

2030 Oxnard General Plan Workshop 2 Housing Element and Economic Development

June 16, 2010

Below is a summary of comments from the 2030 Oxnard General Plan Workshop 2, Housing Element and Economic Development. Comments are presented in three groups: 1) comment cards, 2) staff recorded notes (flip chart), and 3) “other topic” comments. If you feel your comment is not accurately presented, or somehow missed, please contact Chris Williamson – preferably by e-mail at chris.williamson@ci.oxnard.ca.us - and provide your correction.

These comments will be combined with comments from the remaining workshops and presented to the City Council. Letters and/or e-mail will be included separately.

The June 13, 2010 letter from Cathy Brudnicki, Ventura County Homeless and Housing Coalition, is ‘pasted’ at the end of this file.

Thank you for your continued interest in the Oxnard 2030 General Plan.

1. Public Comment Cards

- We need walkable neighborhoods. When manufacturing jobs are sequestered by zoning, more traffic result. – Eileen Tracy
- Is Downtown Oxnard Boulevard as is a turnoff? If so, what ideas do you have that we can direct our attention to look better (more updated and inviting). – Pat Brown
- Are the Wagon Wheel affordable units the “replacement units” at the same income/affordability level of the existing Wagon Wheel mobile home park residents? What will happen to residents between the tear down of their park and the development of the affordable units? – Beatriz Garcia
- Special Needs Housing: female head of household; extremely, extremely low income; farmworker housing.
- As a community ally, I am focused on safe, affordable farmworker housing, with particular attention to children’s needs for homework areas; play areas; adequate parking; public transportation and educational access; and within walking distance of food stores.- Theadora Daritt-Cornyn
- Moving forward to achieve a sustainable economic development in blighted areas: have affordable housing and accessible business/employment in needed neighborhoods. In other words, develop open spaces and natural resources (wetlands), as a way to increase eco-tourism and bring bigger job opportunities for residents.
- How realistic is the 24 unit/acre density assumption to meet RHNA numbers if the new MS4 stormwater permit regulations effectively renders high density infill residential development impossible and/or uneconomical? – Fred Ferro

- Quality living within low, very low housing development. Is the area at the corner of Gonzales and Oxnard Boulevard in the redevelopment area? – Lupe Anguiano
- We need to change the zoning to high densities. Thirty dwelling units per acre(DUA) is State default density for affordable housing sites. Why can't the City of Oxnard just go with State law? Funding for affordable housing (AH) is becoming more competitive. Zoning sites at 30 DUA make affordable housing projects more desirable to funders, lenders, and investors. Twenty-four DUA will not help Oxnard meet RHNA numbers. Times are changing. Our default density needs to change.
- Have new development in the Hueneme Road/Saviers Road area. Instead of industrial work, there can be a shopping center, tourist attraction, coastal access. Make it a focus of South Oxnard to make it beautiful like the rest of Oxnard. – Martha Olin
- Please consider building South Oxnard into a beautiful part of town that we can all enjoy. Opening up coastal access in that area, as well as preserving our wetlands will bring in so many people and money. Hueneme Road needs business improvement and development!
- Conduct a community plan for Hueneme Road Corridor and Saviers Road Corridor in South Oxnard.
- Is the City looking at innovative ways to plan to transition for development of a green economy locally? What are they? And, what are the steps?
- Has there been an equity assessment of the General Plan?
- I would like to see a Business Improvement District on Hueneme and one on Saviers Road. Is there a Community Plan for the Saviers Road between Channel Islands to Hueneme Road?
- Do the Visitors Bureau, EDCO, Community Development Commission, Planning Department work together in the planning of the economic development part of the 2030 General Plan in regard to Ormond Beach Gateway Park, Hueneme Road Business Economic Development?
- Rental improvement district in South Oxnard areas—Cuesta del Mar and J St.
- How many people in the audience pay \$500 for rent, and don't think about how to pay for food or clothing? There are a lot of families living in these conditions, and most people don't consider them. Their only interest is in constructing more homes. (translated from Spanish by Maria Santana) Asalia Barrera
- Please add Clyde Reynolds to your invitation list re Housing and/or SB2.
- Economic development—good; redevelopment—good; affordable housing for Oxnard—bad. We need more balance and provide housing for all income groups, especially upper end. Thousand Oaks and Camarillo could use more of the “affordable”! We need more upper income to support the rest of the City! – Richard Maggio

2. Staff Recorded Notes (from flip chart)

Economic Development (Steve Kinney/Curtis Cannon)

- Recreational opportunities are important
- VCRR spur? How does it impact economic development?

- Living wage considered?
- Where are the new jobs? Northeast? Hueneme Road?
- Reuse of Central Industrial Area?
- Business practices/employee treatment (Are we aware of, track...?)
- Green business? Trend? Status?
- Is there an (overall) economic development game plan?
- Blighted units? How is rehabilitation allocated/accounted in RHNA?
- The “Courts” (status of the plan/project?)
- Quality of affordable housing very important
- July 15th Planning Commission hearing would be too soon
- 24 dwelling units per acre assumption questionable.
- Several constraints on RHNA sites: Willingness of owners? Utilities available? Demolition of existing uses considered?
- Show affordable housing income categories:

**State Income Limits 2009
For Ventura County
Family of Four**

Extremely Low	\$ 26,000
Very Low	\$ 44,000
Lower Income	\$ 70,000
Median	\$ 86,000
Moderate Income	\$ 103,000

- What is Oxnard jobs/housing balance, by sector?
- Local education as a limiting/enabling factor in economic development.
- Please address inconsistency between General Plan and zoning, they inhibit affordable housing development
- 24 dwelling units per acre—affected by MS4 requirements, less feasible, 30 suggested
- “Let’s build up, not out”
- What is City’s park requirements; 4 acres versus 20 acres/1,000 people.
- Open space/parks helps make higher density livable
- With lower income, may need more services.
- Higher density has less strain on infrastructure/environment per unit
- Timing issue, creating consistency between Housing Element & General Plan, “E” sites especially. Value to approving it this year
- Year round homeless shelter? It’s in process
- Address play areas in mobile home parks
- “Urban villages” needs detail/clarity
- Housing for elderly issues: physical/universal design, part of special needs, “Reasonable accommodation” implemented?
- Improve certainty by reducing process complexity, work toward this in the General Plan
- Facilitating universal design, add section in Housing Element

- What are the plans for additional economic development/redevelopment plans in South Oxnard?
- Mobile home conversion issues: conversion, would community development help?

3. Topics for future meeting

- Several comments regarding adequate utilities, parks, traffic were made and referred to Workshop #3, scheduled for July 21, 2010.

4. Brudnicki letter

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June 13, 2010

Chris Williamson, Principal Planner
City of Oxnard
214 South C Street
Oxnard, CA 93030

Dear Chris,

Previously scheduled travel plans make it impossible for me to attend the June 16 General Plan Workshop, so this letter will have to carry my remarks.

VCHHC would prefer to have the SB2 requirement met in the City of Oxnard by allowing shelter and transitional housing in all zones throughout the city. This gives service providers the greatest flexibility in meeting the needs of the homeless population. The city remains protected because any construction will have to meet the guidelines for use in any specific zone. In addition, the city may specify minimum standards for operating shelters. The development of such standards has been accomplished in other cities through a series of meetings with service providers.

As to the housing needs for low, very low and extremely low income households: VCHHC expects that the City of Oxnard will include sufficient housing units in its goals to meet the needs of this portion of its population.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Brudnicki".

Cathy Brudnicki, Executive Director
Ventura County Homeless & Housing Coalition