

OXNARD DEVELOPMENT IMPACT FEES, AFFORDABLE HOUSING, AND PARKING-IN-LIEU FEE UPDATE DRAFT

PRESENTATION

March 12, 2020

Slides Revised 3/18/20



Harris & Associates



PROJECT TEAM



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Senior Director
Municipal and District Finance

AGENDA

- Development Impact Fees
 - Overview and Methodology
 - Growth Requirement Capital Fee
 - Parks and Recreation Fee
 - Storm Drainage Fee
 - Traffic Circulation Fee
 - Public Art Program Fee
 - Utility Undergrounding In-Lieu
 - Fee Comparisons
- Affordable Housing Fee
 - Methodology
 - Comparisons
- Parking In-Lieu Fee
 - Methodology
- Next Steps



DEVELOPMENT IMPACT FEES

OVERVIEW

- Assembly Bill 1600 (Mitigation Fee Act)
- A One-time Fee on New Development to Mitigate Their Impacts
- Fees Can Only Fund Capital Costs
- Fees Cannot Fund Existing Deficiencies
- Fee Cannot Fund Ongoing Maintenance
- Fair Share Based on a Rational Nexus Test
- Must Meet Annual and Five-Year Reporting Requirements

METHODOLOGY

GROWTH REQUIREMENT CAPITAL FEE

- Components
 - Government Facilities
 - Police Facilities
 - Fire Facilities
 - Cultural and Recreational Facilities
- Methodology
 - Existing Inventory Method

METHODOLOGY

GROWTH REQUIREMENT CAPITAL FEE - DRAFT

	Government Facilities		Police Facilities		Fire Facilities		Cultural & Recreational Facilities
Value of Facilities (A)	\$	111,634,507	\$	50,817,619	\$	56,996,123	\$ 96,331,802
Service Population (B)		236,623		236,623		236,623	236,623
Cost Per Capita (A / B = C)	\$	471.78	\$	214.76	\$	240.87	\$ 407.11
Cost Per Worker (C X 0.5)	\$	235.89	\$	107.38	\$	120.44	\$ 203.56

Note: Slide has been modified since presentation reducing the Government Facilities Fee

FEE CALCULATION

GROWTH REQUIREMENT CAPITAL FEE - DRAFT

Government Facilities Fee Calculation

	A	B	C = A x B
Land Use	Cost per Capita ¹	Density	Fee (rounded)
<u>Residential</u>	<u>(Fee per Dwelling Unit)</u>		
Single Family	\$ 471.78	4.31	\$ 2,033
Multi-Family	\$ 471.78	2.85	\$ 1,345
<u>Non-Residential</u>	<u>(Fee per 1,000 Square Feet)</u>		
Retail	\$ 235.89	2.91	\$ 686
Office	\$ 235.89	3.47	\$ 819
Industrial	\$ 235.89	1.23	\$ 290
	<u>(Fee per Room)</u>		
Hotel	\$ 235.89	0.87	\$ 205

¹ Cost per worker is weighted at 0.5 that of a resident based on industry standards.

Police Fee Calculation

	A	B	C = A x B
Land Use	Cost per Capita ¹	Density	Fee (rounded)
<u>Residential</u>	<u>(Fee per Dwelling Unit)</u>		
Single Family	\$ 214.76	4.31	\$ 926
Multi-Family	\$ 214.76	2.85	\$ 612
<u>Non-Residential</u>	<u>(Fee per 1,000 Square Feet)</u>		
Retail	\$ 107.38	2.91	\$ 312
Office	\$ 107.38	3.47	\$ 373
Industrial	\$ 107.38	1.23	\$ 132
	<u>(Fee per Room)</u>		
Hotel	\$ 107.38	0.87	\$ 93

¹ Cost per worker is weighted at 0.5 that of a resident based on industry standards.

Note: Slide has been modified since presentation reducing the Government Facilities Fee

FEE CALCULATION

GROWTH REQUIREMENT CAPITAL FEE - DRAFT

Fire Fee Calculation

	A	B	C = A x B
Land Use	Cost per Capita ¹	Density	Fee (rounded)
<u>Residential</u>	<u>(Fee per Dwelling Unit)</u>		
Single Family	\$ 240.87	4.31	\$ 1,038
Multi-Family	\$ 240.87	2.85	\$ 686
<u>Non-Residential</u>	<u>(Fee per 1,000 Square Feet)</u>		
Retail	\$ 120.44	2.91	\$ 350
Office	\$ 120.44	3.47	\$ 418
Industrial	\$ 120.44	1.23	\$ 148
	<u>(Fee per Room)</u>		
Hotel	\$ 120.44	0.87	\$ 105

¹ Cost per worker is weighted at 0.5 that of a resident based on industry standards.

Cultural and Recreational Facilities Fee Calculation

	A	B	C = A x B
Land Use	Cost per Capita ¹	Density	Fee (rounded)
<u>Residential</u>	<u>(Fee per Dwelling Unit)</u>		
Single Family	\$ 407.00	4.31	\$ 1,754
Multi-Family	\$ 407.00	2.85	\$ 1,160
<u>Non-Residential</u>	<u>(Fee per 1,000 Square Feet)</u>		
Retail	\$ 203.50	2.91	\$ 592
Office	\$ 203.50	3.47	\$ 706
Industrial	\$ 203.50	1.23	\$ 250
	<u>(Fee per Room)</u>		
Hotel	\$ 203.50	0.87	\$ 177

¹ Cost per worker is weighted at 0.5 that of a resident based on industry standards.

FEE SUMMARY

GROWTH REQUIREMENT CAPITAL FEE - DRAFT

Land Use	Government Facilities	Police Facilities	Fire Facilities	Cultural & Recreational Facilities	Administrative Fee (4%) ¹	Total
<i><u>Residential</u></i>	<i><u>(Fee per Dwelling Unit)</u></i>					
Single Family	\$ 2,033	\$ 926	\$ 1,038	\$ 1,754	\$ 230	\$ 5,981
Multi Family	\$ 1,345	\$ 612	\$ 686	\$ 1,160	\$ 152	\$ 3,955
<i><u>Non-Residential</u></i>	<i><u>(Fee per 1,000 Building Square Feet)</u></i>					
Retail	\$ 686	\$ 312	\$ 350	\$ 592	\$ 78	\$ 2,018
Office	\$ 819	\$ 373	\$ 418	\$ 706	\$ 93	\$ 2,409
Industrial	\$ 290	\$ 132	\$ 148	\$ 250	\$ 33	\$ 853
	<i><u>(Fee per Room)</u></i>					
Hotel	\$ 205	\$ 93	\$ 105	\$ 177	\$ 23	\$ 603

¹ Administrative charge of 4% for (1) legal, accounting, and other administrative support and (2) Development impact fee program administration costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis.

METHODOLOGY

PARKS AND RECREATION FEE - DRAFT

- Methodology
 - Facility Standard Method
 - General Plan sets standard as 3 acres of park per 1000 residents
 - Cost per resident converted to fee per unit using persons per household (PPH) Assumptions

Construction Cost per Acre ¹	A	\$	520,000
Park Acres Required per 1000 Residents ²	B		3.000
Cost per Resident	(A X B) / 1000 = C	\$	1,560

¹ Oxnard College Park estimate dated 6/24/2009, adjusted by the ENR CCI (+30.5%), rounded.

² 2030 General Plan Standard (Park Requirement is 3 Acres per 1,000 population; 1.5 acres of community park and 1.5 acres of neighborhood park).

METHODOLOGY

PARKS AND RECREATION FEE - DRAFT

Land Use	A Cost per Resident	B Density (PPH) ¹	A x B = C Construction Fee ²	C x 4% = D Administrative Fee (4%) ²	C + D Total Fee
<i><u>Residential</u></i>					
Single Family	\$ 1,560	4.31	\$ 6,724	\$ 269	\$ 6,993
Multi-Family	\$ 1,560	2.85	\$ 4,446	\$ 178	\$ 4,624

¹ Persons per household per US Census Data, 2019.

² Rounded.

METHODOLOGY

STORM DRAINAGE FEE - DRAFT

- Methodology
 - Planned Facilities Method
 - Based on current adopted fee escalated by ENR
- City will be updating their Storm Drainage Master Plan

Land Use	Existing 1991		Proposed Fee ¹
	Fee		
<u>Residential</u>	<u>(Fee per Gross Acre²)</u>		
Low Density Residential	\$	10,645	\$ 21,263
Medium and High Density Residential ³	\$	14,637	\$ 29,237
Commercial	\$	14,637	\$ 29,237
Office	\$	14,637	\$ 29,237
Industrial	\$	14,637	\$ 29,237
Hotel	\$	14,637	\$ 29,237

¹ Based on the ENR CCI for LA from September 1991 to January 2020.

² Includes area of on-site streets and alleys plus the area up to the center line of bordering streets and alleys.

³ Projects over 6 dwelling units per acre.

METHODOLOGY

TRAFFIC CIRCULATION FEE

- Methodology
 - Planned Facilities Method
 - Improvements allocated between new and existing development
 - Existing fund balance subtracted from future costs
 - Allocated to land uses based on ITE ADT with reductions consistent with 2007 and 2009 Fee Resolutions
- Will be looking at adding a Mobility Fee



METHODOLOGY

TRAFFIC CIRCULATION FEE - DRAFT

Project	Total Project Cost	Existing Development Share	Grant Funding	Allocation to New Development	Cost Allocated to New Development	Eligible Project Cost
Adaptive Traffic Signals	\$ 1,527,000	\$ -	\$ -	100%	\$ 1,527,000	\$ 1,527,000
Bicycle & Pedestrian Facilities	\$ 1,462,630	\$ 1,462,630	\$ 812,146	0%	\$ -	\$ -
C Street Bicycle Facilities Installation	\$ 374,656	\$ 374,656	\$ 306,075	0%	\$ -	\$ -
Etting Road Bicycle & Pedestrian Facilities Installation	\$ 1,239,000	\$ 1,239,000	\$ 991,000	0%	\$ -	\$ -
Fifth Street & Pacific Avenue Traffic Signal	\$ 700,000	\$ -	\$ -	100%	\$ 700,000	\$ 700,000
Harbor Boulevard Edison Canal Bridge Widening	\$ 2,300,000	\$ 2,300,000	\$ -	0%	\$ -	\$ -
ITS Master Plan Update	\$ 250,000	\$ -	\$ -	100%	\$ 250,000	\$ 250,000
Oxnard Boulevard & Saviers Road Signal Improvements	\$ 1,146,600	\$ 1,146,600	\$ 869,780	0%	\$ -	\$ -
Oxnard Boulevard Bicycle Facilities Installation	\$ 1,711,394	\$ -	\$ 1,396,548	100%	\$ 314,846	\$ 314,846
Rose Avenue Sidewalk Installation	\$ 753,005	\$ -	\$ 434,000	100%	\$ 319,005	\$ 319,005
Traffic Circulation Improvements Fee Study	\$ 500,000	\$ -	\$ -	100%	\$ 500,000	\$ 500,000
Traffic Intersection Capacity Improvements	\$ 61,900,000	\$ -	\$ -	100%	\$ 61,900,000	\$ 61,900,000
Traffic Model Update	\$ 200,000	\$ -	\$ -	100%	\$ 200,000	\$ 200,000
Traffic Signal Modernization (ITS)	\$ 6,800,000	\$ -	\$ -	100%	\$ 6,800,000	\$ 6,800,000
Traffic Signal Modifications	\$ 1,878,600	\$ -	\$ 1,445,100	100%	\$ 433,500	\$ 433,500
Traffic Signal Timing	\$ 850,000	\$ -	\$ -	100%	\$ 850,000	\$ 850,000
Ventura Boulevard Sidewalk - Rose Avenue to Balboa Street	\$ 1,315,530	\$ -	\$ 914,000	100%	\$ 401,530	\$ 401,530
Total Project Cost	\$ 84,908,415	\$ 6,522,886	\$ 7,168,649		\$ 74,195,881	\$ 74,195,881
Less: Existing Fund 354 Balance ¹						\$ (7,121,156.00)
Total Remaining Cost						\$ 67,074,725.00
					New ADT's Generated	66,374.89
					Cost per Trip	\$ 1,011.00

Source: The City of Oxnard Capital Improvement Plan, Oxnard Public Works Department.

¹ FY 2018/2019 Fund Balance.

METHODOLOGY

TRAFFIC CIRCULATION FEE - DRAFT

- Off-peak Travel Adjustments:
 - 0.42 for Commercial and Medical Office
 - 0.53 for Hotels and Motels
 - 0.572 for Churches
 - 0.534 for New Car Sales
- A Pass-by Trip adjustment is Further Applied as Follows:
 - 40% for Commercial and Medical Office
 - 50% for Fast Food with Drive-thru
 - 56% for Gas Stations

Land Use	Discounted ADT ¹	Fee Per Unit (rounded)	Administrative Fee (rounded)	Total Fee (rounded)
Fee per ADT		\$ 1,011	\$ 40	\$ 1,051
<u>(Fee per unit)</u>				
Single Family	9.44	\$ 9,544	\$ 382	\$ 9,926
Mobile Home	5.00	\$ 5,055	\$ 202	\$ 5,257
Condo	5.74	\$ 5,803	\$ 232	\$ 6,035
Apartment	5.74	\$ 5,803	\$ 232	\$ 6,035
Senior Housing	4.00	\$ 4,044	\$ 162	\$ 4,206
<u>(Fee per 1,000 SF)</u>				
Office	9.74	\$ 9,847	\$ 394	\$ 10,241
Medical Office	5.85	\$ 5,914	\$ 237	\$ 6,151
General (C2)	6.34	\$ 6,410	\$ 256	\$ 6,666
New Car Sales	5.95	\$ 6,015	\$ 241	\$ 6,256
Church	3.98	\$ 4,024	\$ 161	\$ 4,185
Restaurant	18.85	\$ 19,057	\$ 762	\$ 19,819
Fast Food with Drive Thru	98.90	\$ 99,988	\$ 4,000	\$ 103,988
<u>(Fee per stall/room/fueling station)</u>				
Self Service Car Wash (per stall)	26.24	\$ 26,529	\$ 1,061	\$ 27,590
Gas Station (per fueling position)	42.27	\$ 42,735	\$ 1,709	\$ 44,444
Hotel/Motel (Per Room)	4.87	\$ 4,924	\$ 197	\$ 5,121
<u>(Fee per 1000 sf)</u>				
Light Industrial	4.96	\$ 5,015	\$ 201	\$ 5,216
Warehouse	1.74	\$ 1,759	\$ 70	\$ 1,829

¹ 10th Edition ADT discounted with adopted discounts for pass by and non-peak rates per 2009 fee resolution as further described. Peak travel adjustments are as follows: 0.42 for commercial and medical office, 0.53 for hotels/motels, 0.572 for churches and 0.534 for new car sales. In addition, a pass-by trip adjustment is applied as follows: commercial and medical office 40%, fast food with drive-thrus 50%, and gas station 56%.

METHODOLOGY

PUBLIC ART PROGRAM - DRAFT

- Methodology
 - Planned Facilities Method
 - ENR of 2006 Fee
 - Original fee established as 1% of project value
 - Projects governed by a specific plan can install their Public Art Element in accordance with their specific plan.

Adopted in-lieu Fee (per building SF)	\$	0.20
ENR CCI Increase ¹		42%
Proposed Fee (per building SF)	\$	0.28

¹ Based on the ENR CCI for LA from June 2006 to January 2020.

METHODOLOGY

UTILITY UNDERGROUNDING IN-LIEU - DRAFT

- Methodology
 - Master Plan Method
 - Uses fee from 1989 using same calculation with updated cost
 - Applies to small projects in the City Defined as less than 10 acres and less than 134,000 square feet of floor area
 - Meant to ensure small projects are not overly burdened

Total Acres in the City's Sphere	19,427.00	ac
Net Acres (23% reduction)	14,958.79	ac
Floor Area (40%)	5,983.52	ac
Floor Area (converted to SF)	260,641,956.96	sf
Total Length of Overhead Utilities in Arterials	236,130	ft
Average cost of Undergrounding	\$ 600	per LF
Total cost of Undergrounding	\$ 141,678,000	
Cost per SF of building	\$ 0.54	per SF

COMPARISON TO EXISTING FEES - DRAFT

Land Use	Growth Requirement Capital Fee			Park and Recreation Fee			Public Art Program Fee			Storm Drainage Fee ³		
	Proposed	Existing 2005 Fee ¹	Percentage Increase	Proposed	Existing 1972 Fee	Percentage Increase	Proposed	Existing 2006 Fee	Percentage Increase	Proposed	Existing 1991 Fee	Percentage Increase
<u>Residential</u>	<u>per Dwelling Unit</u>			<u>per Dwelling Unit</u>			<u>per Building SF</u>			<u>per gross acre</u>		
Single Family	\$ 5,981	\$ 2,784	115%	\$ 6,993	\$ 250	2697%	\$ 0.28	\$ 0.20	40%	\$ 21,263	\$ 10,645	100%
Multi-Family ²	\$ 3,955	\$ 1,160	241%	\$ 4,624	\$ 250	1750%	\$ 0.28	\$ 0.20	40%	\$ 29,237	\$ 14,637	100%
<u>Non-Residential</u>	<u>per 1,000 Building Square Feet</u>			<u>per Building SF</u>			<u>per Building SF</u>			<u>per gross acre</u>		
Retail	\$ 2,018	\$ 600	236%	n/a	n/a	n/a	\$ 0.28	\$ 0.20	40%	\$ 29,237	\$ 14,637	100%
Office	\$ 2,409	\$ 600	302%	n/a	n/a	n/a	\$ 0.28	\$ 0.20	40%	\$ 29,237	\$ 14,637	100%
Industrial	\$ 853	\$ 600	42%	n/a	n/a	n/a	\$ 0.28	\$ 0.20	40%	\$ 29,237	\$ 14,637	100%
	<u>per Room</u>			<u>per Building SF</u>			<u>per Building SF</u>			<u>per gross acre</u>		
Hotel	\$ 603	n/a		n/a	n/a	n/a	\$ 0.28	\$ 0.20	40%	\$ 29,237	\$ 14,637	100%

¹ Based on an 2400 SF single family home and a 1000 SF Multi-Family Homes.

² For Storm Drainage fees, 6 units per acre and under are considered single family and above 6 units per acre are considered multi-family.

³ Includes area of on-site streets and alleys plus the area up to the center line of bordering streets and alleys.

Note: Slide has been modified since presentation - reducing the Government Facilities Fee

COMPARISON TO EXISTING FEES

DRAFT

Land Use	Traffic Circulation Fee		
	Proposed	Existing 2007 Fee	Percentage Increase
per ADT	\$ 1,051	\$ 730	44%
<i>per unit</i>			
Single Family	\$ 9,926	\$ 8,030	24%
Mobile Home	\$ 5,257	\$ 3,650	44%
Condo	\$ 6,035	\$ 6,278	-4%
Apartment	\$ 6,035	\$ 4,745	27%
Senior Housing	\$ 4,206	\$ 2,920	44%
<i>per 1,000 SF</i>			
Office	\$ 10,241	\$ 7,899	30%
Medical Office	\$ 6,151	\$ 7,899	-22%
General (C2)	\$ 6,666	\$ 7,899	-16%
New Car Sales	\$ 6,256	\$ 5,030	24%
Church	\$ 4,185	\$ 3,803	10%
Restaurant	\$ 19,819	\$ 13,789	44%
Fast Food with Drive Thru	\$ 103,988	\$ 76,059	37%
<i>per stall/room/fueling station</i>			
Self Service Car Wash (per stall)	\$ 27,590	\$ 21,462	29%
Gas Station (per fueling station)	\$ 44,444	\$ 21,958	102%
Hotel/Motel (Per Room)	\$ 5,121	\$ 3,796	35%
<i>per 1000 sf</i>			
Light Industrial	\$ 5,216	\$ 5,088	3%
Warehouse	\$ 1,829	\$ 3,621	-49%

COMPARISON TO SURROUNDING AGENCIES - DRAFT

	Santa Clarita		Goleta		Ventura		Thousand Oaks		Camarillo		Santa Barbara		Average	Proposed Oxnard		
Single Family Dwelling Unit <i>Fee Per Unit</i>																
Growth	\$	4,263.04	\$	4,784.00	\$	2,114.00	n/a	\$	46.00	\$	1,416.00	\$	2,524.61	\$	5,981.00	
Traffic	\$	22,426.05	\$	15,641.69	\$	5,245.00	\$	3,900.00	\$	6,118.00	\$	2,325.51	\$	9,276.04	\$	9,926.00
Parks	\$	18,833.00	\$	12,073.00	\$	1,511.67	\$	14,694.61			\$	2,706.00	\$	9,963.65	\$	6,993.00
Total	\$	45,522.09	\$	32,498.69	\$	8,870.67	\$	18,594.61	\$	6,164.00	\$	6,447.51	\$	19,682.93	\$	22,900.00
Multifamily Dwelling Unit <i>Fee Per Unit</i>																
Growth	\$	2,443.60	\$	3,831.00	\$	709.00	n/a	\$	46.00	\$	590.00	\$	1,523.92	\$	3,955.00	
Traffic	\$	16,459.43	\$	9,349.36	\$	3,645.00	\$	3,900.00	\$	4,251.67	\$	1,315.44	\$	6,486.82	\$	6,035.00
Parks	\$	12,454.00	\$	9,986.00	\$	1,033.67	\$	12,595.38			\$	1,077.50	\$	7,429.31	\$	4,624.00
Total	\$	31,357.03	\$	23,166.36	\$	5,387.67	\$	16,495.38	\$	4,297.67	\$	2,982.94	\$	13,947.84	\$	14,614.00
Retail Development <i>Fee per 1,000 square feet</i>																
Growth	\$	1,936.00	\$	1,461.00	\$	620.00	n/a	\$	-	\$	770.00	\$	957.40	\$	2,018.00	
Traffic	\$	2,432.84	\$	48,620.11	\$	4,130.00	\$	1,470.00	\$	5,643.33	\$	8,949.69	\$	11,874.33	\$	6,666.00
Parks		n/a	\$	1,908.00		n/a	n/a		n/a		n/a		\$	1,908.00		n/a
Total	\$	4,368.84	\$	51,989.11	\$	4,750.00	\$	1,470.00	\$	5,643.33	\$	9,719.69	\$	12,990.16	\$	8,684.00
Office Development <i>Fee per 1,000 square feet</i>																
Growth	\$	1,936.00	\$	1,946.00	\$	960.00	n/a	\$	-	\$	940.00	\$	1,156.40	\$	2,409.00	
Traffic	\$	2,432.84	\$	15,191.65	\$	4,415.00	\$	1,470.00	\$	6,357.67	\$	2,701.35	\$	5,428.08	\$	10,241.00
Parks		n/a	\$	2,562.00		n/a	n/a		n/a		n/a		\$	2,562.00		n/a
Total	\$	4,368.84	\$	19,699.65	\$	5,375.00	\$	1,470.00	\$	6,357.67	\$	3,641.35	\$	6,818.75	\$	12,650.00
Industrial Development <i>Fee per 1,000 square feet</i>																
Growth	\$	1,936.00	\$	1,136.00	\$	440.00	n/a	\$	-	\$	710.00	\$	844.40	\$	853.00	
Traffic	\$	1,459.70	\$	8,204.53	\$	1,436.67	\$	1,470.00	\$	3,177.67	\$	1,479.87	\$	2,871.41	\$	5,216.00
Parks		n/a	\$	1,005.00		n/a	n/a		n/a		n/a		\$	1,005.00		n/a
Total	\$	3,395.70	\$	10,345.53	\$	1,876.67	\$	1,470.00	\$	3,177.67	\$	2,189.87	\$	3,742.57	\$	6,069.00

Notes:

Santa Clarita growth fee includes only police, fire and library.

Goleta growth fee includes public administration, library, fire.

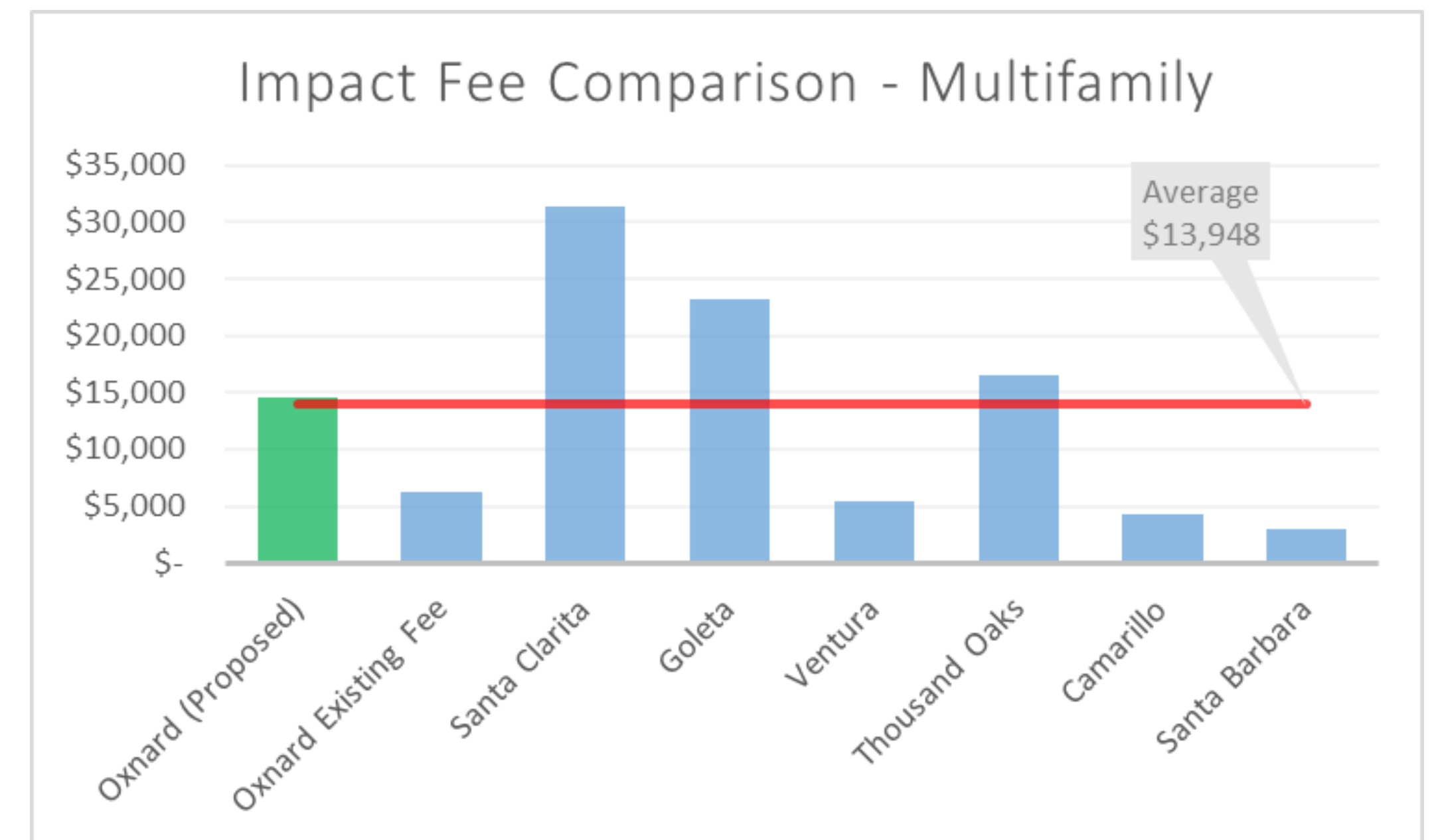
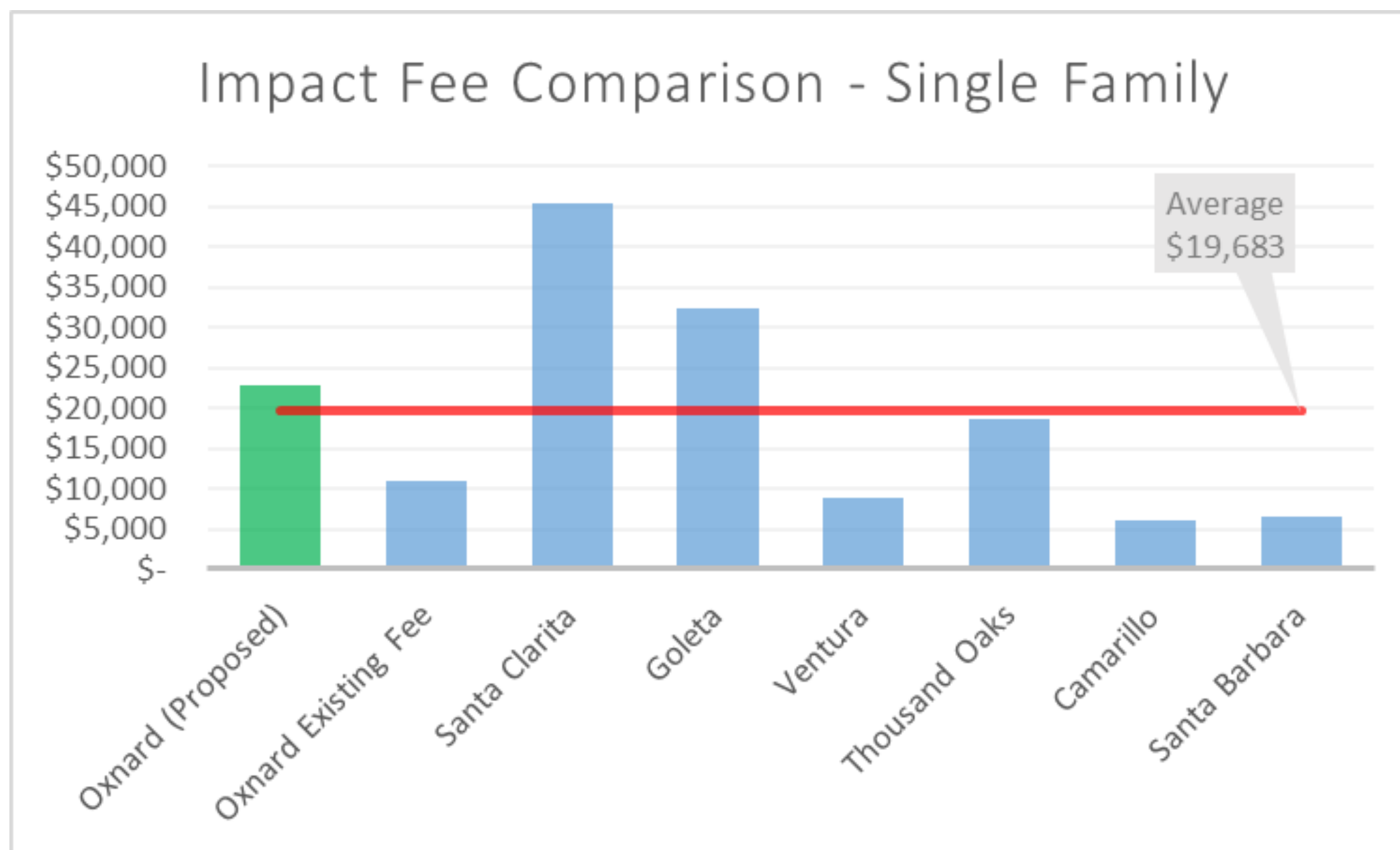
Simi Valley Growth Fee includes new dwelling fee and fire fee.

Assumes 2400 SF for single family home and 1000 SF for a multi-family home.

Note: Slide has been modified since presentation reducing the Government Facilities Fee

COMPARISON TO SURROUNDING AGENCIES

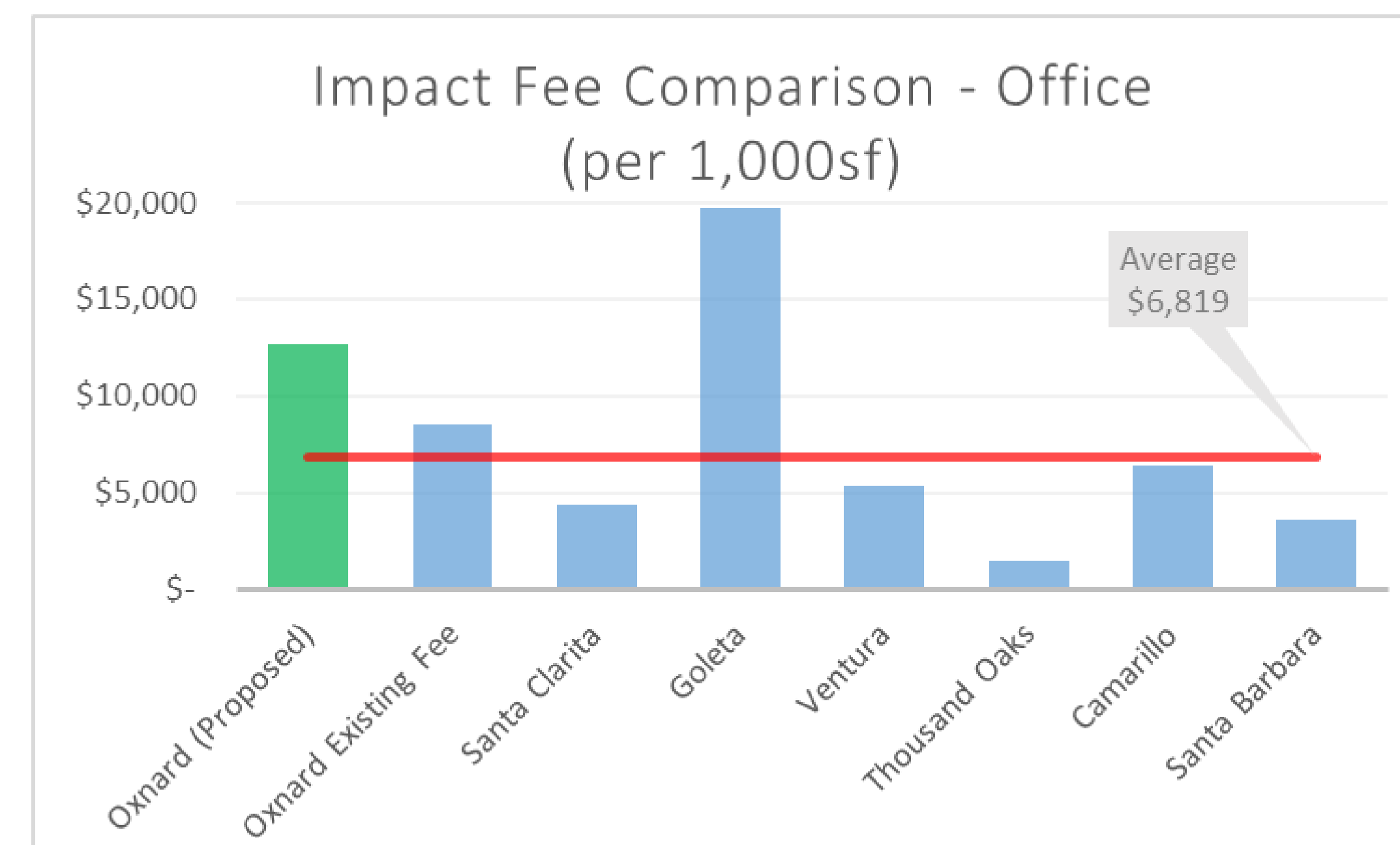
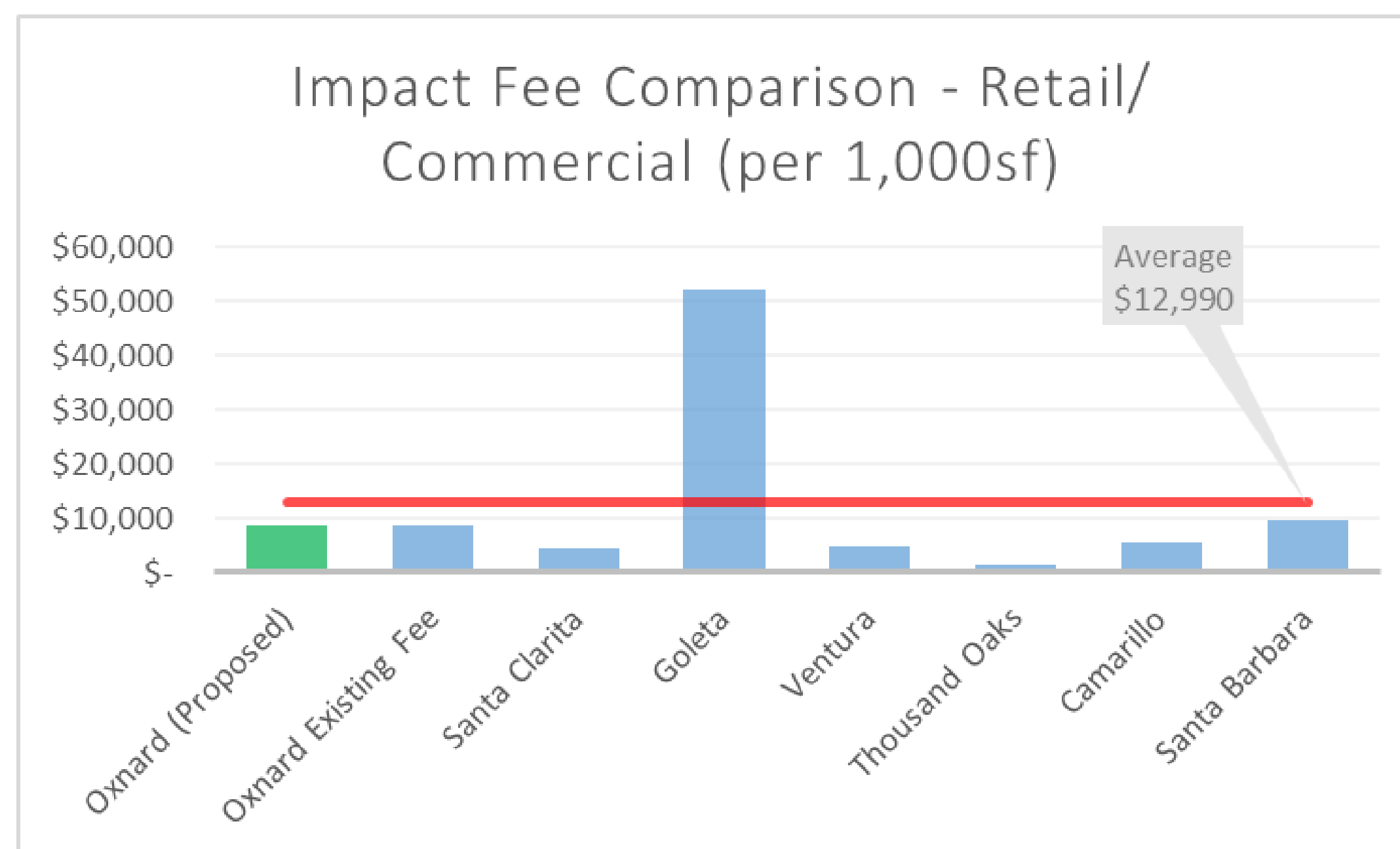
RESIDENTIAL USES - DRAFT



Note: Slide has been modified since presentation

COMPARISON TO SURROUNDING AGENCIES

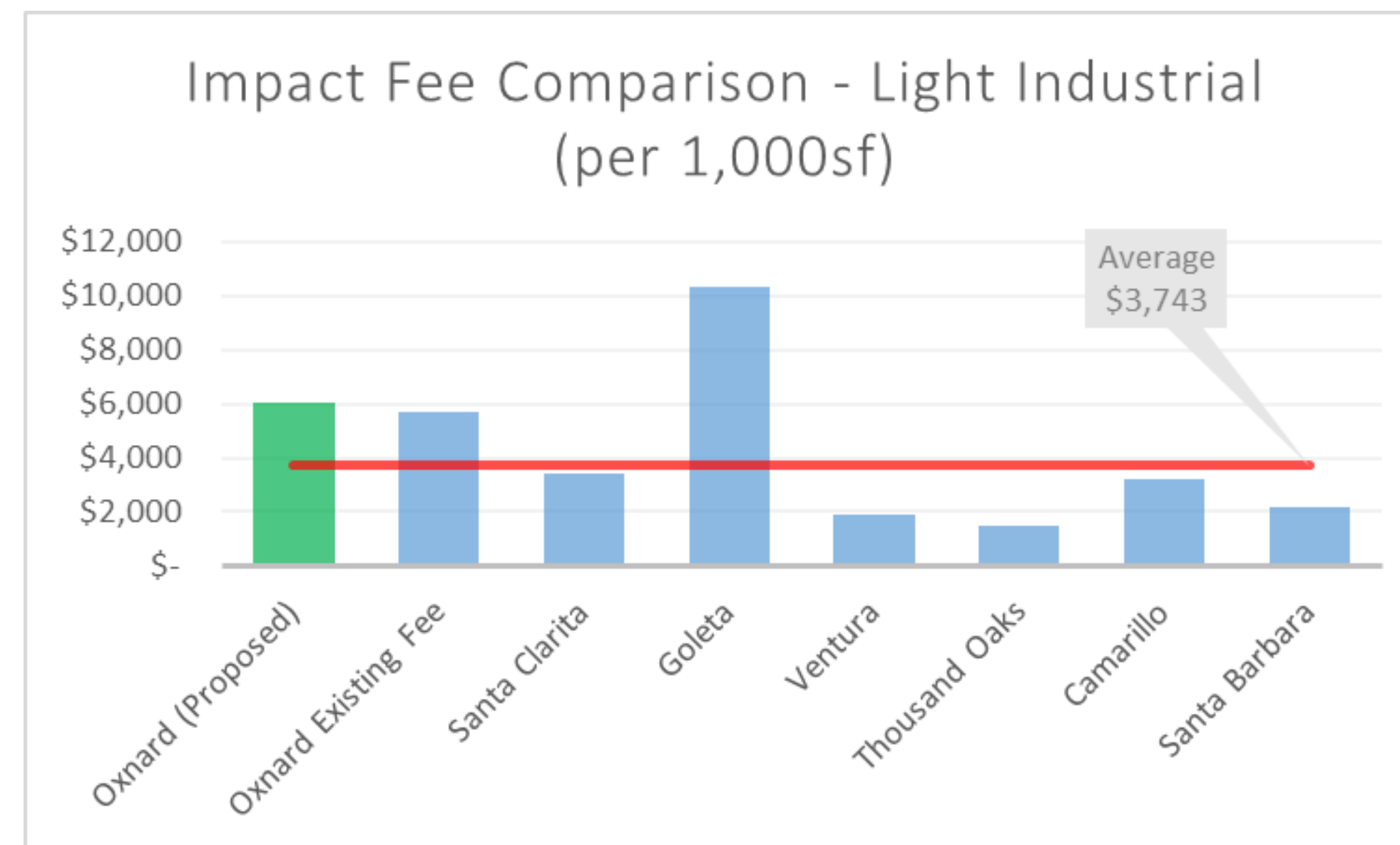
NON-RESIDENTIAL USES - DRAFT



Note: Slide has been modified since presentation

COMPARISON TO SURROUNDING AGENCIES

NON-RESIDENTIAL USES - DRAFT



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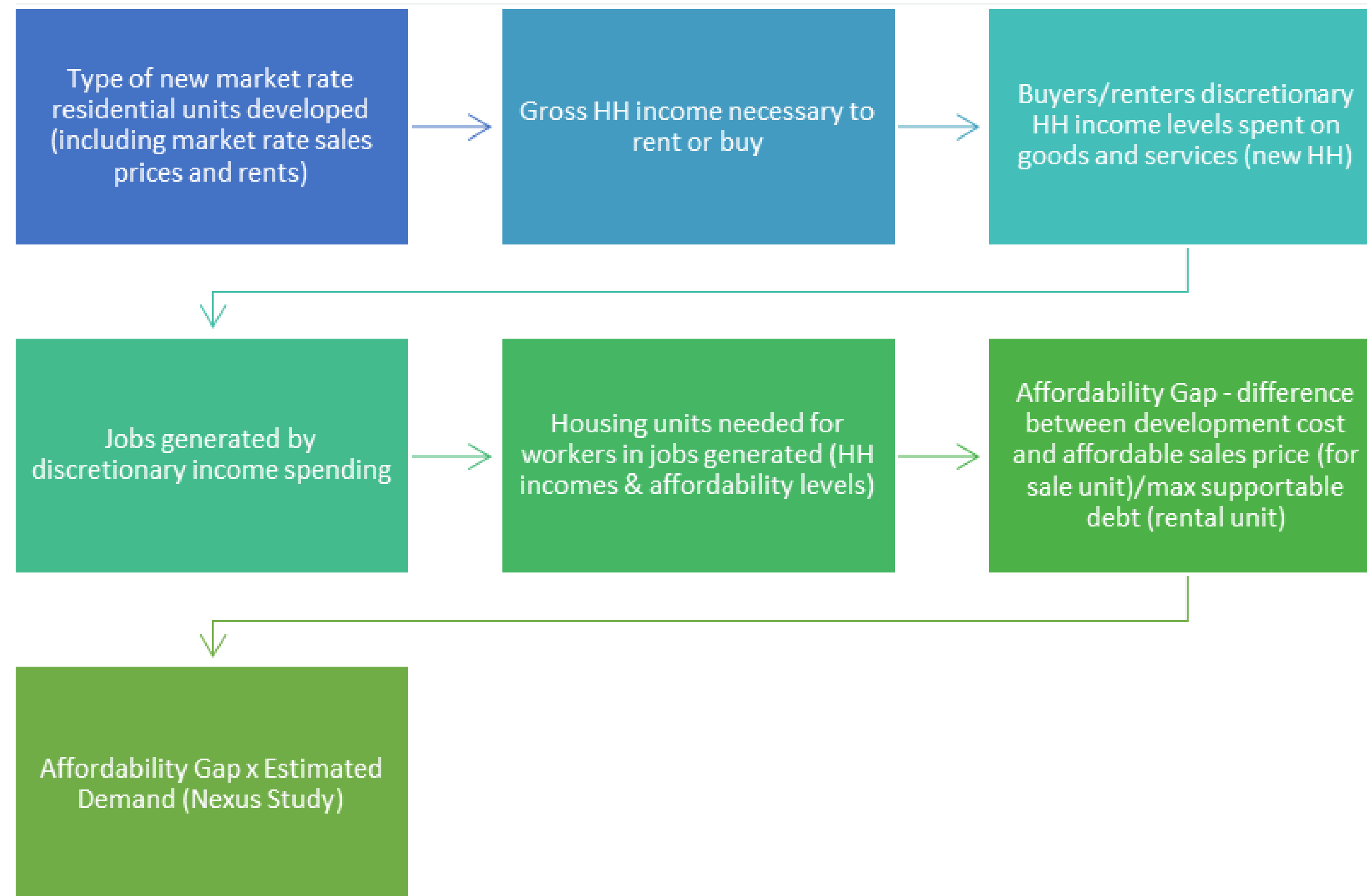
AFFORDABLE HOUSING IN-LIEU FEE

SUMMARY OF CITY'S INCLUSIONARY ORDINANCE

- For-Sale Units (Projects with 10 or more units)
 - 10% of all units must be affordable to lower-income (80% AMI) households
 - All units are to be 3 bedrooms, but can be 2 bedroom if consistent with the rest of the project
- For-Rent Units (Projects with 10 or more units)
 - 5% of all units must be affordable to very low-income (50% AMI or below) households
 - 5% of all units must be affordable to lower-income (80% AMI) households
- All affordability covenants must be recorded for at least 20 years
- Current Ordinance allows an in-lieu fee with approval of City Council equivalent to 1% of sales price based on increments of \$50,000 for each unit. The current fee for rental units is \$7,735 per unit.

METHODOLOGY

AFFORDABLE HOUSING FEE



METHODOLOGY

DEMAND BASED SUMMARY

Affordability Gap per Market-Rate Single Family

	Affordable Households Generated ¹	Average Affordability Gap	Affordable Gap per Unit
Very Low Income (0-50% AMI)	0.066	\$ 333,823	\$ 22,032
Low Income (50-80% AMI)	0.124	\$ 349,957	\$ 43,395
Moderate Income (80-120% AMI)	0.148	\$ 227,594	\$ 33,684
Total	0.338		\$ 99,111

1) Affordable Households Generated per IMPLAN job generation rates assuming 1.87 workers per household.

Affordability Gap per Market-Rate For-Rent Multifamily

	Affordable Households Generated ¹	Average Affordability Gap	Affordable Gap per Unit
Very Low Income (0-50% AMI)	0.039	\$ 333,823	\$ 13,019
Low Income (50-80% AMI)	0.061	\$ 349,957	\$ 21,347
Moderate Income (80-120% AMI)	0.082	\$ 227,594	\$ 18,663
Total	0.182		\$ 53,029

1) Affordable Households Generated per IMPLAN job generation rates assuming 1.87 workers per household.

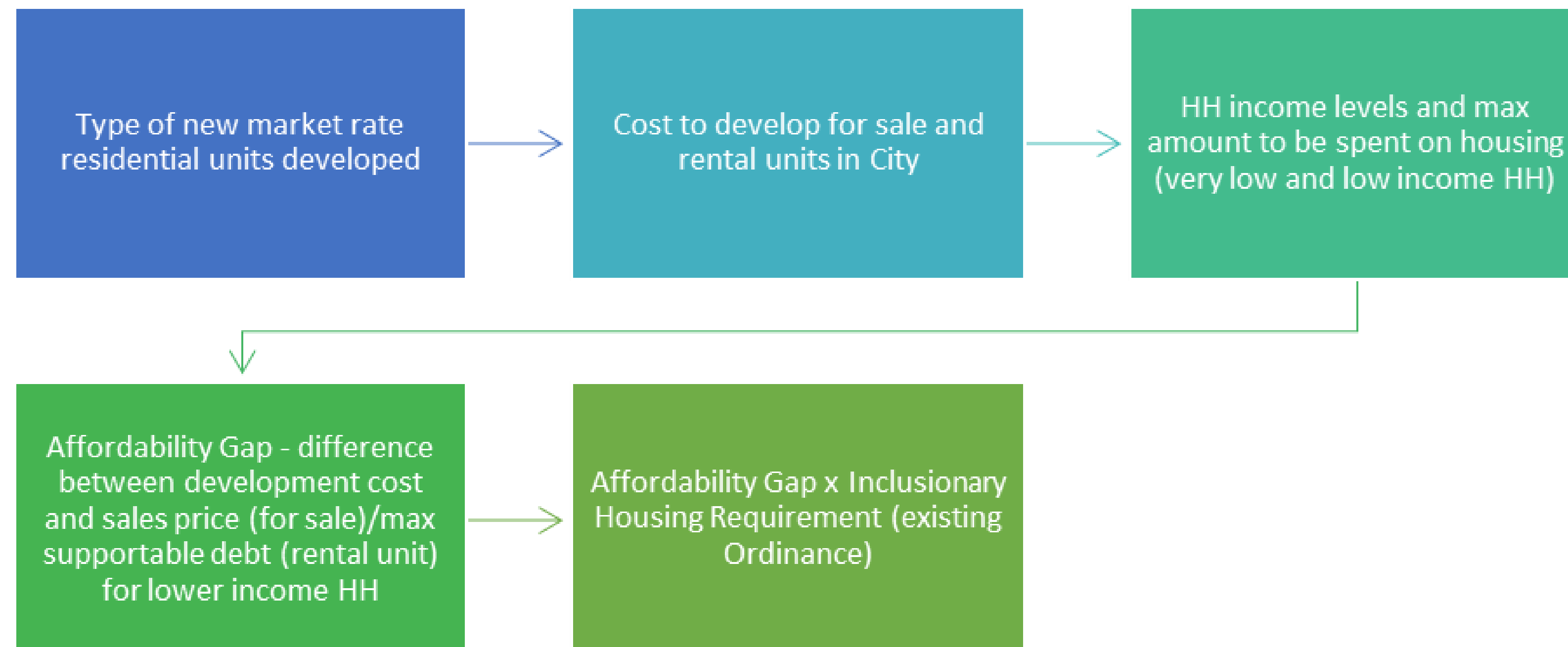
Affordability Gap per Market-Rate For-Sale Multifamily

	Affordable Households Generated ¹	Average Affordability Gap	Affordable Gap per Unit
Very Low Income (0-50% AMI)	0.051	\$ 333,823	\$ 17,025
Low Income (50-80% AMI)	0.081	\$ 349,957	\$ 28,347
Moderate Income (80-120% AMI)	0.109	\$ 227,594	\$ 24,808
Total	0.241		\$ 70,180

1) Affordable Households Generated per IMPLAN job generation rates assuming 1.87 workers per household.

METHODOLOGY

AFFORDABLE HOUSING FEE

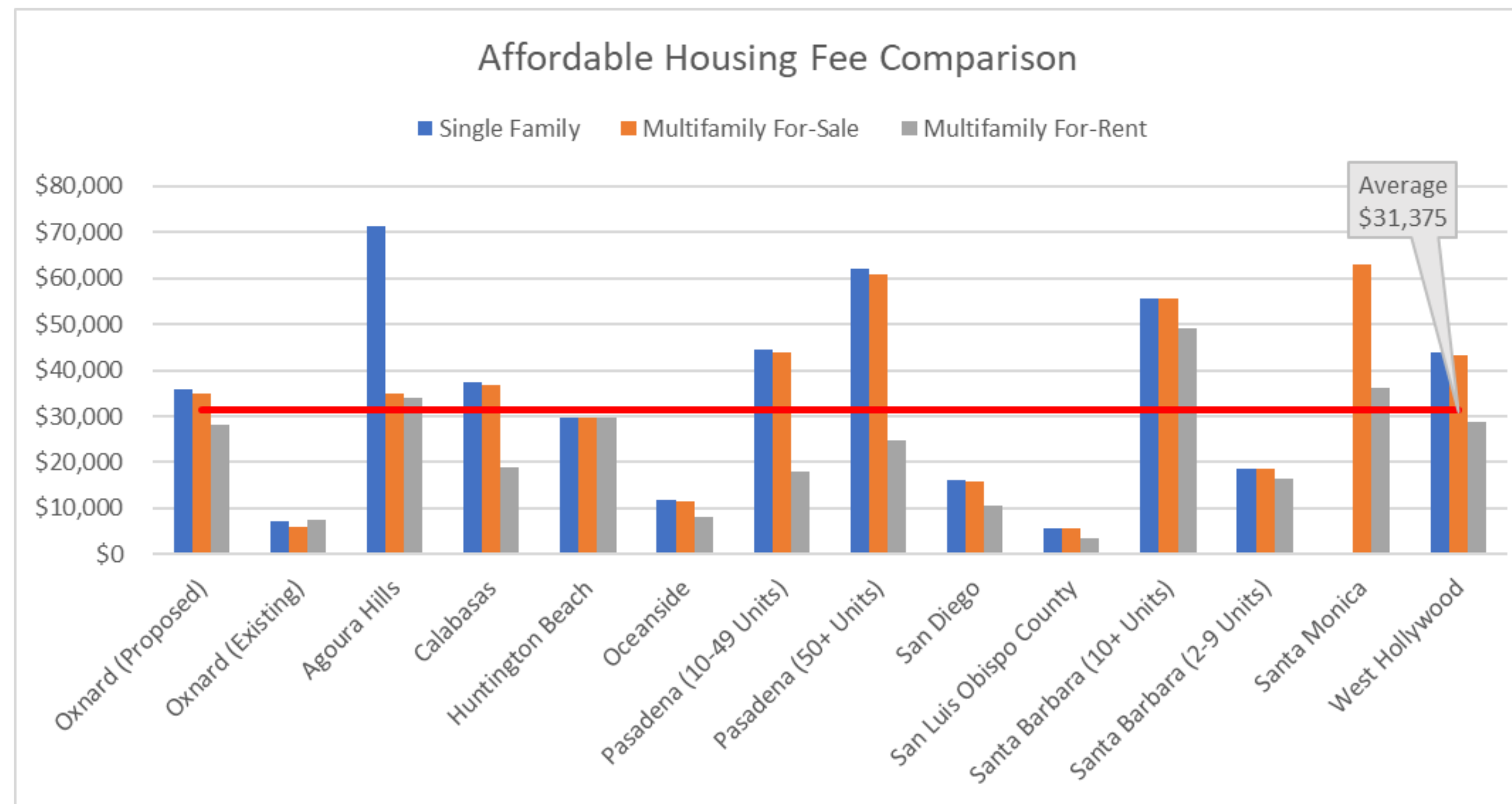


AFFORDABLE HOUSING FEE

ANALYSIS USING EXISTING ORDINANCE - DRAFT

Land Use	% Afford.	Afford. Level	Development Costs	Affordable Maximum Mortgage/ Supportable Debt	Affordability Gap per Unit	Fee per Unit	Total Fee per Unit	Average of Other Cities	Proposed Fee
Single Family Detached For-Sale	10%	80% AMI or below	\$708,035	\$261,012	\$447,023	\$44,702	\$44,702	\$36,026	\$36,000
Multifamily For-Sale	10%	80% AMI or below	\$618,099	\$249,565	\$368,534	\$36,853	\$36,853	\$34,951	\$35,000
Multifamily For-Rent	5%	50-80% AMI	\$416,231	\$181,916	\$234,315	\$11,716	\$28,407	\$23,147	\$28,000
	5%	50% AMI or below	\$416,231	\$82,408	\$333,823	\$16,691			

COMPARISON TO SURROUNDING AGENCIES - DRAFT



- City of Ventura is working on a fee but information not yet available.
- Santa Paula is updating their fee but information not yet available.
- Moorpark, Camarillo, and Simi Valley do not have fees currently.

PARKING IN-LIEU

BACKGROUND

- In 2018 Oxnard commissioned a study to research available parking in downtown
 - Study showed 2,702 publicly owned spaces in downtown and a demand for 1,065 spaces (excluding Residential) under updated parking standards in the updated downtown code.
 - Excess parking supply of 1,637 spaces.
- In an effort to create affordable housing and a more walkable/transit oriented downtown Oxnard has reduced parking requirements in the downtown districts.
 - To support this goal, the City is creating a parking in-lieu fee.
 - Fee would be used to pay the debt on the existing garage and construct alternative transportation programs such as sidewalk improvements, curb mobility improvements, bike facilities, and other alternative transportation programs.

PARKING IN-LIEU FEE

METHODOLOGY

New Minimum Downtown Parking Standards

<u>Residential Parking Requirements</u>	
Minimum	1.00 Space / Dwelling Unit
Maximum	1.00 Space / Dwelling Unit
Voluntary In-Lieu	Maximum of 50% In-Lieu
<u>Commercial Parking Requirements</u>	
Minimum	1.00 Space / 1,000 square feet
Voluntary In-Lieu	Maximum of 100% In-Lieu

Current Parking Analysis

Current Commercial and Religious Space		843,391	Square Feet
Current Government Space		220,780	Square Feet
Total Non-residential Square Footage		1,064,171	Square Feet
Current Non-residential Demand	1 Space/1,000 sf ¹	844	Spaces
Current Government Demand	1 Space/1,000 sf ¹	221	Spaces
Current Residential Demand ²		-	
Current Non-residential Downtown Parking Demand		1,065	Spaces
Current Public Parking Supply		2,702	spaces
Current Downtown Parking Demand		1,065	spaces
Current Excess Parking		1,637	spaces

¹ Based on New Parking Code

² Existing residential parking supply was omitted from the 2018 Stantec Downtown Oxnard Mobility and Parking Management Plan Update and is assumed to meet current parking demand

PARKING IN-LIEU

METHODOLOGY

Parking Garage Cost Survey

City	Garage Size	Cost per Space	Year Completed	Adjusted Cost per Space
Oxnard, CA	440	\$ 24,000	2011	\$ 29,900
Santa Clarita, CA	372	\$ 42,000	2018	\$ 42,700
LAX, Los Angeles, CA	4,700	\$ 44,500	Estimated 2021	\$ 44,500
San Diego Airport, CA	4,700	\$ 44,200	2018	\$ 44,950
Average				\$ 44,050

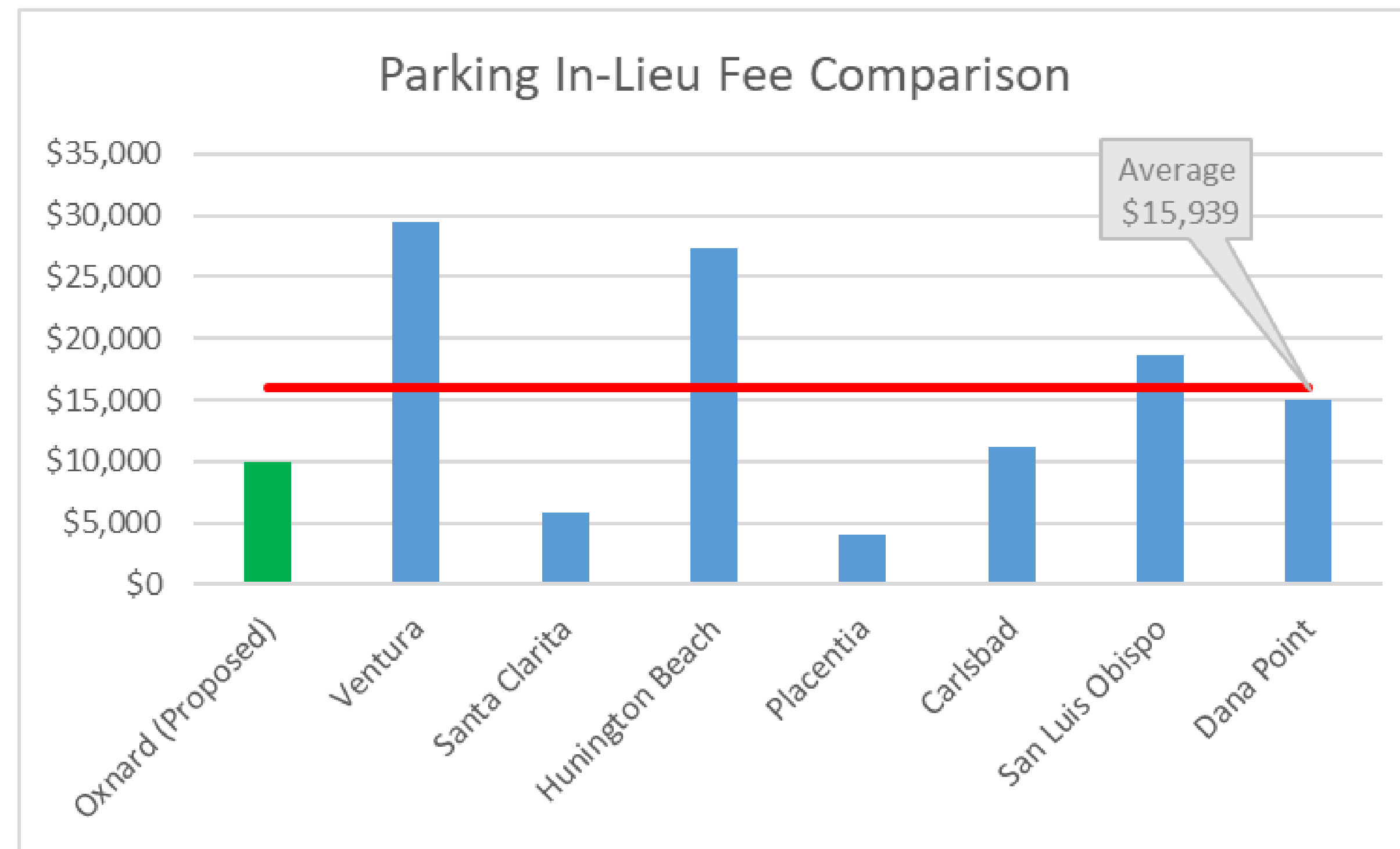
¹ Oxnard parking garage costs did not include land purchase costs so it was excluded from the average

PARKING IN-LIEU - DRAFT

METHODOLOGY

Land Use	Expected Off-Site Parking Demand	
Non-residential		226 spaces
Residential		385 spaces
Total Demand		611 spaces
Parking Garage Debt	\$	6,767,423
Parking Garage Debt per Space	\$	11,076
Proposed Fee	\$	10,000

COMPARISON TO SURROUNDING AGENCIES - DRAFT



NEXT STEPS

- Incorporate feedback from today and prepare final draft reports
- April 28th - Finance & Governance, Public Works & Transportation, Housing & Economic Development Committees
- May 19th - City Council and first public hearing
- June 2nd - Second reading of ordinances
- Fees effective 60 days following final action by City Council



THANK YOU

QUESTIONS AND COMMENTS

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