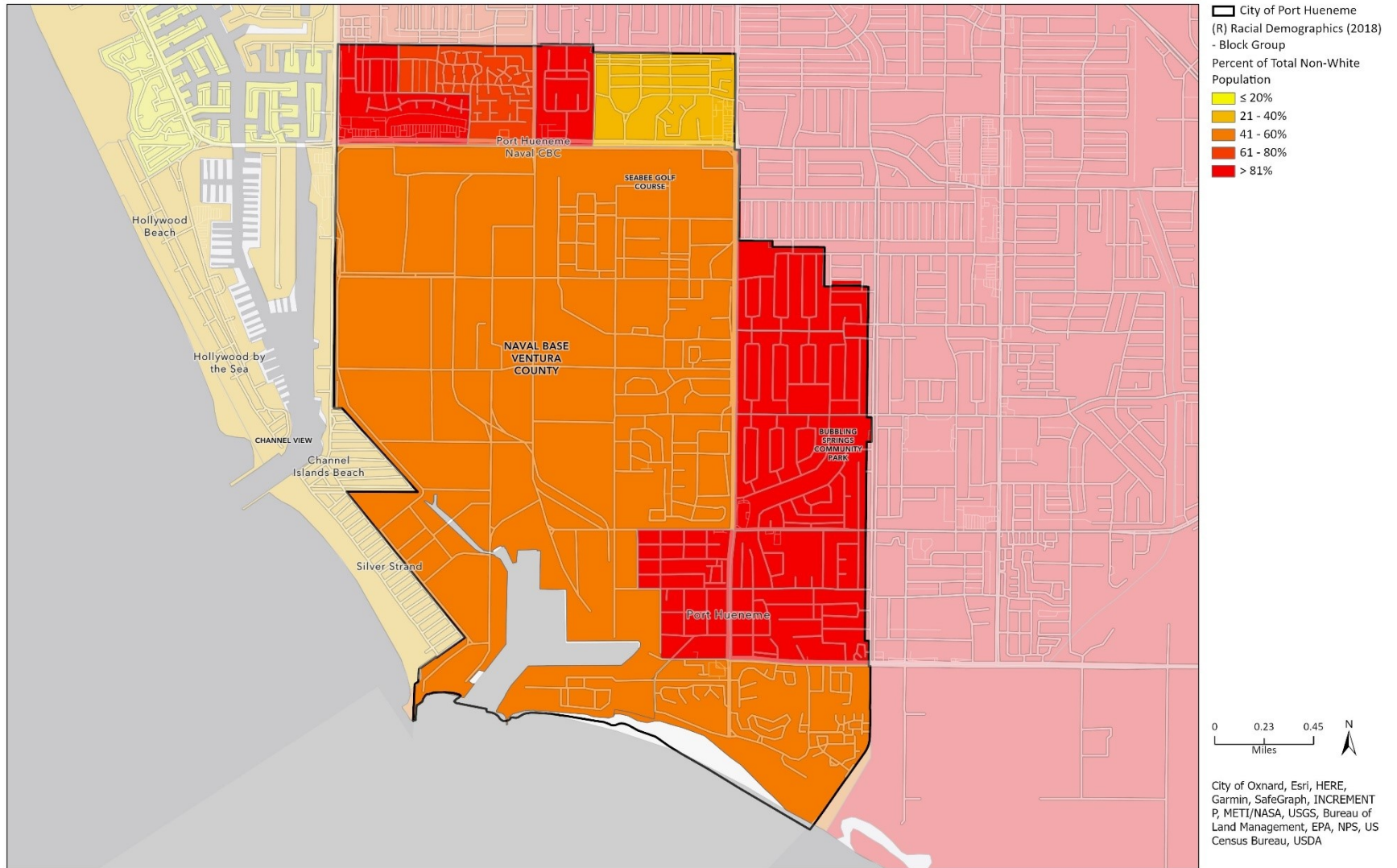
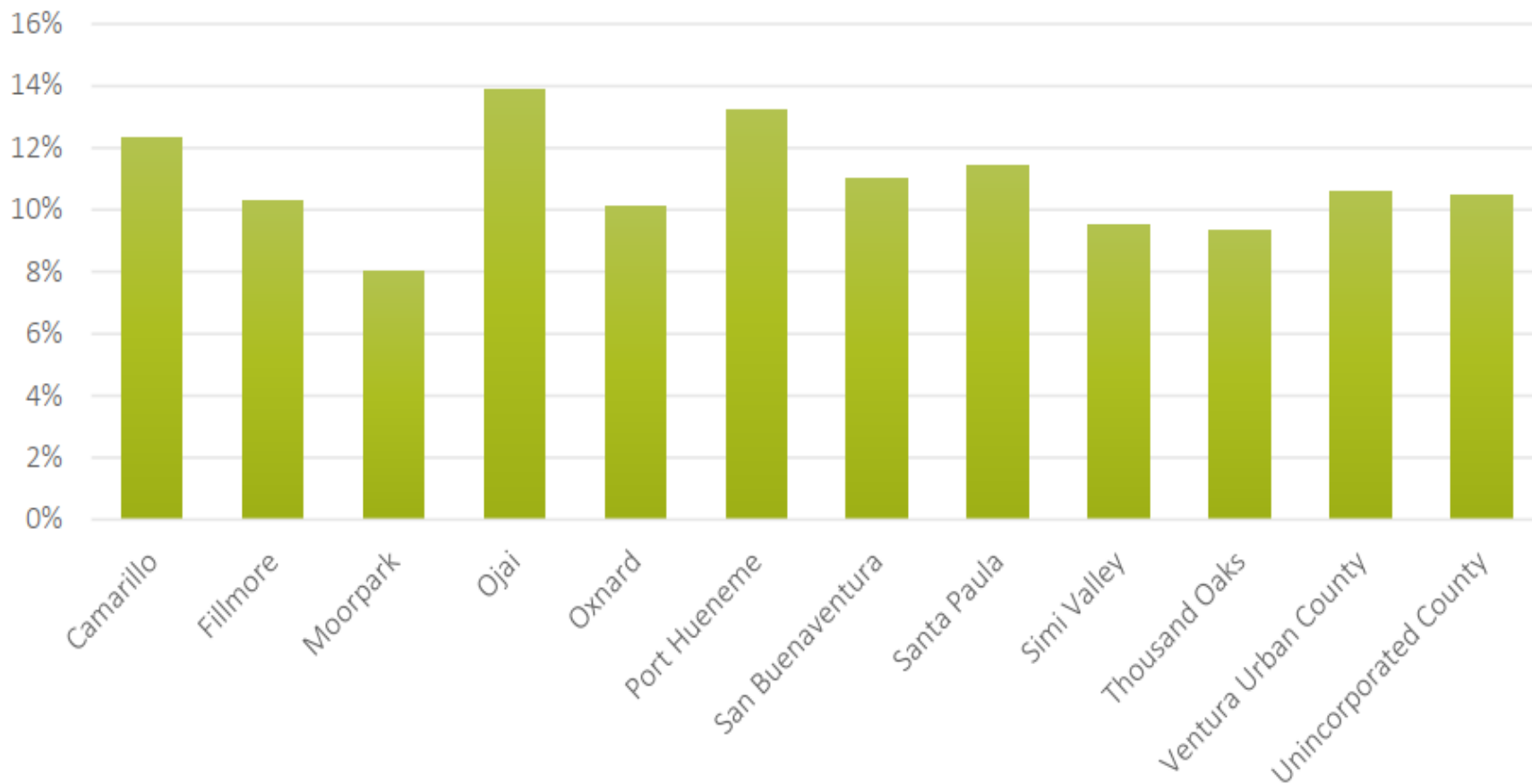
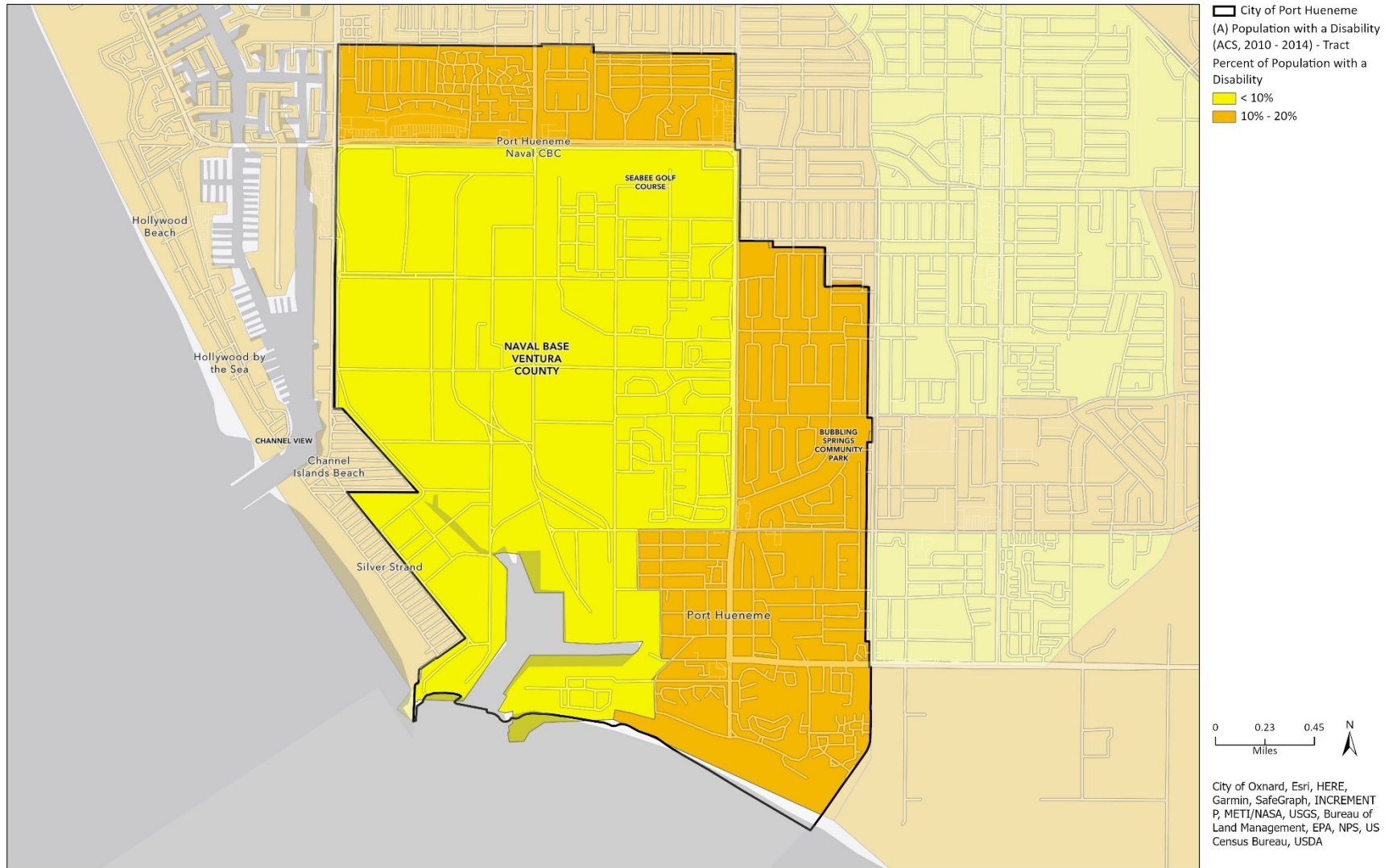


Figure 5 Total Population Percent with a Disability



Disability includes individuals with a physical or mental impairment that substantially limits one or more major life activities
Source: Ventura County 2020 Analysis of Impediments

Figure 6 Population with a Disability



Disability includes individuals with a physical or mental impairment that substantially limits one or more major life activities

Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will impact the property or neighbors. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex, or confining children to a specific location, are also fair housing concerns. Single parent households are also protected by fair housing law. Female headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

REGIONAL TRENDS

Nationally, HUD data show that familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to disability and race.⁸ While the language in federal law about familial status discrimination is clear, the guidelines landlords can use to establish occupancy can be very vague. Although landlords can create occupancy guidelines based on the physical limitations of the housing unit, landlords often impose strict occupancy limitations precluding large families with children. Certain jurisdictions in the county had a higher-than-average proportion of family households with children and, therefore, may be more vulnerable to this type of discrimination. Approximately 34 percent of the region's households are families with children.

LOCAL TRENDS

Single-parent households, particularly female-headed families with children, often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, single-parent households usually have more limited options for affordable, decent, and safe housing. As a result, single parents are considered to be among the groups most at-risk of experiencing poverty.

As shown in Table 11 in Section 2, *Community Profile*, of the owner and renter households, single-parent households represented about 15 percent of owner households and 23 percent of renter households in Port Hueneme according to the 2018 ACS. Nine percent of owner households (or 269 households) and 20 percent of renter households (or 666 households) were female-headed family households. Of these single-parent households, approximately 74 percent were headed by a female, a majority of which are renter households. All census tracts in Port Hueneme maintain low quantities of single-parent female households (less than or equal to 20 percent) and there are no concentrations within the City. The proximity to NBVC-PH and the military personnel that live in Port Hueneme likely reduce the concentration of female, single-parent households in the City. In addition, stakeholders in the community mentioned there is a lack of activities for children and a need for childcare, especially for persons that work at NBVC-PH, which would further constrain single-parent households.

Income

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51

⁸ U.S. Department of Housing and Urban Development. "Annual Report on Fair Housing FY 2017".

percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Household income is directly connected to the ability to afford housing. Higher incomes households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

REGIONAL TRENDS

The area median income (AMI) in Ventura County varies widely across jurisdictions. Port Hueneme, Fillmore, Ojai, Santa Paula, and Oxnard all have AMI's below the state average, while Camarillo, Moorpark, Simi Valley, and Thousand Oaks have AMI's significantly higher than the state average. Ventura County has a median household income of about \$13,000 higher than the state average. Table 30 shows Ventura County cities' AMI.

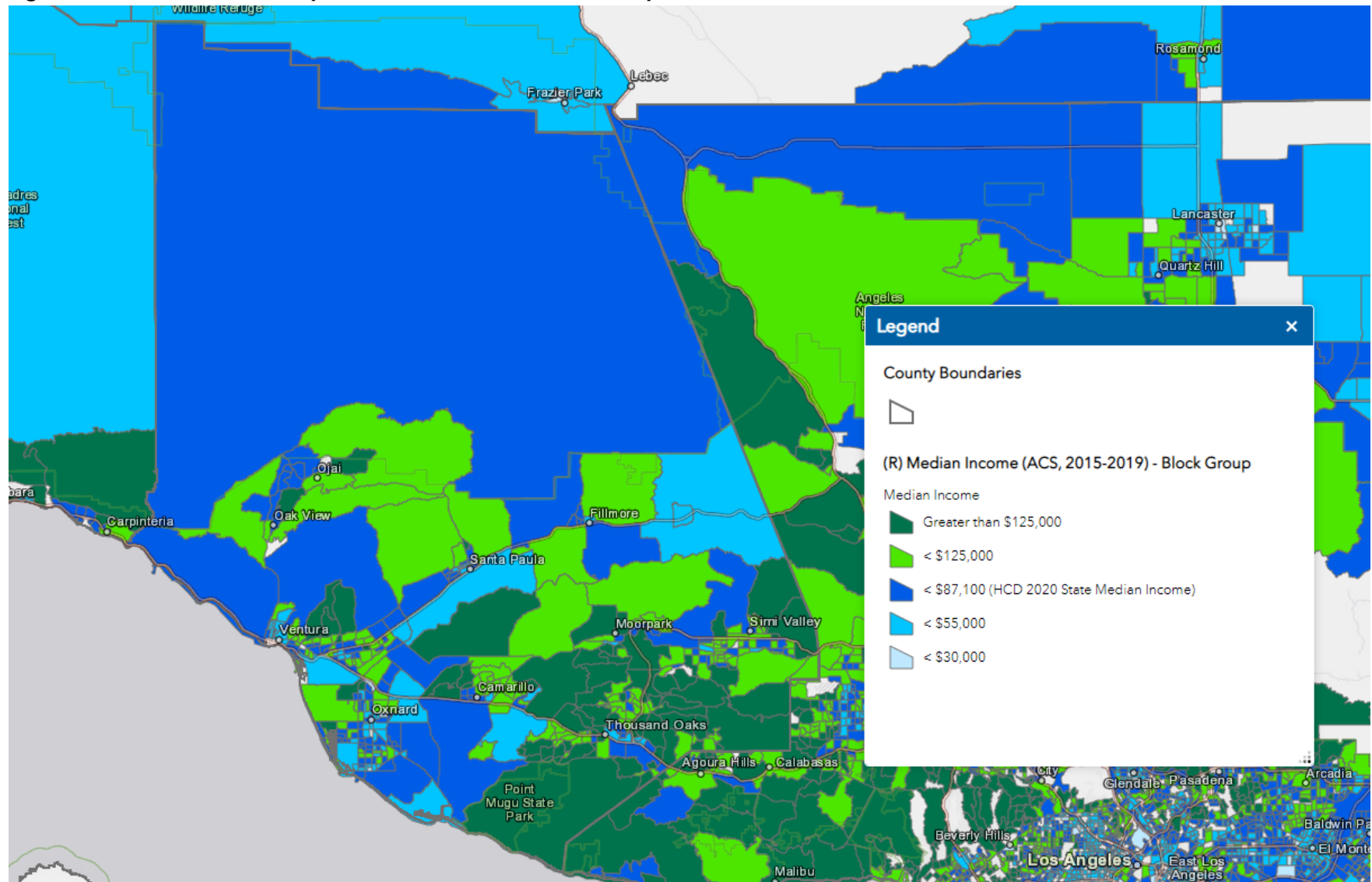
Table 30 Median Household Income – Ventura County and Cities

Jurisdiction	Median Household Income	Percent of County Median Income
Camarillo	\$92,913	111%
Fillmore	\$67,636	81%
Moorpark	\$104,839	125%
Ojai	\$70,403	84%
Oxnard	\$68,303	81%
Port Hueneme	\$65,243	78%
Santa Paula	\$56,875	68%
Simi Valley	\$95,543	114%
Thousand Oaks	\$105,485	126%
Ventura	\$76,076	91%
Ventura County	\$84,017	100%
California	\$71,228	85%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table S1901 Income in the Past 12 Months (In 2018 Inflation-Adjusted Dollars) 2018 5-Yr Estimates

Figure 7 shows the median income areas in the county by Census Tract. Areas with lower median income occur throughout the County, with concentrations in the northern portion of the County in Santa Paula and Fillmore, and in areas within Ventura and Oxnard. Generally, the urban areas of the County have higher AMI's than the rural areas.

Figure 7 Median Income by Census Tract in Ventura County



LOCAL TRENDS

Table 7 in Section 2, *Community Profile*, shows that Port Hueneme's income distribution differs from that of the County's. About 29 percent of Port Hueneme households earned extremely low and very low incomes, compared to 23 percent of County households. In contrast, only 25 percent of the City households have above moderate incomes, while 41 percent of all households in the County have above moderate income. Port Hueneme's lower income distribution results, in part, from the fact that most enlisted personnel and military families at the NBVC-PH are lower income. Figure 8 below shows the lower- and moderate-income populations in the City by Census Tract and Figure 9 shows the median income in the City by Block Group. A majority of the City is identified as having 50 to 75 percent being low- to moderate-income populations, which also aligns with the median income levels in Figure 9. Increasing concentrations of low-income and poverty households are linked to racial and ethnic concentrations and can be an impediment to fair housing. Stakeholders in the community expressed that there is a lack of digital access to lower income residents in the community, which are needed for job access and education access with COVID-19.

Segregation and Integration: Contributing Factors

- Lack of private investments in specific neighborhoods
- Unaffordable rents and sales
- Location of high-paying jobs
- Seniors with some form of physical disability may not continue to live within their home without modification to the property

Racially and Ethnically Concentrated Areas of Poverty

To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as R/ECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. For an area to be identified as having a racial and ethnic concentration, the threshold is that a R/ECAP have a non-White population of 50 percent or more, within metropolitan or micropolitan areas. In locations outside these areas, where the non-White populations are likely to be much smaller than 50 percent, the threshold is set at 20 percent. The poverty test defines areas of “extreme poverty” as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets either the racial or ethnic concentration and also meets the poverty test would be considered a R/ECAP.

Poverty and Segregation

REGIONAL TRENDS

According to HUD's 2020 R/ECAP mapping tool, there are currently five R/ECAP areas in Ventura County; three are located in Oxnard, one is located in Ventura, and one is located in Santa Paula. There are no R/ECAP areas identified within Port Hueneme. However, one R/ECAP area in Oxnard is adjacent to the City. Figure 10 shows areas of poverty in Ventura County. Generally, areas with poverty levels between 23 and 38 percent occur along State Route 126, north of Ventura, and within and east of Oxnard.

Figure 8 Low to Moderate Income Population

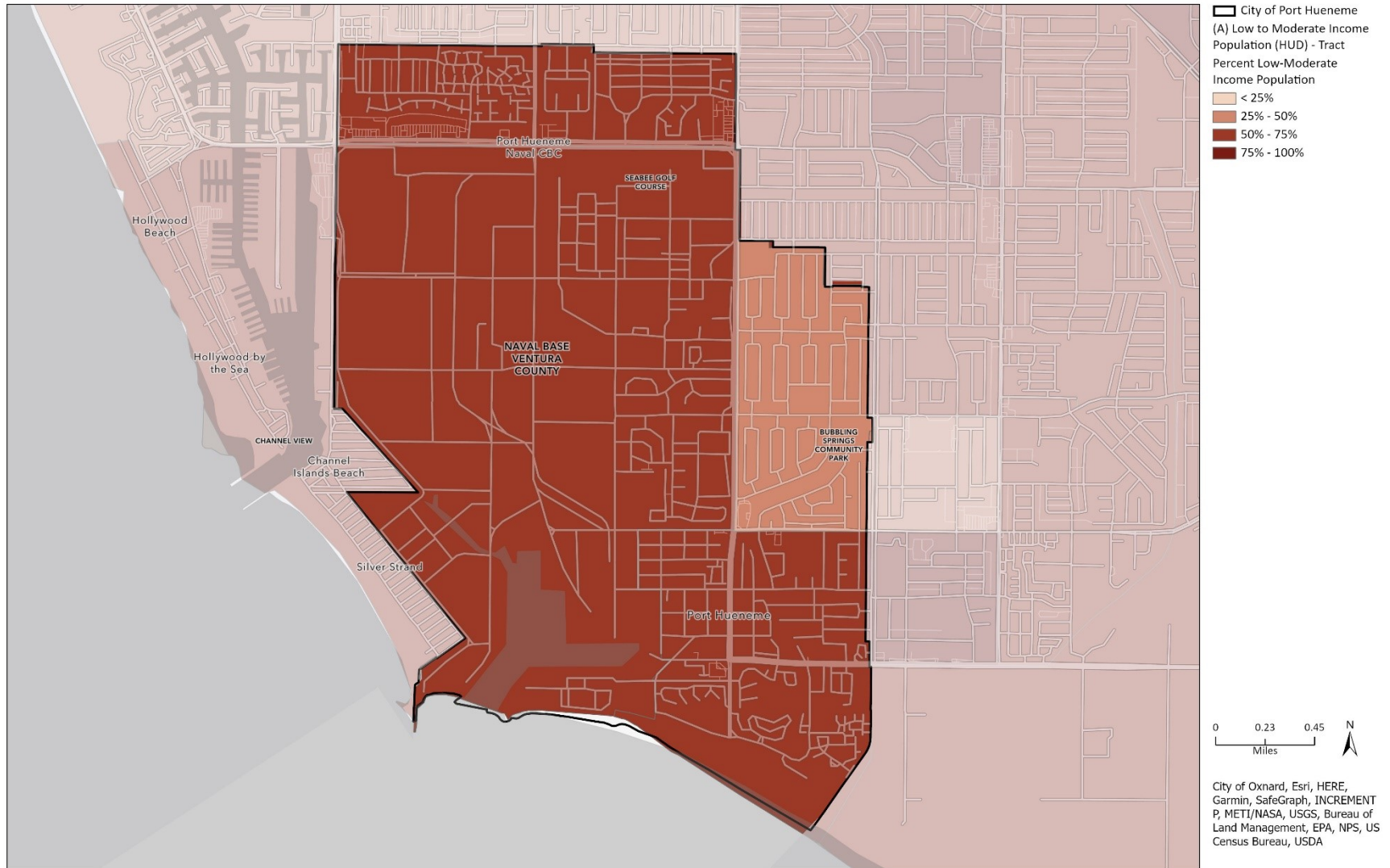
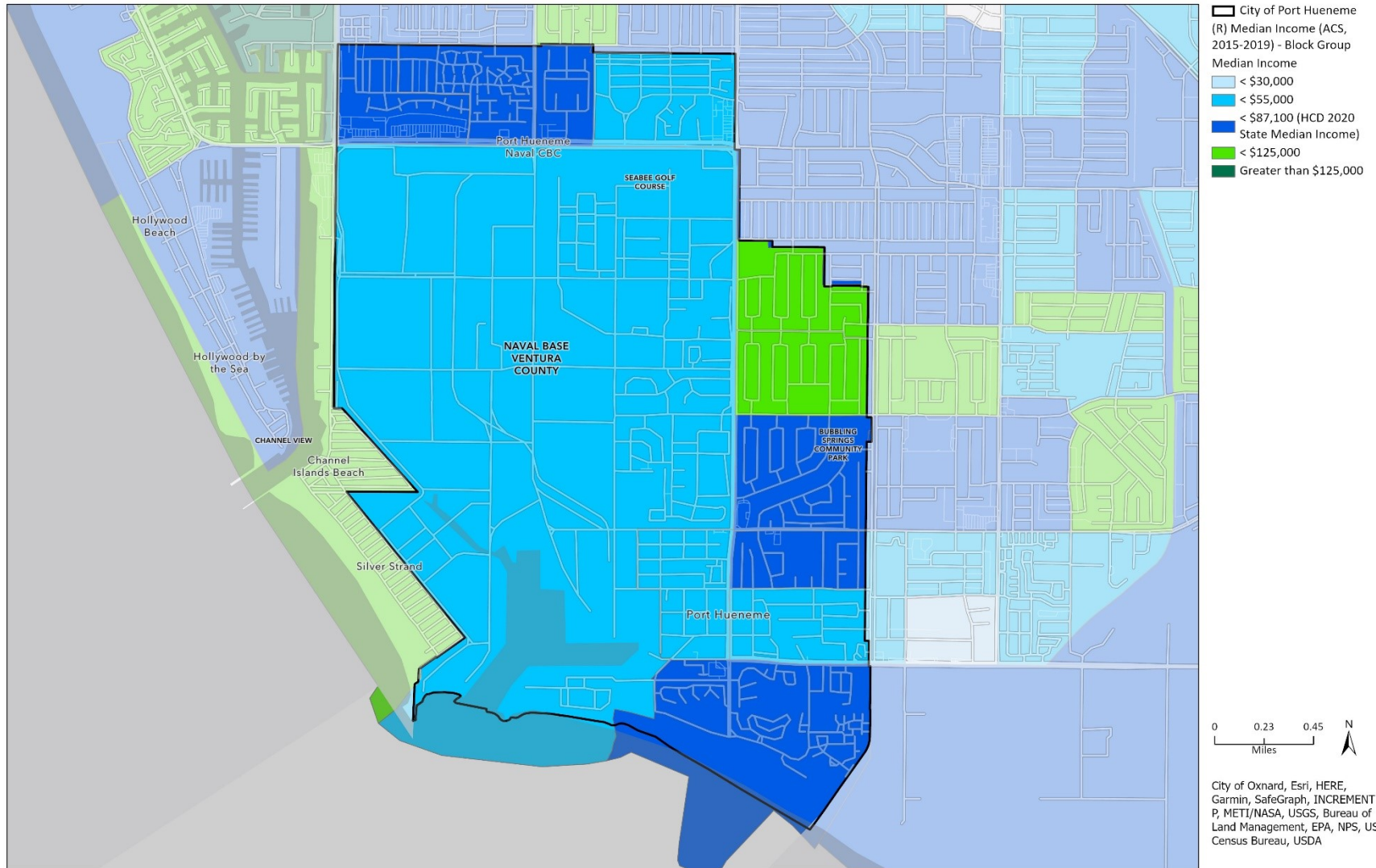


Figure 9 Median Household Income in Port Hueneme



LOCAL TRENDS

Port Hueneme has no R/ECAP areas within City limits but is located adjacent to identified areas within the City of Oxnard as shown in Figure 11. Local areas of poverty are shown in Figure 12, which shows all areas of the City have 10 to 20 percent of the population in poverty status, which occurs when income levels are below lower income levels for a 12-month period. Areas adjacent to the City in the City of Oxnard have poverty levels of 20 to 30 percent and over 40 percent. R/ECAP areas are also an indicator of segregation. The level of segregation in Port Hueneme is low, with all of the City comprised primarily of Latino-White neighborhoods as shown in Figure 13.

Concentrated Areas of Affluence

While racially R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities.⁹ According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities." RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White population and median household income as proxies to identify potential areas of affluence.

REGIONAL TRENDS

Figure 2 shows the minority concentrated areas of Ventura County. These areas are the most ethnically diverse populated portions of the county. The figure shows that the region has high minority concentrations in southern and southeast Oxnard and in rural areas along State Route 126. Ventura County has a high concentration of minorities in general, with the exception of certain pockets found throughout areas such as the cities of Thousand Oaks, Simi Valley, and Ventura. This is an indication of where the distinct white population of the County have a higher concentration and could be considered areas with higher affluence.

LOCAL TRENDS

Port Hueneme has very few concentrated areas of poverty (Figure 11), with a 10 to 20 percent poverty rate present across the City. R/ECAP areas are also an indicator of segregation. The level of segregation in Port Hueneme is low, with all of the City comprised of latinx-white. As shown in Figure 4, the eastern portion of Census Tract 43.02 has the highest concentration of White populations in the City. This area does not have the highest median income as shown in Figure 9, but is located in the area with the highest CalEnviroScreen Scores (see Healthy Environment).

Racially and Ethnically Concentrated Areas of Poverty: Contributing Factors

- Lack of access to employers and jobs
- Lack of private investments in specific neighborhoods
- Location and type of affordable housing
- Median Household Income

⁹ Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation. Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).

Figure 10 Ventura County Poverty Status

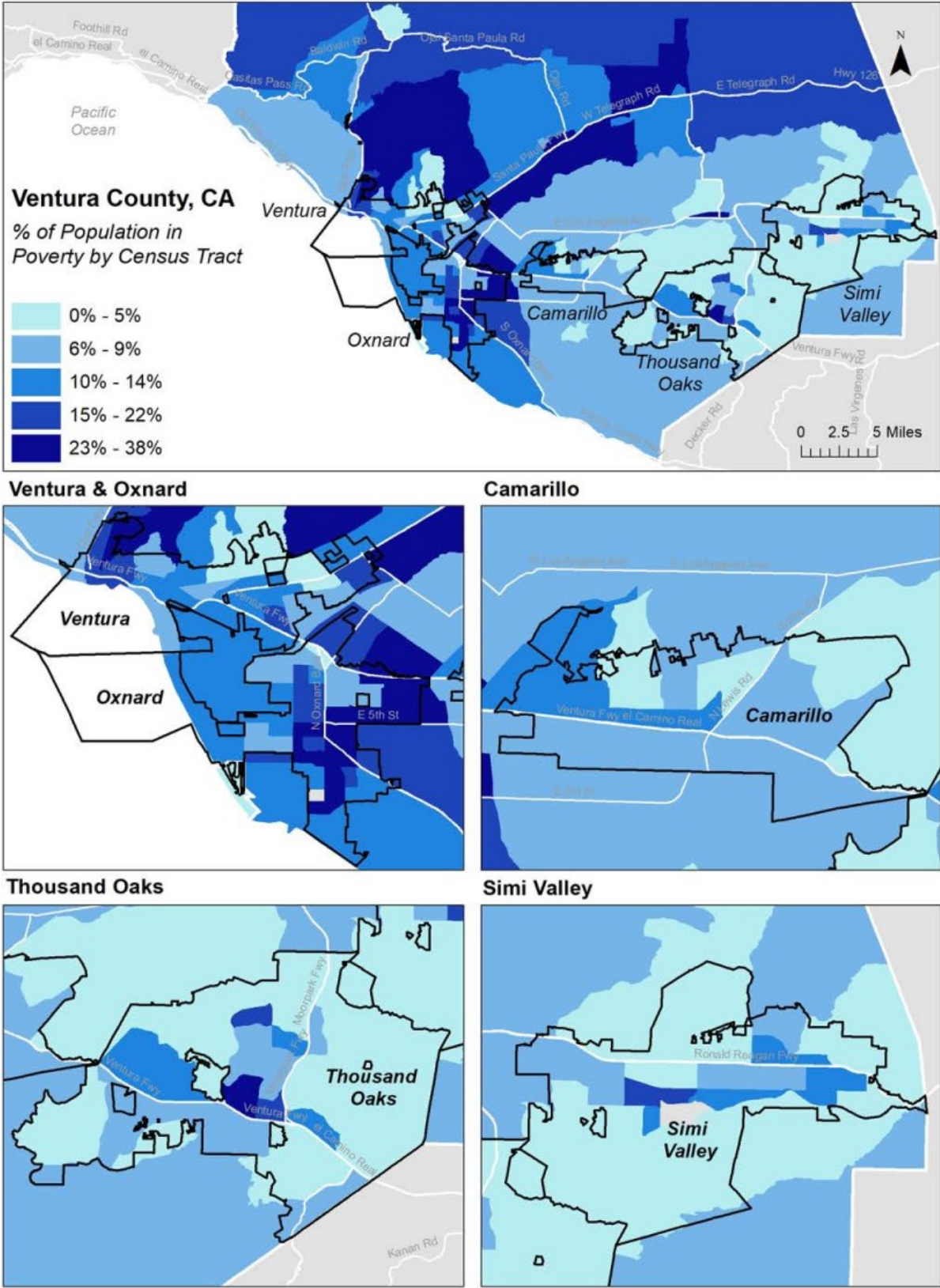


Figure 11 R/ECAP Locations

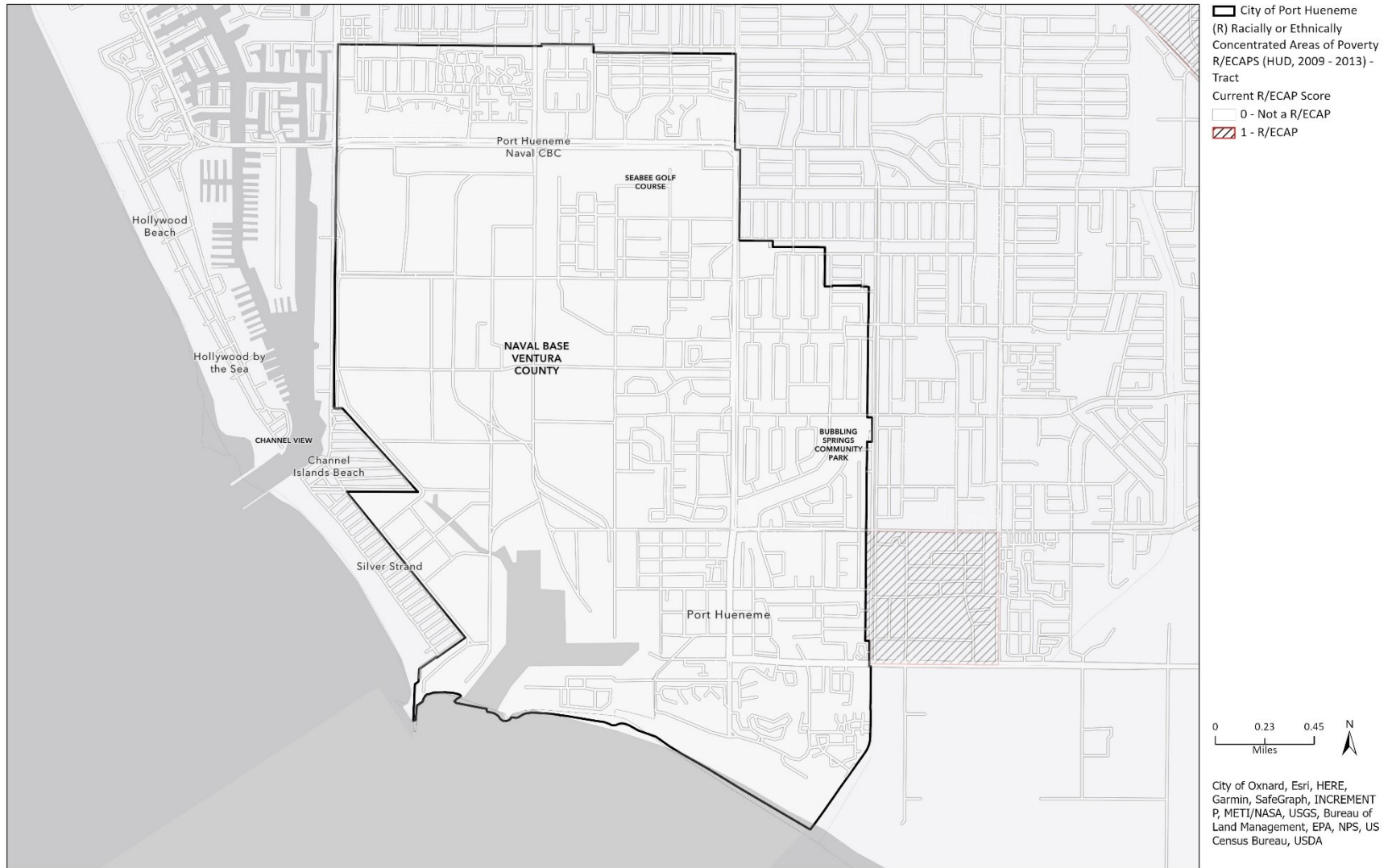


Figure 12 Port Hueneme Poverty Status

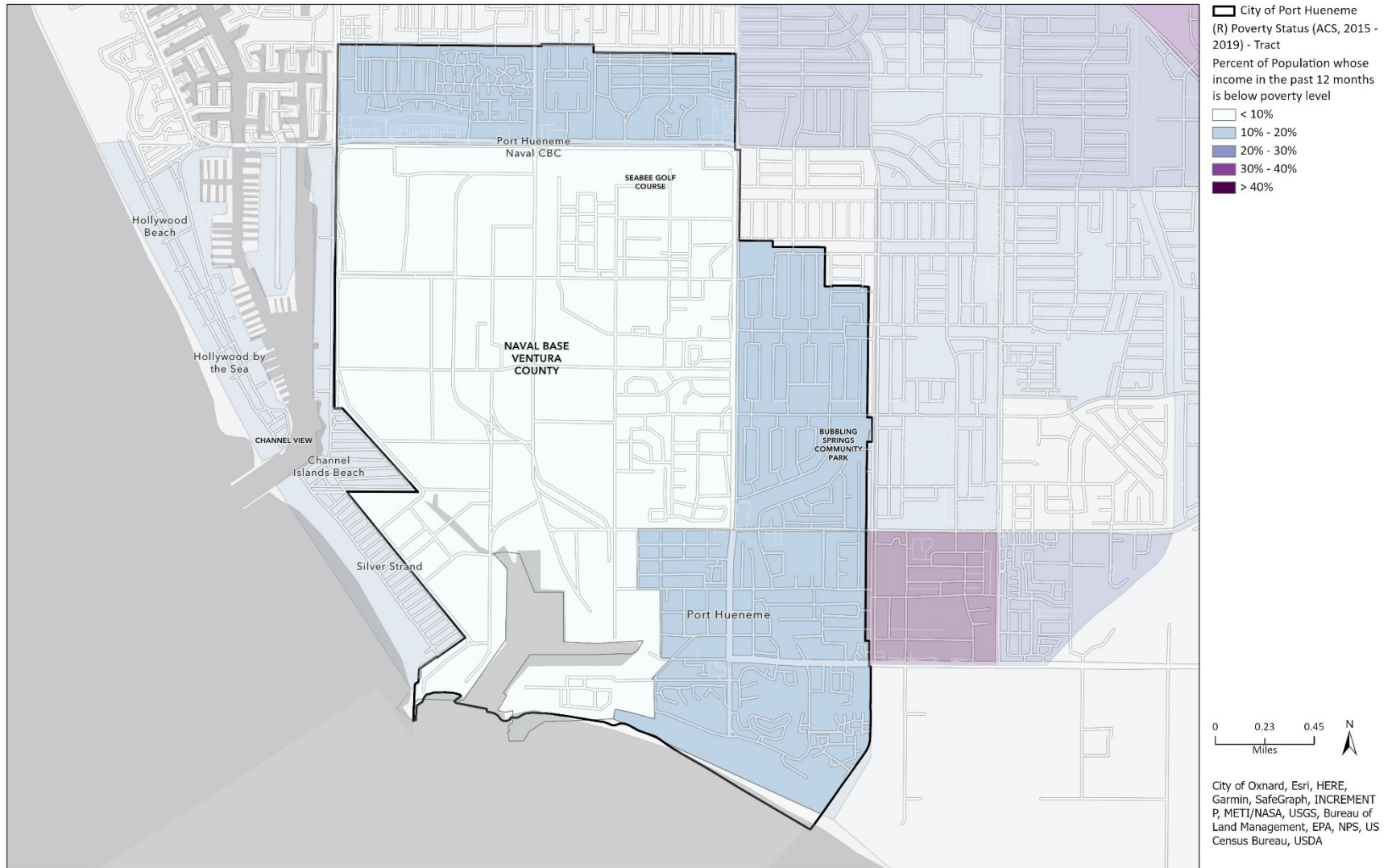
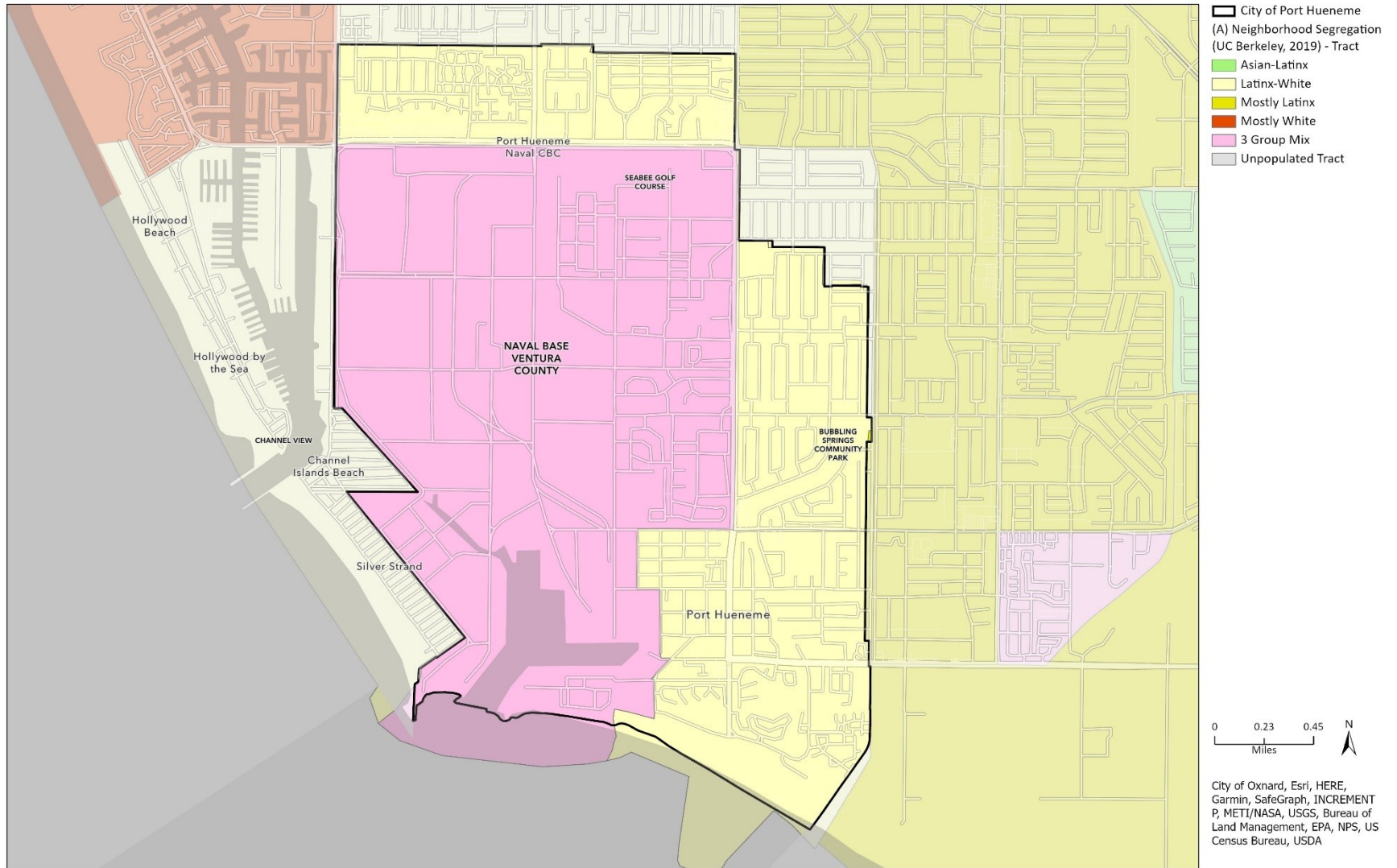


Figure 13 Port Hueneme Neighborhood Segregation



Disparities in Access to Opportunity

Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity often means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

Transportation/Transit

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should strive to link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to locate housing outside of traditionally low-income neighborhoods. The lack of a relationship between public transit, employment opportunities, healthcare, affordable housing and other services may impede fair housing choice for those who cannot or choose to drive a car due to disability, financial constraints, or legal barriers (among other factors). Persons who depend on public transit may have limited choices regarding places to live.

REGIONAL TRENDS

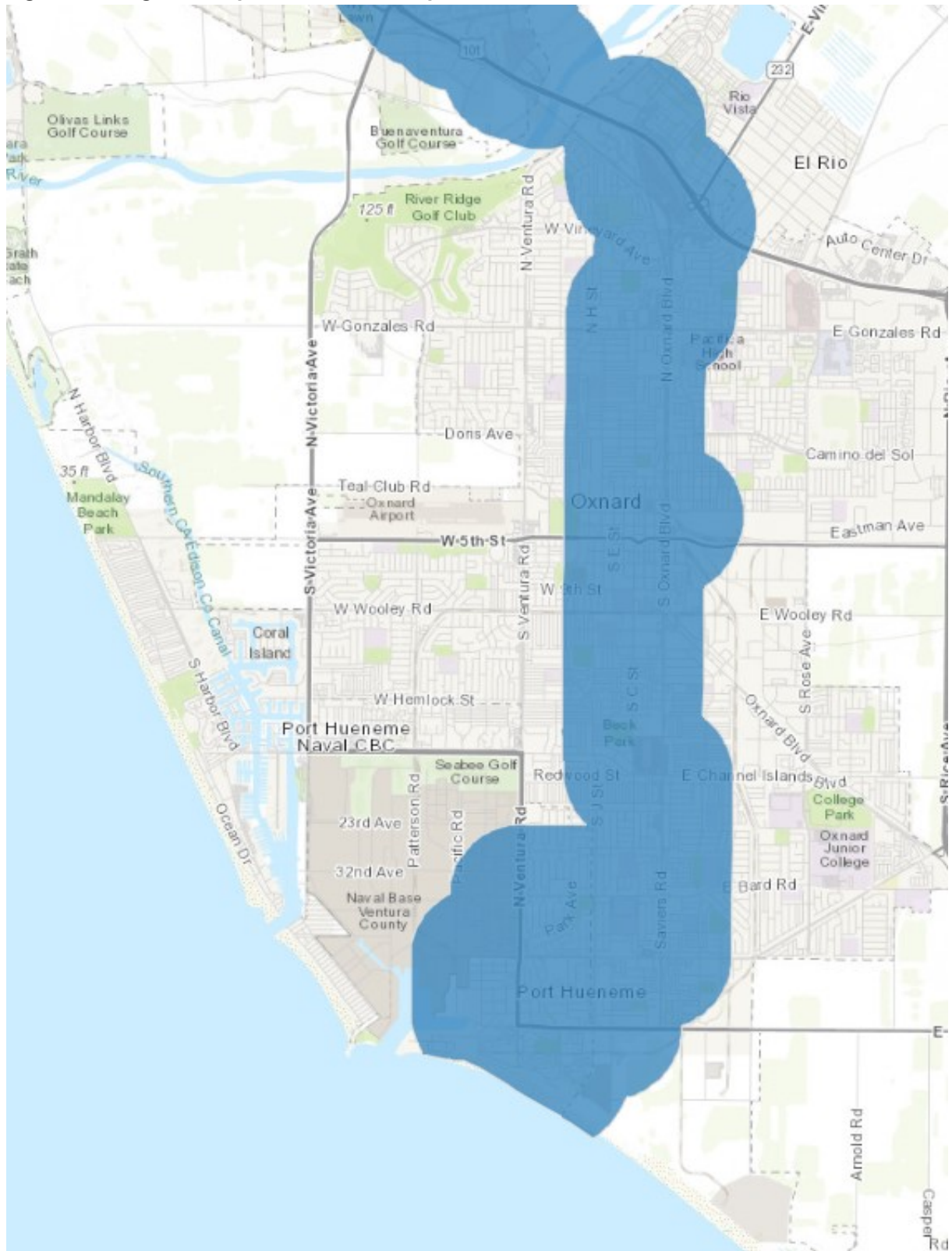
Mass transportation in Ventura County consists of regional bus systems, city bus systems, ADA paratransit services, and stops along the interstate train system. These include:

- Ventura County Transportation Commission (VCTC) Transit. Six intercity bus routes serve Ventura and Santa Barbara Counties, including the cities of Ventura, Oxnard, Camarillo, Thousand Oaks, Moorpark, Simi Valley, Fillmore, Santa Paula, Newbury Park, Santa Barbara, Goleta, Carpinteria, and the University of California, Santa Barbara and California State University, Channel Islands. Buses are equipped with wheelchair ramps
- Gold Coast Transit District. A fixed-route and paratransit service (ACCESS) serving the cities of Ojai, Oxnard, Port Hueneme, Ventura, and other unincorporated areas of Ventura County
- Metrolink Ventura County Line. Commuter rail line connecting the cities of Ventura, Oxnard, Camarillo, Moorpark, Simi Valley in Ventura County with the San Fernando Valley and the City of Los Angeles
- Amtrak Interstate train service serving coastal and inland areas of California

The Southern California Association of Governments (SCAG) has developed a mapping tool to identify High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). HQTAs are areas within one-half mile from major transit stops and high-quality transit corridors. Figure 14 depicts the existing HQTA regionally near the City of Port Hueneme. A HQTA is located in the eastern portion of the City and travels north through the City of Oxnard to U.S 101. The Port Hueneme – Oxnard Transit Center is located along this HQTA with GCTC routes connecting to the City of Port Hueneme and the Transit Center.

SCAG measures access to transportation during regular commuting hours among racial and ethnic groups. Despite transportation options that exist within Ventura County, no census block groups

Figure 14 High Quality Transit Areas Map



currently have a population that lives within a half-mile radius of a bus, rail, or ferry stop with waiting times less than 15 minutes during peak commute hours. According to the Ventura County Analysis of Impediments to Fair Housing Choice, the current access to mass transportation, or lack thereof, is equal among all racial and ethnic groups in the County¹⁰.

LOCAL TRENDS

The HQTAs within the City encompass two out of the three census tracts in the City (Census Tracts 42 and 44). The HQTAs in Port Hueneme are located in areas with a predominant Hispanic Majority population (Figure 4). Persons with disabilities comprise approximately 0-20 percent of the population in blocks encompassed by the HQTAs (Figure 6). The HQTAs encompass one Census tract with a higher population of households with Low/Moderate Income (LMI) (Figure 8) and includes the R/ECAP area adjacent to Port Hueneme in the City of Oxnard. Stakeholders in the City identified a major transit stop within the HQTAs in the northeastern portion of the City.

Educational Opportunity

REGIONAL TRENDS

According to the Ventura County 2020 Analysis of Impediments to Fair Housing Choice, for education Ventura County has a low level of racial disparity and a high performance (high test scores). Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that in Ventura County approximately 20 percent of children aged 0-17 were living in low-income working families, which was less than the California rate of about 25 percent.¹¹ Additionally, 21 percent of families with children aged 0-17 in the County were below the poverty level between 2014-2016 and 4 percent of public school students experienced homelessness. In 2017 the Ventura County Office of Education showed 4,400 students within the county temporarily doubled-up in housing or at risk of homelessness, 569 of whom were identified as actually being homeless.

LOCAL TRENDS

Children in Port Hueneme have access to the Oxnard and Hueneme Elementary School Districts and the Oxnard Union High School District. Although the City does not have direct control over the school district, City and school district staff work closely to ensure that access, safety, and opportunity is continually provided. Oxnard Union High School District and Hueneme Elementary School District have indicated that the school districts do not expect any future capacity or expansion needs due to lower enrollment and birth rates in the area.

Figure 15 shows Port Hueneme's TCAC scores related to access to education on a Census tract level. Tracts in the eastern and southern portion of the City tend to have less positive education outcomes, while tracts in the northern part of the City tend to have higher education outcomes. All areas of the City have less positive education scores.

Kidsdata.org estimated that 26 percent of children in the Oxnard Union High School District were living in low-income working families between 2012 and 2016, which is higher than the 20 percent

¹⁰ Ventura County 2020 Analysis of Impediments to Fair Housing Choice.

¹¹ Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey

low-income rate in the County as a whole.¹² Additionally, 9 percent of public school students were homeless, which is higher than the 4 percent within Ventura County. Similar to Ventura County (42 percent), 44 percent of households with school age children experienced high housing cost burden between 2014-2018 within the Oxnard Union High School District.

From available information from Kidsdata.org, approximately 30 percent of children in the Hueneme Elementary School District were living in low-income working families between 2012 and 2016, which is higher than the 20 percent low-income rate in the County as a whole. Compared to Ventura County (42 percent), 50 percent of households with school age children experienced high housing cost burden between 2014-2018 within the Hueneme Elementary School District. This trend within the City could be due to a concentration of military families within the City. Enlisted personnel are classified as very-low- and low-income based on HUD standards.

Economic and Employment Opportunities

REGIONAL TRENDS

According to the Ventura County 2020 Analysis of Impediments to Fair Housing Choice, the unemployment rate of Ventura County was approximately 6.3 percent for Whites and 7.1 percent for Hispanic or Latino (note this information was pre COVID-19 pandemic). In all but one Ventura County jurisdiction (Port Hueneme), the unemployment rate is higher for Hispanic or Latino residents than White and not Hispanic or Latino residents. Major employers and organizations with the largest number of employees are mostly located throughout the southern-central sub-regions of Ventura County in Simi Valley, Thousand Oaks, and Oxnard.

LOCAL TRENDS

The California Employment Development Department (EDD) estimated a civilian labor force of 10,100 in the City in February 2020. Of that labor force, approximately 400 people were unemployed, for an unemployment rate of 3.7 percent. The COVID-19 pandemic started to impact employment and the labor force around March 2020. The current civilian labor force as of August 2020 is 9,700, with 900 unemployed and an unemployment rate of nine percent. According to the Ventura County 2020 Analysis of Impediments to Fair Housing Choice, the unemployment rate of White residents in Port Hueneme was approximately 12 percent, and 8 percent of Hispanic or Latino residents. Table 4 in Section 2, *Community Profile*, provides a breakdown of the industries in which Port Hueneme residents were employed. The educational, health and social services sector employed the greatest proportion of residents with 19.7 percent. The second largest sector was manufacturing with 12.8 percent followed by retail trade with 11.3 percent.

As shown in Figure 16, all City census tracts are identified as having the furthest proximity to jobs. The proximity to jobs in the City is not based on minority populations or poverty status. As shown in Figure 17, all census blocks was given an economic outcome score of 0.25 - 0.5, which is based on poverty, adult education, employment, job proximity, and median home values. Local stakeholders and community members expressed that the City need more high paying jobs within the city limit and nearby. An increase in employment options in the region would also improve the City's lower income population which is higher than the region.

¹² Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey

Figure 15 Port Hueneme TCAC Opportunity Areas – Education

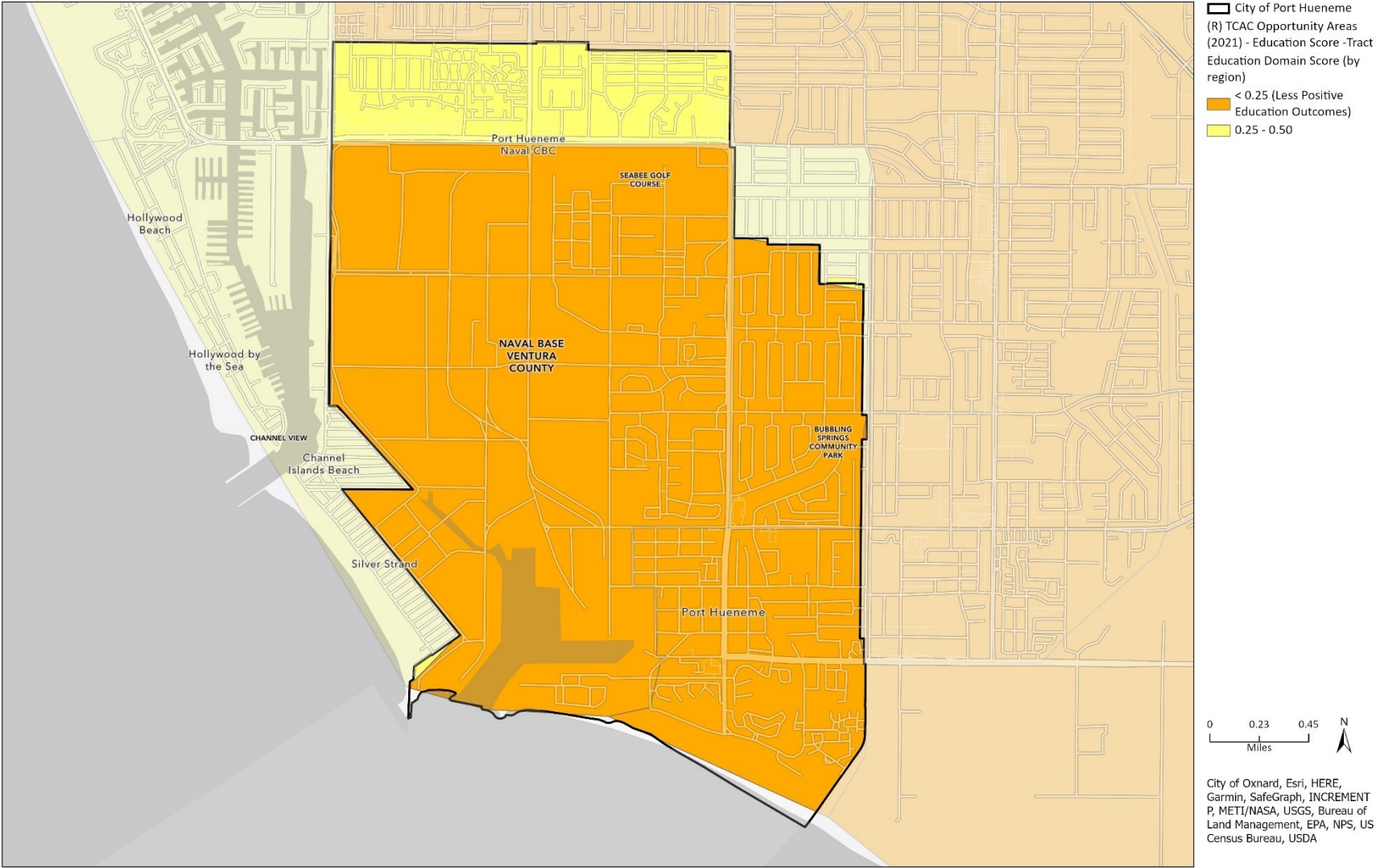


Figure 16 Port Hueneme Job Proximity by Block Group

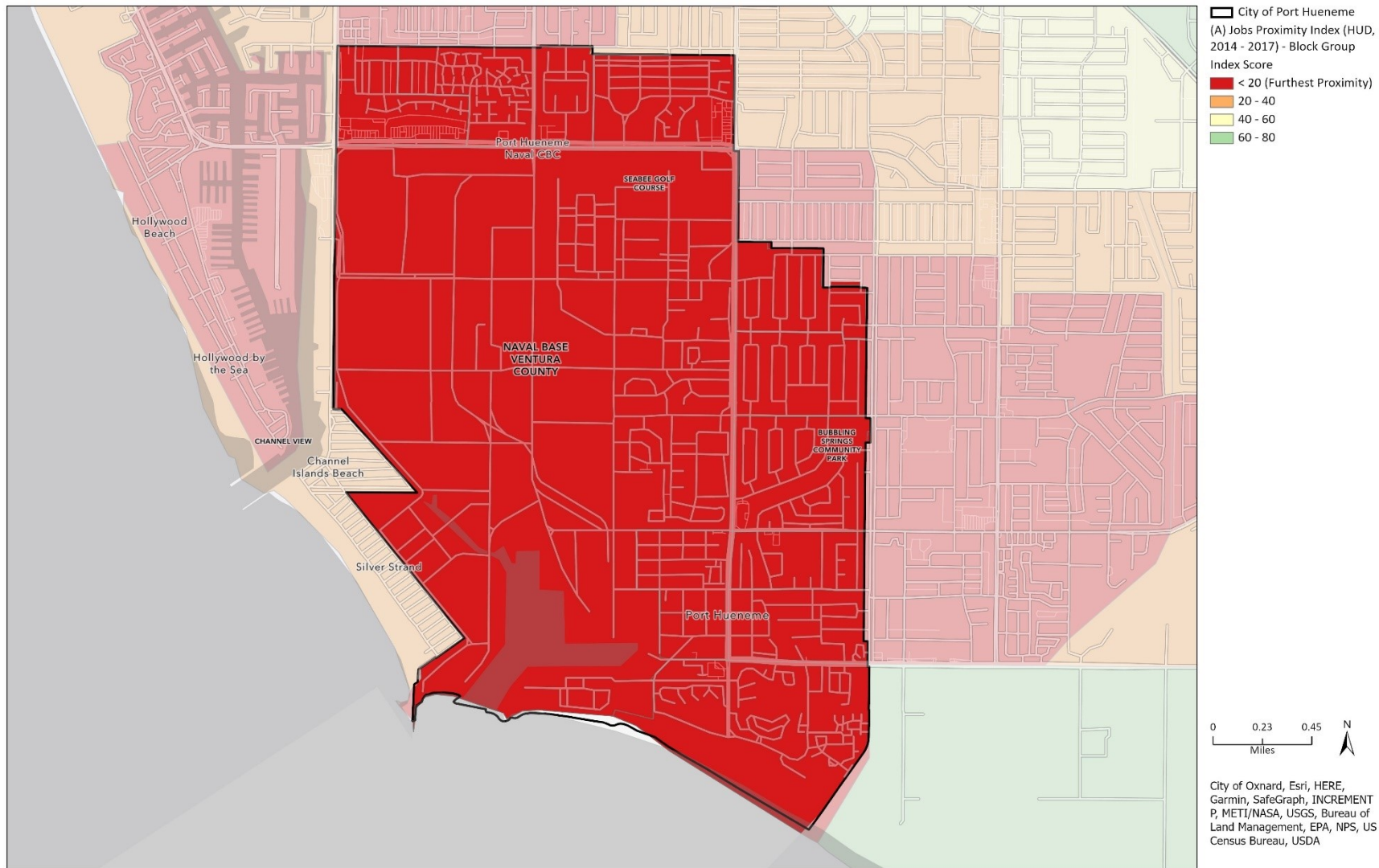
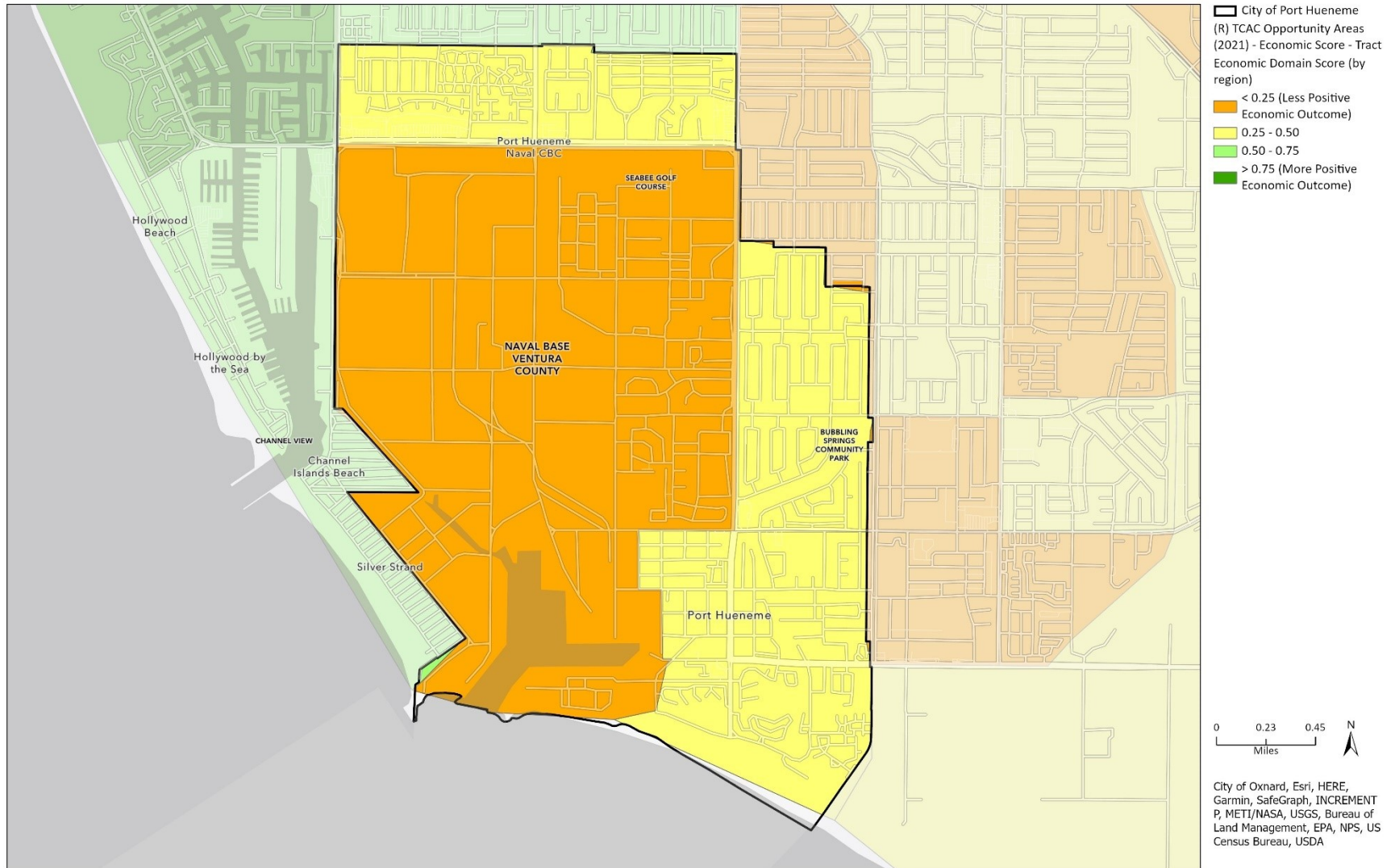


Figure 17 Port Hueneme TCAC Opportunity Areas - Economic Score



Environmental Health

REGIONAL TRENDS

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The County's overall CalEnviroScreen map identifies pollution and hazardous areas within the Ventura County. This is an important tool which allows for the analyzation of people's vulnerability to pollution and whether or not their communities are considered an SB 535 Disadvantaged Community. As shown in Figure 18, the areas of Ventura County with higher scores (which indicate environmentally unhealthy communities) are along State Route 126 in Santa Paula and Fillmore and within the southern basin in Oxnard and parts of Port Hueneme and Ventura.

LOCAL TRENDS

The City of Port Hueneme has a range of CalEnviroScreen scores as shown in Figure 19. Areas in the northern portion of the City have low scores of about 35 percent, the eastern portions have 41-45 percent, and the southern portion have high scores of 71–75 percent. Port Hueneme's CalEnviroScreen scores are low enough to not be considered an SB 535 disadvantaged community. However, the highest scores in the southern portion of the City are located near disadvantaged communities in the City of Oxnard. Figure 20 reinforces CalEnviroScreen data as we can see that the Northern portion of Port Hueneme lies within more positive environmental scores than the eastern and southern portions of the City on the TCAC scale.

While poor environmental conditions are a concern for the City, their locations are not distributed based on poverty, racial concentrations, or income. The areas with the lowest environmental conditions in the City are wastewater and industrial areas directly to the east in the City of Oxnard. Local stakeholders and community members expressed concern over air quality, noise, and safety around areas near NBVC-PH and Port of Hueneme operations, and noted apartment complexes in the City have noise problems.

Disparities in Access to Opportunity: Contributing Factors

- Location of environmental health hazards
- Lack of access to employers
- Lack of private investments in specific neighborhoods
- Lack of accessible housing options for seniors and persons with disabilities
- Location of proficient schools and school assignment policies

Disproportionate Housing Needs

Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.

Cost Burden

Housing cost burden is defined as a housing cost that exceeds 30 percent of a household's gross income. A severe cost burden is a housing cost that exceeds 50 percent of a household's gross

Figure 18 CalEnviroScreen 3.0 Percentile Scores (Ventura Region)

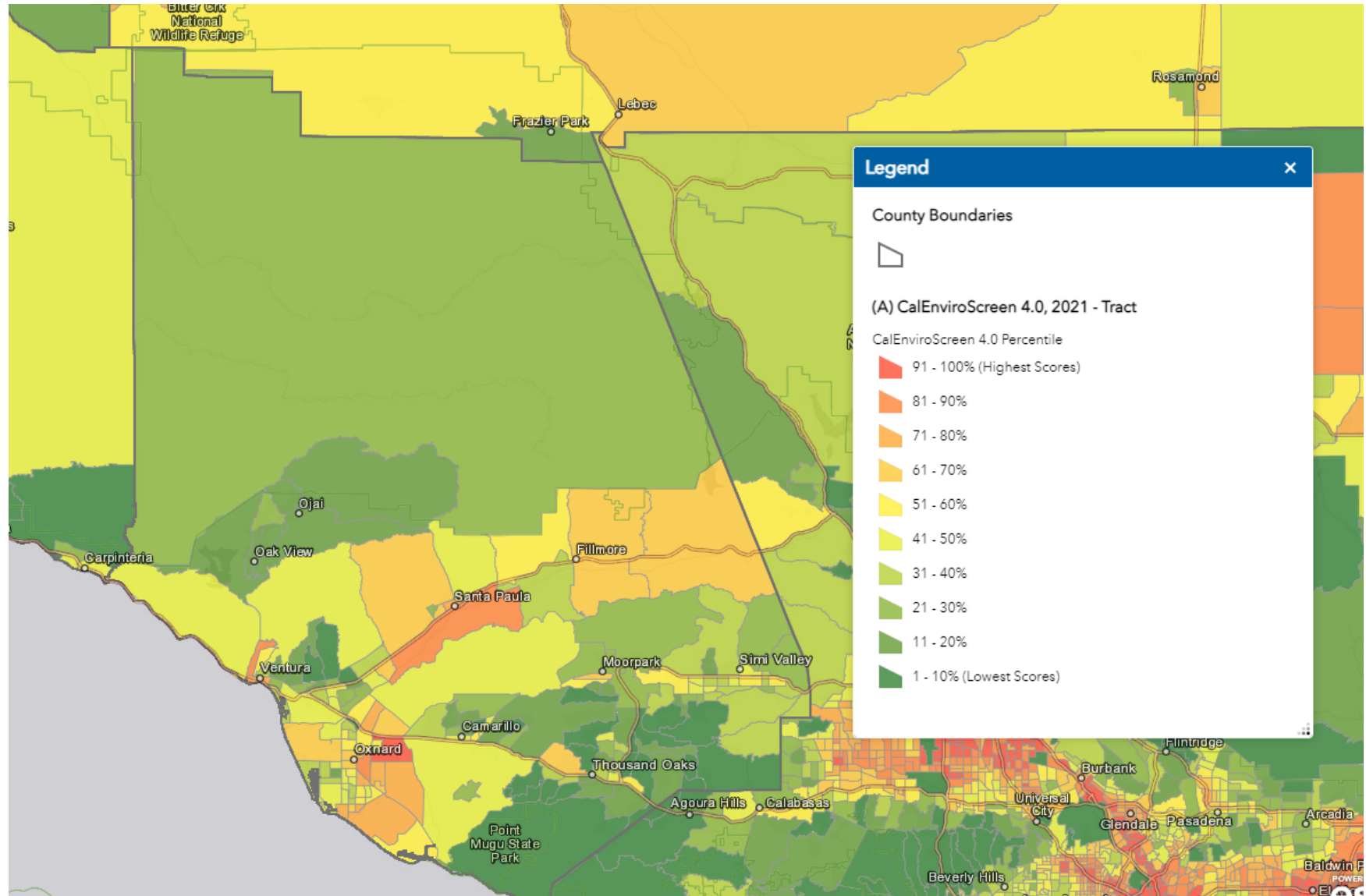


Figure 19 CalEnviroScreen 3.0 Percentile Scores (Port Hueneme)

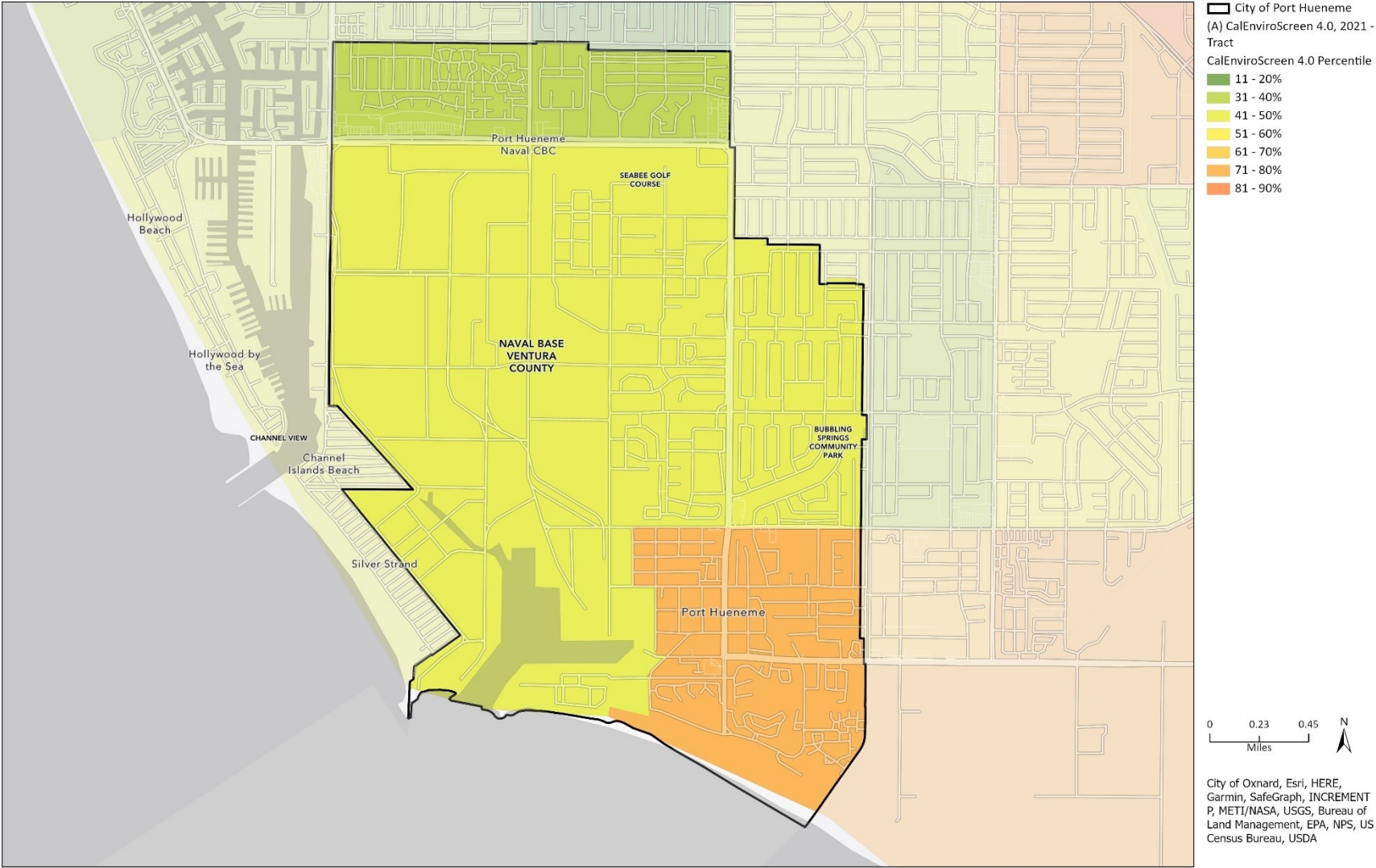
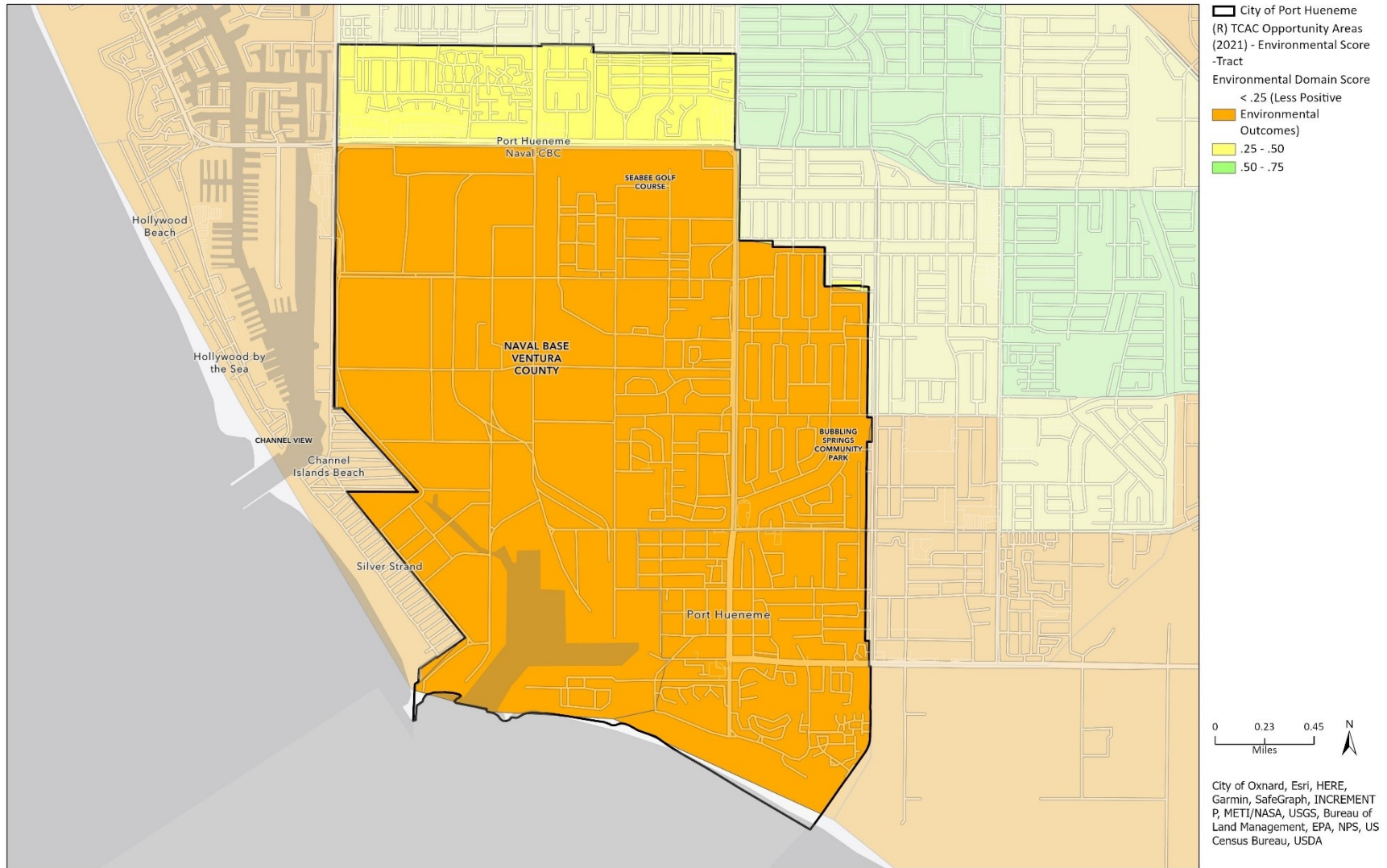


Figure 20 TCAC Opportunity Areas – Environment (Port Hueneme)



income. Housing cost burden is particularly problematic for low- and moderate- income households in that it leaves little of the household income to pay for other living expenses. Housing overpayment occurs when housing costs increase faster than income. While housing affordability per se is not a fair housing issue, when minority, senior, and disabled households are disproportionately impacted by housing cost burden issues, housing affordability has a fair housing implication.

REGIONAL TRENDS

According to the Ventura County 2020 Analysis of Impediments to Fair Housing Choice, about 21 percent of the households are considered lower and moderate income, earning less than 80 percent of the County AMI. Among the household types, elderly and other households had the highest proportion of extremely low- income households, at 18 percent and 12 percent, respectively. At least 35 percent of renter households in every jurisdiction in Ventura County had a housing cost burden. According to HUD Consolidated Plan/CHAS Data, within Ventura County approximately 22 percent of households have a cost burden between 30 and 50 percent and 17 percent have a cost burden greater than 50 percent.

Housing affordability tends to disproportionately affect minority populations. In Ventura County, Hispanic (56 percent) and Black (42 percent) households had a considerably higher percentage of lower- and moderate-income households than the County as a whole (36 percent). Non-Hispanic Whites (30 percent) had the lowest proportion of households in the lower- and moderate-income categories.

LOCAL TRENDS

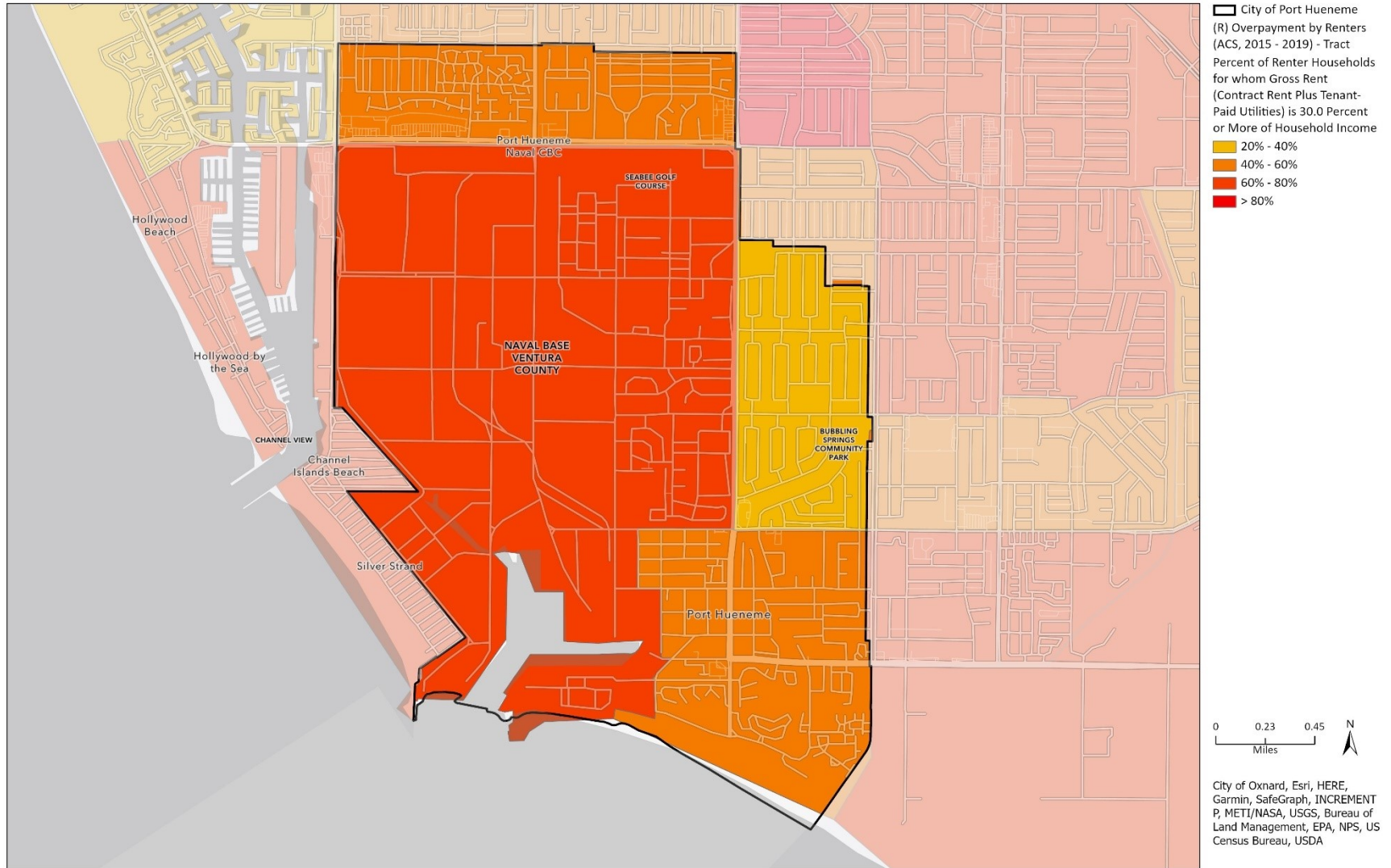
Low-income households and persons in protected classes disproportionately experience severe housing problems. Housing problems include units with physical defects, overcrowded conditions, and housing cost burden. According to HUD Consolidated Plan/CHAS Data, approximately 80 percent of extremely low-income, 80 percent of very low-income households, and 62 percent of low-income households had one or more housing problems in Port Hueneme. Low-income households tend to more often be renters than buyers. When comparing by household types, a greater proportion of renter elderly, renter small family, and renter large family households faced housing problems than owner households of the same type. Renters experience a higher level of housing problems (51 percent for housing problems and 30 percent for severe housing problems) compared to owner-households (48 percent for housing problems and 26 percent for severe housing problems), indicating that low-income households experience more housing problems than more affluent households.

State and federal programs typically define over-payers as those lower-income households paying over 30 percent of household income for housing costs. Renters generally tend to experience cost burdens at higher rates than owners. As shown in Figure 21 cost burden on renters is very high in a majority of the City (60 to 80 percent), with 40 to 60 percent being cost burdened in the southern portion of the City.

Overcrowding

Some households may not be able to accommodate high-cost burdens for housing but may instead accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a

Figure 21 Overpayment of Renters



perception of overcrowding. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to the overcrowded conditions since some cultures tend to have a larger household size than others due to the preference of living with extended family members. Not only is overcrowding a potential fair housing concern, but it can potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some landlords or apartment managers may be more hesitant to rent to larger families, thus making access to adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.

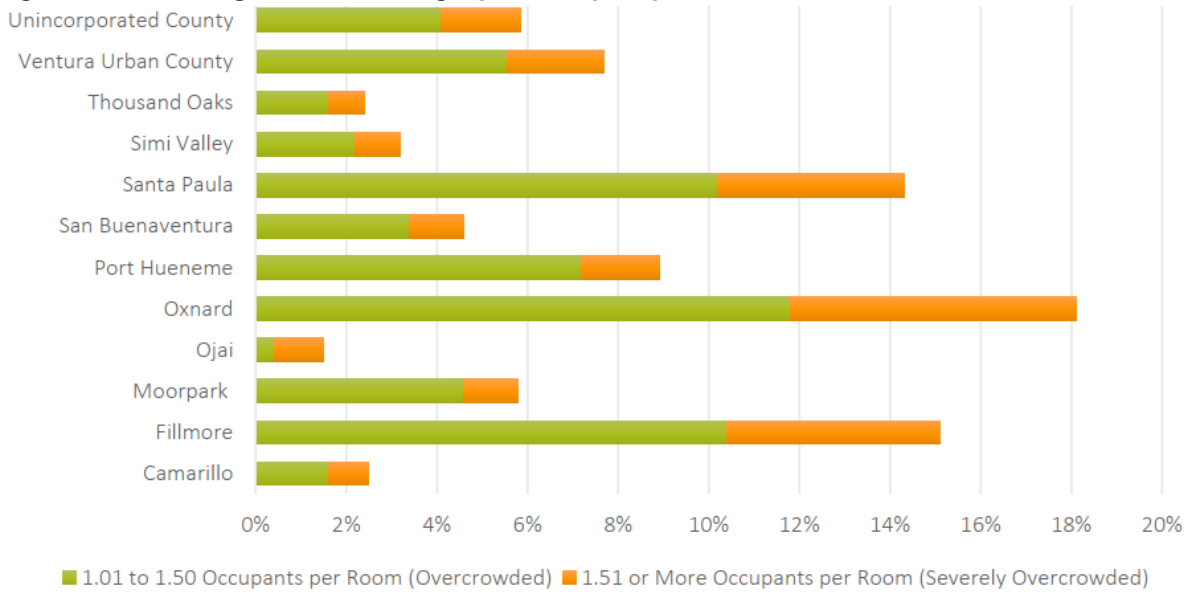
REGIONAL TRENDS

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. As shown in Figure 22, approximately 4 percent of unincorporated Ventura County is considered overcrowded and 2 percent severely overcrowded. The Cities of Fillmore, Oxnard, and Santa Paula all have the highest overcrowding rates than the rest of the County, followed by Port Hueneme. These areas typically had high proportions of minority residents and lower median incomes as a whole as well.

LOCAL TRENDS

Table 6 in Section 2, *Community Profile*, shows that about 8 percent of owner-occupied households and about 8.9 percent of renter-occupied households in Port Hueneme reported overcrowding. 3.3 percent of owner-occupied households were severely overcrowded, and 3 percent of renter-occupied households were severely overcrowded. Given that less than 1 percent of owner households and just over 1 percent of renter households reported being severely overcrowded according to the 2010 ACS, severe overcrowding is increasing in Port Hueneme. Compared to the County as a whole, Port Hueneme shows higher rates of overcrowding among owners and similar rates of overcrowding among renters. As shown in Figure 23, the eastern and southern portions of the City have concentrations of overcrowding.

Figure 22 Housing Overcrowding by Municipality



Displacement

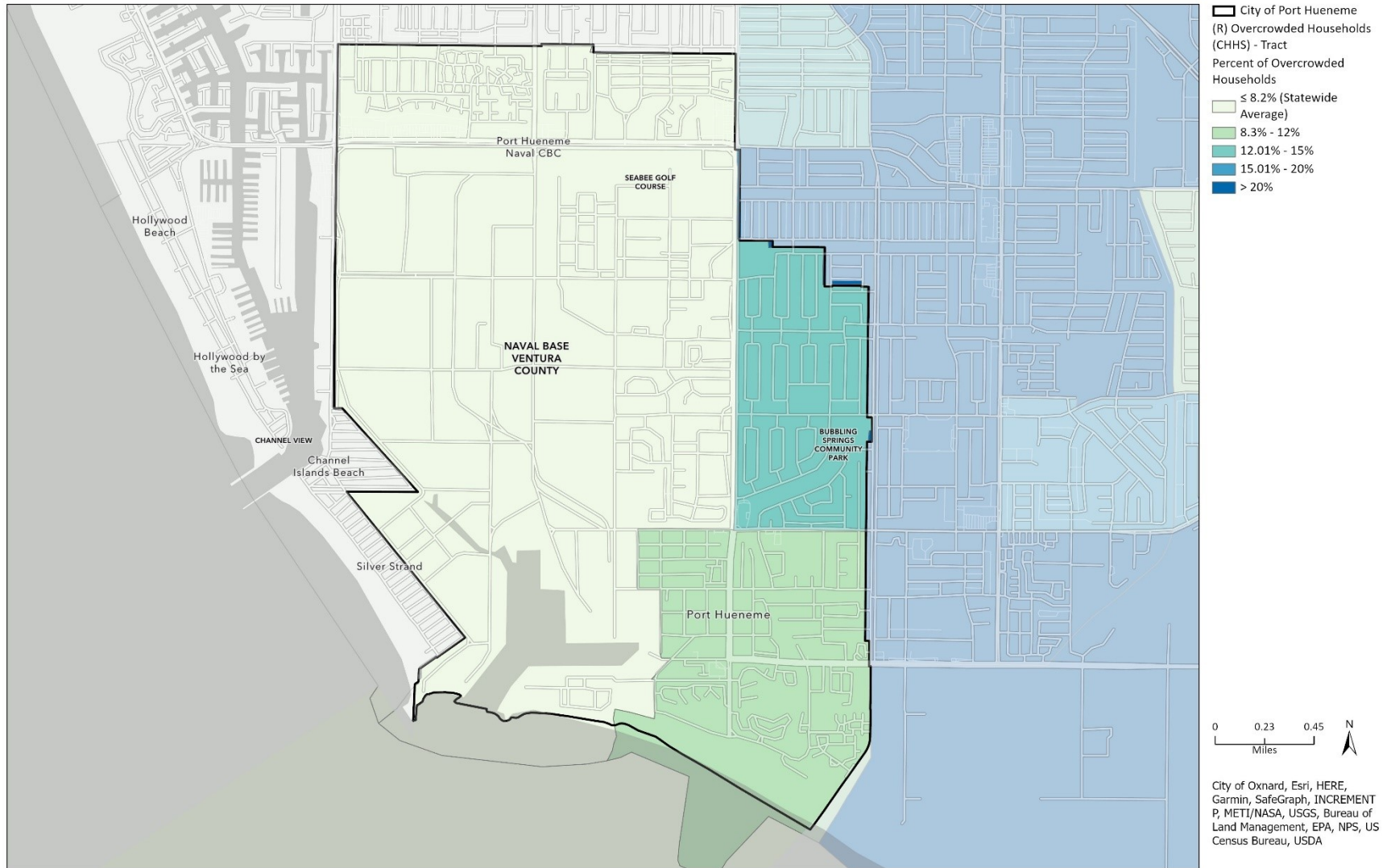
HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
 - Share of renters is above 40%
 - Share of people of color is above 50%
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median
 - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap)

REGIONAL TRENDS

Throughout the County, areas in northern and western portion of Ventura County are facing relatively more displacement risk than those living in cities in the southern portion of the County. As shown in Figure 2, minority concentrated areas are located primarily in east Oxnard and northern parts of the County. Additionally, Figure 10 shows areas with poverty occurs along State Route 126, north of Ventura, and east of Oxnard, while Figure 7 follows these similar patterns and shows the in the northern parts of the County and east Oxnard. There is significant overlap between minority concentrated areas and areas of poverty, specifically in east Oxnard. East Oxnard maintains the characteristics for a vulnerable community and are at risk of displacement.

Figure 23 Overcrowded Households



LOCAL TRENDS

According to the Urban Displacement Project, a majority of the City is comprised of sensitive communities. Figure 25 highlights vulnerable communities within the City of Port Hueneme. These neighborhoods depict areas where a large percentage of residents face a higher risk of displacement due to increasing housing costs relative to other areas in the City. As shown in Figure 9, areas in the City that are not as much at risk of displacement have a higher income level. The protection of existing vulnerable residents from displacement will include continuing rehabilitation of existing older housing to meet the needs of these residents as well as providing more affordable housing options so they can remain in the area.

Substandard Housing

Housing age can be an important indicator of housing condition in a community. Housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as a factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs.

REGIONAL TRENDS

Approximately 68 percent of Ventura County housing stock was over 30 years of age in 2000. The cities of Ojai, Santa Paula, and the City of San Buenaventura have the largest proportions of older housing units and units potentially in need of rehabilitation. Figure 24 shows the age of housing stock by each City in the County. Housing age varies by jurisdiction, but a large number of housing units were built between 1960 and 1980 in the region.

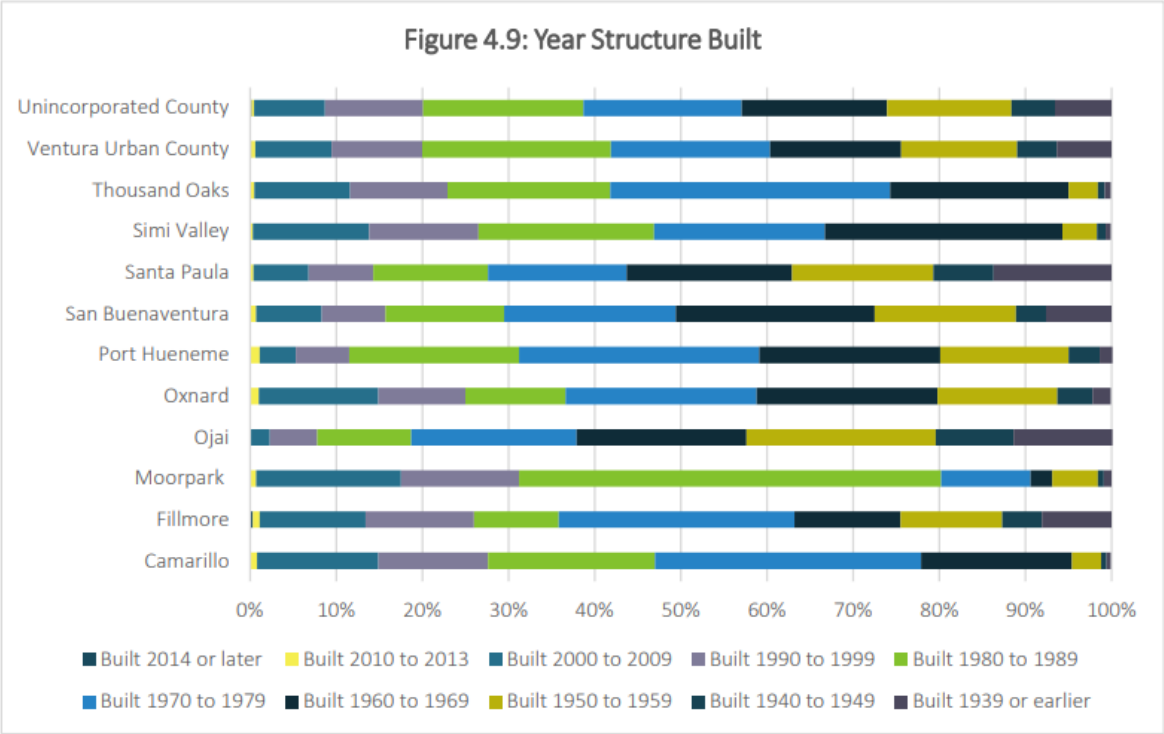
LOCAL TRENDS

Port Hueneme was developed as a residential community with more than 72 percent of its housing stock being built between 1960 and 1980. Significant growth occurred in Port Hueneme during the 1970s; about a third of the housing stock was constructed during this decade. As of 2018, about 89 percent of Port Hueneme's housing units were over 30 years old, indicating the potential need for rehabilitation and continued maintenance of a substantial portion of the City's housing units based on age alone. The City has made preservation of the existing housing stock a priority and established a Home Maintenance Incentive Program. The City should continue its assistance to lower income residents with rehabilitation of under maintained units as well as promote redevelopment of areas with new housing.

Disproportionate Housing Needs: Contributing Factors

- Lack of private investments in specific neighborhoods
- High levels of overcrowding
- Home rehabilitation to aging housing stock for low- and moderate-income homeowners
- Seniors with some form of physical disability may not continue to live within their home without modification to the property
- Unaffordable rents and sales

Figure 24 Age of Housing Stock in Ventura County



Source: 2011-2015 ACS

Other Relevant Factors

Homeless and Unsheltered

The 2020 Ventura County Homeless Count and Subpopulation Survey, conducted through a partnership by the Ventura County Continuum of Care (VCCoC), community organizations and volunteers were conducted on January 29, 2020. The survey found that there are approximately 1,700 unsheltered persons in Ventura County. In Port Hueneme, there were about 19 unsheltered persons or one percent of the total County share.

Port Hueneme has no emergency shelters or identification of allowed residential zones in the municipal code. However, the City operates its own HUD-designated Small City Housing Authority which serves as a local resource center where residents including homeless persons can receive a wide range of information and referrals to legal services, rental assistance, utility assistance, government benefits (Medicaid, food stamps, SSDI, SSI, Veterans benefits, etc.), clothing, and meals.

Site Inventory

The housing element must demonstrate that there are adequate sites zoned for the development of housing for households at each income level sufficient to accommodate the number of new housing units needed at each income level as identified in the RHNA. In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Opportunity Areas

HCD and TCAC have created opportunity maps to identify areas throughout the state whose characteristics support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution) for low-income families—particularly long-term outcomes for children. The HCD/TCAC Opportunity Areas Map ranks Census tracts in Highest Resource to Low Resource based on these outcomes. A Census tract with a designation of High Resource would indicate that the Census tract has strong educational and economic opportunities, meaning opportunity for current and future residents. Most of the City of Port Hueneme is considered “Low Resource” while a large area of the northern portion of the City is considered “Moderate Resource”.

The City limit partially or fully encompasses 3 Census tracts, which are categorized by the 2021 TCAC/HCD Opportunity Map as a mix of low and moderate resources areas. No Census tracts were identified as High Resource in the City. For purposes of evaluating fair housing, resource levels designated by the TCAC/HCD map report on access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. This categorization of the 3 Census tracts in the City of Port Hueneme indicates that, across most of the City, residents have low access to positive economic, educational, and environmental outcomes, with exception to the northern portion of the City which has moderate access. The 2021 TCAC/HCD Opportunity Map maps influenced the locations of potential lower income sites in the City.

The City’s residential neighborhoods are primarily built out. Therefore, the majority of lower income units identified in the Sites Inventory are concentrated in the northern portion of the City on nonvacant sites. This RHNA strategy relies on underutilized commercial properties where residential uses are permitted or will be permitted. Other sites identified in the Sites Inventory are scattered across the City on vacant sites. No other concentrations of lower income sites would occur as a result of this Sites Inventory. Figure 26 shows the vacant parcels, nonvacant parcels, and pipeline projects identified in the Sites Inventory in relation to the HCD/TCAC scores. 3 lower income sites are located on an existing entitled project and Mixed-Use sites which consist of vacant parcels and non-vacant older commercial sites.

Improved Conditions

Due to the small size of the City, the trends related to low- and moderate- income households, concentrated minorities, vary. However, the eastern areas of the City see more concentrated minorities, housing problems, and low- and moderate- income households (except for one census tract). The sites identified in the Site Inventory are in both low and moderate resource areas, but the sites that could accommodate a majority of the housing units are located in moderate resource areas in the northern portion of the City. Sites that do accommodate lower income units in the low resource areas are generally spread out on vacant parcels or are existing entitled projects.

Figure 25 Sensitive Communities

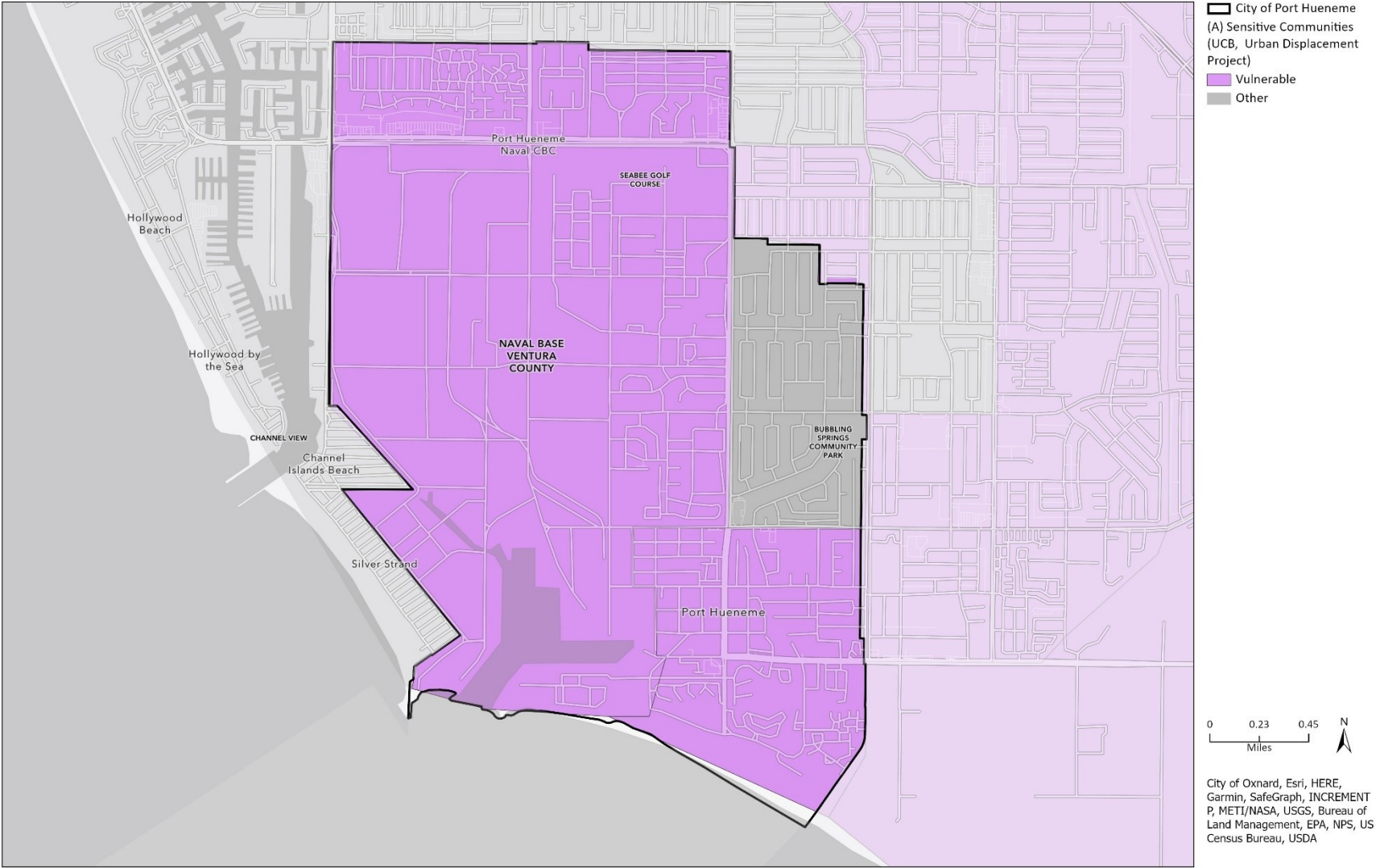
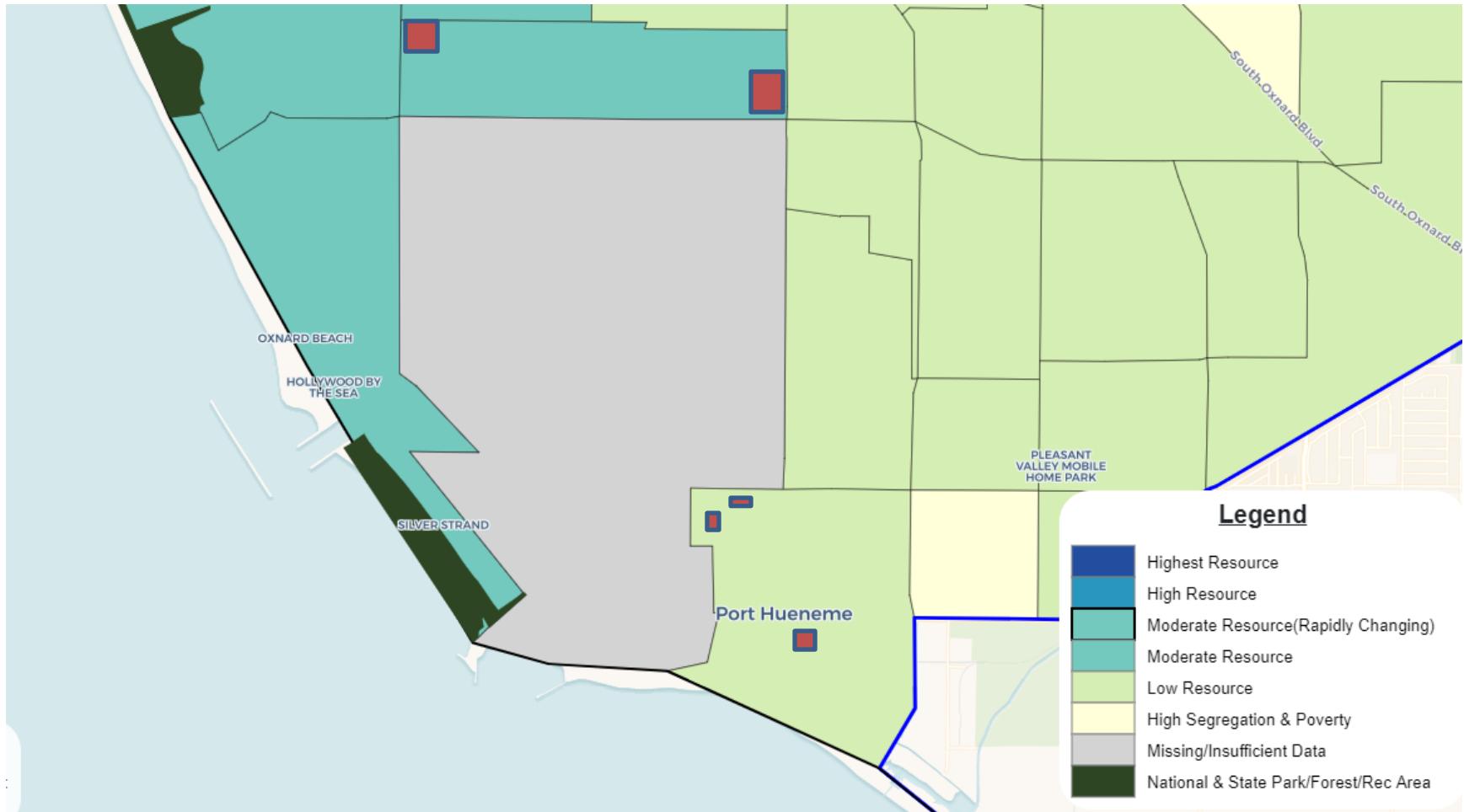


Figure 26 Location of Sites and HCD/TCAC Opportunity Areas



Exacerbated Conditions

The eastern and southern areas of the City, which has census tracts with more concentrated minorities, cost burdened households, and overcrowded households, can accommodate housing of a variety of income levels. Lower income sites are not concentrated in a single geographic area in the City or areas of racial and income segregation.

Integration and Segregation: Race and Income

Census tracts with the highest concentration of low- and moderate- income households are in the northern and southeast portions of the City and tracts with highest concentrations of minority races are located in the eastern/southern parts of the City. There is no concentration of sites on these tracts. Lower income units are spread around the City in the northern and southern areas on sites that offer opportunities for lower income housing.

Racially/Ethnically Concentrated Areas of Poverty and Affluence

While Port Hueneme has no racially/ethnically concentrated areas of poverty (per HUD’s definition), some tracts with a high concentration of minorities and low- and moderate- income households were found in the southeast parts of the City. Overall, the City has a higher concentration of extremely low and very low-income residents than the surrounding region/County likely due to the proximity to NBVC-PH and overcrowding in an aging housing stock. Areas in the northeast of the City along N. Ventura Road have a large proportion of white population. One of the main sites feasible for lower income housing identified in the sites inventory are located in this area.

Access to Opportunity

The City is categorized into 3 census tracts. Two of these census tracts are categorized as low resource while tract in the north of the City are predominately moderate resource. Table 31 summarizes housing units in each census tract by income level from the Site Inventory. Most of the lower income unit capacity for the Site Inventory was identified within the higher resource areas of the City but are also not concentrated in any one location.

Table 31 Site Inventory by Census Tract and Opportunity

Census Tract	Resource Designation	Above-moderate and Moderate Income Units	Lower Income Units
43.04	Moderate Resource	188	42
42	Low Resource	-	-
44	Low Resource	19	19

Housing units in the sites inventory are not disproportionately concentrated in different resource areas, and the sites identified in low resource areas are scattered on vacant or non-vacant parcels or are entitled projects and facilitate the development of lower-, moderate-, and above moderate-income units. New housing in the low resource tracts can break a stagnant condition and rejuvenate the neighborhoods with private investments.

Fair Housing Priorities and Goals

Since the publication of the AI report, the City of Port Hueneme is taking steps to remove these impediments. Table 32 identifies the major fair housing issues in Hueneme and suggests meaningful actions to further fair housing in the City.

Table 32 Fair Housing Issues, Contributing Factors, and Meaningful Actions

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Fair Housing Education and Outreach	<ul style="list-style-type: none"> ▪ Lack of fair housing information available for landlords and tenants ▪ Lack of local public fair housing enforcement ▪ Housing discrimination on the basis of protected class ▪ Limited fair housing testing of discriminatory practices in private rental and home sales markets ▪ Discriminatory lending practices 	<ul style="list-style-type: none"> ▪ Expand education and outreach efforts to community groups within Census Tracts 42 and 44 and landlords on fair housing laws through media outlets available to City. Provide multilingual content when appropriate. ▪ Increase public outreach and education about available programs, such as the Home Maintenance Incentive Rebate Program. Annually update the strategy for outreach to increase the number of users. ▪ Expand and annually update the City fair housing website to provide more information related to Fair Housing. Establish and implement procedures for the annual review and maintenance of Fair Housing website, providing updates as needed and verifying links to outside agencies. ▪ Expand scope of services of contract for fair housing services with the Housing Rights Center to include expanded fair housing testing for discriminatory practices, issues, and trends impacting both renters and homebuyers, and require routine reporting of activity
Protecting Existing Residents from Displacement	<ul style="list-style-type: none"> ▪ Unaffordable rents and sales ▪ Seniors with some form of physical disability may not continue to live within their home without modification to the property ▪ High levels of overcrowding 	<ul style="list-style-type: none"> ▪ Encourage a range of housing options across all income categories, including affordable housing, to allow residential mobility. ▪ As funding is available, implement first time homebuyer down payment assistance program to provide homeownership opportunities to very low-, low-, and moderate-income households. Provide multilingual content when appropriate ▪ Provide or assist in finding rehabilitation financing assistance for additions or improvements to housing units in the Neighborhood Strategy Area for those with disabilities.

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
New Housing Choices and Affordability in for Lower Income Residents	<ul style="list-style-type: none"> ▪ Lack of vacant land for new development as the City is nearing build-out ▪ Lack of private investments in specific neighborhoods due to high cost of land and construction disincentivize developers to construct affordable housing projects ▪ Location and type of affordable housing 	<ul style="list-style-type: none"> ▪ Target investment and redevelopment on mixed-use sites identified in the site inventory and in the Downtown Area through implementation of mixed-use incentives overlay within three years to promote redevelopment with housing ▪ Provide or assist in finding rehabilitation financing assistance for additions or improvements to housing units in the Neighborhood Strategy Area for those with disabilities. Annually monitor rehabilitation efforts in the City ▪ Promote the use of density bonuses to increase provision of affordable housing in Moderate Resource areas ▪ Utilize inclusionary housing funds for affordable housing development within Census Tract 43.04
Community Preservation and Revitalization	<ul style="list-style-type: none"> ▪ Concentrations of lower income households in the City compared to the region create a need accessible housing options for seniors and persons with disabilities who tend to be lower income ▪ Home rehabilitation for housing stock can be an obstacle for low- and moderate-income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors ▪ Older housing units can result in severe housing problems due to deferred maintenance ▪ Areas of overcrowding due to a need of housing improvements or larger affordable units ▪ Lack of accessible housing options for seniors and persons with disabilities 	<ul style="list-style-type: none"> ▪ Promote development of affordable housing in the Neighborhood Strategy Area to alleviate overcrowding and aging housing stock ▪ Offer a range of housing options through promotion of ADU units and missing middle housing options. Increase the number of ADUs permitted annually and streamlined permitting processes for small-scale housing redevelopment ▪ Promote and facilitate the availability of rehabilitation financing assistance for additions or improvements to housing units in the Neighborhood Strategy Area for those with disabilities

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Appendix A

Review of the Previous Housing Element

Review of the Previous Housing Element

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of its goals, objectives and policies, and the jurisdiction's progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the City's previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation inform the development of the City's 2021-2029 Housing Implementation Program.

Table A-1 lists the goals and policies contained in the previous Housing Element along with the programs that serve to implement each policy. Table A-2 summarizes the previous programs along with an assessment of the City's progress in their implementation as well as their effectiveness and appropriateness for the new planning period. Table A-3 identifies the City's quantified objectives compared to actual results during the previous Housing Element period.

Table A-1 Goals and Policies of Previous Housing Element (2013-2021)

Goal	Policies	Implementation Measures (Programs)
Goal 1 Maintain and enhance the quality of residential neighborhoods in Port Hueneme	1.1 Encourage the rehabilitation of substandard residential properties by homeowners and landlords. 1.2 Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing quality and conditions in Port Hueneme. 1.3 Work to preserve restricted low-income housing in the City that is at risk of converting to non-low income use. 1.4 Encourage the rehabilitation of existing housing to include energy conservation improvements.	1 Residential Rehabilitation Loan Program (RRLP) 2 Home Maintenance Incentive Rebate Program (HMIRP) 3 Acquisition/Rehabilitation/Conversion of Rental Housing 4 Code Enforcement/Property Maintenance 5 Conversion of Existing and Future Affordable Units
Goal 2 Encourage the adequate provision of housing by location, type of unit and price to meet the existing and future needs of Port Hueneme residents.	2.1 Provide a variety of residential development opportunities in the City, including small lot single family homes, moderate density townhomes and high density condominiums to fulfil regional housing needs. 2.2 Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to lower income households, military families, the disabled, elderly, large families and female headed households. 2.3 Require that housing constructed expressly for low income households not be concentrated in any single area of the City. Encourage housing built for low income households to have on average the same number of bedrooms as other non-inclusionary units in a housing development. 2.4 Encourage the development of new residential units to be accessible to disabled persons or adaptable for conversion to accessibility. 2.5 Encourage the development of new housing units designated for the elderly and disabled persons to be in close proximity to public transportation and community services. 2.6 Encourage the use of rehabilitation loans for room additions to help alleviate overcrowded conditions and encourage the development of new units with three bedrooms to accommodate large families. 2.7 Encourage new residential development to utilize the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) rating system or similar design and performance measures and Ahwahnee principles to promote energy conservation.	6 Provision of Adequate Sites 7 Inclusionary Housing Policy in Coastal Areas 8 Density Bonus 9 Second Unit Ordinance 10 Housing Choice Vouchers 11 Conventional Public Housing

Goal	Policies	Implementation Measures (Programs)
Goal 3 Provide increased opportunities for home ownership.	3.1 Assist in the development of affordable ownership housing for low and moderate income residents. 3.2 Provide favorable home purchasing options to lower and moderate income first-time homebuyers.	12 Home Buyer Assistance Program (HBAP) 13 Mortgage Credit Certificate (MCC)
Goal 4 Remove governmental constraints on housing development.	4.1 Continue to implement the State-mandated density bonus law to provide for increased densities in exchanges for a portion of the project’s units being reserved for lower and moderate income households, as well as for seniors. 4.2 Address governmental constraints to the provision of housing for persons with special needs, including seniors, disabled, female- headed households, large households, farmworkers, homeless, and military families. 4.3 Continue coordination of public works and engineering with planning and building functions to expedite project review. 4.4 Allow reduced development fees and modified development standards for affordable housing and development under the density bonus program. 4.5 Continue to allow for second residential units as a means of providing low cost rental housing for small households.	8 Density Bonus 9 Second Unit Ordinance
Goal 5 Promote equal opportunity for all residents to reside in housing of their choice.	5.1 Prohibit discrimination in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability, income, gender, age, marital status, familial status, sexual orientation, source of income and any other arbitrary factors. 5.2 Continue to participate in the Ventura County Fair Housing Program.	10 Housing Choice Vouchers 11 Conventional Public Housing 14 Fair Housing Program

Table A-2 Implementation of Previous Housing Programs (2013-2021)

Program	2013-2021 Objectives	Accomplishment	Effectiveness and Appropriateness
<p>1 Residential Rehabilitation Loan Program (RRLP)</p>	<ul style="list-style-type: none"> ▪ Assist 24 households (three households annually). ▪ Annually explore other funding possibilities to expand the program implementation. ▪ Continue to promote program via City’s website, the Hueneme Magazine, lawn signs at project sites, and targeted mass mailings of City brochures. 	<p>As of June 2020, the RRLP is not active due to a lack of funding.</p>	<p>Lack of funding has made the RRLP an ineffective tool to rehabilitate housing. The 2022-2029 will reevaluate funding sources and other programs related to residential rehabilitation.</p>
<p>2 Home Maintenance Incentive Rebate Program</p>	<ul style="list-style-type: none"> ▪ Assist 160 households (20 households annually). ▪ Continue to promote program via City website, the Hueneme Magazine, and other City brochures. 	<p>Since 2013, 73 small grants have been funded under the Home Maintenance Incentive Rebate Program to assist with exterior maintenance and rehabilitation costs..</p> <p>Information about HMIRP is disseminated through the City’s website, the Hueneme Magazine, and brochures periodically mailed to eligible properties within the target areas.</p>	<p>Providing housing unit maintenance assistance is vital to maintaining the health and longevity of the housing stock in Port Hueneme. This program should be continued.</p>
<p>3 Acquisition/ Rehabilitation/ Conversion of Rental Housing</p>	<ul style="list-style-type: none"> ▪ Coordinate acquisition/rehabilitation/conversion efforts of properties at Pleasant Valley/San Pedro (Site A) to assist in the creation of an affordable housing block, and also the Jane Drive/Ann Avenue area. ▪ Oversee the conversion and rehabilitation of the dilapidated 86-room Surfside Motel to 65 units affordable to lower-income tenants and monitor the developer’s compliance with affordability covenants and the City’s Crime Free Multi-Housing Program. ▪ Encourage the use of LEED® or similar standards and Ahwahnee 	<p>The City continues to offer rehabilitation assistance that can be used to make accessibility improvements and upgrades.</p> <p>The City has issued 73 loans dedicated to housing rehabilitation through this program since 2013.</p> <p>The City also uses the in-lieu fee to acquire and rehabilitate affordable housing off-site and has been successful in revitalizing neighborhoods with deteriorating housing.</p> <p>In 2012, the City approved a density bonus and other incentives as a part of a planned development permit issued to the owner of the Surfside Motel to allow the conversion of 86 motel units to 64 apartments affordable to low income renters for 55 years plus one manager’s unit.</p> <p>With regard to LEED standards and energy efficiency, the following Green Building Strategies</p>	<p>The acquisition and rehabilitation program has been successful in adding to the affordable housing inventory given the community is fully urbanized with minimal vacant residentially zoned land remaining that severely limits production going forward. This is a program that should definitely be continued as it has been effective and it is appropriate to maintain the aging housing stock. By acquiring property, the City is ensuring the long-term affordability and maintenance of the units.</p> <p>As of 2018, about 89 percent of Port Hueneme’s housing units were over 30 years old, indicating the continued need for rehabilitation.</p> <p>Providing housing with sustainable and energy efficient features is vital to maintaining the</p>

Program	2013-2021 Objectives	Accomplishment	Effectiveness and Appropriateness
	<p>principles in the improvement or reconstruction of housing during the application review process. In publicly-financed projects, implement where practicable energy saving appliances, fixtures, and construction methods. A point of contact to facilitate meeting energy efficiency standards, technical assistance, and resources is the Ventura County Regional Energy Alliance.</p>	<p>were employed on all rehabilitation and conversion projects:</p> <ul style="list-style-type: none"> ▪ Appliances provided were energy Star compliant. ▪ Toilets, faucets, and showerheads were High-Efficiency. ▪ Low VOC paints and coatings were used on interior applications. ▪ Low VOC caulks, construction adhesives, and sealants were used on exterior applications. ▪ Recycled materials were used whenever financially possible for interior finishes such as cabinets, shelving, doors, countertops, flooring, etc. ▪ Formaldehydes were reduced on interior finishes wherever possible. ▪ High efficiency lighting was installed wherever possible. 	<p>financial and physical health and longevity of the housing and its occupants.</p>
<p>4 Code Enforcement/ Property Maintenance</p>	<ul style="list-style-type: none"> ▪ Continue to connect code enforcement activities with the City's rehabilitation assistance. ▪ Conduct housing condition surveys periodically to determine the nature and extent of housing deterioration and rehabilitation assistance needs. 	<p>From 2013 to 2020, the City processed 7,928 code enforcement cases that related to a variety of property maintenance and blighting issues, such as overgrown vegetation and debris. The City employs one or two code enforcement officers, depending on activity levels.</p> <p>Housing conditions surveys are performed every 5-7 years. The last housing conditions study was conducted in 2013.</p>	<p>Ensuring that residents maintain their property to health and safety standards goes further to ensure the health of the housing stock in the City and works together with the HMIRP to maintain and upgrade the existing housing stock. Code enforcement is effective and should continue.</p>
<p>5 Conversion of Existing and Future Affordable Units.</p>	<ul style="list-style-type: none"> ▪ Continue to monitor existing affordable units and seek to preserve units that may be at risk of conversion in the future. 	<p>As described in Section 2.7 of the Housing Chapter Background Report, all multi-family housing properties that are under a deed restricted affordability covenant are not at-risk of conversion to market rate from 2021-2031, with the exception of Casa Pacifica.</p> <p>The Housing Authority continues to manage and maintain its public housing stock in two developments encompassing 90 units of senior and</p>	<p>The affordable housing stock in Port Hueneme has remained stable since the prior Housing Element. Efforts to maintain and promote affordable housing while minimizing conversion of affordable housing to market rate.</p>

Program	2013-2021 Objectives	Accomplishment	Effectiveness and Appropriateness
		<p>family oriented housing. The 60 units of senior/disabled apartments have been completely re-plumbed and extensively renovated thereby extending the building's life for 35 more years.</p>	
<p>6 Provision of Adequate Sites</p>	<ul style="list-style-type: none"> ▪ Continue to maintain a residential sites inventory to accommodate the City's Regional Housing Needs Assessment for the current planning period. ▪ Strategically acquire properties at Pleasant Valley Road/San Pedro Street as they become available on the market to create an affordable housing development, potentially consolidating with the five vacant lots already owned by the City acting as Housing ▪ Pursue mixed use developments in the former Central Community Redevelopment Project Area. Facilitate the development of rental housing affordable to lower-income households when feasible. ▪ Encourage lot consolidation by working with developers to explore lot consolidation opportunities and site designs to maximize lot use. ▪ Annually monitor the residential sites inventory. If sites identified for lower-income housing are not being used for affordable housing, take proactive actions to identify additional sites to replenish the sites 	<p>New development has been consistent with or has not changed the residential sites inventory. Although a mixed-use project has proved elusive in the Redevelopment Project Area, the City has encouraged and accepted a commercial zone change and development permit application for a mixed-use project located outside the Project Area known as Victoria Mixed-Use. The project went to Coastal Commission in 2013 and started construction in 2016.</p> <p>In 2018, two residential units were added to an existing mixed use development located at 675-677 E. Port Hueneme Road.</p> <p>With regard to lot consolidations and site design, the City continued to encourage strategic lot consolidation efforts to provide adequate development potential for sites.</p> <p>The City issued four ADU building permits and continues to issue building permits for room additions to improve overcrowding. In 2018 the City became a member of the Ventura County Housing Trust Fund, which helps to provide low-interest loans to offset the cost of residential development.</p>	<p>Land use designations are a powerful tool that allows cities to provide for residential development. It is appropriate for Port Hueneme to continue to explore land use designations to foster residential development as it has proven successful in this reporting period. Although the City is generally built-out, increases in density, ADUs, and redevelopment continue to be important options.</p>

Program	2013-2021 Objectives	Accomplishment	Effectiveness and Appropriateness
<p>7 Inclusionary Housing Policy in Coastal Area</p>	<ul style="list-style-type: none"> ▪ Continue to implement the inclusionary policy regarding housing in the Coastal Zone to fulfill Coastal Act requirements. ▪ Encourage the creation and conservation of affordable housing in the City. 	<p>Implementation of the inclusionary housing policy has resulted in nine units being donated to the City for affordable housing. Nine units at the Hideaway project have been conveyed to the City.</p> <p>Furthermore, as of June 2020, a mixed-use development located along South Victoria Avenue to the north of West Channel Island Boulevard. The project will include 114 market rate residential units. Although the project does not include designated affordable units, it will generate substantial funds through the City's in-lieu fee, which will be put towards programs that support maintaining existing affordable housing.</p>	<p>The inclusionary Housing Policy has been effective in adding units and funding a number of essential housing programs through in-lieu fees. It is necessary to continue with the policy to further the development of units and the housing programs.</p>
<p>8 Density Bonus</p>	<ul style="list-style-type: none"> ▪ Continue to offer and promote to use of the City's density bonus standards to promote affordable housing development. Inform development applicants of opportunities for density increases in exchange for affordable units. ▪ Provide materials about the City's density bonus program on City website; make available brochures at City Hall. 	<p>Density bonuses continue to be offered to encourage the development of affordable housing. Developers and applicants have been made aware of these opportunities through the City's Zoning ordinance and staff contacts.</p> <p>The City has adopted the latest triennial code cycle (Title 24 - CalGreen). The next 3-year code cycle is scheduled to go into effect January 1, 2022.</p>	<p>Density bonus standards adopted during the previous timeline are in the process of being updated to comply with new State laws including but not limited to an 80 percent bonus for 100 percent affordable projects, Coastal Act consistency for projects in the Coastal Zone, college student housing, replacement housing.</p> <p>The new Housing Element will further encourage use of the density bonus ordinance and require an update to the existing density bonus ordinance.</p>
<p>9 Second Unit Ordinance</p>	<ul style="list-style-type: none"> ▪ Continue to implement and promote the Second Unit Ordinance to encourage second unit construction. ▪ Provide technical assistance regarding placement of unit and compliance with City development standards. ▪ Continue to provide materials about the City's second unit program on City website; make information available at City Hall. 	<p>The second unit ordinance was updated in 2019 (Ordinance No. 782) and refers to second units as accessory dwelling units (ADUs). The updated ordinance establishes requirements for the design and characteristics of ADUs and requires that ADUs must be rented to low or very income households. Six ADUs have been constructed between 2013 and 2020, however two units were approved prior to the City updating its ADU ordinance. Neither qualifies as affordable housing for low or very low-income households.</p>	<p>The City's updated ADU ordinance provides a means of generating new affordable housing units on properties that are already developed. New State law includes less restrictions that City can impose on ADUs, as discussed under Government Constraints above. The ADU ordinance should be updated to comply with new State law.</p>

Program	2013-2021 Objectives	Accomplishment	Effectiveness and Appropriateness
10 Housing Choice Vouchers	<ul style="list-style-type: none"> ▪ Continue to pursue additional voucher allocations to assist an increased number of households. ▪ Encourage apartment owners to accept vouchers. ▪ Continue to promote program via City website, the Hueneme Magazine, and other City brochures. 	<p>In 2018, 35 new households in the City were assisted with Section 8 Housing Choice Vouchers, and in 2019 20 new households were assisted. A total of 279 vouchers are allocated to the City.</p> <p>The Housing Authority continued to expand and promote its Housing Choice Voucher Program as allowed by HUD and maximize its lease-up rate.</p>	<p>Continued to expand the Housing Choice Voucher Program for residents.</p> <p>Under SB 329 and SB 222, all landlords in California will be required to accept Section 8 Housing Choice Vouchers and other forms of rental assistance and to consider them as part of an applicant’s income. The City and Housing Authority should include new programs and outreach through the Housing Element update on these new State laws.</p>
11 Conventional Public Housing	<ul style="list-style-type: none"> ▪ Where feasible, continue to balance the Housing Authority’s budgets for both the operating costs and capital improvements with other funds such as CDBG and Housing Successor funds. 	<p>Mar Vista has been remodeled including new sewer and plumbing systems, new plumbing fixtures, new common area surfaces, ceilings, and flooring, new fire alarm system, accessibility improvements, and new security cameras through the complex.</p> <p>New security equipment was also installed at the Hueneme Village Family Housing Project</p> <p>CDBG and Redevelopment funds have been used to help fund the HA's operating and capital costs.</p>	<p>The Housing Authority should continue to administer the Capital Fund Program (CFP) to pay for large capital improvements such as elevator renovations, windows, or roofs; and also provides funding for management and security improvements.</p>
12 Homebuyer Assistance Program	<ul style="list-style-type: none"> ▪ Continue to promote program via City website, the Hueneme Magazine, and other City brochures. 	<p>The program was discontinued in 2012 as a result of the elimination of redevelopment agencies in California, leaving only a limited amount of CalHome funding to operate a limited down payment assistance program.</p>	<p>The homebuyer assistance in the City had only a limited amount of CalHome funding in 2012. Additional first time home buyer programs and assistance should be identified.</p>
13 Mortgage Credit Certificate (MCC)	<ul style="list-style-type: none"> ▪ Continue to participate in the MCC program and promote program via City website and publications. ▪ Continue to promote program via City website, the Hueneme Magazine, and other City brochures. 		<p>This program and services are provided through the California Housing Finance Agency (CHFA), which has mortgage programs and tools for first time home buyers, The City should reference their programs and services in the Housing Element and through educational outreach.</p>

Program	2013-2021 Objectives	Accomplishment	Effectiveness and Appropriateness
<p>14 Fair Housing Program</p>	<ul style="list-style-type: none"> ▪ Promote fair housing and provide materials about the City’s fair housing services on City website; make available brochures at City Hall; and at least once a year, publish information in the Hueneme magazine. ▪ Continue to refer fair housing complaints to the Housing Rights Center (or other contractors selected by the County). ▪ Continue to comply with all State and Federal fair housing requirements when implementing housing programs or delivering housing-related services. 	<p>Ordinance 711 was approved by the Coastal Commission on September 13, 2012 and adopted by the City on November 5, 2012. The ordinance amends the City’s zoning regulations to add reasonable accommodation measures, update density bonus provisions, and update provisions related to emergency shelters, transitional housing, supportive, group, and single occupancy housing and update the City’s definition of "family".</p> <p>Ordinance 711 adopted November 5, 2012.</p>	<p>The City should identify program strategies that support and implement the Fair Housing Program to promote fair housing.</p> <p>Ventura County prepared an Analysis of Impediments in May 2020. The Housing Element update should incorporate the information and strategies to eliminate the identified impediments in the city.</p>

Progress toward Previous RHNA

For the 2013-2021 Housing Element, the City of Port Hueneme had a Regional Housing Needs Assessment (RHNA) of 2 units (1 extremely-low unit and 1 low income unit). Units built since January 1, 2013 are counted toward the City's RHNA for the 2013-2021 Housing Element planning period.

Between January 1, 2013 and June 1, 2020, the City's housing inventory increased by 5 units, all of which are above moderate income units, as shown in Table A-3 below. In addition, 17 units were acquired, substantially rehabilitated, and operated as affordable housing.

Table A-3 Summary of 2013-2020 Progress Toward Quantified Objectives

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
RHNA (2013-2021)	1	0	1	0	0	0
Units Built or Converted (2013-2020 ¹)	0	0	0	0	9	9
Units Acquired, Substantially Rehabbed, and Operated as Affordable Housing (2013-2020 ¹)	0	8	7	2	0	17

¹ Units are counted from January 1, 2013 and June 1, 2020

RESOLUTION NO. 4385

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT HUENEME
APPROVING GENERAL PLAN UPDATE NO. PHGP-872 AND A STATEMENT
OF OVERRIDING CONSIDERATIONS THEREFOR**

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1: The City Council finds and declares that:

- A.** Section 65359 et seq. of the Government Code allows a City to amend all or part of its General Plan if it deems it to be in the public interest, and pursuant to this the City Council must hold a public hearing on the proposed amendment; and
- B.** The General Plan has been comprehensively updated and a new Housing Element for the 6th RHNA Cycle for years 2021-2029 ("Project") have been prepared by City staff and its consultant for adoption; and
- C.** California Government Code Sections 65353 and 65354 require that prior to adoption of any proposed amendment to the General Plan, the Planning Commission shall first review and make recommendation to the City Council regarding adoption of any such proposed amendment; and
- D.** The City Council of the City of Port Hueneme, acting as both planning agency and legislative body, has reviewed General Plan Amendment No. PHGP-872, the amended General Plan for the City of Port Hueneme; and
- E.** The City Council has considered the effects of the Project on the regional need for public services, and available fiscal and environmental resources before deciding on this matter; and
- F.** The adoption of the Project represents a discretionary action subject to the environmental review requirements of the California Environmental Quality Act (CEQA), Public resources Code Section 21000 et. Seq.; and
- G.** The City Council certified that: 1) the Final Environmental Impact Report (EIR) was prepared in compliance with the California Environmental Quality Act (CEQA); 2) the Final EIR was presented to the City Council and that the City Council reviewed and considered the information contained in the Final EIR prior to approving the project; and 3) the Final EIR reflects the City's independent judgment and analysis.

SECTION 2: The City Council further finds and declares that:

- A.** The CEQA Findings and a Statement of Overriding Considerations for approval of General Plan Amendment No. PHGP-872, contained in the staff report dated October 4, 2021, and as shown in Exhibit A to this Resolution, are hereby adopted.
- B.** The findings for approval of General Plan Amendment No. PHGP-872, as contained in the staff report dated October 4, 2021, are hereby adopted.

- C. The City Council hereby adopts Attachment 1 of the staff report dated October 4, 2021 as the City's General Plan.
- D. The City Council hereby grants the Community Development Director the authority to make non-substantive changes to the updated General Plan.

PASSED, APPROVED, AND ADOPTED this 4th day of October 2021.




Steven Gama, Mayor

ATTEST:



Kristy Buxkemper, City Clerk

APPROVED AS TO FORM



Kevin Spaulding, City Attorney

CEQA Findings and Statement of Overriding Considerations

I INTRODUCTION

The California Environmental Quality Act (CEQA) requires a Lead Agency to make one or more of three findings for each environmental impact and explain the reasoning behind the agency's findings. For any significant impact that is unavoidable, the Lead Agency must also adopt a Statement of Overriding Considerations if it approves the project. The Statement Overriding Considerations sets forth the specific reasons that the project's specific economic, legal, social, technological, or other benefits outweigh the project's significant adverse effects and are therefore "acceptable".

II DESCRIPTION OF THE 2045 PORT HUENEME GENERAL PLAN UPDATE

The 2045 City of Port Hueneme General Plan Update is the first comprehensive update of the City's General Plan since 1998 and establishes the community's vision for Port Hueneme. The General Plan provides comprehensive policies for air quality, circulation, climate action, conservation and open space, economic development, housing, land use, local coastal program, noise, public safety and facilities, and social equity for the entire City. The update responds to the current needs, values, and preferences of the community, as well as changes in State law that may not have been in effect when the current General Plan was last updated.

The 2045 City of Port Hueneme General Plan Update defines the policy framework by which the City's physical and economic resources are to be managed and used through the planning horizon year, which is 2045. The 2045 City of Port Hueneme General Plan Update clarifies and articulates the City's intentions with respect to the rights and expectations of various community stakeholders, including residents, property owners, and business owners. Through the General Plan, the City informs these groups of its goals, policies, and standards, and thereby communicates expectations of the public and private sectors for meeting community objectives.

The 2045 City of Port Hueneme General Plan Update presents a vision for the future of the City of Port Hueneme and a set of guiding principles for how the City will achieve that vision. This vision and guiding principles capture the City's key values and aspirations for the future. They reflect the collective ideas from community members and City leaders that provided input to help shape the 2045 City of Port Hueneme General Plan Update.

The 2045 City of Port Hueneme General Plan Update guiding principles, contained in the 2045 General Plan Introduction, are listed below:

- Revitalize housing and local business through mixed-use developments and development of a downtown area.
- Invest in recreational spaces according to the Parks and Recreation Master Plan.
- Increase community sustainability and resilience to climate change.
- Address social equity issues related to air quality, technology, recreation, housing, and City communication.

- Increase beautification and connectivity in the City through streetscape amenities and design.

III FINDINGS FOR ENVIRONMENTAL EFFECTS DETERMINED TO BE SIGNIFICANT

The following statement of findings has been prepared in accordance with the California Environmental Quality Act (CEQA) and Public Resources Code Section 21081. *CEQA Guidelines* Section 15091 (a) provides that:

No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding.

There are three possible finding categories available for the Statement of Facts and Findings pursuant to Section 15091 (a) of the *CEQA Guidelines*.

- (1) Changes or alterations have been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the final EIR.*
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*
- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

The City of Port Hueneme, the CEQA Lead Agency, finds and declares that the 2045 Port Hueneme General Plan Update Final Environmental Impact Report (Final EIR) has been completed in compliance with CEQA and the *CEQA Guidelines*. The City of Port Hueneme finds and certifies that the Final EIR was reviewed and information contained in the Final EIR was considered prior to any approval associated with the proposed General Plan, herein referred to as the "Project."

Based upon its review of the Final EIR, the City of Port Hueneme finds that the Final EIR is an adequate assessment of the potentially significant environmental impacts of the Project and represents the independent judgment of the City. The City, having reviewed and considered the information contained in the 2045 Port Hueneme General Plan Update Final EIR, finds, pursuant to California Public Resources Code Section 21081 (a)(1) and *CEQA Guidelines* Section 15091 (a)(1), that the Project would result in a significant environmental effect related to transportation/traffic. This effect is summarized below.

A. Transportation/Traffic

Impact TRA-2 Reasonably foreseeable development and population growth under the General Plan would increase vehicle miles traveled (VMT) in Port Hueneme and per capita VMT would not be 15 percent below the regional/county VMT per capita. Because mitigation is not available for this impact, VMT impacts associated with the proposed General Plan would be significant and unavoidable.

Finding

Specific economic, legal, social, technological, or other considerations, including the community revitalization via provision of housing, local business opportunities, and development of a downtown area make infeasible the mitigation measures or project alternatives identified in the final EIR.

Facts in Support of Finding

Reasonably foreseeable development and population growth under the General Plan would increase VMT in Port Hueneme and per capita VMT would not be 15 percent below the regional/County VMT per capita. Goals and policies in the 2045 General Plan are designed to reduce VMT in Port Hueneme through infill development, higher-density and mixed-use development, and enhancing the quality of nonmotorized transportation options. However, even with implementation of these measures, VMT in Port Hueneme would not achieve the 15 percent reduction compared to the regional average as recommended by the California Office of Planning and Research (OPR) Technical Advisory. There are no other feasible mitigation measures available because the 2045 General Plan already emphasizes infill and reuse development designed to reduce VMT and contains goals and policies aimed at minimizing VMT. Impacts would be significant and unavoidable.

IV ALTERNATIVES

The Final EIR considers the following alternatives to the Project.

Alternative 1: No New Development Alternative

Alternative 1 assumes no new development and the continuation of existing conditions. The No New Development Alternative would not revitalize housing and local business, invest in recreational spaces, address community sustainability, address social equity issues, or increased beautification and connectivity in the City. The No New Development Alternative would not fulfill any project objectives listed above under Description of the 2045 Port Hueneme General Plan Update. Alternative 1 would also fail to meet California General Plan law, such as the requirement to adopt an updated Housing Element for the 2021-2029 planning period.

The No New Development Alternative would not result in any of the physical impacts from ground disturbance and operation of new development. This includes avoiding potential adverse, but less than significant impacts related to aesthetics, air quality, biological resources, cultural and tribal cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, and utilities and service systems. While this alternative would result in no new development or GHG emissions associated with new development, it would not achieve the per capita GHG emission reductions associated with the proposed Climate Action Plan (CAP) Element of the proposed General Plan. The No New Development Alternative would result in no

new residential units. Thus, it would not be consistent with housing policies and would not meet Regional Housing Needs Assessment (RHNA) requirements for the City.

Alternative 2: No Project Alternative

Alternative 2 involves continued implementation of the City's current General Plan. This alternative assumes that the City's existing General Plan policies would continue to accommodate development in accordance with existing land use designations. Alternative 2 would not revitalize housing and local business, invest in recreational spaces, address community sustainability, address social equity issues, or increased beautification and connectivity in the City. Alternative 2 would not fulfill the project objectives listed above under Description of the 2045 Port Hueneme General Plan Update. The No Project Alternative would also fail to meet California General Plan law, such as the requirement to adopt an updated Housing Element for the 2021-2029 planning period, and would not accommodate sufficient housing to meet the City's housing policies or RHNA goals. Like the proposed project, the No Project Alternative would result in a significant impact related to transportation related to per capita VMT. Because this alternative would accommodate less population growth and a greater increase in vehicle trips, its significant transportation impact would be more severe than that of the proposed project.

Alternative 3: Increased Industrial Intensity Alternative

Alternative 3 would be similar to the proposed General Plan except that the maximum floor area ratio (FAR) for the Port or Industrial land use designations would be increased from 0.75 to 1.5. By increasing the maximum FAR to 1.5, Alternative 3 would double the development capacity of lands in the Port and Industrial designations. The purpose of this change is to add employment opportunities in the City, thus reducing the number of Port Hueneme residents who would have to travel to other cities for their jobs. This would be expected to reduce per capita VMT in the City, thus addressing the proposed General Plan Update's significant and unavoidable impact related to VMT. While Alternative 3 would incrementally reduce the significant and unavoidable VMT impact of the proposed project, it would not eliminate it. It would also result in incrementally greater impacts to aesthetics, cultural and tribal cultural resources, geology and soils, noise, and utilities and service systems due to the potential increase in overall industrial development. Similar to the proposed General Plan, Alternative 3 would meet the City's RHNA allocation.

Finding

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

Facts in Support of Finding

Alternative 1 would not fulfill any project objectives or meet the requirements of California General Plan law, such as the requirement to adopt an updated Housing Element for the 2021-2029 planning period. It would not provide for new housing or revitalize local businesses to provide new employment opportunities, include investment in recreational spaces, address community sustainability, address social equity issues, or result in increased beautification and connectivity in the City. For these reasons, Alternative 1 fails to meet the basic project objectives and is therefore infeasible.

Alternative 2 similarly would not fulfill the project objectives or meet the requirements of California General Plan law, such as the requirement to adopt an updated Housing Element for the 2021-2029 planning period, nor would it accommodate sufficient housing to meet the City's RHNA allocation, revitalize local businesses, include investments in recreational spaces, address community sustainability, address social equity issues, or increased beautification and connectivity in the City. For these reasons, Alternative 2 fails to meet the basic project objectives and is therefore infeasible.

Alternative 3 (Increased Industrial Intensity) would be similar to the General Plan but allow for an increase in maximum floor area ratio for Port or Industrial land use designations. Alternative 3 would meet the City's RHNA allocation, but it would result in greater impacts related to aesthetics, cultural and tribal cultural resources, geology and soils, noise, and utilities and service systems. Thus, although Alternative 3 would incrementally reduce (but not eliminate) the proposed project's significant transportation impacts, its overall environmental impacts would be greater than those of the proposed project. For this reason, Alternative 3 is infeasible.

V STATEMENT OF OVERRIDING CONSIDERATIONS

Section 15093 of the *CEQA Guidelines* requires a Lead Agency to adopt a Statement of Overriding Considerations if it elects to approve a project that has significant and unavoidable environmental impacts. As noted above, the Project would have a significant and unavoidable impact related to transportation. As such, the City has identified the following overriding considerations that explain why the Project's benefits outweigh these significant environmental impacts:

- The 2045 General Plan updates outdated policies in a manner that meets current legal requirements for General Plans, including recently adopted state requirements related to complete streets, climate resiliency, and environmental justice.
- The 2045 General Plan reflects current community goals and preferences as identified during a one-year public outreach process.
- The 2045 General Plan is designed to achieve the overall project objectives:
 - Revitalize housing and local business through mixed-use developments and development of a downtown area, which would help create new jobs, redevelop aging commercial properties, and great new community gathering spaces.
 - Invest in recreational spaces according to the Parks and Recreation Master Plan to beautify the City and enhance community design.
 - Increase community sustainability and resilience to climate change by incorporating climate action and adaptation policies.
 - Address social equity issues related to air quality, technology, recreation, housing, and City Communication.
 - Increase beautification and connectivity in the City through streetscape amenities and design.
 - Meet the City's RHNA allocation to meet local housing needs.

The above-listed benefits outweigh the identified significant and unavoidable transportation impact and make the potentially significant transportation impact associated with the proposed General Plan update acceptable.

STATE OF CALIFORNIA)
) ss
COUNTY OF VENTURA)

I, Kristy Buxkemper, City Clerk of the City of Port Hueneme, California, do hereby certify that the foregoing Resolution No. 4385 was duly adopted at the Regular meeting of the City Council on the 4th day of October, 2021, by the following vote:

AYES: Gama, Martinez, Hernandez, Perez, Rollins
NOES: None
ABSENT: None
ABSTAIN: None



Kristy Buxkemper
City Clerk

RESOLUTION NO. 4384

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT HUENEME
CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE
GENERAL PLAN UPDATE**

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1: The City Council finds and declares that:

- A. It has been previously determined that an environmental impact report is required for the General Plan Update, and a Draft Environmental Impact Report (EIR) and Administrative Final EIR (FEIR) have been prepared; and
- B. The City finds and determines that the EIR satisfies the requirements of the California Environmental Quality Act (CEQA); and
- C. On October 4, 2021, the City Council of the City of Port Hueneme heard the matter of the General Plan Update.

SECTION 2: Under the provisions of PHMC Section 10300 et. seq., the City Council further finds and declares that:


- A. The CEQA Findings supporting certification of the EIR, contained in the staff report dated October 4, 2021, and incorporated herein by reference, are hereby approved.
- B. The Final EIR, which consists of the Draft EIR dated July 2021, the comments received and the responses of the City (Administrative Final EIR), and other materials as set forth in the staff report dated October 4, 2021, and incorporated herein by reference, is hereby certified.

PASSED, APPROVED, AND ADOPTED this 4th day of October 2021.




Steven Gama, Mayor

ATTEST:



Kristy Buxkemper, City Clerk

APPROVED AS TO FORM



Kevin Spaulding, City Attorney

STATE OF CALIFORNIA)
) ss
COUNTY OF VENTURA)

I, Kristy Buxkemper, City Clerk of the City of Port Hueneme, California, do hereby certify that the foregoing Resolution No. 4384 was duly adopted at the Regular meeting of the City Council on the 4th day of October, 2021, by the following vote:

AYES: Gama, Martinez, Hernandez, Perez, Rollins

NOES: None

ABSENT: None

ABSTAIN: None



Kristy Buxkemper
City Clerk

**Please Start Here, Instructions in Cell
A2, Table in A3:B15**

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	PORT HUENEME
Housing Element Cycle	6th
Contact Information	
First Name	Tony
Last Name	Stewart
Title	of Community Development
Email	stewart@ci.port-hueneme.ca.us
Phone	(805) 986-6520
Mailing Address	
Street Address	250 N. Ventura Road
City	PORT HUENEME
Zip Code	93041

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

ngs, supportive and transition housing. Conditional uses: All uses allowed under C-1 General Commerci

ial when within a building with residential uses. Port Hueneme Municipal Code: Article X, Chapter 4, Pa

art D.