City of Oxnard
2021-2029 Housing Element
6th Cycle

Site Selection Process
Stakeholder and Public Participation

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August 12, 2020- House Farmworker Mtg.
6th Cycle Housing Element, required by October 31, 2021.

Southern California Association of Governments (SCAG) and State Housing and Community Development (HCD) set up the Regional Housing Needs Assessment (RHNA) in 2019.

HE differences compared to 5th cycle:

- Housing need (new) is added to projected growth: to reduce overcrowding, cost burden, and increase rental vacancy rate to 5%.
- State created Accessory Dwelling Units (ADU) by right.
- From 101 down Oxnard Blvd./Saviers Rd. designated as a “High Quality Transit Corridor”; additional units allocated to City via RHNA.
- Higher scrutiny for lower-income sites if not vacant or used before.
- Affirmative Fair Housing (AFH) provisions and requirements.
- Extensive requirements from the state legislation in 2017 and 2019.
### 6th Cycle RHNA Allocation – Likely to Remain Unchanged

- 6th cycle total HE allocation greater by 1,228 units; lower income allocation is about the same.

<table>
<thead>
<tr>
<th>Regional Housing Needs Assessment</th>
<th>6th Cycle 2021 to 2029</th>
<th>5th Cycle 2013 to 2021</th>
<th>Comparing 6th to 5th Cycle RHNA's</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income Level</td>
<td>Units</td>
<td>Percent of Total</td>
<td>Units</td>
</tr>
<tr>
<td>Extremely Low</td>
<td>917</td>
<td>10.8%</td>
<td>844</td>
</tr>
<tr>
<td>Very Low</td>
<td>917</td>
<td>10.8%</td>
<td>844</td>
</tr>
<tr>
<td>Low</td>
<td>1,068</td>
<td>12.5%</td>
<td>1,160</td>
</tr>
<tr>
<td>Subtotal Lower Income</td>
<td>2,902</td>
<td>34.0%</td>
<td>2,848</td>
</tr>
<tr>
<td>Moderate</td>
<td>1,535</td>
<td>18.0%</td>
<td>1,351</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>4,092</td>
<td>48.0%</td>
<td>3,102</td>
</tr>
<tr>
<td>Total all Income Levels</td>
<td>8,529</td>
<td>100.0%</td>
<td>7,301</td>
</tr>
</tbody>
</table>

HCD will allow ADU’s to count as lower income units; number unknown at this time. (ADU = Accessory Dwelling Unit)
6th Cycle Lower Income Housing Site Selection

- City needs to identify qualifying sites; number of sites to be selected depends upon number of ADU’s assumed to be constructed during 8-yr. housing cycle.
- HCD provided guidance on site selection.
- Planning has started the site selection process. Considering:
  1. Available sites from the 4th and 5th (2013-2021) Housing Elements
  2. Identification of other HCD-qualifying sites
  3. Housing in the Downtown Development Plan
  4. ADUs constructed in 8-yr. cycle (2021 to 2029)
  5. Known development projects
Upcoming Maps – Color Coding *What you Need to Know* ....

Gray = Developed, or project application filed or planned.

Green = GO! Likely site (vacant, empty small building, small business, no housing).

Yellow = MAYBE? Possible site, or in prior two HE cycles (adjoining small lots, some housing on site, medium size building, active business).

Red = HUM….Constrained (not likely to privately redevelop by 2029).

BLUE = Proposed site.

PINK = Other parcel over 0.5 acres.
Available Sites – 4th and 5th Cycle Housing Element

5th cycle - 26 “AAHOP” sites

6th cycle – Conceptual site roughly 1,379 units

Not all sites will qualify under HCD’s criteria

Some will require economic justification (pro forma analysis)

Does not include Downtown
Other Sites not Previously Identified in 4th or 5th Cycle

HCD direction is, identify sites which are:
• Over 0.5 acres
• Less than 10 acres

Otherwise, additional analysis required

Few additional sites suitable for housing

Does not include Downtown parcels

No annexations included
Downtown Development Plan (DT-C and DT-G Zoning)

Downtown Development = an additional 1,800 units

Staff to project ‘reasonable development by 2029 on most likely sites, assign affordability levels.

Five projects have filed:
- C Street Apartments 21 units
- Billboard Lofts 51 condos
- Central Terrace 88 units
- 761 South C Street 175 units
- Sandpiper Building 56 units

Also, City Navigation Center at 2nd and B Streets.

Includes AAHOP and City owned parcels.
Example Internal Working Maps for Site Selection
The city has developed a Map-Based Public Comment Form (shown to the left). The form will have introductory instructions (not shown). It will then have spaces for inputting name, email & comment. Users can optionally attach photos or files. Users can then drop a pin on the map to denote the location of their comment. Users then scroll down and click submit button.
Next Steps and Tentative Schedule

- Staff refines map, develops HE website, refines map-based public input form and documents.
- Early Sept. – mid October - public provided with link to map-based public input form and documents. Link provided on HE website.
- Map-based public input form will include a tutorial video to provide instruction on how to provide comments.
- Sept. 8 - Staff presents key policy questions to the City’s HEDC at 4:30 pm. to receive comments and direction.
- Sept. 9 – Participate in House Farm Workers meeting.
- Late Sept. – October – Virtual public meetings regarding site selection and public input.
- January 2021 - SCAG adopts Final RHNA allocations *(No Change Anticipated for City of Oxnard)*.
- February – City release Draft Housing Element for comment.