



Citrus Capital of the World

City of Santa Paula

Community & Economic Development · 200 S. 10th St. Santa Paula, California 93060 · Mail: P.O. Box 569 | 93061 · www.spcity.org

September 16, 2021

Shannan West, Land Use & Planning Unit Chief
California Department of Housing and Community Development
2020 W. El Camino Avenue
Sacramento, CA 95833

RE: City of Santa Paula 6th cycle Draft Housing Element

Dear Ms. West,

The City of Santa Paula is pleased to submit its draft 6th cycle Housing Element for your review. The element has been revised for the 6th cycle to update the analysis of need, resources, constraints and programs to reflect current circumstances.

Our Draft Housing Element contains 23 programs, many of which are new or revised for the 6th cycle in order to induce housing affordability in Santa Paula. I wish to convey our intent to specify 2021-2029 Objective implementation time horizons for all programs contained in the Final Housing Element responsive to HCD and community comments on the draft document.

Please contact Jeff Mitchem (jmitchem@spcity.org) or our consultant John Douglas (John@JHDPlanning.net) if you have any questions.

Yours truly,

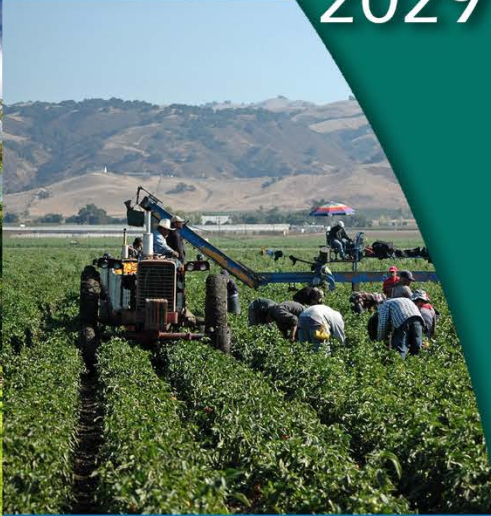
Jeff Mitchem
Planning & Economic Development Manager

Enclosure

Draft 2021-2029 Santa Paula Housing Element (6th cycle)



2029 Housing Element



Draft
August 24, 2021

Acknowledgements

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I. INTRODUCTION

A. Purpose of the Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulations that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report its written findings to the local government.

Santa Paula's Housing Element provides policies and programs to address the following important housing issues as well as other identified local needs.

- Preservation and improvement of its aging housing stock;
- A relatively high level of household overcrowding and housing overpayment;
- A limited supply of large rental units;
- Provision of adequate housing for farm workers;
- The need to promote homeownership opportunities; and
- The desire to achieve a more economically balanced community.

As mandated by State law, the planning period for this Housing Element extends from 2021 to 2029. This Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to the housing development; and 5) promoting equal housing opportunities.

The Housing Element consists of the following major components:

- An analysis of the city's demographic and housing characteristics and fair housing (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III); and
- A review of potential constraints, both governmental and non-governmental, to meeting Santa Paula's identified housing needs (Chapter IV);

- The Housing Action Plan for addressing the City's identified housing needs, including housing goals, policies and programs (Chapter V).

B. Community Context

Incorporated in 1902, the City of Santa Paula is in the geographical center of Ventura County, and is located in the rich agricultural Santa Clara Valley (see Figure I-1). Surrounded by orange, lemon and avocado groves, Santa Paula is commonly referred to as the "Citrus Capital of the World." The City is a major distribution point for citrus fruits in the United States and is also well-known for its avocado producing and processing. Compared to most other cities in Ventura County, Santa Paula has been a relatively stable community, experiencing modest population growth over the past 30 years. As of 2021, the city had an estimated population of 30,691 residents according to the California Department of Finance.

Demographic shifts are taking place in the city impacting housing needs. First, Santa Paula has a growing Hispanic population. In 1990, 59% of the city's population was of Hispanic origin, and according to recent Census estimates has increased to more than 80% since then. Second, the city is home to an increasing number of younger families, as evidenced by the growth in both the young to mid-adult (age 25 to 44) and school age (5 to 19) populations. The provision of adequate affordable housing, including larger rental units and first-time homeownership opportunities for younger growing families, is thus an important issue facing Santa Paula.

Santa Paula is a predominantly lower- and moderate-income community and seeks to be more economically balanced. To achieve this goal, additional "move-up" housing opportunities are necessary to attract working professionals and upper-income households.

Because the majority of the housing stock in Santa Paula is over 30 years old, maintenance and repair is a significant housing concern. The City is continuing to promote neighborhood upgrading through a combined approach of code enforcement and provision of home rehabilitation assistance.

Housing costs in Santa Paula are relatively affordable in comparison to most Ventura County cities. Even so, decent housing of suitable size may be out of reach for many lower-income families. As a result, many households in Santa Paula are overpaying and many "double up" with other families to afford rents, which in turn contributes to overcrowding.

C. Public Participation

Public participation is an important component of the planning process in Santa Paula, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. Appendix C contains a summary of these opportunities as well as a list of persons and organizations that were notified during the Housing Element update process.

D. Consistency with Other Elements of the General Plan

State law requires that all portions of the General Plan be internally consistent. The City of Santa Paula General Plan was comprehensively updated in 2020 and consists of seven elements: 1) Land Use; 2) Circulation and Mobility; 3) Housing; 4) Environmental and Cultural Resources; 5) Hazards and Public Safety; 6) Public Services and Utilities; and 7) Economic Development and Downtown. This Housing Element builds upon and is consistent with the policies and programs set forth in other elements of the General Plan. As the General Plan is amended over time, the City will review the Housing Element for internal consistency and make any necessary revisions.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

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II. HOUSING NEEDS ASSESSMENT

Incorporated in 1902, the City of Santa Paula is near the geographical center of Ventura County in the rich agricultural Santa Clara Valley. Surrounded by orange, lemon and avocado groves, Santa Paula is referred to as the “Citrus Capital of the World.” The city is a major distribution point for citrus fruits in the United States and is also well-known for its avocado producing and processing. Compared to most other cities in Ventura County, Santa Paula has been a relatively stable community, experiencing modest population growth over the past 30 years.

This chapter examines general population and household characteristics such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., type, tenure, age and condition, costs) are also addressed. Finally, the city’s projected housing needs based on the Regional Housing Needs Assessment (RHNA) are examined.

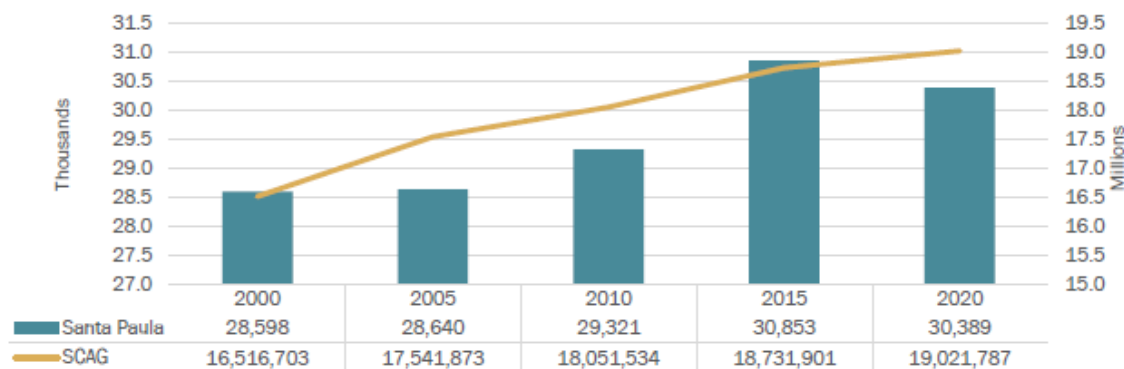
The Housing Needs Assessment utilizes recent data from the U.S. Census Bureau, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from other organizations. The implications of these findings for the City’s housing policies and programs are also discussed.

A. Population Characteristics

1. Population Growth Trends

Santa Paula had a 2020 total population of 30,389 including 133 living in group quarters according to the California Department of Finance. Over the 2000-2020 period Santa Paula had an annual growth rate of 0.3% compared to 0.7% for the region (Figure II-1).

Figure II-1
Population Growth: Santa Paula vs. SCAG Region 2000-2020

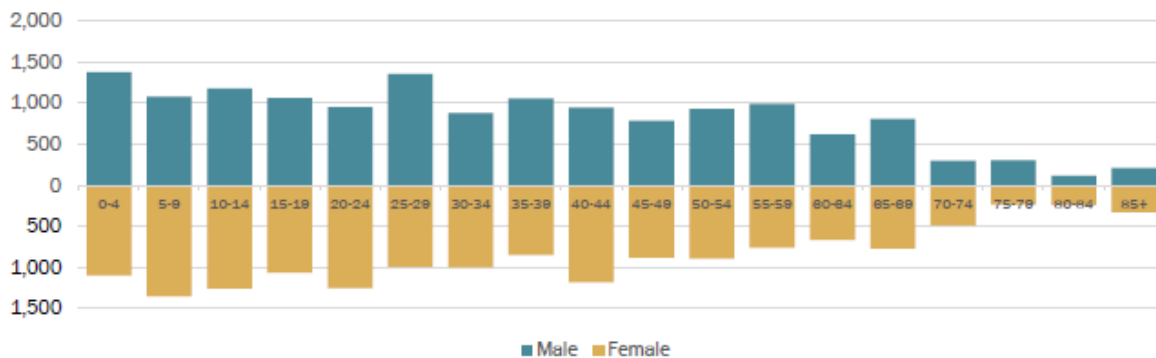


CA DOF E-5 Population and Housing Unit Estimates

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table II-1 shows recent estimates of the city's population by age group and gender. The population of Santa Paula is 49.4% male and 50.6% female. The share of the population of Santa Paula under 18 years of age is 29%, which is higher than the regional share of 23.4%. Santa Paula's seniors (65 and above) make up 12.6% of the population, which is lower than the regional share of 13%.

**Table II-1
Population by Age and Gender – Santa Paula**



American Community Survey 2014-2018 5-year estimates

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table II-2 illustrates the range of household sizes in Santa Paula for owners, renters, and overall. The most commonly occurring household size is two people (26.4%) and the second-most commonly occurring household is of four people (20.7%). Santa Paula has a lower share of single-person households than the SCAG region overall (19.3% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (4% vs. 3.1%). While these statistics suggest that there is a greater need for large units in Santa Paula than for some other areas of Ventura County, there is also a substantial number of persons living alone.

Table II-2
Household Size – Santa Paula

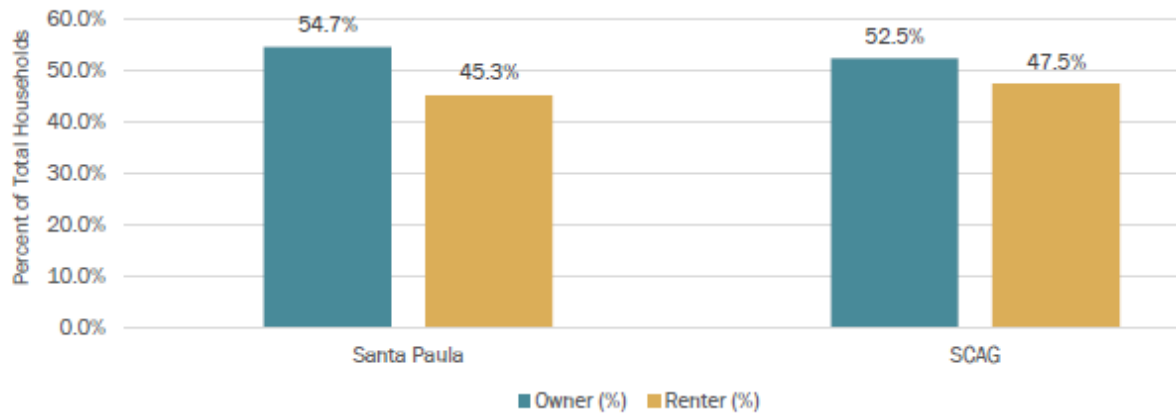


American Community Survey 2014-2018 5-year estimates.

2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table II-3 provides a comparison of the number of owner-occupied and renter-occupied units in the city as compared to the SCAG region as a whole. Santa Paula's housing stock consists of 8,979 total units, 4,914 of which are owner-occupied and 4,065 of which are renter-occupied. The share of renters in Santa Paula is lower than in the SCAG region overall.

**Table II-3
Household Tenure**

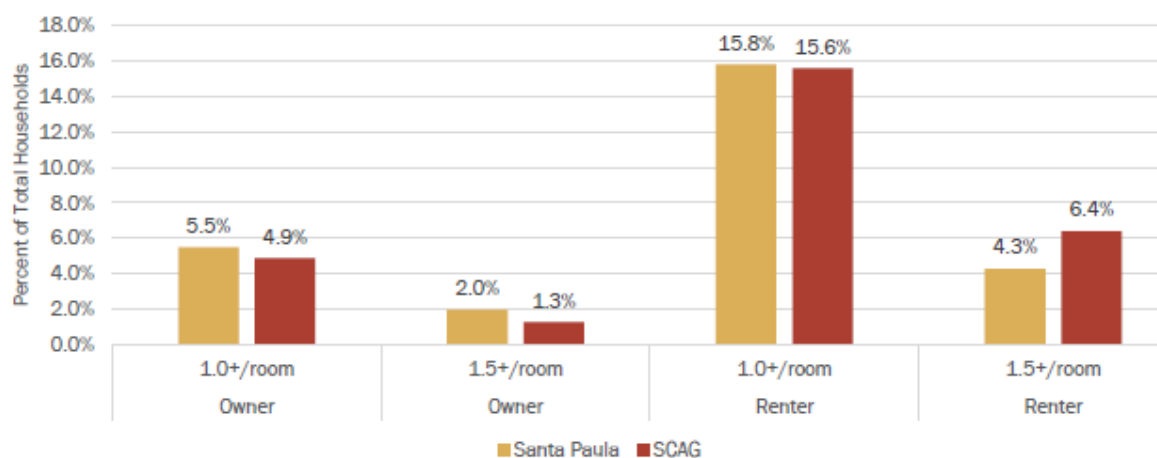


American Community Survey 2014-2018 5-year estimates.

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table II-4 shows recent overcrowding estimates for Santa Paula compared to the SCAG region as a whole. In Santa Paula, 271 owner-occupied and 642 renter-occupied households had more than 1.0 occupants per room, while 97 owner-occupied households and 174 renter-occupied households had more than 1.5 occupants per room.

Table II-4
Overcrowding by Tenure – Santa Paula vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

4. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-5 displays recent HUD estimates for overpayment by income category. This table shows that overpayment is much more prevalent among households with incomes in the extremely-low and very-low categories.

Table II-5
Overpayment by Income Category – Santa Paula

Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	325	289	1,264
30-50% HAMFI	655	800	460
50-80% HAMFI	1,154	473	113
80-100% HAMFI	699	208	30
> 100% HAMFI	2,115	335	0
Total Households	4,948	2,105	1,867

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

Several programs in the Housing Action Plan (Chapter V) designed to address housing affordability will also help to alleviate overpayment. These programs include the owner-occupied housing rehabilitation program, rental housing rehabilitation program, Section 8 rental assistance program, mobile home rent stabilization program, mobile home park resident ownership program, downpayment and mortgage assistance programs (through Ventura Cities Mortgage Finance Authority), mortgage credit certificate program, workforce and senior housing development program, multi-family housing acquisition and rehabilitation program, and the inclusionary housing program.

Extremely Low Income Households

Extremely-low-income is defined as less than 30% of area median income. Households with extremely-low-income have a variety of housing needs. Table II-6 provides a breakdown of extremely-low-income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low-income households in Santa Paula is Asian and other, non-Hispanic (32.5% compared to 22% of total population). In the SCAG region, the highest share of extremely-low-income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

Table II-6
Extremely-Low-Income Households – Santa Paula

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	2,322	379	16.3%
Black, non-Hispanic	18	4	22.2%
Asian and other, non-Hispanic	209	68	32.5%
Hispanic	6,465	1,530	23.7%
TOTAL	9,014	1,981	22.0%
Renter-occupied	3,975	1,530	38.5%
Owner-occupied	5,040	455	9.0%
TOTAL	9,015	1,985	22.0%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

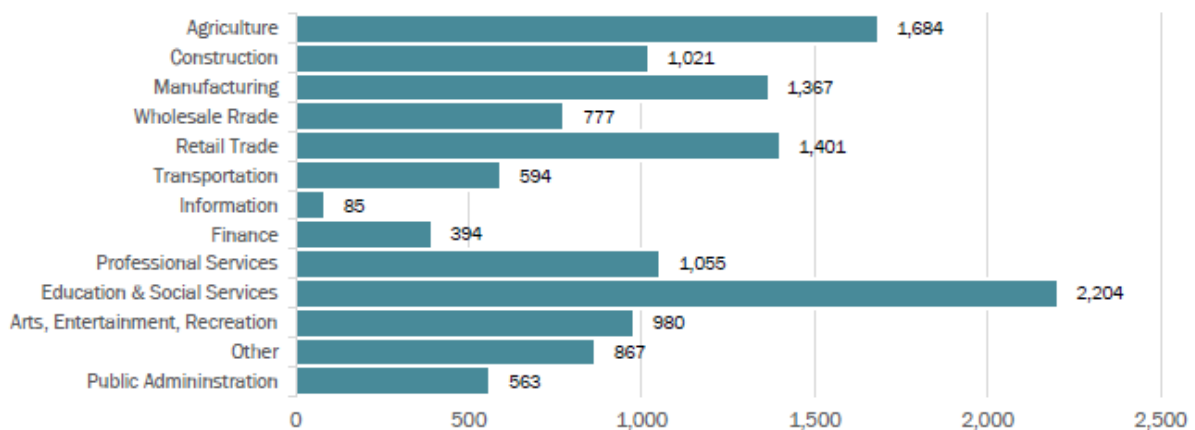
C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment Characteristics

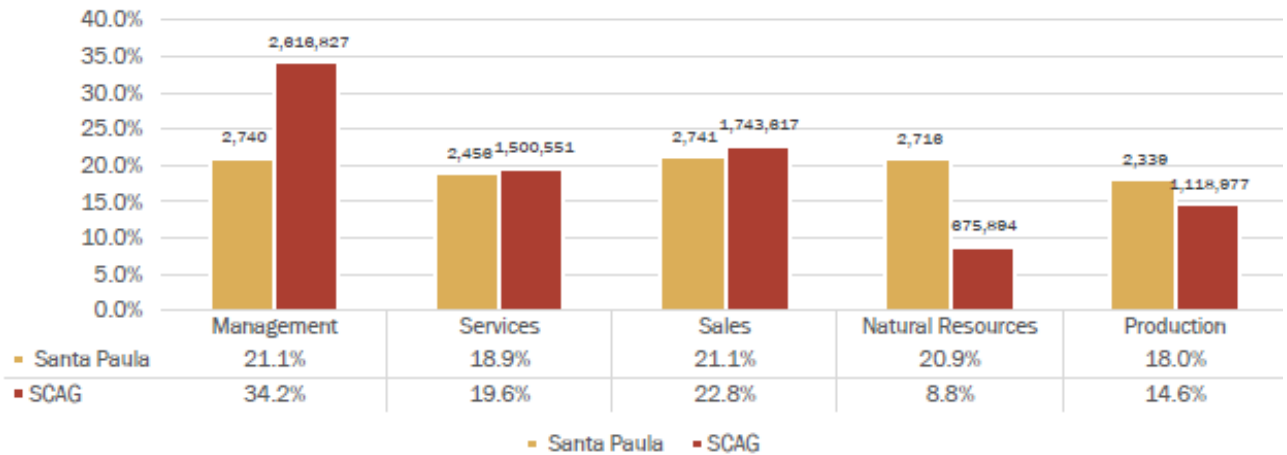
Current employment and projected job growth have a significant influence on housing needs during this planning period. According to recent ACS data (Table II-7) Santa Paula has 12,992 workers living within its borders who work across 13 major industrial sectors. The most prevalent industry is Education & Social Services with 2,204 employees (17% of total) and the second most prevalent industry is Agriculture with 1,684 employees (13% of total). Employment by occupation for Santa Paula compared to the SCAG region is shown in Table II-8.

Table II-7
Employment by Industry – Santa Paula



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

Table II-8
Employment by Occupation – Santa Paula vs. SCAG Region



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

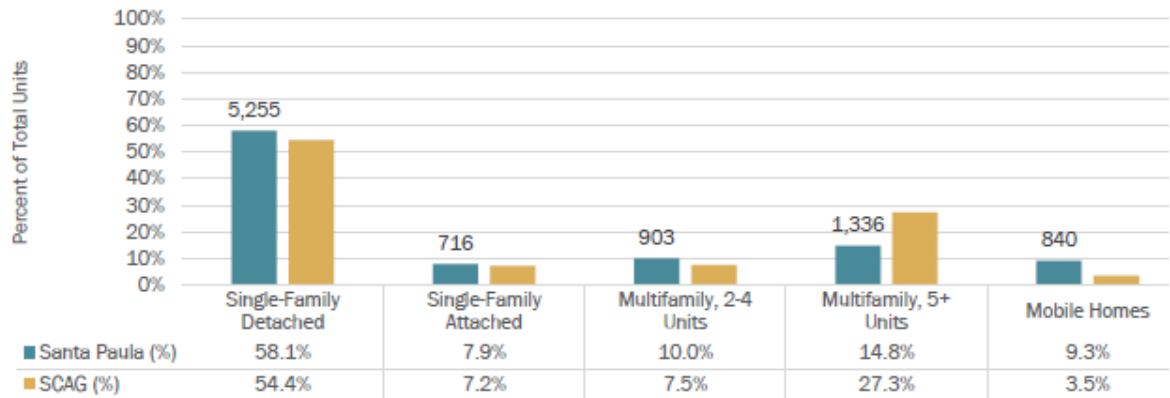
D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

Table II-9 provides recent estimates of Santa Paula's housing stock by type compared to the region as a whole. Santa Paula has a total of approximately 9,050 housing units, with single-family detached being the most prevalent housing type. The share of all single-family units in Santa Paula is 66%, which is higher than the 62% share for the entire SCAG region.

Table II-9
Housing by Type – Santa Paula vs. SCAG Region



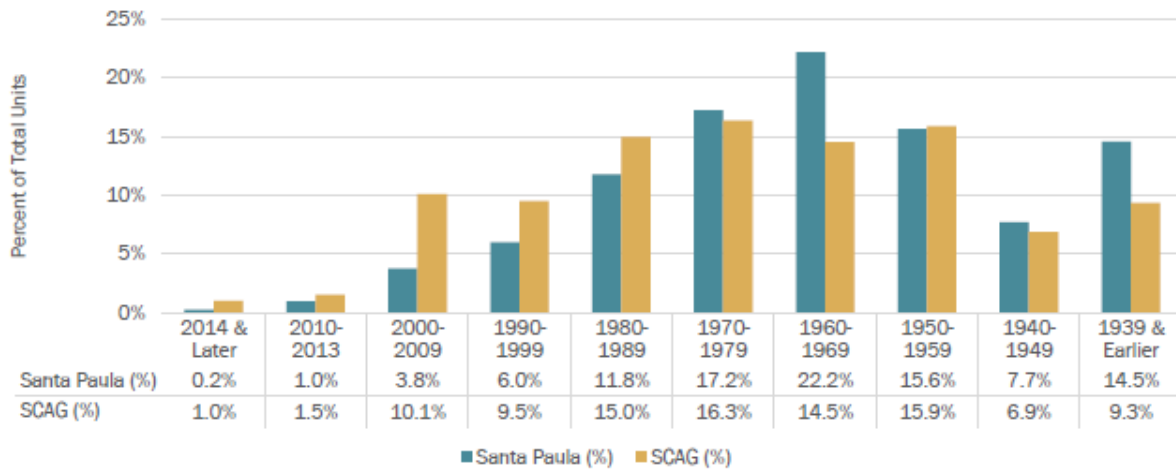
CA DOF E-5 Population and Housing Unit Estimates

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by lead-based paint coated windows and doors opening and closing.

Table II-10 shows the age distribution of the housing stock in Santa Paula compared to the SCAG region as a whole as reported in recent Census estimates.

Table II-10
Age of Housing Stock –
Santa Paula vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

This table shows that the majority of owner-occupied and rented units in Santa Paula were constructed prior to 1970. These findings suggest that there may be substantial need for maintenance and rehabilitation, including remediation of lead-based paint, for a large proportion of the city's housing stock.

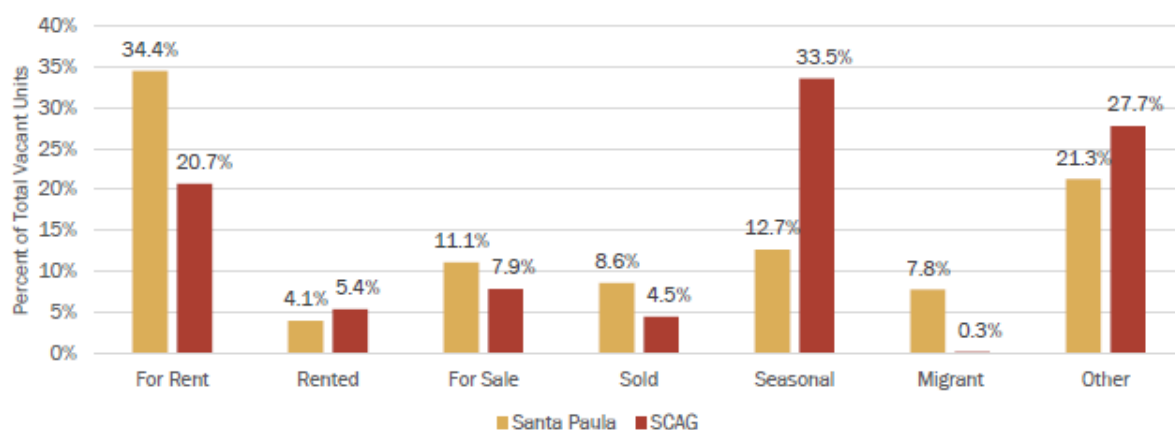
Single-family home neighborhoods in Santa Paula are generally well-maintained and contain only isolated properties in deteriorated condition that require moderate rehabilitation. However, the denser, older residential neighborhoods to the south and east of downtown are in need of varying degrees of upgrading, and some units are likely to qualify for rehabilitation assistance. Based on observations of City staff, it is estimated that approximately 40% of the total housing stock is in need of some type of repair to correct deficiencies.

The City currently administers several programs to facilitate upgrade of the housing stock and stabilization of neighborhoods, including Code Enforcement, owner and renter rehabilitation programs, and the Remove and Replace Program.

3. Vacancy

According to recent Department of Finance data, the housing vacancy rate in Santa Paula is approximately 3%. The estimated distribution of vacant units by category is shown in Table II-11.

Table II-11
Vacant Units by Type –
Santa Paula vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“AMI”): 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, 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 II-12 shows 2021-22 affordable rent levels and estimated affordable purchase prices for housing in Ventura County by income category. Based on State standards, the maximum affordable monthly rent for extremely-low-income households is \$845, while the maximum affordable rent for very-low-income households is \$1,411. The maximum affordable rent for low-income households is \$2,259, while the maximum for moderate-income households is \$2,964. These figures are based on a 4-person household and are adjusted for different household sizes.

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, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-12 have been estimated based on typical conditions.

Table II-12
Income Categories and Affordable Housing Costs –
Ventura County

Income Category	Maximum Income	Maximum Affordable Rent	Maximum Affordable Price (est.)
Extremely low	\$33,850	\$845	*
Very low	\$56,450	\$1,411	*
Low	\$90,350	\$2,259	*
Moderate	\$118,550	\$2,964	\$500,000
Above moderate	Over \$118,550	Over \$2,964	Over \$500,000

Assumptions:

- Based on a family of 4 and 2021 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

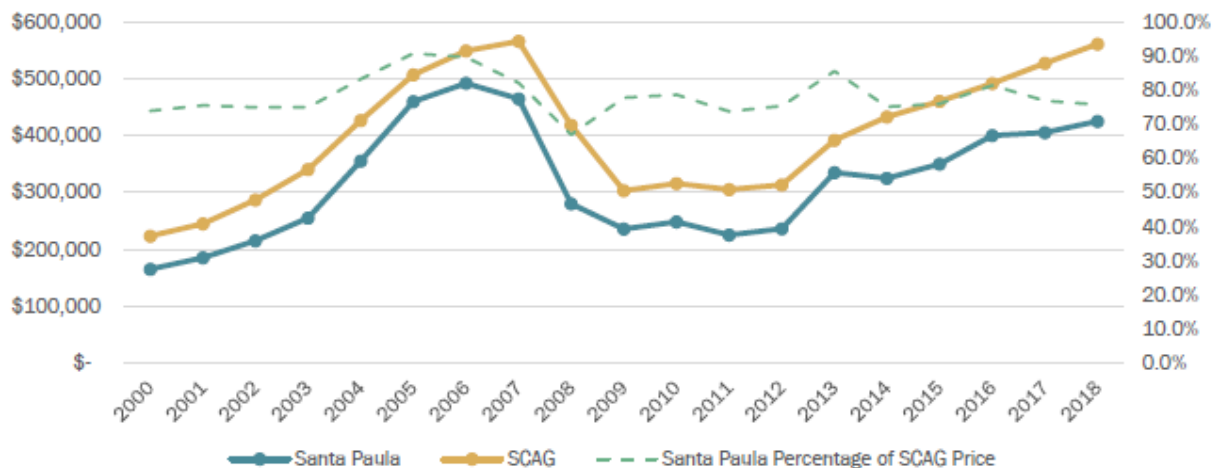
* For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

b. For-Sale Housing

Between 2000 and 2018, median home sales prices in Santa Paula increased 158% while prices in the SCAG region increased 151%. 2018 median home sales prices in Santa Paula were \$425,000 and the highest experienced since 2000 was \$492,000 in 2006. Prices in Santa Paula have ranged from a low of 66.9% of the SCAG region median in 2008 and a high of 90.8% in 2005 (Table II-13). These statistics show that housing in Santa Paula is generally more affordable than average for the entire SCAG region.

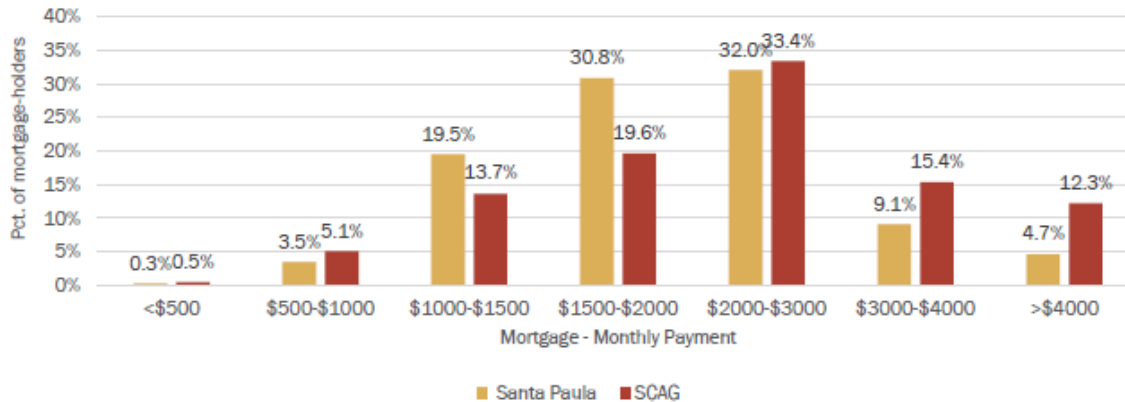
Table II-13
Median Existing Home Sales Price 2000-2018 –
Santa Paula vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 54.7% of Santa Paula and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Santa Paula is \$2000-\$3000/month and the most commonly occurring mortgage payment in the SCAG region is \$2000-\$3000/month as shown in Table II-14.

Table II-14
Monthly Mortgage Costs –
Santa Paula vs. SCAG Region

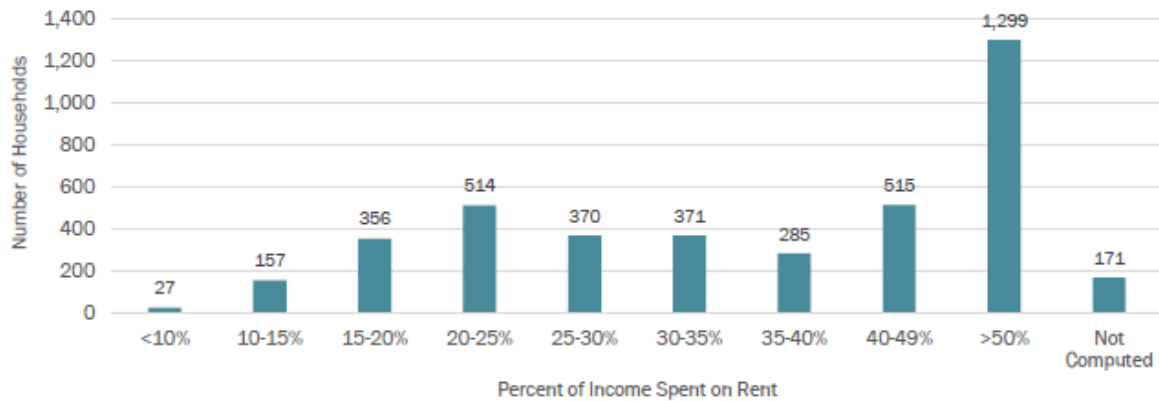


American Community Survey 2014-2018 5-year estimates.

c. Rental Housing

Across Santa Paula's 4,065 renter households, 2,470 (61%) spend 30% or more of gross income on housing cost, compared to 55% in the SCAG region as a whole. Additionally, 1,299 renter households in Santa Paula (32%) spend 50% or more of gross income on housing cost, compared to 29% in the SCAG region (Table II-15).

Table II-15
Percentage of Income Spent on Rent –
Santa Paula



E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disabilities, or other conditions. As a result, some Santa Paula residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

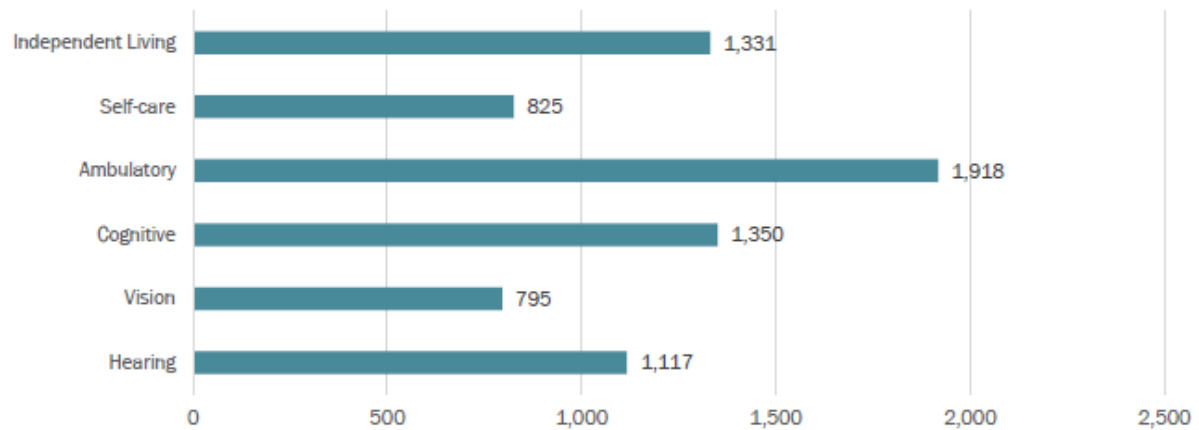
State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

In Santa Paula, the most commonly occurring disabilities are ambulatory, cognitive and independent living (Table II-16). Of those aged 65 and over, ambulatory problems were the most common disability, experienced by 26% of Santa Paula's seniors and 23% of seniors in the entire SCAG region (Table II-17). As seen in Table II-18, approximately 42% of persons with a disability were in the labor force. Housing opportunities for persons with disabilities can be expanded through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units

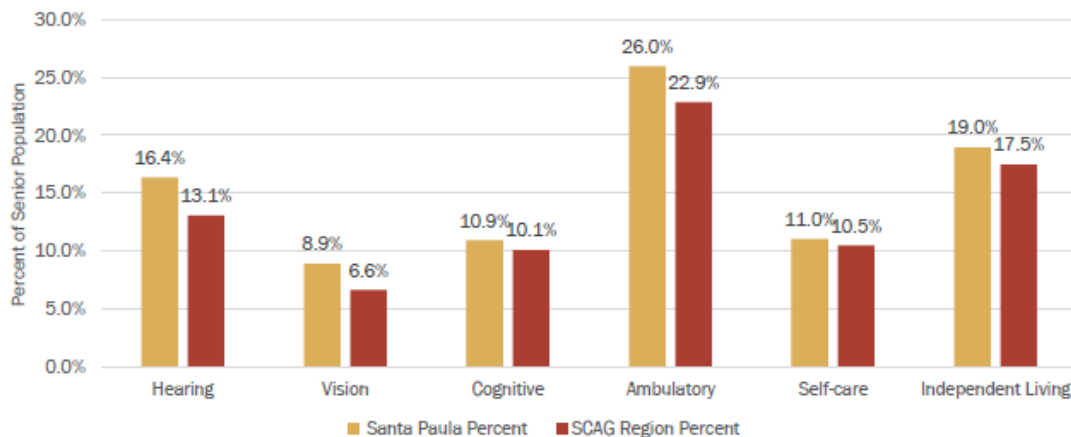
and ground floor units. The Municipal Code also includes procedures to provide reasonable accommodation for persons with disabilities pursuant to State law.

Table II-16
Disabilities by Type –
Santa Paula



American Community Survey 2014-2018 5-year estimates.

Table II-17
Disabilities by Type for Seniors 65+ –
Santa Paula



American Community Survey 2014-2018 5-year estimates.

Table II-18
Employment Status for Persons with Disabilities –
Santa Paula

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	574	33%	11,606	73%
Unemployed	149	9%	929	6%
Not in Labor Force	1,022	59%	3,395	21%
TOTAL	1,745		15,930	

American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

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 22;
- 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 State Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Santa Paula is served by the Tri-Counties Regional Center¹ (TCRC) which is based in Santa Barbara and operates a field office in Oxnard. As of 2019 the Center served approximately 15,200 clients. 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.

2. Elderly

Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. According to recent Census estimates, of Santa Paula's 2,093 elderly households, 28% earn less than 30% of the median income compared to 24% for the entire SCAG region, and 54% earn less than 50% of the median income compared to 31% in the SCAG region (Table II-19). Many elderly persons are dependent on fixed incomes and many have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be partially addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

The City encourages affordable and accessible housing options for seniors through a variety of programs described in the Housing Action Plan, including the Santa Paula Housing Authority's Section 8 program (Program 4), Mobile Home Park Tenant Protections (Program 5), Mobile Home Rent Stabilization (Program 6), Workforce and Senior Housing Development (Program 9), and a Reasonable Accommodation Ordinance (Program 20).

¹ www.tri-counties.org

Table II-19
Elderly Households by Income and Tenure –
Santa Paula

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	280	300	580	27.7%
	30-50% HAMFI	320	220	540	25.8%
	50-80% HAMFI	165	49	214	10.2%
	80-100% HAMFI	240	4	244	11.7%
	> 100% HAMFI	440	75	515	24.6%
TOTAL		1,445	648	2,093	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

3. Large Households

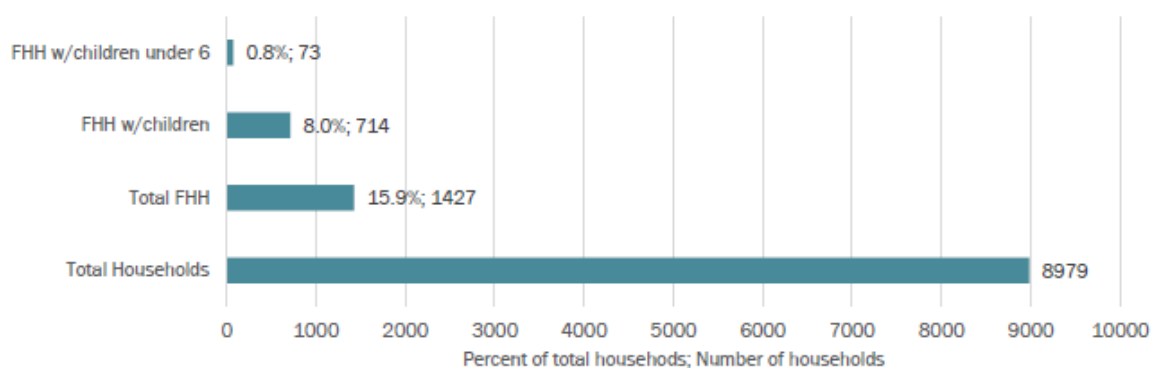
Household size is an indicator of need for large units. Large households are defined as those with five or more members. As shown previously (Table II-2) about 18% of Santa Paula households had five or more members (744 renter households and 845 owner households). While this distribution indicates a need for large units with four or more bedrooms, there are substantially more small households with one or two persons in Santa Paula. The City responds to the needs of large households through participation in the Housing Authority's Section 8 program which allows renters to afford larger units and the CDBG funded Owner-Occupied Housing Rehabilitation (Loan) Program which can be used for the addition one bedroom and one bathroom.

4. Female-Headed Households

According to recent Census estimates (Table II-20), about 16% of Santa Paula households are female-headed (compared to 14% in the SCAG region), 8% are female-headed and with children (compared to 7% in the SCAG region), and 0.8% are female-headed and with children under 6 (compared to 1% in the SCAG region). Approximately 11% of Santa Paula's households are experiencing poverty, compared to 8 percent of households in the SCAG region (Table II-21). Poverty thresholds vary by household type. In 2018, the poverty threshold for a family consisting of 2 adults and 2 children was \$25,465/year.

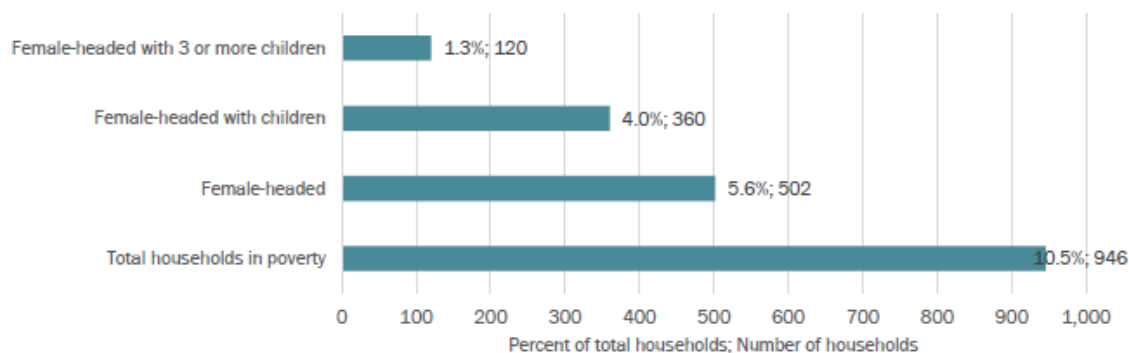
While female-headed households represent a relatively small portion of all Santa Paula households, they often have special challenges of balancing work and childcare responsibilities. The City responds to the needs of female-headed households through participation in the CDBG program and the Housing Authority's Section 8 program. The inclusionary housing program and the density bonus program also facilitate production of affordable housing that helps to address the needs of female-headed households.

Table II-20
Female Headed Households by Type –
Santa Paula



American Community Survey 2014-2018 5-year estimates.

Table II-21
Female Headed Households by Poverty Status –
Santa Paula



American Community Survey 2014-2018 5-year estimates.

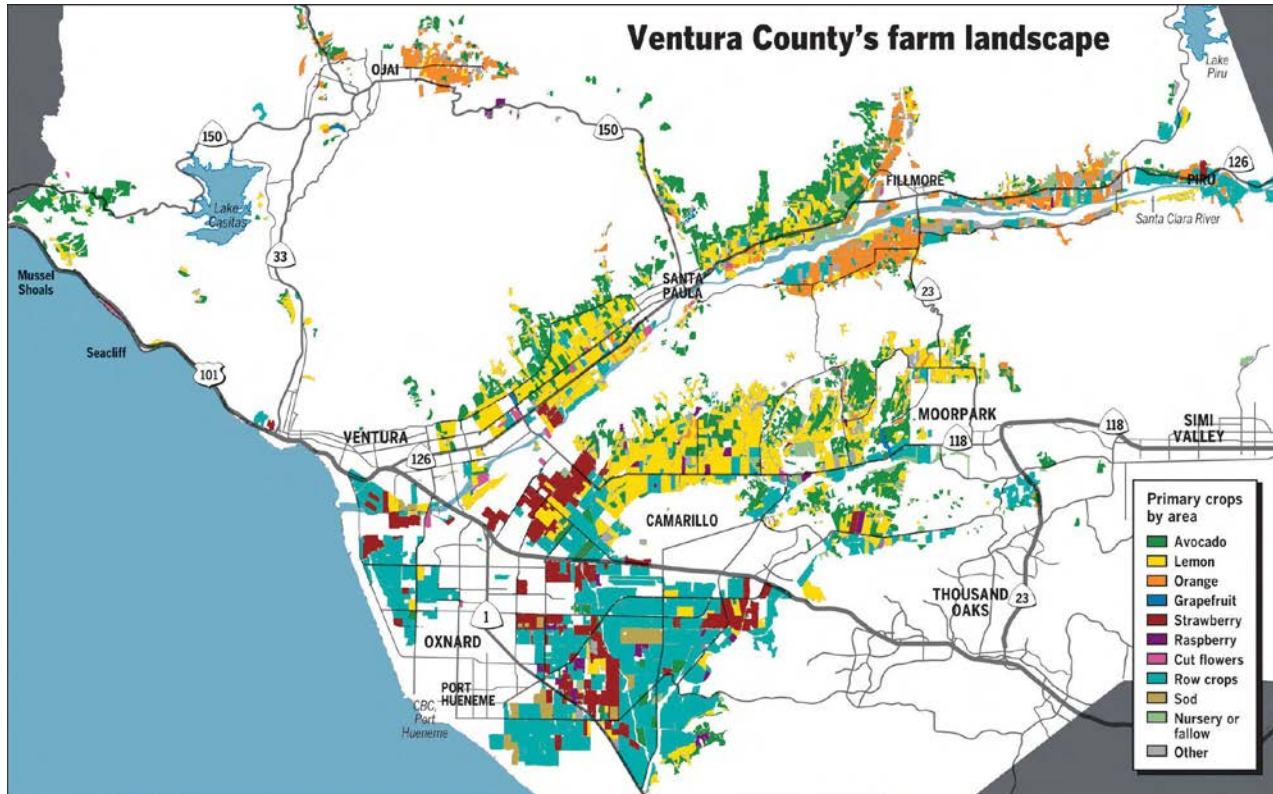
5. Farm Workers

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in Ventura County, with a total annual crop value of nearly \$2 billion in 2019². There is strong public sentiment for retaining agricultural production, as reflected in the SOAR (Save Open Space and Agricultural Resources)

² Ventura County Agricultural Commissioner, 2019 Crop Report

initiatives that have been approved by voters. Figure II-2 illustrates the wide variety of crops produced in the county.

Figure II-2
Ventura County Agricultural Production Areas



Source: Ventura County Farm Bureau, 2021

Accurate statistics regarding agricultural workers in Ventura County, especially migrant workers, are difficult to obtain. According to the County of Ventura³ there are an estimated 18,000 to 23,000 farmworkers in the county. Recent Census data estimated that there are 1,402 jobs in the farming, fishing and forestry occupations in Santa Paula, of which 666 were full-time, year-round jobs (Table II-22).

³ Farmworker Housing in Ventura County, APAC meeting, 12/9/2020

Table II-22
Ventura County Farm Workers

Farmworkers by Occupation:

Santa Paula	Percent of total Santa Paula workers:	SCAG Total	
1402	10.79%	57,741	Total jobs: Farming, fishing, and forestry occupations
666	7.85%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

The majority of farm laborers in the greater Santa Paula area are permanent non-migrant and seasonal laborers. According to the California Department of Housing and Community Development There are approximately 14 State-licensed employee housing camps in Ventura County, of which three are located in Santa Paula. In addition to these camps, the housing needs of farmworkers are addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. In compliance with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), City regulations allow farmworker housing consistent with State law (see also the discussion of farmworker housing regulations in Chapter IV – Constraints). The City has also approved non-profit affordable housing developments that respond to the needs of permanent and seasonal farmworkers.

6. Homeless Persons

Homelessness is a continuing national problem that persists within local cities and communities including Ventura County. An increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The most recent Ventura County Continuum of Care Alliance homelessness survey report published in 2020 estimated that there were 1,743 homeless persons in Ventura County at the time of the survey. The cities of Oxnard and Ventura accounted for nearly two-thirds (63%) of the total (567 persons representing 32.5% and 531 persons representing 30.5%, respectively). The survey identified 95 homeless persons in Santa Paula, which represents about 5% of the county total. Of the 95 homeless persons, 21 were sheltered and 74 were unsheltered.

Although there are myriad causes of homelessness, among the most common causes are substance abuse, domestic violence and mental illness.

There is one homeless services facility within the City of Santa Paula, operated by SPIRIT of Santa Paula at 1498 E. Harvard Boulevard. In addition to its 42 beds, this facility provides services for the homeless such as meals, financial assistance, counseling and outreach. In addition, there is one 15-bed recovery and sober living facility (Jackson House) and one

permanent supportive housing facility (Harvard Place). The Santa Paula Housing Authority also provides public housing assistance.

City regulations regarding emergency shelters and other facilities that address the needs of homeless persons are discussed in Chapter IV – Constraints, and Program 15 in the Housing Plan describes City efforts to address the problems of homelessness.

F. Assisted Housing at Risk of Conversion

This section identifies all residential projects in the city that are under an affordability covenant, along with those housing projects that are at risk of losing their low-income affordability restrictions within the ten-year period 2021-2031. This information is used in establishing quantified objectives for units that can be conserved during this planning period. The inventory of assisted units includes all units that have been assisted under any federal Department of Housing and Urban Development (HUD), State, local and/or other program.

Table II-23 provides a list of developments within the City of Santa Paula that include deed-restricted low-income rental units. According to the California Housing Partnership Corporation and City records there are no units at risk of converting to market rate during the 2021-2031 time period.

**Table II-23
Assisted Affordable Housing Developments –
Santa Paula**

Project	Year	No. of Units	Program	Covenant Expires
Santa Paulan, CEDC 115 N. 4 th St.	1992	151	The City facilitated the development by providing financial assistance and rezoning the site to R-4. In addition, the project was financed through County funds and Low-Income Housing Tax Credits (LIHTC). The complex provides all 151 units at reduced rents to very low- and low-income seniors.	2061
Casa Garcia CEDC 220 S. Garcia St.	1998	14	14 low income rental units (45 Years)	2052
Santa Paula Village 218 N. 8 th St.	1999	56	The City approved the issuance of multi-family revenue bonds in the amount of \$3 million to finance the acquisition and rehabilitation of the development.	2052
El Dorado Apartments 241 S. 8 th St.		22	The project is owned by the Santa Paula Housing Authority. All units are restricted for occupancy by lower-income households in perpetuity.	Permanent
Thompson Citrus Court 517, 519, 611 East Harvard Blvd.	2004	28	This mixed-use project includes 15 deed restricted units affordable to lower-income households. (45 Years)	2049
Harvard Place Apartments 320 W. Harvard Blvd.	2006	40	Accommodates 39 very low-income units and 1 moderate-income unit.	2060
Vista Hermosa CEDC, 200 W. Santa Ana St.	2007	24	Allows for 24 very low-income units for farm worker families. The City granted this project \$150,000 in CDBG funds. (45 Years)	2061
Corporation for Better Housing 622 E. Main St.	2007	41	Allows for 41 very low-income units.	2061
Judson / CEDC 236 W. Harvard Blvd.	2008	35	Apartment project includes 35 deed restricted units affordable to lower-income households. The project received a reduction in common open space and a reduction in parking requirements. (45 Years)	2062
Rodney Fernandez Gardens/CEDC 210 W. Santa Barbara St.	2011	90	Allow for 90 rental multi-family apartments (33 low and 51 very low)	2065/2067
The Orchards at Santa Paula/VC Housing Authority	2012	20	This Project is owned by the Santa Paula Housing Authority. All units are restricted for very low income households (30 years).	2042

Source: California Housing Partnership Corporation; City of Santa Paula 2021

G. Future Housing Needs

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The latest RHNA was adopted by the Southern California Association of Governments (SCAG) in March 2021 and covers the projection period of June 30, 2021 to October 15, 2029. The future need for housing is determined by the forecasted growth in households in a community, a vacancy adjustment to promote housing choice and mobility, an adjustment to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses, and existing need due to current overcrowding and overpayment.

The total housing need for the City of Santa Paula during the 2021-2029 period is 1,285 units, which is distributed by income category as shown in Table II-24.

Table II-24
2021-2029 Regional Housing Needs –
Santa Paula

Very Low*	Low	Moderate	Above Mod	Total
102	99	121	335	657

Source: SCAG 2021

Notes:

*Includes 51 units in the extremely-low-income category pursuant to State law

The City's resources for addressing this future housing need are discussed in Chapter III.

III. RESOURCES

A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to include an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities is provided in Appendix B. The table shows that the city’s land inventory exceeds the RHNA allocation in all income categories. The Housing Action Plan (Chapter V) contains several programs that will facilitate the production of housing needed for the planning period.

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). Santa Paula is a participating jurisdiction under the Ventura Urban County Entitlement Area for the CDBG program. The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. The City expects to receive approximately \$125,000 in CDBG funds annually, translating to approximately \$1 million during the 8-year Housing Element planning period. This is less than half the amount received in the prior planning period. The majority of these funds are expected to be used for housing code enforcement and rehabilitation programs.

Low-Income Housing Tax Credit Program - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

Mortgage Credit Certificates (MCC) – This program provides a federal tax credit for income-qualified homebuyers equivalent to 15% of the annual mortgage interest. Generally, the tax savings are calculated as income to help buyers qualify to purchase a

home. Using an MCC, first-time buyers can save \$700 to \$2,500 a year on their annual federal income tax bill. The City contracts with Affordable Housing Applications for administration of this program.

Other State and Federal Resources - City has also utilized other State and federal funding sources as appropriate. For example the City was successful in securing \$500,000 in State CalHome grant funds to fund its housing rehabilitation program. Multifamily Housing Revenue Bonds and mortgage revenue bond financing have also been used by the City when financing terms and conditions were appropriate. These funding sources are typically used on a project-by-project basis and are not secure, annual funding sources such as CDBG and Redevelopment housing set-aside funds. However, they do represent the City's commitment to work with non-profit and for profit developers in applying for all available funding resources that could be used to ensure an affordable housing project.

2. Local Resources

Santa Paula Housing Authority – The Santa Paula Housing Authority provides Section 8 rental subsidies to lower income families and seniors. Section 8 vouchers assist lower-income households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit.

Cabrillo Economic Development Corporation (CEDC): The Cabrillo Economic Development Corporation (CEDC) is an active affordable housing developer in Ventura and Santa Barbara counties. CEDC also has construction, property management, homeownership, counseling, and community building divisions. CEDC has developed several projects in Santa Paula: The Santa Paulan, a 151-unit senior apartment complex; Casa Garcia, a 14-unit affordable townhouse development for large families; Vista Hermosa, a 24-unit affordable apartment complex on West Santa Ana Street; and Rodney Fernandez Gardens, a 90-unit apartment project that also includes a child day care center in close proximity to the project site.



Rodney Fernandez Gardens (CEDC)

Mercy Charities Housing California (MCHC): Mercy Charities is a statewide non-profit housing development corporation whose mission is to support and strengthen communities through the provision of quality, affordable, services-enriched housing for lower income individuals and families. MCHC has been active in nearby Oxnard, and has completed construction of several affordable housing projects.

Habitat for Humanity of Ventura County: Habitat for Humanity is a non-profit, Christian organization dedicated to building affordable housing and rehabilitating damaged homes for lower income families. Habitat builds and repairs homes for families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Habitat has developed several projects in Santa Paula.

Many Mansions, Inc.: Many Mansions is a non-profit housing and community development organization founded in 1979 to promote and provide safe, well-managed housing to limited income residents of the Conejo Valley and surrounding communities in Ventura County. Many Mansions develops, owns, and self-manages special needs and permanent affordable housing. The organization also provides resident services, housing counseling, a food bank and homeownership counseling.

Peoples' Self-Help Housing Corporation (PSHHC): PSHHC is a housing and community development corporation serving San Luis Obispo, Santa Barbara, and Ventura counties. PSHHC provides design, implementation, technical assistance, and property management of low-income homeownership and rental housing. PSHHC is known to have produced attractive single-family homes at affordable prices in Santa Barbara.

Corporation for Better Housing: Corporation for Better Housing is a non-profit development organization that developed and manages a 41-unit apartment complex for farm worker families.

Partners in Housing: Built and manages a 40-unit apartment complex for very-low- and extremely-low-income persons and provides onsite supportive services for its residents with disabilities.

C. Energy Conservation Opportunities

State law requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from non-renewable resources (Title 24 of the California Administrative Code). These requirements apply to such design components as structural insulation, air infiltration and leakage control, 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 to take advantage of a southern exposure, shade or prevailing breezes.

Southern California Edison (SCE) and the Southern California Gas Company offer energy conservation programs to residents of Santa Paula including audits of home energy use to

reduce electricity consumption, refrigerator rebates, appliance repair and weatherization assistance to qualified low-income households, buyer's guides for appliances and incentives, by the Gas Company, to switch from electric to gas appliances. Direct assistance to low-income households is provided by the Gas Company through the California Alternate Rates for Energy (CARE) Program and by SCE through its Energy Management Assistance Program.

Both companies have programs to encourage energy conservation in new construction. SCE's energy rebate program applies to residential developers as well as individual customers. SCE also offers an Energy STAR new home program, and Sustainable Communities Program offering design assistance and financial incentives for sustainable housing development projects. The Gas Company's Energy Advanced Home Program is offered to residential developers who install energy-efficient gas appliances that exceed California energy standards by at least 15%.

The City of Santa Paula is a member of the Ventura County Regional Energy Alliance (VCREA), a regional public agency whose mission is to establish Ventura County, its communities, and neighboring regions as leaders in developing and implementing durable, sustainable energy initiatives that support sensible growth, a healthy environment and economy, an enhanced quality of life, and greater self-reliance for the region, by (1) reducing energy demand and increasing energy efficiency, and (2) advancing the use of clean, efficient and renewable local resources. VCREA works to help bring energy awareness and return Public Goods Charge (PGC) utility ratepayer rebates back to individuals, businesses, local government agencies and community organizations within the Ventura region.

VCREA, in partnership with the Southern California Gas Company and Southern California Edison Company, also maintains and staffs the Ventura County Energy Resource Center (VCERC), a central clearinghouse for energy information in Ventura County, designed to assist public agencies, businesses, and residential customers find information and appropriate resources to enhance responsible and efficient use of energy resources. The VCERC is funded by California utility ratepayers. Additional VCREA services and programs include: an energy newsletter and website; training seminars; participation in community outreach events; technical services; connecting business and residential customers to utility programs, incentives and rebates; resources to mitigate climate change; Employee Energy Efficiency Plan; Implementation of EnergyStar Building Program; Small Measure Energy Efficiency Initiatives Program; and Resources for Green Building Approaches to Energy Efficiency.

IV. CONSTRAINTS

In planning for the provision of housing, constraints to the development, maintenance and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate them where feasible. Potential constraints to housing are discussed below and include governmental constraints and non-governmental constraints.

A. Governmental Constraints

Governmental regulations, while intentionally controlling the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These potential governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under State law, the General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The City's General Plan was comprehensively updated in 2020. The Land Use Element provides for six residential land use designations and two mixed-use designation allowing residential uses, as shown in Table IV-1. In addition, residential or mixed-use development is allowed in all four commercial designations.

Table IV-1
General Plan Land Use Categories Allowing Residential Uses
Santa Paula General Plan

Designation	Maximum Density ¹	Description
Residential Hillside	3	Single-family residential and accessory uses.
Residential - Single Family	8	Residential and accessory uses.
Residential - Medium Density	15	Residential and accessory uses.
Residential - Medium High Density	21	Residential and accessory uses.
Residential - High Density	29	Residential and accessory uses.
Mobile Home Park	10	Mobile home parks.
Mixed Use: Office/Residential	29	Commercial and residential uses.
Mixed Use: Commercial/Light Industrial/Residential	21	Uses are allowed to mix to reflect the heavy commercial character and infill housing opportunity of East Main Street.
Central Business	No maximum	Primary intended uses include retail shops and restaurants on the ground floor facing the street, with other business or residential uses permitted in the remaining ground floor areas and the upper floors.
Commercial - Neighborhood	1 units per business occupancy	Convenience shopping and personal services. Residential is also permissible.
Commercial - Office	29	Professional offices, banks, medical clinics. Mixed-use commercial/residential and stand-alone residential development is also permissible.
Commercial - General	29	Retail and services for the entire city, auto sales, and other highway-oriented commercial uses. Mixed-use commercial/residential and stand-alone residential is also permissible.

Source: City of Santa Paula General Plan, 2021.

Notes:

1. Density expressed in dwelling units per gross acre.

b. Save Open Space and Agricultural Resources (SOAR)

Approved by Santa Paula voters in 2000 and renewed in 2016, this measure establishes a City Urban Restriction Boundary (CURB) inside the City's Sphere of Influence. The CURB creates an additional approval step in the process beyond staff review and approval by the Planning Commission and City Council for developers wishing to develop land located outside the CURB line. Developers who desire to develop such property must voter approval. The CURB line may also be amended in annual 20-acre increments to comply with State law regarding the provision of housing for all economic segments of the community. There are a few situation-specific exceptions to the CURB requirement, including public park lands and public schools. .

c. Measure L6-Citizens Advocating Responsible Expansion

Adopted in 2006 and extended in 2016, the Citizens Advocating Responsible Expansion Initiative, aka the “81-Acre Initiative” generally requires voter approval for large-scale developments proposed on 81 or more acres of property. In 2008, the City Council adopted Ordinance No. 1188, which added Chapter 16.237 to the Santa Paula Municipal Code to implement the 81-Acre Initiative. As noted in SPMC Sec. 16.237, developments that amend the Land Use Element of the General Plan to increase the density or land intensity on property located within the City’s planning areas, which includes its Sphere of Influence, generally require voter approval. Other than the voter-approved East Area 1 (“Harvest at Limoneira”) project, no projects have been submitted that would trigger Ordinance No. 1188. If a project were submitted that required voter approval, the applicant would be responsible for the cost of conducting the required election. Projects with affordable units are not exempt from the initiative, although elections would be “piggy-backed” with other ballot measures that may be required for the project (e.g., SOAR) thereby reducing administrative costs.

d. Greenbelt Agreements

In Ventura County, greenbelts are created by agreements between neighboring public agencies. They represent an agreement between two or more jurisdictions concerning urban form, the protection of farmland and open space land, the future extension of urban services/facilities, and annexations. These greenbelts are intended to operate as buffers and participating public entities agree not to extend municipal services into greenbelts or to annex greenbelt lands. Santa Paula currently participates in two Greenbelt Agreements that affect lands contiguous to the city on the east and the west:

- The Santa Paula and San Buenaventura (Ventura) Greenbelt Agreement: Adopted in 1967, between the County of Ventura and cities of Santa Paula and Ventura, this agreement covers approximately 8,350 acres from the Adams Barranca westward to the Franklin Barranca, with no clearly defined southern or northern boundaries. The agreement was intended to cover the flat prime agricultural lands south of Foothill Road.
- The Santa Paula and Fillmore Greenbelt Agreement: Established in 1980 between the County of Ventura and cities of Fillmore and Santa Paula, was amended in 2000 and 2009, this agreement covers 34,200 acres and represents the largest greenbelt in Ventura County covering Sespe Creek adjacent to Fillmore and the western boundary is coterminous with the City CURB. The southern boundary is the South Mountain ridgeline and Oak Ridge, while the northern boundary lies at the Los Padres National Forest boundary.

e. Zoning Designations and Development Standards

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing

neighborhoods. The Municipal Code sets forth residential development standards for each zone district.

Residential Zones

The nine residential zones are as follows:

HR-PD1	Hillside Residential – Planned Development (0-1 du/ac)
HR-PD2	Hillside Residential – Planned Development (0-3 du/ac)
R-A	Rural Residential
R-1	Single Family Residential
R-1a	Small Lot Single Family Residential
R-2	Medium Density Residential
R-3	Medium High Density Residential
R-4	High Density Residential
MHP	Mobile Home Park

A summary of the development standards for these residential zones is provided in Table IV-2. Development standards continue to be viewed as necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered constraints on the development of housing.

Table IV-2
Residential Development Standards

Requirement	District								
	HR-PD1	HR-PD2	R-A	R-1	R-1a	R-2	R-3	R-4	MHP
Maximum Density (DU)	1 du/ac	2 du/ac	4 du/ac	7 du/ac	7 du/ac	15 du/ac	21 du/ac	29 du/ac	10 du/ac
Minimum Density (DU)	N/A	N/A	N/A	N/A	N/A	N/A	16 du/ac	22 du/ac	N/A
Minimum Lot Area (sq. ft.)	43,560	14,500	10,000	6,000	n/a	6,000	6,000	6,000	3,500
Minimum distance between dwellings (ft.)	10	10	10	10	10	10	10	10	6
Minimum Front Yard (ft.)*	25	25	25	20	15	20	20	20	5
Minimum Rear Yard (ft.)**	25	10	25	10	10	20	20	20	3
Maximum Building Height (ft.)	35	35	35	35	35	35	45	45	25

Source: Santa Paula Development Code

*From the ultimate street right-of-way line

**1st story setback

Densities range from the lower-density rural residential single-family zones with a maximum of two units per acre to a maximum of 29 units per acre in the R-4 Zone. Under State law, density bonuses would permit more units than allowed by the underlying zone depending on the amount of affordable units provided. It should be noted that residential development (primarily individual single-family homes on existing rural lots) is also a permitted use in the Agricultural zones at very low densities (i.e., 20-acre minimum lot size). For a project located within the City's Planned Development (PD) overlay zone, minimum

lot sizes and development standards can be flexible if it is part of an approved comprehensive planned development permit application.



In the past two years, several multi-family projects have been entitled in the R-2 (15 du/ac max.) and R-3 (21 du/ac max.) zones, some of which achieved the maximum allowable densities. The height limits for these zones (35 feet and 45 feet respectively) are greater than some other Ventura County cities and do not act as a constraint to development. The height limit for the R-4, which has a maximum density of 29 du/ac, is also comparable to other cities.

Commercial Zones Allowing Residential or Mixed-Use Development

In addition to the residential zones listed above, five commercial/industrial zones permit varying levels of mixed-use and multiple-family residential development as a permitted use by-right. Emergency Shelters, Migrant Farmworker Group Quarters, Live/Work Studios and Caretaker residences are also permitted uses within the Commercial/Light Industrial and Light Industrial zones.

C-O	Commercial Office
CBD	Central Business District
G-C	General Commercial
C/LI	Commercial/Light Industrial
LI	Light Industrial

In 2012 a Housing Opportunities Overlay Zone⁴ was established in the C/LI zone in order to create additional incentives for affordable housing development, and in 2020 this overlay was expanded to include the C-H zone. Multi-family developments are permitted by-right at a density of 21 units/acre when the following minimum affordability standards are met.

(A) It must be a rental project.

(B) 100% of the units must be available for affordable housing (the manager's unit is exempted).

(C) At least 60% of the total number of units must be reserved for low-income households. This percentage may be decreased to 45% if there will be greater than 30% of the total number of units reserved for very-low-income households.

(D) At least 20% of the total number of units must be reserved for very-low-income households.

⁴ Municipal Code Chapters 16.35 and 16.238

The CBD (Central Business District), C-O (Commercial Office), and C-G (General Commercial) zones allow multi-family residential units within mixed-use developments. Retail/commercial uses must occupy of minimum of 30% of the ground floor area including the entire building frontage of the primary street. Residential dwelling units are allowed on the second and third floors, and behind the ground floor retail/commercial use. Separate entrances are required for residential and non-residential uses. All residential development in commercial zones must meet the development standards of the R-4 zone with the exception of the front yard setback for for second and third story residential above commercial development, and the requirement to provide private usable open space. The maximum density for residential development the the CBD, C-O, and C-G zones is 29 dwelling units per acre, however, density bonuses are available to all mixed-use developments. The maximum height in the CBD and C-G zones is 3 stories or 45 feet. A height increase up to 4 stories or 50 feet may be granted in the C-G zone through the conditional use permit process.



Citrus Court Apartments Mixed Use Project

Other residential requirements address entrance locations, parking, lighting, refuse storage, usable outdoor area, and recreation area. The parking requirements for residential mixed-use units are the same as for other multi-family units but may be reduced through a modification request. The fact that many mixed-use projects have been successfully developed in recent years indicates that CUP requirements are reasonable and do not constrain the development of residential units.

Several mixed-use and residential projects have been built or approved in the C-G zone that provide affordable units as shown in Table IV-3. The average density of these projects is over 30 units/acre. Given the history of successful mixed-use residential development in Santa Paula, several vacant and underutilized commercial sites (Appendix B, Tables B-4 and B-5) are included in the Residential Land Inventory in fulfillment of the City's RHNA requirements.

**Table IV-3
Recent Mixed-Use Developments**

Project	Zoning	Density (units/acre)	Income Category				Total
			Very Low	Low	Mod	Upper	
519 E. Harvard Blvd.	C-G	28	2*	26*			28
320 W. Harvard Blvd.	C-G	47	40*				40
622 E. Main St.	C-G	55	40*				40
234 W. Harvard Blvd.	C-G	29	2*	33*			35
720 E. Main St.	C-G	14		14**			14
15891 W. Telegraph Rd.	C-G	15		2*			2
1115 E. Harvard Blvd.	C-G	18		18***			18
1445 E. Main St.	C-G	36			9		9
Average Density		30.3					

*All deed-restricted

**6 deed-restricted, 8 market-rate

***3 deed-restricted, 15 market-rate

Specific Plans

The largest area with potential for residential development is the East Area 1 Specific Plan. The specific plan and development agreement were adopted by the City Council in 2008, and the annexation was recorded in February 2013.

The East Area 1 Specific Plan encompasses approximately 501 acres and allows a total of 1,500 residential units distributed among five planning areas (see Appendix B, Figure B-1a). Chapter 5 of the plan describes development standards for a range of housing types including single-family, multi-family and live/work mixed-use projects in a “form-based code” system. This system does not limit maximum densities, and regulates development based on building configuration and physical layout on the site. The plan allows all types of residential uses by-right, except senior housing in the CV (Civic Institutional) and RD (Railroad District) zones.

The density of residential development within the East Area 1 plan is controlled mainly by development standards such as height limit and setbacks, which are summarized in Table IV-4.

Table IV-4
Residential Development Standards – East Area 1 Specific Plan

Requirement	District						
	NE	NG-1	NG-2	NG-3	NC	RD	CV*
Minimum Front Yard (ft.)*	25	20	15	10	0	0	15
Minimum Rear Yard (ft.)**	25	25	25	25	4	4	10
Maximum Eave Height (ft.)	20	20	24	30	30	30	30**

Source: East Area 1 Specific Plan

NE=Neighborhood Edge

NG-1=Neighborhood General 1

NG-2=Neighborhood General 2

NG-3=Neighborhood General 3

NC=Neighborhood Center

RD=Railroad District

CV=Civic/Institutional

*Residential uses limited to senior housing and medical care facilities

**Tower features may be up to 50 ft.

Height limits are expressed as maximum eave height (rather than ridge) and range from 20 to 30 feet. These standards can accommodate 2- and 3-story buildings, which are sufficient to achieve densities in the range of 20-30 units/acre. Based on State law, this density is appropriate to facilitate lower-income housing in Santa Paula. Please refer to Appendix B for a discussion of the amount of high-density housing permitted in East Area 1.

Provision of Housing for Lower-Income Households

Low-income housing can be accommodated in all zones permitting residential use in Santa Paula, provided they meet site development standards. These may include multi-family units in residential or commercial zones, or accessory dwelling units that are permitted within all residential zones. Please refer to Appendix B for a more detailed discussion of affordability characteristics of housing in Santa Paula.

A summary of the residential uses permitted by the City's zoning regulations is provided in Table IV-5.

**Table IV-5
Allowed Residential Development by Zone**

Housing Type	HR-PD1	HR-PD2	R-A	R-1	R-1(a)	R-2	R-3	R-4	MHP	C-N	C-O	CBD	G-C	C/LI	LI
Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Single-Family (duplex)						P	P	P	P	P	P	P	P	P	
Multi-Family						P	P	P		P	P	P	P	P	
Mobile or Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Second Units	P	P	P	P	P	P	P	P		P	P	P	P	P	
Live/Work Studio										P	P	P	P	P	
Mixed Use										P	P	P	P	P	
Farm Worker Housing								C						C	C
Emergency Shelters											C		C	P	C
Transitional & Supportive Housing	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
SRO/Group Quarters								C					C		
Care Facility (6 or fewer)	P	P	P	P	P	P	P	P							
Community Care Facility (6+)						C	C	C			C	C	C		
Assisted Living/ Convalescent Care						C	C	C		C	C	C	C		

P = Permitted C = Conditional Use Permit

*Permitted subject to minimum affordability requirements

**Permitted subject to the same standards as other residential uses of the same type in the same zone

Source: Santa Paula Development Code 2021

f. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely low-income households. The City's provisions for these housing types are discussed below.

- **Extremely-Low-Income Households.** Many of the persons and households discussed in this section under the topic of special needs fall within the Extremely-low-income category, which is defined as 30% or less of area median income, or up to \$33,850 per year for a 4-person household in Ventura County (2021).

A variety of City policies and programs described in Chapter V address the needs of extremely-low-income households, including those in need of residential care facilities, and persons with disabilities. However, it must be recognized that the development of new housing for the lowest income groups typically requires significant public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

- **Residential Care Facilities.** Residential care facilities refer to any family home, group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. Residential care facilities that serve six or fewer persons are permitted by-right in all zones allowing residential uses. Facilities serving more than six persons are conditionally permitted in the R-2 through R-4 Zones and the C-O, CBD and C-G Zones with Convalescent Homes conditionally permitted in all of the Commercial Zones. These requirements do not pose a significant constraint on the establishment of such facilities.
- **Housing for Persons with Disabilities.** Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on 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. The Building Codes adopted by the City of Santa Paula incorporate accessibility standards contained in Title 24 of the California Administrative Code. For example, apartment complexes of three or more units and condominium complexes of four or more units must be designed to accessibility standards.

Definition of "family". The Santa Paula Municipal Code defines family as: "One or more persons, related or unrelated, living together as a single housekeeping unit." This definition is consistent with fair housing law.

Maximum concentration, site planning constraints and parking. The Santa Paula Municipal Code (Chapter 16.64) prohibits an "over-concentration" of community care facilities (residential care facilities) where over-concentration

is defined as “the presence of one or more community care facilities, or similar uses, located within three hundred (300) feet of a proposed community care facility site. “Community care facility is defined as having the same meaning as set forth in Health and Safety Code Section 1502 where 6 or more persons live together. The development standards for licensed residential care facilities of 6 or fewer persons are no different than for other residential uses in the same zone. A conditional use permit is required for licensed residential care facilities and group homes of 6 or more persons.

In order to facilitate the review and approval of requests to reduce architectural obstacles for persons with disabilities, the City adopted a Reasonable Accommodation Ordinance in 2013.

Compliance with accessibility standards contained in the Building Code may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing. In addition to providing disabled access in new construction projects, Santa Paula also provides funding for retrofitting existing rental and owner-occupied housing for ADA access under the City’s Owner-Occupied and Rental Housing Rehabilitation Programs.

- **Farm Worker Housing.** Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

The majority of farm laborers in the Santa Paula area are permanent non-migrant and seasonal workers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. Nevertheless, to provide additional sites for farmworker housing, especially for migrant farm workers, the City permits migrant farm labor camps/housing in the R-4 and C/LI and LI zones, subject to a CUP. Such farm labor housing is typified by (but not exclusively) dormitory style structures, and not individual dwelling units, designed for temporary occupancy by migrant workers. Housing for migrant families and single male farmworkers is accommodated through this process. The Development Code establishes standards for farm labor housing to ensure livability and compatibility with surrounding uses tied to the use and not the user, and is not a constraint to development. A use permit is an appropriate mechanism due to the unique nature of farm labor housing within an Industrial zone. A public hearing is conducted before the Planning Commission, which typically takes approximately one and a half months to schedule after a project has been deemed complete.

The State Employee Housing Act⁵ regulates farmworker housing and generally requires that any employee housing providing accommodations for six or fewer

⁵ California Health and Safety Code Sec. 17021.5 and 17021.6

employees shall be deemed a single-family structure with a residential land use designation, and facilities with no more than 36 beds (as group quarters) or 12 separate units be treated as an agricultural land use that is not subject to any conditional use permit that is not required of other agricultural uses in the same zone. In accordance with State law, the Municipal Code permits agricultural employee housing consistent with these requirements.

Emergency Shelters and Low Barrier Navigation Centers. An emergency shelter is a facility that provides shelter to homeless families or individuals on a short-term basis. Emergency shelters are permitted by-right in the Commercial/Light Industrial (C/LI) zone subject to the following development standards:

Emergency Shelter Development Standards in the C/LI Zone	
Maximum Number of Beds	60
Minimum separation from another shelter	300 ft.
Minimum floor area per bed	50 sq. ft.
Off street parking	1 space per 10 beds + 1 per employee
Management office on-site	

The C/LI zoning district is intended to provide for a mix of commercial, light industrial and residential uses that do not produce emissions of odor, dust, gas, fumes, smoke, glare, liquids, waste, noise, vibrations, disturbances or other similar impacts to surrounding properties. All operations are to be conducted entirely within enclosed buildings. This zone encompasses over 100 parcels with a total of approximately 135 acres, has vacant and underutilized parcels that could accommodate at least one shelter, and provides access to transit and other services. A majority of parcels range in size from 4,000 square feet to 9 acres, with an average parcel size of about 1.6 acres.

Emergency shelters are also conditionally permitted in the C-O, C-G, C-H and LI zoning districts.

In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as “Housing first, low-barrier, service-enriched shelters 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* means best practices to reduce barriers to entry, and may include, but is not limited to:

- The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Accommodation of residents’ pets
- The storage of possessions
- Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms”

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program 15 in Chapter V includes a commitment to process an amendment to the Development Code in compliance with this requirement.

Transitional and Supportive Housing. Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living. Supportive housing may have no occupancy time limit and provide more extensive supportive services.

Transitional and supportive housing are allowed as residential uses subject to only those requirements that apply to other residential uses of the same type in the same zone.

In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Program 15 in Chapter V includes a commitment to process an amendment to the Development Code in compliance with this requirement.

- **Single Room Occupancy.** The SPMC defines Single Room Occupancy as:

“A type of group quarters generally intended or designed to be used, rented, or occupied for sleeping or living purposes by guests, which is also the primary residence of those guests. This type of use commonly contains five or more guestrooms or efficiency units. Generally, each single room occupancy (SRO) unit contains a living area, kitchen sink, cooking appliances and refrigeration facilities and a separate bathroom. A SRO hotel with more than 12 units generally contains an on-site manager’s office.”

SRO facilities are often occupied by extremely-low-income persons. This use is conditionally permitted within the High Density Residential (R-4) and the General Commercial (G-C) zones (under the term “Boardinghouse/Roominghouse”). Development standards for SRO facilities are no more restrictive than for other residential uses in that zone.

There are no minimum unit size requirements in the SPMC that would pose a constraint to SRO housing. SRO applications are processed in the same manner as other conditional uses in the R-4 zone. Required findings are as follows:

1. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general convenience or welfare of the neighborhood or the community;
2. The characteristics of the proposed use are not unreasonably incompatible with the types of use permitted in the surrounding areas;

3. The proposed use is consistent with the objectives, policies, general land uses, and programs of the Santa Paula General Plan; and
4. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

These existing regulations encourage and facilitate development of this type of housing by designating SROs as a conditionally permitted use in the R-4 and C-G zones. Requirements and procedures are no more restrictive than for other comparable types of projects. Although SROs would be permitted under the requirements described above, no applications have been received for this type of housing during the previous planning period.

g. Off-Street Parking Requirements

The City's parking requirements for residential zones vary by residential type, number of bedrooms, and parking needs. A two-car garage is required for a single-family residence. For larger single-family residences (five or more bedrooms), a three-car garage is required. Multi-family and second unit parking requirements are based on the number of bedrooms. Efficiency and one-bedroom units require 1.5 parking spaces, increasing up to 2.5 spaces for a 5 or more bedroom unit. Senior citizen studio/bachelor housing is permitted with reduced parking standards. Mobile home parks require two parking spaces for each unit. All multi-family developments as well as mobile home parks require one guest parking space per four units.

**Table IV-6
Residential Parking Requirements**

Type of Unit	Minimum Parking Space Required
Single Family Residence	2 spaces in a garage (4 or fewer bedrooms)
Mobile Home Park	2 spaces (may be tandem, 1 covered) 1 of which must be covered, plus 1 space per 4 units for guest parking
Multi-Family Dwellings/ Second Units	Efficiency/1-Bedroom: 1.5 spaces (1 covered) 2-Bedroom: 1.75 spaces (1 covered) 3-Bedroom: 2.0 spaces (1 covered) 4-Bedroom: 2.25 spaces (1 covered) 5-Bedroom: 2.5 spaces (1 covered) plus 1 space per 4 units for guest parking
Senior Citizen Housing	Bachelor/Studio located within ¼ mile of a shopping center or CBD: 1 space/3 units All other Senior Housing; 1 covered space per 2 units

Source: Santa Paula Development Code

The Housing Opportunities Overlay regulations⁶ allow reduced parking for affordable projects in the C/LI zone consistent with state Density Bonus Law.

h. Accessory Dwelling Units

Accessory dwelling units (ADUs) are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation, located on the same lot as the primary structure. In recent years the State Legislature has adopted several changes to ADU law. The City is currently in the process of preparing an amendment to the Municipal Code in conformance with current law (see Program 4 in Chapter V).

i. Density Bonus

Pursuant to State law (Government Code Sec. 65915 et seq.), cities and counties must provide a density increase above the otherwise maximum allowable residential density under the SPMC and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. AB 2345 (2019) amended State law to revise density bonus incentives that are available for affordable housing developments. Program 18 in Chapter V includes a commitment to amend the Development Code to include these changes to State density bonus law.

j. Inclusionary Housing

The City's inclusionary housing regulations were adopted in 2005 and amended in 2008 (Chapter 16.13.400 SPMC). These regulations establish minimum affordability requirements for new residential development of 10 units or more. Generally, developers must provide one of the following, or a hybrid combination, as a condition for project approval:

- Reserve at least 15% of all dwelling units in a project for low-income households; or
- Reserve at least 10% of all dwelling units in a project for very-low-income households; or
- Construct off-site inclusionary housing for low-income households equivalent to 17% of all dwelling units in a project; or
- Construct off-site inclusionary housing for very-low-income households equivalent to 12% of all dwelling units in a project; or
- Pay an in-lieu fee as established by City Council resolution. In-lieu fees are determined on the basis of the affordability gap between the market price or rent and the affordable price or rent, and therefore will vary from project to project.

⁶ Municipal Code Section 16.35.10

- As an alternative to the inclusionary housing ordinance, developers may seek approval of an Affordable Housing Plan that utilizes a combination of affordable housing production and in-lieu fees.

While the inclusionary ordinance could increase development costs due to subsidies necessary to facilitate construction of lower-income housing, these costs are offset by significant increases in land value that accrue from the development entitlements granted by the City. Incentives and concessions such as density bonus and modifications to development standards help to mitigate the financial impacts of these requirements in compliance with State law.

k. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

There are six mobile home parks in Santa Paula with approximately 771 units. Larger mobile home parks include Rancho Santa Paula (149 spaces), Santa Paula West (195 spaces), The 400 Mobile Estates (165 spaces), the Oaks Mobile Home Estates (92 spaces), and the Anacapa Mobile Home Park (80 spaces). The majority of mobile home park residents are seniors and lower-income families. All six existing mobile home parks are located within a Mobile Home Park Zone. To ensure the affordability of the mobile home stock, the City has implemented the Mobile Home Rent Review Ordinance to regulate the amount of space rent increases. Manufactured homes are permitted in all residential zones, subject to design review.

l. Condominium Conversions

In order to reduce the impacts of condominium conversions on residents of rental housing and to maintain a supply of rental housing for low- and moderate-income persons, the City's SPMC provides for the following:

1. Tenants must be provided a 180-day notice of tenancy termination, and shall have the exclusive right to purchase the unit on at least as favorable terms and conditions as such units are offered to the general public. Any tenant over the age of 62, handicapped, or with minor dependent children, shall be given an additional 60 days to relocate.
2. The applicant must provide relocation assistance equal to three months rent at the time the notice of tenancy termination is given. Relocation assistance must also include provision of a complete and current list of available rental units within a three-mile radius of the building being converted. If the conversion project consists of 25 or more dwelling units, the developer must provide a relocation specialist to assist the tenants.

In order to maintain a supply of rental housing for low- and moderate-income persons, the SPMC requires that from the date of application for conversion, no tenant can be unjustly evicted, and places limitation on rent increases. In addition, conversions are only permitted if the current vacancy for rental units not less than 2.45%, or mitigating circumstances exist which justify approval of the conversion.

As a result of these requirements, the potential impact of condominium conversions is not a significant constraint on the preservation of affordable rental housing.

m. Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Fire, Mechanical, Electrical, Housing, Building Conservation and Energy Codes, and the International Property Maintenance Code. These are considered the minimum necessary to protect the public's health, safety and welfare. Although minor amendments have been incorporated to address local conditions, no additional regulations have been imposed by the City that would unnecessarily add to housing costs.

2. Residential Development Processing Procedures

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

The City's development review process and approval periods are streamlined to the maximum extent possible. The City employs various strategies, in addition to being a "one-stop shop," in order to streamline the permitting process. Planning staff functions as a permit coordinator to assist the applicant with the process and to monitor the day-to-day status of the project. Also, Economic Development staff is available to advise applicants of financial assistance, which may be available in certain cases.

The City's land use entitlement process consists of various stages, including the initial filing of application, staff review, environmental review, and public hearings before the Planning Commission and/or City Council. Projects that are permitted by-right (including residential in commercial zones) do not require a public hearing.

- *Pre-application* – At the applicant's discretion, the application process may begin with a meeting with representatives from the Planning Department and other departments requested by the applicant, including Building and Safety, Public Works, Fire, and Economic Development. Staff recommends that the applicant take advantage of pre-application meetings to clarify the submittal requirements and review potential problems before the applicant begins

significant planning or preparation work on a project. When the applicant is ready to proceed, s/he submits all application materials to planning staff for review.

- *Staff Review of Applications* – After submittal, completed development application is distributed to various departments for a review typically lasting 7 to 14 days. Staff can usually respond so efficiently, compared to the 30 days allowed under the Permit Streamlining Act, because the City offers a “one-stop shop,” whereby the Planning, Building and Safety, Fire, and Public Works departments, are all within close proximity to one another, with several of the departments located in the same building. This ensures close cooperation and expedited project review. Design review takes place during this stage of the process.

Project review is a semi-formal process intended to be helpful to applicants by providing them with constructive staff comments on projects. The Project Review Committee consists of the Planning Director, Public Works Director/City Engineer, Building and Safety Director and representatives of other departments that have an interest in the project, such as the Fire and Police departments. The Committee reviews all projects requiring building permits except for single-family homes on existing lots, additions to single-family homes, accessory structures other than carports on single-family lots and interior modifications. The review focuses primarily on the functionality of the project, applicability of City codes and other laws, and secondarily on the aesthetic quality of the project. The Project Review Committee has final review on matters that do not go to Planning Commission or City Council. On Planning Commission and City Council items, the decision of the Committee is advisory only.

At the end of this review period, Planning staff informs the applicant of any corrections or changes needed to make the project conform to various City codes and requirements.

- *CEQA Review* – Once the application has been deemed complete by the Planning Department, staff may have to perform environmental review (initial study) to determine whether the project will result in negative environmental impacts. In general, the larger the project, the more likely a review will be necessary. Environmental reviews may last as short as 30 days if no significant impacts are unresolved, or up to a year or longer if a comprehensive Environmental Impact Report (EIR) is required. Given the relatively small size of projects in Santa Paula, and the fact that most are infill, EIRs are rarely deemed necessary, with mitigated negative declarations (MND) more typically prepared. Preparation of an MND generally adds approximately 3 to 6 months to the process prior to the application being deemed ready for public hearing, including the 30-day public review period a 10-day public comment period. CEQA exempts certain projects from this review, including lower income housing projects with 45 or fewer units, and housing for agricultural workers (Public Resources Code Sections 15279, 15280).
- *Public Hearings* – Staff schedules the project for a hearing to discuss the discretionary approval once the environmental review is completed. Some

permits require Planning Director approval (Administrative Hearings) while others must be reviewed by the Planning Commission, while some may also require City Council review. For simpler projects, requiring only Planning Director approval processing time averages 1 to 3 months. On average, a minimum of 2½ months is needed to schedule a simple project for a hearing before the Planning Commission and 3½ months to bring it to the City Council. More complex projects requiring legislative review, such as those requiring a General Plan Amendment (GPA) or zone change, generally take an additional three to six months. The City also offers “fast track” case processing at a cost of double the original application fee.

As described above, Santa Paula’s development review process is streamlined and not overly burdensome. The City’s processing procedures are designed to cut development costs by eliminating unnecessary delays to developers and do not unduly constrain the development of housing in the City. These procedures help to ensure that the development review process meets all legal requirements without causing a significant unwarranted constraint to housing development.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks 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 on the extent of the benefit that will be derived.

Public agencies that levy fees in Santa Paula, either directly or indirectly through the City, include:

- City of Santa Paula, Building & Safety Department
- City of Santa Paula, Planning Department
- City of Santa Paula, Public Works Department
- The Santa Paula Unified School District
- The Briggs School District
- The Mupu School District
- The County of Ventura Flood Acreage Assessment Fee
- The County of Ventura Traffic Impact Mitigation Fee
- The State of California SMIP (strong motion instrumentation program) Fee.

Planning and building fees charged by the City are comparable to those levied in surrounding cities and thus not considered to be a constraint. In addition, the fees are evaluated by the City Council annually to ensure that they are reasonable and do not unduly constrain development.

Many California cities assess development or impact fees to finance the costs of providing additional public infrastructure, facilities and needed services for new residential development. The impact fees currently levied by the City of Santa Paula include fees for

law enforcement, fire protection, general government, library expansion, public meeting, parkland, storm drain facilities, water distribution facilities, sewer collection facilities, and traffic impact mitigation. As of 2013, the impact fee for single-family residential units is \$25,978 and for mobile homes the fee is \$18,783. In addition, through a reciprocal agreement with the City, the County levies a traffic impact fee within Santa Paula of approximately \$614 per single-family unit, \$430 for other unit types, and \$185 per senior housing unit.

Table IV-7 shows the development fees associated with 120-unit, market-rate apartment project. The development fees assume that the project is consistent with the General Plan and zoning, and that only two discretionary permits are required: a conditional use permit and tentative tract map.

**Table IV-7
Summary of Apartment Development Fees**

Number of Units		120
Square Footage		110,000
School Fees		
Mupu School District		
Santa Paula Unified School District	\$4.08/sft	\$448,800
Briggs School District		-
Santa Clara School District		-
Total School Fees		\$448,000
City of Santa Paula Public Works Fees		
Development Impact Fees	\$29,679/unit	\$3,561,480
Water Resource In-lieu Fee	\$5,012/unit	\$601,440
Engineering Plan Review		\$1,000
Final City/County Tract Map Fees		\$10,000
City of Santa Paula Building & Safety Fees		
Building Permit/Inspection Fee	\$500/unit	\$60,000
City of Santa Paula Planning Fees		
Concept/Pre-Application Review by staff		\$600
Vesting Tract Map		\$3,000
Conditional Use Permit		\$3,000
Initial Study/Negative Declaration or EIR		\$7,000
Mitigation Monitoring/Reporting		\$1,000
Design Review		\$1,000
Landscape Plan Review		\$500
Plancheck Review	\$645	\$645
Miscellaneous City Fees		
Legal Advertising/Noticing		\$580
Attorney Fee		\$1000
Growth Management Allocation		\$500
Inclusionary Housing In-Lieu Fee Calculations		\$800
County Traffic Impact Fees	\$720/unit	\$73,680
Total Estimated Fees (including all non-City fees)		\$4,775,225
Estimated Cost Per Square Foot		\$43.41
Estimated Cost Per Unit		\$39,794

Source: City of Santa Paula, 2021

*Minimum deposit to cost

The total development fees identified in Table IV-7 represent the estimated fees to process and build a 120-unit apartment project. Because many of the fees are “deposit to cost,” the precise cost of development fees cannot be tabulated. However, the cost per unit and per square foot is useful as a general rule of thumb for estimating development fees. The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule. The development permit fee schedule was most recently evaluated and revised in February 2013.

City road improvement standards vary by roadway designation as provided in Table IV-8.

**Table IV-8
Road Improvement Standards**

Roadway Designation	Number of Lanes	Right-of-Way Width	Curb-to Curb Width
Major Arterial (Divided)	4 to 6	112' to 128'	96'
Arterial	2 to 4	80'	64'
Minor Arterial	2	76'	52'
Residential Collector Street	2	60' to 72'	40'
Residential Street	2	56' - 68'	36'

Source: City of Santa Paula General Plan – Circulation and Mobility Element

A local residential street requires a 56- to 68-foot right-of-way, with two 18-foot travel lanes and 10- to 16- foot side/parkway areas. Residential estate streets require a 60-foot right-of-way with two 16-foot travel lanes with 4-foot gravel shoulders and 10-foot parkway areas without sidewalks. The City's road standards are typical for cities in Ventura County and do not act as a constraint to housing development.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, overpasses and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act). The City's land use plans have been designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies.

2. Infrastructure Constraints

Infrastructure and public facilities are important in evaluating the potential of developing additional residential units. While Santa Paula has the major infrastructure components in place (e.g., wastewater treatment plant, water system), the significant issue is the continued maintenance of these facilities. The City has utilized a "pay as you go" system in which land developers must pay connection fees that cover utility line extensions and a pro-rata share of the cost of expansion of system capacities necessitated by new development.

Both the City's water and sewage treatment systems are adequate to serve current and foreseeable future needs. A new water recycling facility commenced operations in 2010 and is expected to be adequate to provide water treatment services throughout the planning period (2029).

Gas, electricity, and telephone services are provided by Southern California Gas Company, Southern California Edison, and Verizon Communications (telephone and DSL internet) respectively. All systems are adequate and are upgraded as demand increases.

Due to the City's long history of flooding, and continuing risks of new flooding events, proper drainage is a core component of the City's flood management strategy. Locally, storm water runoff is handled by a flood control collection system maintained by the City's Public Works Department. The local storm water collection system feeds into a regional system owned and maintained by the Ventura County Watershed Protection District. Surface drainage utilizes streets and gutters until it reaches catch basins. Individual development projects extend local storm drains or participate in reimbursement districts to defray installation costs for trunk lines. The Storm Drain Master Plan addresses areas within the city that currently have no storm drain systems or have systems in need of upgrading.

The five school districts serving Santa Paula charge school fees to help pay for buildings and facilities. Parks are developed and maintained by the City using fees or land dedication required as part of development approvals in compliance with the Quimby Act.

To the extent possible, the City requires developers to dedicate land and improve internal streets and bordering streets as part of the subdivision process.

A review of the City's on- and off-site improvement requirements indicates that current requirements are similar to those of surrounding communities. Required improvements such as street widths, covered parking, park dedication and circulation improvements are within the typical range of improvements required by surrounding communities.

3. Land and Construction Costs

Land represents one of the most significant components of the cost of new housing. Changes in land prices reflect the cyclical nature of the residential real estate market. Current (2021) estimates of residential land cost range from \$300,000 to \$375,000 per acre.

Per-unit land cost is directly affected by density – higher density allows the cost to be spread across more units, reducing the total price. The City has approved residential projects at densities up to 55 units per acre, which has facilitated the production of affordable housing.

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Santa Paula are not substantially different from most other cities in Ventura County.

Program 9 in the Housing Action Plan (Workforce and Senior Housing Development) responds to high land and construction costs directly through the granting of land write-downs, regulatory incentives, and direct financial assistance to private developers to provide both ownership and rental housing to lower- and moderate-income households. The program also assists non-profit developers in acquiring and assembling properties and in subsidizing on-site and off-site requirements. The program allows for the City to use a combination of CDBG and redevelopment set-aside funds to write down the cost of land to facilitate affordable housing development.

4. Cost and Availability of Financing

Santa Paula is similar to most other communities with regard to private sector home financing programs. The City's Mortgage Credit Certificate (MCC) Program provides a federal tax credit for income-qualified homebuyers equivalent to 15% of the annual mortgage interest. In addition, the City has assisted in financing affordable housing projects through HOME grant funds, mortgage revenue bonds and low income housing tax credits.

For those homebuyers with good credit who can qualify, interest rates are currently at historic lows, which improves housing affordability.

Under State law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). In monitoring new construction sales, resales of existing homes, and permits for remodeling, it does not appear that redlining is practiced in any area of the city.

C. Affirmatively Furthering Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. The City of Santa Paula's residents are provided free fair housing services through the Southern California Housing Rights Center (HRC). The HRC offers counseling and investigative services for instances of housing discrimination and responds to answer questions about tenant/landlord rights.

Under State law, "affirmatively furthering fair housing" means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

In compliance with AB 686, the City has completed the following outreach and analysis.

Outreach

As discussed in Appendix C, the City conducted an extensive public outreach program during the Housing Element update in an effort to include all segments of the community. Each meeting or event was publicized on the City's website and meeting notices were also sent to persons and organizations with expertise in affordable housing and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues. Information was made available in both English and Spanish. The City also created a dedicated web page for the Housing Element update (<https://www.mysantapaula.com/>).

Assessment of Fair Housing

The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.

Racial segregation. As seen in Figure IV-1, the percentage of non-white population in most areas of the City is over 60%. This map does not indicate any patterns of racial/ethnic concentration in the city.

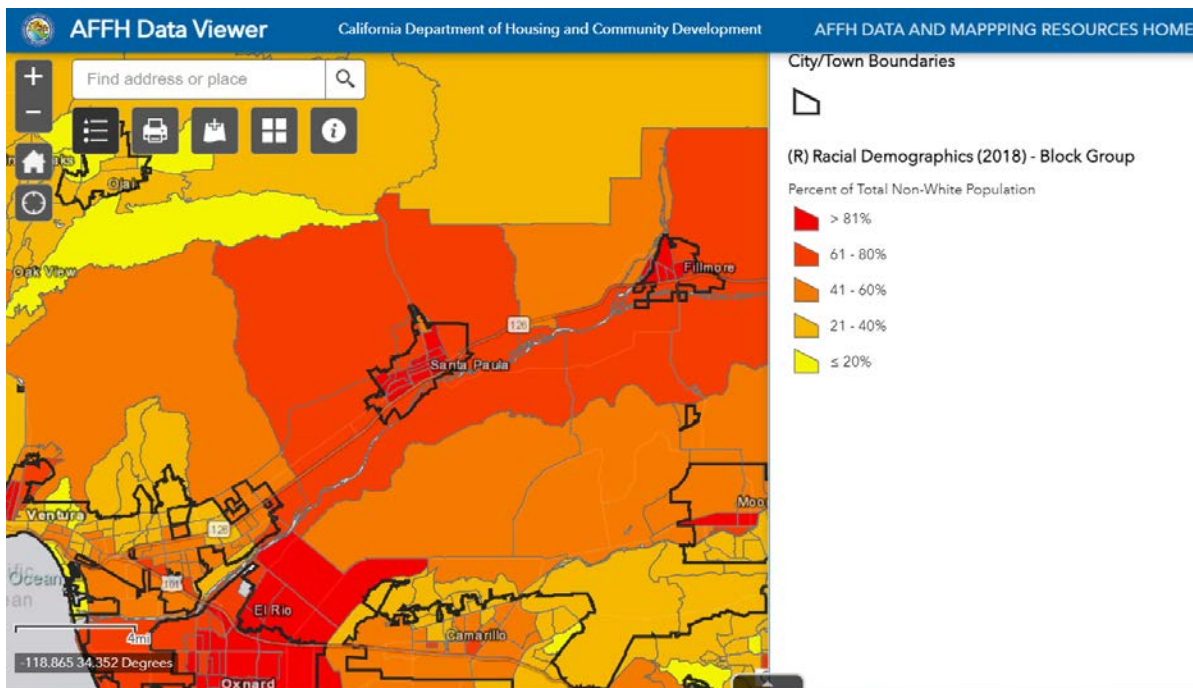
Poverty. Recent Census estimates regarding poverty status of households in Santa Paula are shown in Figure IV-2. As seen in this map, poverty rates in the older central parts of the city range between 20% and 30%, while poverty rates the adjacent areas are in the 10% to 20% range. Newer neighborhoods in the northern and western portions of the city have poverty rates below 10%.

Persons with disabilities. The incidence of disabilities in Santa Paula is shown in Figure IV-3. The percentage of residents reporting a disability ranges from 10% to 20% in the older portions of the city and less than 10% in the northwestern areas of the city.

Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure IV-4), most of the city is categorized as Low Resource while the newest area in the eastern portion of the city (East Area 1) is categorized Moderate Resource. The Low Resource designation indicates low index scores for a variety of educational, environmental, and economic indicators, such as employment and proximity to jobs, access to effective educational opportunities for children and adults, concentration of poverty, and levels of environmental pollutants, among others.

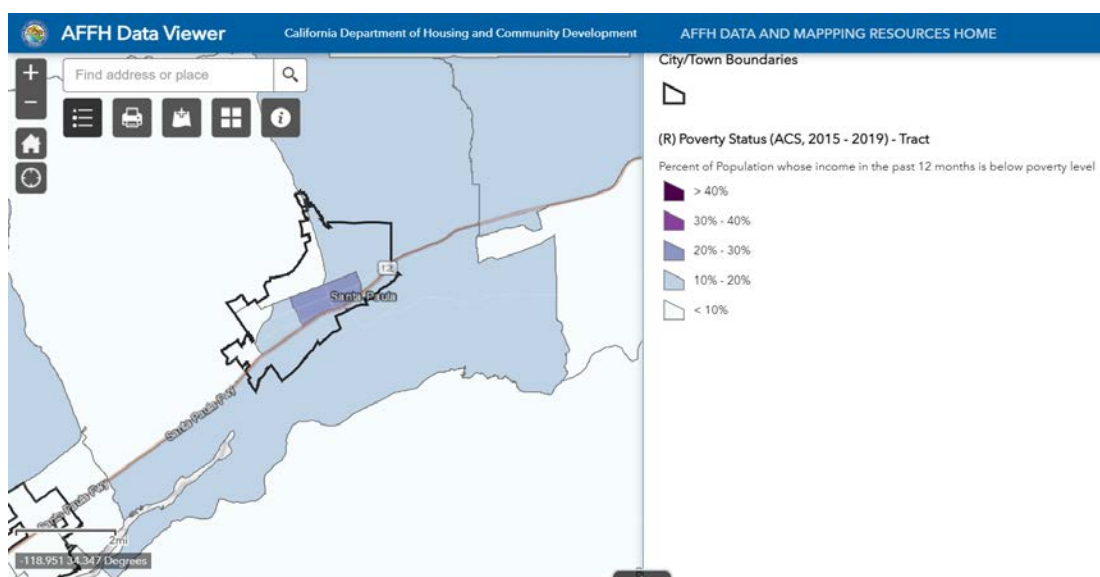
Conclusion

This analysis indicates that as with many older cities, Santa Paula shows some patterns of racial segregation and poverty, with relatively low opportunity as identified by TCAC. The Housing Action Plan includes several programs to address these problems such as encouraging affordable housing development as well as accessory dwelling units, which can expand affordable housing opportunities for lower-income persons such as caregivers, household employees, and others working in service occupations. Program 21 describes actions the City will take to affirmatively further fair housing and address any issues of housing discrimination that may arise.

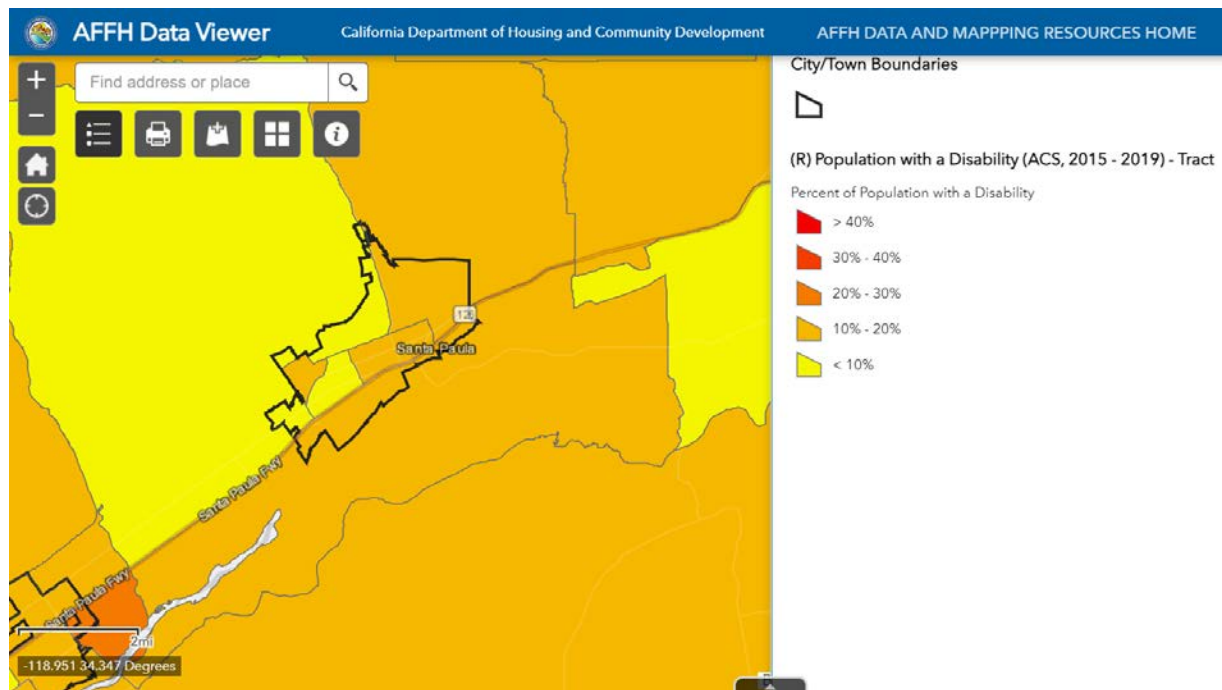
Figure IV-1 Racial Characteristics – Santa Paula

Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

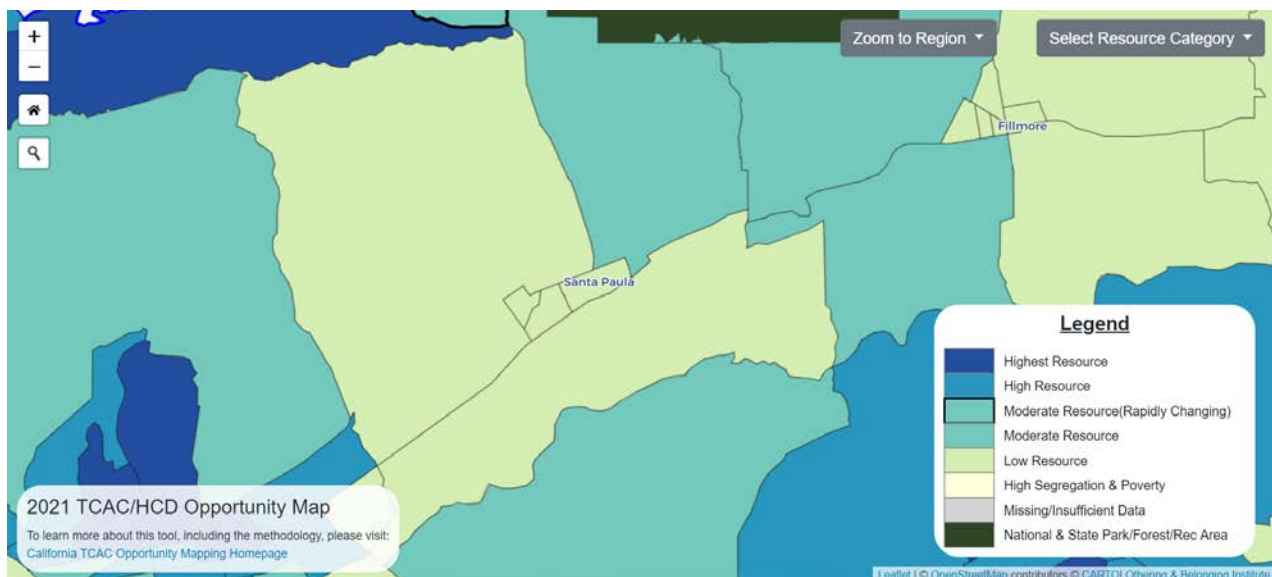
Note: For purposes of this analysis, the Hispanic category is included within the Total Non-White Population

Figure IV-2 Poverty Status – Santa Paula

Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Figure IV-3 Population with a Disability – Santa Paula

Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Figure IV-4 TCAC/HCD Opportunity Map – Santa Paula

Source: TCAC/HCD Opportunity Map

V. HOUSING ACTION PLAN

A. Goals and Policies

Chapters II, III and IV of the Housing Element evaluate the City's housing needs, opportunities and constraints, while Appendix A presents a review of the previous element. This Housing Action Plan sets forth the City's goals, policies, and programs to address the identified housing needs and issues for the 2021-2029 planning period. Quantified Objectives for new construction, rehabilitation and conservation are also identified for this planning period.

The goals and policies that guide the City's housing programs and activities are as follows:

Housing Conservation and Maintenance

- | | |
|-------------------|---|
| GOAL 1 | <i>To conserve and improve the quality of existing housing and residential neighborhoods in Santa Paula.</i> |
| <i>Policy 1.1</i> | <i>Maintain and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.</i> |
| <i>Policy 1.2</i> | <i>Provide home improvement and rehabilitation assistance to lower- and moderate- income households, seniors, and the disabled.</i> |
| <i>Policy 1.3</i> | <i>Promote the repair, rehabilitation, or improvement of residential structures that are substandard or in disrepair.</i> |
| <i>Policy 1.4</i> | <i>Continue participation in State and federally sponsored programs designed to maintain housing affordability, particularly the Section 8 rental assistance program administered by the Santa Paula Housing Authority.</i> |
| <i>Policy 1.5</i> | <i>Continue to implement the mobile home rent review ordinance to ensure the affordability of mobile homes.</i> |
| <i>Policy 1.6</i> | <i>Replace any low- or moderate-income units removed by public actions on a one-for- one basis. Consider adopting a local Relocation Ordinance to provide tenant protections in the event of mobilehome park closures.</i> |

Provision of Housing

- GOAL 2** *To assist in the provision of adequate housing to meet the needs of the community. Establish a balanced approach to meeting housing needs that includes the needs of both renter and owner-households.*
- Policy 2.1 Encourage the production of housing that meets all economic segments of the community, including lower-, moderate-, and upper-income households to achieve a balanced community.*
- Policy 2.2 Provide financial and/or regulatory incentives where feasible to encourage the development of affordable housing.*
- Policy 2.3 Participate in homeownership assistance programs to enable lower- and moderate-income renters to move into homeownership.*
- Policy 2.4 Support the provision of rental housing to accommodate large families and agricultural workers.*
- Policy 2.5 Facilitate the development of senior housing with supportive services.*
- Policy 2.6 Pursue state, federal and other funding sources for housing activities to leverage local funds and maximize assistance.*
- Policy 2.7 Continue implementation of the City's Inclusionary Housing regulations.*

Provision of Adequate Housing Sites

- GOAL 3** *To provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.*
- Policy 3.1 Maintain an up-to-date inventory of potential sites available for future housing development, and provide to the development community. Identify sites for potential redesignation to multi-family residential use.*
- Policy 3.2 Encourage infill and mixed-use housing development in downtown Santa Paula and other suitable infill locations, and provide, where appropriate, incentives to facilitate such development.*
- Policy 3.3 Pursue phased annexation of land located within the City's Sphere of Influence to provide additional growth opportunities consistent with infrastructure capacities.*
- Policy 3.4 Provide adequate housing sites for special needs groups, including the elderly, homeless, and agricultural workers, through appropriate zoning designations and regulations.*
- Policy 3.5 Support the development of second units at appropriate locations as a means to provide additional housing opportunities on existing lots.*
- Policy 3.6 Implement SB 2 in accordance with state law.*

Removal of Governmental Constraints

GOAL 4 *To mitigate any potential governmental constraints to housing production and affordability.*

Policy 4.1 Offer financial and/or regulatory incentives, including density bonuses, where feasible to off-set or reduce the costs of developing affordable housing.

Policy 4.2 Periodically review City regulations, ordinances, and residential fees to ensure that they do not unduly constrain housing development.

Policy 4.3 Incorporate positive incentives to the development of affordable housing in any future revisions to the Growth Management regulations.

Equal Housing Opportunity

GOAL 5 *To promote equal opportunity for all residents to reside in the housing of their choice.*

Policy 5.1 Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical disability or other such circumstances.

Policy 5.2 Continue to financially support the provision of fair housing services to City residents.

Policy 5.3 Promote housing which meets the special needs of large families, elderly persons, agricultural workers and the disabled.

Sustainable Growth

GOAL 6 *To promote sustainable growth by encouraging well-planned new growth, maximizing existing infrastructure, and supporting vibrant city centers.*

Policy 6.1 Recognize and preserve open space, watersheds, environmental habitats, and agricultural lands, while accommodating new growth in compact forms, in a manner that de-emphasizes automobile dependency, integrates the new growth into existing communities, creates a diversity of affordable housing near employment centers, and provides for job opportunities for people of all ages and income levels.

Policy 6.2 Accommodate additional growth by first focusing on the use and reuse of existing urbanized lands supplied with infrastructure, with an emphasis on reinvesting in the maintenance and rehabilitation of existing infrastructure.

Policy 6.3 Give preference to the redevelopment and reuse of city centers and existing transportation corridors by supporting and encouraging: (1) mixed use development; (2) housing opportunities for all income levels; (3) safe, reliable and efficient multi-modal transportation systems; (4) retaining existing businesses; and (5) promoting new business opportunities which produce quality local jobs.

B. Housing Programs

This section describes the City's housing programs for the 2021-2029 planning period. Housing programs define the specific actions the City will undertake to achieve the goals and policies listed above.

Housing Conservation and Maintenance

1. Owner-Occupied Housing Rehabilitation Program

The Owner-Occupied Housing Rehabilitation Program aims to upgrade the housing stock by facilitating the correction of substandard conditions in owner-occupied homes. Through this CDBG-funded program, the City offers low-interest loans to lower-income homeowners to assist them in making necessary home repairs.

2021-2029 Objectives: Assist 40 owner-households, 10 households each in income levels extremely low, very low, low and moderate.

2. Rental Housing Rehabilitation Program

To help improve the quality of the rental housing stock, the City offers the Rental Housing Rehabilitation Program. This CDBG-funded program provides low-interest improvement loans for rental property owners to address substandard conditions. Due to the limited availability of funds and State contracting requirements, eligible projects are limited to rental properties consisting of four or fewer units with a minimum of 51% of the units occupied by lower-income (80% of Median Family Income) renters.

2021-2029 Objectives: Provide loans to 3 rental housing developments for low-income tenants.

3. Housing Code Enforcement Program

The City has adopted and enforces the Uniform Housing Code which establishes minimum habitability requirements. Potential code violations are identified on a complaint basis. Once a potential violation is identified, Code Enforcement staff performs a property inspection and if necessary, code citations are issued to the property owner. The owner is informed of rehabilitation assistance programs available through the City, and is given a reasonable amount of time to correct the code violation(s). City staff may also meet with property owners to assist in resolving the violations.

2021-2029 Objectives: Continue to implement the Code Enforcement program to bring substandard housing units into compliance with the Uniform Housing Code. The City's objective is to maintain a staffing level of 1 full-time person to continue implementing the Code Enforcement Program. City sponsoring of a neighborhood workshop to inform residents of assistance programs will be conducted.

4. Section 8 Rental Assistance Program

The Section 8 Rental Assistance Program extends rental subsidies to very-low-income households (50% or less of Median Family Income) who spend more than 30% of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be "doubling up" to afford their own housing. In addition to tenant-based Section 8 voucher assistance, the Housing Authority owns the 22-unit El Dorado Apartments restricted for occupancy by very-low-income households.

2021-2029 Objectives: Assist the Housing Authority in publicizing the Section 8 rental assistance program and conduct a minimum of two community engagement events per year to encourage property owners to list available rentals with the Housing Authority.

5. Mobile Home Park Tenant Protections

The City is committed to the preservation of mobile home parks as affordable housing for Santa Paula's working families and seniors. As part of the Land Use Element update in 1998, the City established the Mobile Home Park residential land use designation for the long-term preservation of mobile home parks. With this designation in place, a park owner seeking closure would have to first justify a zone change to the Planning Commission and City Council, and comply with State regulations governing mobile home closures. Six existing mobile home parks currently have the Mobile Home Park land use designation, including the Anacapa Mobile Home Park (80 mobile home spaces), Rancho Santa Paula (149 spaces), the Santa Paula West Mobile Home Park (195 spaces), The 400 Mobile Estate (165 spaces), The Oaks Mobile Home Estates (92 spaces), the Peppertree (44 spaces) and the Mountain View Mobile Home Park (46 spaces).

For parks not deemed economically viable, most of which are travel trailer parks, the Land Use Element update process defined appropriate long-term use for the sites on which these parks are located. These parks may maintain their current use. However, at such time as a park owner chooses to convert a facility, the City will enforce State-established mobile home park closure requirements (*Government Code* §65863.7), including the preparation of a relocation impact report (RIR) to assess the impact of park closure on park residents. The RIR must address the availability of adequate replacement housing in mobilehome parks and relocation costs.

2021-2029 Objectives: Preserve the existing viable mobile home stock as affordable housing for lower- and moderate-income residents, seniors, and persons on fixed income. Where parks are proposed for closure, the City will

ensure adherence to State closure requirements and local relocation requirements to provide appropriate tenant protections.

6. Rent Stabilization and Just Cause Eviction Protections

Recognizing that mobile homes are often owned by seniors, persons on fixed incomes, and low- and moderate-income persons, the City maintains the Mobile Home Rent Stabilization Program to protect residents of mobile home parks from excessive rent increases. The program regulates the amount of an allowable space rent increase upon vacation, either by sale or when a resident leaves a mobile home space in a park, while at the same time providing a just and reasonable return to park owners. A three-member Mobile Home Rent Review Commission was established to review and determine rent adjustment applications, to adjust maximum rents either upward or downward or maintain rents. The maximum permitted rent is the rent in effect on December 31, 1991, plus adjustments made since then. Under this program, annual rent adjustments based on the consumer price index (CPI) are permitted. In February of each year, the rent may be increased to an amount equal to the rent in effect on January 31st of the prior year adjusted by 75% of the increase in the CPI. Rent adjustments may also be made based on capital improvements, upon vacancy, on discontinuance or reduction of a service or amenity, or by appeal.

In addition to mobile home residents, other low- and moderate-income tenants may have difficulty affording increasing rents.

2021-2029 Objectives:

Continue to implement the Mobile Home Rent Stabilization Program to maintain the affordability of mobile home spaces.

The City will conduct a study of maintaining affordable rental housing through a variety of means, including expanding the Mobile Home Rent Stabilization Program to other residential rentals and adopting local just cause eviction regulations.

7. Mobile Home Park Resident Ownership Program

The State Mobile Home Park Resident Ownership Program (MPROP) assists resident organizations, non-profit housing providers, or local public agencies in acquiring mobile home parks in order to preserve their long-term affordability.

2021-2029 Objectives: Provide information on the MPROP program to interested mobile home park tenants. Where parks are deemed economically viable, the City will support tenant applications for funding through MPROP.

Assisting in the Provision of Housing

8. Mortgage Credit Certificate

The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal

income taxes of up to 15% of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years. The City of Santa Paula participates in the MCC program through the County of Ventura.

2021-2029 Objectives: Through the County, the Successor Agency will continue to provide MCCs to qualified first-time homebuyers. The objective is to provide a minimum of eight MCCs over the planning period, subject to availability through the County. The Successor Agency will advertise the availability of this program through program brochures at the public counter and posting on the City's website.

9. Workforce and Senior Housing Development

A significant number of Santa Paula households are lower-income. Most of these are working families with wage earners in low-paying occupations, including farm laborers, factory workers, and service workers. Because of their limited incomes, many families live in overcrowded and/or substandard conditions. Seniors also have significant housing needs.

Non-profit housing organizations have played a key role in providing affordable housing for working families and seniors in Santa Paula. The City can provide financial and regulatory incentives to developers of affordable housing for lower- and moderate-income households, including working families, seniors or persons with disabilities.

The City will work with non-profit developers and self-help housing organizations to provide additional rental and ownership housing opportunities for extremely-low-income and very-low-income households, such as agricultural workers. The City may assist developers in acquiring and assembling properties and in subsidizing on- and off-site improvements. The City may also use a combination of Affordable Housing Trust Fund, the Housing Trust Fund of Ventura County and State or federal grant funds to write down the cost of land to facilitate affordable housing development. Underutilized multi-family parcels provide opportunities for infill affordable housing projects in existing neighborhoods. Such projects can not only provide quality housing to needy residents, but also help to stabilize and improve older neighborhoods.

2021-2029 Objectives: Provide financial and regulatory incentives to developers to increase the supply of affordable housing in Santa Paula, including infill projects in underutilized multi-family neighborhoods. The City will focus a portion of assistance towards rental and ownership projects meeting the needs of extremely-low-, very-low- and low-income renters, including large families, agricultural workers, and persons with developmental disabilities. The City will support the efforts of the Housing Trust Fund of Ventura County contributing funds (from sources such as in-lieu fees, development agreements, inclusionary

housing and/or grant funding) to support its provision of short-term, pre-development, acquisition, and construction funding to developers of affordable housing. In addition, the City will support creation of a county-wide dedicated source of funding for affordable housing.

10. Multi-Family Housing Acquisition and Rehabilitation

The acquisition and rehabilitation of existing duplexes and apartment complexes can assist in stemming neighborhood deterioration and in providing decent affordable housing to lower-income households. Under this program, the City provides funds from such programs as CDBG, HOME, or Rural Housing and Economic Development funds to a developer (typically a non-profit organization) to purchase a deteriorated multi-family rental property. Typically, City staff would work with a developer to assist in securing grant funds from these entities. City involvement could include review of pro forma analyses, provision of available demographic or other background data necessary to complete applications, letters of support, City Council actions in support of the application, and willingness to monitor compliance with provisions of the grant within the limitations of existing workload. Many “third-party” grants require some form of local financial commitment. In such cases, the City would review the financial terms of the transaction and, within legal limits that may apply, would work to provide such financial commitment.

At such time as the financing is completed, the property is then rehabilitated and the units are made available to lower-income households for a minimum period of time. Successful implementation of this program depends upon the availability of outside funding sources, City staff resources, the interest of local non-profits, and a developer to secure such funding. The 56-unit Santa Paula Village provides an example of a deteriorated project that was acquired by a non-profit, rehabilitated and made available at affordable rents.

2021-2029 Objectives: Identify deteriorated apartment complexes and cooperate with non-profit housing corporations to acquire and rehabilitate units with long-term affordability controls.

11. Affordable Housing Funding Sources

To effectively implement Housing Element programs that create affordable housing depends on a variety of county, state, federal, and local funding sources. The various funding programs available to Santa Paula are outlined in Chapter IV, Resources and Opportunities. The City will assist affordable housing developers in seeking grant funds by providing background data necessary to complete applications, review and comment on draft applications, providing letters of support, City Council resolutions or other actions in support of applications, and assistance in monitoring compliance with grant requirements to the extent feasible.

Other affordable housing funding options the City will explore include:

- City and County affordable housing trust funds in collaboration with other Ventura County jurisdictions and housing organizations,

- Housing Land Trust Ventura County to facilitate the donation of land suitable for development in the short-term (5-8 years) for permanent affordable housing sites,
- A local rental assistance program funded through a variety of sources including CDBG and HCD, and
- Affordable housing linkage fees on large-scale commercial or industrial developments that significantly increase the need for affordable housing.

2021-2029 Objectives: Actively pursue state, federal and private funding sources as a means of leveraging local funds and maximizing assistance. The City will support housing grant applications both through regulatory relief offered through the Density Bonus Ordinance and through City Council endorsement/support of funding applications.

The city will partner with Housing Land Trust Ventura County (HLTV) (incorporated December 17, 2020, 501 (c) 3 status pending.) HLTV will acquire and hold property indefinitely, primarily for conveyance under long-term ground leases to low and moderate income households and organizations operating affordable rental housing and whereby these same households and organizations will own the improvements located on leased properties. This allows key community assets to be preserved and kept accessible and affordable forever. Land Trust homeowners are able to build personal wealth, which creates security and stability. Renters gain security from long-term affordable rental rates. Communities benefit by not being vulnerable to gentrification and displacement. Local governments have the assurance that affordability covenants associated with the developments are monitored and enforced.

Study the feasibility of establishing a local rental assistance program including baseline affordability survey, landlord workshops, inclusionary in-lieu fees, project-based vouchers (HUD, HCD), commercial linkage fees, housing trust funds, recalculate California "Fair Market Rents."

Study the feasibility of requiring large-scale commercial or industrial developments that significantly increase the need for affordable housing to contribute to affordable housing funds.

When jurisdictions defer the payment of development impact fees more than 15 years, affordable housing projects can count that as a public funding sources, which helps increase competitiveness when applying for an award of tax credit allocation.

12. Inclusionary Housing

In 2005 the City adopted inclusionary housing regulations that require developers constructing 10 or more dwelling units to provide one of the following or a hybrid combination as a condition of approval: 1) Reserve at least 15% of all dwelling units in a project for low-income households; or, 2) Reserve at least 10% of all dwelling units in a project for very-low-income households; or, 3)

Construct off-site inclusionary housing for low-income households equivalent to 17% of all dwelling units in a project; or, 4) Construct off-site inclusionary housing for very-low-income households equivalent to 12% of all dwelling units in a project; or, 5) Pay an in-lieu fee as established by City Council resolution.

In the large tracts of land remaining to be developed in the City's Sphere of Influence, the inclusionary housing regulations will ensure that a portion of this new development is made affordable to lower- and moderate-income households. The City will study the feasibility of increasing these inclusionary requirements in 2022-23.

2021-2029 Objectives: Continue to implement the inclusionary housing regulations and annually monitor both affordable units produced and the potential adverse impacts on the cost and supply of market-rate housing. If monitoring reveals that the cost and supply of market-rate housing is being impacted, this program will be expanded to process an amendment to the inclusionary housing regulations in a timely manner.

Study the feasibility of increasing inclusionary requirements in 2022-23.

13. Accessory Dwelling Units

Accessory dwelling units (ADUs) provide an important source of affordable housing for seniors, young adults and other low- and moderate-income households. The City is currently processing an amendment to the Development Code to incorporate recent changes to State ADU law, and will continue to encourage ADU production through public information available at City Hall and on the City website. As part of the Code amendment process the City will also consider additional provisions to incentivize ADU development that exceed the minimum requirements of State law. The City will also evaluate the feasibility of adopting requirements on short-term ADU rentals.

Consider additional incentives for ADU construction as permanent long-term housing via programs such as pre-approved ADU plans, grant-funded financial assistance to construct ADUs (if the homeowner agrees to deed restrict the unit and cap the rent at rents affordable to very low income households), monitoring ADU rents and regulating short-term ADU rentals. Also, encourage the County to prepare a case study template ordinance that all jurisdictions could adopt to regulate use of ADUs as short term rentals.

2021-2029 Objectives: Process a Development Code amendment consistent with current ADU law in 2021/22 and continue to encourage construction of ADUs through an informational handout available at City Hall and on the City website throughout the planning period.

14. Short-term Rentals

The use of privately owned residential dwellings as short-term rentals can negatively impact housing affordability by reducing permanent long-term housing supply. Restrictions on short-term rentals range from outright prohibition to licensure and taxation – regulating to strictly to preserve local culture and

keep local residents from being priced out, or taking a more permissive approach allowing it to thrive and reap the financial benefits of tourism.

2021-2029 Objective: Study the feasibility of implementing short-term rental regulations.

Providing Adequate Housing Sites

15. Adequate Sites for Housing Development

The 2040 General Plan update significantly expanded the potential for additional housing by adding multi-family housing as an allowable use in commercial land use designations.

The housing sites analysis (Appendix B) demonstrates that Santa Paula has adequate capacity to accommodate its assigned share of regional housing needs for all income categories.

The City will continue to encourage consolidation of small parcels by offering incentives such as reduced processing fees, density bonus and modified development standards to enhance the feasibility of multi-family and mixed-use infill development.

The City will also review City-owned properties to determine whether any are no longer needed and could be made available for affordable housing development.

2021-2029 Objectives: Continue to facilitate residential and mixed-use development to meet the City's RHNA objectives for new housing. The City will encourage lot consolidation by granting incentives. Review City-owned properties to determine whether any are no longer needed and could be made available for affordable housing.

16. Phased Annexation of Sphere of Influence

To accommodate additional residential growth, the City will continue to pursue the phased annexation of areas in its Sphere of Influence. The annexation of these areas will increase the City's capacity to accommodate future housing growth. The Sphere of Influence includes opportunities for the development of both workforce and "move-up" or higher-end housing, thereby allowing Santa Paula to move towards the goal of a more economically balanced community.

Two additional Expansion Areas are Fagan Canyon (2,173 acres, 450 units) and Adams Canyon (5,413 acres, 495 single-family units). The annexation of these areas will be initiated by developers and may occur in any order. The remaining Expansion Areas are unsuitable for residential development. The General Plan designates West Area 2, South Mountain, and East Area 2 for industrial, recreational or commercial uses.

Areas annexed by the City in the future will be subject to the Inclusionary Housing regulations. Under these regulations, all new developments over 10 units

in size are generally required to deed-restrict a certain percentage of units as affordable. In those circumstances where on-site provision of affordable units is deemed economically infeasible, provisions will be made for development of units off-site or payment of an in-lieu housing fee. Thus future development of annexed areas will assist the City in addressing its low- and moderate-income housing needs either through direct development of affordable units or contribution of funds in support of affordable development.

2021-2029 Objective: Continue to pursue the phased annexation of areas within the Sphere of Influence and integrate affordable units within market rate development. The annexation and development schedule will be dependent on the landowners' business plans and the real estate market.

Removing Governmental Constraints

17. Zoning for Transitional and Supportive Housing, Emergency Shelters and Farmworker Housing

Emergency Shelters, Transitional and Supportive Housing

An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis (generally up to 6 months). Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing or for youth that are moving out of the foster care system. Supportive housing includes a services component (e.g., job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Emergency shelters are permitted by-right in the Commercial/Light Industrial (C/LI) zone, consistent with State law. The Municipal Code also provides that transitional and supportive housing are considered residential uses that are only subject to those requirements and procedures that apply to other residential uses of the same type in the same zone. The City will continue to encourage the provision of emergency shelters and transitional/supportive housing consistent with State law and support the Ventura County Continuum of Care to end homelessness within Ventura County.

AB 101 (2019) added the requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq.

In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria.

The City is currently processing a Code amendment to allow supportive housing and low barrier navigation centers consistent with State law.

Farm Worker Housing

The majority of farm laborers in the greater Santa Paula area are permanent non-migrant and seasonal laborers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. Nevertheless, to provide additional sites for farmworker housing, especially for migrant farm workers, the City permits migrant farm labor camps/housing in the R-4 and C/LI and LI zones, subject to a CUP. Such farm labor housing is typified by (but not exclusively) dormitory style structures, and not individual dwelling units, designed for temporary occupancy by migrant workers. Housing for migrant families and single male farmworkers is accommodated through this process. The SPMC establishes standards for farm labor housing to ensure livability and compatibility with surrounding uses tied to the use and not the user, and is not a constraint to development. In compliance with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the Municipal Code also allows farmworker housing for up to 12 units or 36 persons in group quarters by-right (i.e., without a CUP or other discretionary approval) in zones allowing agricultural uses, as well as group quarters in single-family zones for up to six persons.

In addition to these regulations, the City will (1) work cooperatively 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; 2) participate in the development of targeted programs and strategies to address farmworker housing needs.

2021-2029 Objectives: Code amendments in 2021; Continue to encourage the provision of emergency shelters, transitional/supportive housing, and farmworker housing consistent with State law; participate in countywide efforts to address farmworker housing needs.

18. Measure L6 and Growth Management Ordinance

The City will annually monitor the effects of Measure L6 and the Growth Management Ordinance (GMO) on housing development. Should these ordinances be triggered, the Housing Element will be amended to include an analysis of the impacts and address potential constraints to housing production.

2021-2029 Objective: Monitor the effects of Measure L6 and the GMO on an annual basis.

19. Density Bonus Ordinance

The Santa Paula Municipal Code describes density bonus regulations (SPMC Sections 16.13.310, *et seq.*). The City will continue to monitor changes to State density bonus law and process Code amendments as necessary to ensure conformance with Government Code Section 65915. The City will continue to encourage the provision of affordable housing consistent with density bonus law.

2021-2029 Objective: Continue to encourage the provision of affordable housing and update City regulations as necessary consistent with State density bonus law.

20. Objective Development Standards

Objective development and design standards help to reduce the cost of housing by reducing the time and uncertainty of the permit process. In some circumstances, cities are limited to using only objective standards in reviewing housing developments.

2021-2029 Objective: Adopt objective residential development standards in FY 2021-22.

21. Affordability by Design

Housing cost may be reduced through design or construction features such as reduced size, varied product types, or alternative materials and construction methods (e.g., multiplexes, “tiny houses” or container housing) where such techniques do not conflict with building code or public health and safety requirements. The City will explore potential alternative design and construction techniques and amend the Municipal Code to allow such housing alternatives where feasible.

Excessive parking standards that are not reflective of actual parking demand can pose a significant constraint to housing development by increasing development costs and reducing the potential land available for project amenities or additional units.

2021-2029 Objective: Evaluate housing design alternatives in FY 2021-22. Conduct periodic updates of parking standards by zones permitting residential to ensure that parking standards

- do not impede a developer’s ability to achieve maximum densities,
- contain joint-use (shared parking) provisions to maximize parking utilization rates, particularly for infill housing development,
- provide for parking reductions where less demand is demonstrated, particularly for persons with disabilities, the elderly, affordable housing, and infill and transit-oriented development,
- comply with density bonus ordinance parking requirements per Government Code Section 65915,
- ensure implementation of safety and security measures – specifically, Public Services & Utilities Element program (PSU 1.b) Crime Prevention through Environmental Design, and
- explore potential alternative design and construction techniques and amend the Municipal Code to allow such housing alternatives where feasible.

Promoting Equal Housing Opportunity

22. Fair Housing Program

As a participating jurisdiction in the Ventura Urban County CDBG program, the City is provided fair housing services through a contract with the Fair Housing Council of San Gabriel Valley. The Fair Housing Council offers a variety of services promoting fair housing, including counseling and investigative services for instances of housing discrimination, public education and outreach sessions for community groups, and housing discrimination prevention program.

Jurisdictions are generally required to analyze constraints to the development of housing for persons with disabilities and take measures to remove the constraints. Santa Paula has conducted an initial review of zoning code and building code requirements and has not identified any barriers to the provision of accessible housing. In addition, the SPMC establishes procedures to ensure reasonable accommodation for persons with disabilities.

2021-2029 Objectives: Continue to promote fair housing practices, and provide educational information on fair housing to the public through its newsletter, website, and distribution of fair housing brochures in both English and Spanish at the public counter, library, post office, and other community locations. The City will refer fair housing complaints to the Fair Housing Council. In addition, the City will continue to fund the activities of the Fair Housing Council. The City will also continue to implement the provisions of the Reasonable Accommodation Ordinance to facilitate full access to housing for persons with disabilities.

Sustainable Growth

23. Promote Triple-Bottom-Line Sustainability

The City recognizes and supports the value of enhancing livability through three types of sustainability measures incorporated into housing projects:

Cultural Amenities

Establish zoning provisions and in-lieu fee structure for forms of cultural expression within large housing and commercial developments, such as

- public art,
- spaces for celebration,
- gathering, etc.

The Built Environment

Establish zoning provisions to encourage sustainable measures are incorporated into the built environment, such as

- integrating new housing growth into existing communities,
- diversifying affordable housing near employment centers,
- reallocating road space to more climate friendly forms of transportation,
- enhance local accessibility via walking, biking and transit more optimal.

Environmental Resources

Establish zoning provisions for compact housing that recognize and preserve, and/or provide connectivity to our environmental assets, such as

- open space,
- watersheds,
- environmental habitats, and
- agricultural lands.

2021-2029 Objectives: Promote sustainability through City development policies, plans and regulations.

C. Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1.

Table V-1
Quantified Objectives 2021-2029

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Above Mod	
New Construction	51	51	99	121	335	657
Rehabilitation	10	10	10	10	--	40
Conservation*	725**				--	

* As discussed in Chapter II, there are no assisted units at risk during this planning period.

** mobile home units

Appendix A – Evaluation of the 2013-2021 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the 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 have been instrumental in determining the City's 2021-2029 housing policies and program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table A-1
2013-2021 Housing Element Program Evaluation
City of Santa Paula

Program	Program Objectives	Timeframe	Accomplishments
1. Owner-occupied Housing Rehabilitation Program	Assist 16 owner-households, including 6 very-low- and 10 low-income households.	2013-2021	
2. Rental Housing Rehabilitation Program	Provide loans to 3 rental housing projects	2013-2021	
3. Housing Code Enforcement Program	Maintain a staffing level of 1 full-time person to continue implementing the Code Enforcement Program. City sponsoring of a neighborhood workshop to inform residents of assistance programs will be conducted.	2013-2021	preserving housing code enforcement through CDBG funds
4. Section 8 Rental Assistance Program	Maintain current levels of Section 8 rental assistance, and encourage property owners to list available rentals with the Housing Authority.	2013-2021	In 2012, the Santa Paula Housing Authority constructed 20 senior units restricted for very low income households. The Santa Paula Housing Authority currently provides xxx vouchers to very low and extremely low-income residents.
5. Mobile Home Tenant Protection	Preserve the existing viable mobile home stock as affordable housing for lower- and moderate-income residents, seniors, and persons on fixed income. Where parks are proposed for closure, the City will ensure adherence to State closure requirements and local relocation requirements to provide appropriate tenant protections.	2013-2021	The mobile home rent control ordinance has been in place for its 6 parks since 1989. No parks were closed during the planning period.
6. Mobile Home Rent Stabilization Program	Continue to implement the Mobile Home Rent Stabilization Program to maintain the affordability of mobile home spaces.	2013-2021	The Mobile Home Rent Control Board continues to meet when needed.
7. Mobile Home Park Resident Ownership Program	Provide information on the MPROP program to interested mobile home park tenants. Where parks are deemed economically viable, the City will support tenant applications for funding through MPROP.	2013-2021	Ongoing – No Activity
8. Mortgage Credit Certificate (MCC)	Through the County, the Successor Agency will continue to provide MCCs to qualified first-time homebuyers. The objective is to provide a minimum of eight MCCs over the	2013-2021	The City continues to participate in this countywide program administered through County of Ventura.

Program	Program Objectives	Timeframe	Accomplishments
	planning period, subject to availability through the County. The Successor Agency will advertise the availability of this program through program brochures at the public counter and posting on the City's website.		
9. Workforce & Senior Housing Development	Provide financial and regulatory incentives to private developers to increase the supply of affordable housing in Santa Paula, including small infill projects in underutilized multi-family-zoned neighborhoods. The City will focus a portion of assistance towards rental and ownership projects meeting the needs of extremely-low-, very-low- and low-income renters, including large families, non-migrant agricultural workers, and persons with developmental disabilities. The City will continue to conduct annual workshops with the development community to discuss potential opportunities in Santa Paula, the availability of funding sources and regulatory incentives, and other related issues.	2013-2021	In 2020, the City provided assistance to the Habitat for Humanity, which will provide 6 deed-restricted apartments.
10. Multi-Family Housing Acquisition & Rehabilitation	Identify deteriorated apartment complexes, and cooperate with non-profit housing corporations to acquire and rehabilitate units with long-term affordability controls.	2013-2021	No projects acquired.
11. Affordable Housing Funding Sources	Actively pursue state, federal and private funding sources as a means of leveraging local funds and maximizing assistance, with a goal of securing three new funding sources. The City will provide information on available funds to affordable housing developers through an annual developers' workshop. The City will support housing grant applications both through regulatory relief offered through the Density Bonus Ordinance, and through City Council endorsement/support of funding applications.	2013-2021	In 2020, the City provided assistance to the People's Place, which will provide 69 deed-restricted apartments. The East Area 1 (Harvest at Limoneira) development currently under construction will yield approximately \$6.5M in-lieu inclusionary housing fees.
12. Inclusionary Housing	Continue to implement the inclusionary	2013-2021	The City continued to implement this

Program	Program Objectives	Timeframe	Accomplishments
Ordinance	housing regulations and annually monitor both affordable units produced and the potential adverse impacts on the cost and supply of market-rate housing. If monitoring reveals that the cost and supply of market-rate housing is being impacted, this program will be expanded to process an amendment to the inclusionary housing regulations in a timely manner.		program.
13. Adequate Sites for Housing Development	To address its share of regional housing needs, the City will continue to facilitate residential development and annexation of Sphere areas to meet the City's RHNA objectives for new housing. The City will encourage lot consolidation by granting incentives throughout the planning period. Additionally, the City will continue to encourage affordable housing development in the Housing Opportunities Overlay Zone.	2013-2021	The City continued to maintain sufficient sites to accommodate the RHNA allocation. No lot consolidations or AHO projects.
16. Phased Annexation of Sphere of Influence	Continue to pursue the phased annexation of the Sphere of Influence surrounding Santa Paula and integrate affordable units within market rate development. The annexation and development schedule will be dependent on the landowners' business plans and the real estate market. The City may provide assistance to the developer through expedited processing of additional approvals or other incentives needed prior to construction such as subdivision maps to encourage the creation of building sites at appropriate sizes (e.g., 1 to 10 acres) to facilitate housing for lower-income households and infrastructure improvement plans. The City will report annually to HCD regarding progress in making annexation area development sites available commensurate with RHNA allocations for the current planning period.	2013-2021	The most recent annexation occurred in 2013 for the East Area 1 Specific Plan, which is currently under construction. Full build-out is anticipated to yield approximately 1,500 dwellings, 110 of which will be market-rate affordable to 200% of county median income level.
17. Zoning for Transitional &	Continue to encourage the provision of	2013-2021	The City granted one temporary use

Program	Program Objectives	Timeframe	Accomplishments
Supportive Housing, Emergency Shelters & Migrant Farmworker Housing	emergency shelters, transitional/supportive housing, and farmworker housing consistent with state law.		permit for an emergency shelter in 2020.
18. Measure L6 and Growth Management Ordinance	Monitor the effects of Measure L6 and the GMO on an annual basis.	2013-2021	The City continued to monitor the effects of Measure L6 and the GMO on an annual basis. No projects triggered in 2020.
19. Density Bonus Ordinance	Continue to encourage the provision of affordable housing consistent with state density bonus law.	2013-2021	No projects received density bonus.
20. Fair Housing Program	Continue to promote fair housing practices and provide educational information on fair housing to the public through its newsletter, website, and distribution of fair housing brochures in both English and Spanish at the public counter, library, post office, and other community locations. The City will refer fair housing complaints to the Fair Housing Council of San Gabriel Valley. In addition, the City will continue to fund the activities of the Fair Housing Council. The City will also continue to implement the provisions of the Reasonable Accommodation Ordinance to facilitate full access to housing for persons with disabilities.	2013-2021	The City continued to provide fair housing information and referrals. No requests for reasonable accommodation were made in 2020.

Table A-2
Progress in Achieving 2013-2021 Quantified Objectives
City of Santa Paula

Program Category	Quantified Objective	Progress
New Construction		
Extremely Low	144	
Very Low	144	
Low	201	
Moderate	241	
Above Moderate	555	
Total	1,285	
Rehabilitation		
Extremely Low	10	
Very Low	10	124
Low	10	
Moderate	10	-
Above Moderate	--	-
Total	40	124
Conservation		
Extremely Low		
Very Low	1,302	1,302
Low		
Moderate		
Above Moderate	--	
Total	--	

Source: City of Santa Paula, 2021

Appendix B Residential Land Inventory

****DRAFT NOTE: DATA IN THIS SECTION IS STILL BEING UPDATED****

State law requires the Housing Element to include an inventory of sites with the potential for residential development during the planning period. The detailed assumptions and methodology for the residential land inventory are provided below. This analysis demonstrates that the City's land inventory exceeds the RHNA allocation in all income categories for the current planning period.

**Table B-1
Land Inventory Summary**

	Very Low	Lower	Moderate	Above Moderate	Total
Vacant Residential Sites	661		266	732	1,659
Vacant Commercial/MU Sites	97				97
Underutilized Commercial Sites	94				94
Underutilized C/LI Sites	1,332				1,332
ADUs					
Total Capacity	2,184		266	732	3,182
RHNA (2021-2029)	102	99	121	335	657
Adequate Sites? (shortfall)	Yes	Yes	Yes	Yes	Yes

Income Assumptions

State law⁷ identifies “default” densities that are assumed to be appropriate to facilitate the development of lower-income housing. For Santa Paula, and other small jurisdictions in Ventura County, the default density is 20 units/acre. In Santa Paula, the R-3 (maximum 21 units/acre) and R-4 (maximum 29 units/acre) zones are higher than the default density, and therefore are assumed to be suitable for lower-income housing. The R-2 zone allows multi-family development at up to 15 units/acre (excluding density bonus), and is assumed to accommodate moderate-income housing. All single-family detached sites were assigned to the above-moderate category.

Realistic Development Capacity

In order to estimate the realistic development capacity of vacant sites, a review of recent projects was conducted and is summarized below.

- Single-Family Residential (R-1, R2-PD, HR2-PD) – Sites zoned for single-family development assume one unit per parcel.

⁷ California Government Code Sec. 65583.2.c.3.B

- Medium Density Residential (R-2) – Maximum density is 15 units/acre in the R-2 zone, however a conservative capacity of 12 units/acre has been assumed based on recent development trends.
- Medium High Density Residential (R-3) – Maximum density is 21 units/acre in the R-3 zone, however a capacity of 18 units/acre has been assumed based on an average density of recent projects.
- High Density Residential (R-4) – since there are currently no vacant R-4 parcels, no assumptions have been made for this zoning district.
- Mixed-Use – Recently approved and built mixed-use projects ranged from 14 to 55 units/acre. A conservative capacity of 25 units/acre has been assumed for future development of vacant sites, however. Commercial development must occupy a minimum of 30% of the ground floor including the entire building frontage of the primary street. Due to high commercial vacancy rates, in 2013 the Citrus Court mixed-use development discussed above was permitted to convert its 10 commercial units into 6 live-work units. Under current market conditions the capacity for residential development is unlikely to be diminished by competing non-residential uses.

Table B-2 and Figure B-1 summarize vacant parcels designated for residential development.

Residential or Mixed-Use Development Potential in Non-Residential Zones

In addition to residentially-zoned properties, multi-family residential or mixed-use development is permitted in all commercial zones and the Commercial/Light Industrial (C/LI) zone. The realistic capacity for housing development in these areas are discussed below. Allowable densities in all of these zones is greater than the default density of 20 units/acre; therefore, these sites are suitable for lower-income housing.

Commercial Zones

Vacant and underutilized commercially-zoned parcels having the potential for residential or mixed-use development are listed in Tables B-3 and B-4, respectively.

The capacity of vacant commercial parcels listed in Table B-3 is based on a density of 25 units/acre. These were selected based on Geographic Information System (GIS) data, site inspections, existing conditions data and analysis of development trends. The table provides a description of existing uses, structure age, and redevelopment potential of underutilized commercial sites. In determining the potential for mixed-use development, all commercial parcels not meeting the following criteria were excluded from the analysis:

- Existing structures occupy less than 50% of the site
- Existing structures over 35 years old
- Potential for lot consolidation with adjacent vacant or underutilized parcels
- Located in an area suitable for mixed-use development (i.e., adjacent to or near a recent mixed-use project)

Please refer to Chapter IV Section A.1.f for a discussion of the regulations that apply to residential and mixed-use development in commercial zones and the City's recent experience with such projects.

Housing Opportunities Overlay Zone

In 2012 the City Council adopted Ordinance No. 1242 establishing the Housing Opportunities Overlay in the Commercial/Light Industrial (C/LI) Zone (Municipal Code Chapter 16.35). The C/LI overlay regulations allow affordable multi-family development by-right at a density of up to 21 units/acre, excluding density bonus. Because the exceeds the default density, properties are suitable for lower-income housing. This overlay zone encompasses more than 100 parcels totaling approximately 135 acres (see Table B-5). It is conservatively estimated that there is realistic potential for about 1,300 new multi-family units within the overlay zone during the planning period. This estimate is based on the following assumptions:

- Sites smaller than 1 acre have been excluded from the inventory
- Sites where the assessed value of improvements is greater than the assessed land value have been excluded
- Development density of 20 units/acre

When these criteria are applied to the overlay zone area, 32 parcels remain (out of more than 100 parcels in the overlay zone) with a total of 67 acres. Many of these parcels are either vacant or have marginal improvements, and therefore have a high financial incentive for development.

Table B-2
Vacant Residential Sites

Map No.	Site Address	APN	GP/ Zoning	Acreage	Density* (du/ac)	Potential Units	Units by Income Category		
							VL/L	Mod	Upper
2	SHASTA DR	380160115	HR/HR2PD	0.33	3	1			1
3	LAVUELTA	1000093215	HR/HR2PD	0.17	3	1			1
4	18 MC KEVETT RD	1000101125	HR/HR2PD	0.23	3	1			1
5	LOMA VISTA	1000111075	HR/HR2PD	0.28	3	1			1
6	LOMA VISTA	1000111225	HR/HR2PD	0.19	3	1			1
8	480 MONTE VISTA DR	1000220165	HR/HR2PD	0.55	3	1			1
9	508 GLADE DR	1000250015	HR/HR2PD	0.37	3	1			1
10	593 GLADE DR	1000250045	HR/HR2PD	0.4	3	1			1
11	563 GLADE DR	1000250095	HR/HR2PD	0.37	3	1			1
13	566 GLADE DR	1000250165	HR/HR2PD	0.37	3	1			1
14	VIEW DR	1000250255	HR/HR2PD	0.44	3	1			1
15	VIEW DR	1000250265	HR/HR2PD	0.44	3	1			1
18	VIEW DR	1000250325	HR/HR2PD	0.44	3	1			1
19	MONTCLAIR DR	1000300045	HR/HR2PD	2.42	1	2			2
22	MONTCLAIR DR	1000300105	HR/HR2PD	1.58	1	1			1
24	MONTE VISTA DR	1000300155	HR/HR2PD	1.44	1	1			1
43	FAGAN AREA	1020140015	HR/HR2PD	20.56	2	41			41
44	FAGAN AREA	1020140035	HR/HR2PD	12.35	3	37			37
67	SPARKLE SUB.	0400200755	SFR/R-1	11.53	4	19			19
7	6 TH STREET	1000161155	SFR/R-1	0.57	4	2			2
26	SAY RD	1010062305	SFR/R-1	0.45	4	1			1
27	WOODLAND DR	1010062415	SFR/R-1	0.14	4	1			1
28	WOODLAND DR	1010062485	SFR/R-1	0.28	4	1			1
29	WOODLAND DR	1010062495	SFR/R-1	0.1	4	1			1
30	WOODLAND DR	1010062565	SFR/R-1	0.33	4	1			1
31	WOODLAND DR	1010062595	SFR/R-1	0.39	4	1			1
39	129 GARCIA ALLEY	1010242325	SFR/R-1	0.2	4	1			1
32	RICHMOND DR	1010112195	RMD/R-2	0.39	12	4	4		
33	5—13 TH ST	1010122265	RMD/R-2	0.15	12	1	1		
36	430 14 TH ST	1010151195	RMD/R-2	0.15	12	1	1		
37	306.5 SYCAMORE ST	1010182115	RMD/R-2	0.31	12	3	3		
42	12 ST/HARVARD BLVD	1010273095	RMD/R-2	1.2	12	14	14		
41	1306 VENTURA	1010283025	RMD/R-2	0.12	12	1	1		
45	CEMETERY RD	1020301015	RMD/R-2	0.81	12	9	9		
38	140 12 TH ST	1010221045	MHDR/R-3	0.09	18	1	1		
	East Area 1	040-0-180-565 040-0-180-435 107-0-200-115 107-0-045-015	SP/SP	501	Varies (see Fig. B-1a)	1,500	627	266	607
TOTALS						1,659	661	266	732

*Assumed density of R-2 and R-3 zones has been adjusted downward to reflect realistic capacity based on recent projects.

Source: City of Santa Paula, 2021

Figure B-1
(pending)

Table B-3
Vacant Commercial/Mixed-Use Sites

Address	APN	General Plan/ Zone	Size (ac)	Realistic Density*	Potential Units by Income Category		
					VL/L	Mod	Upper
145 10th St	1010212145	C-O/C-O	0.14	25	3		
SB/Ojai	1010211165	C/C-G	0.17	25	4		
143 Ojai	1010211155	C/C-G	0.17	25	4		
113 Ojai	1010211125	C/C-G	0.17	25	4		
120 N. 11th St	1010211055	C/C-G	0.15	25	3		
129 S.10th St	1010214105	C/C-G	0.1	25	2		
125 S.10th St	1010214115	C/C-G	0.07	25	1		
123 S.10th St	1010214125	C/C-G	0.07	25	1		
937 Harvard	1030241615	C/C-G	0.19	25	4		
326 Palm	1050103155	C/C-G PD	0.12	25	3		
Harvard	1020221015	C/C-G	0.64	25	16		
Harvard	1020221025	C/C-G	0.64	25	16		
Harvard	1020221035	C/C-G	0.64	25	16		
124 Seventh St.	1030082155	CO/C-O	0.17	25	4		
116 N. Seventh St.	1030082165	CO/C-O	0.22	25	5		
Faulkner/Peck	0980030465	C/C-G PD	0.47	25	11		
Totals			4.13		97	0	0

*Allowable density is 29 units/acre excluding density bonus

Source: City of Santa Paula, 2013

Table B-4
Underutilized Commercial Sites

Address	APN	Zone*	Parcel Size (ac)	Realistic Density**	Year Built	Existing Use & Redevelopment Potential	Potential Units by Income Category		
							Lower	Mod	Upper
142 N. 11TH ST	1010211015	C-G	0.31	25	1927	Auto painting shop / Existing corrugated metal building occupies approx. 30% of site. Remaining area is parking lot. Good consolidation potential with adjacent vacant site to west and 11 th Street sites to south. Residential development is located across street. Within walking distance to Main Street commercial.	7		
134 N. 11TH ST	1010211175	C-G	0.31	25	1950	Outdoor furnishings distributor / Existing stucco building occupies approx. 20% of lot. Remaining area is used for outdoor storage. Good consolidation potential with 11 th Street lots to north and south. Residential development is located across street. Within walking distance to Main Street commercial.	7		
122 N. 11TH ST	1010211045	C-G	0.15	25	1900	Single-family residence w/ office / Existing stucco building occupies approx. 25% of site. Remaining site is vacant and paved. Good consolidation potential with 11 th Street sites to north and vacant site to south. Residential development is located across street. Within walking distance to Main Street commercial.	3		
933 YALE ST	1030102365	C-G	0.16	25	1952	Warehouse/distribution building / Existing cinder block building occupies approx. 50% of lot. Remaining area is parking lot. Good consolidation potential with adjacent Yale Street site to west. Residential development is located across street. Within walking distance to Main Street commercial.	4		
917 YALE ST	1030102075	C-G	0.31	25	1947	Plumbing contractor & supplies / Existing cinder block building occupies approx. 33% of site. Remaining area is parking lot. Good consolidation potential with adjacent Yale Street site to east. Residential development is located across street. Within walking distance to Main Street commercial.	7		
512 E. HARVARD BLVD	1030235075	C-G	0.21	25	1946	Single-family residence / Existing stucco building occupies approx. 15% of site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.	5		
E. HARVARD BLVD	1030235085	C-G	0.34	25	1948	Single-family residence / Existing stucco building occupies approx. 15% of site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.	8		
600 E. HARVARD BLVD	1030235135	C-G	0.13	25	1930	Single-family residence / Existing stucco building occupies approx. 25% of site. Good consolidation potential with adjacent Harvard Blvd. sites to east. New mixed-use residential development located across Harvard.	3		
614 E. HARVARD BLVD	1030235145	C-G	0.08	25	na	Part of equipment rental yard.	2		

Address	APN	Zone*	Parcel Size (ac)	Realistic Density**	Year Built	Existing Use & Redevelopment Potential	Potential Units by Income Category		
							Lower	Mod	Upper
614 E. HARVARD BLVD	1030235105	C-G	0.08	25	1959	Equipment rental yard / Equipment rental storage yard / No buildings on site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.	2		
614 E. HARVARD BLVD	1030235115	C-G	0.22	25	na	Equipment rental office / Existing stucco rental office building occupies approx. 50% of site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.	5		
704 E. HARVARD BLVD	1030235125	C-G	0.08	25	1956	Equipment rental storage yard / No buildings on site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.	2		
338 E. HARVARD BLVD	1030332445	C-G	1.22	25	1970	Retail water purification accessories / Existing stucco building occupies approx. 50% of small triangular shaped lot. Remaining lot is used for parking. Good consolidation potential with adjacent Harvard Blvd. sites to west. New mixed-use residential development located across Harvard.	30		
146 SANTA ANNA	1050103145	C-G	0.39	25	1952	Single-family residences / 3 or 4 small cottages and outbuildings occupy approximately 15% of site. Remaining area is open driveway and yard. Near Isbell Middle School.	9		
Totals			3.99				94	0	0

*The General Plan land use designation is "Commercial" for all parcels listed

**Allowable density is 29 units/acre excluding density bonus

Source: City of Santa Paula, 2013

Table B-5
C/LI Affordable Housing Overlay Zone Sites

Address	APN	Acres	Bldg. SF	FAR	Year Built	Land Value	Improvement Value	I/L Ratio	Type of Use	Potential Units
TELEGRAPH RD	970040155	5.0	0	0		2,100,000	0	0.00	Vacant	100
401 S BECKWITH RD	980020155	4.1	18,480	0.1	1979	402,222	263,402	0.65		81
411 S BECKWITH RD	980020165	4.0	12,240	0.07	1979	394,336	246,946	0.63		80
980 W TELEGRAPH RD	980020305	4.0	0	0		363,283	0	0.00	Vacant	80
980 W TELEGRAPH RD	980020315	1.7	0	0		153,484	94,228	0.61		33
	980020325	3.4	0	0		0	0	0.00	Vacant	67
	1010172055	1.4	0	0		233,927	0	0.00	Vacant	27
SANTA PAULA ST	1010172085	1.9	0	0		376,000	0	0.00	Vacant	37
SANTA PAULA ST	1010172095	2.1	0	0		434,000	0	0.00	Vacant	42
215 N 12TH ST	1010183115	1.0	17,875	0.4	1990	624,240	598,230	0.96		20
1260 SANTA PAULA ST	1010183395	1.6	6,412	0.09	1980	278,910	0	0.00	Vacant	32
	1010183415	1.5	0	0		254,578	0	0.00	Vacant	30
1426 E SANTA PAULA ST	1010200175	1.2	15,301	0.29	1960	728,280	520,200	0.71		24
1450 E SANTA PAULA ST	1010200185	1.9	11,616	0.14	1955	235,694	29,177	0.12		37
1460 SANTA PAULA ST	1010200195	1.6	5,417	0.08	1984	206,735	183,337	0.89		32
	1010241135	1.8	0	0		0	0	0.00	Vacant	35
132 N 13TH ST	1010241185	1.5	2,562	0.04	1920	994,500	102,000	0.10		30
	1010250025	1.2	0	0		469,233	0	0.00	Vacant	23
1445 E MAIN ST	1010250045	1.1	0	0		744,800	272,000	0.37		21
1433 E MAIN ST	1010250055	2.0	10,068	0.11	1947	688,744	225,766	0.33		40
1427 E MAIN ST	1010250065	1.0	0	0	1952	351,655	138,373	0.39		20
1415 E MAIN ST	1010250075	1.0	2,022	0.05	1976	155,751	133,075	0.85		20
1409 E MAIN ST	1010250085	2.0	8,080	0.09	1950	320,586	94,709	0.30		40
1345 E MAIN ST	1010250115	2.0	4,802	0.05	1981	0	0	0.00		40
1343 E MAIN ST	1010250125	2.6	13,726	0.12	1928	430,012	303,378	0.71		52
1265 E VENTURA ST	1010260195	1.6	8,885	0.13	1953	152,902	102,745	0.67		32
923 E SANTA BARBARA ST	1030074015	1.9	0	0		0	0	0.00	Vacant	38

Address	APN	Acres	Bldg. SF	FAR	Year Built	Land Value	Improvement Value	I/L Ratio	Type of Use	Potential Units
200 N TENTH ST	1030076015	1.3	0	0		0	0	0.00	Vacant	26
	1070043025	3.9	0	0		209,305	0	0.00	Vacant	78
	1070170220	2.2	0	0		217,263	0	0.00	Vacant	43
HALLOCK DR	1070210045	1.2	0	0		255,410	5,394	0.02		24
HALLOCK DR	1070210065	2.4	0	0		500,085	0	0.00	Vacant	48
TOTALS		67.2								1,332

Note: The General Plan Land Use designation is "Mixed Use Commercial/Light Industrial" for all parcels listed

Figure B-2
(pending)

Figure B-3
(pending)

Appendix C

Public Participation Summary

Public participation is an important component of the planning process in Santa Paula, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement.

A Housing Task Force comprised of stakeholders with local knowledge and expertise in housing issues was formed to help advise City staff throughout the update process, and several informal events were held at Main Street Open Houses to gather opinions.



Figure 1 - Housing Element Update advertisement banner



Figure 2 - Main Street Open House #1

Public notices of all workshops, events and hearings were published in the local newspaper (in English and español) in advance of each meeting, as well as posting the notices on the Channel 10 Community Access Bulletin Board and on the City's website.

The draft Housing Element was made available for review at City Hall and posted on the City's Housing Element website (www.mysantapaula.com).

Notice of the availability of the draft Housing Element was also circulated to housing advocates and nonprofit organizations representing the interests of lower-income persons and special needs groups (see Table C-1 containing a list of organizations notified of opportunities for participation).

After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to review and adoption by the Planning Commission and City Council.



Figure 3 – Main Street Open House #2

The following is a list of meetings and other events held during the preparation of this Housing Element. Public meetings were televised on Channel 10, the local public access channel.

- **Project website (English & Español) – www.MySantaPaula.com**
- **Project timeline**



Figure 4 - Housing Element Update proposed timeline

- **Frequently Asked Questions**
- **Opinion survey**

Figure 5 - MySantaPaula.com 'Comments & Surveys' page

- **Stakeholder interviews**
- **Santa Paula Times**
- **Social Media**



Figure 6 – Facebook social media outreach

- **07/07/2021, Planning Commission/City Council Study Session**
- **07/15/2021, Main Street Open House #1**
- **07/30/2021, Publication of potential new Goals, Policies, Programs**
- **08/06/2021, Main Street Open House #2**

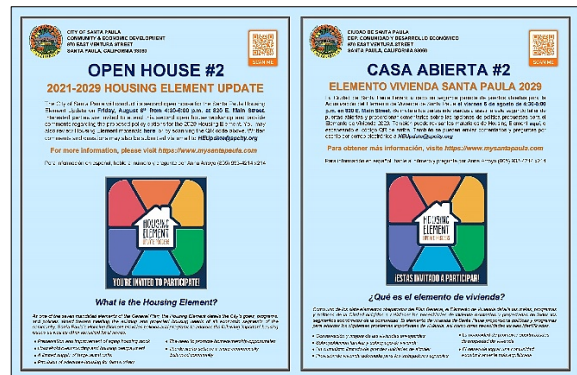


Figure 7 - Main Street Open House #2 notice

- **08/16/2021, Publication of Recommended Draft Housing Element – Full Document**
- **08/24/2021, Planning Commission Hearing**

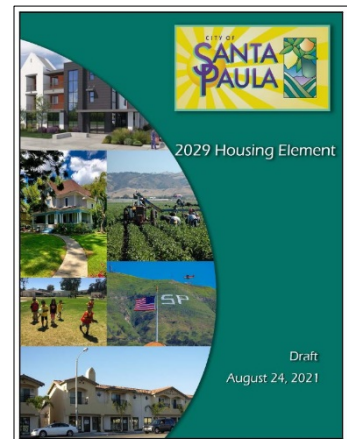


Figure 8 - Draft 2029 Housing Element

- **09/15/2021, City Council Hearing**
- **60-Day HCD and Public Review**
- **11/17/2021, Publication of Recommended Final Housing Element**
- **11/23/2021, Planning Commission Hearing**
- **12/15/2021, City Council Hearing**
- **12/18/2021, Planning Commission/City Council Study Session**

Table C-1

Housing Element Notification List

PEOPLE'S SELF-HELP HOUSING
56 E. MAIN ST., SUITE 200
VENTURA, CA 93001
(805) 781-3088

BLANCHARD COMMUNITY LIBRARY
ATTN: NED BRANCH, DISTRICT DIR.
119 N. 8TH ST
SANTA PAULA, CA 93060

SO CAL EDISON COMPANY
ATTN: GLEN GOODRICH, PLANNING
10060 TELEGRAPH RD.
VENTURA, CA 93004

S.P. DOWNTOWN MERCHANTS ASSN
P.O. BOX 214
SANTA PAULA, CA 93061

S.P. HOUSING AUTHORITY
PO BOX 404
SANTA PAULA, CA 93061

SO CAL GAS COMPANY
ATTN: JIM HAMMEL, TECH SERVICES
9400 OAKDALE AVE.
CHATSWORTH, CA 91313-230

VERIZON COMMUNICATIONS INC
ATTN: ENGINEERING/PLANNING DEPT
201 FLYNN RD.
CAMARILLO, CA 93012

S.P. CHAMBER OF COMMERCE
PO BOX 1
SANTA PAULA, CA 93061

VENTURA COUNTY STAR
ATTN: MARY SELZNICK
550 CAMARILLO CENTER DRIVE
CAMARILLO, CA 93010

FILLMORE GAZETTE
P.O. BOX 865
FILLMORE, CA 93016

SANTA PAULA TIMES
ATTN: PEGGY KELLY
120 DAVIS ST
SANTA PAULA, CA 93060

CHILD DEV. RESOURCES VTA COUNTY
ATTN: LINDA ROSEBURR, MANAGER
221 VENTURA BLVD
OXNARD, CA 93036

LIMONEIRA COMPANY
1141 CUMMINGS RD.
SANTA PAULA, CA 93060

MEXICAN AMERICAN CHAMBER OF
COMMERCE
P.O. BOX 497
SANTA PAULA, CA 93061

V.C. HUMAN SERVICES AGENCY
ATTN: MELISSA LIVINGSTON, DIRECTOR
855 PARTRIDGE DR
VENTURA, CA 93003

SANTA PAULA LATINO TOWN HALL
P.O. BOX 128
SANTA PAULA, CA 93061

SUPERVISOR KELLY LONG
BROWN MAIL # L1880
800 S. VICTORIA AVE
VENTURA, CA 93009

V.C. HOMELESS & HOUSING COALITION
ATTN: RICK SCHROEDER
4001 MISSION OAKS BLVD
CAMARILLO, CA 93012

MANY MANSIONS
ATTN: DOUGLAS MENGES, VP
1259 E. THOUSAND OAKS BLVD
THOUSAND OAKS, CA 91362

HABITAT FOR HUMANITY VTA COUNTY
ATTN: DARCY TAYLOR, CEO
1850 EASTMAN AVE
OXNARD, CA 93030

S.P. UNIFIED SCHOOL DISTRICT
ATTN: JEFFREY WEINSTEIN, SUPT.
201 S. STECKEL DR
SANTA PAULA, CA 93060

AMCAL MULTI-HOUSING INC.
ATTN: FRANK B. CHANG, VP
30141 AGOURA RD., STE 100
AGOURA HILLS, CA 91301-4332

BIA OF SOUTHERN CALIFORNIA
ATTN: DIANA CORONADO, VP VTA CNTY
24 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614

BRIGGS SCHOOL DISTRICT
12465 FOOTHILL RD
SANTA PAULA, CA 93060

CABRILLO ECONOMIC DEV CORP
ATTN: MARGARITA DE ESCONTRIAS
702 COUNTY SQUARE DR
VENTURA, CA 93003

HOUSE FARMWORKERS
ATTN: DEBBIE BROKAW JACKSON
P.O. BOX 402
SANTA PAULA, CA 93061

MUPU SCHOOL DISTRICT
4410 N. OJAI RD
SANTA PAULA, CA 93060