

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.

Housing Element - Background

- 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.

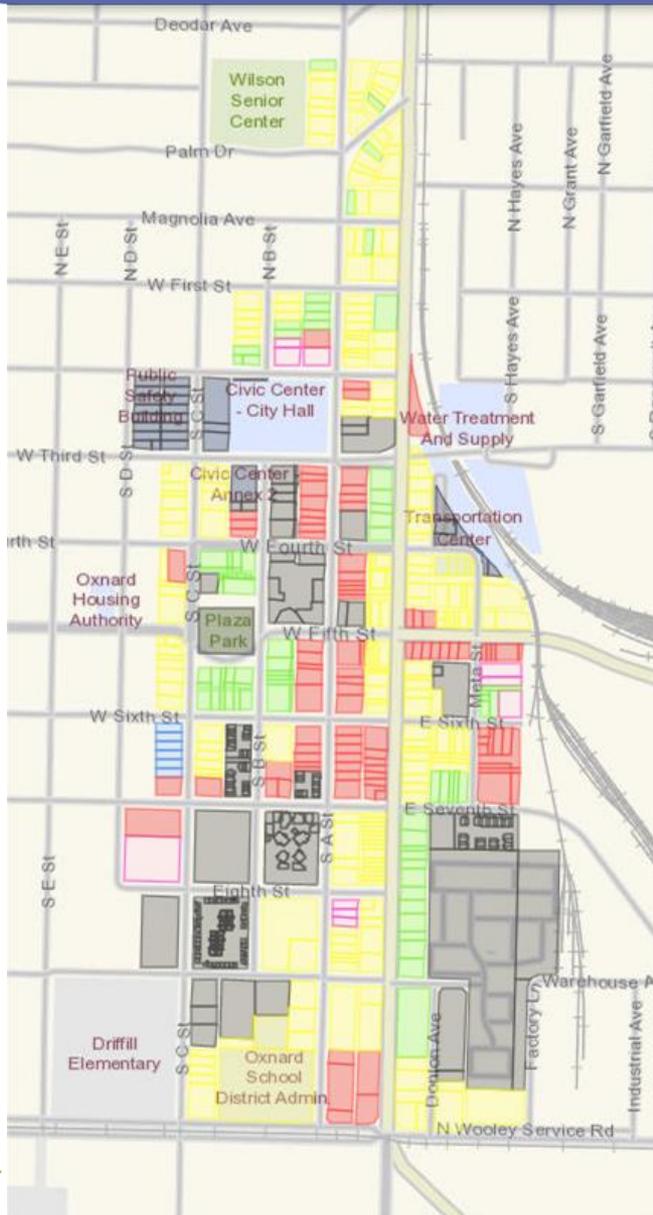
Regional Housing Needs Assessment	6th Cycle 2021 to 2029		5th Cycle 2013 to 2021		Comparing 6th to 5th Cycle RHNA's	
	Units	Percent of Total	Units	Percent of Total	Change in Units	Percent Change
Income Level						
Extremely Low	917	10.8%	844	11.6%	73	8.0%
Very Low	917	10.8%	844	11.6%	73	8.0%
Low	<u>1,068</u>	12.5%	<u>1,160</u>	15.9%	<u>(92)</u>	-8.6%
<i>Subtotal Lower Income</i>	<u>2,902</u>	34.0%	<u>2,848</u>	39.0%	54	1.9%
Moderate	1,535	18.0%	1,351	18.5%	184	12.0%
Above Moderate	<u>4,092</u>	48.0%	<u>3,102</u>	42.5%	<u>990</u>	24.2%
Total all income Levels	8,529		7,301		1,228	14.4%

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

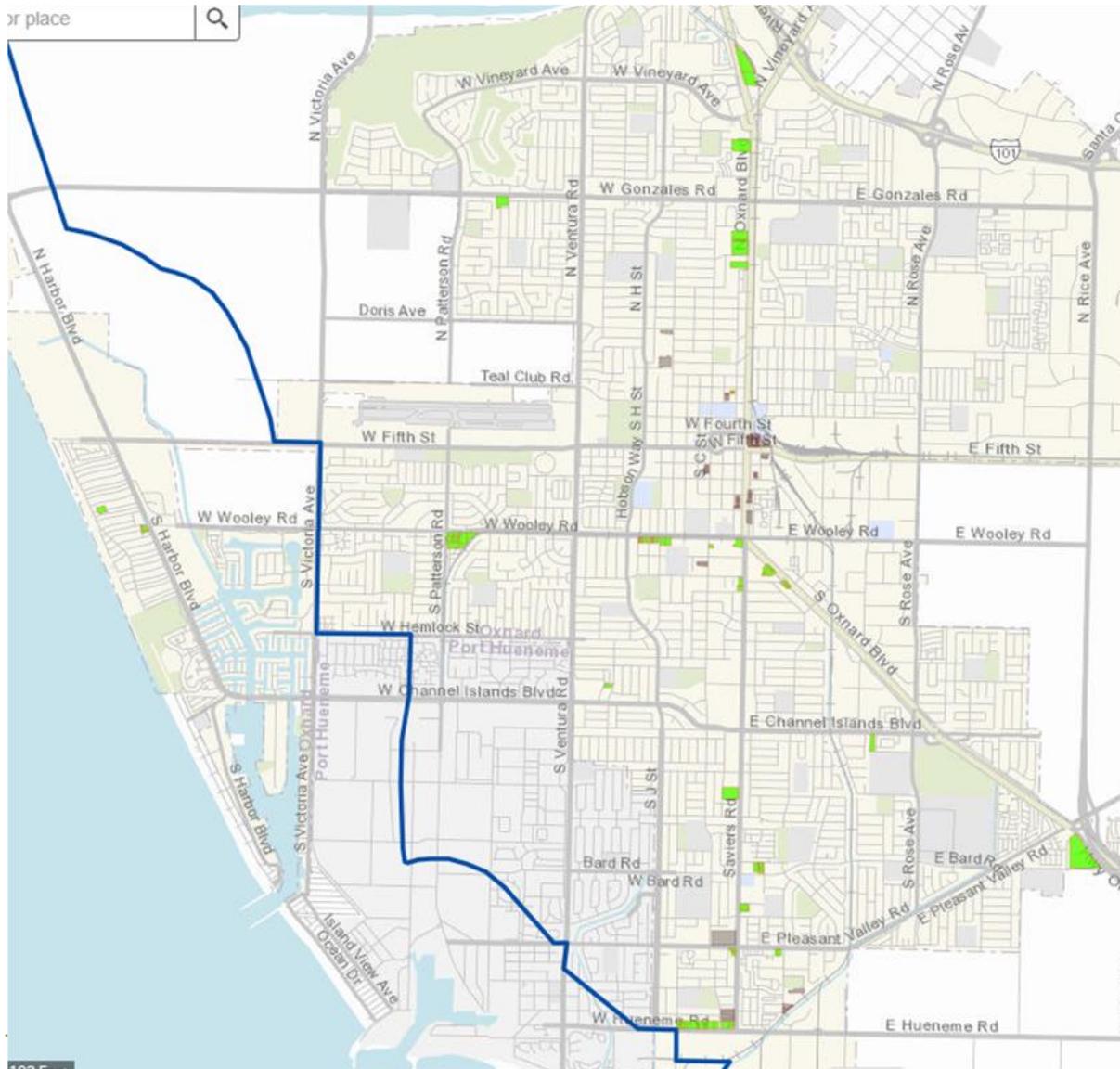
- City needs to identify qualifying sites; number of sites to be selected depends upon number of ADU's assumed to be constructed during 8-yr. housing cycle.
- HCD provided guidance on site selection.
- Planning has started the site selection process. Considering:
 1. Available sites from the 4th and 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

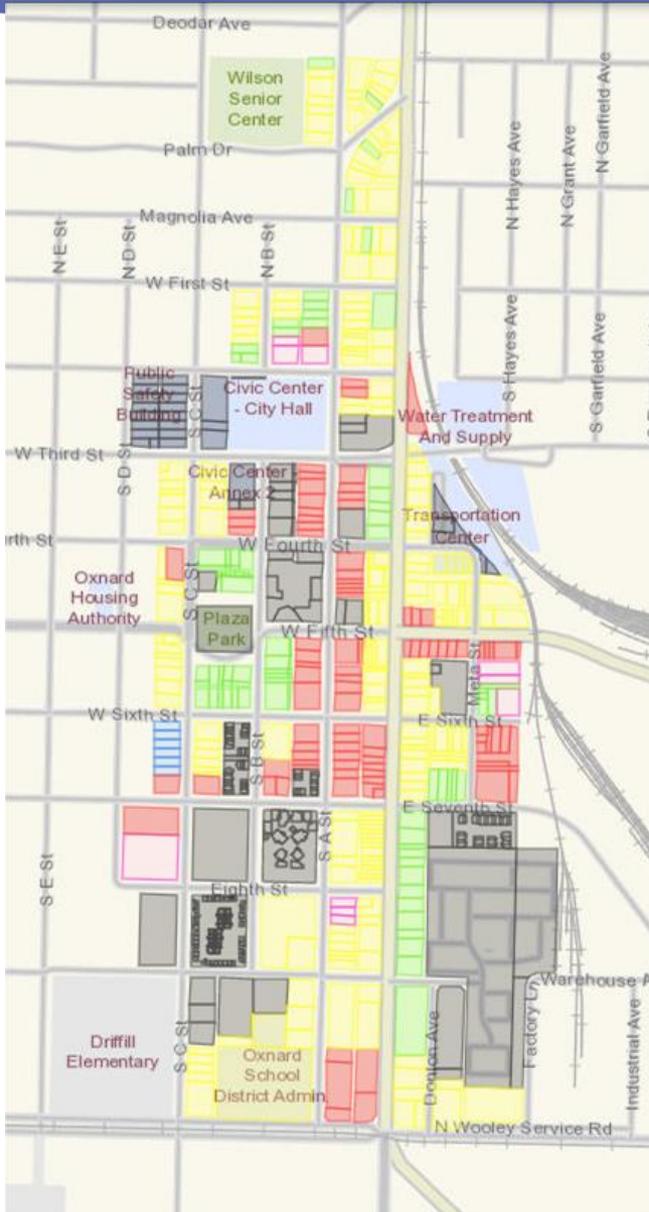
6th cycle – Conceptual site *roughly* 1,379 units

Not all sites will qualify under HCD’s criteria

Some will require economic justification (pro forma analysis)

Does not include Downtown

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.

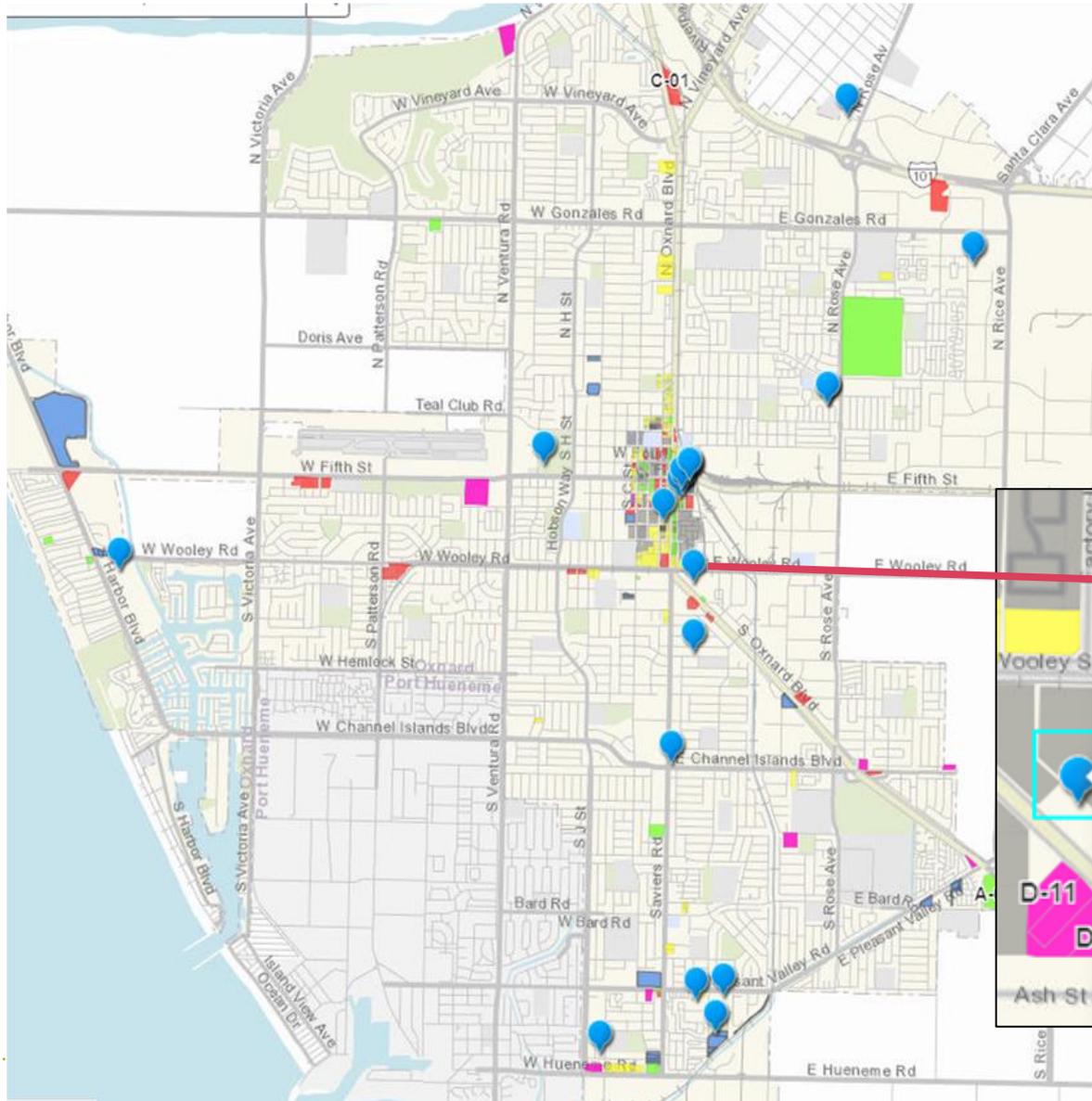
Five projects have filed:

- 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



(1 of 3)

Map Change Request: Add to Map

Issue	Add to Map
Data Type	Other

Notes: These parcels facing Oxnard are vacant.. should be a site

Attachments:
[Oxnard at old drive in.pdf](#)

Edited by Oxnard_Planning on Wednesday at 12:53 PM

Zoom to

Map-Based Public Comment Form

1. Enter Information

Full Name

Email

Comment

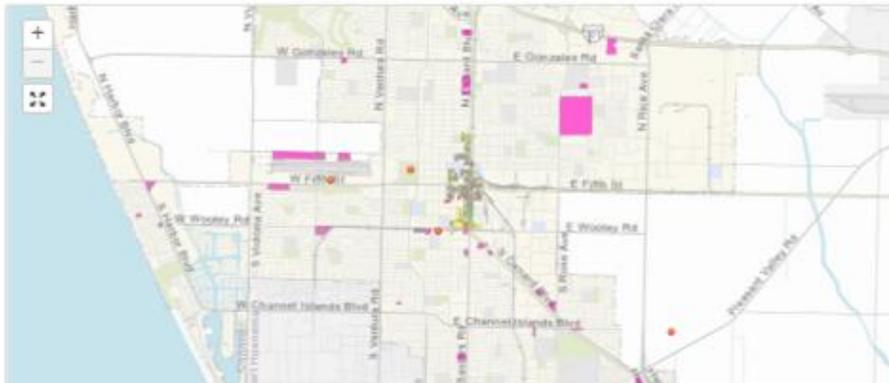
Attach Files

Feel free to attach photos or pdfs to support your recommendation

2. Select Location

Specify the location for this entry by clicking/tapping the map or by using one of the following options.

Lat/Lon



- 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.

CITY OF
OXNARD
CALIFORNIA

A graphic consisting of three white, stylized, overlapping waves that sweep from left to right, positioned below the word 'OXNARD' and above the word 'CALIFORNIA'.