CITY OF
OXNARD

2021-2029 HOUSING ELEMENT

Final | August 2021

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PLACEWORKS

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for the **City of Oxnard**

PLACEWORKS

Prepared By: PlaceWorks

P.O. Box 1316
San Luis Obispo, California 93406
t 805.457.5557

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Acronyms

AAHOP	All-Affordable Housing Opportunity Program
AI	Analysis of Impediments
CAR	California Association of Realtors
CBD	Central Business District
CDBG	Community Development Block Grant
CDC	Community Development Commission
CEDC	Cabrillo Economic Development Corporation
CEQA	California Environmental Quality Act
CHAS	Comprehensive Housing Affordability Strategy
CIP	Capitol Improvement Plan
CMWD	Calleguas Municipal Water District
CSU	California State University
CSUCI	California State University, Channel Islands
CURB	City Urban Restriction Boundaries
DAC	Development Advisory Committee
DOE-LIWAP	Department of Energy, Low-Income Weatherization Assistance Program
DOF	Department of Finance
DSD	Development Services Department
EIR	Environmental Impact Report
FAR	Floor Area Ratio
FCGMA	Fox Canyon Groundwater Management Agency
FMR	Fair Market Rent
HAPS	Housing Assistance Program for Seniors
HCD	Housing and Community Development
HERO	Historic Enhancement and Revitalization of Oxnard
HMDA	Home Mortgage Disclosure Act
HOME	Housing Opportunities Made Equal
HRC	Housing Rights Center
HUD	Housing and Urban Development
INCF	Inter Neighborhood Council Forum
LAFCO	Local Agency Formation Commission
LIHEAP	Low Income Home Energy Assistance Program
MFI	Median Family Income
mgd	million gallons per day
MND	Mitigated Negative Declaration
MCC	Mortgage Credit Certificate
MSFES	Migrant and Seasonal Farmworker Enumeration Profiles Study
MWD	Metropolitan Water District

NHC	National Housing Conference
NODs	Notices of Default
NOFAs	Notice of Funding Availabilities
OASIS	Older Adult Services and Intervention System
OHA	Oxnard Housing Authority
OWTP	Oxnard Wastewater Treatment Plant
PD	Planned Development
PRG	Planned Residential Group
RHNA	Regional Housing Need Assessment
SCAG	Southern California Association of Governments
SOAR	Save Open Space and Agricultural Resources
SUP	Special Use Permit
USPS	United States Postal Service
UWCD	United Water Conservation District
VCOG	Ventura Council of Governments
VCTC	Ventura County Transportation Comission
VCREA	Ventura County Regional Energy Alliance

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INTRODUCTION

Purpose

The 2021–2029 Housing Element identifies and analyzes the current and future housing needs of residents within the City of Oxnard (City) and establishes housing goals, policies, and programs to meet the needs of certain special populations and provide adequate development opportunities for the private and non-profit sectors. The statutory planning period is October 15, 2021, to October 15, 2029, a period of eight years. The time frame during which housing accomplishments towards the Regional Housing Needs Assessment (RHNA) can be counted (RHNA cycle) is June 30, 2021, through October 15, 2029. The housing requirements of lower-income households and special needs groups are given particular attention. The City seeks to conserve and rehabilitate existing housing as well as provide opportunities for new development.

Updating the Housing Element

The California State Legislature identified the State's major housing goal as the attainment of a decent home and suitable living environment for every Californian at all income levels. Due to the critical role that local planning programs play in achieving this goal, California State Legislature requires that all jurisdictions prepare and periodically review and update a Housing Element.

Consistency with State Law

Government Code Section 65583 lists requirements of the Housing Element. Each Housing Element must contain "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives,

and scheduled program actions for the preservation, improvement, and development of housing." By law, the Housing Element must contain:

- An assessment of existing and future housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and
- A program that sets forth a schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The Housing Element must also:

- Provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements;
- Identify adequate residential sites available for a variety of housing types for all income levels;
- Assist in developing adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households;
- Identify and Address governmental constraints to housing maintenance, improvement, and development;
- Conserve and improve the condition of the existing affordable housing stock;
- Promote housing opportunities for all persons at all income levels; and
- Promote the 'Affirmatively furthering fair housing' (AFFH) provision of the Fair Housing Act.

The Housing Element requires review and certification by the State of California, Department of Housing and Community Development (HCD).

Format

Including this introduction, the Oxnard 2021–2029 Housing Element is divided into eight chapters and one supplement:

Introduction (this section): Provides an overview of the Housing Element, including its purpose, update process and consistency with State law, format, relationship to the 2030 General Plan, and relevant housing history in Oxnard.

Chapter A: Review and Revise Previous Policies and Goals – An analysis of the effectiveness of the 2013-2021 Mid-Cycle Housing Element; implementation progress; and appropriateness of goals, policies, and programs since adoption of the Mid-Cycle Housing Element in late 2017.

Chapter B: Existing Housing Needs – Demographic and economic profiles and growth projections as well as the current status of housing stock within the city. The needs of low-income residents are given special attention.

Chapter C: Special Housing Needs – Elderly, persons with disabilities (including those with developmental disabilities), large or single-parent families, families or individuals that are in need of emergency housing, permanent or seasonal farmworker housing, and the housing needs of other populations are presented.

Chapter D: Projected Housing Needs –The Regional Housing Needs Assessment (RHNA) for the City, progress towards achieving the need, and the remaining need by income category.

Chapter E: Constraints – Issues that may affect the development of housing, especially for low-income and special-needs households.

Chapter F: Achieving the RHNA – This chapter analyzes the available sites for residential development and describes how the City plans to accommodate the remaining RHNA allocation.

Chapter G: Goals, Policies, and Programs – The goals, policies, and programs that will guide the City's efforts in meeting the RHNA allocation and related current and future housing needs.

Supplement 1: – Provides detailed information about vacant and underutilized sites identified as suitable for housing development that, if developed and/or entitled by late 2029, would cumulatively meet the RHNA allocation.

2030 General Plan

The Oxnard 2021–2029 Housing Element, after adoption and HCD certification, becomes Chapter 8 of the Oxnard 2030 General Plan, replacing the current 2013-2021 Housing Element in its entirety. The City will make edits to the Land Use Element and Land Use map at the same time as updating the Housing Element to address changes needed on sites included in the Housing Element.

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." Internal consistency is required to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in Oxnard. The City adopted the 2030 General Plan in 2011. This Housing Element update remains consistent with the 2030 General Plan and the City will continue to maintain General Plan consistency as needed throughout the HCD planning period.

The unincorporated community of Nyeland Acres was identified in the City's Sphere of Influence pursuant to Senate Bill (SB) 244, the City amended the Land Use element per SB 244 requirements on December 13, 2016. No additional disadvantaged unincorporated communities were identified during the Housing Element update in 2021.

Housing Elements were first required by the State of California in 1981 and the 2021-2029 Housing Element is the "sixth cycle." Each cycle is initiated by state legislation that has progressively added more topics for jurisdictions to include. Cycles 1 and 2 were short and advisory only. Beginning with Cycle 3, the City initiated programs that remain in effect, as shown below. Increasingly in many jurisdictions, the Housing Element is "driving" a jurisdiction's General Plan.

1998–2005 [3rd Cycle] The City Initiated the 10 percent inclusionary affordable housing program.

2006–2014 [4th Cycle] Preparation of the Housing Element was delayed to coincide with the 2030 General Plan; the Housing Element was eventually adopted and certified in 2011. The All-Affordable Housing Opportunity Program (AAHOP) was adopted in 2012. The RHNA allocation was determined by the City's General Plan with regional oversight by the Southern California Association of Governments (SCAG).

2013–2021 [5th Cycle] The RHNA allocation determination was based only on each jurisdictions' input with no SCAG oversite. The Housing Element update was completed in 2016. Because the 2013-2021 Housing Element was adopted after its statutory due date (October 2013), a "Mid-Cycle 2013-2021 Housing Element" required by state law was Adopted in 2017.

2021–2029 [6th Cycle] Major state legislation between 2017 and 2020 and changes in approach to RHNA determination changed context for the 6th Cycle Housing Element:

- SCAG developed the RHNA methodology which was then approved by HCD.
- State legislation required adding 'current need' on top of future need partly to address the lack of housing being built during the Great Recession of 2008 to 2015. State law Requires consistency with the 2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) that emphasize transit-oriented development (TOD).
- 2017 legislation created accessory dwelling units as a new type of affordable housing and required streamlining for affordable housing projects, strengthens the No Net Loss and Housing Accountability Act laws, added funding for local governments to support the acceleration of housing production.
- In 2018 through 2020, additional housing legislation was passed creating a state density bonus for housing projects.
- The City's 2021–2029 RHNA allocation is about 16 percent higher than the prior RHNA allocation, but about the same for the very low- and low-income categories. The state has provided more guidance for counting accessory dwelling units towards the RHNA as part of the Housing Element.

A

REVIEW AND REVISE PREVIOUS POLICIES AND GOALS

A.1 Progress in Achieving 2013–2021 Housing Element Goals and Policies

State law requires all regional councils of government to determine the existing and projected housing need for its region. The City of Oxnard (City) is in the region covered by the Southern California Association of Governments (SCAG). For each Housing Element planning cycle, SCAG is required to determine the share of the regional housing need to be allocated to each city and unincorporated county areas within the SCAG region. This is called the Regional Housing Need Assessment (RHNA) allocation.

To ensure each jurisdiction addresses the housing needs of various income levels, the RHNA number is divided into income groups. To determine the allocation and use of public subsidies, the California Department of Housing and Community Development (HCD) created income categories based on the Ventura County Median Household Income (MHI), which is calculated by the United States Department of Housing and Urban Development (HUD). The RHNA/HUD income categories are defined as:

- Extremely low-income households earn a maximum of 30 percent of the Ventura County MHI
- Very low-income households earn between 31 and 50 percent of the county MHI
- Low-income households earn between 51 and 80 percent of the county MHI
- Moderate-income households earn between 81 and 120 percent of the county MHI

- Above-moderate/upper-income households earn more than 120 percent of the county MHI

The City worked diligently to address the housing needs of special needs groups during the previous Housing Element planning period. Some of the accomplishments are highlighted below:

- All Special Needs Groups: The City continued to provide matching grants for downpayment assistance to lower-income households purchasing single-family units, condominiums, and mobile homes. The City also assisted 15 lower-income (extremely low, very low and low-income combined) families with rehabilitation loans funded with CDBG funds from 2018 to 2020. In order to increase the number of affordable units developed with in-lieu fees, the City adopted an inclusionary housing fee in 2020.

- Seniors: The City continued to allow reduced parking requirements for senior housing projects.

- Large Families/Households: In 2019, the 40-unit Ormond Beach Villas (100-percent affordable) veterans rental development was completed with financial support from the City. One of the units included a three-bedroom unit, intended for a large family. In addition, a 100-percent affordable farmworker development is proposed and the Las Cortes affordable development is securing funding; both will include three-bedroom units.

- Military Personnel: The Ormond Beach Villas project was finalized in 2019, with financial support from the City, to target highly vulnerable/low-income veterans in need of affordable housing.

- Homeless Persons: The City began using a former National Guard Armory to provide temporary emergency shelter on a 24-hour basis in January 2019. Operation was taken over by Mercy Housing in June 2019, and it will remain open until the City completes development of the new Navigation Center at 241 W. 2nd Street. The City estimates project completion of the multi-story, mixed-use Navigation Center, permanent supportive housing units, and administrative office space for supportive service providers within two years. The existing shelter space was expanded to a second location at 350 S. K Street to provide safer conditions for homeless people and prevent the spread of COVID-19. During this time, a rapid-rehousing program was also implemented within the Oxnard navigation center. The City also provided the Winter Warming Shelter to people experiencing homelessness and services to the people residing in homeless encampments near Ormond Beach. The City also partnered with the Salvation Army to provide street outreach services and hired a Homeless Services Coordinator in July 2020. Support and practical services were also initiated at “The One Stop” weekly in Oxnard to provide homeless individuals with hygienic services and connect them with service providers for longer-term housing, job training, and independent living. The City also administered and assisted Gabriel’s House, a shelter for adults with children, and obtained grant funding to remodel the shelter. The City has

also developed Measure O funds and State HEAP funding to build a permanent year-round shelter in partnership with the City of Ventura and the County of Ventura.

- Those with Disabilities: The Oxnard Housing Authority partnered with other public agencies to apply for and receive grant funding to support non-elderly persons with disabilities transitioning out of institutional settings and at risk of becoming homeless.

- Extremely Low-Income Households: Oxnard has partnered with a developer to build a 109-unit development that is 100 percent affordable on the Las Cortes site. The City plans to build an additional 64 units on the remaining portion of the Las Cortes site. In addition, the AAHOP Cypress Gardens project, which will house special needs residents who are extremely low income, was approved in 2018. The City is supportive of the Central Terrace Apartments, an 87-unit 100 percent affordable development currently in process of obtaining entitlements. Once developed, the Central Terrace Apartments will target tenants at 30, 50, and 60 percent AMI. In addition, new families were admitted to the Section 8 program starting in 2019. The Housing Authority launched the Rethink and Renew effort to improve landlord and tenant relations and increase the participation rate of property owners in the Section 8 program. The City also provided individual case management and investigation services to Oxnard residents, housing providers, and home seekers through their partnership with the Housing Rights Center. The City also worked with the Oxnard Union High School District and the Rio School District to annex large sites for affordable housing into the City.

- Farmworkers: Several farmworker developments have been completed in the City utilizing a variety of local, federal, and state funding sources. In 2019, the Housing Department provided HOME funds for the construction of a 42-unit farmworker housing development, which will include some units that will be reserved for extremely low-income households.

A.2 Progress in Implementing the 2013–2021 Housing Element

Table A-1 displays the RHNA allocations for the 2014 through 2021 RHNA projection period and the housing units the City completed, approved, or under construction through the end of 2020. Table A-2 on the following pages presents an analysis of the programs presented in the Oxnard 2013–2021 Housing Element.

Table A-1 Progress Towards 2014–2021 RHNA

Income Group	RHNA Allocation	Residential Units Built 2014–2019	Residential Units Approved or Under Construction 2014–2020	Remaining RHNA
Very Low Income	1,688	159	47	1,482
Low Income	1,160	527	63	570
Moderate Income	1,351	419	747	185
Above-Moderate Income	3,102	855	2,108	139
Totals	7,301	1,960	2,965	2,376

Sources: *SCAG, 2012; City of Oxnard, 2021*
Note: *The 5th cycle Housing Element RHNA projection period began January 1, 2014 while the planning period began October 15, 2013.*

Table A-2 on the following pages lists the 31 programs in the 2013-2021 Housing Element, the implementation status of each program as of January 2020, and direction to Continue, Amend and Continue, or Delete the program for the 2021-2029 Housing Element. Of the 31 programs, 15 are recommended to continue (48%), 13 should be amended and continued (42%), and three programs are marked for deletion (10%) (Programs 3, 21, and 26). Two of the deleted programs are related to the All Affordable Housing Opportunity Program (AAHOP) which was the City's affordable housing overlay program created for the previous two Housing Elements (2006-2014 and 2013-2021). Chapter F presents the City's strategy to meet the 2021-2029 RHNA allocation without the need for AAHOP. Additional programs are proposed in Chapter G that respond to recent State legislative requirements or other circumstances that warrant some level of City action. All programs are subject to funding and staff availability.

Table A-2 Review of Previous Housing Element Implementation

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
Program 1: Code Compliance Program The Code Compliance Division enforces building and property maintenance regulations with a goal of compliance and safety. Code Compliance officers work with neighborhood advisory groups and respond to complaints to identify violations, and then direct owners to appropriate City departments to achieve compliance. The City may have loan and grant programs and works with other agencies to avoid unnecessary displacement. The Housing Department serves as a liaison for Code Compliance in mobile home parks under HCD jurisdiction. **Responsibility:** Police Department, with technical support by other departments as needed **Funding:** General Fund, CDBG, Measure 'O' **Time Frame:** Ongoing **Objective:** Ensure compliance with City codes, with a focus on garage conversions and unpermitted additions. 600 cases per month.	The Code Compliance Division has a staff of eight field officers and one manager who carry an average of 300 cases per month. The types of cases related to residential properties were, from most to least, as follows: substandard housing, property maintenance, zoning violations, weed abatement, inoperable vehicles, and encroachments. Community Development also implemented this program through the permit review process for additions and/or new development. On every discretionary permit, a standard condition of approval requires maintenance of property and removal of graffiti within five calendar days. Code Compliance inspectors meet regularly with Community Development building inspector field staff and the City Attorney's Office to coordinate and prioritize the Code Compliance workload. The majority of cases referred involved home improvements completed without permits (replacement windows, water heaters, etc.) or substandard housing, including conversion of garages or internal subdivisions to create illegal living quarters that violate Building, Housing, Health and Safety, and Zoning Codes. The Code Compliance Division posts the Landlord and Tenant Rights information on the City's website in Spanish and English, and provides contact information for renters to contact Code Compliance for complaints. Code Compliance reacts to complaints within 48 hours. They also react to complaints regarding specific properties from third party agencies such as the Housing Resource Center and the Ventura County 211 system. For health and safety issues (such as no hot water, dangerous conditions, etc.), the owner is required to pay for relocating the tenant. If the owner does not relocate tenant, the City does have limited access to funds for relocation. The Code Compliance Division also has a program called Safe Homes Safe Families Repeat Offender Program to address issues with repeat offender landlords.	Continue
Program 2: Citywide Homeowner Repair Program Part A – Loan Component: The Housing Department administers low-interest rehabilitation loans to assist homeowners in repairing plumbing, electrical, roofing, painting, and other systems. The	During 2020, the Housing Department assisted three lower-income (extremely low, very low and low-income combined) families with rehabilitation loans funded with CDBG funds. One loan was issued to an extremely low-income household, one to a very low-income	Continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
program applies to single-family homes, condominiums, and mobile homes and can be used for room additions. Rehabilitation loans can range up to $75,000 with a 15-year repayment schedule. Part B – Grant Component: The City of Oxnard offers a matching grant for 50 percent of privately funded exterior work. Grants are typically issued for relatively minor repairs. The City will provide up to $5,000 in grant funding. Eligibility is limited to qualified low-income households who are homeowners and plan to continue living in their home. If the homebuyer stays in the home for five years, the grant is forgiven; otherwise, the seller must repay the grant with interest to the City. Funds for this program are less abundant than before the dissolution of the Community Development Commission (CDC), and the City will maintain this program as feasible due to available funding. The City will also explore additional sources of funding such as Cap and Trade and economically disadvantaged set-aside. **Responsibility:** Housing Department, Community Development **Funding:** CDBG, HOME **Time Frame**: Seek funding annually **Objective:** Provide loans to rehabilitate 25 very low- and 25 low-income homes annually, as funding allows.	household, and one to a low-income household. The total of the three loans was $72,492. As funding for affordable housing has diminished, it has been difficult to continue with these programs. In the coming Housing Element cycle, the City will continue to evaluate the feasibility of the program. During 2018 and 2019, the Housing Department assisted 12 lower-income families with rehabilitation loans: four loans with low-income households, two loans with a very low-income household, and six loans with extremely low-income households. The total of the 12 loans was $344,231. Ten of the loans were funded with CDBG funds and two were funded with HOME funds. While an estimate of 50 annual home repair loans may have been an appropriate estimate at the time the original goal was set, a more appropriate annual target should be six loans given available resources, the average home repair loan amount, and applications received. The Housing Department will continue to market the program on their website, through informational flyers, and at informational community workshops. In 2019, funding for the Residential Rehabilitation program was reduced with sufficient funding for only six new assisted households, which is the average amount of households assisted in the past two calendar years. However, the Housing Department will continue to search and apply for new funding opportunities for residential rehabilitation assistance.	
Program 3: All-Affordable Housing Opportunity Program (AAHOP) and "-AH" additive zone designation The -AH additive zone has an allowable density of 24 to 50 units per acre for all-affordable housing projects (with the exception of Site A-10 with a density of 18 units per acre) or mixed-use projects with all-affordable housing (with the exception of one manager's unit). The -AH additive zone does not change the underlying General Plan or zone designations for all other uses and development review but acts as an optional use. The City utilizes established underlying development standards and multifamily development standards to ensure quality development with appropriate amenities. The -AH project applicant is eligible for one development concession such as side yard setback and may also qualify for	Program 3 is a one-time program that was completed in 2018. On October 10, 2017, the City adopted its 2013–2021 Mid-Cycle Housing Element (Resolution 15,060), which was subsequently conditionally certified by HCD on January 11, 2018. The certification was conditioned on "…timely and effective implementation of remaining commitments in Programs 3, 6, 25, 26, and 29." Program 3 also noted that the citywide General Plan Consistency Re-Zoning program could be an opportunity to rezone several AAHOP sites but was not a requirement of Program 3. The consistency rezoning program, which brought the city zoning districts into compliance with the general plan, was completed in 2019. This helped to remove a significant hurdle to project processing.	Delete to replace with an alternative program

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
additional density bonuses, waivers, and/or incentives available consistent with state density bonus law. An -AH additive zone project permits a 100% affordable housing development with a Development Design Review Permit which does not include discretionary review of the residential use. AAHOP sites may be deleted or added as long as capacity remains to meet the remaining RHNA target. The AAHOP sites added to the AAHOP list in December 2016 will be rezoned during the City's 2030 General Plan consistency rezoning program initiated in 2017. Additional AAHOP rezonings will occur as part of the comprehensive 2030 General Plan consistency rezoning program to address the need for a minimum of 264 additional higher density units (11 acres) to facilitate the development of housing for lower income households. Additional AAHOP rezoning may also occur as opportunities arise during the remainder of the Housing Element planning period. The consistency rezoning will be completed by 2018. **Responsibility:** Development Services **Funding:** General Fund **Time Frame:** Place -AH additive zone designation on new sites within 180 days of HCD certification of the 2013–2021 Housing Element **Objective:** Rezone AAHOP sites with the -AH additive zone designation and continue to maintain a running AAHOP inventory that meets or exceeds the remaining RHNA allocation need.	The City has evaluated options to address housing needs moving forward, including meeting the 6th Cycle RHNA and the AAHOP program is no longer the best mechanism to achieve those goals. The AAHOP program will be discontinued.	
Program 4: Urban Village Program The Urban Village Program (UVP) is part of the 2030 General Plan. The UVP is described in the 2030 General Plan in Goal Cd-7 and Policies CD-7.1 to CD-7.13. The UVP initially designated seven villages that are envisioned as mixed-use areas designed to encourage persons to live near their place of employment and/or support services and readily accessible to transit. Urban Villages should occur in the designated areas but may be proposed in others as a General Plan Amendment. The integration of land uses is intended to provide and promote a pedestrian orientation to reduce trips and vehicle miles traveled in order to reduce greenhouse gas emissions. Urban Villages are implemented with a specific plan. A minimum of 15 percent of the UVP housing would be affordable.	Since 2017, Planning staff continued to evaluate the Teal Club Specific Plan, the conceptual Northeast Community Specific Plan Specific Plan amendment (Maulhardt 107 acres), and the Fisherman's Wharf project to ensure consistency with General Plan Urban Village policies. The policies are intended to provide and promote a pedestrian orientation to reduce vehicle trips and vehicle miles traveled and, therefore, reduce greenhouse gas emissions. No urban village projects were completed since 2017.	Continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
The UVP would consider the rezoning and reuse of commercial and industrial land for housing, the consolidation of parcels, and mandating a local preference program for affordable housing. The City will also consider renaming this program "Transit-Oriented Development Neighborhood, District, or Corridor." **Responsibility:** Development Services **Funding:** General Fund, SGC AHSC Grant (Cap &Trade) EDC set-aside for highly-qualified census tracts **Time Frame:** End of 2021 **Objective:** Implement the 2030 General Plan Urban Village Program.		
Program 5: Parcel Assemblage In an effort to create additional opportunities for redevelopment and affordable housing and for the AAHOP, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units, as well as consider additional incentives as brought forth by developers. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will reduce setbacks and/or parking requirements, could defer certain fees, consider waiving lot merger fees for certain small contiguous lots, and concurrent/fast tracking of project application reviews to developers who provide affordable housing. By 2019 review the effectiveness of this program and revise as appropriate. The City will also pursue grant funding for parcel assemblage land banking when it is available. Program 5 would also work in tandem with Program 3 to assemble parcels for AAHOP projects. **Responsibility:** Economic Development Department **Funding:** General Fund **Time Frame:** Implement as feasible during planning period if State legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly. **Objective:** Support State legislation that enables site assembly through creation of a tax-increment supported program or district.	Since 2017, no progress in this program was achieved as no state-level program was initiated and there are inadequate City funds to finance a parcel assembly program. Community Development will continue to monitor enabling legislation and seek funding. The COVID-19 pandemic has required the City to focus resources on addressing that crisis and has slowed progress towards implementation of this program. The Housing Department will continue to work with the Oxnard Successor Agency and private property owners to purchase various parcels in Downtown Oxnard to assemble the properties necessary to develop affordable housing projects.	Continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
Program 6: Zoning Code Amendments In order to comply with recently adopted state law and address identified constraints to residential development the City will address the following issues and make needed Zoning Code amendments. Amendments to Chapter 17 (Coastal Zoning) of the code will occur as part of the Local Coastal Plan (LCP) update in progress. • The City adopted updates to the ADU ordinance in December 2016 to comply with state law and implement this program. Development Services Department staff will meet with local developers and homeowners and review ADU development standards and guidelines and initiate several 'clean up' and clarification amendments in 2017. Beginning in 2018, staff will research and evaluate the feasibility of additional modifications to ADU standards to allow larger ADU's proportional to the available space on a parcel. • In 2019, the City anticipates beginning to update the Coastal Zoning Chapter 17 of the Zoning Code to address updates called for in this Housing Element in Programs 9 and 14. (Chapter 17) • In 2017, amend the Zoning Code to remove the requirement limiting multi-family development to six units per building in the R-2 zoning districts. (Chapters 16) • In 2017, amend the Zoning Code to decrease the minimum dwelling size for attached dwelling units, with certain findings. (Chapter 16) • In 2017, amend the Zoning Code to reduce the required building separation between attached dwelling units to a distance required for adequate fire safety and privacy as determined by the Oxnard Fire Department and those required to review and evaluate development proposals. (Chapter 16) • Continue to evaluate Zoning Text Amendments to evaluate potential barriers to zoning regulations which impact the construction of affordable housing **Responsibility:** Development Services **Funding:** General Fund **Time Frame:** 2017 for Chapter 16 amendments; 2018 for Chapter 17 (Coastal Zoning) amendments. **Objective:** Revise Zoning Code to comply with recently adopted	The City adopted several zoning ordinance amendments at the time of Housing Element adoption in late 2017 to implement this program. Those included: • Amendment to Attached Unit Standards • Amendment to R-2 to Remove six-unit minimum standards • Amendment to ADU ordinance • Amendment to Reasonable Accommodation Ordinance and Fee • Amendment to AAHOP regulations to waive fee for lot merger • Amendment to density bonus ordinance • Amendment to comply with the state Employee Housing Act regarding farmworker employee housing outside the Coastal Zone The City's focus between 2018 and 2020 was to fully revise the ADU section to comply with 2017 and 2019 State ADU Legislation and to create a pre-application process consistent with Senate Bill (SB) 330. In 2018, the City prepared a zone text amendment to update ADU regulations to be consistent with 2017 ADU legislation that became effective January 1, 2018. Through 2019, the City successfully used the newly adopted ADU regulations to ministerially process all ADU applications. In July of 2020, the City updated ADU regulations to be consistent with additional state ADU legislation that was adopted in 2019 and became effective January 1, 2020. During the 2018 to 2020 period, the City was also updating its short-term rental ordinance, adopting the Downtown Code, and creating and updating cannabis-related regulations.	Amend to remove completed items and add new zoning work needed to comply with state law and continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
state law.		
Program 7: Housing Permitting Process Review The Development Services, Public Works, Housing, and Economic Development departments will continue to jointly review their development review and entitlement processes with the goal of identifying incentives, unnecessary and/or duplicative regulations and/or procedures related to development of housing with an emphasis on AAHOP housing projects (i.e., sites listed in the Housing Element Supplement, Supplement 2), Accessory Dwelling Units, lot merger fee waiver for AAHOP projects, and manufactured housing. As the City budget and staffing allows, and by City Council direction, Development Services is managing permit reviews to implement State Building Codes as efficiently and accurately as possible to ensure public and property safety. The City has established a "one-stop" or "concierge" program to assist applicants with the entitlement process. **Responsibility:** Development Services **Funding:** General Fund, other funding opportunities related to SB 375 and/or affordable housing **Time Frame:** Annually and as project applications are submitted. **Objective:** Review and streamline permitting process, especially for AAHOP projects, second units, and manufactured housing.	In October 2017, the City updated the state density bonus and AAHOP portions of the Zoning Code. AAHOP projects require non-discretionary review by the Development Services Director, and the Planning Commission has a nondiscretionary review of a project with a density bonus permit instead of the City Council. The Gateway Station AAHOP project with 240 affordable units was administratively approved in 2016 and constructed in 2017 under a fast-track approval program. During 2018, Community Development filled a newly created position, Permit Coordinator, to assist in the building permit process, and the Planning Division filled two vacant positions and was fully staffed by the end of 2018. During 2018, three AAHOP projects were entitled for a total of 91 lower-income units (Cypress Gardens Special Needs [30 units], 2161 Etting Road Cabrillo Farmworker Housing [42 units], and 234 Johnson Road [19 units]). In 2019, the City implemented recommendations to address barriers to development and permits. A range of improvements were implemented including expeditious procedures and resource recommendations. Examples of the types of improvements made include: • Enhanced customer interface • Detailed road maps to explain the process and next steps • Specific timelines and a commitment to meet those timelines • Staff training to ensure staff are facilitators not just regulators • allow more authority for inspectors to make consistent decisions in the field • Providing more staff time to help applicants obtain approvals and permits • An expedited processing fee for service • Shifted decision-making authority to the lowest level possible: Planning Commission and the Community Development Director In 2019, one additional AAHOP project was entitled for a total of 20 units (4 lower income). ADUs have continued to be processed ministerially. There were no projects involving manufactured housing	Continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
	in 2018 or 2019 and no changes are anticipated to City permitting regulations or procedures involving manufactured housing.	
Program 8: SOAR Affordable Housing Exemption Study The Oxnard Save Open Space and Agriculture Resources (SOAR) Ordinance was adopted in 1998 and extended in 2016 and established a City Urban Restriction Boundary (CURB) line beyond which urban development is subject to a majority approval of Oxnard voters until December 31, 2050. SOAR provides for a CURB line amendment exemption for all-affordable residential projects consistent with the current Oxnard Housing Element, provided a series of findings are made and that no more than 20 acres of land are brought within the CURB for this purpose in any calendar year. This CURB amendment provision is generally known as the SOAR 20-Acre Exemption. This program would have the City develop guidelines for the possible use of the SOAR 20-Acre Exemption including, but not limited to, possible sites, provision of infrastructure and services, and conceptual site plans. Because this program has not been adopted and will require additional development, no affordable units are anticipated by the end of the RHNA planning period. This program may not be needed during this RHNA planning period as long as opportunity for affordable housing exceeds RHNA allocations. **Responsibility:** Development Services, Public Works, Housing Department **Funding:** General Fund **Time Frame:** During the planning period, if needed **Objective:** Develop guidelines for the possible use of the affordable housing exemption in the SOAR ordinance.	SOAR has not been an impediment to development of affordable housing. Affordable housing is being developed and sites are available without needing to use the 20-acre per year Oxnard SOAR affordable housing exemption. This program has not been needed during this planning period.	Continue
Program 9: Farmworker Housing Program Agricultural activities in the Oxnard area are in year-round production. Most of the farmworker labor force is permanent and lives in traditional housing units or mobile homes, although many of these units are overcrowded and/or have converted garages to additional rooms. The Housing Department will continue to seek development partners and funding that focus on affordable farmworker housing development. In addition, the City will provide	In October 2017 to further comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City approved a zoning text amendment to City Code Section 16-10 Definitions to remove and replace the definition for "Farmworker Housing" with "Farmworker Employee Housing," amend Sections 16-188(B) and 16-256 to allow Farmworker Employee Housing in zones that allow agriculture, and amend Section 16-622(F) to establish parking requirements for farmworker employee housing.	Amend to fully comply with the state Employee Housing Act and continue

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assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of Housing and Community Development programs and the new SGC AHSC Grant (Cap &Trade) EDC set-aside for five highly-qualified Oxnard census tracts. The five highly qualified tracts are 6111004902, 6111009100, 6111004715, 6111004704, and 6111003900. The City will develop by 2018 an informational brochure explaining options, the permitting process, and possible funding sources for the development of a range of farmworker housing uses. The City will continue to work with farmworker stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing. The City's zoning, development standards, and processing requirements encourage and facilitate all types of housing for farmworkers (i.e., multifamily, single-room occupancy, second units, manufactured homes, migrant centers, etc.). In order to fully comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) the City will amend its Zoning Code to allow farmworker employee housing in the C-R, M-L, M-1 and M-2 zones because those zones allow agriculture in that manner. The zone text amendment will also document that farmworkers may live together as a household in all zoning districts where single-family is allowed in the same way single-family housing is allowed. The City will work with farmworker housing proponents to develop housing and permit processes that meet the requirements of H2A Guest Farmworker program. The City will also conduct a historic evaluation of the Camp Vanessa "Bracero" farm labor facility and investigate the merits and environmental issues related to changing its land use designation in order for the camp to become a legal use and thus eligible for rehabilitation and continue use. Responsibility: Development Services, Economic Development, Housing Department Funding: General Fund, SGC AHSC Grant (Cap &Trade) EDC set-aside for highly-qualified census tracts Time Frame: Initiate historic evaluation of the Camp Vanessa camp and prepare brochure by 2016; Amend Zoning Code to comply with	Several farmworker developments have been completed in the City utilizing a variety of local, federal, and state funding sources. The zone text amendments adopted in tandem with the 2013-2021 Mid-Cycle Housing Element brought the code into compliance with the State Employee Housing Act outside the Coastal Zone. Amendments are still needed in some of the Coastal sub-zones and in the newly adopted DT-E zone to allow farmworker employee housing in the same way that single-family housing is allowed in those zones. The 42-unit Etting Road farmworker housing project received entitlement approval in 2018. The Housing Department issued a conditional letter of HOME program funding for the development of the project contingent on the developer securing all other funding required to construct the project. The remodel building permits for the Garden City Labor Camp were issued in 2019 and construction has started. The City did not conduct a historic evaluation of the Camp Vanessa "Bracero" farm labor facility because it was not determined to be necessary during project development but did work closely with its new owners to approve the ministerial building permits that extends the life of the facility with a capacity of up to 500 H2A visa workers. The City did not develop an informational brochure. The Planning & Sustainability Manager and periodically the City of Oxnard Housing Director, have participated in the monthly meetings of the House Farmworker group to provide information on housing programs, policies, and options. Additionally, presentations have been provided to continue soliciting input and suggestions on ways to improve farmworker housing. Planning Division staff continue to work with groups such as House Farmworkers, other farmworker stakeholders, and the nonprofit community to discuss possible options to secure and enhance farmworker housing. The Housing Department will continue to seek development partners and funding that can be used to develop affordable farmworker housing.	

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Employee Housing Act by 2018; continue to participate with House Farmworkers stakeholders and their projects and meet with the group at least twice per year Objective: Review and pursue farmworker housing opportunities. Amend the Zoning Code to comply with state law regarding Employee (farmworker) Housing. At least three projects to be at least in pre-development planning with a qualified nonprofit developer.		
Program 10: Inclusionary Housing Program In 1999, the Inclusionary Housing Program was established to generate affordable housing in proportion with the overall increase in market-rate residential units. City Council Ordinances 2721 and 2615 require developers with 10 or more units to provide 10 percent affordable units. Developers of rental projects with 10 or more units are required to provide 5 percent for very low-income households and 5 percent for low-income households. Developers may request City Council approval in advance for payment of in-lieu fees, which are periodically adjusted. The 2013 Latinos Unidos v. Napa County First Appellate District ruling and subsequent HCD opinion letter that requires counting of affordable units under a local inclusionary ordinance to also count toward qualifying for the state density bonus (SB 1818) supersedes City parking requirements, as any project over 10 units automatically earns a 20 percent density bonus, reduced SB 1818 parking requirements, and is entitled to one or more development standard concessions. To date, housing projects continue to provide satisfactory parking. Staff will monitor the inclusionary program to see if projects are being underparked and creating quality of life issues in neighborhoods. In addition, to ensure the Inclusionary Housing Program does not pose a constraint to the development of all housing affordability levels, the City will annually monitor the implementation of this program, evaluate the impacts on the costs and supply of housing, and make necessary revisions to the program. If revisions are made	The City's Inclusionary Housing Program allows an applicant to choose between in-lieu fee payments and/or land dedication. It is described further in Chapter E of this element. During 2018, the development of five affordable units were funded with funds collected from inclusionary housing in-lieu fees. Two units were rental units in a 40-unit 100-percent affordable rental development to house veterans. Three of the units were single-family homes in a 100-percent affordable homeownership development that included a total of 6 single-family homes that were completed and sold to income-qualified families in 2018. In 2018, 5 on-site inclusionary affordable units were provided in 2 development projects. These units are being counted towards the City's RHNA target. In 2019, 40-unit, 100-percent affordable veterans rental development, was completed (Ormond Beach Villas - 5547 S. Saviers Road), the Housing Department provided gap-financing with the use of Affordable Housing In-Lieu fees to pay for the development of two of the 40 units that were developed. In an effort to increase the number of affordable units developed with in-lieu fees, in May 2020 the City adopted an updated inclusionary housing fee (Resolution No. 2980). This updated fee followed a lengthy fee study process and evaluation of fee sufficiency. The City is in the process of updating the inclusionary housing requirements to be codified in Chapter 16 of the municipal code.	Amend to reflect updates made to the City's Inclusionary Housing Program and fees and continue

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to the Inclusionary Housing Program, they will be codified as an ordinance in the City's Zoning Code. Prior to any revisions to the Inclusionary Housing Program, the City will also conduct an analysis of the in-lieu fee and whether it is sufficient. **Responsibility:** Housing Department, Development Services **Funding:** Developer funded by either providing on-site units or in-lieu fees **Time Frame:** Monitor annually and ongoing **Objective:** Produce 50 units per year on average on-site, in-lieu fees lead to average of 30 units per year. No units are counted toward RHNA, as they are not considered certain by HCD.		
Program 11: Homeownership Assistance Citywide Continued assistance is provided for lower-income households to buy single-family units, condominiums, and mobile homes. Under this program, a matching grant of $5,000 is provided for down payment assistance and closing costs. Grants are allocated as follows: (1) residents of Oxnard; (2) persons employed in Oxnard; and (3) all others. If the homebuyer remains in the home for five years, the grant is forgiven. The City extends this program for households purchasing in a designated historic neighborhood. **Responsibility:** Housing Department **Funding:** HOME CalHOME, BEGIN, Inclusionary in-lieu fees **Time Frame:** Ongoing **Objective:** Assist a total of 40 households annually.	During 2018 and 2019, Oxnard provided homeownership assistance funded by HOME, CalHOME, BEGIN, in-lieu fees, and CDBG. A total of 30 households were assisted with a total of $1.3 million in funding. In addition, the Housing Authority conducts a Family Self-Sufficiency (FSS) program to help families save money for a home or other special needs. In 2018 and 2019, one public housing FSS family transitioned to homeownership and the program assisted participants in earning funds in an escrow account that may be used towards the purchase of a home. During 2020, the Housing Department provided homeownership assistance funded by HOME and BEGIN. A total of five households were assisted with $193,944. One loan was provided to a very low-income household, three to low-income households, and one to a moderate-income household. In 2020, one public housing FSS family transitioned to homeownership. The program assisted the family by facilitating provision of resources and first-time homebuyer education. While homeownership assistance averaged at least 40 households a year between 2014 and 2016, the elimination of HERO homeownership assistance funding and a lack of affordable inventory, HOME funding for the homebuyer assistance program was reduced and used to develop new affordable housing opportunities in the City. Given current and available resources, a more realistic target may be 10 to 16 households assisted annually.	Continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
Program 12: Mortgage Credit Certificate (MCC) Oxnard participates with a consortium of cities in the Mortgage Credit Certificate (MCC) program administered by Ventura County. MCCs are available for income-qualified, first-time homebuyers and provide a federal income tax credit up to 20 percent of the annual mortgage interest paid. Since the mortgage payments repay the bonds, no City guarantee is required. MCCs can be used with City homebuyer programs to assist persons to qualify for private mortgage financing. **Responsibility:** Housing Department **Funding:** Mortgage credit certificates (6 per year) **Time Frame:** Ongoing and as first-time homebuyers' applications are pursued **Objective:** Continue working with the Ventura County Consortium to distribute funding and work toward Oxnard residents using at least 6 Mortgage Credit Certificates per year.	Program 12 is an ongoing program with an annual objective of assisting six households to purchase their housing. The City continued to work with the Ventura County Consortium. During 2018, 15 Oxnard residents received MCC assistance, as reported by the Ventura County Consortium, exceeding the City's goal of six MCCs issued to Oxnard residents. During 2019, 20 Oxnard residents received MCCs. In 2020, Oxnard residents to received MCC credits.	Continue
Program 13: Financial and Regulatory Assistance The City of Oxnard has a strong record of providing financial and/or regulatory incentives to facilitate the development of affordable housing. Through direct City assistance, over 100 units have been assisted in the previous two years through financial assistance or relief from regulations in return for deed restrictions requiring the units to remain affordable to low- and very low-income households. CDC is no longer a funding source due to the dissolution of redevelopment agencies in California. The City will target other funding sources for this program, in particular the Strategic Growth Council's Affordable Housing and Sustainable Communities program. **Responsibility:** Housing Department, Development Services **Funding:** HOME, CDBG, SGC AHSC Grant (Cap &Trade) EDC set-aside for highly-qualified census tracts **Time Frame:** Pursue AHSC funding annually beginning in 2015 **Objective:** Continue providing financial and regulatory assistance.	During 2018 and 2019, no applications were filed for AHSC funding. Community Development continued to evaluate projects for AHSC applications. The challenge was showing significant GHG reductions to score well against other AHSC applications and the costs of preparing the applications. In 2020, the City will consider partnering with an affordable Housing Developer to apply for the next AHSC award. In July 2020, the City did apply for the Permanent Local Housing Allocation (PLHA) formula grant, issued by the California Department of Housing and Community Development (HCD) and expects to receive an award amount of up to $6,950,574 over the next five years beginning in 2021.	Continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
Program 14: Shelter Development Program The City identifies developing a plan to address homelessness as Objective 4 of Goal 1, of Strategic Priority Area C, "Quality of Life." Departmental priorities by funding year will continue to address this need. Consistent with SB 2, the City amended its Zoning Code (see Zoning Code Section 16-504) to define and permit supportive and transitional housing as residential uses and to allow emergency shelters with a Special Use Permit in the R-2, R-3, R-4, and C-2 zoning districts. Emergency shelters are allowed without discretionary review in the M-L and M-L-PD zoning districts. Properties with these zoning designations are generally located near the city center, allow for these structures with minimal setbacks, consist of vacant lots and buildings with adequate space for emergency shelter operations, and are accessible to public transportation and medical and commercial services as appropriate for permanent emergency shelters to be allowed by right. Currently, there are a total of 32.49 acres in the M-L and M-L-PD zoning districts made up of 16 vacant parcels. The City has set in place development and operational standards consistent with SB 2 (see Zoning Code Section 16-504). Further amendments to the Zoning Code will be made to allow transitional and supportive housing in all zoning districts that allow residential uses in the same way other residential uses are allowed in those zoning districts. The City will continue to work with homeless services stakeholders toward developing a year-round emergency shelter in Oxnard. **Responsibility:** Housing, Development Services **Funding:** General Fund, HUD and other grants as available **Time Frame:** Amend Zoning Code to fully address SB 2 requirements for transitional and supportive housing by 2019 **Objective:** Continue to work toward development of a year-round emergency shelter.	The City continues to allow and maintain zoning capacity for emergency shelters as described in the program. The City identified a potential shelter site in 2019, located at 1258 Saviers Road. However, that location was abandoned due to compatibility issues and a desire to allow for a more comprehensive set of solutions on site. During 2019, the Commission on Homelessness was kept abreast of developments towards meeting this objective at their monthly meetings. The City began using a former National Guard Armory located at 351 S. K Street in Oxnard as a temporary emergency shelter on a 24-hour basis in January 2019, with financial assistance from the City and County of Ventura, before operation and management of the shelter was taken over by Mercy House, a non-profit homeless service provider, in June 2019. The K Street Shelter will remain open and continue operating as a 24-hour low-barrier shelter, operated by Mercy House, until the City completes the development of its proposed new Navigation Center (241 W. 2nd Street) on a City-owned property. The City is proposing to build a multi-story mixed-use building on the City-owned property that will include a new Navigation Center, administrative office space for supportive service providers, and permanent supportive housing units. The City estimates that project completion will occur within the next two years and is currently in the design phase. In 2020, the Housing Department entered into an Exclusive Negotiating Agreement with a developer and has begun negotiations to enter into a Disposition and Development Agreement (DDA) with the developer on the future navigation center. A land use application for the mixed-use multi-story building was submitted to the City's Community Development Department. As of December 2020, the project received all necessary entitlements. The City anticipates executing the DDA with the developer, pending City Council approval of the DDA by March 2021.	Amend to address accomplishments and continue
Program 15: Homeless Assistance The City's Homeless Assistance Program is modeled after the federal government's continuum of care program. The Homeless Assistance Program contains the following phases: (1) intake and	In January 2018, a large homeless encampment was cleared by a site near Ormond Beach. Inhabitants left the site voluntarily and it was estimated that approximately 120 people were residing at this site. Of those 120, 12 people visited the Winter Warming Shelter, and 8 people requested assistance from social services. In 2020, another	Amend to address accomplishments and continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
assessment; (2) provision of emergency shelter at year-round and winter shelters to provide temporary housing; (3) provision of transitional facilities and supportive services to help the homeless gain skills for independent living; and (4) permanent supportive housing. Local, state, federal, and private donations provide funding. **Responsibility:** Housing, Development Services **Funding:** CDBG, General Fund, HUD **Time Frame:** Ongoing through planning period **Objective:** Continue to implement program with shelter for women with children and winter warming service that averages 700 person-nights.	large homeless encampment developed near Ormond Beach. The City has begun efforts to engage with the population currently residing there. In August 2020, the City teamed up with Ventura County to regularly provide services and engage as many people as possible into shelter and housing. Ventura County provides healthcare services through their Backpack Medicine project. Other services at the encampment site include hygiene services and connection to outreach case workers. The City is currently developing a longer-term engagement plan to determine service needs of the people living in the encampment, then connecting them to services and housing and eventually cleaning the site of debris. In order to engage with people experiencing homelessness and provide practical assistance, including housing navigation, employment assistance, health navigation and crisis intervention, in May 2020, the City began working with the Salvation Army to provide street outreach services. In fall of 2020, the scope of services from Salvation Army expanded to provide additional street outreach services in the downtown area of Oxnard. Salvation Army is currently recruiting additional staff for these positions. In 2020, shelter space was expanded to a second location at 350 S K Street, the Police Activities League (PAL) building, to provide safer conditions for preventing the spread of COVID-19. The total number of beds remained at 110, but now with 42 beds located at the former Armory location on K Street, and 68 beds across the street at the PAL building. This expansion allows for shelter guests to more easily practice social distancing and increases space between the beds. During this time, a rapid-rehousing program was implemented within the Oxnard navigation center. This program provides housing navigation, relocation and stabilization services to support homeless residents and shelter guests find and maintain permanent housing. The rapid re-housing program also provides financial assistance to help with moving costs, security deposits, utility deposits and short term rental assistance. The City hired a Homeless Services Coordinator in July 2020. In 2020, Homeless Services also began providing support and practical services once a week at “The One Stop” outside of the Rescue Mission. At this service location, homeless individuals are able to access hygiene services, including a shower, and connect with service providers, including Salvation Army outreach services. This program is	

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
	done in partnership with Ventura County who provides health care and other services. In order to support homeless individuals and gain skills for independent living, homeless services is planning a vocational training pilot program to train and hire people who had experienced homelessness with the goal of eventually securing longer-term/permanent work. Since 2017, Homeless Services administered and assisted the shelter for adults with children at Gabriel's House that houses 45 persons a night. Homeless Services continues to assist Grants Management and the Oxnard Housing Authority with CDBG, ESG, and HUD-VASH. Currently, staff is facilitating $249,000 in CDBG funds for design and remodeling at Gabriel's House, utilizing $30,000 for emergency shelter assistance, providing ESG sub-recipients with monitoring and technical assistance and awaits the placement of HUD-VASH recipients for the Ormond Beach Project. Homeless Services has also developed $1.5 million dollars in Measure O funds and $1.5 million in State HEAP funding to build and operate the permanent year-round shelter through a tri-party agreement with the City of Ventura and County of Ventura to assist homeless and at-risk individuals and families.	
Program 16: At-Risk Household Assistance The City currently contains no deed-restricted units and therefore there are no "at-risk" units at this time. Should the City have any at-risk affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future. **Responsibility:** Housing, Development Services **Funding:** General Fund **Time Frame:** As needed through 2023 **Objective:** Continue to monitor assisted units, and if any become at risk, work with property owners to develop a strategy to maintain any at-risk through 2023.	In 2020, HUD endorsed accelerating the demolition of all remaining 144 public housing units in Colonia Village (located on the corner of First Street and Rose Avenue, which represents Phases 2 and 3 of the Las Cortes development) outside of the planned progression of the project to mitigate potential safety problems. The process of relocation and demolition and replacement began in 2018 for this project. In 2018, all public housing tenants were permanently relocated, primarily into the newly developed Las Cortes affordable housing development. All 144 units have been removed from the Oxnard Housing Authority's (OHA) public housing inventory, the OHA demolished these units, with HUD approval, since their useful life has expired. The OHA has partnered with a developer to build a 129-unit development that will be 100 percent affordable on a portion of the former Colonia Village site. The developer contracted to build the second phase reduced the number of units to be developed under this phase from 129 units with 109 units to ensure the final viability of the project for development. The OHA plans to build an additional 64 affordable units in the future on the remaining portion of the former	Amend to address accomplishments and continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
	Colonia Village site. This includes 20 units that were previously planned for development under Phase 2. In 2019, affordability covenants expired on Tierra Vista Apartments (1750 Mountevina Circle, Oxnard, CA 93030), which included 40 non-elderly units. Eight out of 20 units were removed from OHA's public housing inventory at the Althea Court (1361, 1363, 1365, 1367, 1369, 1371, 1373, and 1375 Althea Court, Oxnard, CA 93036) Public Housing Site in 2019 due to a fire that destroyed them. OHA intends to replace these units but a date for replacement has not been determined at this time.	
Program 17: Fostering Self-Sufficiency The City will continue to aid private nonprofit entities to develop programs that move individuals or households from homelessness to permanent housing including job assistance. The programs should assist extremely low- to low-income persons or households to achieve economic independence from governmental assistance through a network of human services, including job training and placement, education scholarships, childcare scholarships, rental assistance, transportation, and emergency services. The program may be a public/private partnership. Participants may be required to attend school or occupational skills training, maintain employment, and work to achieve a career that will support their family. Participants may also work to define their goals and develop strategies through education and skills training to achieve them. The City will meet at least once annually with nonprofits. **Responsibility:** Housing Development **Funding:** General Fund, CDBG **Time Frame:** Annually and ongoing Objective: Support community-based organizations to assist a minimum of 90 households annually, with Oxnard residents comprising a minimum of 80 percent of those assisted, with a program goal of 100 percent.	During 2018 and 2019, the goal of assisting a minimum of 90 families was met. Twenty-nine Public Housing and 69 Section 8 low-income families participated in the Family Self-Sufficiency program. An additional 31 Public Housing and 37 Section 8 low-income families participated in the Family Self-Sufficiency program in 2020. At least 700 individuals were provided supportive services facilitated by the ROSS Services Coordinator. ROSS programs include employment training/mentoring programs, tutoring programs, GED attainment programs, job retention activities, parenting skills, music classes, art workshops, free tax preparation, free access to computer labs, and office assistant workshops. All these programs complement a family's goal of increasing self-sufficiency and overall quality of life. In 2020, ROSS services have been expanded to assist with unemployment filings, rental assistance, food share, and health and safety education. As a result of the COVID-19 pandemic, in 2020, over 2,500 individuals were provided emergency supportive services facilitated by the ROSS Services Coordinator.	Continue
Program 18: Section 8 Assistance Program The Section 8 program subsidizes very low-income households who expend over half their income on rent. Prospective renters secure	Services offered to Section 8 landlords included the recently activated landlord online web-portal, which offers the convenience of access to the ledgers and inspections for units that are currently rented to Section 8 program participants. The payment standard was increased when the Fair Market Rents were revised/published by HUD. In	Amend to address changes in City programming and continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
housing from HUD-registered apartments, and HUD pays the difference between what the tenant can afford and the negotiated payment standard. HUD regulations require that 75 percent of new leases be made to households earning below 35 percent of median family income, provided less than 40 percent of their income is spent on housing. In an inflating rental market, this standard is often exceeded, resulting in denial of a certificate. To protect housing opportunities for very low-income households, the rental payment standard must keep pace with the market. The City regularly seeks to increase Section 8 vouchers from HUD. **Responsibility:** Housing Authority **Funding:** HUD **Time Frame:** Seek new vouchers and/or to raise the payment standard as needed annually **Objective:** Continue to participate, encourage property owners to register units, and seek to raise the payment standard as needed.	addition, the Housing Authority is working in partnership with United Way of Ventura County to pilot an incentivized landlord program. Internally, we have allocated a full-time staff member to provide intensive housing search assistance to program participants and to reach out to individual landlords to facilitate the onboarding process. During 2019, Housing Authority staff continued to encourage landlords to register their available units/properties on the "Go Section 8" website/portal, which can help landlords to market their units at no cost. In addition, Section 8 staff educated potential landlords on the benefits of accepting the Section 8 program. For the first time in over 2 years, new families were admitted to the Section 8 program. In 2020, the Housing Authority launched an effort known as "Rethink and Renew" to restructure operations. The goal is to improve landlord and tenant relations and customer service, which in turn will impact the participation rate of property owners in the Section 8 program. An average of 1,679 vouchers were in use in 2020. The total number of Housing Choice Vouchers that were available in 2019 was 1,825. More than 4,000 people were on the waitlist which is currently closed. As a result of the COVID-19 pandemic, all efforts had to be postponed until the City of Oxnard authorizes for the department to proceed with community outreach events. In November of 2020, the Housing Authority submitted a grant request to HUD for technical assistance pertaining to the Rethink and Renew efforts. The application revolves around assistance with asset portfolio repositioning, organizational and staff assessment, and analysis of workforce productivity. All of these tasks are aligned with the goals and objectives of the Rethink and Renew effort.	
Program 19: Fair Housing Services The City of Oxnard provides services to ensure fair and equal housing opportunity. To implement these policies, the City periodically prepares a Fair Housing Assessment, provides fair housing services free of charge to home seekers as well as fair housing training, and coordinates processing and resolution of complaints with the Department of Fair Employment and Housing, when deemed necessary. The City will also make brochures and other fair housing information available in English and Spanish at the Development Services Department, on the City's website, and at	The City continued contracting with the Housing Rights Center to provide individual case management and investigation services to Oxnard Residents, housing providers, and home seekers. This contract is entirely funded with CDBG funds. In 2019 and 2020, the goal of 320 client contacts was met. There were over 350 contacts (133 client households, about 200 paper distributions, 20 attendees at training sessions, and an unknown number of website contacts for Oxnard residents). Fair housing information was also disseminated through various social media platforms, as well as through distribution of flyers and leaflets. In addition, the City's Fair Housing Officer, based in the Housing Department, provided services related to reasonable accommodation requests for public housing assistance recipients. An	Amend to address requirements of AB 686 and continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
public libraries. In recognition of the need for continued service provision, the City will continue to provide fair housing services. **Responsibility:** Housing Department **Funding:** CDBG **Time Frame:** Ongoing **Objective:** Continue to implement and advertise the program in cooperation with the Housing Rights Center. Average 320 contacts per year.	updated regional Analysis of Impediments to Fair Housing was prepared and adopted by City Council in May of 2020.	
Program 20: Energy Conservation The City will continue to post and distribute information on currently available weatherization and energy conservation programs to residents and property owners through annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and the City's website. The City will continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and will encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through programs in the Energy Action Plan. The City will encourage development of affordable housing units that utilize passive or active energy saving features (e.g. solar panels, efficient appliances, efficient building materials) and will assist developers in pursuing funding for these types of developments. **Responsibility:** Development Services **Funding:** General Fund, SGC AHSC Grant (Cap &Trade) **Time Frame:** Advertise programs and implement project-related standards as feasible when development applications are received. **Objective:** Increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units, and comply with state energy conservation requirements.	The City continued to post and distribute information on currently available weatherization and energy conservation programs to residents and property owners through annual mailings in City utility billings and distributed program information to community organizations and at municipal offices; Community Development continued to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encouraged residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access; and Community Development continued to encourage development of affordable housing units that utilize passive or active energy-saving features (e.g., solar panels, tankless water heaters, efficient appliances, and efficient building materials).	Continue
Program 21: Report Housing Element Implementation	The City prepared an annual report to the City Council on Housing Element implementation achievements each year.	Delete

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
The City will prepare an annual report to the City Council (as required by Government Code Section 65400) on achievements in implementing housing programs and meeting the objectives of the City's Housing Element. The report will include the activities of all City departments responsible for implementing programs contained in the Housing Element. **Responsibility:** Development Services, Housing Department **Funding:** General Fund **Time Frame:** Report annually **Objective:** Report annually on accomplishing the goals, policies, and programs that fulfill state law requirements.		
Program 22: Reasonable Accommodation The City of Oxnard will continue to process requests for reasonable accommodation which are reviewed on a staff level. The City will revise Consideration 7 under Section 15-501.5 in the Reasonable Accommodation Division 17 to remove discretion from the procedure, and will consider reducing the fee for a reasonable accommodation permit. **Responsibility:** Development Services, Housing Department **Funding:** General Fund **Time Frame: Amend** Section 15-501.5 of Division 17 Reasonable Accommodation by 2017. Review requests for reasonable accommodation as they are received. **Objective:** Continue to implement reasonable accommodation ordinance for disabled persons.	The zoning code was revised at the time of Housing Element adoption in 2017 to remove Consideration 7 from the Reasonable Accommodation Procedure findings. Community Development continued to process requests for reasonable accommodation, which are reviewed on a staff level, and approved six Reasonable Accommodation permits in 2018 and 2019.	Amend to remove completed part of program and continue
Program 23: Special Needs Groups The City has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include modification of development standards. The City will seek funding for special groups with specific demonstrated needs through federal, state, and local housing assistance programs through the Ventura County Housing Authority. Where unmet needs are demonstrated, the City will give preference in its funding	In 2018, a web-platform was established to open a waitlist exclusively for homeless applicants when needed. All applicants were given an opportunity to apply to the waitlists. The application allowed for someone to indicate if they are homeless. Oxnard Housing Authority (OHA) began the process of selection and issuing vouchers. A total of 50 vouchers were issued to applicants who met the homeless set aside eligibility criteria. In addition, resources were allocated to allow for a staff member to provide intensive housing search support to the program participants.	Continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
decisions to projects addressing special housing needs. Through the Continuum of Care (CoC), the City will continue to cooperate and work with other governmental and non-governmental organizations to encourage, promote, and facilitate the provision of emergency shelters, transitional housing, and housing to meet other special housing needs. Through the collaborative efforts of the Continuum of Care, the City will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The City will promote the use of community facilities and continue to work with service agencies to provide short-term emergency housing for the homeless. The City will continue to encourage and work with and assist nonprofit housing development corporations to promote, assist, or sponsor housing for the homeless. The City will also explore the feasibility of using its CDBG to provide seed money to assist nonprofit agencies in these efforts. Through its Zoning Code, the City will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing. **Responsibility:** Development Services, Housing Department **Funding:** General Fund, HUD, FESG, EHAP, CDBG, United Way, Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups **Time Frame:** Identify funding opportunities annually and/or as funding becomes available **Objective:** Work to identify funding and assist in addressing the housing needs of special needs groups.	During 2019, the Ormond Beach Villas project was finalized. The project targets highly vulnerable/low-income veterans in need of affordable housing. The OHA has committed project-based vouchers for each of the units. The OHA partnered with the Housing Authority of the City of San Buenaventura and Area Housing Authority of the County of Ventura to apply for the Mainstream Voucher funding opportunity, which targets non-elderly persons with disabilities transitioning out of institutional settings and at risk of becoming homeless. The grant was approved. In 2020, OHA adopted a preference that allows a total of 15 housing choice vouchers (very-low income) to be set aside each fiscal year for applicants who meet the definition of homelessness. Following a revamping of efforts to increase utilization, a total of 31 applicants have secured housing and 21 have been issued a Housing Choice Voucher and are currently searching for a unit. The AAHOP Cypress Gardens project, approved in 2018, included 30 single and one-bedroom units for special needs residents who are extremely low income. In 2019, the Housing Department issued Cabrillo Economic Development Corporation a conditional letter of approval to provide gap-financing with the use of federal HOME funds for construction of a 42-unit farmworker housing development, which will include some units that will be reserved for extremely low-income households. The Vagabond Inn is being acquired by private developers to convert to permanent supportive housing.	
Program 24: Mobile Home Park Conversion Ordinance State law regulates the conversion of mobile home parks to condominium ownership. To approve a conversion, the City must determine that the proposed conversion conforms to state law and that the conversion has resident support, per state law. Several park-conversion court case decisions are available that could impact the City's conversion process and application of state law. The City will review conversion case law and modify the conversion code and/or administrative procedures as necessary. **Responsibility:** Development Services, City Attorney	The City has not completed A review of recent case law pertaining to conversions of mobile home parks to condominium ownership to determine if there is a need to modify the mobile home conversion code and/or administrative procedures for mobile home park conversions.	Continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
Funding: General Fund **Time Frame:** Annually **Objective:** Clarify the mobile home park condominium conversion process based on recent case law.		
Program 25: Annexation To ensure the City has enough land to meets its RHNA, the City is evaluating the potential development and annexation of the Teal Club Specific Plan site of about 174 acres. The time frame for next steps toward annexation includes: • Draft EIR public review period – early 2015, completed. • Project revised due to School District review in mid- 2017 • City consideration in 2018 If development and annexation is approved by the City, annexation approval by LAFCo in 2019. The Teal Club Specific Plan will allow the development up to 990 housing units in a range of densities and affordability. Although affordability has not yet been determined; there are 230 units in planning areas that allow up to 30 units per acre, which may be counted toward meeting the RHNA. If the Teal Club site is not approved by City Council by 2018, in 2019 the City will pursue other options to meet the remaining RHNA. The following are options the City may consider: • Development and annexation of up to 20 acres per year of 100 percent affordable housing without requiring voter approval (SOAR exemption) • Development of the Northeast Community Specific Plan Phase III Urban Village • Additional sites to receive AAHOP zoning identified during the comprehensive 2030 General Plan consistency rezoning program. **Responsibility:** Housing Department, Community Development **Funding:** General Fund **Time Frame:** Annexation within 18 months of Housing Element adoption; Consider alternative approaches if annexation doesn't occur by 2018. **Objective:** Allow additional capacity to meet the City's RHNA.	The Teal Club Specific Plan (TSCP) annexation application has begun moving forward with the Oxnard School District acquiring a portion of the site for a Middle School. The TSCP Draft EIR was circulated in early 2016 and the entitlement began again starting with an update of the Draft EIR. If the project and annexation are approved, some number of affordable units would likely be counted in the next Housing Element planning period, 2021 to 2029. In 2018, the Rio School District filed an annexation request for an 11-acre surplus school site that included 167 condominium housing units and 20 affordable units required by the City's inclusionary ordinance. The Planning Commission recommended approval on November 21, 2019, and the City Council approved the project in February 2020. The application was submitted for review by the local area formation commission (LAFCO) in 2020.	Amend to add Rio Urbana and continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
Program 26: AAHOP Monitoring Program In an ongoing effort to encourage the development of housing for lower-income households and to ensure the AAHOP does not constrain the development of affordable housing, the City will annually monitor the effectiveness of the AH additive zone including the following: review the feasibility of the 100 percent affordability requirement, and ensure consistency with the intended use of the program. Based on the outcome of the review, the City will revise the program as necessary. The City will also maintain a list and map of AAHOP sites, updating it annually or in conjunction with project entitlements that remove AAHOP sites from the inventory and reduce the available opportunities below the remaining RHNA target. **Responsibility:** Housing Department, Community Development **Funding:** General Fund **Time Frame:** Update AAHOP site list and map annually; continue to refine the AAHOP program annually and as needed **Objective:** Ensure the AAHOP does not constrain the development of affordable housing.	The City adopted the 2013–2021 Mid-Cycle Housing Element update in October 2017 to comply with conditional certification requirements from HCD (March 27, 2017). The update addressed Housing Element Program No. 25 Annexation, and Program No. 26 AAHOP Monitoring. The update process included a stakeholder survey in April 2017 and Planning Commission study sessions in April and June 2017. In 2017, the City codified AAHOP into the municipal code and amended the ordinance to allow for-sale as well as rental units, and up to 25 percent moderate units capped by the remaining RHNA need for moderate. The City completed a consistency rezoning program to change zoning to match 2030 General Plan land use designations and AAHOP designations within the recently adopted 2013–2021 Housing Element. In October 2017, the AAHOP inventory was updated to reflect the loss of AAHOP sites to other uses and to add new AAHOP sites, resulting in a revised AAHOP inventory of 2,067 potential units. To accommodate 264 very-low and low-income RHNA units, Housing Element Program No. 3 AAHOP was revised to include rezoning of approximately 11 acres to AAHOP to facilitate the development of housing for lower income. As recommended by HCD, the City also added Housing Element Program 31 to promote development of AAHOP projects on City-owned sites and assist potential developers with AAHOP sites. The revised inventory includes 25 City-owned parcels totaling 4.17 acres. As stated above, one AAHOP project was entitled in 2019 for a total of 20 units, including 4 lower-income units. A previously approved AAHOP project, Gateway Apartments, has been completed with 237 affordable units. The City has evaluated options to address housing needs moving forward, including meeting the 6th Cycle RHNA and the AAHOP program is no longer the best mechanism to achieve those goals. The AAHOP program will be discontinued.	Delete
Program 27: Large Households In order to assist with the high percentage of households living in overcrowded situations, the City will encourage and/or condition developments to add additional bedrooms and will consider	The City continued to encourage developments to add additional bedrooms. However, developers have reported that there is a strong demand for smaller units for newly formed households of roommates, young couples with no children, and 'empty-nesters.' In 2019, a 40-unit 100-percent affordable veterans rental development was completed (Ormond Beach Villas), the Housing Department	Continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
prioritizing the use of CDBG funds for rental projects, provided that some of the units have three or more bedrooms. **Responsibility:** Development Services, Housing Department **Funding:** General Fund, CDBG **Time Frame:** As project applications are submitted **Objective:** Assist in the development of larger units to accommodate larger households	provided gap-financing with the use of in-lieu affordable housing funds and federal HOME funds for seven of the units built, one of the seven units included a three-bedroom unit, intended for a large family. The proposed Etting Road Apartments, a 42-unit 100-percent affordable farmworker development will include three-bedroom units. The Las Cortes Phase II development is currently working toward securing funding for the development; once all funding is secured, the development will begin construction and will include three-bedroom units.	
Program 28: Extremely Low-Income Households To address the housing needs of extremely low-income households, the City will encourage the development of housing suitable for extremely low-income households (i.e., single-room occupancy units, transitional housing). Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements, and providing concessions and incentives. The City will meet with local nonprofit developers throughout the planning period. The reuse of shipping containers will be evaluated as a means to create temporary or permanent affordable small housing units. **Responsibility:** Housing Department, Development Services **Funding:** General Fund, CDBG **Time Frame:** Look for opportunities to develop or facilitate extremely low-income units at least annually **Objective:** Comply with AB 2634.	The City continued to encourage the development of housing suitable for extremely low-income households (i.e., single-room occupancy units, transitional housing). The Housing Department continued to look for opportunities to provide gap-financing to developers of housing units targeting extremely low-income households. The AAHOP Cypress Gardens project, approved in 2018, included 30 single and one-bedroom units for special needs residents who are extremely low income. In 2019, the Housing Department issued Cabrillo Economic Development Corporation a conditional letter of approval to provide gap-financing with the use of Federal HOME funds for construction of a 42-unit farmworker housing development, which will include some units that will be reserved for extremely low-income households. In 2020, the City entered into an Exclusive Negotiating Agreement with a developer to negotiate the terms of a Disposition and Development Agreement for the construction of a mixed-use building that will include a navigation center with a 110-bed shelter, office space, and 100 percent affordable Permanent Supportive Housing (PSH) rental units. The property is currently owned by the City. The address is 241 W. 2nd Street. Once developed, the PSH units will target formerly homeless households, most of which will have extremely low incomes. The development is currently in the process of obtaining entitlements. The Central Terrace Apartments, an 87-unit 100 percent affordable development, is currently in process of obtaining entitlements, once developed the development will target tenants at 3, 50, and 60 percent AMI.	Amend to include looking into shipping containers as housing and to emphasize fair housing and continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
	The City evaluated shipping containers as a housing option and did not support this as an affordable housing option due to Building Code and health and safety issues.	
Program 29: Review of Parking Standards The City will continue to allow reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the City's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites in all zoning districts. Further study of these revisions will be conducted before changes to the Zoning Code are made. • Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate, or if spaces will not be "pre-assigned" to specific units in the project. • Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback. • Standards for "shared parking" when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. • Reductions to the space requirements for studio and one-bedroom apartments (presently 2 spaces per unit). • Review of off-street covered parking requirements, including garage requirements for second units. When parking studies are required for congregate living facilities, community care facilities and small residential care facilities for disabled persons, the City will conduct the study with the goal of encouraging these uses and monitoring any constraints to allowing resulting from the parking study and resulting requirements. The City will also monitor the impacts of these parking studies and report every two years on any constraints identified in their annual Housing Element report to HCD. By 2018 the City will establish fixed parking requirements for congregate living facilities, community care facilities and small residential care facilities for disabled persons so that a parking studies are no longer needed or required for these uses. By 2018	During 2018, the Planning Division prepared the ADU zone text amendment that included clarification of parking requirements consistent with State law (see Program 6). Multifamily projects in the City are generally reducing guest parking, utilizing tandem parking, and using more surface parking as the projects qualify for Density Bonus parking standards by complying with the City's 10 percent inclusionary requirements. The City will continue to allow reduced parking requirements for senior and affordable housing projects with approval of a parking study as well as shared parking when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. The City monitored the impacts of these parking studies and reported every two years on any constraints identified in their annual Housing Element report to HCD. The new Downtown Code was approved in 2019 that revised parking requirements to provide and manage parking facilities that serve an area rather than lot by lot to create a park-once pedestrian district and reduce the parking burden for individual projects. The new Downtown Code significantly reduced parking requirements for residential uses in the downtown and allowed payment into an in-lieu fee for meeting parking requirements within the district parking facilities. The combined effect of form based code and managed parking in the downtown has resulted in several new housing developments in the downtown with densities between 100 and 125 dwelling units per acre. . The City did not establish fixed parking requirements for congregate living facilities, community care facilities and small residential care facilities for disabled persons, nor explore the feasibility of an ordinance that would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes.	Amend to remove completed part of program and continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
the City will also make revisions to parking requirements to remove constraints based on the issues studied, as described above. As part of the research into Program 9, Farmworker Housing, the City may consider revising parking requirements for the range of farmworker housing uses that may be defined by the program, leading to zoning code amendments in late 2017 or early 2018. In addition, the City should explore the feasibility of an ordinance that would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces may remain available for tenant use. The City will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development. In addition, under Government Code 65915(p), any project that is eligible for a density bonus is entitled to use the alternative parking standards set forth in the statute, regardless of whether the applicant applies for a density bonus. The applicant has to request that the City apply the statutory parking standards. **Responsibility:** Housing Department, Community Development **Funding**: General Fund **Time Frame:** Amend parking requirements by 2017 and monitor and report every two years. **Objective:** Continue to review alternative parking requirements in all zoning districts.		
Program 30: Large Site Program The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report.	During the planning period, Community Development staff worked closely with the Oxnard Union High School District and owners of a 107-acre vacant parcel (Maulhardt) to identify requirements and opportunities for affordable housing. This site has been annexed into the City. Community Development staff also worked closely with the Rio School District, owner of an 10.24-acre parcel contiguous to City limits for annexation and inclusion of affordable housing. This project received Planning Commission recommended approval on November 21, 2019, and the City Council approved in February 2020. The application was submitted for LAFCO review in 2020.	Continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
Responsibility: Housing Department, Development Services **Funding:** General Fund **Time Frame:** As project applications are submitted **Objective:** Assist with large site development.		
Program 31: City Owned Sites and AAHOP Developer Assistance The City's list of sites with the –AH (AAHOP) designation includes 25 parcels that are owned by the City, totaling 4.17 acres. These parcels make up a portion or all of five AAHOP sites A-03, A-08, B-04, B-14, and B-18. Four of these sites are in former Redevelopment areas and are administered by the Successor Agency. Successor Agency parcels are subject to disposition in connection with the Long Range Property Management Plan. City-owned parcels not administered by the Successor Agency are generally subject to the California Surplus Lands Act. The City would consider other alternatives for the use of City-owned parcels within AAHOP projects. One alternative would be for applicants to work with Development Services, Economic Development, and the Housing Departments to facilitate the application process on City-owned and other AAHOP sites. Through website promotion of the City's Affordable Housing Ordinances/Programs and collaboration with the aforementioned departments the City will ensure information and assistance is provided about opportunities to develop affordable housing on AAHOP sites. Specifically, the City would include information about opportunities for affordable housing on AAHOP sites, assistance developing AAHOP projects on City-owned land, and/ or for projects with State Density Bonuses, in one place on its website. Contact information for the Housing Department and Planning Division would also be included in the same place on the website for interested parties to contact for further assistance. The City would also disseminate information about this available assistance annually to local affordable housing developers and advocates. **Responsibility:** Development Services **Funding:** General Fund	During 2018, the City retained consultants to prepare a form-based zoning code for the Central Business District/Downtown as part of an enhanced effort to generate housing and commercial development in and around the downtown area. As part of the planning process, several City-owned and/or Successor Agency parcels in the downtown were identified for consolidation and development. In 2018, an RFP was issued for concept proposals but the RFP process was ultimately unsuccessful and the City purchased the Plaza Park properties from the Successor Agency (laundromat, furniture store, and Social Security buildings). Proposed development on City-owned property includes a mixed-use building that will include a navigation center with a 110-bed shelter, office space, and 100-percent affordable Permanent Supportive Housing rental units (Phase II of the Las Cortes Development). A 109-unit 100 percent affordable rental housing development will be located on Housing Authority Owned Property. The Housing Department will also work to develop future RFPs for other City, Housing Authority, and Successor Agency- owned properties. Community Development has continued website promotion of the City's Affordable Housing Ordinances/Programs and collaborated with other departments within the City to ensure information and assistance is provided about opportunities to develop affordable housing on AAHOP sites. Specifically, the City maintained information about opportunities for affordable housing on AAHOP sites, assistance developing AAHOP projects on City-owned land, and/ or for projects with State Density Bonuses, in one place on its website. Contact information for the Housing Department and Planning Division is also included in the same place on the website for interested parties to contact for further assistance. While the AAHOP program will be discontinued, the City will continue to promote opportunities for affordable housing unit development on	Amend to remove AAHOP and continue

Programs	Implementation Status	Continue, Amend and Continue or, Delete in 2021-2029 Housing Element
Time Frame: Promote awareness of availability of City-owned AAHOP sites and provide assistance to applicants on an ongoing basis; disseminate information on technical assistance annually. **Objective:** Promote development of AAHOP projects on City-owned sites and assist potential developers with AAHOP projects.	City owned sites and sites identified in the City's Housing Element inventory.	

B

EXISTING HOUSING NEEDS

The purpose of this chapter is to examine historic and current data that shape current and near future housing needs in Oxnard that are required by the 2021–2029 Regional Housing Needs Assessment (RHNA). Selected data are updated through 2021.

B.1 Data Sources

The City collected data sources for this Housing Needs Assessment primarily from the United States (US) 2010 Decennial Census, the 2014–2018 American Community Survey (ACS), and the California Department of Finance (DOF). The Decennial Census, which is completed every 10 years, is the preferred data source, as it provides the most reliable and in-depth data for basic demographic characteristics of a locality. This report uses the 2010 Census for current information and the 2000 Census to assess changes since the year 2000. The DOF data is more current than the 2010 Census. However, the DOF does not provide the depth of information that can be found in the US Census and ACS data. Whenever possible, DOF data and other local sources were used in the assessment of both existing housing needs (this chapter) and special housing needs (Chapter C) to provide an accurate profile of the community.

The 2010 Census did not collect information in several categories that are required for the discussions of existing housing needs and special housing needs. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 Census is retained. In cases where this is not feasible or useful, this assessment references ACS data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Whereas the US Census provides complete counts of various demographic

indicators, the ACS provides estimates based on statistically significant samples. Although the City of Oxnard provides a sample size of over 200,000, the estimates reported by the ACS have varying margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact but rather as a tool to illustrate a general characteristic, proportion, or scale. Five-year 2015-2019 ACS data are used in certain tables. Use of the 2014-2018 ACS dataset is allowed by HCD and changes between the two datasets are considered less than significant for purposes of the 2021-2029 Housing Element.

B.2 Demographic, Employment, and Housing Characteristics

Demographic (Population) Characteristics

The California DOF estimated the population of Ventura County to be 842,886 in January 2020. the county's ten incorporated cities, including Oxnard, account for approximately 89 percent of the County's population. Oxnard's 2020 population (206,352) accounted for 24 percent of the County's population. Tables B-1 through B-3 present the population estimates and growth rates for Oxnard, Ventura County, and California as a whole from 1990 to 2020. Growth trends for Ventura County's incorporated cities are listed in Table B-4.

Oxnard's population growth rate exceeded the growth rate in Ventura County between 2010 and 2020 but fell behind the state's growth rate. Between 2010 and 2020, Oxnard had the fourth highest growth rate of all cities in Ventura County (Fillmore and Santa Paula had equivalent growth rates). While California and Ventura County grew from 2010 to 2020 at rates of 7 percent and 2 percent, respectively, Oxnard's growth rate was approximately 4 percent.

Table B-1 Oxnard Population Growth Trends

Year	Population	Numerical Change	Percentage Change	Average Annual Growth Rate
1990	142,560			
2000	170,358	27,798	19%	2%
2005	187,705	17,347	10%	2%
2010	197,899	10,194	5%	1%
2013	201,023	3,124	2%	<1%
2020	206,352	5,329	3%	<1%

Source: Population data from the California Department of Finance 2013 [and 2020] and 2010 Census, including calculations for 2005 and earlier by Matrix Design Group

Table B-2 Ventura County Population Growth Trends

Year	Population	Numerical Change	Percentage Change	Average Annual Growth Rate
1990	669,016			
2000	753,197	84,181	13%	1%
2005	809,286	56,089	7%	1%
2010	823,318	14,032	2%	<1%
2020	842,886	19,568	2%	<1%

Source: Population data from the California Department of Finance 2020 and 2010 Census, including calculations for 2005 and earlier by Matrix Design Group

Table B-3 California Population Growth Trends

Year	Population	Numerical Change	Percentage Change	Average Annual Growth Rate
1990	29,758,213			
2000	33,873,086	4,114,873	14%	1%
2005	36,676,931	2,803,845	8%	2%
2010	37,253,956	577,025	2%	<1%
2020	39,782,870	2,528,914	7%	1%

Source: Population data from the California Department of Finance 2020 and 2010 Census, including calculations for 2005 and earlier by Matrix Design Group

Table B-4 Population Trends in Neighboring Jurisdictions

Jurisdiction Name	2000	2010	Change (2000 to 2010)	2020	Change (2010 to 2020)
California	33,873,086	37,253,956	10%	39,782,870	7%
Ventura County	753,197	823,318	9%	842,886	2%
Camarillo	57,084	65,201	14%	70,261	8%
Fillmore	13,643	15,002	10%	15,566	4%
Moorpark	31,415	34,421	10%	36,278	5%
Ojai	7,862	7,461	-5%	7,557	1%
Oxnard	**170,358**	**197,899**	**16%**	**206,352**	**4%**
Port Hueneme	21,845	21,723	-1%	23,607	9%
San Buenaventura	100,916	106,433	5%	106,276	0%
Santa Paula	28,598	29,321	3%	30,389	4%
Simi Valley	111,351	124,237	12%	125,115	1%
Thousand Oaks	117,005	126,683	8%	126,484	0%

Source: Table E-5 Population data from the California Department of Finance 2010, 2020

Population Forecast

On May 7, 2020, the Southern California Association of Governments (SCAG) adopted long-term growth forecasts for the 2016–2045 Regional Transportation Plan/Sustainable Communities Strategy. These forecasts anticipate an approximate expected growth of 16 percent in the City of Oxnard's population from 2016 to 2045, with an increase from 206,000 residents in 2016 to 238,100 residents in 2045. From 2016 to 2045, the city is expected to grow at less than one percent a year. The Oxnard population forecast is shown in Table B-5 and is based largely on the City's 2030 General Plan and conservative growth rate estimates after the year 2030 that were provided by City staff to SCAG.

Table B-5 Oxnard Population Forecast

Year	Population	Numerical Change	Percentage Change	Average Annual Growth Rate
2016	206,000	—	—	—
2045	238,100	32,100	16%	<1%

Source: SCAG 2020 Regional Transportation Plan/Sustainable Communities Strategy, Table 14, 2016–2045.

Age Characteristics

Three age clusters are important in projecting existing and future housing need: children and young adults up to age 20, adults between ages 20 and 64, and the senior population age 65 and older. As reported in the 2010 Census for Oxnard, the population under the age of 20 was 33 percent (65,938), the adult population was almost 58 percent (115,543 people), and the senior population was approximately eight percent (16,418) (see Table B-6). Between 2010 and 2018, the median age of the Oxnard population increased from 29.9 to 32.1 years old. The 2018 senior population increased to approximately 10 percent of the population from eight percent in 2010, while the percentage of adults between ages 20 and 64 increased from 2010 to 2018, from 58 to 64 percent of the total population. The proportion of the population 19 years or younger declined from 33 percent in 2010 to 30 percent in 2018. Overall, the population distribution of Oxnard remained relatively stable from 2010 to 2018.

Table B-6 Oxnard Population by Age, 2010 and 2018

Age Group	2010			2018		
	Number	Percentage	Group Percentage	Number	Percentage	Group Percentage
0–9 years	33,502	17%	33%	31,554	15%	30%
10–19 years	32,436	16%		31,151	15%	
20–24 years	16,993	9%	58%	16,920	8%	64%
25–34 years	31,237	16%		32,731	16%	
35–44 years	26,729	13%		28,488	14%	
45–54 years	23,664	12%		25,885	12%	
55–59 years	9,456	5%		20,617	10%	
60–64 years	7,464	4%		9,164	4%	
65–74 years	9,090	5%	8%	11,652	6%	10%
75–84 years	5,428	3%		6,031	3%	
85+ years	1,900	1%		2,539	1%	
Median Age	29.9			32.1		

Note: *Not 100% due to rounding.*
Source: *US Census Bureau, 2010 Population and Housing; 2014-2018 American Community Survey - S0101*

Self-Reported Race and Hispanic Origin

According to the 2019 ACS, the Oxnard race/Hispanic Origin composition was 73 percent Hispanic, 13 percent Non-Hispanic White, 2 percent African American, 8 percent Asian and Pacific Islander, less than 1 percent Indian/Native American, and 3 percent all other races (see Table B-7). Race and Hispanic Origin are self-reported by the public in all Census Bureau data. The Hispanic Origin population includes a wide range of people in terms of their citizenship status, length of residency in Oxnard (temporary or permanent), linguistic isolation, income, and housing need. Table B-7 may show an increase in the population count for Hispanic Origin but a decrease in percentage of the total population.

At 73 percent of Oxnard's population in 2010, Oxnard's Hispanic population was approximately double the percentage of Hispanics in Ventura County overall. Between 2010 and 2019, the Hispanic and Asian populations in Oxnard grew by 5 percent and 26 percent, respectively. While the percentages of Hispanics and Asians in Ventura County increased from 2010 to 2019, these populations comprise a smaller percentage of the total population in Ventura County. The proportion of the total White population in Ventura County was more than triple that of Oxnard in 2019, at 45 percent of the Ventura County population compared to 13 percent in Oxnard. In the city overall, the population of Hispanics, African Americans, Asians, and all other groups, excepting Native Americans, grew. Note that a person identifying as Hispanic may be of any one or more than one race.

Table B-7 Race and Hispanic Origin Profile for Oxnard and Ventura County, 2010-2019

Race/Hispanic Origin	2010		2019		Percentage Change, 2010–2019
	Persons	Percentage	Persons	Percentage	
City of Oxnard					
Hispanic	145,551	74%	153,141	73%	5%
White	29,410	15%	26,786	13%	-9%
African American	4,754	2%	5,191	2%	9%
Indian/Native American	424	<1%	253	<1%	-40%
Asian	14,084	7%	17,735	8%	26%
All Other	3,676	2%	5,769	3%	57%
TOTAL	**197,899**	**100%**	**208,875**	**100%**	**6%**
Ventura County					
Hispanic	331,567	40%	365,835	43%	10%
White	400,868	49%	376,524	45%	-6%
African American	13,082	2%	15,062	2%	15%
Indian/Native American	2,389	<1%	1,639	<1%	-31%
Asian	54,099	7%	62,586	7%	16%
All Other	21,313	3%	24,360	3%	14%
TOTAL	**823,318**	**100%**	**846,006**	**100%**	**3%**

Source: Southern California Association of Governments (SCAG), 2010 Census; 2015-2019 American Community Survey - DP05

EMPLOYMENT TRENDS

Projecting employment growth identifies the projected need for additional housing for employees. The assumption is that the labor force will match the number of jobs available. If the local labor force is not adequate, in-migration is assumed, which triggers additional demand for housing.

Job-Generating Areas of Employment

Between 2009 and 2018, the overall number of jobs in Oxnard increased by approximately 22 percent (see Table B-8). The largest decrease in jobs was in the information sector (a decrease of 21 percent). There were significant increases in the agriculture, forestry, fishing and hunting, and mining industries; which increased over 70 percent. It is expected this was largely due to jobs in the agriculture industry.

Table B-8 Oxnard Employment by Industry, 2009 and 2018

Industry Type	2009		2018		Percentage Increase (2009 to 2018)
	Number	Percentage	Number	Percentage	
Agriculture, forestry, fishing and hunting, and mining	7,990	10%	14,319	15%	79%
Construction	6,000	7%	5,880	6%	-2%
Manufacturing	10,439	13%	11,544	12%	11%
Wholesale trade	3,093	4%	3,410	3%	10%
Retail trade	8,455	10%	11,067	11%	31%
Transportation, warehousing, and utilities	3,366	4%	3,696	4%	10%
Information	1,390	2%	1,100	1%	-21%
Finance, insurance, real estate, rental and leasing	4,089	5%	4,774	5%	17%
Professional, scientific, management, administration	7,842	10%	8,802	9%	12%
Educational, health and social services	11,839	15%	15,955	16%	35%
Arts, entertainment, recreation, and services	6,240	8%	8,577	9%	37%
Other services	5,366	7%	4,990	5%	-7%
Public administration	4,431	6%	4,538	5%	2%
TOTAL JOBS	**80,540**	**100%**	**98,652**	**100%**	**22%**
TOTAL HOUSEHOLDS	**51,191**	**—**	**51,460**	**—**	**—**

Source: American Fact Finder for 2009 data; 2014-2018 American Community Survey - DP03

As shown in Table B-9, the California Employment Development Department (EDD) identifies the four largest employers in Oxnard: St. John's Regional Medical Center, Haas Automation Inc, J.M. Smucker, and Oxnard College. The number of employees at these businesses ranges between 500 and 4,999. Naval Base Ventura County, located in Port Hueneme, is also a large employer.

Table B-9 Ventura County Large Employers Located in Oxnard

Employer	Location	Industry	Number of Employees
St. Johns Regional Medical Center	Oxnard	Hospital	1,000–4,999
Haas Automation Inc	Oxnard	Computers-Electronic-Manufacturers	500-999
Oxnard College	Oxnard	Academic	500–999
J.M. Smucker	Oxnard	Food Products & Manufacturers	500–999

Source: California Employment Development Department 2020

Median annual earnings in Oxnard vary. According to the 2020 Occupational Employment Statistics Survey by the California EDD, the occupation category with the highest annual earnings in the Greater Oxnard Area is Management Occupations, with median annual earnings of $126,737. Farming, Fishing, and Forestry Occupations as well as Food Preparation and Serving Related Occupations made up the lowest earning industries, with mean annual earnings of $30,070 and $30,335, respectively. Mean wages by occupational group are shown in Table B-10. For all occupations in the Greater Oxnard Area, mean annual earnings were $57,237 in 2020.

Table B-10 Oxnard-Thousand Oaks-Ventura, CA, 2020 Mean Annual Earnings by Occupation

Occupation	Total	Mean Annual Earnings
Total Occupations	**316,670**	**$57,237**
Management Occupations	17,540	$126,737
Business and Financial Operations Occupations	17,650	$81,155
Computer and Mathematical Occupations	7,320	$98,917
Architecture and Engineering Occupations	7,920	$94,341
Life, Physical, and Social Science Occupations	3,630	$91,358
Community and Social Service Occupations	5,640	$61,961
Legal Occupations	1,920	$125,097
Educational Instruction and Library Occupations	20,550	$64,995
Arts, Design, Entertainment, Sports, and Media Occupations	3,640	$62,319
Healthcare Practitioners and Technical Occupations	15,290	$97,395
Healthcare Support Occupations	16,110	$34,044
Protective Service Occupations	5,470	$68,427
Food Preparation and Serving Related Occupations	32,430	$30,335
Building and Grounds Cleaning and Maintenance Occupations	8,870	$36,619
Personal Care and Service Occupations	7,730	$37,793
Sales and Related Occupations	34,680	$44,006
Office and Administrative Support Occupations	40,220	$45,507
Farming, Fishing, and Forestry Occupations	6,230	$30,070
Construction and Extraction Occupations	13,390	$59,295
Installation, Maintenance, and Repair Occupations	9,780	$53,453
Production Occupations	18,760	$43,147
Transportation and Material Moving Occupations	21,870	$37,247
Mean Annual Earnings		$57,237

Source: California Employment Development Department - Occupational Employment (May 2019) & Wage (2010 – 1st Quarter) Data: Occupational Employment Statistics (OES) Survey Results: Oxnard-Thousand Oaks-Ventura, CA MSA, 2020.

From 2016 to 2045, jobs are projected to increase by 16 percent, or 54,700 jobs countywide (see Table B-11). For Oxnard, employment is projected to increase by 25 percent from 2016 to 2045, adding 15,000 new jobs to the city.

Table B-11 Ventura County and Oxnard Employment Projections, 2016 to 2045

Jurisdiction	Annual Average Employment		Employment Change	
	2016	2045	Numerical	Percentage
Oxnard	61,100	76,100	15,000	25%
Ventura County	334,700	389,400	54,700	16%

Source: 2020 SCAG RTP/SCS, Table 14

Commute Patterns

Commute distance, travel time, and direction of travel are important factors in housing availability and affordability and are also an indicator of jobs/housing balance. Communities with extended commutes generally have a poor jobs/housing balance, while communities with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to occupy decent housing without being overburdened by cost.

As shown in Table B-12, the majority of residents in Oxnard work in or near the city. The commute time for approximately 71 percent of residents is less than 30 minutes, while approximately 30 percent of residents commute 30 minutes or more to work.

Table B-12 City of Oxnard, Travel time to Work

Travel Time to Work	Number	Percentage
Less than 30 minutes	66,019	71%
30 to 59 minutes	22,953	25%
60 or more minutes	4,645	5%
TOTAL	**93,617**	**100%**

Source: 2014-2018 American Community Survey – B0803
Note: Total do not add to 100% due to rounding.

Table B-13 presents additional characteristics of employed residents in Oxnard. As of 2018, there are a total of 83,994 jobs within the City of Oxnard compared to 51,460 households in the city, a jobs to household ratio of 1.6:1 which is considered to be balanced to jobs-rich. In other words, there exists 1.63 jobs for every household in Oxnard,

Table B-13 City of Oxnard, In-Area Labor Force, 2017/2018

	Count
Total Jobs	83,994
Total Households	51,460
Jobs/Household Ratio	**1.63**

Source: US Census Bureau 2017, Longitudinal Employer-Household Dynamics, OnTheMap application (http://onthemap.ces.census.gov), 2014-2018 American Community Survey – DP03 .

HOUSING CHARACTERISTICS

Household characteristics are an important component to understanding growth and the changing needs of a community. The US Census Bureau defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are defined as living in "group quarters.".

As shown in Table B-14, Oxnard owner-occupied households increased by over 2,644 households (nine percent) between 2000 and 2018, while renter households increased by 5,240 households (25 percent). The total number of households in Oxnard in 2018 was 51,460.

Table B-14 Oxnard Households by Tenure, 2000 to 2018

	2000		2009		2018	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	24,987	57%	28,314	57%	27,631	54%
Renter	18,589	43%	21,236	43%	23,829	46%
TOTAL	**43,576**	**100%**	**49,550**	**100%**	**51,460**	**100%**

Source: 2014-2018 American Community Survey – Table B25007

Household Forecast

SCAG adopted long-term household forecasts for the region in the 2020 Regional Transportation Plan/Sustainable Communities Strategy. Table B-15 shows SCAG's household forecast for Oxnard. Overall, SCAG forecasts that the number of households in Oxnard will grow by approximately 20 percent from 2016 through 2045. In 2045, Oxnard is expected to have a total of 61,600 households, representing the anticipated addition of approximately 10,400 new households in the 29-year period, or about 360 new households each year.

Table B-15 Oxnard Household Projections, 2016 to 2045

	Number	Percentage Change 2016 to 2045
2016	51,200	—
2045	61,600	20%

Source: SCAG 2020 Adopted RTP/SCS

B.3 Overpayment and Overcrowding

OVERPAYMENT

Overpayment occurs when all housing costs exceed a desirable maximum percentage of household income. When a household spends more than 30 percent of their gross income on housing, it is considered overpaying or cost burdened, according to US Department of Housing and Urban Development (HUD) guidelines. When paying 50 percent or more, a household falls into the category of severe overpayment. It is important to view overpayment in terms of tenure because renters, especially lower-income renters, tend to pay a larger percentage of their household income toward housing, which leaves less income for other necessities, such as food, clothing, transportation, and education. For owners, the cost of housing tends to be more stable and declines over time, as mortgage payments remain constant while income grows.

Table B-16 shows to what extent occupied housing units (households) are overpaying for housing costs by tenure and whether or not they were overpaying or cost burdened (30–50 percent of household income) or severely cost burdened (50+ percent of household income). Of all owner-occupied households, 31 percent were overpaying for housing costs in 2016, with 54 percent of renter-occupied households were overpaying in 2016. This is a decrease from 45 percent of owner-occupied households overpaying and 57 percent of renter-occupied households overpaying in 2010. The most significant percentages in terms of overpayment in Oxnard were renters, with at least 12 percent of renters making between 31 and 80 percent of HUD Area Median Family Income (MFI; which is the median household income for all of Ventura County) experiencing overpayment.

Table B-16 Oxnard Households Overpaying by Income, 2016

Tenure	Owner-Occupied		Renter-Occupied	
	Number	Percentage of Total Owner-Occupied Units	Number	Percentage of Total Renter-Occupied Units
Total Occupied Units	**27,185**	**100%**	**23,655**	**100%**
Total Units Overpaying	**8,355**	**31%**	**12,780**	**54%**
Occupied Units Paying 30%–50%				
Extremely Low-Income ≤30% of HUD Area Median Family Income (MFI)	175	1%	950	4%
Very Low-Income 31%–50% MFI	3,085	11%	2,780	12%
Low-Income 51%–80% MFI	1,935	7%	2,630	11%
Occupied Units Paying More Than 50%				
Extremely Low-Income ≤30% MFI	1,355	5%	4,185	18%
Very Low-Income 31%–50% MFI	1,080	4%	1,690	7%
Low-Income 51%–80% MFI	725	3%	545	2%
Total Occupied Units				
Extremely Low-Income ≤30% of HUD Area Median Family Income (MFI)	2,210	8%	6,055	26%
Very Low-Income 31%–50% MFI	3,390	12%	5,325	23%
Low-Income 51%–80% MFI	5,620	21%	6,255	26%

Note: The total household count in this table is different than the household count used elsewhere in the Housing Element because this table uses CHAS data, not ACS data. The CHAS household count is used here to serve as a more accurate comparison to other CHAS data analyzed in this table.

Source: CHAS 2012-2016

OVERCROWDING

According to the US Census Bureau, overcrowding is defined as more than one person per room, excluding bathrooms, kitchens, hallways, porches, foyers, or half-rooms. When this figure exceeds 1.5 or more persons per room, the condition is considered severe. One thing to note is that infants and young children are counted as equivalent to adults in calculating overcrowding.

Various factors lead to overcrowding, but typically it is due to a lack of adequately sized housing units, high housing costs, or a lack of units affordable to all economic groups. Households with lower incomes are usually more affected, as they may opt for overcrowding themselves as a means to afford decent housing.

Renters are typically more heavily impacted by overcrowding than owners. According to the 2014–2018 ACS, a total of 9,194 households experienced overcrowding in Oxnard, with 6,269 households considered overcrowded (1.01 to 1.50 persons per room) and 2,925 households considered severely overcrowded (1.51 persons or more per room). Of total overcrowded households, 6,839 were

renter-occupied (74 percent). Of the severely overcrowded households, 2,500 (85 percent) of those were renter-occupied. Approximately 18 percent of all households in Oxnard were considered overcrowded in 2018. Data on overcrowding is shown in Table B-17.

Table B-17 Oxnard Overcrowded Households, 2018

Persons per Room	Owner		Renter		Total	
	Households	Percentage	Households	Percentage	Households	Percentage
1.00 or less	25,276	91%	16, 990	71%	42,266	82%
1.01 to 1.50	1,930	7%	4,339	18%	6,269	12%
1.51 or more	425	2%	2,500	10%	2,925	6%
TOTAL	27,631	100%	23,829	100%	51,460	100%
Percentage Overcrowded		9%		29%		18%

Source: 2014-2018 American Community Survey - Table B25014

B.4 Income

The income earned by a household directly impacts a household's ability to acquire sufficient and affordable housing. Lower-income households are not only limited by the housing they can afford but also experience an increased incidence of overpayment and overcrowding as income levels decrease.

To determine the allocation and use of public subsidies, the California Department of Housing and Community Development (HCD) created income categories based on the median family income (MFI), which is calculated by HUD. The 2020 MFI for a family of four in Ventura County is reported as $97,800. The income categories are defined as follows:

- Extremely low-income households earn between 0 and 30 percent of the county MFI
- Very low-income households earn between 31 and 50 percent of the county MFI
- Low-income households earn between 51 and 80 percent of the county MFI
- Moderate-income households earn between 81 and 120 percent of the county MFI
- Above moderate-income households earn more than 120 percent of the county MFI

HCD's housing affordability limits for Ventura County in 2020 are shown in Table B-18. These limits identify income limits by household size and income level. Four-person households earning $33,850 annually or less would be considered extremely low-income, while a four-person household earning between $33,850 and $56,450 would be considered very low-income. In comparison, the threshold

for low-income households of four persons is $90,350 annually, while the threshold for moderate-income households of four persons is $117,350. Table B-19 shows fair market rents established by HUD for Ventura County for the years 2019, 2020, and 2021.

Table B-18 Ventura County HCD Income Limits Summary, 2020

2020 Income Limit Area	MFI	2020 Income Limit Category	Persons							
			1	2	3	4	5	6	7	8
Ventura County	$97,800	Extremely Low (≤ 30%)	$23,700	$27,100	$30,500	$33,850	$36,600	$39,300	$42,000	$44,700
		Very Low (31-50%)	$39,550	$45,200	$50,850	$56,450	$61,000	$65,500	$70,000	$74,550
		Low (51-80%)	$63,250	$72,300	$81,350	$90,350	$97,600	$104,850	$112,050	$119,300
		Median	$68,450	$78,250	$88,000	$97,800	$105,600	$113,450	$121,250	$129,100
		Moderate (81-120%)	$82,150	$93,900	$105,600	$117,350	$126,750	$136,150	$145,500	$154,900

Source: HCD 2020

Table B-19 Fair Market Rents in Ventura County, 2019–2021

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2021 FMR	$1,269	$1,519	$1,923	$2,690	$3,189
FY 2020 FMR	$1,266	$1,503	$1,943	$2,709	$3,243
FY 2019 FMR	$1,153	$1,362	$1,795	$2,518	$3,019

Source: HUD Fair Market Rent Documentation System, 2020

The 2020 MFI for a family of four in Ventura County is $97,800. For extremely low-income households, this calculates to an income of $33,850 or less for a four-person household, or $32,700 or less for a one-person household. Based on the 2020 HCD income limits (Table B-18), a very low-income household of four making $56,450 annual income could afford up to $1,411 a month for rent (see Table B-20 for housing affordability statistics). An extremely low-income household of four could afford up to $846 a month for rent. A four-person household in the low-income category could afford up to $2,259 a month for rent. Therefore, a four-person household in the low, very low and extremely low-income categories would not be able to afford the fair market rent for a 3-bedroom apartment in Ventura County. Affordable housing ownership costs range from $163,903 for an extremely low-income household of four persons to $629,483 for a moderate-income household of four persons. According to Trulia, the average sales price of a three-bedroom home in Oxnard in late 2020 was $671,825. This was the most common sized home sold from November through December 2020. A home of this value would be nearly affordable to a moderate-income household of four, but unaffordable to low-, very low-, and extremely low-income households of four persons. The average-priced 3-bedroom house would only be affordable to an above-moderate income household of four persons.

Table B-20 Housing Affordability in Ventura County, 2020

Income Category	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Annual income limit	$23,700	$27,100	$30,500	$33,850
Monthly income limit	$1,975	$2,258	$2,542	$2,821
Max. monthly rent	$593	$678	$763	$846
Max. sales price	$80,290	$108,298	$136,307	$163,903
Very Low				
Annual income limit	$39,550	$45,200	$50,850	$56,450
Monthly income limit	$3,296	$3,767	$4,238	$4,704
Max. monthly rent	$989	$1,130	$1,271	$1,411
Max. sales price	$210,858	$242,459	$272,767	$302,806
Low				
Annual income limit	$63,250	$72,300	$81,350	$90,350
Monthly income limit	$5,271	$6,025	$6,779	$7,529
Max. monthly rent	$1,581	$1,808	$2,034	$2,259
Max. sales price	$339,282	$387,828	$436,373	$484,651
Moderate				
Annual income limit	$82,150	$93,900	$105,600	$117,350
Monthly income limit	$6,846	$7,825	$8,800	$9,779
Max. monthly rent	$2,054	$2,348	$2,640	$2,934
Max. sales price	$472,885	$503,694	$566,454	$629,483

Source: HCD 2020 and Chase Affordability Calculator https://www.chase.com/personal/mortgage/calculators-resources/affordability-calculator
Maximum monthly rent is assumed to be 30 percent of monthly household income
Assumptions for maximum sales price include $500 in monthly expenses, 20-percent down payment, property taxes and fees, and property insurance and 4.5-percent interest rate.

According to the 2014–2018 ACS (see Table B-21), there were 33,677 households (65 percent) earning more than $50,000 per year in Oxnard, the majority of which were made up of owners (63 percent) and a minority of renters (36 percent). Approximately 13 percent of all households, or 6,750 households specifically, earned an annual household income below $25,000. The majority of these were renters (68 percent) with a minority of owners (32 percent).

Table B-21 Household Income by Tenure, 2018

Household Income	Owner		Renter		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Below $10,000	538	2%	1,001	4%	1,539	3%
$10,000 to $14,999	390	1%	949	4%	1,339	3%
$15,000 to $19,999	586	2%	1,054	4%	1,640	3%
$20,000 to $24,999	662	2%	1,570	7%	2,232	4%
$25,000 to $34,999	1,446	5%	2,831	12%	4,277	8%
$35,000 to $49,999	2,620	9%	4,136	17%	6,756	13%
$50,000 to $74,999	5,299	19%	4,974	21%	10,273	20%
$75,000 to $99,999	4,872	18%	2,811	12%	7,683	15%
$100,000 to $149,999	6,026	22%	2,889	12%	8,915	17%
$150,000 or more	5,192	19%	1,614	7%	6,806	13%
TOTAL	**27,631**	**100%**	**23,829**	**100%**	**51,460**	**100%**

Source: 2014-2018 American Community Survey - Table B25118

B.5 Extremely Low-Income Households and Housing Problems

Existing and Projected Extremely Low-Income Household Needs

To better characterize the housing needs and constraints of the lower-income category, the extremely low-income category is used in this discussion. This income category is a subset of the very low-income category in terms of RHNA assigned to each income category. Extremely low-income households will likely face housing problems, such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. In addition, many extremely low-income households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services. In 2020, there were approximately 6,849 extremely low-income households in Oxnard (ACS 2019 1-year estimate), which represented approximately 13 percent of total households. In comparison, Oxnard had similar proportions of very low- and low-income households, with 8,715 very low-income households (17 percent of total households) and 11,875 low-income households (23 percent).

HOUSING PROBLEMS FOR LOWER-INCOME HOUSEHOLDS

Housing problems include overpayment (discussed previously in Section B.3), overcrowding, or housing without complete kitchen or plumbing facilities. As shown in Table B-22, approximately 53 percent of total households have one or more housing problems. The majority of households with housing problems are renter-occupied, with 16,360 total renter-occupied households experiencing one or more housing problems (60 percent of all households with one or more housing problems). Note that these data are from the 2012-2016 ACS dataset that may partially reflect the effects of the Great Recession.

Table B-22 Oxnard Housing Problems for All Households CHAS Data Book, 2016

	Owner-Occupied Households		Renter-Occupied Households		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Household has at least one of four Housing Problems	10,830	40%	16,360	69%	27,190	53%
Household has none of four Housing Problems	16,230	60%	7,080	30%	23,310	46%
Household Housing Problems data not available	125	<1%	210	1%	335	1%
TOTAL HOUSEHOLDS	27,185	100%	23,655	100%	50,840	100%

Source: CHAS/ACS 2012 to 2016
Note: The four housing problems are: (1) incomplete kitchen facilities, (2) incomplete plumbing facilities, (3) more than one person per room, and (4) cost burden greater than 30% or 50%.

B.6 Housing Stock Characteristics

INVENTORY AND SUPPLY

According to the 2020 California DOF data, Oxnard added 3,468 housing units to its housing stock between 2010 and 2020, resulting in a housing growth rate greater than the overall Ventura County rate and higher than most of the other cities in the county (see Tables B-23 and B-24). Between 2010 and 2020, the Oxnard housing stock grew by seven percent (see Table B-23). Multifamily homes comprising five units or more (apartments or condominiums) increased at a high rate of 25 percent. Oxnard also saw an increase in the stock of duplexes and smaller multifamily complexes. According to the 2020 DOF data, Oxnard's housing stock consists of 65 percent single-family and 31 percent multifamily homes. Mobile homes and other housing types (boats, vans, campers, etc.) are five percent of the housing stock (see Table B-24).

Table B-23 Housing Growth Trends, 2010 and 2020

	Housing Units		Percentage Change
	2010	2020	
Camarillo	25,702	27,789	8%
Fillmore	4,408	4,664	6%
Moorpark	10,738	11,415	6%
Ojai	3,382	3,481	3%
Oxnard	**52,772**	**56,240**	**7%**
Port Hueneme	8,131	8,284	2%
San Buenaventura	42,827	43,784	2%
Santa Paula	8,749	9,050	3%
Simi Valley	42,506	43,469	2%
Thousand Oaks	47,497	48,159	1%
Unincorporated	34,983	34,875	0%
VENTURA COUNTY TOTAL	**281,695**	**291,210**	**3%**

Source: 2010 Census; 2020 CA DOF E-5 estimates

Table B-24 Oxnard Housing Units by Type, Oxnard, 2010 and 2020

Unit Type	2000		2020		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-Family Detached	30,226	57%	30,743	55%	517	2%
Single-Family Attached	5,632	11%	5,802	10%	170	3%
2–4 Units	3,670	7%	3,842	7%	172	5%
5+ Units	10,629	20%	13,238	24%	2,609	25%
Mobile Home & Other	2,615	5%	2,615	5%	0	0%
TOTAL	52,772	100%	56,240	100%	3,468	7%

Source: 2010 and 2020 CA DOF E-5 Estimates

Condition and Age

Three measures useful in evaluating housing quality are the age of the structure, the incidence of overcrowding, and the lack of plumbing facilities. The ACS included data on both overcrowding and the lack of plumbing facilities and identified the number of structures built in each decade for each jurisdiction. As of 2020, the largest proportion of buildings in Oxnard were constructed between 1960 and 1969 at 23 percent, with buildings constructed between 1970 and 1979 following closely behind at just over 20 percent (see Table B-25).

Table B-25 Oxnard Year Housing Structure Built

Jurisdiction	Before 1939	1940–1949	1950–1959	1960–1969	1970–1979	1980–1989	1990–1999	2000–2010	2010 & Later	Total
Oxnard	1,400	2,666	8,223	13,137	11,065	6,159	4,780	4,932	3,977	56,339
% of Total	2%	5%	15%	23%	20%	11%	8%	9%	7%	100%

Source: 2011 ACS and 2017, 2018 and 2019 City of Oxnard Housing Element Annual Reports,

Most legally-permitted units in Oxnard have full plumbing and kitchen facilities, based on observations by the City's building inspectors and Code Compliance staff. There are a handful of older, small residences that were built before 1940 without what is now considered complete kitchen and bathroom facilities. There are also an unknown number of unpermitted garage and internal subdivided homes that do not have complete kitchen and/or bathroom facilities, and some lack safe heating. Residents of these units probably have access to kitchens and bathrooms in the "parent" housing unit or share with other boarders. Code Compliance responds to complaints of illegal units and initiates cases to bring the units into permit compliance if possible or requires the units to be removed. The City relies on anecdotal information from inspector, Police and Fire department field personnel, and Code Compliance cases to provide statistics on the condition of the housing stock. From 2017 through 2020, Code Compliance has investigated 1,380 substandard housing cases. Of those, 1,249 have been resolved. Of the 131 unresolved cases, 71 were initiated in 2020 and considered still in process and current. The other 60 are taking an extended time to resolve. With the recent allowance of Accessory Dwelling Units (ADUs) and Junior ADUs, many of the unpermitted conditions that previously were not allowed will now be allowed with proper permits. This has resulted in an extended time to resolve cases as the corrections are not considered resolved until the entire permitting process for the units is completed. In addition, the COVID-19 pandemic has affected the number of substandard cases reported. They are significantly lower since the pandemic began.

An even stronger predictor of housing condition may be the concentration of overcrowding in a neighborhood. Overcrowding typically occurs when individuals (i.e., students, seniors, and other low-wage households) share dwelling units to offset high housing costs. Neighborhoods with multiple families living in one household are more likely to need rehabilitation. The City's Code Compliance Division 'Safe Homes Safe Families' Program has not identified any units in need of substantial rehabilitation. Code Compliance inspectors meet regularly with Community Development building inspector field staff and the City Attorney's Office to coordinate and prioritize the Code Compliance workload. The majority of cases referred involved home improvements completed without permits (replacement windows, water heaters, etc.) or substandard housing, including conversion of garages or internal subdivisions to create illegal living quarters that violate Building, Housing, Health and Safety, and Zoning Codes.

The Code Compliance Division posts the Landlord and Tenant Rights information on the City's website in Spanish and English, and provides contact information for renters to contact Code Compliance for complaints. Code Compliance reacts to complaints within 48 hours. They also react to complaints regarding specific

properties from third party agencies such as the Housing Resource Center and the Ventura County 211 system. For health and safety issues (such as no hot water, dangerous conditions, etc.), the owner is required to pay for relocating the tenant. If the owner does not relocate tenant, the City does have limited access to funds for relocation. The Code Compliance Division also has a program called Safe Homes Safe Families Repeat Offender Program to address issues with repeat offender landlords.

Occupancy/Tenure

Housing tenure refers to whether the housing unit is rented, owned, or vacant. Tenure is an important indicator of well-being in a community because it reflects the relative cost of housing opportunities and the ability of residents to afford housing. Vacancies are also important housing market indicators in that the vacancy rate influences the cost of housing and reflects the match between the demand for and availability of housing.

The homeownership rate among Oxnard residents was 55 percent in 2000, slightly less than Ventura County as a whole. This difference was partially due to varying differences in household income and the type of housing available in jurisdictions throughout Ventura County. Since 2010, vacancy rates in the city increased more than in the county, with a 24-percent increase in the city and a 10-percent increase in the county from 2010 to 2018 (see Table B-26). Overall, approximately 7 percent of housing units in Oxnard were vacant in 2018, or 3,688 households. In comparison, approximately 6 percent of housing units in Ventura County were vacant in 2018, or 16,272 units.

Table B-26 Vacancy Status in Oxnard and Ventura County, 2010 and 2018

	Oxnard		Ventura County	
	2010	2018	2010	2018
TOTAL HOUSING UNITS	**52,772**	**55,148**	**281,695**	**287,498**
Occupied (Households)	**49,797**	**51,460**	**266,920**	**271,226**
Percentage occupied	94%	93%	95%	94%
Percentage change in percentage occupied		3%		2%
Vacant	**2,975**	**3,688**	**14,775**	**16,272**
Percentage vacant	5%	7%	5%	6%
Percentage change in percentage vacant		24%		10%
For rent	847	777	4,664	3,480
Rented or sold, not occupied	55	186	324	561
For sale only	524	461	2,467	1,797
For seasonal, recreational, or occasional use	1,073	149	3,545	798
For migrant workers	n/a	1206	N/A	5490
Other vacant	383	0	3,183	203

Source: 2010 Census; 2014-2018 American Community Survey - B25002, B25004

Rental Units

Table B-27 provides a survey of rental costs in Oxnard in July 2019. Overall, average rental prices ranged from $975 for a one-bedroom unit to $3,204 for a three-bedroom unit.

Table B-27 Oxnard Survey of Rental Costs, July 2019

	Studio	1-Bedroom	2-Bedroom	3-Bedroom
Average	$1,502.00	$1,621.00	$2,028.00	$2,652.00
Low	$1,175.00	$975.00	$1,225.00	$2,125.00
High	$2,108.00	$2,320.00	$2,999.00	$3,204.00
Median	$1,641.50	$1,647.50	$2,112.00	$2,664.50

Source: Dyer Sheehan Group, July 2019 Ventura County Apartment Market Survey

Home Prices

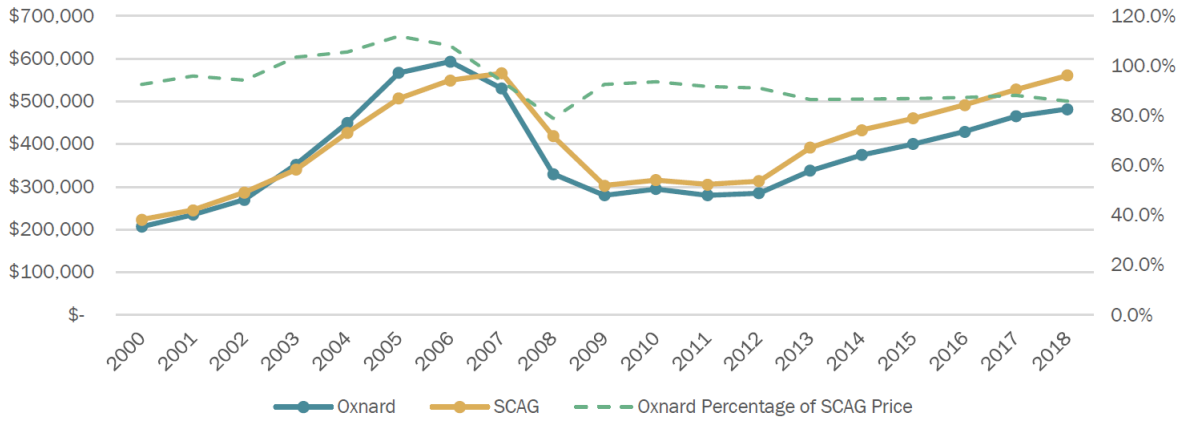
According to Trulia.com, most homes sold in Oxnard in November and December 2020 were three and four bedrooms. Average prices of homes sold in November and December 2020 by number of bedrooms are provided in Table B-28. The average price of a two-bedroom home was $557,769, three-bedroom was $671,825, and $774,092 for four bedrooms.

Table B-28 Prices of Homes Sold for Oxnard, November–December 2020

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom	6-Bedroom
Average of Homes Sold	$855,667	$299,950	$557,769	$671,825	$774,092	$1,010,500	$700,000

Data collected by SCAG for Oxnard and the SCAG region from 2000 through 2018 is displayed in the graph below (Figure B-1). Between 2000 and 2018, median home sales prices in Oxnard increased 133 percent, while prices in the SCAG region increased 151 percent. Median home sales prices in Oxnard in 2018 were $481,750 and the highest experienced since 2000 was $593,000 in 2006. Prices in Oxnard have ranged from a low of 78.9 percent of the SCAG region median in 2008 and a high of 111.9 percent in 2005.

Figure B-1. Median Home Sales Price for Existing Homes



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

B.7 Assisted Housing Developments at Risk of Conversion

Government-assisted housing is often one of the largest resources for affordable housing in communities. Government assistance for housing can come in many forms, from laws, grants, loans, and other sources. The purpose of this section is to profile government-assisted housing in Oxnard (see Table B-29).

Table B-29 Oxnard Inventory of Assisted Housing

Project Name	Address	No. and Type of Units	Type of Subsidy	Non-Elderly Afford-able units	Elderly Afford-able units	Current Owner	Earliest Date of Expiration	Options for Renewal	At Risk
Colonia Village	1201–1363 Felicia Court, etc.	316 Family	HUD	316	0	OHA	N/A	N/A	N/A
Pleasant Valley Village	5101–5275 Squires Drive	100 Family	HUD	100	0	OHA	N/A	N/A	N/A
Plaza Vista	401 South C Street	50 Senior	HUD	0	50	OHA	N/A	N/A	N/A
Palm Vista	801 South C Street	100 Senior	HUD	0	100	OHA	N/A	N/A	N/A
Althea Court	1341–1387 Althea Court	20 Family	HUD	20	0	OHA	N/A	N/A	N/A
Concord Drive	2940–3026 Concord Drive	20 Family	HUD	20	0	OHA	N/A	N/A	N/A
Cuesta del Mar	640–666 Cuesta del Mar	12 Family	HUD	12	0	OHA	N/A	N/A	N/A
Fashion Park Place	230–257 Fashion Park Place	24 Family	HUD	24	0	OHA	N/A	N/A	N/A
Fremont Way	1330–1356 Fremont Way	12 Family	HUD	12	0	OHA	N/A	N/A	N/A
Hill Street	215–237 Hill Street	12 Family	HUD	12	0	OHA	N/A	N/A	N/A
Terraza de Las Cortes	201–255 Carmelita Ct.	63 Family + 1 MGR	LIHTC; Mortgage Revenue Bond; City Loans: In-Lieu Fees & Housing Trust Fund	63	0	Terraza de las Cortes, LP	2067	N/A	N/A
Villas de Paseo Nuevo	5451–5497 Cypress Rd.	71 Family + 1 Mgr unit	LIHTC & Mortgage Revenue Bond; CDC Loan	71	0	Paseo Nuevo Partners, LP	2067	N/A	N/A
Paseo El Prado Apts.	110 W. Collins Street	23 of 112 Family	Mortgage Revenue Bond	23	0	Strathmore	2026	—	Yes
Holiday Manor Apts.	1924 Camino del Sol	250 Family	HUD Conversion, Bond Issue, Tax Credits	250	0	Steadfast	2073	N/A	N/A

Project Name	Address	No. and Type of Units	Type of Subsidy	Non-Elderly Afford-able units	Elderly Afford-able units	Current Owner	Earliest Date of Expiration	Options for Renewal	At Risk
Camino del Sol	1910 Camino del Sol	118 Senior	Bonds, Tax Credits	0	118	Camino del Sol Senior Apt., LP	2059	N/A	N/A
Channel Island Park Apts.	931 Bismark Way	150 Family	HUD Conversion	150	0	Steadfast	2072	N/A	N/A
Vineyard Gardens	161 Stroube Street	61 Family	Tax Credit Project	61	0	High Ridge Costa Investors	2071	N/A	N/A
Villa Solimar	910 Donlon Avenue	31 Family	Tax Credit project with assistance from CDC	31	0	Cabrillo Economic Develop. Corp. (CEDC) & HOME CHDO loan with Affordable Housing & Rehabilitation	2068	N/A	N/A
Meta Street Apts.	501 Meta Street	23 Farm-worker	USDA/ Rural Development; RCAC, Joe Serna Jr./RCAC; City of Oxnard, HOME	23	0	CEDC	2058	N/A	N/A
Villa Cesar Chavez	5559 Salvador Drive	52 Farm-worker	HOME; USDA-RD	52	0	CEDC	2061	N/A	N/A
Villa Victoria	2140 N. Victoria Avenue	27 Farm-worker 26 Low-Income	California Housing Finance Agency; USDA RD; California HCD Joe Serna Farmworker; HOME; City of	53	0	CEDC	2061	N/A	N/A

Project Name	Address	No. and Type of Units	Type of Subsidy	Non-Elderly Afford-able units	Elderly Afford-able units	Current Owner	Earliest Date of Expiration	Options for Renewal	At Risk
			Oxnard In-Lieu Housing Fees						
Camino Gonzalez	481 W. Gonzales Road	17	USDA-RD §514; City of Oxnard – CDC; HOME; Deferred Interest;	17	0	CEDC	2066	N/A	N/A
Paseo De Luz	457 W. Gonzales Road	24 Disabled	HUD 811; SHMHP; MHSA, AHP	24	0	CEDC	2067	N/A	N/A
Paseo Del Rio	281 River Park Blvd.	85	City of Oxnard, California HCD Multi-family Housing; Federal Home Loan Bank Affordable Housing; Ventura county Behavioral Health.	85	0	CEDC	2063	N/A	N/A
Paseo Santa Clara	289 River Park Blvd.	53 Disabled	City of Oxnard, California HCD Multi-family Housing; Federal Home Loan Bank Affordable Housing; Ventura county Behavioral Health.	53	0	CEDC	2063	N/A	N/A
Cypress Court	490 E. Pleasant Valley Rd; 5135, 5153, 5155 Cypress Road	4 Disabled	HOME; Resyndicated Tax Credit w/ Villa Solimar	4	0	CEDC; Solimar Associates LLP	2068	N/A	N/A
Wagon Wheel Family Apts.	510 Winchester Drive	119 Family	Tax Exempt Bonds, Tax Credit Equity; $14,267,022	119	0	CEDC	2068	N/A	N/A

Project Name	Address	No. and Type of Units	Type of Subsidy	Non-Elderly Afford-able units	Elderly Afford-able units	Current Owner	Earliest Date of Expiration	Options for Renewal	At Risk
			provided by the City of Oxnard through the former CDC						
Sycamore Senior Village	333 North F Street	226 Senior	Tax Credit Project	226	0	American Housing Corp.	2063	N/A	N/A
Colonial House Apartments	705, North Oxnard Blvd	Farmworker	USDA-RD; Tax Credit	43	0	The Pacific Companies; Pacific West Communities	2068	N/A	N/A
Palm Terrace	711 South C Street	21 Family	Bond Issue, Tax Credits	0	21	Seventh at C Assoc.	2052	N/A	N/A
Gateway Plaza	1719 S. Oxnard Boulevard	102 studios Affordable	Bond Issue, Tax Credits	102	0	1625 Gate-way Limited Partnership	2052	N/A	N/A
Casa Merced	840 W. Fifth Street	40 Senior	HUD Section 202	0	40	Mercy Charities	2038	N/A	N/A
Casa San Juan	500 Hobson Way	63 Family	Bond Issues, Tax Credits	63	0	Mercy Charities	2051	N/A	N/A
Villa Madera	1051 North A Street	71 Affordable	Bond Issues, Tax Credits	71	0	Mercy Charities	2059	N/A	N/A
D Street Apartments	110 North D Street	7 Permanent Supportive Housing	CalHFA	7	0	Many Mansions	2066	N/A	N/A
Sonata at Riverpark	2901 Riverpark Blvd.	52 Family	Tax Credits	52	0	Retirement Housing Foundation	2068	N/A	N/A
Pacific Point Apartments	1001 W. Gonzales Rd.	213	Tax Credits	213	0	—	2027	—	Yes

Project Name	Address	No. and Type of Units	Type of Subsidy	Non-Elderly Afford-able units	Elderly Afford-able units	Current Owner	Earliest Date of Expiration	Options for Renewal	At Risk
Heritage Park Apartments	820 South E St.	195 Senior	Tax Credits	0	195	iAsset Mgmt	2027	—	Yes
Gateway Station	1250 South Oxnard Blvd.	237	Tax Credits	237	0	The Pacific Companies	2070	N/A	N/A
Sea Breeze Apartments	3610 Samuel Ave.	91	Tax Credits	91	0	Sea Breeze Venture LP	2070	N/A	N/A
Ormond Beach Villas	5527 S. Saviers Rd.	39 Veterans	HOME, CDBG, VHHP, HUD, Tax Credits	39	0	Many Mansions	2071	N/A	N/A
Las Cortes	100 Amelia Ct.	142	HUD, Tax Credits	142	0	UHC Communities	2069	N/A	N/A

Source: California Housing Partnership Corporation and City of Oxnard, 2021

At-Risk Housing

For the purpose of Housing Element law, assisted housing developments or at-risk units are defined as multifamily rental housing complexes that receive government assistance under any of the following: federal, state, and/or local programs (or any combination of rental assistance, mortgage insurance, interest reductions, and/or direct loan programs) and which are eligible to convert to market rate due to termination (opt-out) of a rent subsidy contract (e.g., Housing Choice Vouchers [Section 8]), mortgage prepayment (e.g., Federal Housing Administration), or other expiring use restrictions (e.g., state or local programs) within 10 years of the beginning of this Housing Element's planning period or October 15, 2031. Loss of affordable and assisted housing can have a large impact on families with incomes below the average. The following is a list of assisted housing programs whose loss could reduce the number of affordable housing units.

Based on information from the California Housing Partnership Corporation (CHPC) and City of Oxnard, approximately 431 units in three projects are identified as potentially at risk, as defined above, during the period identified. Table B-30 presents these three potentially at-risk projects in Oxnard.

Table B-30 Oxnard Assisted Housing at Risk of Conversion to Market Rate

Property	Address	Affordable Units	Expiration Year
Paseo El Prado Apts.	110 W. Collins Street	23	2026
Pacific Point Apartments	1001 W. Gonzales Road	213	2027
Heritage Park Apartments	820 South E Street	195	2027
TOTAL		**431**	

Source: CHPC (SCAG Housing Element Data Packet)

Two of the projects above are tax credit projects. This type of projects typically extends their affordability covenants, but the City does not know at this time whether that is the owners' plan.

Preservation Options

Transfer of Ownership

Aside from offering the current owner of an at-risk rental housing project modest financial incentives to maintain the property's affordability status, a transfer of ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely, and the project becomes eligible for a greater range of governmental assistance.

Purchase of Affordability Covenant

Another option to preserve the affordability of at-risk projects is to provide an incentive package to owners to maintain the projects as low-income housing.

Incentives could include writing down the interest rate on the remaining loan balance in the form of a payment to the project lender and/or supplementing the HAP fair market rent to market levels, if market rents are substantially more than the HUD-allowed fair market rent. It is difficult to estimate the cost of purchasing affordability covenants due to the number of variables in such a purchase.

Rental Subsidy

Another way to preserve units as affordable is to provide rental assistance to existing residents. Rental assistance to the projects could be structured in a similar fashion to Section 8. The feasibility of this alternative is highly dependent on the availability of funding sources necessary to provide the rental subsidies and the willingness of the owners to accept the subsidies if they are provided.

Table B-31 shows the rental subsidies required to preserve at-risk units. The calculations assume that extremely low- and very low-income households would be the likeliest recipients of rental subsidies. The total cost for rental subsidies would range from $599 to $1,933 per unit per month, which equates to $3,099,321 annually.

Table B-31 Potential Rent Subsidies

Per Unit Affordable Rent + Utilities	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Extremely Low-Income Monthly Rent (30% AMI) (A)	$678	$763	$915	$983
Very Low-Income (50% MFI) (B)	$1,130	$1,271	$1,525	$1,638
Per Unit Fair Market Rent (C)	$1,503	$1,943	$2,709	$3,243
Monthly Per Unit Subsidy (D=C-[Average of A and B])	$599	$926	$1,489	$1,933
Annual Subsidy/Unit (D * 12)	$7,191	$11,114	$17,868	$23,196
Total “At Risk” Units	431			
TOTAL ANNUAL SUBSIDY	**$3,099,321**			

Source: HCD 2020; HUD Fair Market Rent Documentation System, 2020.
Note: The 1-bedroom unit assumes a 2-person household, the 2 -bedroom unit assumes a 3-person household, the 3-bedroom unit assumes a 5-person household, and the 4 bedroom unit assumes a 6-person household. All households are assumed to pay 30 percent of household income on rent and utilities.

Construction of Replacement Units

Constructing new low-income housing units is another means of replacing at-risk units that convert to market rate. The cost of developing the new housing depends upon a variety of factors, including density, unit size, location, land costs, and type of construction. Construction costs for recent multifamily developments averaged $200 per square foot, with an average unit costing $593,835. Based on this average, construction of replacement units would cost approximately $255,942,885, assuming an average unit size of 1,475 square feet and accounting for land cost, government fees, and other costs. The cost of constructing replacement units far exceeds the cost of the other two alternatives.

Cost Comparisons

Based on the calculations, providing rental subsidies offers the least costly alternative for preserving the units while construction of new units is the most costly. Both the construction of new units and the transfer of ownership to a nonprofit entity ensure long-term affordability of the units. Though rental subsidies are the least costly alternative, the subsidies do not necessarily ensure the long-term affordability of the units.

The cost estimating scenarios find the relative preservation costs to be:

- Rent subsidy – $3,099,321 annually or $30,993,210 over 10 years.
- Replacement through new construction – $255,942,885.

Replacing or preserving the 431 at-risk units is costly, regardless of the method. Providing a rent subsidy program appears to be the least costly option. However, many federal and state funding programs are available for new construction of affordable housing, which may greatly reduce the cost to the City.

B.8 Fair Housing Assessment

Assembly Bill (AB) 686 requires that all Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting 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, which includes summary of fair housing issues; an analysis of available federal, state, and local data and local knowledge; 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.

To comply with AB 686, the City has completed the following outreach and analysis. Some of the information is based on the Ventura County Regional Analysis of Impediments (AI) that was completed in mid-2020.

OUTREACH

As discussed in the Chapter F of the Housing Element, Achieving the RHNA Allocation, the City of Oxnard utilized a variety of outreach methods to reach all segments of the community. These included a virtual community workshop held on March 24, 2021 that offered Spanish translation to all participants in attendance. Fair housing related comments were regarding the differences between Oxnard's AAHOP program and proposed default density and by-right programs, providing support to undocumented residents, and ensuring affordability and housing security. The City also held three additional public meetings in Spring 2021, including a Planning Commission hearing to review the Draft Housing Element on April 1 and HEDC Committee meetings on March 9 and April 13. At the Planning Commission meeting, fair housing related comments and suggestions included participating in a Farmworker Housing Study being conducted by the County of Ventura and advocating for Rent Stabilization and 'Just Cause' ordinances. The HEDC reiterated the benefits of participating in the Farmworker Housing Study and the Ventura County Housing Trust Fund program.

In April 2021, the City solicited public input through a community survey focused on housing disparities and possible solutions. The primary fair housing issues that residents identified were the shortage of affordable and workforce housing and proximity of affordable housing to resources and safe neighborhoods. Very low-income persons, farmworkers, and residents in need of workforce housing were identified as the principal groups in need of housing support. While the response to this community survey identified a need for additional housing and need for repairs, only 5 responses were received and may not represent the sentiments or issues of all Oxnard residents.

More comprehensive and possibly more representative input was received through the stakeholder survey conducted for the County's Regional AI, which consisted of 40 questions on topics including the populations targeted for community services, severity of current needs in the community, existing barriers to affordable housing, and thoughts on community development goals and prioritization. In the Ventura County Stakeholder Survey, "housing affordability," "land costs," and "waiting lists" were reported as the most common barriers to affordable housing access. Additionally, more than 80 percent of respondents indicate that they believe affordable housing needs have increased over the last five years.

During the AI process, a meeting was held specific to the needs of Oxnard residents. During this meeting, participants noted that the City has surpassed other jurisdictions in Ventura County in the quantity of affordable housing built, but it is still not enough to meet demand. Participants expressed that while the supply of multifamily units has increased, they are not affordable to lower-income households, and raised that the high median income in Ventura County inflates the price at which "affordable" housing is marketed to a point where places with a lower median income cannot afford it. This shortage of affordable housing has resulted in a middle-class families leaving the City, an increase in overcrowding to make ends meet, and an increase in overcrowding.

The City also contracts with the Housing Rights Center (HRC), a professional housing service organization, to investigate claims of unlawful discrimination and act on behalf of victims of discrimination. Additionally, the HRC provides free seminars on fair housing in Oxnard twice per year.

Fair Housing Enforcement

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of City policies and code for compliance with State law and investigating fair housing complaints.

The City reviewed its zoning regulations as part of preparation of the 2020 Ventura County Regional AI to ensure compliance with fair housing law, and will continue to regularly examine land use policies, permitting practices, and building codes to comply with state and federal fair-housing laws. Periodic reviews of the zoning regulations and policies confirm that, as the city grows and changes, it continues to ensure and enforce that all persons have access to sound and affordable housing. Regular reviews of policies and practices ensure that, as the city grows and changes, it continues to ensure and enforce that all persons have access to sound and affordable housing.

In addition to assessing fair housing issues related to development standards, fair housing issues can also include discriminatory behaviors by landlords and housing conditions. The City complies with fair housing law regarding complaints by referring fair housing cases to the Housing Rights Center (HRC), HUD's Office of Fair Housing and Equal Opportunity (FHEO), the California Department of Equal Opportunity and Housing (DFEH). In order to ensure non-discrimination in housing, the City contracts with the HRC, a nonprofit professional fair housing service and civil rights organization dedicated to securing and promoting fair housing. The HRC can investigate claims of unlawful discrimination and act on behalf of individuals who have been the victims of discrimination. The services are available in English, Spanish, Cantonese, Mandarin, Korean, Armenian, and Russian. HRC is responsible for providing ongoing fair housing outreach and education services to Ventura County, including Oxnard. HRC hosts an annual fair housing conference for fair housing providers and advocates and organizes housing rights workshops for landowners, property managers, and community managers. The fair housing conference and workshops seek to make tenets and landowners aware of housing rights, covering topics such as federal and state housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability. HRC advertises the annual fair housing conference and workshops in Spanish as well as English, utilizing bilingual media outlets and social media platforms. HRC additionally provides fair housing information on their website (https://www.housingrightscenter.org/). Oxnard residents can also find information on rental housing options published on the HRC's website on a monthly basis. Fair housing information is also disseminated through various social media platforms, as well as through flyers and leaflets. In addition, the City's Fair Housing Officer, based in the Housing Department, provides services related to reasonable accommodation requests for public housing assistance recipients.

The Housing Rights Center reported to the City in late 2020 and early 2021 that the majority of fair housing cases that they handle are disability discrimination cases (both physical and mental). Some of the complaints/cases focused on a landlord not providing a reasonable accommodation but City staff have noted that the housing stock type is the primary barrier. A significant percentage -- perhaps the majority -- of Oxnard's rental housing stock is composed of buildings constructed prior to the enactment of the Fair Housing Amendments Act and its state counterparts, which incorporated accessibility modifications into some residential building design. There are simply not enough units that are accessible to individuals with physical disabilities, considering the proportion of households that need such access. Since the adoption of the previous Housing Element (end of 2017), 449 complaints were filed. Of those, 88 complaints were filed that alleged some sort of prohibited discrimination in housing, 64 of these related to those with disabilities. The information about where the cases originated was only available at the city level and couldn't be geographically assigned to census tracts or any other sub-level of the overall City.

No complaints were filed against the City, and the City is not aware of any that were filed against the County of Ventura. Six complaints were filed against the Oxnard Housing Authority (OHA). All the complaints involved requests for reasonable accommodation for in-place tenants who were renting from the OHA. All were resolved by the OHA and the tenants (in two cases, with the tenants being represented by California Rural Legal Assistance).

As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX FHEO; HUD FHEO reported five fair housing discrimination cases filed with, and accepted by HUD, in the City of Oxnard from January 1, 2013, through March 19, 2021. Most of these cases alleged discrimination on more than one basis, resulting in two cases of alleged discrimination based on race, two based on disability, two based on familial status, one based on sex, and one alleged retaliation. Two cases were successfully settled, two were dismissed after finding no cause, and one was settled by the Department of Justice. In addition to these five cases, FHEO received 46 inquiries. Of these, 11 were regarding possible discrimination based on disability, 2 based on retaliation, 2 based on sex, and 1 based on race. The others did not report a basis for the inquiry. As with the information from the HRC, the information about where the HUD cases originated was only available at the city level and couldn't be geographically assigned to census tracts or any other sub-level of the overall city.

Program 19 has been included in Chapter G to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

Analysis of Patterns, Trends, Disparities in Access to Opportunity and Housing Need

California Government Code Section 65583 (10)(A)(ii) requires the City of Oxnard to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the 2021 HCD and the California Tax Credit

Allocation Committee (TCAC) Opportunity Area Map (Figure B-2), more than half of the City of Oxnard is considered low resource areas and there are two census tracts that are considered areas of high segregation and poverty. The northern and western reaches of the city have been designated as moderate resource. Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until "Low Resource" areas, which typically have limited access to education and employment opportunities and may have poor environmental quality. Areas of high segregation and poverty are those that have an overrepresentation of people of color compared to the county, and at least 30 percent of the population in these areas is below the federal poverty line ($26,200 annually for a family of four in 2020). The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues.

PATTERNS OF SEGREGATION

To assess patterns of segregation and integration, the City analyzed six characteristics: income, disability, familial status, diversity index, linguistic isolation, and Hispanic majority as of 2019 (2018 for Diversity Index). This information is displayed in Figures B-3 through B-8.

Race and Ethnicity

Oxnard has three census tracts that are considered a Racially/Ethnically Concentrated Area of Poverty (R/ECAP), or areas in which more than 50 percent of the population identifies as non-white and there is a poverty rate of 40 percent or more or a poverty rate of more than three times the average poverty rate for the county. One R/ECAP in Oxnard is the Southwinds Neighborhood, bounded by W. Pleasant Valley Road to the north, Saviers Road to the east, W Hueneme Road to the south, and S J Street to the west. The other two are adjacent to one another, Five Points Northeast Neighborhood and La Colonia. The two combined are bounded by Colonia Road to the north, S. Rose Avenue to the east, and Oxnard Boulevard to the west and south, with La Colonia in the northwest corner of the combined area. Historically, La Colonia was a dense and highly segregated neighborhood with racial covenants in place in the 1920s that barred minorities from purchasing and owning homes in this neighborhood, thus creating a neighborhood with low ownership rates and few opportunities for economic mobility. Similar patterns of segregation likely existed in the Northeast Southwinds neighborhoods, though trends are not as readily available.

As of the 2015–2019 ACS, the population of Oxnard's R/ECAP tracts were estimated to be 4,870 people in the Five Points Northeast tract, 4,230 people in the La Colonia tract, and 7,788 people in the Southwinds tract. Over 25 percent of the households in the Five Point Northeast Neighborhood use Housing Choice Vouchers (HCV), for a total of 196 HCVs in use within this tract. While the Five Point Northeast Neighborhood does not have the highest percentage of HCVs in use compared to other census tracts in the City, the concentration in a R/ECAP

designated census tract suggests low-income housing is concentrated in this area and indicates a lack of mobility to medium and high resource areas in the City. There is a Hispanic majority in all three of the R/ECAP areas as well as high levels of linguistic isolation, similar to the east side of the city (See Figure B-6). Inside the areas of linguistic isolation (60 % or higher) within the City only the center of the City has areas of residential development. The areas more to the north and south are solely developed with commercial and industrial uses. Similar patterns of linguistic isolation are recognized across coastal counties within the SCAG region. The inland, urban areas of Los Angeles County and Orange County, where there is a predominant Hispanic population, also have the highest level of linguistic isolation. Very few of the census tracts along the coast have a predominant Hispanic population and have the lowest levels linguistic isolation. All three R/ECAP neighborhoods are also identified as areas of High Segregation and Poverty on the TCAC maps. In addition to the R/ECAP areas, there are areas of the city, shown on the maps in this section, that generally have high levels of linguistic isolation, a Hispanic majority, lower incomes, lower levels of married couple families (familial status), and a higher-diversity index, indicating patterns of segregation based on several factors. Program 19 includes existing and proposed efforts the City will make to address the needs of those in R/ECAPs and areas of linguistic isolation.

In contrast to a R/ECAP, a racially concentrated area of affluence (RCAA) is defined as a census tract in which 80 percent or more of the population is White and has a median income greater than $125,000 annually. There are no census tracts in, or overlapping with, Oxnard that qualify as a RCAA. Most RCAAs in the SCAG region are located in coastal communities while inland suburban communities do not reflect this pattern.

Most of the eastern portion of the City had a diversity index greater than or equal to 70, with 100 being perfect diversity and 0 being no diversity. Almost all the city has a diversity index of 55 or higher. In 2010 the diversity index was similar to 2018 with the main difference that the areas closest to the coast are more diverse in 2018 than in 2010.

Income

The area with the highest median income is in the northern and western portions of the City of Oxnard. In the River Ridge neighborhood, the median income is $125,758, compared to $22,539 to $75,329 in La Colonia, Five Points Northeast and $40,208 to $46,957 in Five Points Northeast, and $29,934 to $38,793 in the Southwinds neighborhood. The River Ridge neighborhood consists primarily of newer, high-end single-family homes while the neighborhoods with lower median incomes range from mobile home parks to older, smaller single-family homes. While there are still distinct differences in median income in Oxnard, the City has experienced a citywide overall increase in median income since 2014 and a started to shift toward a more mixed-income, integrated community. Though Oxnard has higher rates of poverty than surrounding jurisdictions, with concentrations in the R/ECAPs, the median income in other areas of the city are similar to the surrounding region, particularly inland communities. Within the City, income distribution follows regional patterns for SCAG's urban areas, with the highest median incomes found along the coastline and areas with the lowest median

income located in the inland, urban core. However, within Ventura County, some inland cities such as Thousand Oaks, Simi Valley, and Moorpark are predominantly high income. The City will implement Program 19 to target place-based revitalization efforts in areas of concentrated poverty and Program 38 to encourage construction of high density housing and ADUs in areas with higher median income and greater access to opportunity to facilitate economic mobility for lower-income residents.

Familial Status

Familial status varies more than the other indicators, and more than in other Ventura County jurisdictions. Where the City contains several neighborhoods with less than 58 percent of children living in married-couple households, other inland cities in Ventura County, including Santa Paula, Simi Valley, Moorpark, and Thousand Oaks, are dominated by married-couple households. This differs from other areas of the SCAG region, where the percentage of children in married-couple households decreases moving inland from the coastline into inland urban areas. The percentage of children in single parent or unmarried families is concentrated within low resource and/or areas of high segregation and poverty, such as within the Los Angeles County urban core. Single-parent and unmarried family households are more dispersed within the City, which may indicate a decreased likelihood of landlords discriminating against unmarried couples and individuals.

Persons with Disabilities

As discussed in the Needs Assessment section of the Housing Element, approximately 10 percent of Oxnard's noninstitutionalized population in 2018 had at least one disability, and 40 percent of those individuals were seniors, who are more likely to have an ambulatory, visual, or hearing disability. The rate of individuals with a disability has remained low (less than 20 percent of the population) and not changed significantly since 2014. As shown in Figure B-5, persons with disabilities are not segregated within any areas of the City; for example, the Five Points East and La Colonia neighborhoods, designated as R/ECAPs, and the beachside neighborhoods designated as moderate resource each have a larger population (up to 20 percent) of persons with a disability. Furthermore, two of the City's three housing developments for persons with disabilities, Paseo de Luz and Paseo Santa Clara, are located in north east Oxnard in an area designated as moderate resource. This implies that persons with disabilities may not experience barriers, such as access to essential services, that prevent housing choice within Oxnard. However, as will be discussed, of a total of 33 fair housing cases within Oxnard from 2013 to 2021, 25 percent alleged disability as the basis for fair housing cases within Oxnard. As Oxnard has a low population of persons with disabilities within the City, the number of cases alleging disability may indicate this population has difficulty securing housing in Oxnard, forcing individuals to look elsewhere for suitable housing. Oxnard recognizes the need to expand housing opportunities for persons with disabilities within the city. Oxnard will implement Program 21 and 22, committing to continue implementing the City's reasonable accommodation ordinance to make existing housing suitable for persons with disabilities and to encourage the development of housing specific to special needs groups, including persons with disabilities. The City's population of

individuals with a disability is reflective of Ventura County, which also has a lower rate of individuals with a disability than nearby counties. Regionally, areas with a higher population of persons with a disability are located in the eastern, rural areas of San Bernardino County and Imperial County. The median income in these areas is significantly lower than the urbanized coastal counties and is likely more affordable.

Other Relevant Factors

SCAG's Healthy Parks, Schools and Communities reports that racially restrictive housing covenants were used throughout Ventura County until the late 1960s. People of color were concentrated in segregated neighborhoods, including La Colonia in Oxnard which is currently a R/ECAP, and non-white farmers were not permitted to own the land they worked. The Central Coast Alliance Unified for a Sustainable Economy (CAUSE) in their report Housing Crisis 805 further explained the history of segregation in Oxnard as racial segregation persisted in the mid-1900s when redlining barred people of color from obtaining mortgage loans and when racial segregation became illegal and "white flight" from Oxnard resulted in a decline in land values and economic practices that resulted in renewed segregation. These practices and trends have resulted in the patterns of concentrated poverty and minority groups in areas of disinvestment in Oxnard. While redlining maps are not available for Oxnard, historic land use and economic policies instigated patterns of segregation that are still present in the city today, as indicated by the dominance of low-resource areas and presence of R/ECAPs.

To address issues of segregation and poverty the City has included Programs 2, 9, 10, 11, 12, 13, 19, and 26 in Chapter G to:

- Reduce displacement risk and promote place-based revitalization through homeowner rehabilitation loans.
- Assist the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing.
- Implement the City's Inclusionary Housing Program to increase the supply of affordable housing to promote housing mobility and reduce displacement risk due to overcrowding and overpayment.
- Improve housing mobility opportunities through homebuyer assistance for lower- and moderate-income households.
- Support the County's Mortgage Credit Certificate (MCC) program to assist lower-income households in securing housing.
- Provide financial and regulatory incentives for development of affordable housing to reduce displacement due to overcrowding and overpayment.
- Annually seek funding to provide targeted rehabilitation efforts in low resource areas and prioritize place-based revitalization.

- Encourage construction of housing affordable to extremely low-, very low-, and low-income households in high opportunity areas.

ACCESS TO OPPORTUNITY

The TCAC/HCD Opportunity Area Map (Figure B-2) has designated much of the city as Low and Moderate Resource, implying that there is mixed and limited access to jobs and educational opportunities for residents.

Educational Opportunities

Schools are fairly well distributed throughout the City with no areas of dramatically less access or proximity to schools (See Figure B-9). According to the 2016 California Assessment of Student Performance and Progress (CAASPP) test scores, Oxnard's highest performing school is ranked in the 70th percentile when compared to other similar schools across the state. This school is located on the western side of the city in one of the areas with the highest median income. Of Oxnard's 46 schools, 26 scored in the 25th percentile when compared to other schools in the state, and 19 scored in the 10th percentile. One of the highest ranked schools serves the Southwinds neighborhood, which is designated as a R/ECAP and as an area of high segregation and poverty on the TCAC maps. However, this school is in the 40th percentile, indicating that 60 percent of similar schools in the state performed better than this school. One of the lowest ranked schools is located within the La Colonia neighborhood, which is designated as a R/ECAP. While low performing schools are not necessarily concentrated in any one part of the city, residents of Oxnard have limited access to proficient school opportunities due to the quality of the schools. To address this, the City will meet with developers to encourage construction of housing that will be affordable on a teacher's salary and will partner with organization such as United Ways to address disparities in access to strong educational opportunities (Program 19).

Mobility Options

Oxnard residents are served by intercity bus routes, regional bus service, and Metrolink commuter rail service. Metrolink serves regional Los Angeles, Orange, Riverside, San Bernardino, Ventura, and North San Diego Counties in Southern California. Metrolink Ventura County Line trains stop in San Buenaventura, Oxnard, Camarillo, Moorpark, and Simi Valley. Overall, Oxnard has relatively good public transit. Program 19 calls for an assessment of pedestrian and bicycle facilities in R/ECAPs and areas of linguistic isolation to improve mobility options in underserved areas.

Employment Opportunities

As discussed in the Demographic, Employment and Housing Characteristics in this chapter, a majority of Oxnard residents work in or near the city (see Table B-12). The commute time for approximately 71 percent of residents is less than 30 minutes, while approximately 30 percent of residents commute 30 minutes or more to work. Only 5 percent of Oxnard's residents commute longer than 60 minutes to work. Currently, Oxnard's housing to job balance indicates Oxnard is job-rich, with the available jobs (83,994) exceeding the available households (51,449) in the city.

The unemployment rate in Oxnard was 5.4 percent in 2019, down from 12.2 percent in 2010, according to the California Employment Development Department. Access to jobs in the City appears to meet demand.

Services for Persons with Disabilities

To meet the needs of the older population and other individuals with disabilities, there are ten assisted living facilities located throughout the City, three of which specifically provide units to persons with disabilities: Paseo De Luz (24 units), Paseo Santa Clara (5 units) and Cypress Court (4 units). Additionally, Access Paratransit, a reservation based, curb-to-curb paratransit service, is also available for those with disabilities. The City requires new developments to comply with Title 24 of the California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process (discussed in the Governmental Constraints section of this Housing Element in Chapter E) and assistance with rehabilitations (Programs 2 and 21).

Environmental Health

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores (see Figure B-10). A community with a high score, is one with higher levels of pollution and other negative environmental indicators. An area with a score in the 75th percentile or above is considered a "disadvantaged community." The Rose Park, Five Points Northeast, East Village, and Cal-Giser neighborhoods score in the 75th percentile and above. The proximity of Rose Park and East Village to industrial uses east of Highway 1 may contribute to their score in the 90th percentile. According to the Ventura County Regional AI, Oxnard was one of the earliest areas to develop, following suburban development patterns that resulted in dense urban patterns with few parks and other recreational facilities in residential neighborhoods. Though there are publicly accessible beaches in Oxnard, the adjacent neighborhoods are primarily non-White with high median incomes, resulting in disproportionate access to healthy outdoor recreational opportunities near homes. Disparities in access to opportunities for recreation and outdoor space by income presents a fair housing issue in the form of barriers to healthy environments based on income.

Environmental conditions in Oxnard and surrounding communities are higher than most coastal cities in the region and more closely reflect inland urban areas. This further demonstrates disproportionate access to opportunity for populations of color and lower-income households. In order to combat poor environmental conditions and improve access for residents in concentrated areas of poverty, the City will increase parkland requirements for new developments and ensure these are met through parks and not through passive landscaping and increasing tree canopy coverage where needed (Program 19) and will prioritize investment in green infrastructure in areas of concentrated poverty (Program 19).

Disproportionate Housing Need and Displacement Risk

Overcrowding and Overpayment

As discussed in Chapter B, Existing Housing Needs, and Chapter C, Populations with Special Housing Needs, overcrowding is a significant issue for renters in the City of Oxnard, with 12 percent of renter households overcrowded with 1.01 or more persons per room. Overcrowding is more common in areas with lower median incomes than in areas with high median incomes. Overcrowding typically means that either appropriately sized housing is unaffordable or unavailable to current residents, and results in an increased risk of displacement for households living in unit types that do not meet their needs. In order to address overcrowding as a result of doubling up, unaffordable housing options, multi-generational households, or other reasons, the City will continue promoting the construction of ADUs (Program 38), including target marketing of ADUs in the area of highest rate of overcrowding to encourage an increase in housing supply and reducing risk of displacement for residents of these neighborhoods.

Overpayment is also an issue in Oxnard, particularly among renters, with 31 percent of owners and 54 percent of renter households overpaying for housing as detailed earlier in this chapter. For distribution of overpayment for renters see Figure B-11. According to CAUSE, the average rent price for a one-bedroom unit in Oxnard has increased by 50 percent since 2011. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs and often impacts other aspects of a household's living experience by consuming money that could otherwise be used for clothes, food, or other basic necessities. The vacancy rate in Oxnard is 6 percent, which does not indicate an extreme shortage of supply; therefore, overpayment is likely due to a shortage of affordable housing. To address displacement risks due to overpayment, the City will provide incentive to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the city (Programs 11, 12, and 19 in Chapter G).

Housing Condition

In addition to extensive overpayment, approximately 80 percent of the housing stock in Oxnard is older than 30 years and is likely in need of some type of repair or rehabilitation. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable. Additionally, in many cases, renters have little to no control over repairs to the unit in which they live. In 2019, CAUSE reported that nearly 20 percent of habitability issues reported by residents were not fixed and 20 percent of issues were resolved by the tenant making the repair out of their own pocket. To prevent fair housing issues that stem from housing condition, the City will continue to assist homeowners and landlords to identify and apply for rehabilitation funding through Program 2 in Chapter G and will target place-based revitalization efforts in areas identified to have the greatest need for rehabilitation. The City will also develop a code enforcement program to ensure that landlords of rental units are completing repairs for tenants in a timely manner without threat of retaliation (Program 19).

SITES INVENTORY

The City of Oxnard examined the opportunity area map prepared by HCD and TCAC (Figure B-2).

Using the statewide opportunity area map as an overlay to the City's Housing Element sites inventory, the City was able to identify if any sites included in the sites inventory that are planned to accommodate lower-income households were in moderate- or low-opportunity areas or areas of high segregation and poverty areas. The City's candidate sites for lower-income, moderate-income, and above-moderate income housing units (Map S-1) are in a variety of TCAC resource categories. The location of candidate sites, particularly candidate sites for lower-income housing units work to integrate affordability in moderate-resource areas of the city and offer opportunities for place-based investment in low-resource areas of the city.

Integrating lower income housing within rapidly within Oxnard's rapidly changing moderate resource areas increases access to opportunity-rich areas for low-income families. Within Oxnard, these are the areas of most opportunity since there are no high resource designations within the City and will correlate with access to positive economic, educational, and health outcomes and may transition to high resource in future years. The City has a proposed residential project within the rapidly changing moderate resource area that will result in 106 lower income units integrated with 252 moderate income units and 172 above-moderate income units. The City will increase opportunity to allow housing in the Business Research Park Zone through an affordable housing permitted overlay, which could result in an additional 112 unit within the rapidly changing moderate resource zone. Program 35 commits the city to establish an overlay district for the Business Research Park zone and include flexible development standards to encourage residential development, including, but not limited to, yard setbacks, garage parking, shared parking, and building space requirements.

Oxnard has identified a capacity for more than 250 lower income housing units and more than 250 moderate housing units within the City's Downtown along Oxnard Boulevard. Oxnard Boulevard serves as a major north-west transit route and is identified as a high-quality transit corridor in SCAG's Connect SoCal 2020-2045 Regional Transportation Plan Data/Map Book for the City of Oxnard. The Downtown area is designated as low resource on the TCAC Map and Oxnard Boulevard serves as the western boundary for the City's R/ECAPs. Locating additional affordable housing within the Downtown area, particularly within the R/ECAPs, supports placed-based solutions to alleviating fair housing issues and disproportionate housing need issues. As shown in Figure B-11, the Downtown area coincides with high rates of overpayment by renters. Expanding affordable housing options will decrease competition, and subsequently rising rental prices, for existing units. Further, transit-oriented development aligns mobility needs with housing needs and has long-term benefits that counteract potential negative outcomes identified for residents of low resource areas and R/ECAPs. As a high-quality transit corridor, Oxnard Boulevard offers a fixed-route bus service with intervals no long than 15 minutes during peak commute hours. In 2019, the City adopted a form-based code for the Downtown (the Downtown Development Code) to "create main street mixed-

use areas serving urban neighborhoods of pedestrian-oriented streets with a variety of housing types," encouraging mixed-use development with convenient access to essential services, grocery stores, and employment opportunities. With the adoption of the Downtown Development Code, the City anticipates the development of 2,300 housing units in that area of the city. The City will conduct a utility capacity study to analyze the capacity and infrastructure upgrade needs for water/wastewater, stormwater, recycled water, refuse, and as needed a parking analysis/inventory to support new housing units downtown resulting from adoption of the Downtown Development code (Program 32). Two of the affordable housing projects currently underway to expand affordable housing in Downtown on City-owned sites are:

- The Aspire Project, a.k.a. Central Terrace Apartments. This project proposes to develop 87 lower income units in the Five-Points Northeast neighborhood, which is designated as an R/ECAP. Project entitlements are anticipated for 2021, with development in 2022.

- City Navigation Center. This project will provide 56 permanent supportive housing units in the same building as the lower barrier navigation center. The City is contributing $1.5 million in non-general fund restricted cash plus the donation of real property ($1 million). Development is anticipated in 2022.

After the analysis, it has been concluded that sites to address the lower income RHNA allocation are distributed throughout different areas of the City and throughout the different types of resource areas shown on the TCAC map (Figure B-2). The sites for lower income are slightly more concentrated in and around the Downtown. That area of the City is well resourced in terms of access to many services and transit so is suitable for providing additional access when housing is located there.

Contributing Factors

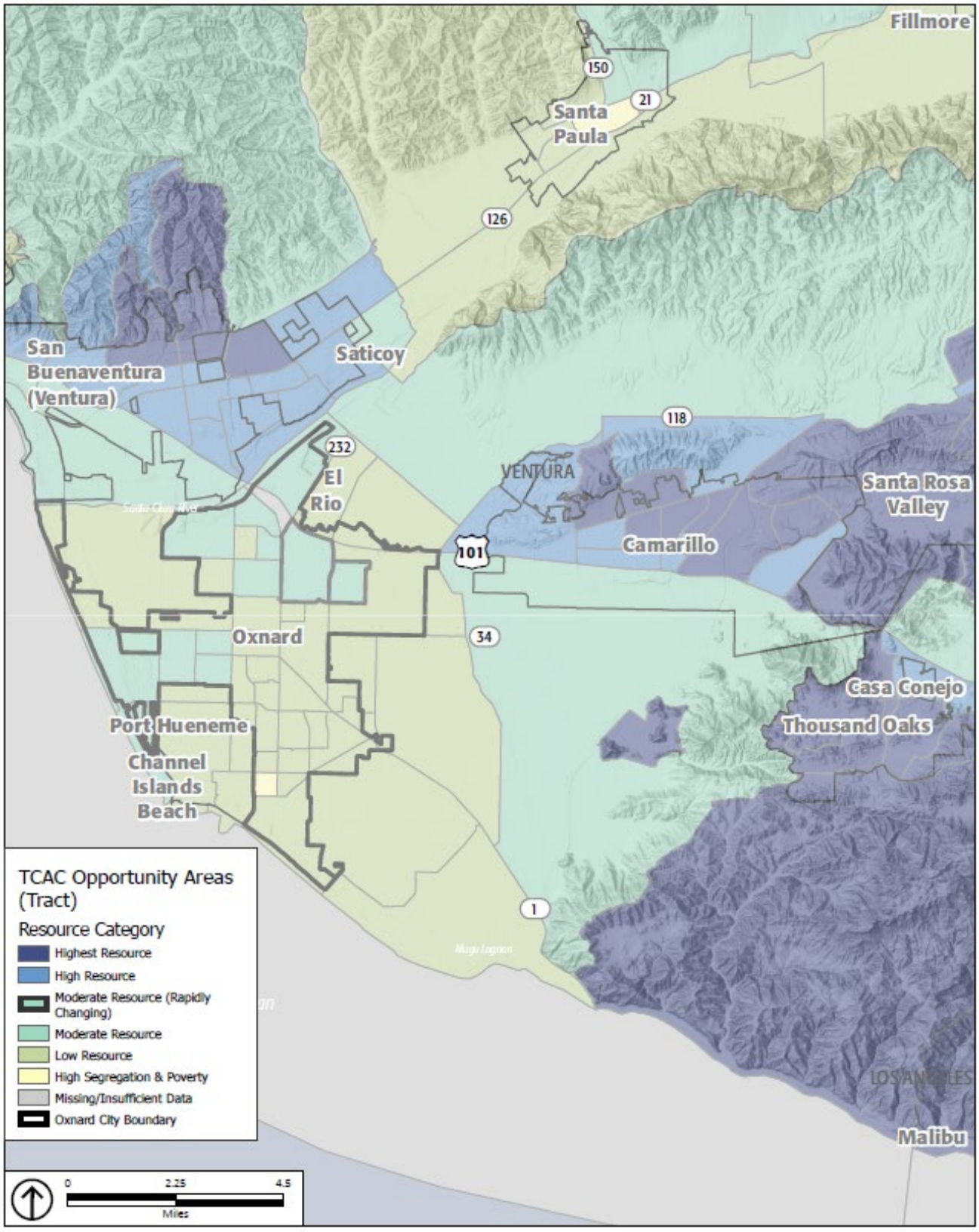
Through an evaluation of the Regional AI, input from City staff, the HRC, and HUD; and this assessment of fair housing issues the City identified factors that contribute to fair housing issues in Oxnard, as shown in Table B-32.

Table B-32. Factors that Contribute to Fair Housing Issues

AFH Identified Fair Housing Issue	Contributing Factor	Meaningful Action
Presence of R/ECAPs.	Availability of rentals that accept Housing Choice Vouchers	Provide training to landlords on fair housing laws and encourage them to market their rental units in high resource to voucher holders (Program 18)
	Linguistic Isolation of non-English speaking households	Distribute information regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs (Program 19)
	Limited economic mobility opportunities	Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies (Program 19)
		Seek funding for targeted rehabilitation (Program 19)
		Invest in basic infrastructure in low resource areas and areas of future development (Program 19)
Concentration of low-income households	Coastline neighborhoods are more desirable, and therefore more costly than urban core	Use land use, zoning, and development standards to address barriers to housing choices in high-opportunity areas, such as ADUs and minimum lot sizes. (Program 19)
	Availability of rentals that accept Housing Choice Vouchers	Facilitate lot consolidation for development of affordable housing in high opportunity areas (Program 5)
	Availability of affordable units in a range of sizes	Encourage landlords in high resource areas to market their rental units to Section 8 voucher holders (Program 18)
		Encourage mixed-use and mixed-income development in non-residential zones (Program 35)
		Encourage construction of ADUs in high resource areas (Program 38)
Displacement risk due to overpayment by renters	Availability of affordable units in a range of sizes	Provide rehabilitation assistance to homeowners (Program 2)
	Unaffordable rents and home prices	Implement the Inclusionary Housing Program to increase supply of affordable housing units (Program 10)

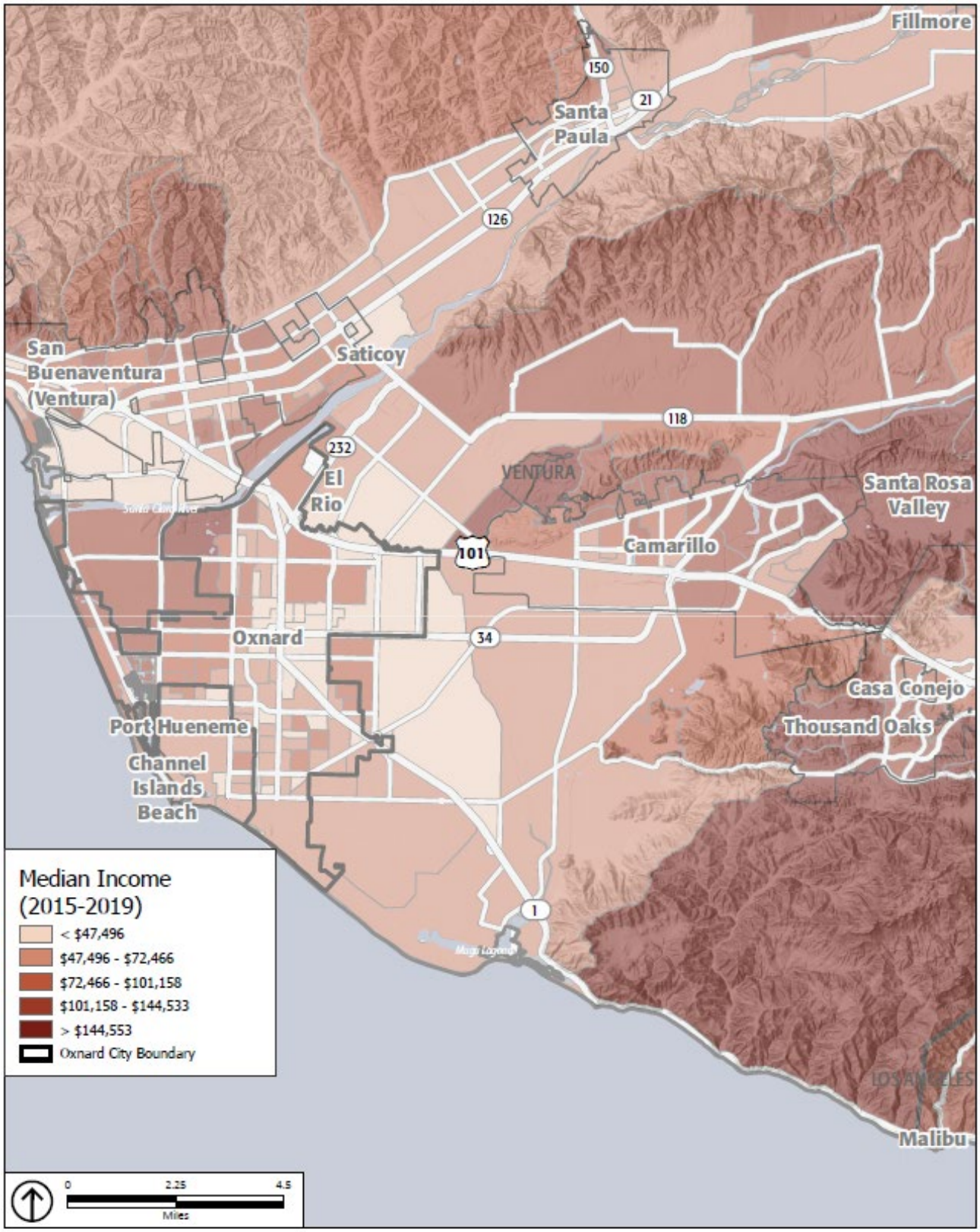
AFH Identified Fair Housing Issue	Contributing Factor	Meaningful Action
	Lack of partnerships with affordable housing developers	Provide down payment assistance to eligible potential homeowners (Program 11)
	Costs of repairs or rehabilitation	Provide mortgage assistance to homeowners through the Mortgage Credit Certificate program (Program 12)
		Encourage development of housing for extremely low-income households (Program 26)
		Collaborate with developers to develop affordable housing on City-owned sites (Program 29)
		Encourage construction of ADUs to increase supply of affordable housing (Program 36)
Disproportionate access to opportunities	Availability of high-ranked schools throughout the City.	Encourage additional multifamily housing in high-performing school areas (Program 19)
		Work with school districts to attract and retain high-quality teachers (Program 19)
	Shortage of public access to recreational facilities and parkland.	Increase parkland requirements for new developments (Program 19).
		Prioritize green infrastructure investment in areas of concentrated poverty (Program 19).

Figure B-2. TCAC/HCD Opportunity Areas



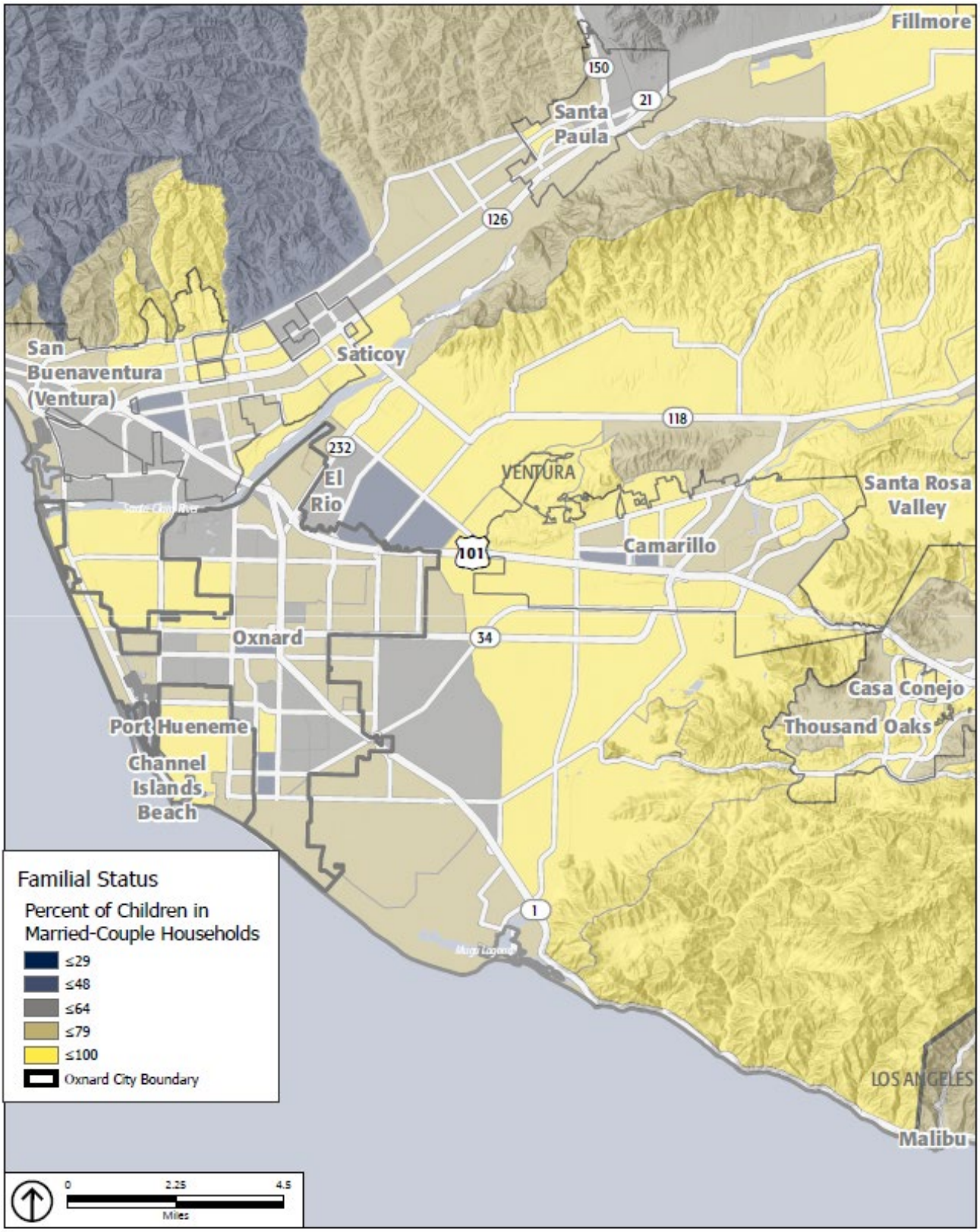
Source: HCD, 2018; ESRI, 2018

Figure B-3. Median Income Distribution



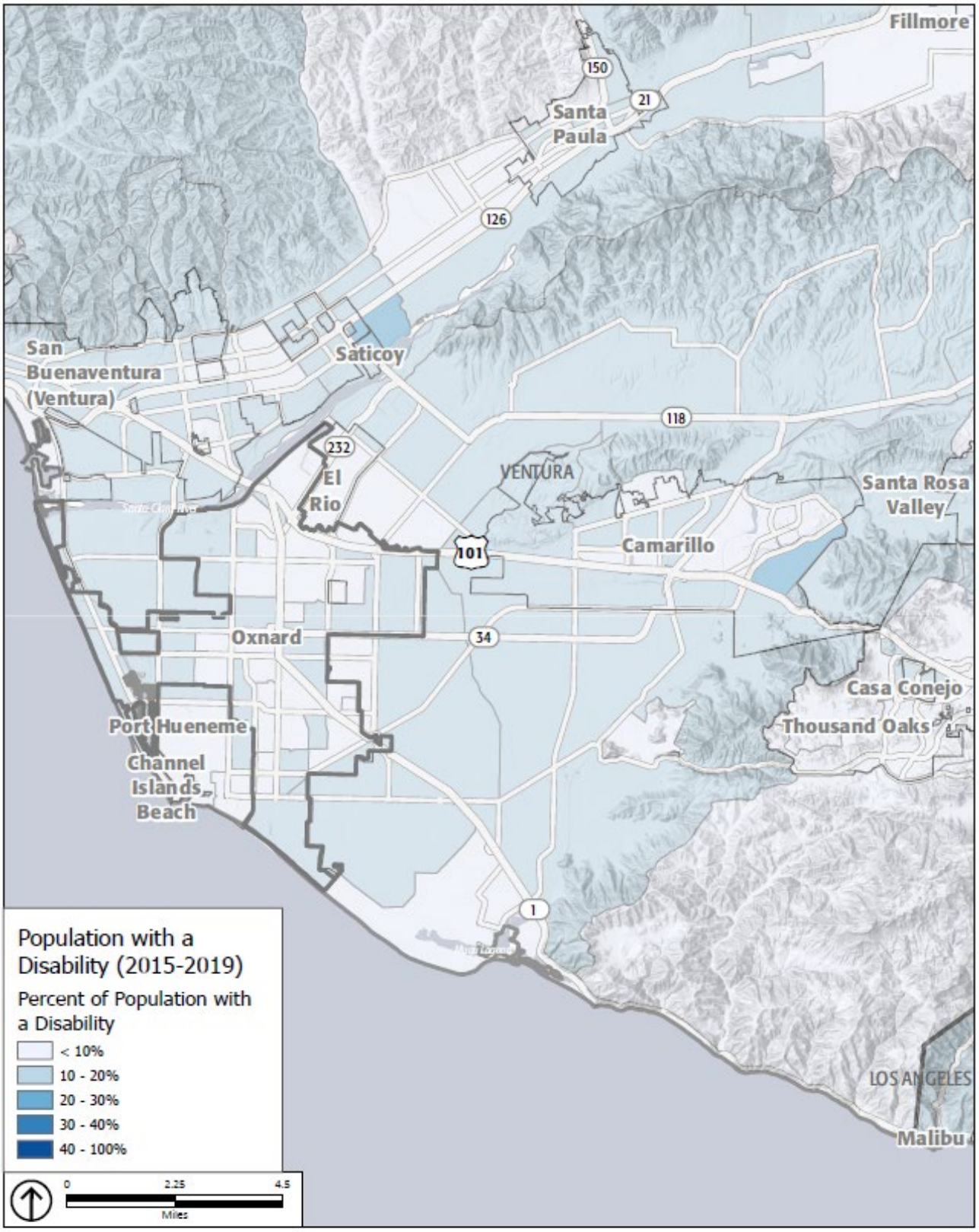
Source: ACS 2015-2019 5-year Estimate, by Tract

Figure B-4. Familial Status



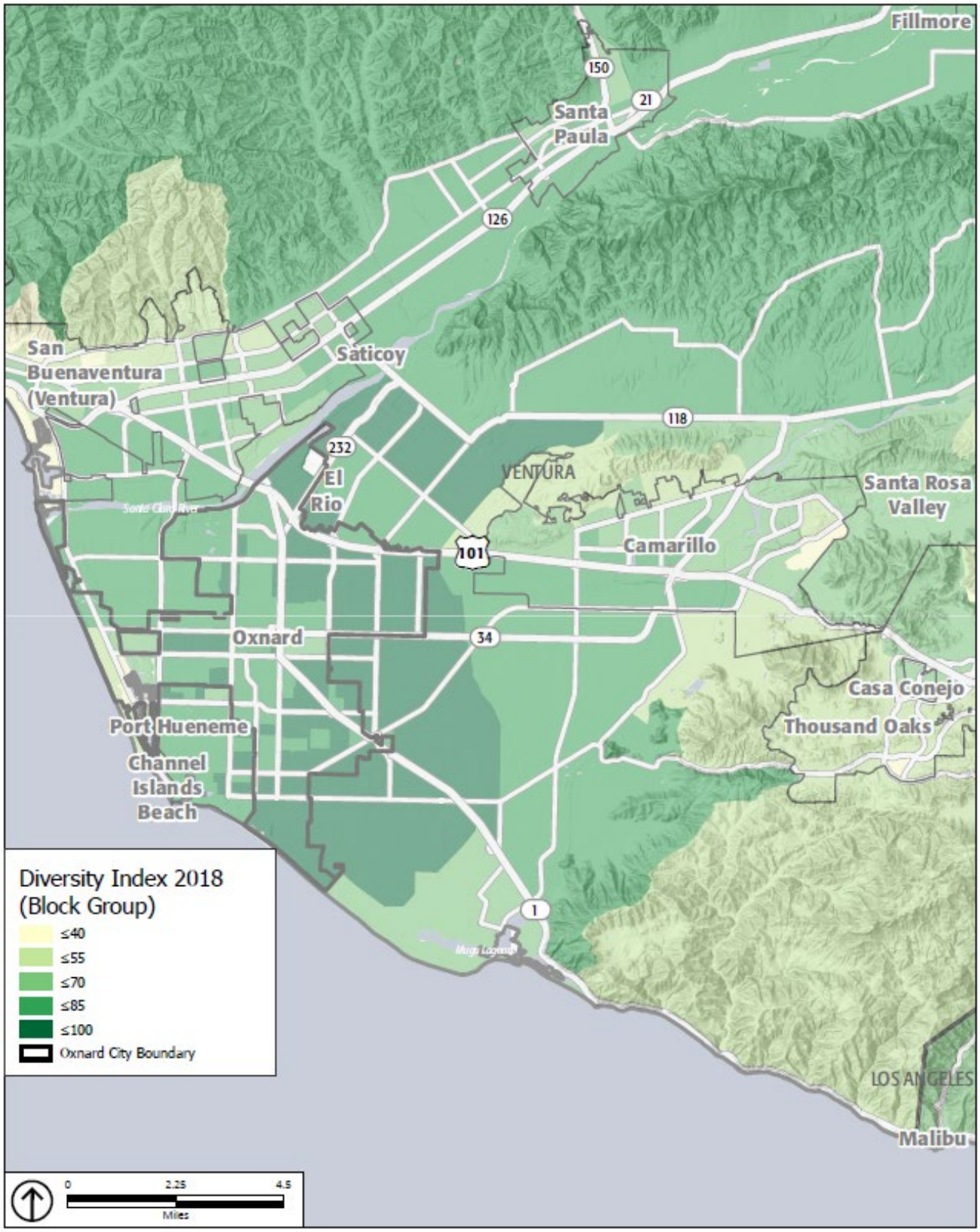
Source: ACS 2015-2019, at Tract

Figure B-5. Population with Disability



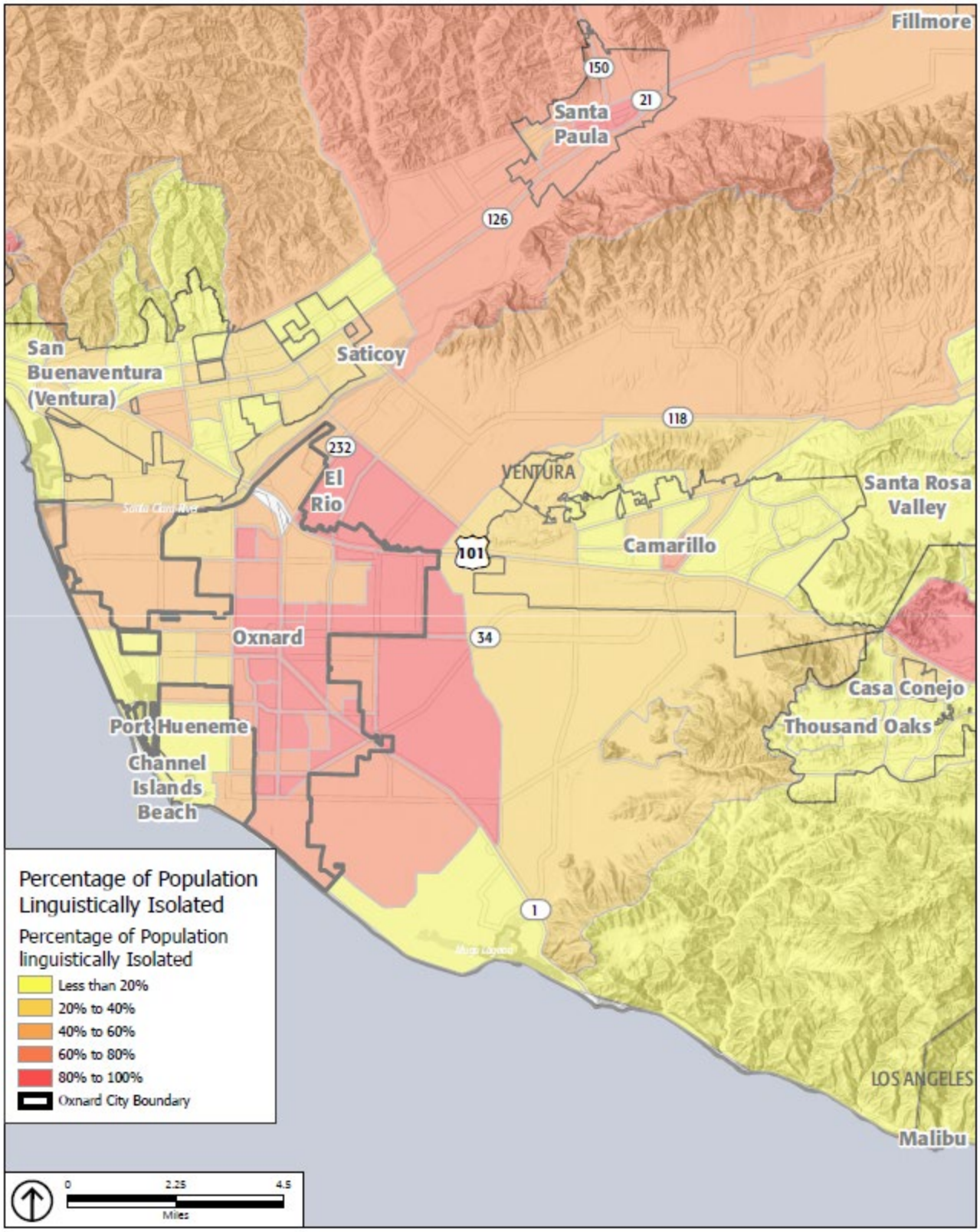
Source: ACS 2015-2019, at Tract

Figure B-6. Diversity Index



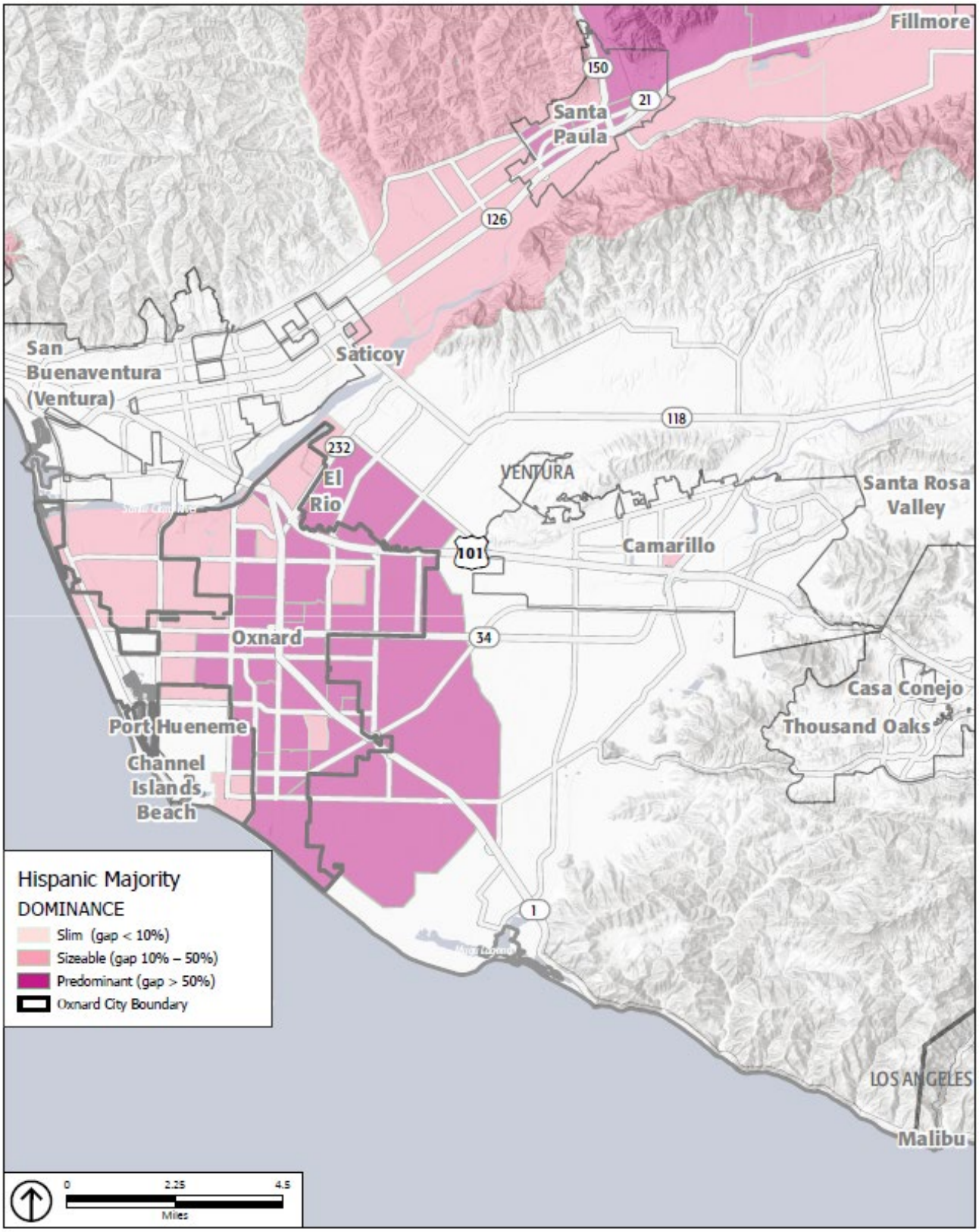
Source: ESRI, 2018

Figure B-7. Linguistic Isolation



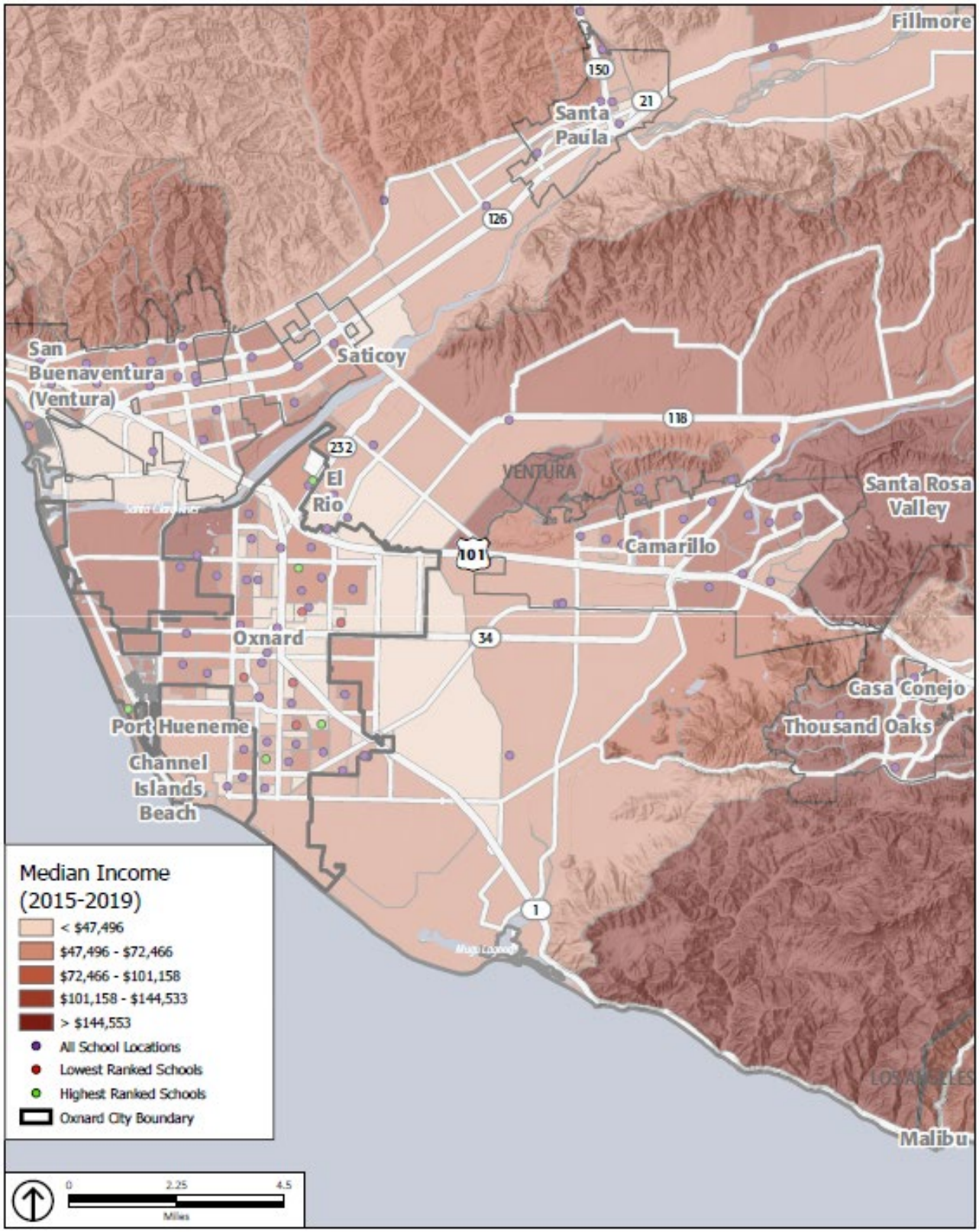
Source: ESRI, 2018

Figure B-8. Hispanic Majority



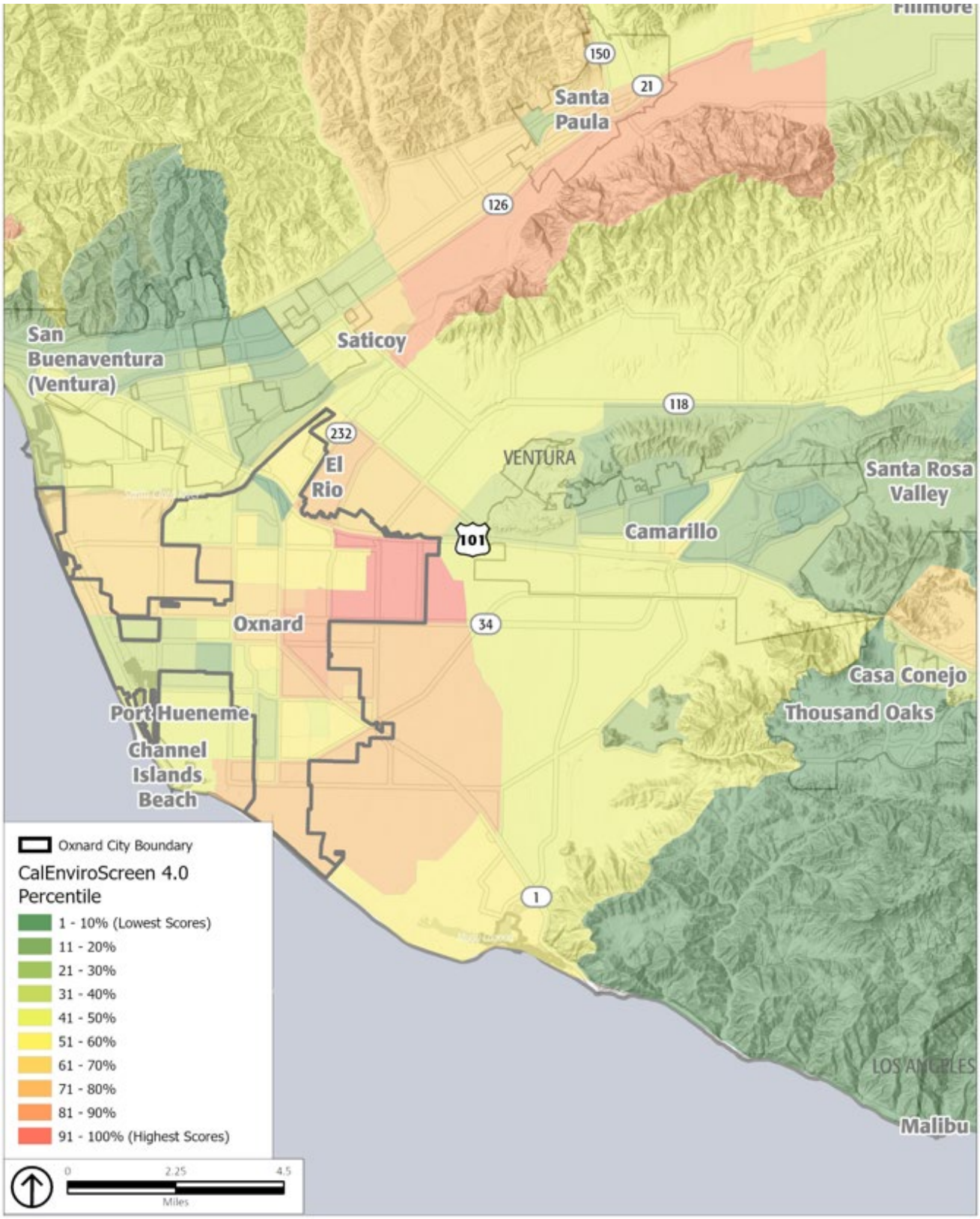
Source: US Census Bureau SF1, TIGER Data (2010)

Figure B-9. Access to Schools



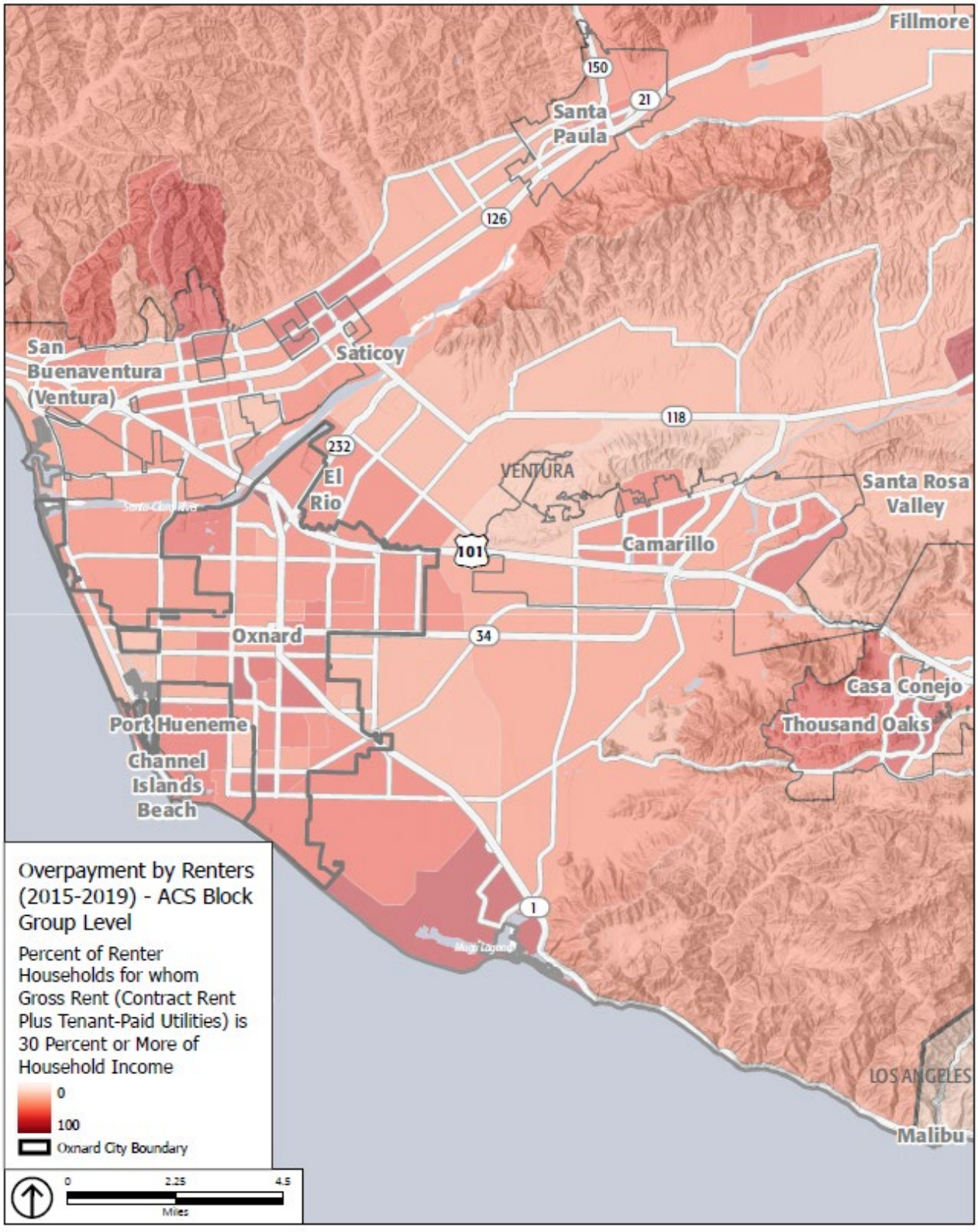
Source: ACS 2015-2019, at Tract; 2016 California Assessment of Student Performance and Progress

Figure B-10. CalEnviroScreen 4.0



Source: Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0 (2021)

Figure B-11. Overpayment



Source: ACS 2015-2019, at Block Group

B.9 Opportunities for Energy Conservation

The California Department of Community Services and Development, in partnership with the network of local community services agencies that assist low-income households, administers the Low-Income Home Energy Assistance Program (LIHEAP) that provides financial assistance to low-income households to offset the costs of heating and cooling dwellings. The department also manages the Energy Low-Income Weatherization Assistance Program (DOE-LIWAP) that provides insulation and weatherization measures that increase the energy efficiency of dwellings occupied by low-income persons.

The City of Oxnard through public education promote the LIHEAP program. The program provides energy assistance one time per year for income-eligible households with current gas or electric bills with the requirement that applicants attend an energy education workshop. Community Action of Ventura County Inc. runs the local DOE-LIWAP and provides services, including minor home repair and infiltration measures to provide an energy-efficient, safe, and hazard-free dwelling environment, improving the quality of life for income-qualified households. Some of the measures (or services) that Community Action of Ventura County Inc. installs are as follows:

- Install weather stripping for all exterior doors, install new thresholds, readjust doors for proper fit, and in some cases replace doors and lock sets. These items alone could save 5 to 25 percent on heating and cooling costs.
- Low-flow showerheads and aerators can save up to 5 percent on water heating cost. Electrical outlet and switch gaskets can save up to 3 percent on heating and cooling cost.
- Insulate attics after inspection by Community Action installers. Ceiling insulation is often the single most cost-effective measure that can be installed in the home. By installing insulation, up to 25 percent can be saved on heating cost.
- Provide and install energy-efficient light bulbs. These bulbs can provide the same amount and quality of light as incandescent bulbs while using up to 75 percent less energy.
- Fix or replace broken windows and glass upon inspection. This reduces the cost of heating a home in the winter and cooling a home in the summer. Replacing broken glass in the home also improves both comfort and safety in that home.
- Inspect, test, and repair or replace broken or hazardous furnaces, stoves, and water heaters upon inspection by installers after being deemed hazardous by the gas company.
- Provide and install carbon monoxide detectors. This measure protects families against carbon monoxide buildup in the home.

The City also joined the Clean Power Alliance (CPA) in 2018, consistent with the CPA enrollment protocol, residential customers were enrolled in a phased manner beginning on February 1, 2019. Non-residential accounts were enrolled on their first meter read on or after May 1, 2019. A Community Choice Aggregation (CCA) program is a legal structure that allows cities and counties to aggregate the buying power of individual electricity customers within their jurisdictions in order to secure energy supply contracts on a community-wide basis. The purpose of aggregating the purchase of electricity is to create an alternative electrical service option to the incumbent utility, which in Oxnard is Southern California Edison (SCE). The California Alternate Rates for Energy Program (CARE) and Family Electric Rate Assistance Program (FERA) program is available for all CPA and SCE customers.

In June 2013, the City approved a report on Energy Efficiency Programs and adopted Resolution No. 14,371 approving the City and Community Energy Action Plan (EAP) for the Southern California Edison (SCE) Energy Leadership Program Platinum Level. The EAP corresponds to the policies in the City's General Plan. The EAP contains programs, which, when implemented, earn the City levels of achievement set out by SCE.

Oxnard's building regulations for its downtown area encourage property owners to incorporate photovoltaic technology into their designs to increase local energy production and sustainability. The City is also currently preparing its climate action plan, which involves a review of all sectors of energy used by the community. This planning effort will examine and recommend how Oxnard's leadership can make reductions in fossil fuel-based energy consumption for the future.

Listed below are Oxnard 2030 General Plan policies under Goal SC-3 that promote the production of energy-efficient homes and commercial and industrial buildings. Effective green building design maximizes the use of a development while encouraging the cost-effective use of materials by reducing the use of materials and energy resources throughout the lifetime of the development. These recommended standards will promote and place restrictions that ensure energy efficiency in the construction and use of homes.

Goal SC-3 Energy Generation and Increased Efficiency (Energy Action Plan)
Goal *Energy efficiency performance standards and generation from renewable sources.*

SC-3.1 New Residential Development
Encourage incorporation of passive and active energy and resources conservation design and devices in new residential development and substantial remodels and/or expansions.

SC-3.2 Develop a City Energy Action Plan
Develop an Energy Action Plan (EAP) that identifies feasible programs that reduce energy consumption within City government facilities and the City vehicle fleets by at least 10 percent below 2005 levels.

SC-3.3 Develop a Community Energy Action Plan
Develop a Community Energy Action Plan that identifies feasible programs that reduce private sector and institutional consumption of energy.

SC-3.4 Alternative Energy for Public Buildings
As part of the City and Community EAP's, transition City and other semipublic and large energy users to solar and wind energy sources over a reasonable and feasible time period.

SC-3.5 Load Shifting Devices
As part of the City EAP, consider installing devices on municipal buildings that reduce the power required to operate equipment and for shifting the equipment usage to off-peak hours.

SC-3.6 Targets for Zero-Emission Vehicles
As part of the City EAP, meet or exceed state targets for zero-emission fuel vehicle miles traveled within the City by supporting the use of zero emission vehicles (low speed "neighborhood electric vehicles", utility low range battery electric vehicles, mid-range "city electric vehicles," full function battery electric vehicles, and fuel cell vehicles) within City departments and divisions.

SC-3.7 Renewable Energy Production Requirement
As part of the City and Community EAP's, require that master planned commercial and industrial developments incorporate solar, wind, and other renewable energy generation and transmission equipment unless demonstrated to the satisfaction of a qualified renewable energy consultant to be infeasible.

SC-3.8 Require Use of Passive Energy Conservation Design
As part of the City and Community EAPs, require the use of passive energy conservation by building material massing, orientation, landscape shading, materials, and other techniques as part of the design of local buildings, where feasible.

SC-3.9 Promote Voluntary Incentive Programs
Promote voluntary participation in incentive programs to increase the use of solar photovoltaic systems in new and existing residential, commercial, institutional and public buildings, including continued participation in the Ventura County Regional Energy Alliance (VCREA).

SC-3.10 Alternatives to Power Plant Generation
Evaluate the feasibility of incorporating alternative sources of power generation such as wind and tidal power into the regional existing power supply grid to reduce reliance on GHG emission producing public utility and privately owned power plants.

SC-3.11 Waste Conversion to Energy Facility
As part of the City and Community EAPs, evaluate the feasibility for the design and construction of a conversion technology capable of converting municipal solid waste into alternative sources of energy.

SC-3.12 Encourage Natural Ventilation
Review and revise applicable planning and building policies and regulations to promote use of natural ventilation in new construction and major additions or remodeling consistent with Oxnard's temperate climate.

The City of Oxnard adopted an Energy Action Plan (EAP) on June 25, 2013. This plan provides programs to achieve energy efficiency in government operations and community-wide activities. The plan provides a goal of achieving a 10-percent reduction in community-wide energy use. Community programs in the EAP are anticipated to achieve annual energy savings of 34,114,100 kilowatt-hours of electricity and 1,365.600 therms of natural gas by 2020, resulting in a reduction of approximately 27,000 metric tons of carbon dioxide equivalent. Primary 2030 General Plan community programs recommended in the EAP relative to households in Oxnard are listed below, together with program descriptions:

Program C-2: Additional Outreach to Residents
The City would increase its education and outreach to local residents and owners of residential buildings to raise awareness of local, utility, state and federal energy saving programs.

Program C-3: Establish Partnerships between City Green Team and Local Agencies
The City's Green Team would coordinate and network with their counterparts at local agencies, school districts, and nonprofits to share best-practices towards reducing energy consumption within the community and neighboring areas as well as reduce first-costs associated with implementing energy reduction strategies.

Program C-4: Implement Alternative Financing Mechanisms
Beyond PACE programs, Oxnard should consider establishing additional financing mechanisms for residential and/or commercial energy performance assessments and system upgrades.

Program C-6: Promote Renewable Energy Generation
A possible barrier to installation of distributed renewable energy generation are zoning and building code regulations, up-front and financing costs, long cost-recovery periods, and access to information

Program C-7: Support Electric Vehicle Infrastructure
Plug-in hybrid and electric vehicles (EVs) help reduce GHG emissions and other air pollutants and have the potential to take advantage of distributed sources of renewable energy, such as solar panels. A recent report by the Union of Concerned Scientists illustrates that EVs in California would produce lower GHG emissions than even the most fuel-efficient hybrids. EVs charged entirely from renewable sources like wind and solar power produce virtually no GHG emissions. California is actively promoting plug-in hybrid and EVs to reduce dependence on foreign imported oil and meet the AB 32 GHG emissions reduction targets

Program C-8: INCF Neighborhood Vintage Assessment Program
The City is divided into 75 residential neighborhoods distinguished by geography and, in many cases, similar size and style of residential construction, referred to as housing and commercial "vintage." The City's neighborhoods are supported by the Inter-Neighborhood Council Forum (INCF), which serves as a venue for information exchange and coordination at the neighborhood level. Most neighborhoods are largely single-family subdivisions and often represent one or two vintage California and Oxnard development periods, such as 1920s bungalows and wood frame

homes, post-World War II small stucco homes, 1960s ranch-style homes, 1970s split foyer homes, and 1980s multifamily condominiums.

Program C-10: Create Residential PACE Program

Residential PACE programs are similar in concept to Commercial PACE programs (see EAP Program C-9), and are made possible through the same State Assembly Bill 811. Legal aspects, structure, and marketing of Residential PACE programs differ in several aspects. Residential PACE programs were delayed from 2010-2012 due to a ruling that the program may violate federal lending practices. However, funding is now available through the 14-county CaliforniaFIRST financing district funded by the California Energy Commission with Ventura County as the lead agency. Financing is available up to $35,000 for homeowners in 20 year loans with interest rates from 7 to 8 percent.

Program C-11: Expedite Permitting

Expedited permitting is a strong incentive to increase the number of energy efficiency, conservation and green building measures in construction projects, since the extra money spent to improve building performance is often offset by a shorter development timeline. Many California cities offer expedited permitting for green building projects using a checklist of green building/energy efficiency and conservation measures that must be included to be eligible for the expedited process.

Program C-15: Develop Renewable Energy Ordinance

Renewable Energy Ordinance would require certain new developments in the City to incorporate clean renewable energy generation into their plans.

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C

Populations with Special Housing Needs

California state law requires under Government Code Section 65583(4)(D)(7) that the Housing Element include an analysis of housing for certain populations groups which include, but are not limited to, the following:

- Persons with disabilities (including those with developmental disabilities)
- Elderly
- Large families and single-parent families
- Farmworkers
- Families and persons in Need of Emergency Housing

The housing needs associated with these and other demographic or occupational groups call for very specific program responses, such as the preservation of single-room occupancy hotels or the development of units with larger bedroom counts. Families or individuals that belong to these groups are likely to encounter more difficulties in finding housing within their means and/or may spend a disproportionate amount of their income to secure safe and decent housing. These groups are sometimes subject to discrimination based on their specific needs or circumstances.

The Oxnard Housing Authority (OHA) currently maintains 1,825 Section 8 vouchers for persons in need of assistance for housing. There are approximately 4,400 applicants on the waitlist for vouchers, which is currently closed.

The following discussion evaluates the characteristics and most recent available quantitative data for the several housing needs groups identified in Oxnard.

C.1 Persons with Disabilities

Persons with disabilities face unique problems in obtaining affordable and adequate housing, with living arrangements and housing needs that vary based on the severity of the disability. This portion of Oxnard's population includes individuals with mental, physical, and developmental disabilities, with a need for affordable, conveniently located housing specially adapted to the individual's physical needs.

Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments.

Many disabled persons live on small, fixed incomes, which severely limits their ability to pay for housing. Persons with disabilities often have a higher rate of unemployment relative to other groups, with the sole source of income for most being a fixed pension provided by Social Security Disability Insurance, Social Security Insurance, or Social Security Old Age and Survivor's Insurance. This allowance alone does not cover the costs of rent and basic living expenses.

Table C-1 summarizes persons with a disability in Oxnard by employment status, as well as elderly with a disability. Approximately 10 percent of Oxnard's population is shown as having a disability. As shown in Table C-1, 17 percent of the disabled population in Oxnard is employed, while 2 percent of the disabled population is not employed.

Table C-1 Oxnard Persons with Disability by Employment Status, 2018

Persons with Disability	Number	Percentage of Disabled Population	Percentage of Total Population
TOTAL POPULATION - DISABILITIES			
Under 5 years	162	1%	0%
5 to 17 years	1,799	9%	1%
18 to 34 years	2,170	10%	1%
35 to 64 years	8,282	40%	4%
65 to 74 years	3,389	16%	2%
75 years and over	5,002	24%	2%
TOTAL PERSONS WITH A DISABILITY	*20,804*	*100%*	*10%*
TOTAL POPULATION (CIVILIAN, NON-INSTITUTIONAL)	*206,497*		
LABOR FORCE - DISABILITIES			
Employed Persons	3,474	17%	2%
Not Employed Persons	483	2%	0%
Not in Labor Force	6,495	31%	3%
TOTAL PERSONS ELIGIBLE FOR THE LABOR FORCE WITH A DISABILITY	*10,452*	*50%*	*5%*
TOTAL LABOR FORCE POPULATION (CIVILIAN, NON-INSTITUTIONAL)	*129,826*		

Source: *2014-2018 American Community Survey - Table C18120, Table S1810*

Note: Totals may not add due to rounding, and percentages displayed at zero percent may be due to rounding.

Table C-2 offers a breakdown of disability types by age group. The age group with the largest number of disabilities comprises persons ages 18 to 64 with a collective total of 21,652 disabilities. This accounts for approximately 47 percent of all disabilities in Oxnard. A person may have more than one type of disability. Most people with a disability had an ambulatory difficulty (58 percent of the population with disabilities).

Table C-2 Breakdown of Disability Type by Age Groups, 2018

	0 to 17 Years	18 to 64 Years	65 Years and Over	Total	Percentage of All Disability Types	Percentage of Disabled Population[1]
Hearing Difficulty	481	1,827	3,046	5,354	12%	26%
Vision Difficulty	459	2,259	2,014	4,732	10%	23%
Cognitive Difficulty	1,324	4,395	2,494	8,213	18%	39%
Ambulatory Difficulty	480	5,725	5,839	12,044	26%	58%
Self-care Difficulty	514	2,654	2,794	5,962	13%	29%
Independent Living Difficulty	--	4,792	4,685	9,477	21%	46%
TOTAL DISABILITIES	**3,258**	**21,652**	**20,872**	**45,782**	**100%**	
TOTAL DISABLED PERSONS				**20,804**		

Source: 2014-2018 American Community Survey – Table S1810

Note: 1. A person can fall under more than one disability type; therefore, total disabilities exceed the total number of disabled persons.

Developmentally Disabled

Since the passage of Senate Bill (SB) 812 in 2010, the City has been required to include the needs of individuals with a developmental disability in the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in 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 California Department of Developmental Services (DDS) currently provides community-based services to approximately 304,044 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 3 developmental centers, and 2 community-based facilities. The Tri-Counties Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table C-3, provided by the Southern California Association of Governments, provides information about the age of Oxnard's population of developmentally disabled persons.

Table C-3 Developmentally Disabled Residents by Age: 2019

	0–17 Years	18+ Years	Total
City of Oxnard	1,639	1,033	2,672

Source: SCAG 2020 Pre-Certified Local Housing Data – Oxnard; CA DDS consumer county by CA ZIP by age group for the end of June 2019.

Table C-4 provides information about developmentally disabled residents by residence type. There are a number of housing types appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, homes that accept Section 8 vouchers, special programs for home purchase, US Department of Housing and Urban Development (HUD) housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Tri-Counties Regional Center. The City will seek to encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program 22 addresses the needs of the developmentally disabled.

Table C-4 Developmentally Disabled Residents by Residence Type in Oxnard: 2019

Community Care Facility	Foster/Family Home	Intermediate Care Facility	Independent Living/ Supported Living	Home of Parent/Family/Guardian	Other	Total
62	15	41	85	1,431	5	1,639

Source: SCAG 2020 Pre-Certified Local Housing Data – Oxnard; CA DDS consumer county by CA ZIP by residence type for the end of June 2019.

Table C-5 presents an inventory of Ventura County and Oxnard facilities that offer housing and housing-related support services to persons with disabilities and other special needs.

Table C-5 Agencies Serving Special Needs Populations

Provider	Area of Service	Serving	Description of Service
AIDS Care, Inc.	County	HIV and persons with AIDS	Emergency funds for those with HIV+ and AIDS. Operates Christopher House.
ARC Ventura County (Association for Retarded Citizens)	County	Developmentally disabled adults	Residential care home for developmentally disabled adults. Other non-housing-related assistance.
Behavioral Health, Homeless/Emergency Shelter Program	County	Mentally ill	Emergency shelter program provides food and shelter to homeless, mentally ill individuals through voucher system. Programs for adults and children. Coordinates with Catholic Charities Community Services.
Casa de Esperanza	County	Mentally ill	Housing for 45 mentally ill adults.
Casa Pacifica	County	Children	Facility for short-term and intermediate shelter for abused and neglected children.
Cypress Court	Oxnard	Mentally ill	Independent living for persons with serious mental illness.
Paseo de Luz	Oxnard	Mentally ill	Independent living for persons with serious mental illness.
Paseo Santa Clara		Mentally ill	Independent living for persons with serious mental illness.
Coalition for Family Harmony	County	All	Shelter and other non-housing-related assistance.
Habitat for Humanity	County	Farmworkers	Development of homes for farmworkers and others.
Hillmont House	County	Mentally ill	Short-term crisis center with 15 beds.
Independent Living Resources Center	County	Disabled	Counseling, referrals for subsidized housing.
Khepera Alcoholism Recovery House	County	Men	Housing and recovery services for men with alcohol problems.
Lighthouse Women and Children's Mission	County	Women and children	Life recovery (drug, alcohol, and life-challenging issues). Program for women and children.
OASIS (Older Adult Services and Intervention System	County	Seniors	Care planning to frail elderly 60+ years. Alzheimer's ID programs. Referrals made to appropriate services to help clients remain at home.
Prototype Women's Center	County	Women	Housing and recovery services for women (and their children) with drug and/or alcohol problems.
Senior Case Management	County	Seniors	Assists frail elderly to remain in their home environment through the use of community services.

Provider	Area of Service	Serving	Description of Service
Senior Home Sharing	County	Seniors	Matches seniors with other seniors or younger people who want to share housing.
Senior Outreach Services	County	Seniors	Geriatric mental health specialists evaluate adults over 65 to determine if mental health services are needed.
Shamrock House	County	Adults	Residential treatment for drug and alcohol abuse.
TenderLife Maternity Home	County	Pregnant young women	Provides housing and other non-housing-related assistance.
Training for Independent Living	County	Developmentally disabled adults	See ARC Ventura County
Turning Point Foundation	County	Mentally ill	Drop-in center for homeless mentally ill and clients in west Ventura. Other non-housing-related assistance.
Ventura County Coalition Against Violence	County	Women and children	Provides safe emergency shelter to battered women and their children, hotline, educational outreach, and support groups.
Ventura County Commission on Aging	County	Elderly	One-time eviction prevention, move-in costs, other non-housing-related assistance.
Ventura County Health Care Agency	County	AIDS	Case management, housing referrals.
Ventura County Rescue Mission	County	Men	Place for men to stay who are transients. Meals and bed for up to 10 consecutive nights. Includes 1-year, live-in free alcohol and drug recovery program.
Wooley House	Oxnard	Mentally ill	Independent living and/or residential care for persons with serious mental illness.

Source: PlaceWorks and City of Oxnard, 2021

C.2 Elderly

The terms “elderly” or “senior” households in this section refer to households headed by a person who is 65 years of age or older. Senior households may have special housing needs primarily due to physical disabilities and limitations, income level, and healthcare costs. As shown in Table C-6, there were 8,811 senior households in Oxnard in 2010. Of that number, 76% of senior households were owner-occupied. From 2010 to 2018, total senior households in Oxnard increased by 14 percent. The majority of senior households in 2018 still consisted of owner-occupied households (74 percent of total senior households), with 4,040 senior households 65–74 years of age, and 3,373 senior households 75 years or older. There was a sizable increase in renter-occupied households 65–74 years of age between 2010 and 2018 from 2,101 to 2,627 households.

Table C-6 Oxnard Elderly Households, 2010 to 2018

Householder Age	2010		2018		Percentage Change, 2010 to 2018
	Households	Percentage	Households	Percentage	
Owner-Occupied					
65–74 years	3,627	41%	4,040	40%	11%
75 plus years	3,083	35%	3,373	34%	9%
Renter-Occupied					
65–74 years	1,114	13%	1,907	19%	71%
75 plus years	987	11%	720	7%	-27%
TOTAL	**8,811**	**100%**	**10,040**	**100%**	**14%**

Source: 2005-2009 American Community Survey – B25116; 2014-2018 American Community Survey – Table B25007

As shown in Table C-7, in Ventura County as a whole, there are 70,983 senior households. In Oxnard, there are 9,673 senior households, which makes up 14 percent of all senior households in Ventura County. The largest income group amongst seniors in Ventura County earns between $75,000 to $99,999 annually, consisting of 12 percent of all senior households in the County. Similarly, in Oxnard, 11 percent of senior households in the city fall into this income range.

Table C-7 Ventura County and Oxnard Household Income for Households Over 65 Years of Age, 2018

Household Income	Ventura County		Oxnard	
	Estimate	Percentage	Estimate	Percentage
Less than $10,000	2,952	4%	496	5%
$10,000 to $14,999	3,598	5%	634	7%
$15,000 to $19,999	3,822	5%	648	7%
$20,000 to $24,999	3,805	5%	616	6%
$25,000 to $29,999	3,319	5%	421	4%
$30,000 to $34,999	3,270	5%	464	5%
$35,000 to $39,999	3,199	5%	547	6%
$40,000 to $44,999	3,367	5%	550	6%
$45,000 to $49,999	2,324	3%	156	2%
$50,000 to $59,999	5,091	7%	767	8%
$60,000 to $74,999	6,559	9%	948	10%
$75,000 to $99,999	8,277	12%	1,104	11%
$100,000 to $124,999	6,095	9%	823	9%
$125,000 to $149,999	4,008	6%	358	4%
$150,000 to $199,999	4,889	7%	645	7%
$200,000 or more	6,408	9%	496	5%
Total	**70,983**	**100%**	**9,673**	**100%**

Source: 2014-2018 American Community Survey – Table B19037

C.3 Large Families and Single-Parent Families

Large Families

A large family is described by HUD as a family or household with five or more members. Table C-8 shows the distribution of large owner- and renter-occupied households in Oxnard from 2010 to 2018. According to the 2010 Census, there were 16,756 households in Oxnard that had five or more members. This number decreased to 14,558 large households in 2018. The total proportion of large households with five or more members decreased from 2010 to 2018, from 34 percent of the total households to 28 percent.

Table C-8 Large Households by Tenure, 2010 to 2018

	2010		*2018*	
	Households	**Percentage of Total Households**	**Households**	**Percentage of Total Households**
Owner-Occupied Large Households	8,820	18%	6,825	13%
Renter-Occupied Large Households	7,936	16%	7,733	15%
Total Large Households	16,756	34%	14,558	28%
TOTAL HOUSEHOLDS	**49,797**	**100%**	**51,460**	**100%**

Source: 2010 Census; 2014-2018 American Community Survey - Table B19037

SINGLE-PARENT HEADS OF HOUSEHOLD

Single-parent households, particularly female-headed households, generally have lower incomes and higher living expenses than other households. A female-headed household is defined as a female with no spouse present living with at least one child under the age of 18. Single parents contribute more of their monthly income to the cost of maintaining and supplying a home, qualifying some female-headed households to need special housing.

Table C-9 compares the household demographics of Oxnard for the years 2010 to 2018. There has been a slight increase (seven percent) in families from 2010 to 2018. The largest percentage increase has occurred in male-headed households with no spouse present, which rose 36 percent between 2010 to 2018 from 3,354 households to 4,563 household and now comprises 11 percent of total households; these families may need assistance in housing. Female-headed households increased the most by number, from 7,465 household in 2010 to 9,563 households in 2018, representing 23 percent of total households in Oxnard in 2018. Of these female-headed households, 6,206, or 15 percent of all households, had children under the age of 18.

Table C-9 Oxnard Family Head of Household Distribution, 2010 and 2018

Family Householder	2010 Households		2018 Households		Percentage Change 2010 to 2018
	Number	Percentage of Total	Number	Percentage of Total	
Total Family Households	**38,803**		**41,687**		**7%**
with own children under 18	*21,161*	*55%*	*24,487*	*59%*	*16%*
Married-Couple Family	27,984	72%	27,586	66%	-1%
with own children under 18	*15,678*	*40%*	*15,662*	*38%*	*0%*
Male Householder, no wife present	3,354	9%	4,563	11%	36%
with own children under 18	*1442*	*4%*	*2,619*	*6%*	*82%*
Female Householder, no husband present	7,465	19%	9,538	23%	28%
with own children under 18	*4,041*	*10%*	*6,206*	*15%*	*54%*

Sources: 2010 Census; 2014-2018 American Community Survey - Table B17012

College Students

Some Oxnard residents may attend one of three public colleges or universities in the immediate area and may qualify as in need of housing based on low-income or other criteria.

Ventura County Community College District (Oxnard College). Founded in 1975, the college is accessible from the Ventura Freeway or the Pacific Coast Highway. As of Spring Semester 2020, approximately 6,600 students are enrolled at Oxnard College.

California State University, Channel Islands. California State University (CSU) Channel Islands is the twenty-third campus of the CSU system and the first four-year public university in Ventura County. The university offers baccalaureate and master's degrees in business, natural sciences, computer sciences, the arts, and teacher education to a Fall 2020 enrollment of approximately 7,000 students.

Students living in the City of Oxnard may also commute to colleges located outside of Oxnard for class offerings not available locally. Many Oxnard residents may enroll in classes at the Ventura Community College, located at 4667 Telegraph Road in the city of Ventura, that are not available at Oxnard College. Other nearby colleges that may serve students residing in Oxnard include Moorpark College, a community college located approximately 30 miles east of Oxnard in Moorpark, and California Lutheran University, a private university in Thousand Oaks.

C.4 Farmworkers

Farmworker Population

The US Department of Agriculture has noted that although hired farmworkers make up less than one percent of all U.S. wage and salary workers, they play an essential role in U.S. agriculture. Due to the generally low wages associated with labor related work such as field workers, packing house workers, and nursery workers; farmworker households can generally be classified as very low- or extremely low-income. This makes farmworkers and their families particularly vulnerable to living in overcrowded, substandard dwelling conditions along with inadequate bathroom, kitchen, and heating facilities. The agricultural nature of Ventura County shows comparable demographic characteristics as those listed by the Census. Ventura County has year-round agricultural production and farmworkers are more likely to establish permanent residences in Oxnard and Santa Paula where most agricultural processing is located. Estimating the size of the agricultural labor force is problematic, as farmworkers are historically undercounted by the US Census and other data sources. Farmworkers are notoriously difficult to count due to their mobility, the shared and substandard housing available to them, their fear of authorities, and their lack of involvement in a foreign and unfamiliar culture.[1] Data is more available at the County level, than at the City level. Some of the data in this section was included in the County of Ventura's Draft Housing Element and also provides data and context relevant to Oxnard. Farmworkers are typically categorized into three groups: permanent, seasonal, and migrant. Permanent farmworkers are employed year-round by the same employer. A seasonal farmworker works, on average, less than 150 days per year and earns at least half of his/her earned income from farm work. Migrant farmworkers are travelling seasonal farmworkers who "follow the crops" and may not have a local permanent residence.

There are several estimates of the number of farmworkers in Ventura County, detailed below.

- 2017 Census of Agriculture, Table 7, Hired Farm Labor – Workers and Payroll, listed 22,694 workers: 10,529 worked 150 days or more, 12,165 less than 150 days. The total farmworker payroll was $364.4 million, or about $12,075 each. Based on a total number of 2,135 farms in Ventura County, 85 percent employed fewer than 10 employees. While small farms are prevalent, 89 percent of farmworkers work on large farms with over 10 workers. Data on farmworkers in Ventura County is presented in Table C-10.
- 2018 American Community Survey (ACS) reports that there is a total of 18,319 farmworkers in Ventura County. The ACS data is not a good representation of the farmworker population since the data combines persons employed in farming with persons employed in forestry,

[1] The Agricultural Worker Health Study: Case Study No. 3 - Oxnard and Santa Clara Valley. Kurt Schroeder et. Al., California Institute for Rural Studies, January 2003.

fishing, and hunting, and does not provide any distinction between high and low wage occupations. The ACS also excludes labor provided by farm labor contractors[1], which significantly underestimates the number of farmworkers. It is estimated that roughly one third of all California farmworkers are employed by farm labor contractors.

Table C-10 Farmworkers in Ventura County and California: 2017

	Ventura County	*California*
Farms (number)	2,135	70,521
Hired farm labor (farms)	1,151	30,421
Hired farm labor (workers)	22,694	377,593
Workers by days worked – 150 days or more	10,529	187,875
Workers by days worked – less than 150 days	12,165	189,718
Migrant farm labor on farms with hired labor	2,804	86,179
Migrant farm labor on farms reporting only contract labor	791	18,878

Source: 2017 USDA Census of Agriculture, Tables 1 and 7

- As of 2020, SCAG reports (using 2014–2018 American Community Survey data) the number of farmworkers in Oxnard as 12,799, or approximately 13 percent of all workers in Oxnard. The subset of this group that are full-time, year-round farming, fishing, and forestry workers in Oxnard is less than half of this total amount at 5,342 workers.
- A Farm Labor study conducted by the University of California in Davis, estimates an even higher number of farmworkers in Ventura County. The study utilized wage and tax data from the California Employment Development Department, and estimated that Ventura County employed approximately 36,500 farmworkers in 2012. Therefore, depending on the data source, the estimated number of farmworkers in Ventura County ranges from 18,000 to 36,500 persons. Based on information received from the Ventura County Agricultural Commissioner and the local House Farm Workers! Task Force, the higher end of the range is more accurate and should be used for estimating farmworker housing needs. Additionally, the majority of farmworker households within the County reside within the greater Oxnard area, including the incorporated City, and the unincorporated communities of El Rio and Nyeland Acres.

Additionally, the farmworker population in Ventura County is shifting. A significant portion of the farmworker population in Ventura County consist of indigenous migrants from Mexico that do not speak Spanish. The indigenous migrants come from the Mexican states of Oaxaca, Guerrero and Michoacan, including Mixtecs, Zapotecs, and Purepechas. These populations face unique challenges including language barriers, as they often only speak their native pre-Hispanic indigenous

[1] University of California Agricultural Personnel Management Program, http://are.berkeley.edu/APMP/pubs/flc/farmlabor, 2004-5.

languages. They also have deep-rooted and unique cultural practices and beliefs that often create barriers and isolate them from other Latino populations.

Farm Labor Trends

In order to understand the changing trends in farming and farmworker households and their housing needs, the County reached out to representatives in the agricultural industry as part of their Housing Element Update. The representatives consisted of local growers, labor advocates, business interests, farmworker housing advocates, local government such as the Agricultural Commissioner's Office, and nonprofit housing developers. Though these discussions did not result in a more accurate count of farmworkers, they did provide a more germane and local picture of farmworker households and their housing needs. The discussions revealed that most farmworkers residing in Ventura County work either seasonally or year-round. Most farmworkers need housing which can accommodate families, such as single-family housing or multifamily apartment units. Additionally, there are two other types of farmworkers that have different housing needs:

- Migrant individuals or families (defined as traveling to do farm work and unable to return to permanent residence on the same day). The numbers of migrant workers have declined in the past decade. Migrant workers still need permanent homes.
- H-2A crews of workers. These are farmworkers who enter under a federal guest worker program for a limited number of months (no more than 10) before they return to their country of origin. H-2A visa workers require a sponsoring employer, who provides housing, meals and transportation to the job site. Anecdotally, it appears that the number of H-2A visa workers in Ventura County are increasing yearly due to a shortage of locally based farm labor available for seasonal work such as harvesting. According to the Mexican Consulate[1] in Oxnard, there were 1,500 H-2A visas issued in 2020. H-2A visa workers can share homes or apartments to be housed in bunkhouses, dormitories, or single occupancy rooms. Since very few bunkhouses exist, the employers of H-2A workers now compete with permanent farmworkers for scarce affordable homes and apartments.

Notwithstanding the difficulties associated with procuring a precise count of the farmworker population, the total number of farmworkers in Ventura County appears to have increased over the last two decades. This may be partly explained by changes in crop type and the related value of the specialty crops, which are more labor intensive. The Ventura County Agricultural Commissioner's 2019 Crop and Livestock Report estimated that the gross value of Ventura County's agricultural industry was approximately two billion dollars, making it one of the top 10 agricultural counties in the state. Over the last two decades, the cultivation of labor-intensive and high yield crops has increased. Ranked in order of financial yield, the report listed strawberries as the highest value crop in the County, followed by celery, lemons, raspberries, nursery stock, avocados, tomatoes, cut flowers, peppers, and

[1] Draft County of Ventura 2021-2029 Housing Element Update, June, 2021.

hemp. Industrial hemp was reintroduced into Ventura County in 2018, replacing cabbage as the tenth leading crop.

Types of Housing Needed for Farmworkers

Like most families, farmworker households require housing near both the agricultural fields and packing houses where they are employed and areas convenient to shopping, schools, and other support services. For this reason, the vast majority of farmworker households reside in conventional, lower-income housing located within the existing cities near the irrigated farmland (e.g., Oxnard, Santa Paula, Fillmore, and Ventura) and the existing unincorporated communities of El Rio, Nyeland Acres, Saticoy, Somis, and Piru. Anecdotal information provided by sources close to the agricultural community indicates that many farmworker households reside in single family residences with multiple families sleeping in garages or detached accessory buildings. The global pandemic of 2020-21 made it clear that a safe and secure food supply requires a healthy trained and stable workforce, which is more attainable when essential workers have the ability to live in affordable, quality housing. The California Department of Public Health listed "transmission in overcrowded housing" as one of the top contributing factors to the high rate of COVID-19 virus infections in Ventura County[1]. Farmworker families sharing private rentals and farmworkers in the H-2A visa program living in dormitory style housing are likely to live in more overcrowded conditions. HCD maintains a list of farmworker labor camps licensed by the State of California. Table C-11 lists the licensed farmworker camps in Ventura County by camp name, location, and number of individuals and families that can be accommodated. All of these camps are located in the unincorporated area of the county, with the exception of the Garden City camp in Oxnard which received City approval for remodeling and the addition of 32 units of special needs housing in 2018. Camp Vanessa in Oxnard is also included although it is not a State-licensed camp. Camp Vanessa, which was extensively remodeled in 2019 and 2020, is the only camp on the list within the Oxnard city limits that was a Bracero Program camp constructed during World War II for temporary Mexican labor. Within the City of Oxnard's incorporated area, there are four farmworker family housing projects that were developed by Cabrillo Economic Development Corporation (CEDC) and are deed restricted for farm worker families, including Meta Street Apartments (24 farm worker units), Villa Victoria Apartments (27 farm worker units), Villa Cesar Chavez Apartments (52 farm worker units) and Camino Gonzalez Apartments (18 farm worker units). Additionally, a 42 unit farm worker family project, located on Etting Road, is currently in the development stages. Additionally, a 58 unit farm worker family and veteran housing project, located on Etting Road, is currently approved. These developments were approved and constructed, consistent with the City's Planning and Zoning regulations for multifamily housing. These developments were approved and constructed, consistent with the City's Planning and Zoning regulations for multifamily housing. On February 2, 2020, the Ventura County Board of Supervisors approved the Somis Ranch Farmworker Housing Project, a 360-unit farmworker housing complex with 1, 2 and 3-bedroom units. This development

[1] Rode, Erin (2020, July 4). Overcrowded housing is contributing to coronavirus spread in Ventura County. Ventura County Star.

would include two 3,000 square foot community centers, tot lots/playgrounds, play fields and basketball courts.

Table C-11 State-Licensed Farmworker Camps in Ventura County

Facility Name	Address	Property Owner	Permanent or Temporary Permit	Notes
B-Camp	2512 Balboa St., Oxnard	Leo B. Jennings	Permanent	15 units individuals and families
Fillmore Labor Camp	743½ Sespe Pl., Fillmore	Villasenor Enterprises	Permanent	137 units individuals
Garden City Camp	5690 Cypress Rd., Oxnard	Lorenzo Castillo/ Castillo Cypress, LLC	Permanent	40 beds individuals only
La Campana	2297 Sycamore, Fillmore	Limoneira	Permanent	18 units individuals and families
Leavens Ranches	12681 Broadway Rd., Moorpark	Leavens Ranches	Permanent	14 units individuals and families
Limol	1141 Cummings Rd., Santa Paula	Limoneira	Permanent	157 units individuals and families
Los Posas Orchards	5242 N. Olive Hill Rd., Somis	Somis Pacific	Temporary	16 units families
McKevett	Padre Dr., Santa Paula	Limoneira	Permanent	9 units individuals and families
Newhall Ranch	4.5 miles east of Piru	Newhall Land & Farming	Permanent	18 units individuals and families
Orchard Farm	Santa Paula	Limoneira	Permanent	11 units individuals and families
Piru Square	665 Piru Square	Trinidad Vasquez	Permanent	6 units 15 individuals
Rancho Guadalasca	1 Caryl Dr., Oxnard	John Boone	Permanent	9 units families
Rancho Media Dia	1989 Hondo Rancho Rd., Somis	Grether Farming	Permanent	10 units families
Somis Nursery	5612 Donlon Rd., Somis	Somis Nursery	Permanent	10 units individuals and families
Total Licensed Farmworker Units				**470 units**
Camp Vanessa (unlicensed)	1700 E. 5th Street, Oxnard	Reiter Affiliated Companies	Permanent	300 beds

Source: City of Oxnard, 2015, confirmed 2020.

C.5 Families and Persons in Need of Emergency Housing

HUD considers someone homeless if that person resides in an emergency shelter; transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter; or places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings. In addition, homeless individuals may include released prison inmates who have returned to Oxnard as their last place of known residence but who have nowhere to live.

A shelter provides families and/or individuals a place to stay with facilities for a maximum of 180 days; a transitional housing facility provides shelter for a typical maximum of two years. The family or individual must put forward no more than 30 percent of their adjusted gross income toward housing costs. Shelters and transitional housing are generally developed and managed by nonprofit and/or faith-based organizations that may differ in the populations served and how their facilities and programs operate. They do not charge for their services.

In 2020, there were 1,743 homeless adults and children on a given day in Ventura County, based on one point-in-time count, as shown in Table C-12.

Table C-12 Homeless Count by Jurisdiction, 2020

Jurisdiction	Homeless Counted	Percentage of Homeless	Jurisdiction	Homeless Counted	Percentage of Homeless
Camarillo	30	2%	Santa Paula	95	5%
Fillmore	10	1%	Simi Valley	162	9%
Moorpark	0	0	Thousand Oaks	152	9%
Ojai	49	3%	Ventura	531	30%
Oxnard	567	33%	Unincorporated County	128	7%
Port Hueneme	19	1%	**Total**	**1,743**	**100%**

Source: Ventura County Continuum of Care Alliance: Homeless County and Subpopulation Survey, April 2020

The total number of persons counted in Oxnard in 2020 was 567, or approximately 33 percent of the countywide total. Of this total number of homeless persons, unsheltered individuals considered chronically homeless were estimated at approximately 67 individuals. chronically homeless individuals are people who have lived in emergency shelters and/or on streets or abandoned buildings for the past year or more. Per the Ventura County 2020 Homeless County and Subpopulation Survey: Final Report, April 2020, a breakdown of the data collected from chronically homeless adults in the City of Oxnard is as follows:

- **Gender:** 69 percent of adults (161) were men, 30 percent (71) were women, and less than one percent (1) were non binary.
- **Ethnicity:** 57 percent (132) were Hispanic or Latino; 54 percent of adults (127) were White; 8 percent (20) were African American or Black; 2 percent (5) were American Indian or Alaskan Native; 1 percent (3) were Asian/Pacific Islander; and 34 percent (78) stated Other or their racial/ethnic background was unknown.

- **Released from correctional institutions:** 17 percent of homeless individuals, or 39 persons total that had recently been released from a correctional institution, were reported homeless in the 2020 survey. At the time of the survey, these homeless individuals had been released from a correctional institution within the past 12 months.

Homelessness is one of the more complex issues in Oxnard and Ventura County as a whole. The lack of income by many of the homeless combined with the changes in state and federal support programs for the mentally and physically disabled, veterans, and others have made homelessness a difficult issue. The 2020 County of Ventura Homeless Count report is included by reference as the best available documentation regarding the homeless population.

Table C-13 summarizes the local government, nonprofit organizations, faith-based organizations, and community service groups that provide housing or related assistance to the homeless or low-income families of individuals in Ventura County. Table C-14 summarizes shelters offered by the City of Oxnard.

Table C-13 Agencies Serving Homeless and Low-Income Persons

Service Provider	Location	Services Provided
Alcohol and Drug Programs, Mom and Kids Recovery Center	Ventura	Short-term housing voucher program for women and children in need of housing while in treatment program.
Cabrillo Economic Development Corporation	County	Develops low- and moderate-income housing projects in the county. Also leadership development, community organization, management training, and resource development. Provides housing for permanent, seasonal, and migrant farmworkers.
Candelaria American Indian Council	Ventura	Emergency assistance (food and shelter) and job linkage for American Indian clients and veterans. Information and referral.
Care and Share	Simi	One-time emergency services, food and shelter. Eviction prevention.
Catholic Charities*	Ventura, Moorpark, Thousand Oaks	Emergency shelter vouchers, temporary emergency material aid. Counseling. Rental assistance, food pantries.
Community Action of Ventura County	Oxnard, Ventura	Financial assistance provided (when available) for eviction prevention and move-in cost assistance. Case management and other support services to prevent reoccurrence of homelessness. Weatherization services, utility assistance, and food distribution.
Habitat for Humanity	County	Building of affordable homes for lower-income and farmworker households
Housing Authorities		
County Area Housing Authority*	Newbury Park	Administer HUD Section 8 Rental Assistance and conventional public housing projects. Provide fair housing counseling. Waiting lists vary from 3 to 6 years.
Oxnard Housing Authority	Oxnard	
Port Hueneme Housing Authority	Port Hueneme	
Santa Paula Housing Authority	Santa Paula	
Ventura City Housing Authority	Ventura	
Human Services Agency Homeless I & R Program	County	Information and referral. Outreach, assessment, and brief casework for homeless individuals and families.
Interface Youth Crisis Services	Ventura	Hotline counseling, shelter for homeless, abused, or runaway children.
Jewish Family Services*	Thousand Oaks, Ventura	Services to homeless and other non-housing-related assistance.
Khepera House	Ventura	Residential drug/alcohol recovery program and graduate houses for men.
Lighthouse Women and Children's Mission	County	Overnight shelter, emergency shelter program for homeless women and children, employment search program for homeless women and children, and a life recovery (drug, alcohol, and life-challenging issues) program for women and children.
Lutheran Social Services*	Thousand Oaks	Eviction prevention, move-in assistance, and other non-housing-related assistance. Seniors-Caring Neighbor Program.

Service Provider	Location	Services Provided
Many Mansions	County	Affordable housing and life-enriching services to low-income residents of Ventura County. Own 9 apartment-style properties that provide housing to over 1,300 individuals in need.
Miracle House	Ventura	Residential recovery program for women with dual dependency on drugs and alcohol.
Project Understanding	Ventura	Small loans and grants for move-in expenses, eviction prevention, and other non-housing-related assistance.
Saint John's Community Outreach	Oxnard	Emergency lodging and other non-housing-related assistance. Revolving loan fund.
Salvation Army – Oxnard Corps	Oxnard	Food pantry and non-housing-related assistance.
Salvation Army – Service Extension*	Simi	Short-term lodging vouchers, other non-housing-related assistance.
Salvation Army – Ventura Corps	Ventura	Short-term lodging vouchers, other non-housing-related assistance.
Senior Homesharing	Ventura	Matches seniors with other seniors and non-seniors in need of shared housing.
Turning Point Foundation	Ventura	Drop-in center and shelter for homeless mentally ill and clients in west Ventura, other non-housing-related assistance.
Ventura County Council on Aging	Oxnard	Senior services.
Ventura County Rescue Mission (VCRMA)	County	Meals for the public, emergency shelter for men, and an alcohol and drug recovery program for men. Also has a separate facility that provides housing for women and children. Provides a safe harbor 24-hour emergency shelter.
Victory Outreach Recovery Homes	Ventura, Oxnard	Drug recovery homes for men and women.

Source: Ventura County Draft Housing Element, January 2008; 2000 County of Ventura Consolidated Plan (Updated); re-confirmed by City of Oxnard, 2020.

** These providers are located in the eastern portion of Ventura County and more difficult to reach for an Oxnard homeless person.*

Table C-14 Oxnard Homeless Shelter Programs

Program	2020 Capacity
RAIN Transitional Living Center (transitional housing for homeless individuals or families)	65 persons
Khepera House (located in Ventura but receives Oxnard funding support)	6 men
Gabriel's House - Kingdom Center at 1450 Rose Avenue (residential program)	45 adults and children
Ventura County Rescue Mission - Lighthouse at 104 N Hayes Avenue (emergency shelter and residential life skills program)	32 persons (emergency shelter) 44 persons (residential program)
Oxnard Navigation Center operated by Mercy House at 351 S K Street	110 beds total (68 beds at PAL and 42 beds at the Armory on K St.)
Ventura County Rescue Mission (VCRMA) (emergency shelter, residential life skills program, permanent housing for graduates of residential life skills program)	46 persons (emergency shelter) 85 persons (residential program) 22 persons (permanent housing)

Source: City of Oxnard, 2020

Proposed Navigation Center

At the direction of the City Manager, the City is seeking to develop a new mixed-use multi-level building that will include a Navigation Center, office space for supportive service providers, and permanent supportive housing units.

The City owns property at 241 West Second St. in Downtown Oxnard. On June 30, 2020 the City Council approved an Exclusive Negotiating Agreement (ENA) by and between Community Development Partners (CDP) and the City of Oxnard in consideration of constructing a new mixed-use development known as the Homeless Solutions Center which will include a navigation center and permanent supportive housing on the approximate 22,000 square foot City-owned property. Community Development Partners is an experienced multifamily and mixed-use developer focused exclusively on creating and preserving vibrant affordable housing communities. The proposed mixed-use project will be five levels high and will include approximately 13,078 square feet of homeless shelter space that would accommodate 110 beds, 2,640 square feet of office space for leasing and supportive services, and (56) fifty-six permanent supportive housing units.

The Homeless Solutions Center development received approval of a Major Downtown Design Development Review (DDR) Permit and a Lot Line Adjustment (Merger) at the Community Development Director Hearing held on November 30, 2020 and subsequently received Planning Commission approval on December 17, 2020 for a Special Use Permit (SUP) to allow for the operation of the homeless shelter and resource center onsite and ministerial approval of a Density Bonus Permit to reduce the parking requirements for the site to a single space for the

shelter, although the project will be providing ten (10) spaces on site. The City anticipates executing the DDA with the developer, pending City Council approval of the DDA by March 2021.

D

PROJECTED HOUSING NEEDS

D.1 Regional Housing Needs Assessment

California state law requires Metropolitan Planning Organizations (MPOs) to determine the existing and projected housing need for their regions. The County of Ventura and City of Oxnard are part of the Southern California Association of Governments (SCAG) MPO, which also includes Los Angeles, Orange, Riverside, San Bernardino, and Imperial counties. For each Housing Element planning cycle, SCAG determines the share of existing and projected housing need by affordability level using the Regional Housing Need Assessment (RHNA) process for its 192 member jurisdictions. SCAG adopted the Final RHNA methodology on March 5, 2020 and draft RHNA assessments for each SCAG jurisdiction were generated in September, 2020. Jurisdictions were allowed to appeal the draft RHNA assessment: the appeal hearings and decisions ended in February, 2021. The final RHNA allocations were approved on March 4, 2021 and are used in this draft Housing Element.

SCAG's RHNA process is consistent with the requirements of Senate Bill (SB) 375 which requires each MPO to create a "Sustainable Communities Strategy" (SCS) that demonstrates how the five-county region will meet the State's greenhouse gas emission targets through coordinated transportation and housing planning. SCAG's SCS generally requires more housing near transit stations and along transit corridors, more housing in jobs-rich areas, and more jobs in housing-rich areas. Additional details on the RHNA methodology are available on SCAG's website at <www.scag.ca.gov/rhna>. Table D-1 shows the RHNA allocation for each of the cities and the unincorporated area in Ventura County by five income levels benchmarked to the Ventura County median household income (MHI) of 2018.

Table D-1 Ventura County 2021–2029 Regional Housing Needs Assessment Allocation

Jurisdiction	Extremely Low-Income (30% or less of MHI)	Very Low-Income (31%–50% of MHI)	Low-Income (51%–80% of MHI)	Moderate-Income (81%–120% of MHI)	Above Moderate-Income (>120% of MHI)	Total Units
Camarillo	176	177	244	271	508	1,376
Fillmore	36	37	61	72	209	415
Moorpark	188	189	233	245	434	1,289
Ojai	6	7	9	10	21	53
Oxnard	**920**	**920**	**1,071**	**1,538**	**4,100**	**8,549**
Port Hueneme	13	13	16	18	65	125
San Buenaventura	593	594	865	950	2,310	5,312
Santa Paula	51	51	99	121	335	657
Simi Valley	374	375	493	518	1,033	2,793
Thousand Oaks	367	368	494	532	860	2,621
Unincorporated	159	160	225	250	468	1,262
COUNTYWIDE TOTAL	**2,883**	**2,891**	**3,810**	**4,525**	**10,343**	**24,452**

Source: SCAG, 2020

Per HCD direction, the extremely low-income and very low-income allocations are calculated as 50 percent each of the very low-income need RHNA allocation. This approach has been used to determine the extremely low- and very low-income numbers in Table D-1.

D.2 Housing Production Progress

Housing Completed Through July 2021

Housing Element law and HCD Guidelines allow cities to count housing units receiving entitlements, building permits, or certificate of occupation towards meeting the RHNA allocation if the entitlements, building permits, or certificate of occupation are issued after June 30, 2021. Table D-2 lists housing projects as of July 2021 that have received building permits after June 30, 2021 and are expected to be fully developed by October 15, 2029.

Table D-2. Residential Units Approved, through July 2021

Project Name	Extremely Low/ Very Low (EL/VL)	Low (Low)	Moderate (Mod)	Above Moderate	Total
Duplex	0	0	0	2	2
Accessory dwelling unit	1	0	0	0	1
Accessory dwelling unit	1	0	0	0	1
Accessory dwelling unit	0	1	0	0	1
Accessory dwelling unit	0	1	0	0	1
Accessory dwelling unit	0	1	0	0	1
TOTAL (March 2017)	**2**	**3**	**0**	**2**	**7**

Source: City of Oxnard July 2021 project list

Note 1: The accessory dwelling units are counted as affordable to very low and low income households based on the survey of ADUs for rent conducted by the City in 2020.

Table D-3 presents the City's total and remaining RHNA for the 2021–2029 RHNA cycle after subtracting units that have been approved (Table D-2). As of July 2021, the City's total remaining RHNA need is 8,542 units in the four income categories.

Table D-3. Remaining RHNA through July 2021

Status Toward Goal	Extremely/ Very Low[1]	Low	Moderate	Above Moderate	Total
RHNA Allocation (2014–2021)	1,840	1,071	1,538	4,100	8,549
Under Construction or Approved	2	3	0	2	8
Remaining	**1,838**	**1,068**	**1,538**	**4,098**	**8,542**

Source: SCAG 2021; City of Oxnard 2021

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E CONSTRAINTS

E.1 Land-Use Planning and Development Standards

State law requires the use of the term “constraints,” which generally implies forces or efforts to restrain actions that would otherwise occur. Environmental review, general plans, zoning, and related local land use policies, regulations, and development standards are extensions of local government police powers to protect life and property, minimize nuisances, and achieve a desired quality of life as expressed through a participatory democratic process. Most local “constraints” are either required by state law (such as preparing and adopting a General Plan and conducting environmental review) or were enacted to remedy or prevent a specific local issue (such as requiring landscaping to deter graffiti). The term “constraint” should not be interpreted in the context that local development standards and development review procedures are inhibiting the provision of quality affordable housing, which would otherwise be developed. Instead, this section should be interpreted as a review of local land use planning, development standards, and development review procedures to ascertain whether a development standard or procedure or other regulation is no longer needed, has unintended and/or unnecessary negative consequences, and/or could be improved so as to increase opportunities and the feasibility of developing affordable housing (especially special needs and lower-income units), or any development. Periodic review and analysis of constraints in this context is welcome. The City maintains the current Zoning Code with zoning and development standards along with current fees on the City website.

TERMS

Density (net and gross). Density is calculated by taking the number of dwelling units in an area and dividing it by the acreage in the area. Gross density is calculated using the total acreage for the area. Net density is calculated by dividing units by the net acreage, generally, exclusive of areas needed for new or expanded public roadways required by the City's general plan transportation element.

Floor area ratio (FAR). A floor area ratio is often used to describe the intensity of commercial, office, and industrial land usage. The FAR is a ratio created by dividing the total gross square footage of the building by the net square footage of the lot. FAR is a macro-level tool used to estimate traffic generation and municipal service demand and is not intended to be used as a strict development standard..

Gross acreage. The total area of a development site expressed in acres, usually including the area to be devoted to streets.

Lot coverage. The amount of a lot that is allowed to be covered by the footprint of structures on that lot.

Net acreage. the gross area less the area required for roadway or other dedication to public use.

Planned Development (PD). Land use zoning that allows the adoption of a set of development standards which are specific to a particular project. PD zones usually do not contain detailed development standards; those are established during the process of considering proposals and adopted upon project approval. Also known as a Planned Residential Group (PRG).

Zoning. Zoning is the division of a jurisdiction into districts (zones) within which permissible uses are prescribed and development standards are defined. Zoning is The principal tool for implementing the goals and policies of the general plan by translating land use categories and standards into regulations. Plans, Residential Zoning, and Development Standards

The land use definitions and policies for residential development are discussed in detail in the Oxnard 2030 General Plan and the Local Coastal Program (LCP), in combination with the City's non-coastal and coastal zoning regulations (Oxnard City Code [OCC] Chapters 16 and 17, respectively). The general plan, LCP, and implementing zoning regulations combined establish the amount and distribution of land to be allocated for different housing types and densities. In October 2011, the City adopted the 2030 General Plan, with a planning horizon through 2030. The Oxnard LCP was initially adopted in 1982. The City set aside funding for a comprehensive update to the LCP in 2013, applied for and received a state LCP planning grant, and r retained consultants in 2014. The LCP update is still in progress. Oxnard adopted a form-based Downtown Code in 2019 that provides flexible density and development standards for the Downtown area and established three new zoning districts (Downtown-Core, Downtown-Edge, Downtown-General) that replaced the Central Business district zone. Oxnard voters adopted the Save Open Space and Agricultural Resources (SOAR) initiative in 1998 that is fully incorporated into the 2030 General Plan. SOAR and the 2020 General Plan generally require voter approval for the conversion of open space or agricultural land outside the SOAR-defined Oxnard City Urban Restriction

Boundary (CURB) to an urban use that would also require annexation into the City for extension of City utilities. The SOAR CURB generally follows City limits with two major exceptions: the Teal Club Specific Plan area and the area between City limits and Olds and Arnold Roads near Ormond Beach. SOAR extends to the year 2050 and is not considered a development constraint by the City as SOAR fosters the continued agricultural use of State-designated prime agricultural land which is also a high State priority and the express will of Oxnard residents.

Each residential zone, and certain commercial zones allowing residential development, has a residential density and development standards that regulate lot size, building height, setbacks, parking, etc. Table E-1 summarizes residential densities by zoning category and correlates them with the 2030 General Plan.

Table E-1 Residential Zoning and 2030 General Plan Compatibility

Zoning District (LCP = coastal zone only)		Minimum Lot Area per housing unit (Square Feet)	Density Range Units per Net Acre (Zoning)	2030 General Plan Land Use Designation	Dwelling Units per Gross Acre (2030 General Plan)
Residential Designations					
R-1	Single-Family Residential	6,000	Up to 7	Low Density	Up to 7
R-2	Multiple-Family Residential	3,500	8–12	Low-Medium Density	7–12
R-3	Garden Apartment	2,400	13–18	Medium Density	12–18
R-4	High Rise Residential	1,500	19–30	Medium-High Density Residential	18–30
R-5	[Code amendment required]	1,400	31+	High-Density Residential	30+
MH-PD	Mobile Home Park	3,000	6.5	Mobile Home Planned Development	1–12
R-B-1	Single-Family Beach (LCP)	4,000	1–7	Very Low; Low-Density	1–2 1–7
R-W-1	Single-Family Water-Oriented (LCP)	4,000[2]	1–7	Very Low; Low Density	1–2 1–7
R-W-2	Multiple-Family Water-Oriented (LCP)	2,800	8–12	Low-Medium Density	7–12
R-2-C	Coastal Low-Density Multiple-Family (LCP)	3,500	8–12	Low-Medium Density	7–12
R-3-C	Coastal Garden Apartment (LCP)	2,400[3]	13–18	Medium Density	12–18
R-BF	Beachfront Residential (LCP)	2,500[4]	17	Low-Medium Density	7–12
MHP-C	Mobile Home Park (LCP)	3,000	1–12	Mobile Home Planned Development	1–12
Commercial Designations that allow residential uses (dwelling units per net acre)					
C-1	Neighborhood Shopping	3,630	1–12	Convenience Commercial	1–12

Zoning District (LCP = coastal zone only)		Minimum Lot Area per housing unit (Square Feet)	Density Range Units per Net Acre (Zoning)	2030 General Plan Land Use Designation	Dwelling Units per Gross Acre (2030 General Plan)
C2 C2-PD C-M	General Commercial Commercial and Light Manufacturing	2,420	1–18	General, Community, Regional, and Neighborhood	Up to18
CNC	Coastal Neighborhood Commercial	0	0	Visitor Serving Commercial	0
CO	Commercial Office (live/work only)	N/A	Established by Use Permit	Office	Limited
DT-C	Downtown Core	5,000	N/A[1]	Central Business District	Up to 39
DT-G	Downtown General	2,500	N/A[1]	Central Business District	Up to 39
DT-E	Downtown Edge	2,500	N/A[1]	Central Business District	Up to 39
C-R	Community Reserve	6,000	1 unit per lot	Agriculture, Open Space, Resource Protection,	1 unit per lot
Industrial Designations that allow residential uses in live/work design					
ML	Limited Manufacturing	N/A	1 unit per lot	Limited Manufacturing	1 unit per lot

Source: City of Oxnard Zoning Code (Chapter 16 of City Municipal Code); City of Oxnard Coastal Zoning Code (Chapter 17 of City Municipal Code), accessed July 2020.

Notes:

1. *Development in Downtown is not limited by density and/or floor area factors applied to individual parcels because the standards of the Oxnard Downtown Code implement the aggregate amount allowed by the General Plan through the intended physical character. The maximum amount of new development within Downtown is as set forth in the General Plan Environmental Impact Report (EIR).*
2. *Minimum lot area applies for lots that directly abut a waterway. Lots not directly abutting a waterway subject to a 6,000-square-foot minimum lot area.*
3. *Minimum lot area of 2,400 square feet per dwelling unit.*
4. *Oxnard Coastal Land Use Plan sets actual maximum allowed density based on then-existing Coastal zoning.*

Similar to many California cities that had a growth "boom" after World War II, a relatively high proportion of the residential districts allow only single-family housing at up to seven units per acre (R-1 zoning). Many of the single-family housing tracts in Oxnard were approved with the Planned Development ("-PD") designation, which allows flexibility with the development standards through a Special Use Permit or Planned Development Permit.

The Oxnard City Code allows live/work units in the Limited Manufacturing (ML) zone. These units are limited to efficiency units that may only be used by the on-site business.

Accessory Dwelling Units

The Oxnard City Code allows accessory dwelling units (ADUs) to be developed in zones R-1, R-1-PD, R-1-7-PD, R-10-PD, R-1-8-PD; R-2, R-2-PD; R-3, R-3-PD, and R-4. ADUs are allowed in the zones C-1, C-2, DT-E, DT-G, or DT-C if the lot is

developed with only one legal primary dwelling unit/structure. ADUs, which were previously called second units or "granny flats," allow increased residential density while providing minimal impact on the character of low-density neighborhoods. These self-sufficient units are constructed on the property of a primary unit but are typically smaller in size. The OCC, Division 13, was revised most recently in 2020 to comply with State laws that generally allow ADUs "by right" through the building permit process.

Residential Development Standards

The Zoning Code also serves to regulate the character and form of existing neighborhoods. The code sets forth residential development standards for each zoning district, as listed below and described in Table E-2.

Residential zoning designations in both the non-coastal and coastal areas are:

- R-1 – Single-family residential
- R-2 – Multiple-family residential
- R-3 – Garden apartment
- R-4 – High-rise residential
- MH-PD – Mobile home planned development
- R-B-1 – Single-family residential
- R-W-1 – Single-family water-oriented
- R-W-2 – Multiple-family water-oriented
- R-2-C – Coastal low-density multiple-family
- R-3-C – Coastal garden apartment
- R-BF – Beachfront residential
- MHP-C – Coastal mobile home park

Table E-2 Residential Development Standards by Zoning District

Zoning District	Types of Housing Allowed	Density - Units Per Acre	Yard Requirement in Feet				Min. Lot Size (sf)	Lot Coverage/ FAR
			Front	Side	Rear	Height		
R-1	Single-family dwelling; accessory buildings; off-street parking; grounds, private greenhouses, and horticultural collections, flower and vegetable gardens and fruit trees; signs; babysitting; manufactured housing; traditional bed and breakfast; adult day care facility serving 6 adults or less; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; ADUs; small residential health or care facilities; storage; supportive	1–7	≥20	3–5	≤25	≤25	6,000	n/a

Zoning District	Types of Housing Allowed	Density - Units Per Acre	Yard Requirement in Feet				Min. Lot Size (sf)	Lot Coverage/ FAR
			Front	Side	Rear	Height		
	housing; short-term rentals. Conditional uses include churches; swim clubs, tennis clubs, golf courses, and similar uses; public utility structures; townhouse condominiums; and congregate living health facilities with 7 to 15 beds.							
R-2	All uses under R-1 except manufactured and mobile homes, as well as multifamily units.Conditional uses include all conditional uses under R-1; adult day care facilities serving up to 15 adults, child care centers serving up to 15 children; condominiums; congregate living health facilities with 15 or more beds; convents serving up to 15 persons; emergency shelters for families; schools; public or private parks and playgrounds; elderly residential care facilities serving up to 15 adults; residential stock cooperatives and community apartments; and senior and/or senior assisted living residential facilities.	8–12	≥25	3–5	≥25	≤25	6,000	n/a
R-3	All uses under R-2; multifamily dwellings and garden apartments; accessory buildings; grounds, private greenhouses, and horticultural collections, flower and vegetable gardens and fruit trees; off-street parking; public parking; signs; storage; and transitional housing. Conditional uses include all conditional uses under R-2; hospitals and convalescent hospitals; private clubs, fraternities, sororities, and lodges; adult day care facilities serving more than 15 adults; child care centers serving more than 15 children; congregate living health facilities with more than 15 beds; and bed and breakfast inn.	13–18	20	5–7.5	25	≤35	2,400	n/a
R-4	All uses under R-3; high-rise or high-density multifamily dwellings; accessory buildings; off-street parking; grounds, landscaping, flower, and vegetable gardens and fruit trees; signs; storage. Conditional uses include all conditional uses under R-3.	19–30	15–20	5–10	5–10	≤45	1,500	n/a
R-5	[R-5 was created in the 2030 General Plan but does not exist in the Zoning Code yet. No areas in the City have the R-5 designation]							

Zoning District	Types of Housing Allowed	Density - Units Per Acre	Yard Requirement in Feet				Min. Lot Size (sf)	Lot Coverage/ FAR
			Front	Side	Rear	Height		
MH-PD	Residential mobile homes; common recreation facilities and structures; accessory uses; adult day care facilities serving 6 adults or less; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; farmworker housing; small residential health or care facilities; and supportive housing. Conditional uses include office for mobile home space rental; mobile home and mobile home accessory sales; other mobile home residential uses; and congregate living health facilities with 15 beds or less.	1–6.5	≥10	≥10	≥10	≤35	3,000	75%
R-B-1[1]	Single-family dwelling[2]; accessory buildings and structures; adult day care facilities serving 6 adults or less; home occupations; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; small residential health or care facilities; short-term rentals. Conditional uses include public utility and municipal facilities and congregate living health facilities with 7 to 15 beds.	1–7	10–20	5	15	≤25	4,000	60%
R-W-1[1]	Single-family dwelling placed on permanent foundation, accessory buildings and structures; adult day care facilities serving 6 adults or less; home occupations; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; small residential health or care facilities; short-term rentals. Conditional uses include congregate living health facilities with 7 to 15 beds.	1–7	15–20	4–5	12–20	≤28	4,000	n/a
R-W-2[1]	Single-family dwelling, accessory buildings, and structures; adult day care facilities serving 6 adults or less; home occupations; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly	8–12	15–20	0–5	12–20	≤30	2,800	n/a

Zoning District	Types of Housing Allowed	Density - Units Per Acre	Yard Requirement in Feet				Min. Lot Size (sf)	Lot Coverage/ FAR
			Front	Side	Rear	Height		
	serving 6 persons or less; small residential health or care facilities; short-term rentals. Conditional uses include townhouses, condominiums, attached and semi-attached dwellings on a permanent foundation, and congregate living health facilities with 7 to 15 beds.							
R-2-C[1]	Single-family dwelling, accessory buildings, and structures; adult day care facilities serving 6 adults or less; home occupations; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; small residential health or care facilities; short-term rentals. Conditional uses include duplex or multiple-family dwelling; townhouses, condominiums, and attached and semi-attached dwellings; residential stock cooperatives and community apartments; adult day care facilities serving 15 adults or less; child care centers serving 15 children or less; congregate living health facilities with 7 to 15 beds; and residential care facilities for the elderly serving 15 persons or less.	8–12	20	5	25	≤25	3,500	n/a
R-3-C[1]	Single-family dwelling on a permanent foundation; accessory buildings and structures; adult day care facilities serving 6 adults or less; home occupations; childcare centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; small residential health or care facilities; short-term rentals. Conditional uses include multiple-family dwelling; townhouses, condominiums, community ownership projects and attached and semi-attached dwellings on a permanent foundation; vacation timeshare developments; adult day care facilities serving 6 adults or less; child care centers serving 6 children or less; congregate living health facilities with 6 beds or more; and residential	13–18	15–20	5–10	25	≤35	2,400	n/a

Zoning District	Types of Housing Allowed	Density - Units Per Acre	Yard Requirement in Feet				Min. Lot Size (sf)	Lot Coverage/ FAR
			Front	Side	Rear	Height		
	care facilities for the elderly serving more than 6 persons.							
MHP-C[1]	Single-family mobile homes; common recreation facilities and structures; accessory structures; adult day care facilities serving 6 adults or less; child care centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family day care homes; residential care facilities for the elderly serving 6 persons or less; small residential health or care facilities. Conditional uses include common recreation facilities, structures, and accessory uses that would remove two or more mobile home spaces; and congregate living health facilities with 7 to 15 beds.	1–12	10	10	10	N/A	3,000	75%
R-BF[1]	Accessory buildings and structures; adult daycare facilities serving 6 adults or less; home occupations; childcare centers serving 6 children or less; congregate living health facilities with 6 beds or less; large family daycare homes; residential care facilities for the elderly serving 6 persons or less; small residential health or care facilities; short-term rentals. Conditional uses include single-family dwelling; duplex or multiple-family dwelling; public utility and municipal facilities; adult daycare facilities serving 15 adults or less; childcare centers serving 15 children or less; congregate living health facilities with more than 6 beds; and residential care facilities for the elderly serving 15 persons or less.	13–17	0	5	15–20	≤30	n/a	n/a

Lot coverage is indicated for each district in Table E-2. Many districts don't have a maximum lot coverage or FAR. Those that do have large enough lot coverages to allow for maximum residential densities in that zone.

Allowed Height

Allowed height in residential zones is generally limited to two stories in the R-1, R-2, and MHP zones. All other residential zones have a height limit of six stories established by the 2030 General Plan, Section 3.5, when it was adopted in 2011 and which states:

> "All new structures and/or remodels are limited to six stories except in areas designated as Low Density Residential, Low Medium Density Residential, Mobile Home Park, Airport Compatible, and areas subject to the Ventura County Harbor Public Works Plan which are limited by their respective development standards. All entitlements that exceed six stories as of the adoption of the 2030 General Plan are exempt from the Height Overlay District unless they propose project modifications that create new development more than six stories, as defined by Chapter 16 of the City Code. Development located within the Height Overlay District may be permitted to exceed six stories by application and/or as part of an Urban Village specific plan. Exceeding six stories includes an impact fee and/or equivalent mitigation as required by the City Council. The granting of additional stories may require environmental review that includes shade and shadow and local wind impact analyses." (General Plan Policies, pg. 3-18).

The General Plan height overlay does not apply in the Coastal Zone.

All commercial zones also allow housing as the only use or as part of a mixed use project except the C-1, Neighborhood Commercial, and BRP, Business Research Park. The industrial zones allow a caretaker residence and/or work/live housing only in the Limited and Light Industrial zones.

Lot Size and Density

Lot size standards establish a minimum lot area through width and depth dimensions, and access to streets and utilities for orderly development of residential property. Density in a residential area is influenced by building height limits and the lot area per housing units requirements. In Oxnard, lot size and height are well calibrated across all residential zones, such that one is not significantly more restrictive than the other. Setbacks are largely for fire safety and deference is given to the Oxnard Fire Department regarding the possibility to reduce setback distances. The City has not received any requests or proposals for residential projects at below identified densities for sites in the existing Housing Element sites inventory. The City has not received any requests to develop at lower densities during the 5th cycle.

Setback Requirements

Setback requirements define the minimum horizontal distance between the face of a structure and its lot line(s). Setbacks were initially developed to inhibit the ability of a fire to spread from building to building. They are still considered necessary to provide firefighting access between structures. Front yard setbacks are used to create a streetscape desired by the community. Similar to allowed heights, the effect of setback requirements is to define the massing and size of the development envelope rather than the number of units, even though these elements are intimately related.

Using the R-3 (Garden Apartment) zone as an example, typical (slightly flexible) setback requirements would yield a structure that is set back 20 feet from the front property line, 5 feet from each side property line, and 25 feet from the rear property line. As an example, a quarter-acre parcel (totaling 10,890 square feet) would allow a building with a maximum footprint totaling 5,546 square feet, covering just over

half the area of the property. Given that this hypothetical project could extend to a maximum of 35 feet in height, as established earlier, the total square footage of the project could conceivably reach 16,638 square feet (three floors), which would accommodate 12 units (four units per floor at approximately 1,300 square feet each). This size project would fit within the density ranges allowed in the designation.

Setbacks do not seem to be a limiting factor impacting allowed density, housing supply, or affordability. This holds true across the R-1 through R-4 residential zones. It is important to note that setback requirements in each zoning district are constant regardless of the size of the parcel, so they impact development on smaller parcels to a greater degree than development on larger lots. Narrow parcels that could normally accommodate development may not, after applying setback requirements, be feasible for housing if the resulting buildable portion of the lot is too narrow or awkward for efficient construction or functionality. The zoning variance is a standard City procedure available to consider parcels with unusual shape or other constraining attributes.

Open Space and Interior Yard Space Requirements

Oxnard maintains minimum open space requirements for all residential development. Open space is an essential quality of life element in the city where its moderate coastal climate does not typically include air conditioning in most housing units. The interior yard open space requirements range from 15 percent of the lot area in the R-1 zone up to 30 percent in the R-4 zone. Open space and yard requirements affect site design and the layout of structures on the property.

Achieving the City's desired open space provisions is usually accommodated through minor project redesign and seldom prevents a development from gaining City approval. Similar to the development standards previously identified in this section, open space and interior yard space requirements play only a partial and somewhat overlapping role in residential development in Oxnard. The amount of interior yard space or open space required in a residential development is expressed in terms of a percentage of the total lot area. Even if the area is achieved, it also must meet minimum dimension criteria in order to make it usable. Therefore, the total amount of required open space varies, depending on the size of the lot, but the minimum dimensions of the open space remain fixed. As a result, smaller lot developments or narrow lot developments are disproportionately burdened by Oxnard's open space requirements because they must maintain the same percentage of open space as larger lot developments, but are more likely to have a higher percentage of their lots set aside because the project fails to provide qualified interior yard space. This condition exists because small, narrow, or elongated lots are more likely to exhibit setbacks along portions of property line(s) that are less than 10 feet in width, compared with lots that are larger or more regular in shape.

While it is understandable that Oxnard mandates minimum dimensions for open areas so that they are usable, such a requirement may constrain development on irregular lots. The City encourages applicants to assemble narrow lots into larger parcels.

Nonresidential Zoning Options

The majority of housing opportunities in Oxnard are governed by its residential zoning districts. There is considerable opportunity for residential growth in both commercial zoning districts and in the Downtown Zones: Downtown Core (DT-C), Downtown General (DT-G), and Downtown Edge (DT-E). Table E-3 summarizes these opportunities by nonresidential zoning district. Oxnard will need to take into consideration the requirements of California's Housing Accountability Act (California Government Code Section 65589.5) when considering applications for the districts listed in Table E-3. Lot coverage is indicated for each district in Table E-3. Many districts don't have a maximum lot coverage or FAR. Those that do have large enough lot coverages to allow for maximum residential densities in that zone. In addition, multiple properties in zones in Table E-3 are proposed to receive an overlay that allows high density housing and will be accompanied by any needed changes to development standards to facilitate those densities (See Programs 3, 30, 31, and 35 in Chapter G).

Table E-3 Allowances for Housing in Oxnard's Nonresidential Zoning Districts

Zoning District	Type of Housing Allowed	Density - Units per Acre	Yard Requirement in Feet				Min. Lot Size (sf)	Lot Coverage/ FAR
			Front	Side	Rear	Height		
C-1: Neighborhood Commercial	Children's day care facility serving more than 15 children, adult day care facility, and ADU require a Special Use Permit (SUP).	1–12	20 ft	10 ft	15 ft	20 ft	21,780	35%
C-2: General Commercial	Townhouse, condominium. ADUs require a SUP.	1–18	10 ft	5 ft	0–15 ft	35 ft	N/A	35%
C-O: Commercial Office	Small child day care. Residential care facility, adult day care, senior/senior assisted living residential facility, short-term rentals, and ADUs require a SUP.	1-18	10 ft	5 ft	5 ft	15 ft	2,400	60%
DT-C: Downtown Core	Multifamily unit, live/work housing, home-based business, ADUs, residential care facility requires a SUP	39[1]	5 ft	7–10 ft	5–10 ft	120 ft + 30 ft with Dev. Agmt.	5,000	n/a
DT-G: Downtown General	Multifamily unit, live/work housing, home-based business, ADUs, residential care facility requires a SUP	39[1]	10–15 ft	7–15 ft	5–15 ft	85 ft + 21 ft with Dev. Agmt.	2,500	n/a
DT-E: Downtown Edge	All residential uses; residential care facility requires a SUP.	39[1]	10–15 ft	10–15 ft	15–18 ft	35 ft + 9 ft with SUP	2,500	n/a
M-L: Limited Manufacturing	Live/work housing w/1 active bus. License/Unit, emergency shelter, farmworker housing	1 unit per work facility	20 ft	50 ft, bldg height	50 ft, building height	55	15,000	45%

Zoning District	Type of Housing Allowed	Density - Units per Acre	Yard Requirement in Feet				Min. Lot Size (sf)	Lot Coverage/ FAR
			Front	Side	Rear	Height		
BRP: Business Research Park	Assisted living with an SUP	N/A	30 ft	30 ft street side	N/A	35	15,000	60%
CM: Commercial Manufacturing	Live/work housing w/1 active bus. License/Unit; emergency shelter, transitional & supportive housing and farmworker housing with an SUP	1 unit per work facility	0-40 ft	10 ft, bldg height	20 ft	35	20,000	35%
M-1: Light Manufacturing	Live/work housing w/1 active bus. License/Unit; farmworker housing	1 unit per work facility	10-30 ft	0-30 ft street side	bldg. height	55	15,000	45%
M-2: Heavy Manufacturing	Live/work housing w/1 active bus. License/Unit; farmworker housing	1 unit per work facility	0-30 ft	0 - 5 ft	0-20 ft	100	15,000	45%
C-R: Community Reserve Zone	Small child care, small congregate living health facilities, large family day care, small residential care, and farmworker employee housing. Single-family residential (SFR), temporary mobile homes, larger congregate living health facilities, and farmworker housing requires a SUP.	1 unit per lot	25% of parcel depth	10% of parcel width	25% of parcel depth	25	6,000	n/a

Development in Downtown is not limited by density and/or floor area factors applied to individual parcels because the standards of the Oxnard Downtown Code implement the aggregate amount allowed by the General Plan through the intended physical character. The maximum amount of new development within Downtown is as set forth in the General Plan Environmental Impact Report (EIR). However, maximum residential density allowed under the General Plan in this area is 39 du/ac.

Of the seven districts listed above, the three Downtown Zones comprise about 128 acres and present the largest opportunity for housing development because they allow a variety of housing types and densities that exceed those allowed in the R-4 (High-Rise Residential) zone. The Downtown Zones also cover a fairly large amount of land relative to the R-4 zone and therefore could eventually provide for the construction of a relatively large number of housing units. The allowance of a mix of land uses within the same building allows greater project flexibility to developers, which could make the provision of housing in downtown feasible across a wider variety of market conditions.

The Downtown Zones streamline permitting for development with clear form-based standards to promote high-quality development and reduced parking standards through the utilization of public parking and an in-lieu fee program. The Downtown Core (DT-C) zone, Downtown General (DT-G) zone, and Downtown Edge (DT-E) zone all maintain flexible setback requirements and height bonuses with development agreements or Special Use Permits. In the DT-E zone, all residential uses are permitted by right. In the DT-C and DT-G zones, multifamily residential uses, live/work units, and home businesses are permitted by right.

The C-2 zone covers 563 acres, located mainly along arterials and in several large shopping centers. The C-2 zoning district allows an all-housing development at the same density as the R-3 district (13–18 dwelling units per acre) and standards. A Special Use Permit is appropriate in C-2 because housing in the C-2 zone needs review as not all C-2 parcels are appropriate for residential uses.

PARKING REQUIREMENTS

The City tries to balance real parking needs and avoid unnecessary parking requirements. Parking requirements vary by residential type, lot size, and the particular short-term vehicle storage needs associated with different types of development, as shown in Table E-4. On-site, well-designed parking is an important aspect of quality of life and property valuation in Oxnard. Several older neighborhoods experience parking shortages because older residential units do not have adequate space for off-street parking. This issue has been repeatedly raised by the public at City Council meetings. Additionally, State legislation overrides local residential parking requirements. Oftentimes in these areas, the problem of parking is also an issue of multiple families living in one single-family unit or in the garage. When homes become overcrowded, as is prevalent in Oxnard, parking may be impacted. According to the 2018 American Community Survey (ACS), approximately 18 percent of households in Oxnard were considered overcrowded, with more than one person per room.

The 2013 *Latinos Unidos v. Napa County First Appellate District* ruling and subsequent California Department of Housing and Community Development (HCD) opinion letter requires counting of affordable units under a local inclusionary ordinance to also count toward qualifying for the state density bonus (Government Code Section 65915 et seq.). This ruling supersedes City parking requirements, as any project over 10 units is subject to the City's 10 percent inclusionary requirement, which then automatically earns a 20-percent State density bonus, reduced parking requirements per State density bonus law, and entitlement to one or more development standard concessions. The City revised the City's density bonus regulations via Ordinance 2912 in 2016 to account for this unexpected reduction in parking that would likely impact neighborhoods with guest parking if a project were built with only State-required parking. To date, the developers of all residential projects have included some guest parking or other parking alternatives in recognition of the need by their residents. Based on the above, the garage requirements for multifamily housing included in Table E-4 are not a constraint to multifamily development in the City.

Table E-4. Residential Off-Street Parking Requirements

Uses	Minimum Off-Street Parking Requirements			
	Citywide	DT-C	DT-G	DT-E
Detached single-family units				
Detached single-family units on separate lots	Two garage spaces for up to five bedrooms; three garage spaces for six bedrooms; four garage spaces for seven bedrooms; five garage spaces for eight or more bedrooms	1 space per unit for studios and 1-bedrooms[3]; 2 spaces per unit with 2 or more bedrooms.[4]		
Detached single-family dwelling with Accessory Dwelling Unit[1]	Same as above, plus a number of off-street parking spaces equal to one or the number of bedrooms in the accessory dwelling unit (ADU), whichever is less, for each ADU. Off-street parking is not required for ADU located within ½ mile of public transit, within a historic district, within 1 block of a car share vehicle, or on a street where a parking permit is required by the City but not offered to the ADU occupant; or the ADU is type 2A, 2B or 4. Parking spaces for the ADU may be uncovered. Requirements for ADU parking are in Municipal Code Sections 16-468 and 16-622.			
Townhouse	Two garage spaces			
Apartments[2]				
Studio and one bedroom	One garage space per unit	1 space per unit[3]; 0.5 spaces per unit or 1.65 spaces per unit max.[4]		1 space per unit[3]; 1.65 spaces per unit.[4]
Two or more bedrooms	Two garage spaces per unit	2 spaces per unit[3]; 0.5 spaces per unit or 1.65 spaces per unit max.[4]		2 spaces per unit[3]; 1.65 spaces per unit.[4]
Visitor spaces	One visitor space per unit, which need not be covered for the first 30 units; after the 31st unit. 0.5 visitor space per unit is required.	N/A		
Multifamily cluster development, including units with at least one common wall such as condominium, stock cooperative, or townhouse condominium developments on lots less than 6,000 square feet				
Studio or one bedroom	One garage space per unit	1 space per unit[3]; 0.5 spaces per unit or 1.65 spaces per unit max.[4]		1 space per unit[3]; 1.65 spaces per unit.[4]
Two or more bedrooms	Two garage spaces per unit	2 spaces per unit[3]; 0.5 spaces per unit or 1.65 spaces per unit max.[4]		2 spaces per unit[3]; 1.65 spaces per unit.[4]
Visitor requirement	One visitor space per unit, which need not be covered for the first 30 units; after the 31st unit, 0.5 space per unit is required	N/A		
Mobile home park				

Uses	Minimum Off-Street Parking Requirements			
	Citywide	DT-C	DT-G	DT-E
Mobile home space	Two off-street spaces per mobile home space; one space shall be covered	N/A		
Visitor parking	One space for every five mobile home pads; visitor parking must be in centralized bays located no further than 150 feet from mobile homes being served			
Community recreation facilities	One space for every 15 mobile homes			
Recreational vehicle parking	Centralized areas for recreational vehicles provided at ratio of one storage space for each four mobile home spaces			

Source: City of Oxnard Zoning Code (Chapter 16 of City Municipal Code), accessed July 2020; City of Oxnard 2019 Downtown Code, accessed February 2021.

1. *To the extent required by Government Code Section 65852 et. seq., as it may be amended from time to time, accessory dwelling units do not require additional parking for the ADU when located within one-half mile of public transit, located within a city-recognized historic district, constructed within legally existing primary residence or a legally existing accessory structure, when on-street parking permits are required but not offered to the ADU occupant, or when there is a car share vehicle located within one block.*
2. *Garage for an ADU may not be in an arrangement with garage for primary residential unit. All required garages shall be assigned to a specific unit. Covered spaces are not permitted. All visitor spaces shall be striped "Visitors Only." Developments having three units or less may count driveway parking as required visitor spaces. Developments having four or more units may count driveway parking as required visitor spaces provided not more than 50% of the required visitor spaces are provided in this manner and all units counting driveway parking have individual driveways.*
3. *When private garages are provided.*
4. *When a shared parking/open structure is provided.*

Detached housing in Oxnard requires a minimum of two garage parking spaces for dwelling units up to six bedrooms, one additional garage space at seven bedrooms, and another space for eight or more bedrooms. In the case of apartments, only a single space is required, unless there are two or more bedrooms in the unit, in which case two are required. Adequate and appropriate on-site garage parking is a necessity that prevents impacts on public streets and neighborhoods and provides secure parking for vehicles.

Oxnard has an average of four persons per household (ACS 2017), and over half (53 percent) of four-or-more person households have at least three cars or more. Many neighborhoods are parking impacted. Parking requirements can be a constraint, as additional parking spaces may be required in order to add more rooms or an ADU to the property. Every room that could be considered a bedroom is counted when determining the number of parking spaces required for a housing unit, even if the room is used as a den or office. However, several neighborhoods have requested permit parking because some occupants have more than the average number of vehicles and/or do not park in their garages and/or have recreational vehicles (RVs) and boats in their driveways. Enforcement of parking requirements does not necessarily constrain the production of additional rooms that could help reduce overcrowding. The City currently allows common garage parking as well as tandem parking to provide flexibility in parking requirements.

The City has an administrative relief procedure that is often approved to request reduced parking under certain circumstances (such as retirement housing, senior

housing, and affordable housing) and the City's density bonus ordinance is in compliance with state law to allow a lower parking requirement for projects that qualify for the density bonus. Multifamily projects in the City are generally reducing guest parking, utilizing tandem parking, and using more surface parking as the projects qualify for density bonus parking standards. The City also allows reduced parking requirements for senior and affordable housing projects with approval of a parking study as well as shared parking when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure. Over the past five years, the City monitored the impacts of these parking studies for any constraints on the development of housing affordable to lower-income households. In addition, the new Downtown Code, approved in 2019, has reduced parking requirements for residential uses in the downtown and reductions for studio and one-bedroom apartments, as a result of a review of city parking requirements.

In addition to these flexible ways the City addresses parking requirements, the current Housing Element includes Program 28 that evaluates the current parking requirements and explores alternative options to ensure parking requirements do not pose an undue constraint on the development of housing affordable to lower-income households. This program will be amended and continued.

Specific Plans

Seven residential or mixed-use specific plans adopted since 1980 account for most residential development over the past 40 years. The Northwest Community and Northwest Golf Course specific plans are traditional single-family detached subdivisions. The Seabridge, Mandalay Phase IV, The Village, Riverpark, Las Cortes, and Northeast Community specific plans enable a wide range of single- and multifamily housing at various densities and varied development standards. The specific plan process is available for medium and larger projects and allows flexibility in density and development standards to well-designed projects.

E.2 2030 General Plan

Oxnard's existing land use patterns reflect the city's unique coastal location and agricultural history. With the exception of several high-rise buildings in north Oxnard, the city is characterized by one- or two-story buildings, low- and medium-density residential, and a large industrial area surrounded by agricultural land, the Pacific Ocean and Santa Clara River. Most of the city's higher-intensity development lies along primary thoroughfares such as Oxnard Boulevard, Highway 101, Saviers Road, and Gonzales Road.

The adopted 2030 General Plan proposes development in three general ways: (1) completion of development patterns envisioned by the 2020 General Plan and within the CURB, (2) redevelopment within the CURB with an "urban village" concept, and (3) incorporation of the Ormond Beach Wetlands Restoration Plan. The urban villages would incorporate private redevelopment, mixed land uses, affordable and workforce housing, and transit connectivity and are intended to be a key strategy for meeting greenhouse gas emissions-reduction targets.

E.3 Fees and Exactions

Development fees and exactions are either required or enabled by state law so that development is orderly and infrastructure, utilities, and services are available for new residents. Since 1978, when California voters approved Proposition 13, local governments have had to rely on fees and exactions to provide mandated infrastructure, utilities, and services to accommodate the constrained local tax base. These improvements and services, while required, are not funded by the State. Fees and exactions are an expected component of development along with land, construction materials, and labor costs.

Fees, land dedications, and other exactions are charged directly to the developer and are passed on to the ultimate end user in the form of higher prices and rents unless there is a source of subsidy funding, such as federal or state funding. Table E-5 displays the most common fees associated with residential development in Oxnard by housing type. In the case of applications, special use permits, planned development permits, variances, maps, zone boundary changes, or changes of zone classification, fees are due at the time of application submittal. In the case of most permits, they are flat fees, but they can require supplemental amounts if it is determined that unusual conditions trigger special study and evaluation. These amounts are based on cost estimates provided by the City and require deposit before work begins so that they may be billed against the project as the special study process moves forward. Oxnard also charges impact fees, the most common of which are also listed in Table E-5. Capital fees and exactions are designed to reimburse the costs of public utilities and services provided in the City to serve that project. Exactions, such as land easements for infrastructure, can be required on a case-by-case basis, but all developments are required to pay their associated infrastructure-related fees. Infill developments are located in areas with established infrastructure with available capacity and generally have lower fees.

Table E-5 Planning and Development Fees, 2020

Fee Category	Single-Family	Multifamily
Planning and Application Fees		
Pre-Application	$3,785.25 + $740.25	$3,787.25+$740.25
Development Design Review	$1,674.75	$6,615.00
Special Use Permit	$8,400.00	$8,400.00
Home Occupation Permit	$84.00	$84.00
CBD Design Review – Major	$2,257.50	$2,257.50
CBD Design Review – Minor	$782.25	$782.25
Development Agreement	$10,500.00	$10,500.00
Mobile Home Review	$976.50	$976.50
Planned Development Permit	$8,400.00	$8,400.00
Subdivision		
Final Map	$1,254.75+$7,000.00	
Lot Line Adjustment	$1,333.50+$3,000.00	$1,333.50+$3,000.00
Lot Merger	$1,333.50+$3,000.00	$1,333.50+$3,000.00
Parcel Map	$4,005.75+$3,000.00	$4,005.75+$3,000.00
Tentative Map	$8,400+$1,848.00	$8,400+$1,848.00
Environmental Fees		
CEQA Exempt Project	$152.25	$152.25
Initial Study/Negative Declaration	$5,481.00	$5,481.00
Mitigated Negative Declaration & Monitoring	$10,500.00	$10,500.00
Fire Prevention EIR Review	$808.50	$808.50
Impact Fees		
Sewer Connection Fee	$5,256.00	$3,822.55 per unit
Water System Connection Fee	$3,133.00	$3,133 per unit
Storm Drain Fee	$2,657.88	$1,624.28 per unit
Traffic Impact Fee	$9,769.00	$7,574.00 per unit
Growth Requirement Capital Fee	$5,981.00	$3,955.00 per unit
Park Development Fee	$6,993.00	$4,624.00 per unit
Mobility Fee	$3,396.00	$2,245.00 per unit
Underground Utility Fee	$0.1726 per square foot[1]	$0.1726 per square foot[1]
Public Art Fee	$672.00	$280.00 per unit
Downtown Parking In-Lieu Fee	To be determined[2]	To be determined[2]

Sources: City of Oxnard Planning Permit & Fee Schedule effective September 2018, City of Oxnard Development Impact Fee and Affordable Housing Resolutions adopted May 2020, and City of Oxnard Development Services Department Fee Charges Schedule effective September 24, 2018. Certain Fees are changed annually based on CPI.

Notes:

1. *In the Oxnard Shores Area, the cost is $1.1476 per square foot, plus baseline citywide fee.*
2. *The City is preparing the Downtown Parking In-Lieu Fee Nexus Study, pursuant to the City's Downtown strategy. This fee will be presented to City Council once the study is complete with appropriate amendments to the Downtown Code.*

Residential projects are required to pay a Growth Requirement Capital Fee of $5,981.00 per single-family unit and $3,955.00 per multifamily unit. The City established this fee upon the determination that development within its boundaries creates a need for additional public facilities and capital improvements. This fee is not directly tied to a specific infrastructure project related to a given new development (such as a new street), and was consequently challenged in court in 1990. It was determined, however, that a reasonable nexus exists between the fees charged and the needs created by new development, as required by the California Mitigation Fee Act. This fee was revised upon findings from the 2020 Development Impact Fee Nexus Study to ensure the City is able to continue to provide the existing level of service (LOS) as the service population grows.

Based on fees associated with a typical single-family and multifamily residential unit, typical fees of $44,469 for a single-family unit and $38,760 for a multifamily unit have been calculated using the costs in Table E-5. Table E-6 illustrates the total fee and exaction costs of a typical new single-family house and a multifamily development relative to their total costs. School fees have also been added to the totals in Table E-6. As discussed in detail in the Land Costs section, the land cost survey calculated the average cost per acre of all residential parcels for sale surveyed in December 2020 to be $5,477,705. The City estimated that 10 single-family units would be permitted via small lot subdivision on one acre of vacant residential land. Therefore, a land cost of $547,770 has been added to the typical cost of development of a new single-family unit (at 10 units per acre). For multi-family development, 20 units were assumed for a project on one acre of vacant residential land. Therefore, a land cost of $273,890 has been added to the typical cost of development for a new multifamily unit in Table E-6 (at 20 units per acre). The proportion of total housing costs attributed to fees and exactions is estimated at 7.5 percent for new single-family units and 14.6 percent for new multifamily units. Multifamily developments generally have a higher Quimby Act fee unless the projects provide public park space. As the total fees are relatively the same, the proportion differs due to the higher total development cost per single-family unit. Tax-credit financing and other sources of affordable housing financing cover fees, so fees are not passed on to the buyer or renter in projects receiving that financing. If fees are a constraint on a particular project, the City Council has the ability now to remove, lower, or delay fees on a case-by-case basis, and has done so in the past.

Table E-6. Development Costs

Development Cost for a Typical Unit	New Single-Family[1]	New Multifamily[2]
Typical fees per unit (total)	$44,469	$38,760
Typical estimated cost of development per unit	$708.035	$502,860
Estimated proportion of fees to total development cost	5.9%	7.2 %

Source: City of Oxnard Planning Permit & Fee Schedule effective September 2018; Trulia.com, 2020; City of Oxnard Affordable Housing In-Lieu Fee Nexus Study, 2020.

1. *Assumes a CEQA-exempt, three-bedroom single-family home of 1,500 square feet with cost of land included.*
2. *Assumes a CEQA-exempt, two-bedroom multi-family home of 1,200 square feet with cost of land included.*

E.4 Provisions for a Variety of Housing Types

Persons with Disabilities (SB 520)

California law requires an analysis of potential constraints to the development, maintenance, and improvement of housing for persons with disabilities. California Government Code Section 65008 requires that cities and counties analyze the potential and actual constraints on housing for persons with disabilities, demonstrate efforts to remove any existing or potential governmental constraints, and include programs in their Housing Elements to accommodate housing designed for persons with disabilities. This analysis evaluates the City's Zoning Code, permitting procedures, development standards, and building code to determine whether they would result in any possible barriers to either construction of housing or retrofitting of existing housing to accommodate the special needs of disabled persons.

Zoning and Land-Use Policies

The Oxnard Zoning Code is conscious of fair housing law and the housing needs of the disabled. It contains provisions designed to accommodate the development of housing for residents with physical and/or mental challenges.

All non-Coastal Zone residential land use districts allow congregate living health facilities serving six or fewer adults by right, including the MH-PD Mobile Home Planned Development zone. Additionally, congregate care facilities serving six or fewer adults are allowable by right in all Coastal Zone districts that allow residential uses (R-B-1, R-W-1, R-W-2, R-2-C, R-3-C, and MHP-C). In addition, congregate care facilities serving 7 to 15 adults are conditionally allowed with an SUP in all residential zones in the City. An SUP requires a hearing in front of the Planning Commission and is not a ministerial permit. More details about the SUP process are provided in Section E.5 below.

Congregate living facilities are defined in Oxnard's Zoning Code as "State-licensed residential homes with a non-institutional home-like environment that provides 24-hour medical supervision and skilled nursing with services for persons who are physically disabled...or are catastrophically and severely disabled..." Therefore,

provisions for these facilities in the code further the goals of Executive Order 13217, which encourages community-based alternatives for individuals with disabilities. Similar facilities, with up to 15 beds, are allowed under a Special Use Permit. Also allowed in these zones are small residential health or care facilities, which are defined as facilities that provide nonmedical health or care services to six or fewer persons in a variety of capacities, including as a facility for the developmentally disabled.

The R-3 (Garden Apartment) zone and the R-4 (High-Rise Residential) zone permit the same uses as the R-1, R-2, and MH-PD zones, but they also allow adult day care facilities and congregate living facilities of more than 15 beds, with a Special Use Permit (SUP).

The C-2 (General Commercial) zone allows residential care facilities for the elderly serving up to 15 persons, congregate living health facilities with up to 15 beds and adult day care facilities serving up to 15 adults outright. The C-2 zone also allows community care facilities for six or fewer people with a special use permit. Such facilities are defined as providing nonmedical care for the physically disabled and mentally impaired. Congregate living health facilities serving greater than 15 beds are also allowable with a Special Use Permit in the C-2 zone. The CR district (Community Reserve) also allows residential care facilities serving up to 6 persons outright, and the C-0 and C-1 zones each allow residential care facilities with a SUP.

The Oxnard Zoning Code does not explicitly limit congregate living facilities, community care facilities, and small residential health or care facilities to only disabled persons. It specifically lists them as included users of such housing. The code also does not limit users of such housing to families. However, it equates family with household, per state law. The Oxnard Zoning Code does not provide explicit alternative residential parking requirements such as reductions in the number of spaces for persons with disabilities. However, special types of living arrangements, such as those discussed previously, are not listed in the off-street parking requirements table, in which case they can be determined by the appropriate approval body based on similar uses and parking studies. Having to provide a parking study to justify reduced parking for atypical households and housing is a cost that could be eliminated by an update to the Zoning Code.

The City's Zoning Code defines 'family' and 'household' as "a group of residents whose members jointly occupy a dwelling unit as a single housekeeping unit; have joint use of and responsibility for common areas; share household activities such as meals, chores, maintenance and expenses; but not including residents of commercial group living such as hotels, dormitories, and fraternities." This definition is consistent with state law.

Building Code

The City Building and Engineering Services division currently implements all of the provisions of the Americans with Disabilities Act (ADA) as a part of its required review of building plans and building inspections. Building procedures are required to conform to the California Building Code, as adopted in the City's Municipal Code. Standards in the code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the ADA. The City also enforces

the provisions of the Fair Housing Act to ensure that disabled persons have fair access to housing. The City has no requirements for distance between units that would apply to housing for persons with disabilities.

Oxnard's code incorporates the California Green Building Code, which is periodically updated by the State. Oxnard is up to date with the universal design elements that assist persons who are disabled. Oxnard's amendments to the statewide building code do not add any notable provisions or design elements that are focused on disabled access or amenities, but any such standards that apply across the state are also applicable to Oxnard.

Permit Procedure

In compliance with the California Health and Safety Code, the City of Oxnard permits residential care facilities for the elderly by right. No Special Use Permit is required for these types of licensed facilities in residential zones and the C-R zone as long as they are designed to serve no more than six persons, and no more than 15 persons in the C-2 zone by right. Similarly, congregate living health facilities are allowed in residential zones, the C-R zone and the C-2 zone by right, which ensures that the City provides the ability to consider these smaller types of dwellings for the elderly and disabled in its Municipal Code.

Larger congregate living health facilities of 7 to 15 beds require a Special Use Permit in the R-1, MH-PD, R-B-1, R-W-2, R-2-C, R-3-C, and MHO-C zones, in addition to the DT-C, DT-G, and DT-E-O zones. For congregate living health facilities of more than 15 beds, the R-2, R-3, R-4, R-3-C and C-2 zones require a Special Use Permit. The R-1, MH-PD and C-R zones only allow small residential care facilities, but the R-2, C-O, and C-2 zones allow mid-size facilities up to 15 beds either outright or with a Special Use Permit.

Requirements for obtaining a Special Use Permit are detailed in Oxnard's Zoning Code. The development of larger congregate living health facilities and mid-size residential care facilities require that the Planning Commission analyze various aspects of the proposed site and adjacent uses and make the following findings:

- The proposed use is in conformance with the City's 2030 General Plan and the elements thereof and other adopted standards.
- The nature, condition, and development of existing and approved surrounding uses and buildings are not adversely affected, nor is the proposed use materially detrimental to the public health, safety, or general welfare.
- The site must be adequate in size and shape to satisfy other provisions in the Zoning Code, such as accommodating setbacks, parking, walls, fences, drainage, landscaping, etc.
- Roadway infrastructure serving the site must be adequate for the anticipated traffic that the site would generate.
- Other infrastructure serving the site, such as stormwater, sewer, water, and fire protection must be adequate for the proposed use.

Because of the flexibility that the Planning Commission has with regard to granting modifications to standards and assigning conditions to the granting of a Special Use Permit, the permitting procedure associated with larger congregate living facilities and mid-size residential care facilities has the potential to affect development costs to some extent. However, the ability to provide smaller facilities by right assists in mitigating this uncertainty, and offsets any constraints that Special Use Permits may present to the provision of housing for disabled persons.

Reasonable Accommodation Procedure

Recognizing that existing and future residents with disabilities may need extra tools and provisions to achieve housing equity, fair housing law in California provides local governments with an affirmative duty to make reasonable accommodations in their land use, zoning, and development standard requirements. Developers in California may request relaxation or flexibility in certain requirements when providing housing for the disabled in cases where such requests further equal opportunity in housing.

Reasonable accommodation requests in Oxnard are administered through an administrative permit process (see Oxnard Municipal Code Chapter 16, Article V, Division 17, Sections 16.501 through 16.503). Modifications to zoning requirements are usually accommodated, provided that the required findings are made:

- The accommodation is requested by or on the behalf of one or more persons with a disability protected under the Acts.
- The accommodation is necessary to provide one or more persons with a disability an equal opportunity to use and enjoy a dwelling unit.
- The accommodation will not impose an undue financial or administrative burden on the city.
- The accommodation will not result in a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning.
- The accommodation will not result in a direct threat to the health and safety of other persons or physical damage to the property of others.
- Whether the accommodation would result in a substantial increase in traffic or insufficient parking.
- Whether there are preferable and/or feasible alternatives to the requested accommodation that may provide an equivalent level of benefit.

Oxnard first adopted the Reasonable Accommodation zoning regulations in September 2011, which outlines a procedure for persons with disabilities to request accommodations through a low-cost ministerial procedure. In 2017, Oxnard updated the regulations to reduce the reasonable accommodation permit fee to be proportional to the valuation of a typical permit fee and remove consideration that the proposed changes would be compatible with surrounding development or create potential impacts on surrounding uses from the findings. These revisions were intended to lower barriers to reasonable accommodation in the city.

Farmworker Housing

Farmworkers reside year-round in Ventura County to support local agricultural industries. The 2017 Census of Agriculture estimates approximately 22,694 farmworkers are estimated to live in Ventura County.

Farmworker housing is allowable by right in the R-1 - R-4 zones, the MH-PD zone, and the M-L, M-1, M-2 and CR zones. In the C-2 and CM zones, farmworker housing is allowable with a Special Use Permit. Farmworker housing is defined by the Oxnard City Code as "a residential use of one or more single or multi family dwelling units and accessory dwellings of the same type and in the same zone, and/or group quarters structures with common dining area. A farmworker housing complex does not need to be located on the site of a qualifying agricultural operation where the farmworkers are employed."

The City actively supports the development of farmworker housing, as identified in Program 9. Ordinance 2864 allows farmworker housing in R-1 to R-4 and by Special Use Permit in commercial zones. The City amended the OCC Zoning Code in 2018 to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). In order to fully comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend its Zoning Code to allow farmworker employee housing in all zoning districts where single-family occupancy is allowed in the same way single-family housing is allowed (see Programs 6 and 9 in Chapter G).

Single Room Occupancy

Pursuant to 24 CFR 92.2 (Title 24 Housing and Urban Development), the term Single Room Occupancy (SRO) Housing means "housing (consisting of single room dwelling units) that is the primary residence of its occupant or occupants. The unit must contain either food preparation or sanitary facilities (and may contain both) if the project consists of new construction, conversion of non-residential space, or reconstruction. For acquisition or rehabilitation of an existing residential structure or hotel, neither food preparation nor sanitary facilities are required to be in the unit. If the units do not contain sanitary facilities, the building must contain sanitary facilities that are shared by tenants." SRO's can provide low-cost housing for those in the extremely low-and very low-income categories and can also play a role in the transitioning process from homelessness to more permanent housing. In the City of Oxnard, SROs are not an explicitly permitted use in the Development Code. This is an identified constraint to establishing SRO facilities in the city. Program 6 calls for updating the zoning to allow SROs.

Other Special Needs Housing

The Oxnard City Code addresses other types of special needs housing, including adult day care facilities, adult health care centers, community care facilities, emergency shelters, residential care facilities for the elderly, and transitional housing, as required by HCD.

Emergency shelters are allowable by SUP in the R-2, R-3, R-4, and C-M zones. The C-2 zone allows emergency shelters for families and temporary emergency shelters by right, and allows permanent emergency shelters with an SUP. Emergency shelters are also allowed by right in M-L and M-L-PD zoning districts. Emergency shelters are allowed by right on over 933 acres zoned either M-L or M-L-PD. There are 108 vacant parcels in the M-L and M-L-PD zoning districts that total 117 acres. The parcel sizes in the M-L and M-L-PD zones vary and a significant percent of the vacant parcels in the M-L and M-L-PD zoning districts are in close proximity to services and employment centers making them suitable locations for emergency shelters. The following are standards for emergency shelters (See Oxnard Municipal Code Chapter 16, Article 5, Division 18):

- No shelter patron shall be re-admitted to the same emergency shelter within five days of being discharged after a stay of six months.
- If site characteristics permit, an enclosed or screened waiting area shall be provided between the on-site intake area for shelter patrons and the public right-of-way in order to prevent queuing within any public right-of-way.
- Each shelter shall establish hours of operation for patron intake and discharge, patron rules of conduct and procedures for notifying patrons of such hours and rules of conduct.
- On-site manager/shelter personnel shall be provided during all hours of operation when patrons are present. A designated area for on-site personnel shall be located near the main entry to the shelter for the purpose of controlling admittance and providing security.
- The emergency shelter operator shall conduct a background check on all prospective patrons using Megan's Law database and restrict patron intake in accordance with State and local registered sex offender residency restrictions.
- Patrons shall not possess or consume alcoholic beverages or illegal drugs while in the shelter, nor shall they possess weapons of any kind while in the shelter.
- Space shall be allocated for each patron consisting of a bed and storage area.
- At least two toilets, one shower and one sink shall be provided for every twenty patrons.
- A shelter shall be limited to serving no more than the number of patrons allowed by fire or building code occupancy.
- Off-street parking shall be provided for the on-site manager.
- Each emergency shelter shall be equipped with exterior security lighting in

accordance with section 16-320 of the zoning code. Lighting shall be shielded from all adjacent residential areas.

- The emergency shelter operator shall maintain an on-site security plan and emergency preparedness plan.
- All items stored outdoors shall be screened from the view of all public rights-of-way.
- Should an emergency shelter be proposed within 300 feet of a school, the development services director or designee may request that the developer/sponsor coordinate with the school district to address potential concerns.

The parking requirements stated above are in compliance with current state law. The City of Oxnard began using a former National Guard Armory located on south K Street as a temporary emergency shelter on a 24-hour basis in 2019, operated and managed in partnership with Mercy House, a nonprofit homeless service provider. The City is also proposing to build a multi-story mixed-use building on City-owned property that will include a new low-barrier navigation center, administrative office space for supportive service providers, recuperative care beds, and permanent supportive housing units. The K Street Shelter will remain open and continue operating as a 24-hour low-barrier shelter until the City completes the development of its proposed new navigation center on City-owned property. The City estimates that project completion will occur within the next two years and is currently in the design phase. Program 14 will continue to support efforts for provision of the permanent emergency shelter.

Supportive housing is allowed by right in the R-1, R-2, R-3, R-4, MH-PD, and Downtown zoning districts, compliant with State housing law, and is conditionally allowed in the CM and C-2 zones with an SUP. Transitional housing is allowed by right in the R-3 and R-4 zones and Downtown, and with an SUP in the CM and C-2 zones Program 14 has been partially implemented and will be modified and continued to amend the Zoning Code to allow transitional and supportive housing in compliance with state law. Figure E-1 maps the vacant and underutilized (non-vacant) M-L and M-L-PD parcels in the city.

Other Local Regulations Impacting Housing Availability

Inclusionary Housing Requirements

The City's 10 percent inclusionary housing requirement is uncodified and found in City Council Ordinance 2721 and Community Development Commission Ordinance 111. In this Housing Element, these are referred to collectively as the Inclusionary Housing Program and summarized below.

All residential projects not within a redevelopment project area with 10 or more units are subject to a 10 percent inclusionary requirement, including areas that were in a redevelopment project area. Urban Villages are subject to a 15 percent inclusionary requirement.

Alternatives

- The Inclusionary Housing Program provides for in-lieu fee payments that can replace the on-site units within a development subject to approval by either the City Council or Community Development Commission for projects in a redevelopment area. In-lieu fees were updated in June 2020 (Ordinance 2980), that phased in the full fee between 2020 to 2022. In-lieu fees for projects not within a redevelopment project area are:

  Single-Family Units: If the in-lieu request is granted, the developer is required to make a payment, $28,750 in 2021, and $36,000 starting in 2022.

  Multi-Family For-Sale Units: If the in-lieu request is granted, the developer is required to make a payment $27,625 in 2021, and $35,000 in 2022.

  Multi-Family Rental Units: If the in-lieu request is granted, the developer is required to make a payment of $22,934 in 2021, and $28,000 starting in 2022.

In-lieu payment is made when the developer applies for a building permit for that unit. The City Council generally prefers on-site affordable housing as opposed to payment of in-lieu fees. A project that is approved for in-lieu payments has usually agreed to another public benefit through a Development Agreement that justifies the in-lieu payment. The in-lieu fees are almost always leveraged with other funding sources for affordable housing projects. Over $12,000,000 has been accrued in the in-lieu fee fund since 2000.

Incentives

Possible incentives may include, but are not limited to, the following:

- Assistance with accessing and applying for funding (based on availability of federal, state, local foundations, and private funds)
- Mortgage-subsidy or down payment assistance programs to assist first-time homebuyers and other qualifying households, when such funds are available
- Expedited/streamlined application processing and development review
- Modification of development requirements, such as reduced setbacks and parking standards on a case-by-case basis
- Density bonus

The City adopted inclusionary housing Ordinance 2980 on June 2, 2020 and will update periodically per the ordinance provisions. Ordinance 2980 stipulates that all new residential project containing ten or more dwelling units shall include a minimum of 10% of units affordable to lower income households. For rental projects, at least 5% of dwelling units must be affordable for very low-income households and 5% must be affordable for lower income households, consistent with State law. The ordinance requires the developer to offer the affordable units

to qualified Oxnard resident buyers or renters. The ordinance also allows developers to (1) request approval from the City Council to make an in-lieu affordable housing payment rather than developing units; or (2) dedicate land and build affordable units on specified off-site land. The fee is based on the City's adopted affordable housing in-lieu fee schedule, adjusted annually. The in-lieu fee was determined through a lengthy fee study process and evaluation of fee sufficiency, and it is not anticipated to become a constraint to development. At this time the ordinance is uncodified.

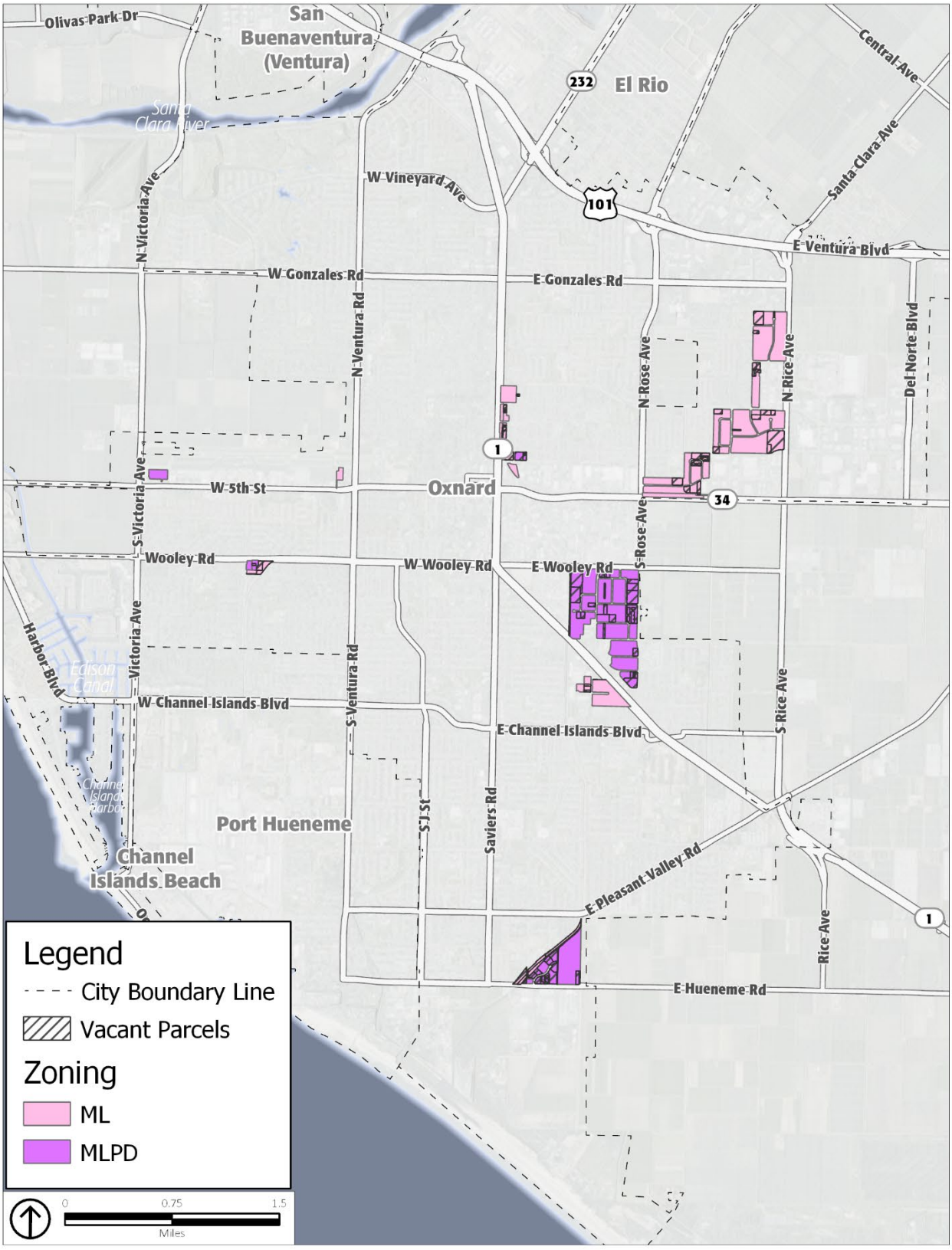


Figure E-1

Location of ML and MLPD Zoned Parcels within the City of Oxnard

Short-Term Rental Regulations

The City updated their short-term rental (STR) regulations in 2019. These regulations can be found in Chapter 16, Article III, Division 2 of the non-coastal zone zoning ordinance and Chapter 17, Articles IV and II of the coastal zoning ordinance. Outside the coastal zone, STRs are permitted in the Single-Family Residential (R-1), Downtown Core (DT-C), Downtown General (DT-G), and Downtown Edge (DT-E) zones and are prohibited in all other residential zones. Homeshares and vacation rentals are both included under the definition of STRs. STRs in the Coastal Zone are permitted in the Single-Family Beach (R-B-1), Single-Family Water-Oriented (R-W-1), Townhouse Water-Oriented (R-W-2), Coastal Multi-Family (R-2-C), Coastal Medium-Density Multiple-Family (R-3-C), Coastal Planned Community (CPC), and Beachfront Residential (R-BF) zones. Properties identified as STRs must be permitted through the City and the property owner must pay all applicable fees set forth in the planning division fee schedule. STRs in the coastal zone are permitted under the same procedures as STRs in the non-coastal zone. The updates to the STR regulations are recent and balance housing needs of long-term residents with the mission of providing accommodations for visitors to the coast. The City will monitor the impacts of STRs on long-term housing options.

E.5 Processing and Permit Procedures

Obtaining a development permit for a residential project in Oxnard is a fairly straightforward process, but it can become more complex based on several factors. These include the size and nature of the project, environmental review, the zoning district, and whether final approval is required from the Planning Manager, Development Services Director, the Planning Commission, or the City Council.

In general, Oxnard is relatively development friendly compared to other coastal cities. The City is flat with few physical or environmental site design constraints. Coastal Zone development has coastal hazard concerns near the beach, and a high water table discourages below grade parking. As the City is largely built out with first and second generation development, most all new development involves demolition or relocation of an existing structure or use and “neighbor adjacency” concerns. City utilities are available but several major street intersections are already operating at below Level of Service ‘C’. And, as stated earlier, parking remains an issue in many neighborhoods. Gold Coast Transit provides bus transit service to many residential and commercial areas, but not all. Metrolink provides commuter rail to Los Angeles. The 101 Freeway is the principal regional connector and is often slow during weekday rush hours and from Los Angeles to Santa Barbara and points north through traffic, especially on holiday weekends.

New development projects in Oxnard require a pre-application review with the City Council if they propose a General Plan Amendment or apply to accommodate their provision of affordable housing through the payment of inclusionary affordable housing in-lieu fees. General Plan Amendments are necessary each time the text or Land Use Diagram in the Oxnard General Plan is amended, not to exceed four times per year. The pre-application review is conducted by City staff. This process consists of reviewing site plans, elevations, and other preliminary information to gauge their consistency with City development standards and other requirements, as well as to determine the project’s appropriateness based on the community and land uses surrounding the proposed site. The purpose of the pre-application review

is to identify significant compatibility and feasibility issues before the applicant invests significant time and expense in drafting more detailed plans and submitting a formal application. Developers are also encouraged to discuss preliminary building plans with City staff for the same reason.

The next step (or the first step in the case of projects that do not require pre-application) is the formal application. This process is similar to the preceding one, except that it requires a more complete and comprehensive package of materials. The plans submitted to the City in this step must be prepared by design professionals and vary depending on the type of development and permit required. Some residential projects will require special use permits reviewed by the Planning Commission. Table E-7 summarizes the residential development types allowed in the various districts in Oxnard that permit residential uses. This table also shows whether they are permitted, require a Special Use Permit, or are not allowed in a given district.

Table E-7 Housing Types Permitted by Zoning District

Residential Use	Zoning District																			
	R-1	R-2	R-3	R-4	R-5	MH-PD	R-B-1	R-W-1	R-W-2	R-2-C	R-3-C	MHP-C	R-BF	C-1	C-2	C-M	DT-C	DT-G	DT-E[8]	CO	CR	M-L
Single-Family	P	P	P	P		P	P	P	P	P	P	—	SUP	—	SUP	—	—	—	P	—	SUP	—
2–6 Dwelling Units Multifamily	—	P	P	P		—	—	—	P	P	P	—	SUP	—	SUP	—	P[9]	P[9]	P	—	—	—
7+ Dwelling Units Multifamily	—	P	P	P		—	—	—	SUP[1]	SUP[1]	SUP[1]	—	—	—	SUP	—	P[9]	P[9]	P	—	—	—
Residential Care ≤6P[2]	P	P	P	P		P	P	P	P	P	P	P	P	—	—	—	SUP	SUP	SUP[10]	SUP	P	—
Residential Care 7–<15P[2]	SUP	SUP	SUP[4]	SUP[4]		SUP[4]	SUP	—	SUP	SUP	SUP	SUP	SUP	—	SUP	—	SUP	SUP	SUP[10]	SUP	SUP	—
Residential Care >15P	—	SUP	SUP	SUP		—	—	—	—	—	SUP	—	—	—	—	—	SUP	SUP	SUP[10]	—	—	—
Child Day Care ≤6	P	P	P	P		P	—	—	—	—	—	—	P	—	P	—	P	P	P	P	P	—
Child Day Care 0–<15	—	SUP	SUP	SUP		—	—	—	—	SUP	—	—	SUP	—	P	DDR	P	P	P	P	—	DDR
Child Day Care ≥15	—	—	—	—		—	—	—	—	—	—	—	—	SUP		DDR	P	P	P[10]	—	—	DDR
Convents	—	SUP	SUP	SUP		—	—	—	—	—	—	—	—	—	SUP	—	—	—	—	—	—	—
Mixed-Use Residential	—	—	—	—	[Code amendment required]	—	—	—	—	—	—	—	—	—	SUP	—	P	P	P	—	—	—
Manufactured Homes	P	—	—	—		P	P	—	—	—	—	P	—	—	—	—	—	—	—	—	—	—
Mobile Homes	P	—	—	—		P	—	—	—	—	—	P	—	—	—	—	—	—	—	—	SUP	—
Live/Work Housing	—	—	—	—		—	—	—	—	—	—	—	—	—	SUP	—	P	P	P[10]	P	—	SUP[6]
Farmworker Employee Housing	P	P	P	P		P	—	—	—	—	—	—	—	—	SUP[7]	SUP	—	—	—	—	P	P
Accessory Dwelling Unit	P	P	P	P		—	—	—	—	—	—	—	—	P[11]	P[11]	—	P[11]	P[11]	P[11]	—	—	—
Emergency Shelter	—	SUP	SUP	SUP		—	—	—	—	—	—	—	—	—	SUP[7]	SUP	—	SUP	—	—	—	P
Home Occupations	P	P	P	P		P	P	P	P	P	P	—	P	—	P		P	P	P	—	—	—
Supportive Housing[3]	P	P	P	P		P	—	—	—	—	—	—	—	—	SUP	SUP	P	P	P	—	—	—
Transitional Housing[3]			P	P			—	—	—	—	—	—	—	—	SUP	SUP	P	P	P	—	—	—
Single-Room Occupancy Unit	—	—	—	—		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Short-Term Rentals	P	P	P	P		—	P	P	P	P	P	—	P	—	—	—	SUP	SUP	SUP	SUP	—	—

Source: City of Oxnard Zoning Code (Chapter 16 of City Municipal Code), accessed July 2020.

Notes: P = Permitted, SUP = Special Use Permit (Coastal Development Permit in Coastal Zone zoning districts), DDR = Development Design Review, — = Not Permitted

1. *SUPs in residential zones for single-family and multi-family housing are a more limited review similar to site plan review.*
2. *Includes Congregate Living Health Facilities, as defined by Article II of Chapter 16 of the Municipal Code.*
3. *Updates to allow transitional and supporting housing in the coastal zone are yet to be incorporated into the Local Coastal Plan (LCP). All updates to zoning in the Coastal Zone will be completed during the comprehensive Local Coastal Plan (LCP) update recently initiated by the City. Program 6 includes the LCP update.*
4. *Allows Congregate Living Health Facilities of no more than 15 beds.*
5. *Allowed as an accessory use*
6. *Use not permitted in the Airport Hazard Overlay Zone.*
7. *Allowed with a similar use determination by the Planning Director.*
8. *Includes the DT E-O subzone, which allows for nonresidential uses.*
9. *Not allowed on ground floor in Shopfront Overlay.*
10. *Only in the DT E-O zone.*
11. *Allowed if the lot is developed with one or more legal primary dwelling/structure.*

Zones that allow residential uses generally do not require a Special Use Permit for their permitted types of residential development. The exception to this condition is the Downtown, which varies in requirements by sub-area. The area has a wide variety of land uses that can be accommodated, and the desire to ensure their compatibility was streamlined by the 2019 Downtown Code. As designated in the Downtown Code, single-family uses are permitted in the DT-E zone, and multifamily uses are permitted in the DT-C, DT-G, and DT-E zones, with minor restrictions. Prominence of the Downtown as a symbol and central feature of the city warrants special use permit review of residential care facilities and homeless shelters, which includes architectural and design review.

When residential projects are permitted or allowed "by right" they must be consistent with the state definition of a use that is permitted by right as stated in the Department of Housing and Community Development Site Inventory Guidebook (December 2020):

Definition of Use By Right (Government Code section 65583.2 (i))

By right means the jurisdiction shall not require:

- A conditional use permit.
- A planned unit development permit.
- Other discretionary, local-government review or approval that would constitute a "project" as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act "CEQA").

However, if the project requires a subdivision, it is subject to all laws, including CEQA. This does not preclude a jurisdiction from imposing objective design review standards. However, the review and approval process must remain non discretionary and the design review must not constitute a "project" as defined in Section 21100 of the Public Resources Code. For example, a hearing officer (e.g., zoning administrator) or other hearing body (e.g., planning commission) can review the design merits of a project and call for a project proponent to make design-related modifications, but cannot exercise judgment to reject, deny, or modify the "residential use" itself. (See *McCorkle Eastside Neighborhood Group v. City of St. Helena (2019) 31 Cal.App.5th 80.*) For reference, CEQA applies when a governmental agency can exercise judgment in deciding whether and how to carry out or approve a project. This makes the project "discretionary" (CEQA Guidelines, §15357.) Where the law requires a governmental agency to act on a project using fixed standards and the agency does not have authority to use its own judgment, the project is called "ministerial," and CEQA does not apply. (CEQA Guidelines, §§ 15268(a), 15369.)

The materials submitted with the formal application for a Special Use Permit are distributed to the appropriate City staff for review as described below. Each reviewer uses pertinent project information to recommend design changes and/or conditions of approval.

- The Planning Division coordinates the permit process and applies land use regulations. It also oversees the environmental review process.
- Building and Engineering Services evaluates the non-transportation infrastructure surrounding development proposals and evaluates both the

capacity of existing water, sewage, and drainage systems. Capital improvement and other fees are collected by this division.

- Traffic and Transportation evaluates the impact that a proposal has on surrounding traffic and transit circulation, and assesses traffic impact fees against which qualifying portions of the project's traffic improvements may be credited.
- The Planning Division reviews project plans to ensure compatibility with state fire codes and analyzes the project's impact on crime according to its use and design characteristics.

Developers are required to notify and then present their projects to the public so that interested citizens may provide input. This process is intended to confirm the public's issues and any concerns early in the development review process.

The required findings for Special Use Permits are:

- The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare.
- The site that is subject to the special use permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and items which may be required by section 16-532.
- The site that is subject to the special use permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.
- The site that is subject to the special use permit shall be provided with adequate sewerage, water, fire protection and storm drainage facilities.

The California Environmental Quality Act (CEQA) requires an environmental review process as part of the local planning process. For most small projects and structures, such as an ADU, up to three single-family homes, or multifamily projects totaling four units or less, the project will be determined to be categorically exempt from the CEQA process. For larger or more complex projects, staff will prepare an initial study for the project and determine if the project may pose a significant impact on the environment. If staff or a consultant concludes that there will be a significant environmental impact that can be mitigated through revisions in the project, and the developer agrees to the revisions, a mitigated negative declaration (MND) is prepared. Otherwise, an environmental impact report (EIR) must be completed. The EIR is a comprehensive report that assesses possible environmental impacts of a proposed project and actions to reduce or avoid possible environmental damage. If a project requires an EIR, it incurs significant administrative cost and may incur substantial costs to minimize environmental impact. CEQA is a state-mandated process to protect the public from environmental harm and while it is possible for

members of the public to use CEQA to question housing projects by raising serious issues, CEQA itself is not a constraint to affordable housing development.

Development Review Process

Larger and more complex projects, such as subdivisions, condominiums, apartments, or projects that require other planning permits (e.g., Special Use Permits) usually require design review.

After the determination of what type of environmental review will be required, the project is scheduled for a Development Advisory Committee (DAC) meeting. The DAC consists of the following representatives, forming the core group: Planning Manager, City Engineer, Traffic Engineer, Fire Marshal, Police Officer, Architect, Landscape Architect, the case planner, and may include the US Postal Service (USPS), Gold Coast Transit, and one or more local school district representatives. The purpose of the DAC is to identify technical issues, such as architectural and landscape design issues and corrections, infrastructure requirements, fire department access and other development considerations and to work with the developer to revise their plans. The DAC meets regularly, and the processing time for this step is completely applicant-driven and varies according to how quickly the applicant submits complete plans and then responds to concerns and corrections.

Concepts reviewed include the project's compliance with the City Code, goals, and policies. These regulations address generally accepted principals of good architecture and design, development standards, functionality, public safety, and how well the project fits the context of surrounding and/or proposed development.

When a project has completed its DAC review, it is ready for conditions of approval. These conditions become part of the final report and draft resolution submitted to the Planning Manager or Planning Commission recommending approval, approval with conditions, or denial of the project. Conditions are required by state law to bear a reasonable relationship to the public need. Conditions include environmental mitigation measures identified by the CEQA process. The recommendation provided to the Planning Manager or Planning Commission in the draft resolution is as conditioned, meaning that if the project is approved, conditions will be met as part of the project. Applicants may request changes to conditions as part of their approval hearing or on appeal.

At this point, the public is notified of the hearing, in which property owners within 300 feet of the project and interested parties (and residents within 100 feet of the project in the Coastal Zone) receive direct mailings of the hearing. Additional announcement of such hearings is provided by on-site notice boards and through the Planning Division webpage, as required. Neighborhood council chairpersons are also notified, but ideally they are already familiar with the development proposal if the development team engaged them and local stakeholders in early discussions. Planning Commission meetings are held bimonthly, and the resulting action may be appealed to the City Council within 18 calendar days, or 10 working days in the Coastal Zone. In the case of certain permits, the Planning Commission's decision is advisory to the City Council, and the final decision is made by the City Council. A certified copy of the decision is transmitted to the applicant. Once the planning permit is approved, building plans are reviewed and, when issued, the project may

begin construction. A brief synopsis and typical timelines of various permits and applications is included in Table E-8. Note that the processing times identified are average times for small and medium-scale projects that do not have complex entitlements, environmental review, and/or engineering. Typical turn around time after receiving planning entitlements until requesting a building permit is driven by market and funding availability. Development projects are conditioned to secure a building permit within 12-36 months from entitlement (depending on the permit type).

The typical findings of approval for residential projects are:

- Roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible.
- Utility meters, mailboxes, and address directories shall be placed in decorative cabinets and clustered for efficient access for residents and service persons.
- Automatic garage door openers shall be installed for all garages.
- Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy.
- Walls separating the patio areas of different units shall be of solid construction, such as masonry, stucco, or wood over wood.
- All residential dwelling unit developments shall include architectural articulation on all four sides of each unit.
- Light standards illuminating interior walkways shall be no more than 8 feet high.
- Each dwelling unit shall have separate utility systems and meters.

With regard to parcels with the proposed AH additive zone, the development review process is staff approved and does not require review by the Planning Commission or City Council.

These concepts reviewed identify only technical issues such as architectural and landscape design issues and do not constrain development of housing affordable to lower-income households. Rather, they ensure functionality, public safety, and neighborhood compatibility.

ATTACHED DWELLING UNIT DEVELOPMENT STANDARDS

The purpose and intent of the Attached Dwelling Unit Development Standards (Section 16-360 et seq of the Oxnard Code) is to implement the goals and objectives of the general plan to provide quality multiple-family housing with adequate on-site amenities and privacy.

These provisions apply to the development of any new attached multifamily residential project of six or more units. Projects of five units or less are subject only to the development standards of the zone in which such projects are located and such other provisions of the Zoning Code as may apply.

Development Standards

- Minimum dwelling size: One bedroom: 450 square feet; two or more bedrooms: 800 square feet. the minimum unit size in the Downtown zones is 450 square feet.
- Building separation: Minimum building separation between any two buildings shall be a distance equal of the height of the taller structure.
- Recreation facilities: Multiple-family attached dwelling units of 12 units or more shall provide common recreational facilities with interior yard space areas to include, but not be limited to, one or more of the following:
  - Swimming pools
  - Spa
  - Tennis and/or basketball or volleyball courts
  - Barbecues and outdoor picnic facilities
  - Recreation buildings
  - Exercise courses and stations
  - Children's play equipment
  - Other equivalent facilities as approved
- Open area: Projects having 12 or more units shall provide at least one lawn area of not less than 2,500 square feet and having a minimum dimension of not less than 35 feet.
- Distance to garage from dwelling unit: The maximum distance to a garage from any dwelling unit entry shall be 75 feet.
- Balconies and patios: All second-story dwelling units shall have at least one patio or balcony, having a minimum dimension of 10 feet.
- Balcony enclosures: All balconies and patios shall have railings or walls that provide at least 50 percent enclosure.
- Storage areas: Each dwelling unit shall have a storage area of at least 225 cubic feet. The storage area may be included in the garage area but may not intrude into the minimum garage dimensions.
- Garages: All garages shall have automatic garage door openers. All garage doors shall have architectural treatment or detail.
- Utility meters: Wall-mounted utility meters shall be screened or integrated into the building design.
- Refuse enclosures: Refuse enclosures shall be designed to reflect the major design elements or details of the residential units and shall provide access for persons separate from the refuse vehicle access.

Program 6 calls for changes to the City's Zoning Code to address constraints associated with minimum dwelling sizes and building separation requirements.

Development Design Review

Attached multifamily developments of six or more units that are proposed for a property not located in a planned development zone, or which do not otherwise require a special use permit, may be approved by issuance of a development design review permit. Development design review permits are approved by the Development Services Director. Upon review of the application, the director shall approve, conditionally approve or deny the application within the time period and in accordance with any procedures prescribed by State law. The decision of the director may be appealed to the commission within ten days after the date of the director's decision. A hearing before the Director is required in addition to a community workshop and public notification. The City makes the same findings for the Development Design Review process as those required for a Special Use Permit.

These standards are to ensure conformance with surrounding neighborhoods and do not constrain development of housing affordable to lower-income households. Affordable and density bonus housing projects at or above 24 units per acre proposed over the past 10 years have raised some concern over fire safety and quality of life for children, as some applicants wanted to maximize building footprints on parcels and minimize open space. The City evaluates density bonus projects in the same way other projects are evaluated in order to ensure that fire safety and quality of life are maintained.

Table E-8 Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval Body
Pre-Application Review	60 days	City Council (comments only) (if applicable)
Application receipt and review for completeness	30 days	City staff
CEQA (Negative Declaration or Mitigated Negative Declaration)	6 months	Planning Division
CEQA (Environmental Impact Report)	10 months minimum	Planning Division
DAC Design Review	60–90 days	Development Advisory Committee
Preparation of Project Conditions	30–60 days	Multiple City departments
Planning Manager or Development Services Director approval (DDR)	30 days	Development Services Director
Planning Commission	60 days	Planning Commission
City Council (final decision or appeal)	45 days	City Council

Source: City of Oxnard, 2020,

A breakdown of typical permits and processes needed for three different types of residential development in Oxnard is given in Table E-9. The total typical processing time for each type of project only provides the general time frame needed in the approval of residential development projects in the City.

Table E-9 Typical Processing Timeline by Project Type

	Single-Family or Accessory Dwelling Unit	Planning Commission Approved SUP (includes smaller multifamily projects)	Planning Commission and City Council Approved Large Multifamily
	Site and Building Plans	Planning Permit	Informal Discussion and/or Pre-Application
	DDR Review (if required)	CEQA Review	Tentative Map and Planning Permit
	Permit Approval	DAC Review, Prepare Conditions	CEQA ReviewDAC review
		Planning Commission Hearing	Prepare Conditions Planning Commission Hearing
		Permit Approval	City Council Hearing Permit Approval
Total Estimated Processing Time	**2-3 months**	**9 months**	**12 months**

E.6 Building Codes and On-/Off-Site Improvements

Building Codes

Oxnard has adopted the 2019 California Building Code and it took effect on December 19, 2019. The City has not adopted any local amendments to the Building Code.

Code Compliance

Code compliance is administered by the Police Department's Code Compliance Unit with eight officers and a manager responsible for code compliance. The unit primarily responds to resident-generated complaints. The Code Compliance Division handles an average of 5,000 complaints per year which result in 9,000 to 10,000 field inspections by staff. Approximately 15 percent of the cases handled each year are for substandard housing, with the remainder being for property maintenance, weed abatement, zoning violations, unpermitted vendors and other business-related issues.

The Code Compliance Unit conducts on-site inspections in cases where it determines that a code violation may have occurred. If the inspection determines that a violation exists, a verbal warning or a correction notice/notice of violation is issued, depending on the severity of the situation. The notice will specify the violation found and will identify a time frame for the violation to be corrected.

The Code Compliance Unit maintains a database for tracking violations, which is updated every time a new violation notice is issued. The database then schedules a follow-up site visit for each violation entered into the system. The code inspector re-inspects the site on that scheduled date to determine if the violation persists or if

it has been remedied satisfactorily. If the violation remains, a civil citation may be issued.

In cases of substandard housing where violations exist that require major repairs or demolition, the California Health and Safety Code requires that local jurisdictions give preference to rehabilitation rather than demolition, if less than 75 percent of the building needs to be repaired. Oxnard's Community Development Department provides standards in the code that include thresholds for rehabilitation; however, there are no requirements that mandate rehabilitation. Ultimately, such decisions are subjectively made depending on the specific circumstances of the case.

To encourage improvement of substandard housing, Oxnard provides rehabilitation funds in both the Southwinds Redevelopment Project Area and the Historic Enhancement and Revitalization of Oxnard (HERO) Project Area from Community Development Block Grant and remaining redevelopment bond proceeds as part of the City's 2019–2024 Capital Improvement Plan. The Redevelopment Agency (RDA) successor agency has bond proceeds from a 2006 bond available for projects to be determined by the City Council and there have been and will be more public input opportunities available in the future for how these funds should be used. This is the last of the money available from the RDA.

The funds available for rehabilitation are in the form of low-interest loans, administered by the Oxnard Housing Department. In addition to single-family houses, apartment units are eligible for these funds. There is also a citywide matching grant program of up to $30,000 for single-family and up to $20,000 for mobile homes operated with City funds.

On-/Off-Site Improvement Standards

Like any city in California, Oxnard maintains infrastructure and improvement standards that must be met in new developments to offset the costs of maintaining public infrastructure serving private developments. These standards also ensure that traffic circulation; water, drainage, sewer, and other infrastructure do not become strained or overwhelmed by new growth.

The required improvements for subdivisions of five or more lots mandate water lines to each parcel; sanitary sewer lines to each lot with necessary pumping stations; adequate drainage work; grading and surfacing for all streets, highways, and alleys; sidewalks, curbs, gutters, and bridges; street signs; and monuments for surveying purposes.

During the subdivision process, the following standards must be observed with respect to property division:

- Blocks should be between 400 and 1,200 feet in length
- Pedestrian ways and drainage outlets may be required in blocks
- Minimum lot sizes are 6,000 square feet.

Standards govern the minimum number and type of utility connections that must be made as part of each new development. In general, Oxnard has the following requirements with regard to connections:

The number of connection permits required in a development is based on the number of water service meters and sewer service connections. Generally, one sewer connection is needed for each detached building, but a multifamily condominium may have multiple sewer connections depending on the building's design. Because each permit has associated fees, the configuration of housing can have an impact on the development cost.

Every project undergoing the permitting process must submit a plumbing and irrigation plan prepared by a registered engineer or project architect showing proposed line sizes and connections. This information is necessary for the City to charge the appropriate connection fees since its permit fees are based on a tiered system according to the diameter of piping needed for adequate service.

Sewer connections and extensions made to connect a private property to the system automatically become dedicated to the City along with the necessary easements. This type of exaction is quite standard across municipalities and does not necessarily increase the cost of housing development.

When developing residential site and subdivision plans, Oxnard has standards for street widths specific to the type of street proposed. They are generally consistent with standards across the state.

- Secondary and Primary typical arterial streets are generally at least 84 feet wide in the right of way.
- Local streets are generally at least 60 feet wide right of way.
- Dead-end streets such as cul-de-sacs have turnarounds with a radius of at least 50 feet.
- Curved streets have a center line radius of at least 300 feet, and the center line radius for arterial and collector streets is determined by the Public Works Director.
- Street corners have radii of at least 25 feet if both streets are 60 feet wide. In the case of wider streets, radii are at least 35 feet wide.
- Intersections are at approximately right angles.
- Alleys are a minimum 20 feet wide, but are not required in R-1 zones. They may be required in a subdivision, if the Planning Commission recommends it to City Council, and the Council agrees. Many newer medium-density projects have internal driveways that are more than alleys but not quite streets. The City will consider various approaches to provide a well-designed internal circulation system.

The street standards established are reasonable and do not exceed what is needed to maintain the health and safety standards of the community.

The approval of each residential development producing net additional vehicle trips requires the payment of fees based on the plan. By California state law, there must be a reasonable nexus between the fees charged and the cost of constructing the traffic circulation facilities and infrastructure or portion thereof that is attributable to the impact of the development project. Because of the nexus requirements imposed by California, these costs can be assumed to be within the requirements of maintaining the health and safety of the community and do not unnecessarily add to development costs that constrain the provision of housing.

State law increasingly requires cities to reduce landscape water usage, which in turn requires developments to use low-water and drought-tolerant materials irrigated with high-efficiency irrigation systems. In order to implement state law, landscape plans are required for all developments that include areas of lawns, trees, planter boxes, garden beds, shrubs, irrigation, and other hardscape amenities. Other features such as ponds, fountains, decks, and courtyards are considered landscaping. In the case of residential planned developments, landscaping is required around the perimeter of the project and in all common open areas.

In all, these improvement standards are costs in the provision of housing, but the standards do not exceed what would reasonably be expected to maintain and provide for the health and safety of the public and implement various state laws. Therefore, they are not considered unnecessary constraints in the provision of affordable housing.

E.7 Non-Governmental Constraints

Non-governmental constraints are generally market-driven, originating from such factors as land costs, costs of development, supply and demand, and financing options and availability. While these constraints are outside of direct governmental control, they can be mitigated and influenced through various programs and policies, the most notable of which impact the availability of financing.

Land Costs

Land costs vary substantially based on a number of factors. The main determinants to land value are location and zoning, though the size of a parcel will also affect price. Land that is conveniently located in a desirable area zoned for residential uses will likely be more valuable and more expensive than a remote piece of land zoned for agricultural uses.

In 2020, Trulia showed that listing prices for undeveloped residential lots ranged from $99,000 to $8,500,000. There were a total of nine vacant lots for sale as of December 2020: six in the Coastal Zone and three outside the Coastal Zone. Based on this survey, the cost of vacant residential land in Oxnard in December 2020 was an average of $7,782,789 per acre for coastal parcels and $867,538 for non-coastal parcels. One parcel for sale in the Coastal Zone is more than double the price of all other parcels, and the average cost per acre for coastal parcels drops to $4,942,204 when the outlier is excluded.

Land costs present a significant constraint to the production of affordable housing in the city. The price of land in Oxnard varies considerably depending on a number of factors, including location, site conditions (i.e., difficulty of development), and availability of City infrastructure. The city's location with extensive frontage along the Pacific Ocean makes Oxnard a desirable place to live. This creates a large demand for land. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of units allowable on a parcel of land.

Construction Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. The construction costs were based on the Terner Center for Housing Innovation at the University of California, Berkeley, study entitled "Making It Pencil: The Math Behind Housing Development" (Terner Center Study) and provided by local developers and are representative of single-family and multifamily units recently completed within the City. For both single-family and multifamily units, direct construction costs were approximately $200 per square foot in 2020. The total construction cost is estimated at $603,390 for average-quality construction of a 1,500-square-foot single-family home. Table E-10 and Table E-11 show construction costs for single-family and multifamily construction, respectively, and reflect costs incurred in actually constructing a dwelling unit. As with other land development costs, construction costs vary. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and the difficulty of building on the site.

Table E-10 Single-Family Detached New Construction Costs, 2020

Cost/Fee Type	Cost Per Unit[6]
Building Costs	$300,000
Prevailing Wage[1,2]	$105,000
Soft Costs[3]	$81,000
Developer Fees[4]	$58,320
Financing Costs[5]	$59,070
Total Estimated per Unit Cost	**$603,390**

Source: City of Oxnard Affordable Housing Fee Report, 2020.

Notes:

1. *Prevailing wage may not be required per project; therefore, the estimated per unit cost may be overstated.*
2. *Assumes the prevailing wage cost increase is 35 percent of building costs.*
3. *Assumes the soft costs are 20 percent of building costs and includes design, engineering, City permits and fees, and contingencies.*
4. *Assumes developer fees to be 12 percent of building costs.*
5. *Assumes financing costs to be 10 percent of building costs.*
6. *Assumes costs of a 1,500-square-foot single-family home.*
7. *Land cost not included in this table.*

Table E-11 Multifamily New Construction Costs, 2020

Cost/Fee Type	Cost Per Unit[6]
Building Costs per unit	$295,000
Prevailing Wage[1,2]	$103,250
Soft Costs[3]	$88,500
Developer Fees[4]	$58,410
Financing Costs[5]	$48,675
Total Estimated per Unit Cost	**$593,835**

Source: City of Oxnard Affordable Housing Fee Report, 2020.

Notes:

1. *Prevailing wage may not be required per project; therefore, the estimated per unit cost may be overstated.*
2. *Assumes the prevailing wage cost increase is 35 percent of building costs.*
3. *Assumes the soft costs are 30 percent of building costs.*
4. *Assumes developer fees to be 12 percent of building costs.*
5. *Assumes financing costs to be 10 percent of building costs.*
6. *Assumes costs of a 1,475-square-foot multifamily home.*
7. *Land cost not included in this table*

Financing Availability

The availability of financing affects the market for housing and in turn, development and affordability. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse is true when interest rates increase. Over the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates.

Table E-12 illustrates interest rates as of July 2020. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table E-12 Conforming Loan Interest Rates, July 2020

Term	Interest	APR
30-year fixed	3.000%	3.103%
15-year fixed	2.625%	2.830%
5-year adjustable rate	2.625%	2.828%

Source: www.wellsfargo.com, July 2020.
Notes: A conforming loan is for no more than $510,400. A jumbo loan is greater than $510,400.

A report titled Ventura County: Analysis of Impediments to Fair Housing Choice (AI) published in May 2020 by the County of Ventura analyzes the impediments to financing in the county. A few items of note:

- Housing discrimination on the basis of protected class continues throughout Ventura County.
- There is a lack of consistently presented and easily accessed fair housing information available online.
- Disparities in access to homeownership opportunities.
- Limited fair housing testing of discriminatory practices in private rental and home sales markets.
- Housing prices have risen for all residents, regardless of race or ethnicity, while remaining moderately segregated.
- Home rehabilitation of older housing units can be an obstacle for low- and moderate-income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors.
- Lack of accessible housing options for seniors and persons with disabilities.
- Many seniors have some form of physical disability, which, if no modifications to their property occur, will impede them from continuing to live within their home and neighborhood.

The subprime mortgage crisis in the United States brought increased awareness to the issues surrounding predatory lending. Support from nonprofit and government-sponsored programs is needed to increase awareness of fair housing law and provide support for victims. The Housing Rights Center currently provides services to Ventura County, and the City of Oxnard, in the form of education and advocacy. The center provides investigations into complaints, landlord/tenant counseling, Fair Housing Certification training for property managers, multilingual outreach for the public, literature, and legal services. To minimize barriers and constraints to housing, Oxnard and the Housing Rights Center will continue to promote their services to the public at large.

E.8 Other Local Regulations

SOAR (Save Open Space and Agricultural Resources)

As stated earlier in Section E.1, Oxnard voters adopted its SOAR Initiative on November 3, 1998. This initiative created the City Urban Restriction Boundary (CURB) around the City, preventing it from developing outside the line without the approval of the voters until December 31, 2020. SOAR was extended to 2050 by Oxnard voters in the November 2016 election. Several large undeveloped areas were left within the Oxnard CURB that either have developed or are likely to develop in the near future. Once these properties within-CURB areas are developed, additional development would have to be largely redevelopment within the CURB or by amending and expanding the CURB with voter approval. As a result of this initiative, outward expansion of the City is subject to voter approval and cannot be assumed for purposes of showing how the City achieves the RHNA allocation listed in Chapter D.

One notable exception to the SOAR and CURB allows annexation development, under certain criteria and findings, of up to 20 acres annually for affordable housing projects needed to meet the requirements of the RHNA for the City.

SOAR helps preserve agricultural-related businesses and employment, both in field operations and within the City (cleaning, cooling, packaging, and processing) for a large portion of Oxnard residents and implements State policies to preserve prime agricultural areas. The SOAR affordable housing exemption has not been requested in the 23 years SOAR has been in place, showing SOAR has not posed a constraint.

Local Coastal Program

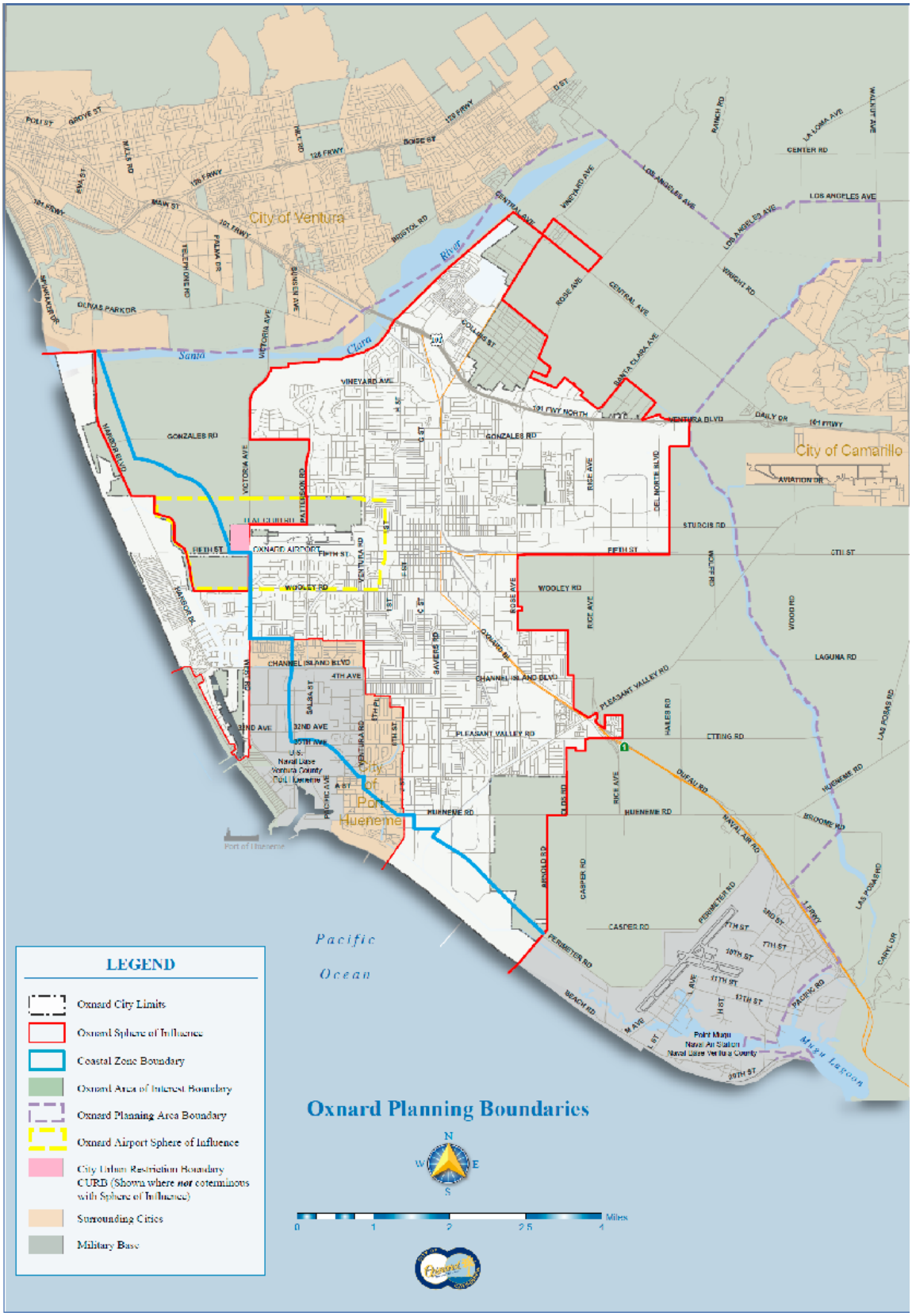
In accordance with state legislation, Oxnard has an adopted Local Coastal Program (LCP) consisting of a Coastal Land Use Plan and a Coastal Zoning Ordinance. A comprehensive LCP update is in progress. The boundary of the Oxnard Coastal Zone generally extends 1,000 yards inland from the coast within the City limits. In Oxnard, the “coast” is measured from mean sea level from the Pacific Ocean and Channel Islands Harbor and from the channel edge along the Edison Canal and the channels associated with the inland waterway development (see Figure E-2 for location).

The City’s Coastal Zone is divided into four areas: McGrath-Mandalay, Oxnard Shores, Channel Islands, and Ormond Beach. In general, recreational uses are predominant in the McGrath-Mandalay area, with adjacent residential uses concentrated in the Oxnard Shores area. The Channel Islands area includes Channel Islands Harbor and provides a variety of uses, including residential, recreation, visitor-serving commercial, and harbor-related industry. Separated from the northern portion of the Oxnard Coastal Zone by Port Hueneme, Ormond Beach to the south is a mixture of industrial, energy production facilities, wetlands, and other sensitive natural habitats.

Building permit authority in the Oxnard Coastal Zone resides with the City of Oxnard. However, local decisions on the following types of development can be appealed to the California Coastal Commission:

- Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
- Developments located on tidelands, submerged lands, public trust lands within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff.
- Any development that constitutes a major public works project or major energy facility.

Figure E-2. CURB and Coastal Zone Boundaries



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F Achieving the RHNA Allocation

F.1 Introduction

The purpose of this chapter is to comply with the requirements of California Government Code Section 65583(b) by establishing the maximum number of housing units that can be constructed, rehabilitated, and conserved within the 2021–2029 Regional Housing Needs Assessment (RHNA) cycle.

Local governments can employ a variety of development strategies to meet their RHNA allocation goals, as provided in California Government Code Section 65583(c)(1)). In addition to identifying vacant or underutilized land resources, local governments can address a portion of their adequate sites requirement through the provision of accessory dwelling units (ADUs). Programs 6, 38, 39, 40, and 41 are included in Chapter G to commit the City to providing adequate sites and, including rezoning, as needed, supporting development of ADUs, and ensuring that the City can accommodate its share of the RHNA allocation by income level throughout the RHNA planning period, October 15, 2021, to October 15, 2029.

To ensure that Oxnard can address the RHNA allocation, the City is relying on the following:

- Projected ADUs,
- Vacant and underutilized sites that allow appropriate densities, including the default density for lower-income RHNA of 30 dwelling units/acre, and
- Rio Urbana and the Teal Club Specific Plan pending annexations.

Supplement 1 is incorporated by reference and provides required parcel-specific information.

This section also provides information that:

- Estimates the number of low- and moderate-income units converted, demolished, and/or replaced in the Oxnard Coastal Zone and/or within three miles of the Coastal Zone, and
- Documents the public outreach that occurred during the preparation of this Housing Element.

As stated in Chapter D, the total 2021–2029 RHNA allocation of 8,549 housing units for Oxnard was intended to accommodate current housing need and projected need based on population, economic analyses and forecasts.

F.2 Accessory Dwelling Unit Potential

In 2018, 2019, and 2020, City planning permit records indicate that an average of 16 ADUs received building permits per year.

- 2018 - 3 ADUs received building permits
- 2019 - 13 ADUs received building permits
- 2020 - 28 ADUs received building permits

The increase in ADUs permitted in 2020 was due to updates in the City's ADU program that became effective in January 2020. The 2020 ADU program simplified the ADU permitting process, revised development standards and waived parking requirements consistent with State law based on ADU location. Because of efforts the City is already making to promote and facilitate ADUs and additional efforts committed to in the programs in Chapter G, it is assumed that an additional 490 ADUs will be permitted between now and October 2029. Over the course of a couple weeks in May 2020, the City conducted a survey of ADUs for rent in Oxnard. Six listings for ADUs for rent were found during that point-in-time survey. Address information was only available for three of the listings. Two of those listings were in the northern section of the city in moderate resource areas and one was in the central part of the city in a low resource area. All of the ADUs available for rent were affordable to very low- and low-income one- and two-person households. The average market rate for an ADU surveyed ranged from about $975 per month to up to $1,575 per month. Not all listings included information about size of the units but those that did ranged from 300 to 940 square feet. All listings were either studios or one-bedroom units.

In addition, ADU research conducted by the University of California, Berkeley's (UC Berkeley's) Center for Community Innovation (Chapple et al. 2017) indicates that 40 percent of ADUs are typically rented to family members or friends at either no cost or below-market rental rates. Based on the combination of the online survey analysis and the Chapple industry research, the 490 ADUs projected to be built in Oxnard between 2021 and 2029 are anticipated to be affordable to lower-income households.

The Oxnard ADU regulations encourage this housing type and allow flexibility in their development. The City has most recently updated their ADU regulations in 2020 and will continue to do so to comply with state law (see Program 6 in Chapter

G). The City also has a dedicated website providing information and resources related to ADUs. Programs 6, 36, 37, 38, and 44 commit the City to other ongoing and new efforts to promote and facilitate ADUs to support the development of an increased number of ADUs during the 2021-2029 Housing Element update.

F.3 Vacant Sites

Table F-1 shows that Oxnard has a limited number of vacant never-developed parcels with zoning that currently allows residential development, or with changes to the zoning and/or General Plan land use that would allow residential development at suitable densities. A detailed table of vacant parcels by Assessor's Parcel Number (APN) is shown in Supplement 1. The sites that are addressing the lower-income RHNA allocation are described in more detail in Supplement 1. Sites that were used to address lower-income RHNA allocations in the two prior Housing Elements are subject to Program 30 in Chapter G.

Certain vacant sites will need a change to zoning and/or their General Plan land use designation to address the lower-income allocation (see Program 3 in Chapter G). Several sites are part of existing Specific Plans that have not been completely built out. The City will also rely on non-vacant sites and a discussion of the non-vacant, underutilized sites that are available for meeting the City's lower-income RHNA allocation follows this section. The sites that are in the vacant land inventory can accommodate 1,010 lower-income units, 141 moderate-income units, and 610 above-moderate income units.

See Supplement 1 for maps of vacant parcels.

Table F-1. Summary of Vacant and Non-Vacant Sites (Including Specific Plans and Pending Annexations)

Current Zoning Designation	Total Acreage Per Zone	Current or Proposed Maximum Density (du/ac)	Realistic/ Net Unit Capacity
Business Research Park	27.03	30	614
General Commercial (C2)	30.17	30	819
Coastal Medium Density Multiple Family	90.26	30	60
Multiple Family Residential (R-2)	134.28	30	1,237
High Rise Residential (R-4)	2.22	30	55
Single-Family Residential (R-1)	5.59	30	40
Garden Apartment (R-3)	0.88	30	21
Limited Manufacturing (ML)	5.81	30	138
Light Manufacturing	1.00	30	24
Downtown General	57.45	Unlimited	2,962
Downtown Core	28.31	Unlimited	878
Specific Plan (including pending annexations)	121.18	Varies	2,585
TOTAL	**504.18**	**—**	**8,512**

F.4 Non-Vacant Sites

To provide adequate sites for the lower-income RHNA categories, additional non-vacant sites have been identified as the most likely locations where additional housing could be built by the private sector. As with the vacant sites, some will need a change to their zoning and/or General Plan land use designations (see Program 3 in Chapter G). A summary of the sites is shown in Table F-1. The sites that are addressing the lower-income RHNA allocation are described in detail in Supplement 1. Sites that were used to address lower-income RHNA allocation in the prior Housing Element are subject to Program 31 in Chapter G. In addition, Table F-2 lists multiple projects that were developed on non-vacant sites. That table indicates which sites in Supplement 1 have similar characteristics to sites where projects were approved/developed in Table F-2.

See Supplement 1 for maps of non-vacant sites.

F.5 Market Trends

In accordance with Assembly Bill 1397, the site-specific details in Supplement 1 and the following discussion are included to demonstrate the feasibility of private sector redevelopment of sites addressing the lower-income RHNA allocation with new multifamily homes.

The City of Oxnard continues to build a large number of residential units and demand and prices remained high at the end of 2020. In 2019, the City adopted the Downtown Code that encouraged more residential development in the Downtown and changed density and development standards to facilitate residential development.

Multiple residential or mixed-use projects have been recently approved in the Downtown (see Table F-2 for representative projects). More than half are on parcels smaller than 0.5 acres. Densities on approved and pending projects with residential in the Downtown range from 101 to 207 dwelling units per acre with an average of about 125 dwelling units per acre across all recent projects. Many of these projects have affordable units in them and some have high numbers of affordable units. Based on these recent trends, the City has included 18 parcels smaller than 0.5 acres in the Downtown in the list of sites suitable for lower-income RHNA. Eleven of them have pending proposed projects. Residential projects outside the Downtown continue to be approved and built. Examples of recently approved or constructed residential projects on parcels smaller than 0.5 acres include Billboard Lofts at 800 South A Street (115 du/acre), Navigation Center at 241 W. 2nd street (116 du/ac), Habitat for Humanity project at 109 to 119 N. Hayes Ave (13 du/ac), triplex at 4830 Terrace Avenue (8 du/ac), triplex at 5231 Neptune Square (17 du/ac), and triplex at 5201 Driftwood (18 du/ac). Based on these recent trends, the City has also included eight sites outside the Downtown in the list of sites suitable for lower-income RHNA that are parcels smaller than 0.5 acres or sites composed of multiple parcels that combine to make the site, some of which are less than 0.5 acres. One of those parcels is part of a subdivision that already has housing approved on it. Many of the other APNs smaller than 0.5 acres are part of a larger “site” that has been included. Those types of sites have parcels with the same owner or there is strong likelihood that the group of parcels will develop together. Additional information on these consolidated sites can be found in Supplement 1. In addition, past trends of approving and building projects on small sites are provided through the project list in Table F-2. The table indicates when a project resulted from consolidation of multiple parcels including on a few projects that were recently permitted or are part of a pending application. It also includes the number of affordable units on projects that included affordable units. One vacant site larger than 10 acres that is not part of a Specific Plan has been included in the sites inventory. The site is 11.85 acres and is expected to be subdivided into two smaller less than 10-acre parcels. In pre-application discussions with the City, the site is located adjacent to a community college and the property owner is interested in developing high-density residential units (36 dwelling units per acre),so this parcel shows suitability for addressing lower-income RHNA.

Many recent multifamily residential projects in Oxnard have been developed on sites with existing structures on them or were non-vacant. For examples the Wagon Wheel Specific Plan mixed use project (1,500 dwellings and 50,300 sf commercial) replaced a struggling shopping center, industrial/storage buildings, and 171 space trailer lodge. Another example is the Garden City Labor Camp project. This approved project will remodel two farmworkers' dormitories and a community kitchen, remove five substandard structures, and add 30 units of Special Needs affordable apartments in two new buildings along with parking and recreational amenities. These projects demonstrate the market trend to redevelop sites with existing buildings and constructing multifamily units.

Table F-2. Representative Projects

Project Name	Status	APN/ Address	Acres	Small Site?	Zone	Previously Developed With?	Project Description	Total Number of Dwelling Units	Number of Units Affordable To Lower Income	Density (units per acre)	% of Allowed Density	Similar Sites in Supplement 1
Billboard Lofts	E	202018312; 800 South A St.	0.48	Yes	DT-G	Vacant	Mixed-use project. 5-story podium building, 4,508 sf retail space,	55	6	115	100%	Sites 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 37, 41, 42
Navigation Center	E	202005407, 202005408; 241 W. 2nd Street	0.48	Yes	DT-G	2 parcels that were consolidated; office building	Supportive housing units with services and temporary housing	56	56	115	100%	Sites 2, 7, 9, 10, 12, 14, 15, 16, 17, 18, 19, 20, 30, 33, 42
The Village Specific Plan	D	Southside of 101 Freeway, north or UPRR ROW, west of Oxnard Blvd.	62.0	No	Specific Plan	19 parcels that were consolidated; Shopping center, industrial/ storage buildings, trailer park	1,500 dwellings 15% affordable, 50,300 sf commercial	1,500	120	30	100%	Riverpark Specific Plan, Northeast Community Specific Plan, Teal Club Specific Plan, Sites
Cypress Place at Garden City	E	5536 & 5582 Cypress Rd	5.2	No	R-2-AH	2 parcels that were consolidated; Greenhouses, Agriculture	150 affordable apartments	150	150	29	120%	Sites 25, 29, 35, 38, 39

Project Name	Status	APN/ Address	Acres	Small Site?	Zone	Previously Developed With?	Project Description	Total Number of Dwelling Units	Number of Units Affordable To Lower Income	Density (units per acre)	% of Allowed Density	Similar Sites in Supplement 1
Garden City Labor Camp Apartments	BP	5600 Cypress Rd.	1.1	Yes	R2-PD-AH	2 parcels, one less than .5 acres that were consolidated; 5 structures, Agriculture	30 affordable special needs apartments & 77 bed farmworker housing	30	30	26	219%	Sites 22, 23, 28, 29, 32, 36, 43, 38, 44
Fore River Apartments	A	2700 and 2750 N Ventura Rd.	4.2	No	Specific Plan	2 parcels that were consolidated; vacant	Podium 5-story apartments	333	50	79	100%	Sites 1, 3, 4, 40
C Street Apts.	A	761 South C Street 202013503	1.7	No	DT-G	Office building	Podium 5-story apartments with ground floor retail	175	18	103	100%	Sites 7, 9, 10, 11, 12, 13, 14, 15, 16, 30
Doris Ave. 7	PL	700 Doris Ave.	1.0	No	R-1	Unused parking lot	7 SF detached each with ADU	14	7	14	200%	Sites 11, 16, 28, 44
Heritage Homes	B	184 North H Street	1.5	Yes	R-1	2 parcels were consolidated; Unused parking lot	Single family	13	0	9	123%	Sites 11, 16, 28, 44
F Street Condos	PL	321 North F Street	2.8	No	R-3-AH	Vacant	Attached two-story condo-miniums	40	44	14	77%	Sites 5, 29, 34, 43

Project Name	Status	APN/ Address	Acres	Small Site?	Zone	Previously Developed With?	Project Description	Total Number of Dwelling Units	Number of Units Affordable To Lower Income	Density (units per acre)	% of Allowed Density	Similar Sites in Supplement 1
5489 Saviers	PL	5489 Saviers Road	0.9	No	C-2-AH	Vacant	Condo-minium townhomes	20	4	24	100%	Sites 4, 17, 19, 20, 21, 34, 37, 40
Cabrillo Etting Rd.	E	2161 Etting Road	2.0	No	R-2-AH	Vacant	City-initiated zone change from CR to R2 -AH, Farmworker and veterans affordable housing	58	57	29	120%	Sites 5, 34
Coastal Village Apartment	D	2250 E Pleasant Valley Road	6.2	No	R-2-AH	Agriculture – Orchard and farm structures	City-initiated zone change from CR to R2 -AH, 3-story apartment building 15% affordable apartments	101	15	16	135%	Sites 1, 35, 38, 43
Anacapa Townhomes	BP	5001 West Wooley Rd	3.4	No	R-3-C	Vacant	Townhouse condo-miniums	50	0	15	82%	Sites 5, 43
Rio Urbana	E	2714 N Vineyard Ave	9.1	No	C-2	Surplus elementary school	Condo-minium apartments	167	17	18	100%	Site 13, 28, 30, 35, 39

Project Name	Status	APN/ Address	Acres	Small Site?	Zone	Previously Developed With?	Project Description	Total Number of Dwelling Units	Number of Units Affordable To Lower Income	Density (units per acre)	% of Allowed Density	Similar Sites in Supplement 1
Gateway Station	D	1250 S Oxnard Blvd	12.0	No	R-3-PD	Closed drive in theater & alley	City-initiated zone change from CR to R3-PD-AH, 100% affordable apartments	240	240	20	83%	Sites 1, 8, 26, 27, 29, 31, 35, 39
Channel Islands Apartments	D	1375 E Channel Islands	2.9	No	C-2-PD	Vacant	Apartment buildings	72	6	25	104%	Sites 4, 5, 13, 21, 29, 40
Colonia House	D	705 N. Oxnard Blvd	2.1	No	C2-PD	2 parcels that were consolidated; Motel and Restaurant	100% Affordable 3-story Apartment Building	44	44	21	117%	Sites 2, 7, 8, 11, 13, 18, 25, 26, 27, 33, 36, 38, 39
Sonata	D	2901 Riverpark Blvd	1.7	No	Specific Plan	Vacant	100% Affordable 3-story Apartment Building	53	53	31	100%	Sites 1. 29, 43
Vista Urbana	D	311-361 Riverpark Drive	6.6	No	Specific Plan	Vacant	156 ownership units in 12 buildings, Restricted Low & Moderate Income	156	18	24	100%	Site 1

Project Name	Status	APN/ Address	Acres	Small Site?	Zone	Previously Developed With?	Project Description	Total Number of Dwelling Units	Number of Units Affordable To Lower Income	Density (units per acre)	% of Allowed Density	Similar Sites in Supplement 1
Lofts Senior Apartments	D	300 W Ninth Street	2.2	No	DT-G	84,352 sf Industrial Building (former Newspress)	115-unit studio Apartment Building, 26 affordable	115	26	53	100%	Sites 8, 10, 11 12, 13, 14, 15, 16, 18, 36
Paseo Nuevo	D	5451 – 5497 Cypress Road	4.9	No	R-2-D	3 parcels that were consolidated; with 20 SFR	100% affordable apartment Building	72	72	15	121%	Sites 24, 25, 32, 44
Paseo de Luz	D	457-465 W. Gonzalez Rd	0.9	No	R-3-PD	Vacant	100% affordable Special Need Apartments	25	25	27	149%	Sites 17, 19, 22, 23, 34, 44
Camino Gonzalez	D	471-481 W. Gonzales Rd	1.1	No	R-3-PD	Vacant	100% affordable Farmworker Apartments	18	18	17	93%	Sites 22, 23, 34, 43, 44
Habitat for Humanity, First and Hayes	D	109-119 N. Hayes	0.48	Yes	C-2	Vacant	Affordable single-family residences	6	6	13	70%	Sites 32, 44

Status Column Legend

A = Application
E = Entitled
PL = Plancheck
BP= Building Permit Issued
D = Developed

Source: City of Oxnard, 2021

F.6 Realistic Capacity

The City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) to determine approximate density and unit capacity.

Realistic capacity for vacant sites was determined by multiplying the number of acres by the maximum density for the site or 30 dwelling units per acre for the sites to address the lower-income RHNA. Thirty dwelling units per acre has been used for the sites to address the lower-income RHNA allocation because those sites will either be rezoned or redesignated to that maximum density prior to the 2021–2029 RHNA planning period. The realistic capacity calculation was then reduced by 20 percent as a buffer to account for setbacks, open space, access and/or other requirements for sites.

The exception to the approaches described above is on sites that already have pending projects that have a proposed unit mix or areas that are part of a Specific Plan. In that case, the actual units associated with or proposed for that site have been used. For sites outside the Downtown, a realistic capacity of 80 percent of the maximum number of units allowed at maximum density has been assumed as the net or realistic units to address the RHNA. This is a conservative estimate based on trends on past projects (see Table F-2). The average approved/built percent of allowed density on projects listed in Table F-2 that are outside of Downtown is 117 percent of allowed density because most of the projects utilized a density bonus or were AAHOP projects. For small sites (less than .5 acres) listed in Table F-2 the average approved/built percent of allowed density is 122 percent of allowed density. The lowest percent shown for projects outside of Downtown in Table F-2 is 82 percent, confirming that 80 percent is an appropriate conservative assumption for realistic development capacity for Housing Element sites outside of Downtown. In addition, several of the projects in Table F-2 were approved/built in zones that allow 100 percent non-residential development. That has not prevented projects from being developed in that type of zone and the changes in General Plan land use and zoning called for in Programs 3, 30 and 31 will allow high density multi-family residential uses on more sites in the City that allow 100 percent non-residential development.

In the Downtown there is no maximum density and all projects with residential units proposed or approved since the Downtown Code was adopted in 2019 have had densities of over 100 dwelling units per acre; therefore, the maximum number of units at 100 dwelling units per acre were calculated for the realistic/net unit numbers on sites in the Downtown. This assumption also relies on the understanding that parking is not a constraint to development in Downtown, supported by the densities projects are achieving and the Downtown Parking In-Lieu Fee program that is in place. Multiple projects are listed in Table F-2 that are pending or have been approved/built in the DT-G zone and their characteristics support the realistic capacity assumptions for sites in the Downtown.

F.7 RHNA Capacity Summary

Table F-3 summarizes the City's total site capacity compared to its remaining RHNA allocation based on the realistic capacity information detailed in Section F.6. The Housing Element Supplement 1 provides parcel-specific information for all opportunity and all affordable sites as well as site-specific maps.

Table F-3. Comparison of Site Capacity to 2021-2029 Regional Housing Needs Assessment

Income Group	Remaining RHNA Table D-3	Projected Accessory Dwelling Units	Vacant Sites Capacity [Suppl. 1]	Non-Vacant Sites Capacity [Suppl. 1]	Specific Plans [Suppl. 1]	Subtotal Remaining RHNA	Pending Annexations (Rio Urbana and Teal Club)[1]	Total Units Addressed	Surplus RHNA
Extremely Low	1,835	490	1,010	1,456	224	0	165	3,350	+439
Very Low									
Low	1,071								
Moderate	1,538	0	141	504	706	187	285	1,636	+98
Above Moderate	4,098	0	610	2,273	625	590	707	4,169	+117
TOTAL	**8,542**	**490**	**1,761**	**4,233**	**1,555**	**777**	**1,157**	**9,427**	

1. *Information about annexations that support these numbers in Sections F.8 and F.9.*

As shown in Table F-3, after reviewing available sites for residential development, the City has an additional 777 moderate- and above-moderate income units to accommodate. Program 25 proposes annexations of new areas into the City. This program includes annexation of the Rio Urbana project site and the Teal Club Specific Plan area.

F.8 Rio Urbana

The Rio Urbana project was approved by the City of Oxnard for annexation and development (Planning Commission (November 21, 2019) and City Council (April 7, 2020)), and it is presently going through the Local Agency Formation Commission (LAFCO) annexation process. Annexation was delayed at LAFCO due to the pandemic and completion of a tax share agreement between Ventura County and the City; the agreement was reached in May 2021. The City anticipates that LAFCO will complete their annexation process by the Fall of 2021. The City's approval included subdivision of the 10.24 acre site into 1.12 acre parcel for construction of the school district office, and a 9.12 acre parcel that will be developed with 167 dwelling units in eight 3-story structures, of which 17 units will be restricted as affordable to lower income, 3 units will be restricted for moderate, and 147 units are expected to address the above-moderate income category. The site is subject to Program 24 in Section G, which requires an alternative approach if site is not annexed by 2022, including finding alternative land to rezone or up-zone for the creation of 167 dwelling units.

F.9 Teal Club Specific Plan

The Teal Club Specific Plan is a pedestrian-oriented village plan on approximately 174 acres located in the western portion of Oxnard's sphere of influence, north of the Oxnard Airport. The plan proposes development of 990 residential units in a range of densities and housing types. There is a 15-percent affordability requirement of 148 lower-income units. The plan also includes a large community park, a pocket park, an elementary school, retail mixed-use, and office uses. Currently, the Teal Club site is not within the city limits but is with the City's Urban Restriction Boundary and does not require voter approval for annexation. The City is processing an active application for Annexation, Specific Plan, Development Agreement and Tentative Map for development on the site. The Draft environmental impact report is under final staff review and is scheduled to be released for public review in Fall 2021. Following the public comment period on the environmental document, the project will be considered by the City Council in Winter 2021-2022, and then forwarded to the Local Area Formation Commission (LAFCO) in the Spring 2022 for review of the annexation under the Cortese-KnoxHertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.). LAFCO review is anticipated to conclude in Fall 2022. Since the tax-share agreement between the City and Ventura County was reached in May 2021, the City does not anticipate delays with LAFCO review. The site is within the City's Urban Restriction Boundary and therefore does not require voter approval for annexation into the City. Additionally, under the Ventura County Guidelines for Orderly Development adopted by the Board of Supervisors and all City Councils within Ventura County (https://www.ventura.lafco.ca.gov/wp-content/uploads/2005-GuidelineOD-1.pdf), because the project site is within the City's sphere of influence it is required to be built in the City and cannot be developed in the unincorporated County. The site is subject to Program 24 in Section G, which specifies that if the Teal Club annexation has not been approved, the City will find alternative land to rezone or up-zone for the creation of 990 dwelling units by 2025.

Based on the Rio Urbana and Teal Club Specific Plan anticipated annexations and the City's remaining moderate and above-moderate RHNA targets will be addressed once the annexations occur (see Program 24 in Chapter G).

F.10 Environmental Constraints and Adequate Infrastructure

From the comprehensive evaluation of impacts conducted for the 2030 General Plan, the sites in the City's land inventory are within the range of development evaluated as part of the 2030 General Plan Program Environmental Impact Report (PEIR). The 2030 General Plan PEIR provided a programmatic assessment of impacts that will help focus the assessment of impacts associated with development of residential projects. Several of the sites may qualify for the California Environmental Quality Act (CEQA) infill exemption for projects under 5 acres. Development of the larger sites could create localized impacts and may require additional tiered project-level environmental review prior to development.

Below is a summary discussion of the major environmental topics.

- **Environmental Features**. No known environmental features (floodplains,

protected wetlands, natural resource areas) have the potential to impact the development viability or density of the residential parcels or sites contained in this Housing Element.

- **Adequate Water Supply, Water Delivery, and Water Treatment Facilities**. As described in greater detail in the 2030 General Plan, the City has a comprehensive multifaceted Water Management Program that outlines how the City plans to provide an adequate water supply to meet forecast water demands well into the future. The City completed and adopted its 2015 Water Master Plan and Urban Water Management Plan in 2016. The land use assumptions are within the range of the 2030 General Plan and with consideration of water conservation, use demand factors, and agriculture water annexation factors, the City has determined it has sufficient water supplies. The City is currently in the process of updating the 2015 UWMP. To plan for future growth the City is pursuing water sources and implementing water conservation measures. Oxnard voters approved Measure E in 2020 to fund City improvements including infrastructure improvements. In addition to its internal water management program, the City is working cooperatively with local groundwater managers, such as the Fox Canyon Groundwater Management Agency (FCGMA), United Water Conservation District (UWCD), and Calleguas Municipal Water District (CMWD) (Las Posas) on local groundwater management programs, as well as with the CMWD and the Metropolitan Water District (MWD) on regional imported water supply issues. Together, these programs are intended to provide a high degree of flexibility to provide a reliable long-term water supply under a broad range of known (i.e., projected growth and planned water supply projects) and unknown scenarios (i.e., global climate change). The availability of local groundwater as augmented by existing groundwater management programs (including groundwater recharge through the Freeman Diversion project, the Las Posas Aquifer Storage Project, and the Aquifer Storage and Recovery program), imported state water, and the City's planned water recycling effort through its GREAT and Augmented M&I Supplemental Water Programs will help to ensure that the City will be able to meet long-term water demands. Relative to water delivery, all AH additive sites would be considered infill or redevelopment and are within the City's ability to serve. The 2030 General Plan includes policies and implementation measures that address a range of water supply and groundwater resource issues. With implementation of the applicable policies and implementation programs, the 2030 General Plan PEIR found impacts on water resources and services to be a less-than-significant impact.
- **Adequate Wastewater Collection and Treatment**. The Oxnard Wastewater Treatment Plant (OWTP) has a current capacity of 31.7 million gallons per day (mgd) with average daily flows of approximately 19.0 mgd. Sufficient capacity exists to accommodate wastewater generated by the 2030 General Plan and the full development of the Housing Element sites. Localized wastewater conveyance (including sewer lines and lift stations) may need to be increased to accommodate wastewater flows associated with AH additive sites development to be determined on a case-by-case basis during technical development review.

- **Stormwater**. Land uses and development proposed under the 2030 General Plan would increase peak drainage flow rates, erosion, and downstream sedimentation in and around new development. Such increases would reduce the capacity of drainages and could result in flood flows that exceed existing downstream channel and stormwater system capacities. The PEIR found that the City had adequate system capacity to handle future development and that the implementation of policies and implementation measures contained within the 2030 General Plan would result in a less-than-significant impact on these systems.
- **Solid Waste Facilities**. The 2030 General Plan includes several citywide policies designed to continue to reduce Oxnard's per-person waste flow. With implementation of the 2030 General Plan and continued efforts to provide regional solid waste disposal solutions, this issue was not seen as a constraint to development of housing within the time frame covered by this Housing Element.
- **Adequate Electric, Natural Gas, Telephone, Internet and Cable Service**. The development of new residential, commercial, and industrial uses will contribute to additional energy supplies and utility infrastructure needs. However, future housing development would occur in an area currently served (or immediately adjacent to areas served) by adequate supplies of electricity and gas service, and both utility providers have the planning and capacity to serve future growth in the area. The provision of telephone and cable service is also within the planning parameters of local providers and can be provided to any of the areas being considered for housing. The City is working on mapping internet service provider (ISP) coverage in the City. Development projects are required to provide plans and include a connection to the City fiber optic network infrastructure.
- **Adequate Public Facilities**. Implementation of the 2030 General Plan would increase the overall demand on City-provided community services (including libraries). Future growth in accordance with buildout of the Preferred Land Use Alternative (including the Circulation Diagram) is expected to generate the typical range of demands for community services. New facilities, equipment, and personnel will be required in order to provide adequate response times to serve future growth. Therefore, the City's costs to maintain equipment, programs, and facilities would also increase. Compliance with existing requirements (e.g., impact fees, etc.) was considered adequate to ensure the continued provision of needed public facilities in the city.

To comply with Senate Bill 1087, the City will immediately forward its adopted Housing Element to its Public Works Department so they can grant priority for water and sewer service allocations to proposed developments that include units affordable to lower-income households.

F.11 Coastal Zone Housing

California Government Code Section 65588 requires that Housing Elements take into account any low- or moderate-income housing provided or required in the Coastal Zone pursuant to Section 65590 (the Mello Act). State law requires that jurisdictions monitor and document the following four topics:

1. The number of new housing units approved for construction within the Coastal Zone since January 1982.
2. The number of housing units for persons and families of low or moderate income required to be provided in new housing developments within the Coastal Zone or within 3 miles.
3. The number of existing residential dwelling units occupied by low- and moderate-income households required either within the Coastal Zone or within 3 miles of the Coastal Zone that have been authorized to be demolished or converted since January 1982.
4. The number of residential dwelling units for low- and moderate-income households that have been required for replacement.

The Oxnard Coastal Zone contains housing around the Channel Islands Harbor northward to Fifth Street and eastward to Victoria Avenue and does not include Silver Strand or Hollywood Beach (unincorporated areas), Naval Base Ventura County, or the City of Port Hueneme. There are no housing units in the Oxnard Coastal Zone south of Hueneme Road. The area "within 3 miles of the Coastal Zone" is the approximately 75 percent of the city south and west of a diagonal line beginning at the Union Pacific Railroad bridge over the Santa Clara River and ending at the corner of Eastman and Rose Avenues. Since 1982, all affordable housing and/or conversions and demolitions have occurred within this area, except for affordable housing in The Village, Riverpark, and Northeast Community Specific Plan areas. See Table F-4 for affordable housing units within the Coastal Zone by category.

Table F-4 Coastal Zone Affordable Housing Documentation

New housing units approved for construction within the Coastal Zone since January 1982[1]	2,460
Housing units for persons and families of low or moderate income required to be provided in new housing developments within the Coastal Zone or within 3 miles[2]	387
Existing residential dwelling units occupied by low- and moderate-income households required either within the Coastal Zone or within 3 miles of the Coastal Zone that have been authorized to be demolished or converted since January 1982[3]	0
Residential dwelling units for low- and moderate-income households that have been required for replacement[4]	0

1. *Estimate based on 1980 and 2010 Census and permits issued since 2010.*
2. *Since 2014, based on affordable housing completed or approved as a condition or approval within 3 miles of the Oxnard Coastal Zone.*
3. *No housing inhabited by those of low or moderate income has been demolished or converted. Housing that was owned or rented by those with lower incomes has likely been demolished or converted since 1982 but it was not required (or guaranteed) affordable housing (i.e., public housing, deed restricted, etc.).*
4. *Since 2014, no low- and/or moderate-income units in the Coastal Zone have been required for replacement. Housing units occupied by low- and moderate-income households (retired, for example) have been replaced through private sector activities, and code enforcement activities have led to various types of repairs.*

F.12 Public Outreach Program

2021–2029 Housing Element

The development of the 2021–2029 Housing Element included outreach prior to and after the release of the draft Housing Element.

All public meetings were noticed pursuant to state law, and agendas were routinely included in weekly information packets distributed to the city's neighborhood organizations.

Beginning in early 2020, the City developed a stakeholder list of affordable housing advocates, realtors, and interested parties and met with these stakeholders throughout the update process; this represented approximately 90 subscribers.

This group received notification of Housing Element update meetings and opportunities for participation. Outreach and engagement through monthly meetings, survey and digital comment tools, as well as public workshops were used to involve the community and the stakeholder group. Due to public health stay-at-home directives during the COVID-19 pandemic, planned in-person public workshops and stakeholder engagements were converted to virtual online meetings. Throughout 2020 and 2021, staff have provided presentations and updates to interest groups regarding the update process (ex., House Farmworkers, and Ventura County Coastal Association of Realtors, for example).

The City established a Housing Element webpage on the City website at: https://www.oxnard.org/housing-element-update/ to post updates about opportunities to provide input and review the draft Housing Element. The draft Housing Element was posted on that webpage on March 10, 2021.

Oxnard Farm Worker Housing Committee Meetings

Since the beginning of 2020, Community Development Department staff began meeting with the House Farmworker group on a monthly basis. This is envisioned to continue in 2021 and for the foreseeable future. A virtual community meeting was held on Oct. 22, 2020 with considerable public input with this group and other interested parties. The City distributed and received input during this meeting.

Public Input on Potential Housing Element Sites

The City compiled a preliminary list of sites that may be suitable for addressing the City's RHNA numbers in the Housing Element. The sites were included on an online mapping tool that was made available to the public for their input. The online mapping tool was available for comment from September 21 through October 30, 2020. Input received was taken into consideration when preparing the list of sites in the draft Housing Element. The City also circulated an online survey and received input back.

On October 22, 2020, City Staff held the first public workshop. At the meeting, the staff provided an overview on Housing Elements and the process for the 2021-2029 Housing Element and reviewed the site selection process for proposed market-rate and affordable housing development sites. The public workshop was recorded and posted on the City's Housing Element Update webpage for future viewing. The presentation was provided in both English and Spanish and interpretation was provided at the meeting.

In January 2021, in an effort to determine if the identified lower-income housing site inventory was feasible, an interest letter was mailed to the 45 owners of the

approximately 68 parcels located outside of the Downtown. The downtown does not limit residential density; therefore a survey to determine interest in residential development and allowing 30 du/ac was not necessary. These letters were mailed to the owners of parcels which had been identified as potential lower-income housing sites recommended in the Draft Housing Element sites inventory. Interest letters were sent in Spanish and English, and owners were given options to respond online through the website, QR code, by email, by phone, or by mail. Seventeen property owners, representing approximately 28 parcels, responded to this notice, with the majority expressing interest in development. Comments included general questions regarding the update process, timeframe, and requirements. Several of the owners of existing commercial properties were only interested in the inclusion of their property in the lower-income housing inventory if they were able to retain the underlying zone in an effort to retain flexibility.

Community Workshop

On March 24, 2021, the City held a virtual community workshop regarding the Draft Housing Element. Spanish translation was offered at the start of the meeting. At least 10 members of the public were in attendance in addition to City staff, decision makers and consultant. Input was robust with discussion of a variety of topics. Public comments at the workshop included topics such as the transition from the AAHOP program to the default density and by-right programs, how the Housing Element address COVID, how does the Housing Element address the streamlining of development projects , methods of funding housing for Oxnard's undocumented population, how the City ensures ADU affordability, increasing the housing sites buffer to higher than 15%, and parking requirements .

Community Survey

As recommended by HCD's Affirmatively Furthering Fair Housing (AFFH), an additional community survey was presented at this meeting that focused on housing disparities in Oxnard and where to focus solutions. The survey was also made available for three weeks after the meeting to solicit additional response. The following is a summary of responses to questions within the survey. Responders were given the option to provide responses by email or by returning the survey by mail, and asked to respond by April 16, 2021. Responses received after that date were also accepted. The City received five responses.

Community Survey Questions:

1. **What do you feel is the main concern for housing in Oxnard?**
   Housing supply

   Affordable and workforce housing, for sale and rental

   Providing large quantities of affordable housing units in proximity to services, amenities, and safe, reliable, and comfortable transit, bike, and pedestrian networks.

   Two responses said shortage of dense, mixed-use, infill housing.

2. **What type of housing will help Oxnard address the housing shortage? (Check all that apply)**

	(number of responses that checked this item)
○ **Apartments**	**5**
○ **Accessory dwelling units**	**4**
○ **Mobile home parks**	**1**
○ **Mobile/Manufactured homes**	**1**
○ **Townhouses**	**2**
○ **Single family homes**	**1**
○ **Tiny or micro homes**	**2**
○ **A mix of densities in one project**	**2**
○ **Mixed use**	**4**

3. **What areas of the city are most appropriate for higher density housing? Please provide cross streets, and street names where known.**
Two responses said within major corridors/high quality transit areas (Oxnard Boulevard, Saviers Road, and other wide streets capable of handling a lot of traffic and/or changes in transportation mode)

Two responses said Downtown- closer to services

One response said nodes at major intersections where walkable village centers can be established. “If any large properties such as the Esplanade or Centerpoint Mall are redeveloped, these should be designed to enable high density mixed use complete communities at these locations.”

Two responses said Coastal areas. “Along Harbor is very pleasant and have great potential to evolve into complete neighborhoods.” “Please tear down and build housing in the fisherman's wharf! That would be splendid. Also there's a huge site on Harbor/Wooley across from where they are building a few new homes. Great spot for a walkable neighborhood.”

3. **Which groups of residents do you think Oxnard needs to focus on and provide housing for?**

One response said very low-income people.

One response said workforce housing

One response said farmworker housing

Two responses said All. “Any new housing will relieve the shortage, which affects all of us. We should aim for maximizing zoned capacity and accelerating development rather than tailoring projects to specific groups. Please consider that RHNA is a legal minimum, not a maximum. “

Other comments in response to Question 4:

“The city should study what demographics are currently living in overcrowded conditions in existing single-family housing and work on providing safe, healthy multifamily housing options for them; the city should also offer current and prospective young residents housing types that meet their needs and are within reach of the limited incomes of young adults – these can include small apartments, single-room occupancy developments, smaller scale starter homes, and other types of cost-effective housing for those with low incomes. Additionally, given our current experience with the pandemic, new projects (especially multifamily) should encourage the creation of small workspaces within all housing types to enable work-from-home/telework capability in the event of similar future disasters.”

3. What is the condition of housing like in Oxnard?

Two responses said old, run down.

One response said overcrowded

One response was Not aware

One did not answer

3. Do you feel pressured to leave your current housing situation and/or neighborhood?

Three responders said No

One response said Not applicable – not an Oxnard resident

One did not answer

Other comments in response to Question 6:
Pressure exists almost everywhere in coastal California.

3. What are the greatest barriers to obtaining housing in Oxnard (rentals or home ownership opportunities)? (Check all that apply)

- **Home prices/rents too high** **4**
- **Competitive real estate market** **2**
- **Conditions of neighborhoods** **1**
- **Conditions of home** **1**

One did not answer

Other comments in response to Question 7:
Incomes of many current city residents and also prospective city residents are mismatched with the housing types provided by the city (prices and rents too high for the wages that people make).

8. What are the greatest barriers to providing housing in Oxnard (multifamily or single family)? (Check all that apply)

- **Availability of land** **2**
- **Cost of land and/or construction** **4**
- **Building permit process and/or fees** **3**
- **Housing developments are located too far from jobs** **3**
- **Lack of jobs to support cost of living** **3**

Other comments in response to Question 8:

Too much of the city has been developed as single-family housing built at a scale and price point that is out of reach of a lot of current and prospective residents; too little of other housing types located in convenient places within the city.

8. Can you easily access amenities in your neighborhood? Do the amenities meet your needs? (Check all that apply)

- **Quality schools** **O Yes 1** **or O No 2**
- **Public transportation** **O Yes 1** **or O No 2**

- **Social services (services for seniors, persons with disabilities, etc.)**

	O Yes	**1**	**or**	**O No**	
○ **Local parks**	**O Yes**	**1**	**or**	**O No**	**1**

One said Not applicable – not an Oxnard resident

One did not answer

Other comments in response to Question 9:
To be effective, public transportation needs to be frequent and reliable, and unencumbered by other traffic. To get better connectivity between residents and amenities within Oxnard, encouraging walking and biking by building out networks of wide, tree-lined sidewalks and protected bike lane infrastructure.

Planning Commission

On April 1, 2021 the Planning Commission held a public meeting to review and comment on the 2021-2029 Draft Housing Element. The Commissioners also had a substantial number of comments and questions. Six members of the public provided comments. Those comments are summarized below:

- Attorney Barbara Macri-Ortiz provided a list of non-substantive and typographical edits to the Draft Housing Element in writing ahead of the meeting along with another letter with more substantive suggestions. Ms. Macri-Ortiz summarized some of the things mentioned in her letters including recommending that the City participate in two farmworker housing programs currently proposed by the County of Ventura, a Farmworker Housing Study and Funding for the Housing Trust Fund of Ventura County. She also suggested the City review the farmworker data included in the Ventura County Draft Housing Element and consider including it in Oxnard's Housing Element.

- People's Self Help, Vulnerable Population Housing Advocacy Network provided a letter ahead of the meeting and a representative spoke during the meeting, providing some of the points mentioned in the letter. The group's letter provided a list of nine programs to consider inclusion within the Draft Housing Element, including the two programs recommended by Barbara Macri-Ortiz.

- Speakers from Central Coast Alliance United for a Sustainable Economy (CAUSE). Four of the speakers that attended the Planning Commission were from CAUSE and advocated for addition of a program to establish a Rent Stabilization Ordinance and a program to establish a 'Just Cause' Ordinance.

The Planning Commission recommended that the City Council submit the Draft Housing Element to HCD and recommended that the City Council consider including the four above discussed programs within the Housing Element, which included 1) Rent stabilization ordinance, 2) Just Cause ordinance, 3) Farmworker housing study, and 4) funding for the Housing Trust Fund of Ventura County.

City Council Committees

March 9, 2021

On March 9, 2021, Community Services, Public Safety, Housing & Development Committee (HEDC Committee) provided input regarding a proposed new Housing Element program, conceptually titled "Institutional Land Use Housing Opportunity Program." The Committee was also provided with a summary of relevant housing laws impacting the preparation of the Housing Element. The Committee recommended that this program be included in the Draft Housing Element.

April 13, 2021

On April 13, 2021 the HEDC Committee held a public meeting to review and comment on the 2021-2029 Draft Housing Element. During this meeting the Mayor and Council members made a number of comments which included questions regarding specific proposed housing sites on Outlet Center Drive, Ives Avenue, 600 N. Harrison Avenue (Ventura Pacific) and 1345 N Oxnard Boulevard.

The HEDC Committee recommended 2-1 that the City Council submit the Draft Housing Element to HCD, and recommended that the City Council consider three additional programs within the Housing Element: 1) participation in a County of Ventura regional Farmworker Housing Study; 2) participation in the Ventura County Housing Trust Fund program; and 3) creation of an Annual Housing Element workshop. The Committee also recommended removing Mr. Joel Gisler's 4.47 acre parcel at 1345 N. Oxnard Boulevard. (APN 200010004) from the housing element inventory. The Committee did not recommend that the Housing Element include programs to address rent stabilization and just cause because these will be considered and addressed by the Housing Department as part of their departmental work plan.

July 27, 2021

On July 27, 2021 the HEDC Committee held a public meeting to review and comment on the changes proposed to programs in Chapter G in response to HCD review. During this meeting the Mayor and Council members made a number of comments including the need to monitor accessory dwelling unit development numbers.

Public comments included comments on sites including 600 N. Harrison Avenue (Ventura Pacific), comments on ADU projection numbers, realistic capacity and suitability of non-vacant sites, parking requirements, and increases in impact fees. A majority of the committee members voted to approve all staff recommendations which included:

1. Does the Committee support the addition of the new program language (Program 2, Part E – Citywide Homeowner Repair program) to target place-based revitalization efforts in areas of concentrated poverty to address state fair housing law?

2. Does the Committee support the new Affirmatively Furthering Fair Housing (AFFH) program language (Program 19) to address State AFFH requirements with conceptual approval to address HCD's input?
3. Does the Committee support the creation of the proposed new Accessory Dwelling Unit (ADU) housing program (Program 44) for homeowners to deed restrict their ADU as affordable to lower income households for 55 years?
4. Does the Committee support allocating financial resources for Programs 41 (Ventura County Farmworker Housing Study) and 42 (Housing Trust Fund Program)? This funding request would occur in early 2022.
5. Is there support for a lot consolidation program to waive lot merger fees for specific affordable housing sites (Program 5 - Parcel Assemblage/Lot Consolidation Program)?

City Council

On April 29, 2021 the City Council held a public meeting to review and comment on the 2021-2029 Draft Housing Element. One member of the public commented, a representative of Ventura County Coalition of Low-Income Housing Organizations and Advocates, requesting that the City increase its inclusionary percentage and implement an affordable housing zoning overlay on more sites than are currently called for in the draft Housing Element. Council members comments and questions included topics such as the vote at the HEDC Meeting in April , HEDC's decision to not move forward with recommendation for the Just Cause and Rent Stabilization Ordinances programs, opportunities for public input on the Housing Element later in the process, how the AAHOP program differs from the state default density of 30 du/ac, discussion regarding specific sites, and the percentage of moderate and above moderate units on annexation sites.

The staff recommendation included four programs recommended to the City Council by the HEDC Committee at their March 9th and April 13th meeting: 1) "Institutional Land Use Housing Opportunity Program." 2) participation in the County of Ventura regional Farmworker Housing Study, 3) participation in the Ventura County Housing Trust Fund program, and 4) holding an annual workshop related to the Housing Element. The City Council authorized staff to add the four recommended programs and submit the Draft Housing Element to HCD for their 60-day review.

Input Received on the Public Draft

The City has received the following written public comments on the draft Housing Element.

Ms. Barbara Macri-Ortiz (Via email March 29, 2021) reviewed the City's Mid-Cycle Housing Element (reporting year - 2017) and noticed that the housing unit numbers conflicted with the "Housing Construction" table in Table A-1 of the Draft Housing Element. Staff reviewed the cited reference, and concurred with the suggested edits. These changes do not significantly impact the housing analysis or conclusions on reporting for the 2013-2021 housing cycle, nor do the changes alter the recommendation to substantially update six of the existing programs and add eleven new programs to the Draft Housing Element to accommodate more housing.

Ms. Macri-Ortiz also communicated non-substantive edits to various pages in the Draft Housing Element. Staff has reviewed these edits and will be making these minor changes prior to submittal to the State of California, Department of Housing and Community Development (HCD).

Ms. Barbara Macri-Ortiz (Via email March 31, 2021) suggested that the City participation in two farmworker housing programs currently proposed by the County of Ventura (Programs E and O in the Draft Ventura County Housing Element). Staff has been working with the County of Ventura regarding Farmworker Housing and these two new proposed programs, particularly. This correspondence also recommends incorporation of updated discussion and analysis concerning the number of farmworkers in the County. The content in the Draft Housing Element regarding farmworkers in Ventura County was accurate at the time of preparation of the City's Draft Housing Element. With the County of Ventura's recent release of the County of Ventura Final Draft Housing Element and updated information regarding farm workers Countywide, additional information is available that is applicable to Oxnard.

Ms. Barbara Macri-Ortiz (April 6, 2021) raised a number of comments and concern regarding CDBG, transition from AAHOP to default density, clarifying 'by right', streamlining, inclusionary housing, homeowner assistance to lower income households, more types of housing for extremely low income households, Affirmatively Furthering Fair Housing, review of parking standards, expanding transportation services to qualify as 'major transit stops' density bonus parking, housing in the BRP zones, and preapproved ADU plans. Ms. Macri-Ortiz also requested review of several housing element inventory sites, such as 2900 S. Saviers Road, Pleasant Valley Road & Oxnard Boulevard, 121 Cooper Road, and Ventura Pacific (600 N. Harrison Avenue).

Maria Navarro/Cause (Via email April 9, 2021) submitted recommended text for a draft Rent Stabilization and Just Cause Eviction Protection Program.

Ventura County Coalition of Low-Income Housing Organizations and Advocates (via email April 11, 2021) raised similar points to Ms. Macri-Ortiz and CAUSE, but includes recommendations pertaining to the City's inclusionary housing ordinance, in lieu fee, affordable housing overlay zone and housing by-right. This group also recommended a new program for the City to hold Annual Housing Element Workshop with affordable housing advocates and developers to discuss the City's annual progress.

Mr. Roy Prince (via email April 13, 2021) recommended a vision component to the proposed Housing Element, including incentivising housing and creating form based overlay on transit corridors such as Oxnard Boulevard, Saviers Road and Wooley Road. Mr. Prince also recommended Missing Middle and ADU housing in single family neighborhoods.

Mr. Jon Huycke (via email April 13, 2021) recommended preserving the integrity and character of neighborhoods, development on vacant or underused properties and conversion of commercial areas to multi-use capacity, and development of ADUs with modified parking requirements.

Ms. Barbara Macri-Ortiz (via email April 16, 2021) recommended the City follow the definition of by-right development the Los Angeles County Board of Supervisors adopted this spring. She provided the By-Right Housing Ordinance Los Angeles County adopted.

People's Self-Help Housing (via email April 20, 2021) recommended the City consider tools such as an overlay for affordable housing and asked the City to consider the state's draft prohousing policy framework in drafting the Housing Element and that the City pursue a prohousing designation through the state.

House Farm Workers! (via email April 27, 2021) raised similar points to Ms. Macri-Ortiz by suggesting the City's participation in two farmworker housing programs currently proposed by the County of Ventura (Programs E and O in the Draft Ventura County Housing Element).

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G

GOALS AND POLICIES

The City's overall housing goal is that every resident has a "decent home and a suitable living environment," first expressed in the National Housing Act of 1949. The State prioritized housing for lower income households in its policies and mandates that the City categorize housing by household income levels. This Housing Element chapter identifies goals (expressed as an "end state" or "achievement"), followed by implementing policies (expressed as actions), followed by specific implementing programs coupled to one or more goals and policies.

The City herein establishes five goals with corresponding policies and implementing programs that address the maintenance and improvement of existing housing units and their neighborhoods and provide opportunities for development for new housing for all economic sectors and special needs populations. The five goal topics are:

1. Housing and Neighborhood Conservation
2. Development Opportunities
3. Housing Assistance and Special Needs
4. Appropriate Government Regulations
5. Affirmatively Furthering Fair and Equal Housing Opportunity

G.1 Housing and Neighborhood Conservation

Housing and neighborhood conservation is an important component of maintaining and improving the quality of life for residents. As a mature, developed community, Oxnard is confronted with a wide range of community development

issues, particularly in its older and well-established neighborhoods where some private properties have deteriorated and some public improvements and community facilities are nearing the end of their design life. The following goal and its seven policies are designed to encourage reinvestment in private property and ensure public resources contribute to maintaining a desirable quality of life for residents of all income levels.

Goal H-1	Monitored, maintained, and improved quality of existing housing and neighborhoods including tenant protections under state law.

H-1.1 Monitor and Ensure Compliance

Ensure compliance with property maintenance standards and monitor housing and neighborhood conditions and trends for early signs of deterioration.

H-1.2 Repair, Revitalize, and Rehabilitate

Continue to promote the repair, revitalization, or rehabilitation of residential structures and neighborhoods that are substandard or in disrepair.

H-1.3 Resident Involvement

Continue to encourage resident involvement in identifying and addressing the maintenance of housing in their neighborhood.

H-1.4 Preserve Communities

Preserve the character and quality of established communities, with an emphasis on single-family and transition neighborhoods.

H-1.5 Historic Preservation

Support the preservation and maintenance of historically and architecturally significant residential buildings and neighborhoods.

H-1.6 Low-Income Housing Modernization

Continue to support the modernization of public housing, City-assisted housing, and other homes affordable to lower-income households, and incorporate sustainable building practices.

H-1.7 Mobile Home Parks

Work with the California Department of Housing and Community Development to support the continued maintenance, affordability, and quality management of manufactured and mobile home parks where feasible and desirable.

G.2 Development Opportunities

Fostering a diversity of new housing development opportunities is an important goal. Diversity is important to ensure that all persons, regardless of age, economic resources, and household type, can reside in decent housing suitable to their desires and needs. Part of this diversity is addressed through the Regional Housing Needs Assessment (RHNA), which requires communities to facilitate the

construction of housing that is affordable to all economic segments of the community. The following goal and its nine policies address this topic.

Goal H-2	Opportunities for the development of quality new housing.

H-2.1 Adequate Development Opportunities

Designate sufficient sites for residential development with densities of 30 dwelling units per acre (du/acre) or greater to accommodate projects that cumulatively meet or exceed the lower income category of the RHNA allocation.

H-2.2 Balanced Opportunities

Provide opportunities to the private and public sectors to produce housing that meets the needs of special needs, extremely low-, very low-, low-, moderate-, and above moderate-income housing to achieve a balanced community.

H-2.3 Adequate Infrastructure

Ensure that residential development sites have appropriate and adequate public and private services and facilities, including wastewater collection and treatment, potable and recycled water supply, utilities, parks, schools, and other neighborhood infrastructure.

H-2.4 Sites Inventory

Maintain a sites inventory that depicts the amount, type, and size of vacant and underutilized parcels within the city's incorporated area and the Oxnard Sphere of Influence.

H-2.5 Parcel Assembly

Foster the assembly of small and/or underutilized parcels such that they could provide feasible infill affordable housing development.

H-2.6 Commercial or Industrial Rezoning

Investigate the rezoning of commercial and selected industrial parcels to also allow residential uses.

H-2.7 Encourage Accessory Dwelling Units

Allow and encourage development of accessory dwelling units while protecting the character of the surrounding neighborhoods.

H-2.8 Local Preference for Affordable Units

Require, when possible, by development agreement or condition of approval, local resident/worker preference for projects that include affordable housing units, density bonus units, and/or units utilizing federal, state, or local funding.

H-2.9 Manufactured Housing

Allow the installation of manufactured housing, factory built, and/or mobile homes on permanent foundations in appropriate residential zoning districts, compatible

with existing development, in accordance with state law requirements (Section 65583[c][1] of the California Government Code).

G.3 Housing Assistance and Special Needs

Oxnard has residents with special housing needs: seniors, large families, farmworkers, disabled persons, single-parent families, students, transitional, homeless, parolees, and others. These groups often face greater difficulty in finding suitable affordable housing. This goal and its six policies are identified below.

Goal H-3	Expanded and protected housing opportunities for lower-income households and special needs groups.

H-3.1 Farmworker Program

Use federal, state, and local resources, to the extent available and feasible, to provide affordable farmworker rental and for-purchase housing opportunities.

H-3.2 Public-Private Partnerships

Support collaborative partnerships of nonprofit organizations, affordable housing builders, and for-profit developers to maximize the use of available affordable housing funds.

H-3.3 West County RHNA Coordination

Coordinate with Ventura County and the Cities of Port Hueneme, Camarillo, and Ventura on the distribution of RHNA units for affordable developments outside the Oxnard City Urban Growth Boundary (CURB) but within the City's Area of Influence Boundary.

H-3.4 Inclusionary Housing Program

Continue the Inclusionary Housing Program that requires new housing developments to reserve a portion of units for lower-income households or make a payment into the City's in-lieu fee program.

H-3.5 Homeowner Assistance

Provide homeownership assistance programs to transition lower-income renters into homeowners.

H-3.6 Reasonable Accommodation Procedure

Continue to provide persons with disabilities a procedure to adjust development standards for reasonable accommodation.

G.4 Appropriate Governmental Regulations

Market factors and government regulations can significantly impact the production, affordability, safety, and quality of housing and the achievement of the public's community vision. Although market conditions are typically beyond the direct influence of any jurisdiction, efforts can be directed at ensuring the

reasonableness and effectiveness of land use controls, development standards, building and related codes, permit processing procedures, fees and exactions, and related regulations. This includes complying with federal and state legislation that may make housing more expensive. The following goal and its three policies are designed to avoid unnecessary or duplicative governmental regulations that could act as constraints to the development of housing, especially affordable housing.

Goal H-4	Appropriate governmental regulations that do not unnecessarily or unintentionally impede production of housing, especially lower income housing.

H-4.1 Regulatory/Fee Constraints

Periodically review City regulations, building and related codes, ordinances, service fees, and development impact fees to ensure they do not unnecessarily or unintentionally constrain the production of housing, with an emphasis on affordable housing.

H-4.2 Affordable Housing Incentives

Offer regulatory incentives and design flexibility for affordable housing, such as relief from residential development standards, and/or fee waivers as appropriate and consistent with state housing laws.

H-4.3 Processing

Provide for streamlined, timely, and coordinated processing of affordable residential development projects to minimize land acquisition, holding costs, and/or upfront project development costs.

G.5 Fair and Equal Housing Opportunity

Ensuring fair and equal housing opportunity and educating residents about purchasing and rental agreements are as important as production of an affordable unit. Fair housing services, such as working through mediated disputes, investigating discrimination complaints, and providing education seminars, are important to ensure equal access to housing for all city residents. The following goal and its eight policies are designed to continue implementation of applicable fair housing laws, policies, and programs.

Goal H-5	Ensure fair and equal housing opportunity.

H-5.1 Fair Housing Awareness

Provide or cause the provision of fair housing services to residents and ensure they are aware of their rights and responsibilities with respect to fair housing.

H-5.2 Discourage Discrimination

Discourage discrimination in the sale or rental of housing based on race, religion, color, ancestry, national origin, age, sex, sexual orientation, family type, handicap, or presence of minor children.

H-5.3 Choice

Encourage the production and dispersal of new affordable housing for lower-income households throughout the city to promote choice and avoid an over-concentration within a neighborhood.

H-5.4 Continuum of Care and Homeless Plan

Support continued efforts to implement the Ventura County Continuum of Care program for the homeless and the Oxnard *Five*-Year Homeless Program.

H-5.5 Cooperation with CBOs

Cooperate with community-based organizations (CBO) that provide services, or information about services, to the homeless.

H-5.6 Adjusting Project Development Fees

Continue to consider alternative sources for and/or deferment of development impact and project review fees to enhance the financial feasibility of affordable projects, including the use of Affordable Housing Agreements.

H-5.7 Promote Infill Development

Promote quality residential infill development through the creation/adoption of flexible development standards and other programs as funding resources allow.

H-5.8 Review and Reduce Fees

Work with affordable housing developers, as well as with other agencies and districts, to review and reduce applicable processing and development impact fees for very low- and low-income housing units, as directed by the City Council.

H-5.9 Affirmatively Furthering Fair Housing

Take proactive steps to address longstanding patterns of segregation, discrimination, and disinvestment with a focus on use of Federal funds.

G.6 Housing Programs

Table G-1 quantifies the maximum number of housing units by income category that could be constructed, rehabilitated, and/or conserved over the 2021–2029 RHNA projection period.

Table G-2 describes programs that implement the City's five Housing Element goals and their respective policies. Not all policies have a program but instead give general direction to the City. For each program, the table provides a reference to policy or policies it implements, the City department responsible for implementation, existing and potential funding sources, and an implementation time frame.

Table G-1 Housing Unit Objectives by Income Category (Quantified Objectives): 2021–2029

Income Group	2021–2029 RHNA Table D-1	Rehabilitation Conservation Estimate [Program No.]	Preservation Estimate [Program No.]	Total Housing Units Constructed, Rehabilitated, or Preserved
Extremely Low/ Very Low	1,840	125 [1,2]	215 [16]	2,180
Low	1,071	125 [1,2]	216 [16]	1,412
Moderate	1,538	28 [1]	0	1,566
Above Moderate	4,100	28 [1]	0	4,128
TOTAL	**8,549**	**306**	**431**	**9,286**

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 1: **Code Compliance Program** **Responsibility: Community Development Department, with technical support by other City Departments as needed** **Funding: General Fund, CDBG, Measure 'O'** **Time Frame: Ongoing**	Ensure compliance with City codes, with a focus on substandard housing, which includes garage conversions and unpermitted additions. 300 cases per month.	1.1 1.2 1.3 1.4 1.5 1.7						■
The Code Compliance Division enforces building and property maintenance regulations with a goal of compliance and safety. Code Compliance officers work with neighborhood advisory groups and respond to complaints to identify violations, and then direct owners to appropriate City departments to achieve compliance. The City may have loan and grant programs and works with other agencies to avoid unnecessary displacement. The Housing Department serves as a liaison for Code Compliance in mobile home parks under HCD jurisdiction. The Code Compliance Division will continue to ensure that landlords of rental units are completing repairs for tenants in a timely manner to reduce displacement risk and without threat of retaliation.								
Program 2: **Citywide Homeowner Repair Program** **Responsibility: Housing Department** **Funding:, Federal, State, Local, or Grant funding** **Time Frame: Seek funding annually**	Provide loans to rehabilitate 3 very low- and 3 low-income homes annually, as funding allows.	1.2 1.6						■
Part A - The Housing Department administers zero interest rehabilitation loans to low-income, owner-occupied homeowners. Repairs must be deemed necessary according to Health & Safety Standards such as roofing, heating, electrical, and plumbing. loans can range up to $75,000 depending if it's forgivable or amortized. Part B – Grant Component: The Housing Department offers a matching forgivable loan for single-family residences. This is a 3 to 1 match for a maximum of $30,000. The term is for 10 years, zero interest, no monthly payments, forgiven at the end of the term, or due and payable if property is sold, transferred, or defaults before the end of the term. Part C- The Housing Department offers a deferred loan. The maximum loan amount is based on the home's equity. The loan has a 20-year term, zero interest, no monthly payments, forgiven at the end of term, or due and payable if property is sold, transferred, or defaults before the end of the term. Part D- The Housing Department offers a forgivable/amortized loan for mobilehomes. The maximum loan amount of up to $30,000. The loan has a 10-year term, zero interest, no monthly payments, forgiven at the end of term, or due and payable if sold, transferred, or defaults before the end of the term. Any amount in excess of $20,000 will be amortized for a 10 year term, zero interest, require monthly payments, and balance will be due and payable if property is sold, transferred, or defaults before the end of the term.								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Part E- The Housing Department will develop a program to target place-based revitalization efforts in areas of concentrated poverty such as promoting availability of rehabilitation loans or other resources to homeowners in these areas to avoid displacement, and prioritizing investment in public infrastructure, as necessary and feasible.								
Program 3: Rezone to Meet RHNA **Responsibility: Community Development Department** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Rezoning will be completed prior to or concurrent with Housing Element adoption by October 15, 2021.**	Rezone sites to allow 30 dwelling units per acre (du/ac) and continue to maintain a running sites inventory that meets or exceeds the remaining RHNA lower income allocation need.	2.1 2.2 2.3 2.4		■				
To address the 2021–2029 RHNA, the City shall amend the General Plan and the Zoning Code, as needed, and as detailed in Chapter F, Achieving the RHNA Allocation, to provide adequate site(s) for at least 2,911 lower-income units and allow 30 dwelling units per acre or greater on certain sites or in certain zones. The City intends to amend the General Plan Land Use map and text, as well as Chapter 16 of the Oxnard City Code (OCC) and zoning map as part of this program, for the Assessor's Parcel Numbers (APNs) listed in Supplement 1 of this Housing Element. This will include changing General Plan and Zoning density and text as needed to allow for the density of 30 dwelling units per acre. Rezoning will be completed prior to the start of the Housing Element planning period, which is October 15, 2021. (This program replaces Programs 3 and 26 in the 2013-2021 Housing Element.)								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 4: **Urban Village Program** **Responsibility: Community Development Department** **Funding: Federal, State, Local, or Grant funding Time Frame: At the time projects subject to the Urban Village Program are approved.**	Implement the 2030 General Plan Urban Village Program.	2.1 2.2 2.3 2.4 2.5 2.6 2.8						■
The Urban Village Program (UVP) is part of the 2030 General Plan. The UVP is described in the 2030 General Plan in Goal Community Development (CD)-7 and Policies CD-7.1 to CD-7.13. The UVP initially designated seven villages that are envisioned as mixed-use areas designed to encourage persons to live near their place of employment and/or support services and readily accessible to transit. Urban Villages should occur in the designated areas but may be proposed in others through a General Plan Amendment. The integration of land uses is intended to provide and promote a pedestrian orientation to reduce trips and vehicle miles traveled in order to reduce greenhouse gas emissions. Urban Villages are implemented through City Council approval of a specific plan. Within these areas, a minimum of 15 percent of the UVP housing would be affordable.								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 5: **Parcel Assemblage/Lot Consolidation Program Responsibility: Community Development Department** **Funding: General Fund** **Time Frame: Implement as feasible during planning period if State legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly.**	Support State legislation that enables site assembly through creation of a tax-increment supported program or district	2.4 2.5	■					■
In an effort to create additional opportunities for redevelopment and affordable housing, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units, as well as consider additional incentives as brought forth by developers. The City will encourage and prioiritize lot consolidatoin for affordable housing and redevelopment in high opportunity areas to increase mobility options for lower-income households and improve access to resources. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will reduce setbacks and/or parking requirements, waive the Parcel Assemblage/Lot Consolidation fees (in accordance with Ordinance 2927) for targeted parcels (less than 0.5 acres) contiguous lots identified in Supplement 1, and concurrent/fast tracking of project application reviews to developers who provide affordable housing. By end of Fiscal Year 2024-2025, review the effectiveness of this program and revise as appropriate. The City will also pursue grant funding for parcel assemblage opportunities as available.								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 6: **Zoning Code Amendments** **Responsibility: Community Development Department** **Funding: Federal, State, Local, or Grant funding** **Time Frame: End of Fiscal Year 2022-2023 for Chapter 16 amendments; Chapter 17 (Coastal Zoning) amendments once the City updates its Local Coastal Plan.**	Revise Zoning Code to comply with recently adopted state law.	2.7 5.4		■	■			■

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
In order to comply with recently adopted state law and address identified constraints to residential development, the City will address the following issues and make needed OCC amendments. Amendments to Chapter 17 (Coastal Zoning) of the code will occur once the City updates its Local Coastal Plan (LCP). • The City adopted updates to the Accessory Dwelling Unit (ADU) ordinance in 2020 to comply with state law and implement this program. With the City's ADU program, the City has successfully permitted ADU's throughout the City. If additional changes to state law occur during the planning period, the ADU ordinance will be updated to comply with those changes. • Pursuant to the state Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8) and Senate Bill 2 (2007), in 2022, the City anticipates beginning to update the Coastal Zoning Chapter 17 of the OCC to address updates called for in this Housing Element in Programs 9 and 14 once the City updates the Local Coastal Plan. • Pursuant to state Government Code 65915 et seq., in 2023, amend the OCC to update the density bonus ordinance to address recent updates to state law. If additional changes to state law occur during the planning period, the density bonus ordinance will be updated to comply with those changes. • By end of Fiscal Year 2022-2023, update Chapter 16 of the OCC to streamline the ordinance provisions, clarifying permitting requirements, simplifying the code requirements, and creating a web-based OCC . • By 2023, amend the Zoning Code to allow supportive housing in compliance with AB 2162. This law requires that supportive housing be allowed without discretionary review in areas zoned for residential use in zones where multifamily and mixed uses are permitted, including in non-residential zones permitting multifamily uses. • By end of Fiscal Year 2022-2023, amend the OCC to allow low-barrier navigation centers without discretionary review in compliance with Assembly Bill (AB) 101 in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. • By end of Fiscal Year 2022-2023, amend the OCC to study the allowance of single-room occupancy units in at least one zoning district to facilitate housing options for extremely low income households pursuant to Assembly Bill 2634. Solutions suitable to address the needs of extremely low income households include single-room occupancy and/or shared housing, establishing deeper income targeting for subisdies on housing projects, providing housing with supportive services or rent subsidies through vouchers. • Continue to evaluate Zoning Text Amendments to evaluate potential barriers to zoning regulations that impact the construction of affordable housing. • By December 2022, amend the OCC to include a Site Plan Review (SPR) process for ministerial review of By Right projects. The Planning Manager or designee will be the reviewing authority for SPRs. The process will include objective review by the Development Advisory Committee (made up of City Staff) for consistency with local, state and federal codes, which will ultimately reduce permit processing time during building permit plan check. The ministerial SPR process will not be subject to discretionary review, hearings, public workshops or public notification requirements. • By December 2022, amend applicable sections of the OCC to allow manufactured homes on a permanent foundation in the same way single-family residential is allowed in all districts that allow single-family residential.								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 7: **Housing Permitting Process Review** **Responsibility: Community Development Department, and in collaboration with other City Departments** **Funding: Federal, State, Local, or Grant funding Time Frame: Annually and as project applications are submitted**	Review and streamline permitting process, ADUs, and manufactured housing.	2.7 2.8 2.9 4.1 4.2 4.3						■
The Community Development, Public Works, Housing, and Economic Development Departments will continue to jointly review development projects through the entitlement review processes with the goal of identifying incentives, unnecessary and/or duplicative regulations and/or procedures related to development of housing with an emphasis on ADUs, Parcel Assemblage/Lot Consolidation Program, , and review processes. . As the City budget and staffing allows, and by City Council direction, Community Development is managing permit reviews to implement State Building Codes as efficiently and accurately as possible to ensure public and property safety.The City has established a “one-stop” or “concierge” program to assist applicants with the entitlement process.								
Program 8: **SOAR Affordable Housing Exemption Study** **Responsibility: Community Development, Public Works, Housing Departments** **Funding: Federal, State, Local, or Grant funding** **Time Frame: During the planning period, if needed**	Develop guidelines for the possible use of the affordable housing exemption in the SOAR ordinance.	2.1 2.2 2.3						■
The Oxnard Save Open Space and Agriculture Resources (SOAR) Ordinance adopted in 1998 and extended in 2016, established a City Urban Restriction Boundary (CURB) line beyond which urban development is subject to a majority approval of Oxnard voters until December 31, 2050. SOAR provides for a CURB line amendment exemption for 100-percent residential projects consistent with the current Oxnard Housing Element, provided a series of findings are made and that no more than 20 acres of land are brought within the CURB for this purpose in any calendar year. This CURB amendment provision is generally known as the SOAR 20-Acre Exemption. This program would have the City develop guidelines for the possible use of the SOAR 20-Acre Exemption, including, but not limited to, possible sites, provision of infrastructure and services, and conceptual site plans. This program may not be needed during this Housing Element planning period as long as opportunity for affordable housing exceeds RHNA allocations.								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 9: Farmworker Housing Program **Responsibility: Community Development Housing Departments** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Prepare brochure by Fiscal Year 2022-2023; Amend Zoning Code to fully comply with Employee Housing Act by Fiscal Year 2023-2024; continue to participate with House Farmworkers stakeholders and their projects and meet with the group at least twice per year**	Review and pursue farmworker housing opportunities. Complete amendments to the OCC to comply with state law regarding Employee (farmworker) Housing.	2.1 2.8 3.1			■			■

Agricultural activities in the Oxnard area are in year-round production. Most of the farmworker labor force is permanent and lives in traditional housing units or mobile homes, although many of these units are overcrowded and/or have converted garages to additional rooms. The Housing Department will continue to seek development partners and funding that focus on affordable farmworker housing development. In addition, the City will assist the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under the United States Department of Agriculture (USDA) Rural Development and California Department of Housing and Community Development (HCD) programs and the new SGC AHSC Grant (Cap & Trade) EDC set-aside for five highly qualified Oxnard census tracts. The five highly qualified tracts are 6111004902, 6111009100, 6111004715, 6111004704, and 6111003900.

The City will develop an informational brochure by Fiscal Year 2022-2023 explaining options, the permitting process, and possible funding sources for the development of a range of farmworker housing uses. The City will continue to work with farmworker stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing. The City will continue to meet with the House Farmworkers stakeholders at least twice per year. The City's zoning, development standards, and processing requirements encourage and facilitate all types of housing for farmworkers (i.e., multifamily, single-room occupancy, second units, manufactured homes, migrant centers, etc.). The state Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8), calls for jurisdictions to amend their zoning to treat employee housing that serves six or fewer

persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5) in all zones allowing single-family residential uses and to amend zoning to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6). In order to fully comply with the state Employee Housing Act, the City will amend its OCC by Fiscal year 2023-2024 to allow farmworker employee housing in all zoning districts where single-family occupancy is allowed in the same way single-family housing is allowed.

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 10: **Inclusionary Housing Program** **Responsibility: Housing , Community Development Departments** **Funding: Federal, State, Local, Grant funding, or on site units** **Time Frame: Update and codify inclusionary regulations by 2022; Monitor annually and ongoing**	Produce 18 lower income units per year on average on-site. in-lieu fees lead to an average of 2 lower income units per year.	3.4		■				■
In 1999, the Inclusionary Housing Program was established to generate affordable housing in proportion with the overall increase in market-rate residential units. City Council Ordinances 2594, 2980, 2721, 2615, and 2688 require developers with 10 or more units to provide 10-percent affordable units. Developers of rental projects with 10 or more units are required to provide 5 percent for very low-income households and 5 percent for low-income households. Developers may request City Council approval in advance for payment of in-lieu fees, which are periodically adjusted.The City conducted a study and subsequently updated the inclusionary housing fee in May 2020. By end of Fiscal Year 2022-2023, the City will update the inclusionary housing requirements to be codified in Chapter 16 of the OCC to take into consideration construction trends, opportunities, and effectiveness in securing affordable housing. In addition, to ensure the Inclusionary Housing Program does not pose a constraint to the development of all housing affordability levels, the City will annually monitor the implementation of this program, evaluate the impacts on the costs and supply of housing, and make necessary revisions to the program.								
Program 11: **Homeownership Assistance Citywide** **Responsibility: Housing Department** **Funding: HOME CalHOME, BEGIN, Inclusionary in-lieu fees** **Time Frame: Ongoing**	Assist a total of 3 households annually.	3.5 1.5						■
Continued assistance is provided for moderate and lower-income households to buy single-family units, condominiums, and mobile homes. The maximum down payment assistance is up to $57,000, based on income level and need. A forgivable loan will be up to $30,000, with a 10-year term, zero interest, no monthly payments, forgiven at the end of the term, or due and payable if property is sold, transferred, or defaults before the end of the term. A deferred loan of up to $27,000 with a 30 year term, 3% interest, no monthly payments, due and payable at the end of the term or earlier if the property is sold, transferred, or defaults before the end of the term.								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 12: **Mortgage Credit Certificate (MCC)** **Responsibility: Housing Department** **Funding: Mortgage credit certificates (6 per year)** **Time Frame: Ongoing and as first-time homebuyers' applications are pursued**	Continue working with the Ventura County Consortium to distribute funding and work toward Oxnard residents using at least six Mortgage Credit Certificates per year.	3.2 3.5						■
Oxnard participates with a consortium of cities in the Mortgage Credit Certificate (MCC) program administered by Ventura County. MCCs are available for income-qualified, first-time homebuyers and provide a federal income tax credit up to 20 percent of the annual mortgage interest paid. Since the mortgage payments repay the bonds, no City guarantee is required. MCCs can be used with City homebuyer programs to assist persons to qualify for private mortgage financing.								
Program 13: **Financial and Regulatory Assistance** **Responsibility: Housing Department** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Continue to pursue funding annually**	Continue providing financial and regulatory assistance.	2.4 2.5 2.7 3.1						■
The City of Oxnard has a strong record of providing financial and/or regulatory incentives to facilitate the development of affordable housing. Through direct City assistance, hundreds of units have been assisted through financial assistance or relief from regulations in return for deed restrictions requiring the units to remain affordable to low- and very low-income households. The California Certified Development Corporation (CDC) is no longer a funding source due to the dissolution of redevelopment agencies in California. Recently, the City has pursued SB 2, LEAP, and PLHA funds from HCD. The City will target other funding sources for this program, in particular the Strategic Growth Council's Affordable Housing and Sustainable Communities program.								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 14: Shelter Development Program **Responsibility: Housing , Community Development Department** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Amend Chapter 17 (Coastal Zoning Code) to fully address SB 2 requirements for transitional and supportive housing after updating the City's Local Coastal Plan**	Continue to work to provide shelter and services to address the homeless need.	5.4 5.5	■		■			■
The City has identified a site for a mixed-use development, knowns as the Homeless Solutions Center, that will include a Navigation Center with a 110-bed emergency shelter, office space for supportive services providers, and 56 Permanent Supportive Housing Units. The Homeless Solutions Center is estimated to be completed by 2023, pending City Council approval of a Development and Disposition Agreement with the selected developer of the property in March 2021. Consistent with SB 2, the City amended its Zoning Code (see Zoning Code Section 16-504) to define and permit supportive and transitional housing as residential uses and to allow emergency shelters with a Special Use Permit in the R-2, R-3, R-4, and C-M zoning districts. Emergency shelters are allowed without discretionary review in the M-L and M-L-PD zoning districts. Further amendments to the Zoning Code will be made to allow transitional and supportive housing in all zoning districts that allow residential uses in the same way other residential uses are allowed in those zoning districts and to allow residential care facilities for six persons or less without discretionary review where single-family dwellings are allowed. The City will continue to work with homeless services stakeholders to complete the Navigation Center and address ongoing needs of the homeless population.								
Program 15: Homeless Assistance **Responsibility: Housing Department** **Funding: Federal, State, Local, or Grant funding Time Frame: Ongoing through planning period**	Continue to implement program providing services, and emergency shelter to homeless persons.	5.4 5.5						■
The City's Homeless Assistance Program is modeled after the federal government's continuum of care program. The Homeless Assistance Program contains the following phases: (1) intake and assessment; (2) provision of emergency shelter at year-round and winter shelters to provide temporary housing; (3) provision of transitional facilities and supportive services to help the homeless gain skills for independent living; and (4) permanent supportive housing. Local, state, federal, and private donations provide funding.								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 16: **At-Risk Household Assistance** **Responsibility: Housing Department** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis, in particular at the time of change of ownership.**	Continue to monitor the 431 assisted units, and if any become at risk, work with property owners to develop a strategy to maintain any at-risk as affordable.	5.4 5.5						■

Pursuant to AB 1521, the City will monitor the list of all dwellings in Oxnard that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at a minimum, the number of units, the type of government program, and the date on which the units are at risk to convert to market-rate dwellings. 431 units (see At-Risk Housing section in Chapter B) have been identified as at risk of converting to market rate within 10 years of the beginning of the 6th round Housing Element planning period. The City will work to reduce the potential conversion of any units to market rate through the following actions:

- Monitor the status of affordable projects, rental projects, and mobile homes in Oxnard. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability.
- If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources.

Pursuant to state law, owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring after January 1, 2021, to all prospective tenants, existing tenants, and the City within three years of the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD and the Oxnard Housing Authority. Owners shall also refer tenants of at-risk units to educational resources regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the City. In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were required by inclusionary zoning requirements, that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 17: **Fostering Self-Sufficiency** **Responsibility: Housing Department** **Funding: Federal, State, Local, or Grant funding Time Frame: Annually and ongoing**	Support non-profit organizations to assist an average of 276 households annually, with Oxnard residents comprising a minimum of 80 percent of those assisted, with a program goal of 100 percent.	3.2 5.4 5.5						■
The City will continue to aid private nonprofit entities to develop programs that move individuals or households from homelessness to permanent housing, including job assistance. The programs should assist extremely low- to low-income persons or households to achieve economic independence from governmental assistance through a network of human services, including job training and placement, education scholarships, childcare scholarships, rental assistance, transportation, and emergency services. The program may be a public/private partnership. Participants may be required to attend school or occupational skills training, maintain employment, and work to achieve a career that will support their family. Participants may also work to define their goals and develop strategies through education and skills training to achieve them. The City will meet at least once annually with nonprofits. The Oxnard Navigation Center works with shelter guests on housing navigation, housing relocation, and housing stabilization services in order to increase self-sufficiency and support tenants to transition from shelter to permanent housing. Funding will also include gap-financing loans to affordable housing developers to create Permanent Supportive Housing Units with on-site supportive services that will assist individuals and households achieve and maintain self-sufficiency. The Oxnard Navigation Center (Homeless Shelter) works with shelter guests to provide housing navigation, housing relocation, and housing stabilization services in order to increase self-sufficiency and support tenants to transition from shelter to permanent housing.								
Program 18: **Section 8 Assistance Program** **Responsibility: Housing Authority** **Funding: Federal, State, Local, or Grant funding Time Frame: Seek new vouchers and/or to raise the payment standard as needed annually**	Continue to participate, encourage property owners to register units, and seek to raise the payment standard as needed.	3.1 5.3						■
The Section 8 program subsidizes very low-income households who expend over half their income on rent. Prospective renters secure housing from HUD-registered apartments, and HUD pays the difference between what the tenant can afford and the negotiated payment standard. HUD regulations require that 75 percent of new leases be made to households earning below 35 percent of median family income, provided less than 40 percent of their income is spent on housing. In an inflating rental market, this standard is often exceeded, resulting in denial of a certificate. To protect housing opportunities for very low-income households, the rental payment standard must keep pace with the market. The City regularly seeks to increase Section 8 vouchers from HUD. In 2020, the Housing Authority began an effort known as “Rethink and Renew” to restructure operations. The goal is to improve landlord and tenant relations and customer service, which in turn will impact the participation rate of property owners in the Section 8 program . As a result of the COVID-19 pandemic, all efforts had to be postponed until the City of Oxnard authorizes for the department to proceed with community outreach events. In November of 2020, the Housing Authority								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
submitted a grant request to HUD for technical assistance pertaining to the Rethink and Renew efforts. The application revolves around assistance with asset portfolio repositioning, organizational and staff assessment, and analysis of workforce productivity. All of these tasks are aligned with the goals and objectives of the Rethink and Renew effort. The City continue this type of work through the planning period if funding allows. The City will also provide biannual training to landlords regarding fair housing requirements, including the requirement that they accept vouchers, and encourage them to market available units at their rental properties in high resource areas to voucher holders to increase mobility from low to high resource areas.								
Program 19: **Affirmatively Furthering Fair Housing** **Responsibility: Housing Community Development Departments** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Fair housing services are ongoing; Create plan by Fiscal Year 2022-2023 and implement on an ongoing basis.**	Continue to implement and advertise the program in cooperation with the Housing Rights Center to achieve the objectives of AB 686 and comply with state fair housing law. Average 320 contacts per year. Reach at least 50 households in areas of linguistic isolation to participate in the planning process or serve the City during the planning period.	5.1 5.2		■				■
The City of Oxnard contracts with the Housing Rights Center (HRC), professional fair housing service organization, to provide services to ensure fair and equal housing opportunity. The HRC can investigate claims of unlawful discrimination and act on behalf of individuals who have been victims of discrimination. Services are available in English, Spanish, Cantonese, Mandarin, Korean, Armenian, and Russian. To implement these policies, the City periodically prepares a HUD Fair Housing Assessment, provides fair housing services free of charge to home seekers, as well as fair housing training, and coordinates processing and resolution of complaints with the Department of Fair Employment and Housing through the HRC, when deemed necessary. The City will continue to provide fair housing services. Interpretation is available for phone calls regarding planning services, and at all City Committee and City Council meetings. The City generally translates meeting notices into Spanish. There is an online option to translate language on the City's website. The City also works with Central Coast Alliance United for a Sustainable Economy (CAUSE) as the City's liaison to the Oxnard Mixteco community. To further comply with AB 686, the City will implement actions to Affirmatively Furthering Fair Housing (AFFH). The ongoing and additional actions the City will take to address AFFH shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. Specific actions include: • Implement this program to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
mobility between neighborhoods, and developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g. Programs 10, 11, 12, and 29) and facilitating affordable housing in high opportunity areas (e.g. Programs 26 and 36). • Annually seek funding to provide targeted rehabilitation efforts in low resource areas and prioritize place-based revitalization. • Work with Ventura County Department of Health and Housing Rights Center to track fair housing issues and identify patterns in the City, including meeting annually to check on the status of active cases. Conduct random fair housing testing. • Continue working with Ventura County who promotes fair housing opportunities through various financial assistance initiatives and affordable housing/neighborhood revitalization programs and educates the community about fair-housing and equal housing opportunity, providing housing counseling services and family resource information and referral. • Continue to provide Ventura County brochures and Ventura County Department of Health and Human Services information regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs in English and Spanish at the Oxnard customer service counter, Housing Department and City libraries. Continue to provide a link to the City's professional fair housing services provider organization, the Housing Rights Center's website on the City's website. The Housing Right Center provides numerous fair housing resources and brochures on their website, in multiple languages. • Actively recruit residents from neighborhoods of concentrated poverty and areas of linguistic isolation to serve or participate on boards, committees, and other local government bodies. The City's Employee Pipeline assistance program is an example of a relevant program. • Ensure environmental hazards are not disproportionately concentrated in low-income communities of color. • Encourage additional multifamily housing in high-performing school areas. • Meet with local school districts by February 2022 to identify mechanisms of attracting and retaining high-quality teachers to schools in Oxnard. • Use land use, zoning, and development standards to address barriers to housing choices in high-opportunity areas, such as allowing ADUs and decreasing minimum lot sizes. • As part of the City's Housing Element Annual Report, continue to annually monitor zoning regulations to ensure compliance with fair housing laws. • Prioritize green infrastructure investment in areas of concentrated poverty. • Ensure non-English-speaking applicants have access to programs through advertising and outreach, including accommodation for translation services. • Each time a housing project is proposed that may influence a particular group or neighborhood, in particular in areas of linguistic isolation, the City will make efforts to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond. • Expand access to utilities in Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). • The City of Oxnard Sustainable Transportation Plan (scheduled to be complete in 2022) will focus on inclusive community engagement to ensure that the needs of each community, age group, and socioeconomic status are represented. The document will incorporate complete streets design, safe routes to school, vision zero, sidewalk or bike lane improvements and first/last mile planning in tandem with land use opportunities in lower resourced								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
areas including R/ECAPs and areas of linguistic isolation. • Conduct an assessment of tree canopy in R/ECAP areas and areas of linguistic isolation. If tree canopy is less than in other areas of the City, include actions in the Climate Action Plan the City is currently preparing to increase tree coverage in the identified areas.								
Program 20: **Energy Conservation** **Responsibility: Community Development Department** **Funding: Federal, State, Local, or Grant funding Time Frame: Advertise programs and implement project-related standards as feasible when development applications are received**	Increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units, and comply with state energy conservation requirements.	1.6 4.2						■
The City will continue to post and distribute information on currently available weatherization and energy conservation programs to residents and property owners through annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and the City's website. The City will continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and will encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through programs in the Energy Action Plan. The City will encourage development of affordable housing units that utilize passive or active energy saving features (e.g., solar panels, efficient appliances, efficient building materials) and will assist developers in pursuing funding for these types of developments.								
Program 21: **Reasonable Accommodation** **Responsibility: Community Development, Housing Departments** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Review requests for reasonable accommodation as they are received.**	Continue to implement the reasonable accommodation ordinance for disabled persons.	3.6						■
The City of Oxnard will continue to process requests for reasonable accommodation which are reviewed on a staff level (Chapter 16).								
Program 22: **Special Needs Groups** **Responsibility: Housing, Community Development**	Work to identify funding and assist in addressing the housing needs of special needs groups.	3.2						■

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Departments **Funding: Federal, State, Local, or Grant funding Time Frame: Identify funding opportunities annually and/or as funding becomes available.**								
The City has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include modification of development standards. The City will continue to seek funding for special groups with specific demonstrated needs through federal, state, and local housing assistance programs through the Ventura County Housing Authority. Where unmet needs are demonstrated, the City will give preference in its funding decisions to projects addressing special housing needs. Through the Continuum of Care, the City will continue to cooperate and work with other governmental and non-governmental organizations to encourage, promote, and facilitate the provision of emergency shelters, transitional housing, and housing to meet other special housing needs. Through the collaborative efforts of the Continuum of Care, the City will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The City will promote the use of community facilities and continue to work with service agencies to provide short-term emergency housing for the homeless. The City will continue to encourage and work with and assist nonprofit housing development corporations to promote, assist, or sponsor housing for the homeless. The City will also explore the feasibility of using its CDBG to provide seed money to assist nonprofit agencies in these efforts. Through its OCC, the City will continue to provide opportunities for sites to accommodate emergency shelters and transitional and supportive housing.								
Program 23: **Mobile Home Park Conversion Ordinance** **Responsibility: Housing, City Attorney Department** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Annually**	Clarify the mobile home park condominium conversion process based on recent case law.	2.8						■
State law regulates the conversion of mobile home parks to condominium ownership. To approve a conversion, the City must determine that the proposed conversion conforms to state law and that the conversion has resident support, per state law. Several park-conversion court case decisions are available that could impact the City's conversion process and application of state law. The City will review conversion case law and modify the conversion code and/or administrative procedures as necessary.								
Program 24: **Annexation Areas** **Responsibility: Housing Community Development Departments** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Annexation of Rio Urbana in Fiscal Year 2021-2022; Consider alternative approaches if annexation does not**	Allow additional capacity to meet the City's RHNA.	2.1 2.1 2.3 2.4		■	■			■

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
occur by the end of Fiscal Year 2021-2022. Annexation of Teal Club expected by 2024-25; Consider alternative approaches if annexation does not occur by end of Fiscal Year 2024-2025.								
The Housing Element is relying on the Rio Urbana Annexation to satisfy a portion of its RHNA allocation. The annexation is currently undergoing the annexation process and may or may not be approved. The project proposed at this site has already been approved by the City of Oxnard. Because the project site is within the City's sphere of influence it is required to be built in the City not the County per the Ventura County Guidelines for Orderly Development. This program is intended to create 167 residential units in 8 three-story buildings, including 17 low-income units and 3 moderate-income units. The annexation and rezone is expected to be completed in early Fall 2021. The City is also continuing to evaluate the potential development and annexation of the Teal Club Specific Plan site of about 174 acres. If development and annexation is approved by the City, annexation of the Teal Club Specific Plan area will allow the development of up to 990 housing units in a range of densities and affordability. City action on the Specific Plan project will be made in Fiscal Year 2023. Due to Ventura County Local Agency Formation Comission annexation processes, the annexation and service district detachment process takes approximatrely one year. Therefore, annexation would occur during Fiscal Year 2024-2025. If the Rio Urbana and Teal Club annexations are not approved, this program will also be used to find alternative land to rezone or up-zone for the creation of the 1,157 units by 2025.								
Program 25: **Large Households** **Responsibility: Housing, Community Development Departments** **Funding: Federal, State, Local, or Grant funding Time Frame: As project applications are submitted**	Assist in the development of larger units to accommodate large households	2.2 3.4						■
In order to assist with the high percentage of households living in overcrowded situations, the City will continue to encourage and/or condition developments to add additional bedrooms and will consider prioritizing the use of HOME funds for rental projects, provided that some of the units have three or more bedrooms.								
Program 26: **Extremely Low-Income Households** **Responsibility: Housing , Community Development Departments**	Comply with AB 2634.	2.2 3.4						■

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Funding: Federal, State, Local, or Grant funding **Time Frame: Look for opportunities to develop or facilitate extremely low-income units at least annually**								
To address the housing needs of extremely low-income households, the City will continue to encourage the development of housing suitable for extremely low-income households (i.e., single-room occupancy units, transitional housing, multifamily, etc.), with a special emphasis on construction of these units in high resource areas. Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements, and providing concessions and incentives. The City will meet with local nonprofit developers throughout the planning period.								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 27: **Review of Parking Standards** **Responsibility: Community Development and Housing Departments** **Funding Source: Federal, State, Local, or Grant funding** **Time Frame: Amend parking requirements by Fiscal Year 2023-2024 and monitor and report every two years.**	Continue to review parking requirements in all zoning districts.	4.1 4.2			■			Monitor and report every two years

The City will continue to allow reduced parking requirements for senior and affordable housing projects as well as explore and as appropriate pursue revisions to the parking standards contained in Chapter 16 of the OCC . The City has modified parking standards in specific plan areas to more easily accommodate higher densities on multifamily and mixed-use sites; the City will continue to evaluate the feasibility of implementing this in other lzoning districts. Further study of these revisions (beyond what is already allowed for projects subject to the City's Density Bonus regulations or in the Downtown) will be conducted before changes to the OCC are made.

- Subject to approval of the City Traffic Engineer, reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate, or if spaces will not be "pre-assigned" to specific units in the project.
- Explore the feasibility of allowing some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback.
- Develop standards for "shared parking" when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.
- Evaluate reductions to the space requirements for studio and one-bedroom apartments (presently one space per unit).
- Review off-street covered parking requirements.

When parking studies are required for congregate living facilities, community care facilities and small residential care facilities for disabled persons, the City will continue to conduct the study with the goal of encouraging these uses and monitoring any constraints identified in the parking study and resulting requirements. The City will also continue to monitor the impacts of these parking studies and report every two years on any constraints identified in their annual Housing Element report to HCD.

By end of Fiscal Year 2023-2024, the City will establish fixed parking requirements for congregate living facilities, community care facilities, and small residential care facilities for disabled persons so that parking studies are no longer needed or required for these uses. By end of Fiscal Year 2023-2024, the City will also revise parking requirements to remove remaining constraints based on the issues studied, as described previously.

In addition, the City should explore the feasibility of an ordinance that would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces may remain available for tenant use.

The City will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 28: **Large Site Program** **Responsibility: Housing , Community Development Departments** **Funding Source: Federal, State, Local, or Grant funding** **Time Frame: As project applications are submitted**	Assist with large site development.	2.1						■
The City will continue to provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the City gives high priority to processing subdivision maps that include affordable housing units.								
Program 29: **City Owned Sites and Developer Assistance** **Responsibility: Housing, Community Development Departments** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Promote awareness of availability of City-owned sites and assist applicants on an ongoing basis; disseminate information on technical assistance annually.**	Promote development of affordable housing projects on City-owned sites and assist potential developers with projects.	2.1 2.2 2.4						■
The City owns some sites that could be suitable for affordable housing development. Through website promotion of the City's Affordable Housing Ordinances/Programs and collaboration amongst City departments, the City will continue to ensure information and assistance is provided about opportunities to develop affordable housing on City-owned sites. Specifically, the City will continue to include information about opportunities for affordable housing on City-owned sites, assist developing projects that include affordable units on City-owned land, and/or for projects with State Density Bonuses, in one place on its website. Contact information for the Housing Department and Planning Division is provided on the website for interested parties to contact for further assistance. The City also disseminates information about this available assistance annually to local affordable housing developers and advocates.								
Program 30: **Vacant Repeat Sites for Lower-Income RHNA** **Responsibility: Community Development Department** **Funding: Federal, State, Local, or Grant funding Time Frame: Update zoning by October 15, 2021**	Make sites available to address the RHNA.	2.1 2.6	■	■				

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
The vacant parcels specified in the sites exhibits in Supplement 1 as having been included in the land inventories of the Mid-Cycle 5th Round (2017) and 5th Round (2016) Oxnard Housing Elements as suitable for lower-income units to address the City's RHNA allocation. Per Government Code 65583.2(c), in order to continue to include these parcels in that portion of the land inventory for this 6th Round Housing Element, the City will commit to update all required OCC and 2030 General Plan provisions to allow projects that have at least 20 percent affordable units (extremely low, very low, or low) without discretionary review or "by right" (Government Code section 65583.2 (i)).								
Program 31: **Non-Vacant Repeat Sites for Lower-Income RHNA** **Responsibility: Community Development Department** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Update zoning by October 15, 2021**	Make sites available to address the RHNA.	2.1 2.6	■	■				
The non-vacant parcels specified in the sites exhibits in Supplement 1 as having been included in the land inventories of the Mid-Cycle 5th Round (2017) Oxnard Housing Element as suitable for lower income units to address the City's RHNA allocation. Per Government Code 65583.2(c), in order to continue to include these parcels in that portion of the land inventory for this 6th Round Housing Element, the City will commit to update all required OCC and 2030 General Plan provisions to allow projects that have at least 20 percent affordable units (extremely low, very low, or low) without discretionary review or "by right" (Government Code section 65583.2 (i)).								
Program 32: **Downtown Infrastructure and Financing Study** **Responsibility: Community Development Department** **Funding: Local Early Action Planning (LEAP) Grant (HCD)** **Time Frame: Complete in Fiscal Year 2023-2024**	Ensure sufficient infrastructure for housing in Downtown.	2.1 2.3 2.6 5.7	■	■	■			
Conduct a utility capacity study to analyze the capacity and infrastructure upgrade needs for water/wastewater, stormwater, recycled water, refuse, and as needed a parking analysis/inventory to support new housing units downtown resulting from adoption of the Downtown Development Code in 2019. The Council's recent approval of the Downtown Development Code may result in approximately 2,300 more housing units in downtown. This study will help ensure that the City's facilities are adequate to serve future development. The study will look at potable water, wastewater, and recycled water developing a data gap analysis, and conducting field surveys/investigations. The study will also identify financing strategies and provide a conceptual implementation schedule.								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 33: **Oxnard Boulevard Corridor, High Quality Transit Corridor Sites Selection and Analysis** **Responsibility: Community Development Department** **Funding: Local Early Action Planning (LEAP) Grant (HCD)** **Time Frame: Complete in Fiscal Year 2023-2024**		2.1 2.3 5.7	■		■			
In 2016, the City completed a $250,000 Caltrans-funded planning study focused on transforming 7.2 miles of former State highways that run through the city (designated in the 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC]) into complete streets suitable for transit that would serve new medium- and high-density transit-oriented mixed-use and affordable housing development. That study recommended realignments within existing rights-of-way, round-abouts, upgraded and/or new sidewalks and bike lanes, upgraded intersection signalization, and significant landscaping. Work under this program will add Saviers Road, which was not part of the Caltrans-funded study but is in the HQTC, to the study area and identify needed complete street transit-enabling improvements. Additionally, this program involves identifying individual and groups of parcels suitable and feasible for housing development opportunities and developing an implementation and financing approach that would both fund the street improvements and identify multifamily housing opportunity sites. This work will result in an adopted corridor specific plan or inclusionary zoning overlay that incorporates the initial Caltrans infrastructure study, adds incentive zoning at suitable strategic areas and is consistent with Gold Coast Transit planning and the Southern California Association of Governments (SCAG) 2045 RTP.								
Program 34: **Senate Bill 35 Procedure or Policy** **Responsibility: Community Development Department** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Complete in Fiscal Year 2022-2023**	Streamline affordable housing projects.	4.3			■			

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
New California legislation addresses the housing shortage within the state, requiring a streamlined and ministerial process for some types of residential development. SB 35, Government code section 65913.4, which went into effect on January 1, 2018, was part of a comprehensive set of housing bills aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must: • Contain a least two multifamily units; • Provide a specified level of affordability; • Be located on an eligible site in an urbanized area or urban cluster (as defined in state statute); • Comply with residential and mixed-use General Plan or Zoning provisions; and • Comply with other requirements, such as locational and/or demolition restrictions. A streamlined and ministerial review, per state legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, within specified timeframes. According to State law, objective standards are those that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily residential development with an affordable housing component to be eligible for the streamlining provisions of SB 35 that under current zoning requirements would require discretionary review. To comply with SB 35, the City will create objectives design standards, and written policies and/or procedures and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.								
Program 35: **Allow Housing in the Business Research Park (BRP) Zone** **Responsibility: Community Development Department** **Funding: Local Early Action Planning (LEAP) Grant (HCD)** **Time Frame: Fiscal Year 2023-2024**	Evaluate opportunities for housing in select BRP zoned locations and amend the zoning code to allow housing.	2.1 2.6			■			
Utilize the HQTC recommendations for modificaitons to the BRP zoning standards. The intent of the BRP Overlay Zone is to establish an overlay district that gives property owners an additional option to develop residential units as an alternative to, or in conjunction with, their existing development rights. It is recommended that a new Overlay Zone reference existing OCC standards in Section 16-360 et seq. Attached Dwelling Unit Development Standards and Section 16-70 High-Rise Residential Zone (R-4) for residential development in the BRP Overlay District. Flexibility in application of development standards should be considered where demonstrated by the applicant to the Community Development Director to be appropriate and compatible with adjacent land uses, including, but not limited to, yard setbacks, garage parking, shared parking, and building spacing requirements.								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 36: **Pre-Approved Accessory Dwelling Units (ADUs)** **Responsibility: Community Development Department** **Funding: Regional Early Action Planning (REAP) Grant (HCD)** **Time Frame: By Fiscal Year 2023-2024**	Support approval and development of ADUs.	2.7			■			
In addition to the 2019 update to the ADU ordinace that simplified the ADU permitting process, revised development standards and waived parking requirements (discussed in Section F.2), to further support ADU development, the City will consider participating in the regional effort to evaluate and adopt pre-approved accessory dwelling unit (ADU) plans to streamline the approval process and lower development costs for applicants and develop a pre-fabricated ADU that can be used in the City. As part of the regional program, the City will evaluate the accessory dwelling unit (ADU) provisions developed by the Ventura County Association of Governments (VOG) to determine how they can be utilized in the permitting of affordable housing in the City. If the City determines this will be a beneficial program for the City, information regarding the REAP ADU program will be posted on the City's Planning Department website and utilized where appropriate for the City.								
Program 37: **ADU Monitoring Program** **Responsibility: Community Development Department** **Funding: Federal, State, Local, or Grant funding Time Frame: Assess ADU approval progress by the end of Fiscal Year 2023-2024 and every two years thereafter and conduct additional outreach and amend the Housing Element after that if ADU numbers are not tracking with projections in Chapter F of the Housing Element.**	Support approval and development of ADUs.	2.7	■		■			■
The City currently collects data regarding intended ADU rental rates, tracks, and sends out an annual letter asking for self-reported ADU rates. The City will monitor ADU permitting throughout the planning period to track whether permits are keeping up with the ADUs anticipated in the Housing Element, including their affordability. The City will monitor the number and affordability of ADUs every two years and include additional actions as appropriate, including conducting additional outreach if ADU permits are not keeping up with numbers anticipated in the Housing Element after 2 years and every 2 years thereafter. The outreach will include regular announcements (at least once a month) about options to build ADUs and ADU resources at Planning Commission and City Council meetings. If ADUs are not occurring consistent with assumptions in the Housing Element, the City will amend and submit the Housing Element to HCD to identify adequate sites to accommodate the RHNA. Program 44 supports ADU development through direct funding for ADUs that are deed-restricted for affordable households.								

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 38: **ADU Promotion Program** **Responsibility: Community Development Department** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Maintain ADU webpage on an ongoing basis, place examples of ADUs on webpage, develop list of resources, and coordinate with ADU development and financing community by Fiscal Year 2023-2024.**	Support approval and development of ADUs.	2.7	■		■			■
The City shall continue to encourage and publicize the accessory dwelling program on the City's website to increase public awareness and will emphasize distributing information in high resource areas and promoting the construction of ADUs to homeowners in high resource areas to improve mobility between low and high resource areas, through means such as inserting informational flyers in monthly bills, providing additional information on the City's website and/or public service announcements on Oxnard TV channel. The City currently has a dedicated ADU webpage that provides answers to frequently asked questions (FAQs), steps to walk someone through the application process, a matrix to help a potential applicant decide which type of ADU to develop, and application worksheets for each of the seven types of ADUs allowed in the City. Processing fees for ADUs are low at $210. The City also plans to place example photos or drawings of each type of ADU on their ADU webpage. The City will also coordinate with non-profit organizations, builders, and banks regarding funding/assisting with construction costs and connect ADU owners and renters with that information. In compliance with SB 13, the City does not penalize property owners that seek permits for prior constructed ADUs; therefore an amnesty program is not necessary. This information will be included within the ADU webpage FAQs.								
Program 39: **Loss of Affordable Units** **Responsibility: Community Development Department** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.**	Maintain number of existing affordable units.	1.2						■

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
To mitigate the loss of affordable housing units, new housing developments shall be required to replace all affordable housing units lost due to new development; and the City will develop the housing replacement provisions and program. Citywide in accordance with Government Code Section 65583.2(g), the City also will require replacement housing units subject to the requirements of Government Code Section 65915 (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use, or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: • Non-vacant sites • Vacant sites with previous residential uses that have been vacated or demolished. In addition, the City will continue to comply with Government Code Sections 65590 et seq. that set forth the requirements for conversions, demolitions, and replacement housing in the coastal zone.								
Program 40: **Institutional Land Use Housing Opportunity Program** **Responsibility: Housing , Community Development Departments** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Amend zoning by Fiscal Year 2023-2024**	Evaluate opportunities for housing on institutional properties and amend the zoning code to allow housing.	2.1 2.6			■			
Evaluate a program to allow institutional properties (properties owned by organizations having a social, educational, or religious purpose such as a school, church, hospital, club or lodge) to build housing affordable to lower income households and/or homeless shelters on their property as part of their mission/community outreach and in conjunction with their existing development or use on their property. In concept, the program would reference existing OCC standards in Section 16-360 et seq. Attached Dwelling Unit Development Standards, at densities allowable in the underlying zone. Flexibility inapplication of development standards should be considered where demonstrated by the applicant to the Community Development Director to be appropriate and compatible with adjacent land uses, including, but not limited to, yard setbacks, shared tandem parking, visitor parking, and building spacing requirements. Program elements would be explored over the next three years.								
Program 41: **Special Needs Housing – Farmworker Housing Study** **Responsibility: Housing , Community Development Departments** **Funding: Grant funding or other City secured sources of funding, including staff time** **Time Frame: Completion by Fiscal Year -2024-2024**	Achieve a greater understanding of farmworker needs and tailor or develop programs to meet those needs.	3.1			■			

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
The City will (1) work with the County of Ventura, advocacy groups, and agricultural organizations to plan, seek funding through grants or other sources for the implemention of a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers to farmworker housing; and (2) utilize the survey results to develop targeted programs and strategies to address the identified housing needs of farmworkers and to support agricultural businesses with a stable and healthy workforce.								
Program 42: **Collaboration with the Housing Trust Fund Ventura County** **Responsibility: Housing , Community Development Departments** **Funding: Staff Support or other City secured sources of funding** **Time Frame: Ongoing, beginning in Fiscal Year 2022-2023**	Support development of affordable housing units.	2.8 3.2		■				■
The City supports the efforts of the Housing Trust Fund of Ventura County. The City of Oxnard will continue its partnership with the Trust Fund to support its provision of short term, pre-development, acquisition, and construction funding to developers of affordable housing.								
Program 43: **Annual Housing Element Workshop** **Responsibility: Community Development and Housing Departments** **Funding: General Fund** **Time Frame: Hold workshop during the first quarter of the year annually starting in Fiscal Year 2021-2022**	Check in regularly with the community on housing needs and programs.	5.5		■				■
Each year, hold a public workshop to update the community on progress towards implementing the Housing Element ahead of submittal of the Annual Housing Element Progress Report to HCD.								
Program 44: **ADU Construction Cost Assistance and Accelerator Program** **Responsibility: Housing Department** **Funding: Federal, State, Local, or Grant funding** **Time Frame: Establish program by Fiscal Year 2022-2023**	Maintain affordability of ADUs	2.7		■				■

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
By Fiscal Year 2022-2023, the City will establish an ADU Construction Cost Assistance and Accelerator Program that pairs lower income households on a wait list with homeowners willing to offer their ADUs as affordable rentals for a period of up to 55 years. In exchange, homeowners would receive assistance from the Housing Department to offset a portion of the cost of ADU construction to apply towards building permit plan check fees, with the balance available to owners to apply towards the owner's construction costs. The owner would benefit from qualified tenant referrals from the Housing Department and tenant case management if a tenant was formerly homeless. ADUs would also be eligible for Section 8, which would benefit the owner with stable rental payments.								

CITY OF OXNARD 2021-2029 HOUSING ELEMENT

SUPPLEMENT 1

- Maps of Sites in the Land Inventory
- Sites to Address the Lower Income RHNA Allocation
- Pending Annexation

Figure S-1. Sites Inventory Map

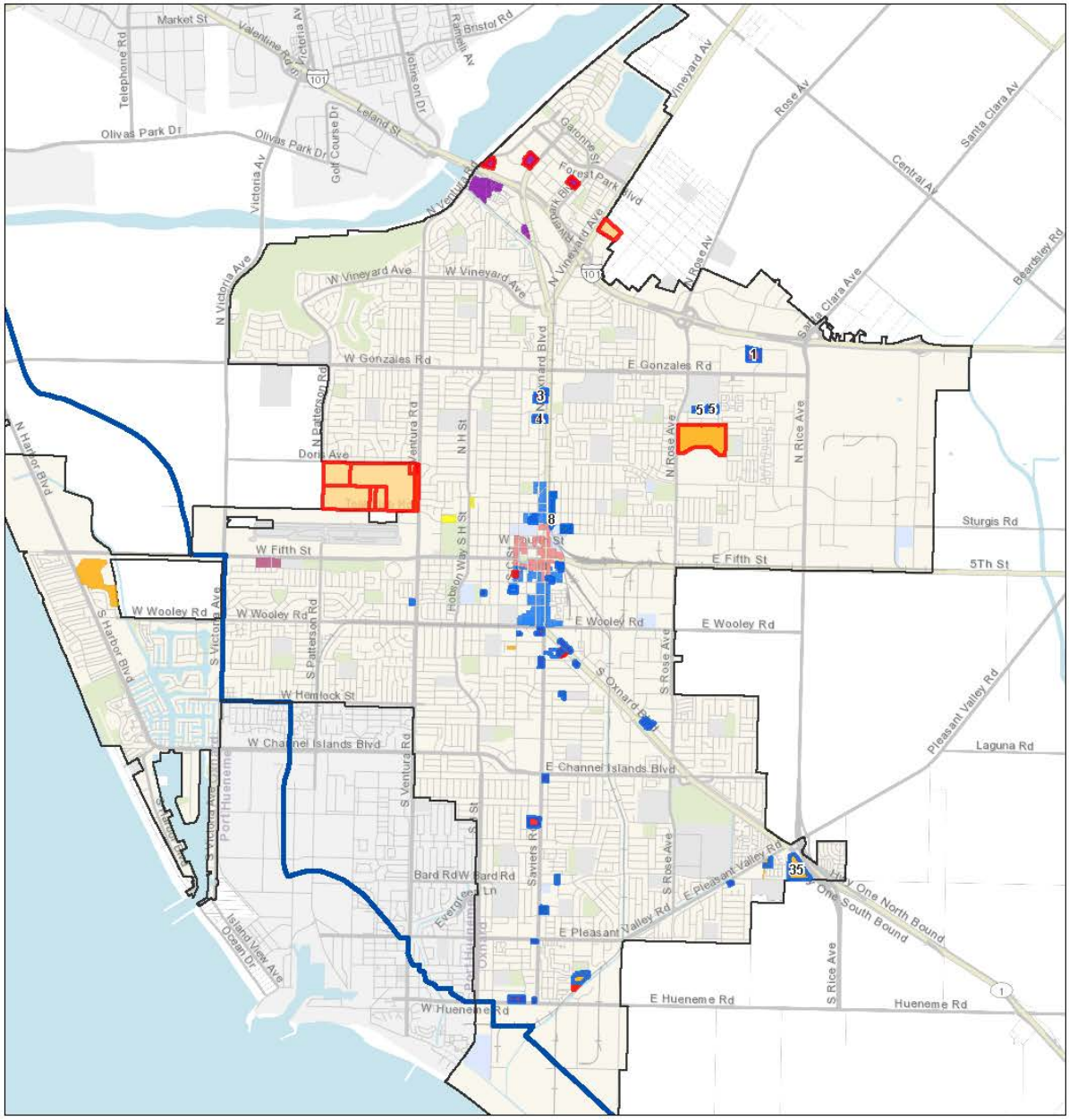


Figure S-1b. Site Inventory Map, Downtown Detail

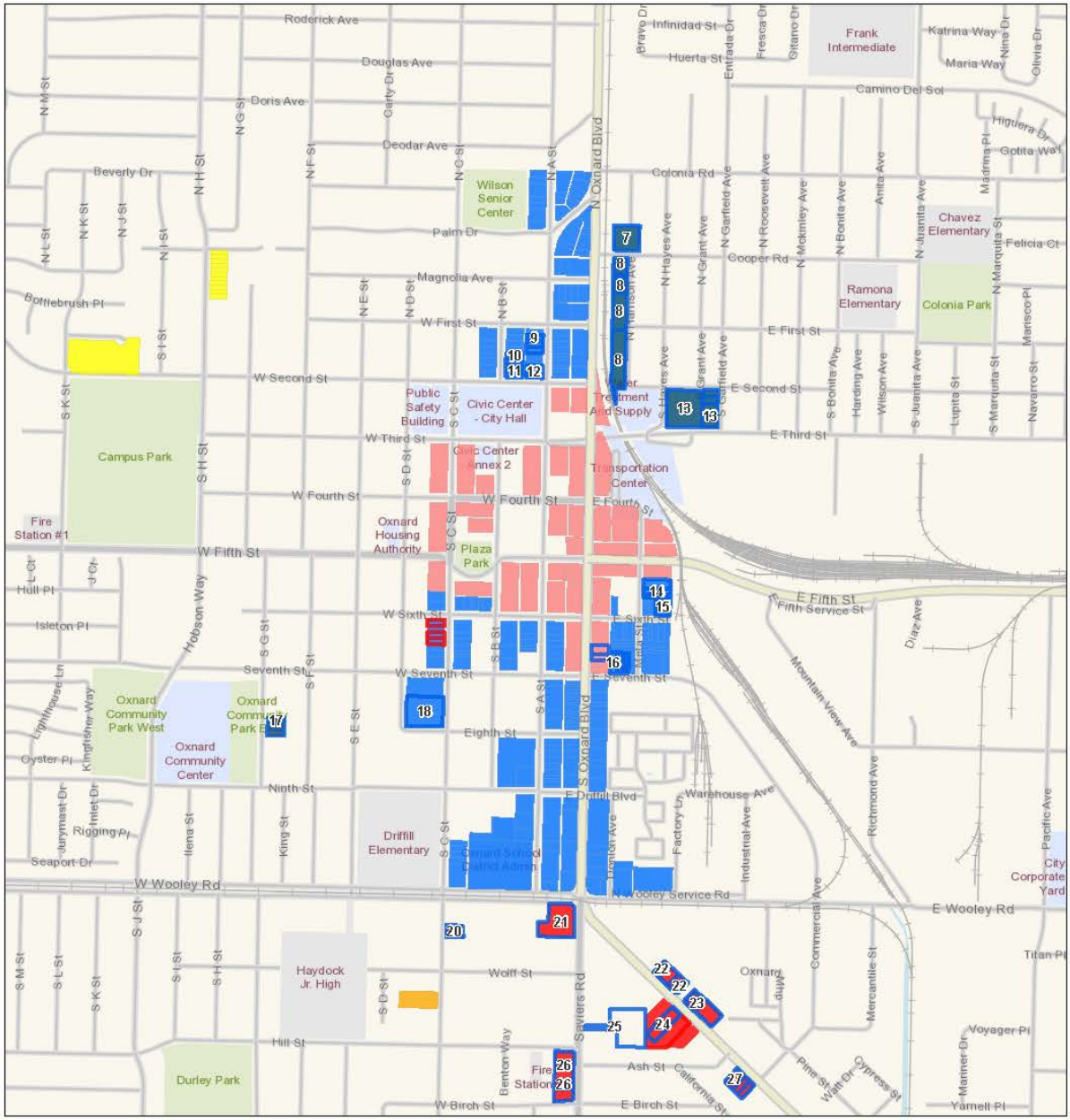
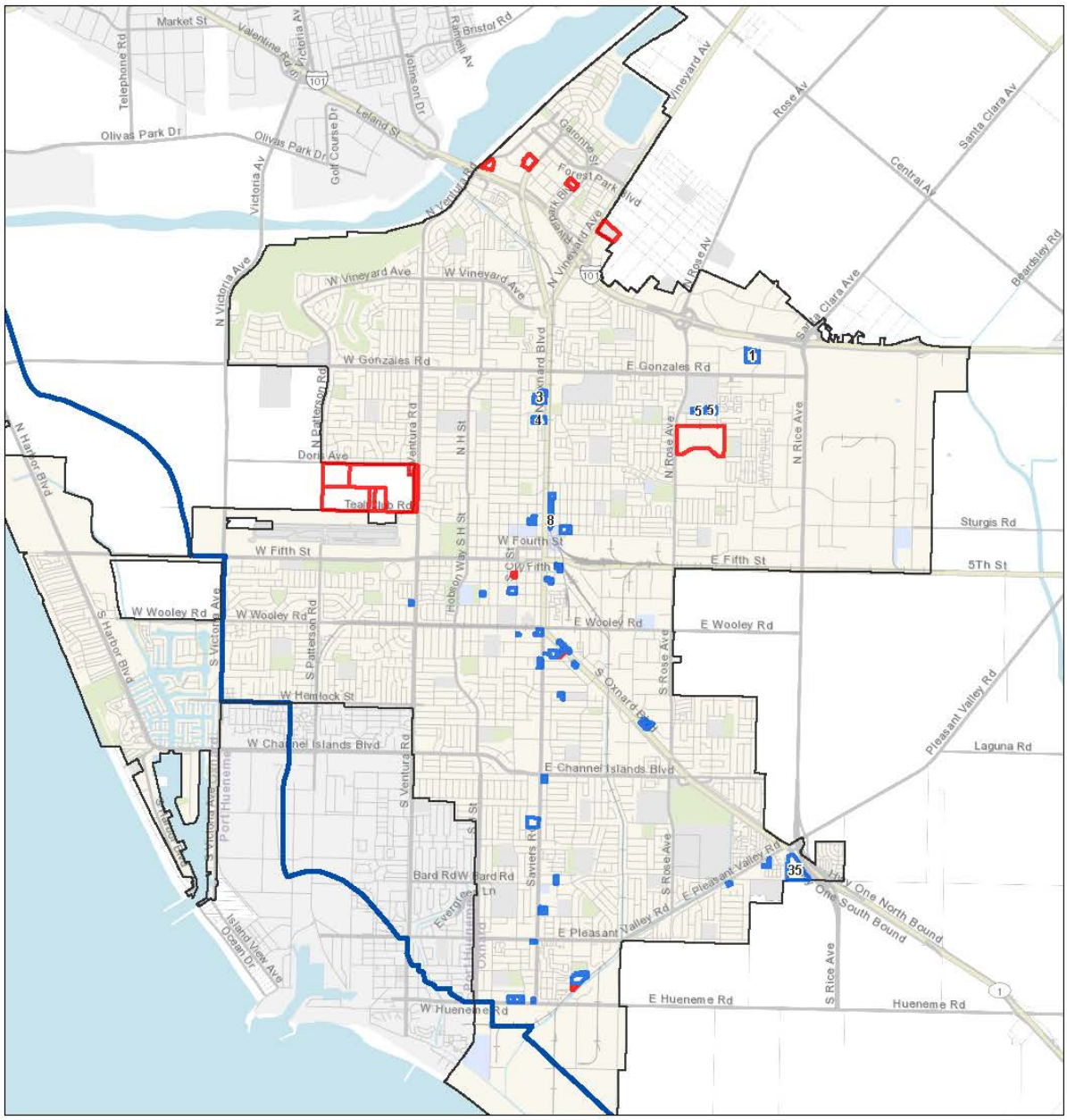


Figure S-2. Sites to Address Lower Income RHNA



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Housing Element Parcels - Finalists Low Income Overlay

Existing Projects (include Lower Income to address RHNA)

Sites to address Lower Income RHNA (#1-40)

City Boundary

Coastal Zone Boundary

1:48,000

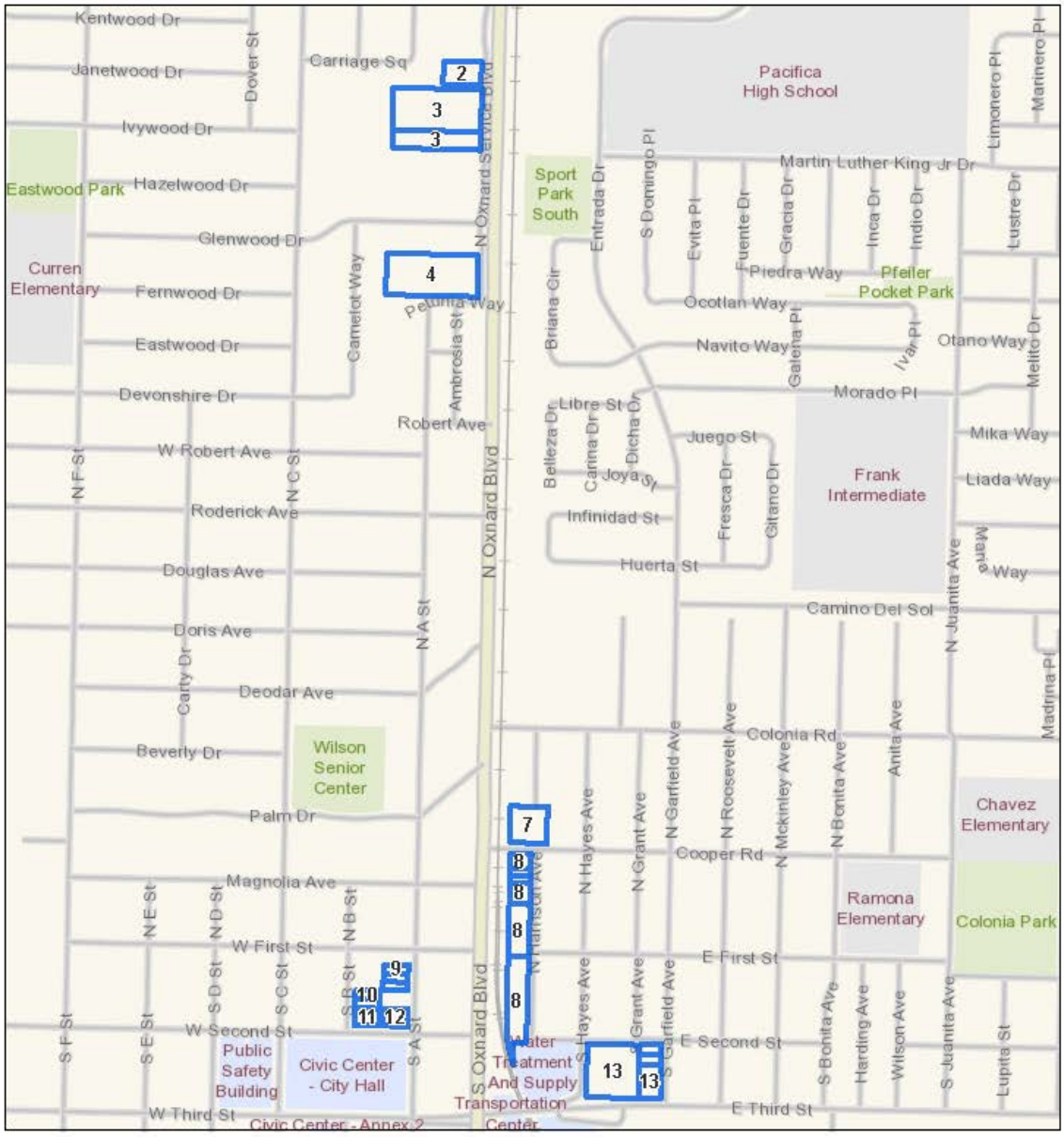
0 0.5 1 2 mi

0 0.75 1.5 3 km

ArcGIS Web AppBuilder

OEHHA, CalEPA | Ventura County Transportation Commission (VCTC) | Southern California Association of Governments (SCAG) | The City of Oxnard GIS Division. |

Figure S-2b. Sites to Address Lower Income RHNA, Detail



8/10/2021, 5:08:31 PM

1:9,600

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Housing Element Parcels - Finalists Low Income Overlay

Sites to address Lower Income RHNA (#1-40)

City Boundary

ArcGIS Web AppBuilder

OEHHA, CalEPA | Ventura County Transportation Commission (VCTC) | Southern California Association of Governments (SCAG) | The City of Oxnard GIS Division. |

Figure S-2c. Sites to Address Lower Income RHNA, Detail

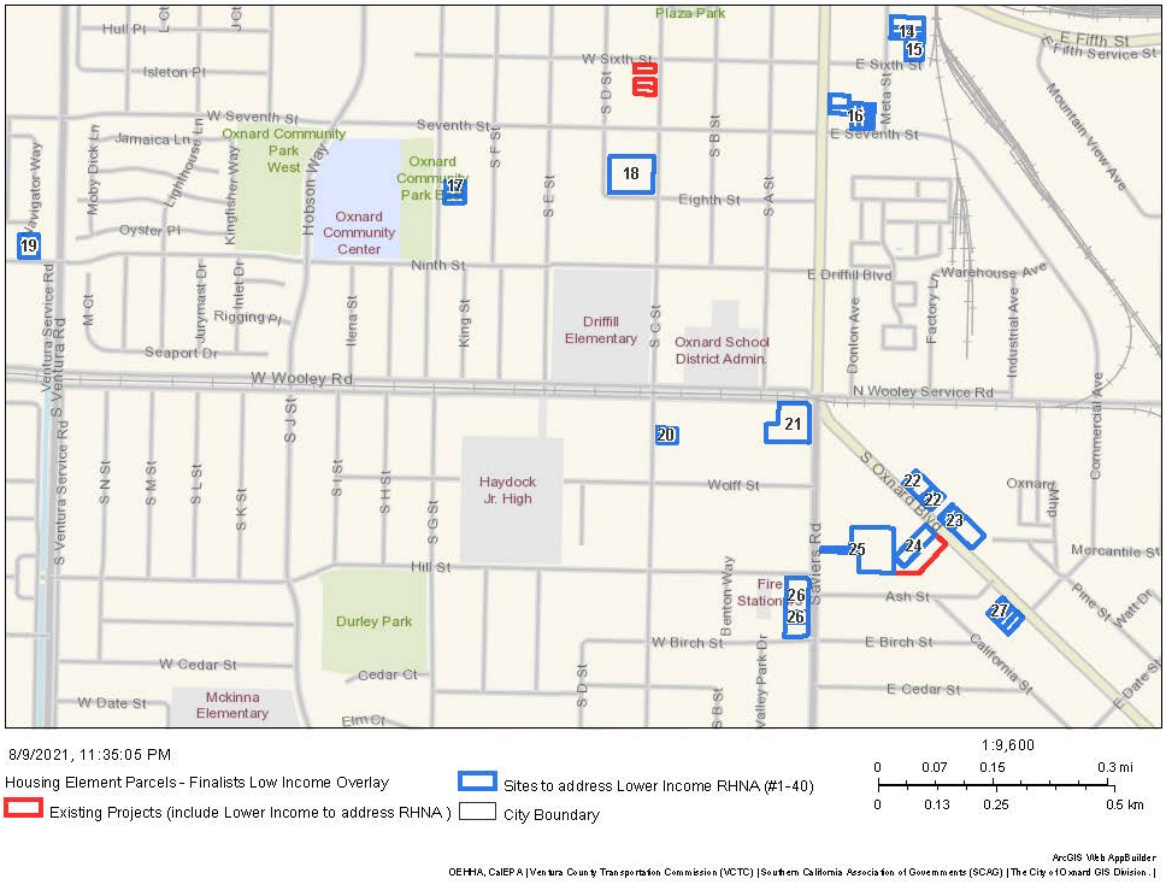
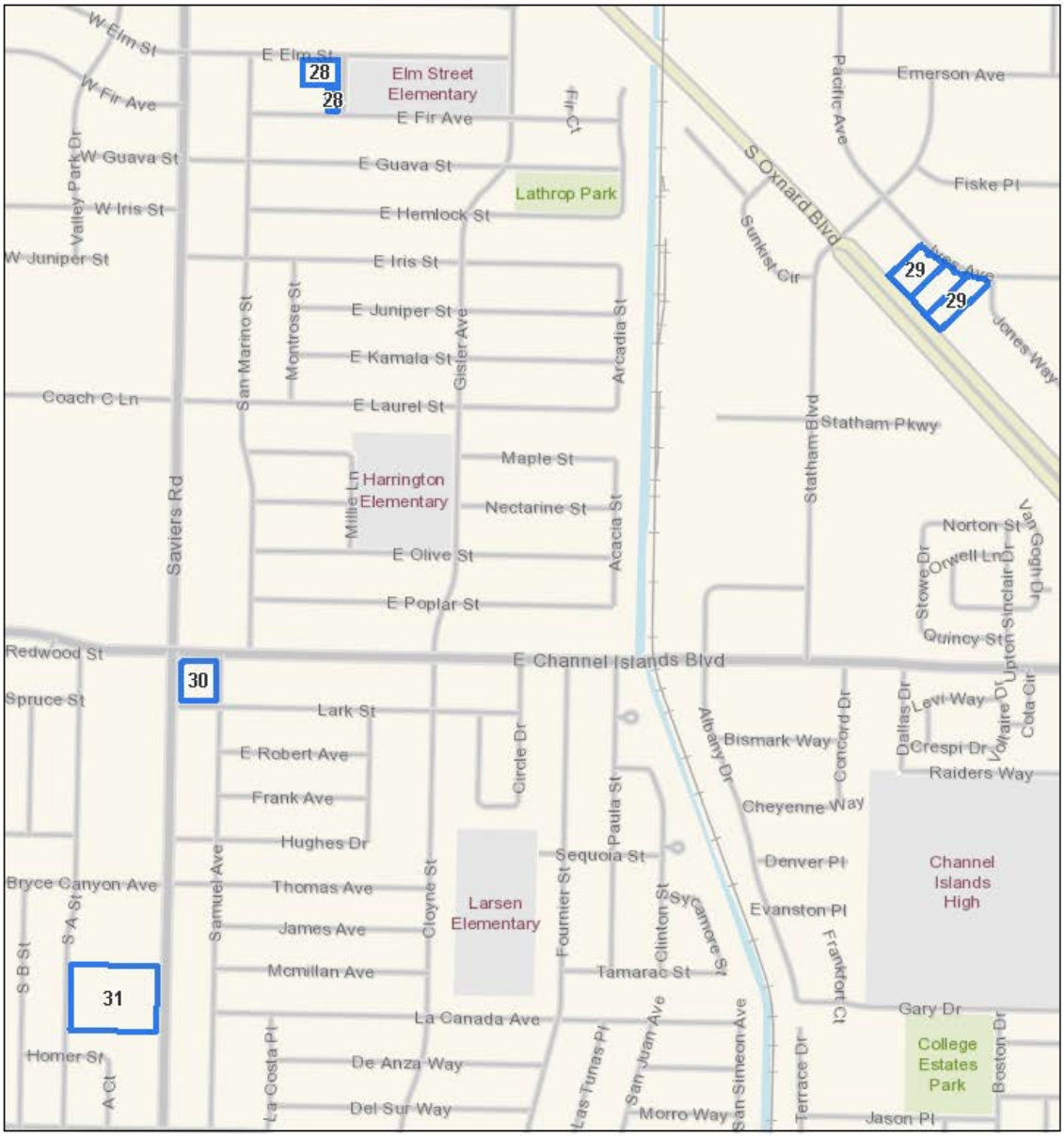


Figure S-2d. Sites to Address Lower Income RHNA, Detail



8/9/2021, 11:37:57 PM

1:9,600

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

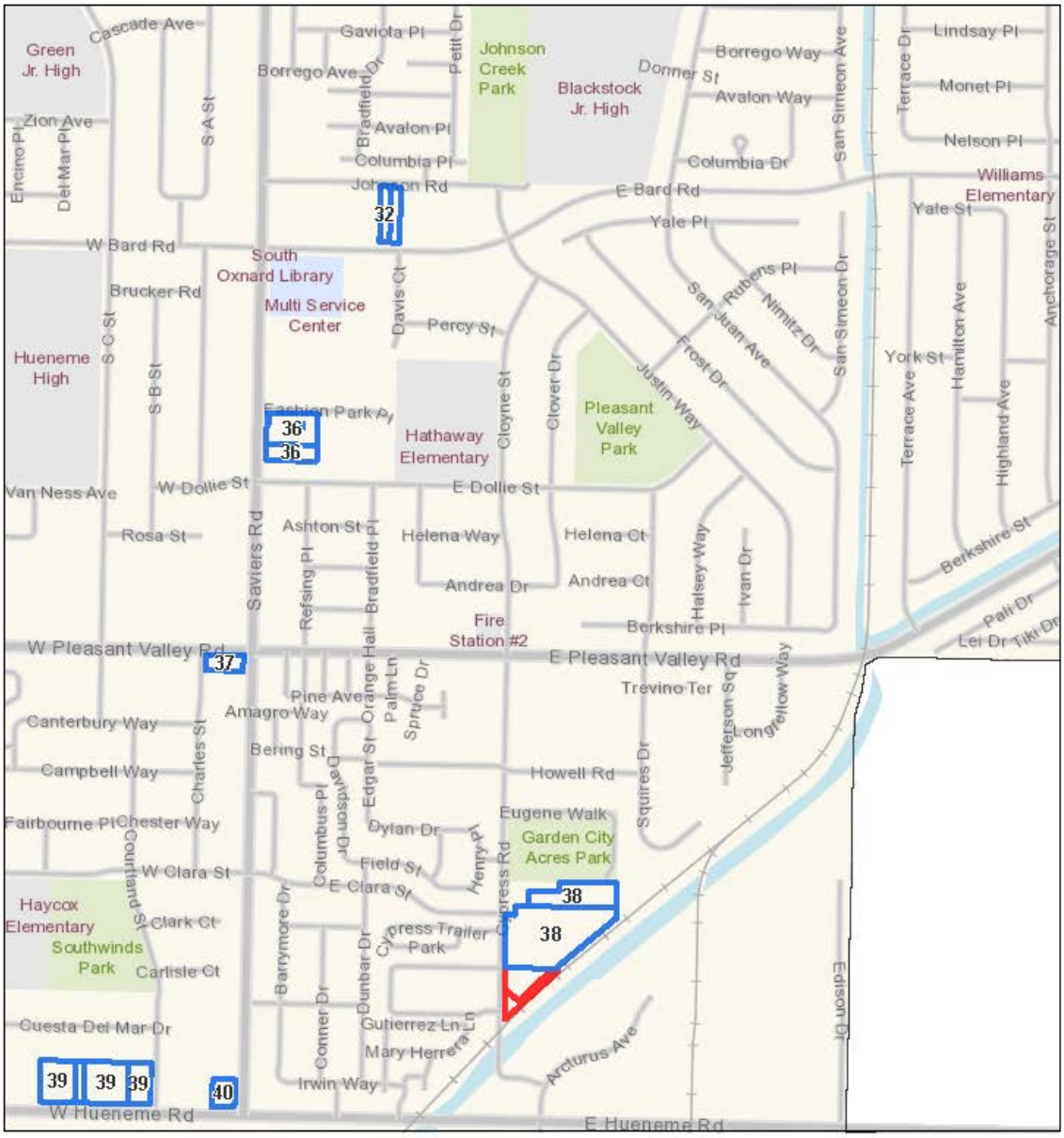
Housing Element Parcels - Finalists Low Income Overlay

Sites to address Lower Income RHNA (#1-40)

City Boundary

ArcGIS Web AppBuilder
OEHHA, CalEPA | Ventura County Transportation Commission (VCTC) | Southern California Association of Governments (SCAG) | The City of Oxnard GIS Division. |

Figure S-2e. Sites to Address Lower Income RHNA, Detail



8/9/2021, 11:40:30 PM

1:9,600

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Housing Element Parcels - Finalists Low Income Overlay

Existing Projects (include Lower Income to address RHNA)

Sites to address Lower Income RHNA (#1-40)

City Boundary

ArcGIS Web AppBuilder

OEHHA, CalEPA | Ventura County Transportation Commission (VCTC) | Southern California Association of Governments (SCAG) | The City of Oxnard GIS Division. |

Figure S-2f. Sites to Address Lower Income RHNA, Detail

8/9/2021, 11:42:02 PM

1:9,600

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Housing Element Parcels - Finalists Low Income Overlay

Sites to address Lower Income RHNA (#1-40)

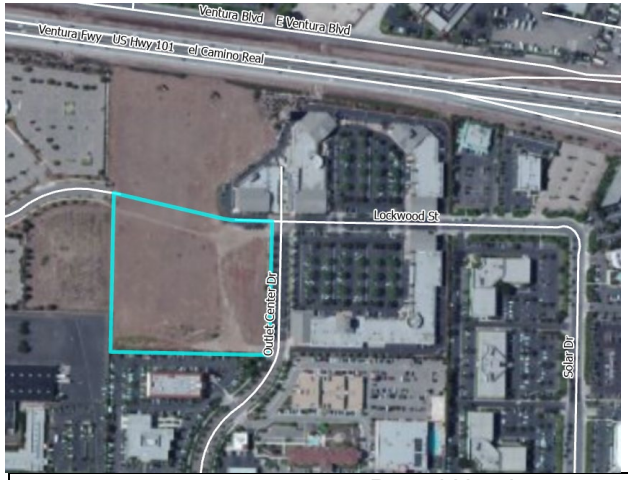
City Boundary

ArcGIS Web AppBuilder

OEHHA, CalEPA | Ventura County Transportation Commission (VCTC) | Southern California Association of Governments (SCAG) | The City of Oxnard GIS Division. |

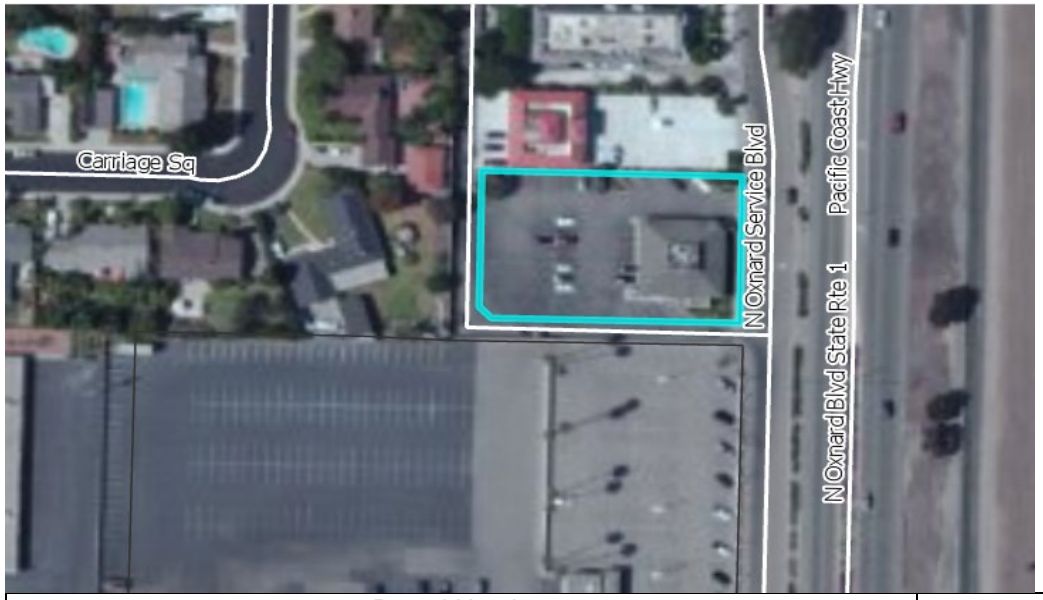
SITES TO ADDRESS THE LOWER INCOME RHNA

1. Outlet Center Drive/Lockwood



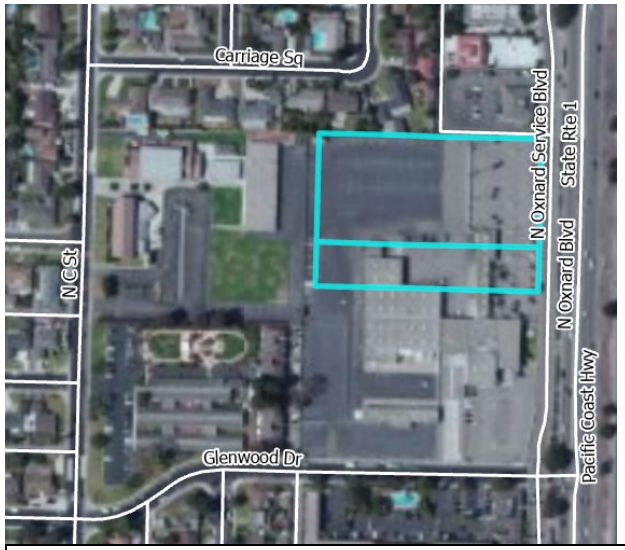
Parcel Number	213009028
Site Size (acre)	6.68
2030 General Plan	Business Research Park
Current Zoning	Business Research Park
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	Business Research Park Planned Development with Affordable Housing Discretionary Overlay
Proposed General Plan Land Use	Business Research Park
Vacant or Non-Vacant	Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 dwelling units per acre (du/ac)
Realistic/Net Units	342 lower income
Property Owner Interest in Residential Development?	Yes
Existing formal application in process to develop 174 senior apartments with kitchens (Lockwood 1) as 100% affordable (10% affordable to extremely low income, 10% affordable to very low income and 80% affordable to low income) and 168 unit apartment building (Lockwood 2) as 100% affordable to lower income households. This site is near retail and medical facilities (Kaiser, St. Johns, and senior/elderly Health Care Center Oxnard ADHC). The application is being processed concurrently with the Housing Element and associated Housing Element Programs 3 and 35 to allow housing on sites within the Business Research Park zone. See Program 35 in Chapter G for proposed program related to this site. The zoning changes to this site called for in Program 3 are scheduled to be in place before October 15, 2021 after which the project application would be finalized.	

2. 1601 N. Oxnard Boulevard



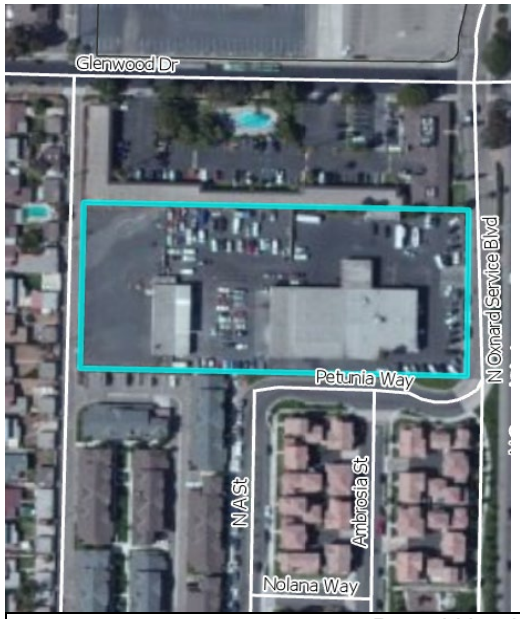
Parcel Number	200033407
Site Size (acre)	0.66
2030 General Plan	Commercial General
Current Zoning	General Commercial – Planned Development
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial – Planned Development with Affordable Housing Discretionary Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	16 lower income
Property Owner Interest in Residential Development?	No response received yet from property owner
Adjacent to another site proposed to address lower-income Regional Housing Needs Assessment (RHNA), along Oxnard Boulevard, across from Pacifica High School. Older restaurant building on an underutilized property. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.	

3. 1345 N. Oxnard Boulevard



Parcel Number(s)	200010002, 200010003
Site Size (acre)	2.83 and 1.14 acres – treated as one site
2030 General Plan	Commercial General
Current Zoning	General Commercial – Planned Development
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Proposed General Plan Land Use	General Commercial – Planned Development with Affordable Housing Permitted Overlay
Vacant or Non-Vacant	Commercial General
Repeat Site?	Non-Vacant
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	195 lower income
Property Owner Interest in Residential Development?	Yes
Underutilized auto dealerships along transit line. The site is located near grocery stores, schools, big box shopping, and bus. Good location for high-density housing. Good potential for full redevelopment. Owner expressed interested in multi-family development in response to owner survey in January 2021. A Developer has also approached the City with interest in developing 168 senior apartments as 100% affordable to lower income on the 2.83 acre parcel once the City has placed the affordable housing overlay on the site The estimated capacity on the 1.14 acre parcel is 27 units. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 30 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow up to an 80% density bonus, parking reduction and up to four development concessions. The site is also within an identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.	

4. 1205 N. Oxnard Boulevard



Parcel Number	200008219
Site Size (acre)	2.84
2030 General Plan	Commercial General
Current Zoning	General Commercial – Planned Development - AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial – Planned Development with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	68 lower income
Property Owner Interest in Residential Development?	Yes
Underutilized former auto dealership along transit line; therefore, a suitable location for higher-density development. Good potential for full redevelopment. Property owner responded to survey and is agreeable to the affordable housing overlay zone on General Commercial zoned property, which allows flexibility in redevelopment. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 30 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow up to an 80% density bonus, parking reduction and up to four development concessions. Site is also within identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.	

5. St. John's Medical Center Parcels

Parcel Number(s)	213003137, 213003138
Site Size (acre)	2.56
2030 General Plan	Public / Semi Public
Current Zoning	Business Research Park
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	Business Research Park Planned Development with Affordable Housing Discretionary Overlay
Proposed General Plan Land Use	Business Research Park
Vacant or Non-Vacant	Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	112 lower income
Property Owner Interest in Residential Development?	N/A (vacant site)
Both parcels are on the St. John's hospital campus and are owned by the hospital. Vacant landscape parcel in front of St. John's Hospital at Socorro Way entrance and the adjacent parcel that has been vacant for 25 years. Currently, it is used for a staging area and is unpaved. These parcels are adjacent to medium-density residential development. See Program 35 in Chapter G for proposed program related to this site.	

6. 121 Cooper Road

Parcel Number	201005111
Site Size (acre)	1.00
2030 General Plan	Light Industrial
Current Zoning	Light Manufacturing
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial Planned Development with Affordable Housing Discretionary Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	24 lower income
Property Owner Interest in Residential Development?	Yes

Within La Colonia neighborhood. Surrounded by medium-density residential to the east and the railroad to the west. Five blocks from an elementary school, and within High Quality Transit Area. As of February 2021, parcel is for sale. The property owner has expressed interest in development of the site with housing. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre and the recent update to State Density Bonus, which will allow up to an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within ½ mile of the Oxnard Transit Center, which is a major transit stop, and is identified as within the 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.

8. Harrison Avenue parcels by Union Pacific Railroad

Parcel Number(s)	201011301, 201011302, 201011303, 201011312, 201011315, 201011314
Site Size (acre)	2.89
2030 General Plan	Industrial Limited
Current Zoning	Limited Manufacturing
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial Planned Development with Affordable Housing Discretionary Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	68 lower income
Property Owner Interest in Residential Development?	Yes
Underutilized industrial lots along Harrison Street and railroad, includes Mission Bargain Center, Ventura Co. Rescue, vacant lot, and small businesses. This site is within the La Colonia neighborhood, north of water treatment facility. It is five blocks from an elementary school. This might be a good site for mixed-use development. Rescue Mission expressed interested in development of a homeless shelter, which would benefit from Program 14 Shelter	

Development, a men's recovery center and a commercial kitchen. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre and the recent update to State Density Bonus, which will allow up to an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within ½ mile of the Oxnard Transit Center, which is a major transit stop, and is identified as within the 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. Four of the parcels are smaller than 0.5 acres; therefore this site would also benefit from Program 5 for lot consolidation fee waiver for small sites. Table F-2 in Chapter F provides examples of successful small site consolidation in Oxnard.

9. 111 S. A Street

Parcel Number(s)	202005402, 202005403, 202005404
Site Size (acre)	0.48
2030 General Plan	Downtown
Current Zoning	Downtown General
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Vacant
Repeat Site?	Yes, but zoning and density was changed since previous Housing Element so by-right requirements do not apply.
Density or Proposed Density (units per acre)	Unlimited
Realistic/Net Units	48 lower income
Property Owner Interest in Residential Development?	No response received yet from property owner – included here because although the sites is vacant this is a small site less than 0.5 acres
This site is located on vacant lots in the downtown, which does not have a restriction on density. Unit number is based on trends in approved/built projects in the Downtown. This site is adjacent to recently approved Navigation Center project (116 units/acre, affordable), and proposed Sandpiper project (175 units/acre, mostly market rate). The site is also within ½ mile of the Oxnard Transit Center, which is a major transit stop, and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. The site will also benefit from Program 5 for lot consolidation fee waiver for small sites. Table F-2 in Chapter F provides examples of successful small site consolidation in Oxnard.	

10. Urban Lofts, 136 S. B Street

Parcel Number	202005409
Site Size (acre)	0.16
2030 General Plan	Downtown
Current Zoning	Downtown General
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes, but zoning and density was changed since previous Housing Element so by-right requirements do not apply.
Density or Proposed Density (units per acre)	Unlimited
Realistic/Net Units	2 lower, 18 moderate = 20 total
Property Owner Interest in Residential Development?	Yes
The Urban Lofts project is proposed 5-story, mixed use apartment building, with 22 dwelling units (2 deed restricted to very low income) dwelling units and ground floor commercial. The proposed density for this project is 125 units per acre. Project entitlements are anticipated for 2021, with development in 2022. The site is located within ½ mile of the Oxnard Transit Center, which is a major transit stop (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC].	

11. Navigation Center

Parcel Number(s)	202005407, 202005408
Site Size (acre)	0.48
2030 General Plan	Downtown
Current Zoning	Downtown General
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes, but zoning and density was changed since previous Housing Element so by-right requirements do not apply.
Density or Proposed Density (units per acre)	Unlimited
Realistic/Net Units	56 lower income
Property Owner Interest in Residential Development?	Yes
Preliminarily approved City Navigation Center which would include 56 permanent supportive housing units in same building as lower barrier navigation center with services and temporary housing. The City is contributing $1.5 million in non-general fund restricted cash plus the donation of real property ($1 million). The Navigation Center received entitlements in December 2020 and is securing funding before applying for building permits. Development is anticipated in 2022. Proposed project density is 116 du/ac. The site is located within ½ mile of the Oxnard Transit Center, which is a major transit stop (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC].	

12. Sandpiper, 155 S. A Street

Parcel Number	202005406
Site Size (acre)	0.33
2030 General Plan	Downtown
Current Zoning	Downtown General
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	Unlimited
Realistic/Net Units	6 lower, 50 moderate = 56 total
Property Owner Interest in Residential Development?	Yes
The Sandpiper project is a proposed 5-story, 58,432 sf mixed use apartment building, with 50 market rate and 6 deed restricted (3 very low and 3 low income) dwelling units and 2,370 sf of commercial on the ground floor. The proposed density for this downtown project is 175 units per acre. Project entitlements are anticipated for 2021, with development in 2022. The site is located within ½ mile of the Oxnard Transit Center, which is a major transit stop (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC].	

13. 301 E. Third Street (Gold Coast Transit)

Parcel Number(s)	201011604, 201012907, 201012908, 201012906
Site Size (acre)	2.92
2030 General Plan	Limited
Current Zoning	Limited Manufacturing
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercia Planned Development with Affordable Housing Discretionary Overlay
Proposed General Plan Land Use	General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	70 lower income
Property Owner Interest in Residential Development?	Yes
Former use was Gold Coast Transit. Existing use is a vacant building and parking. Site is within a High Quality Transit Area/Corridor, a Transit Priority Area within ½ mile of the Oxnard Transit Center, which is a major transit stop, and within TCAC Low Resources area. The site is adjacent to residential development on two sides and is located four blocks from an elementary school and five blocks from a public park. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre and the recent update to State Density Bonus, which will allow up to an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. This site would also benefit from Program 5 for lot consolidation.	

14. Aspire, 536-538 S. Meta Street

Parcel Number(s)	201021308, 201021309, 201021310
Site Size (acre)	0.77
2030 General Plan	Downtown
Current Zoning	Downtown General
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	One vacant and two non-vacant parcels
Repeat Site?	Yes, but zoning and density was changed since previous Housing Element so by-right requirements do not apply.
Density or Proposed Density (units per acre)	Unlimited
Realistic/Net Units	87 lower income, 1 moderate = 88 total
Property Owner Interest in Residential Development?	Yes
The Aspire project, a.k.a. Central Terrace Apartments Project (Phase 2), is a proposed development on this site. The project will be 100 percent affordable to lower income with 87 restricted units and one manager's unit. The proposed density for this project is 114 dwelling units per acre. One of the parcels is City-owned. Project entitlements are anticipated for 2021, with development in 2022. The site is located within ½ mile of the Oxnard Transit Center, which is a major transit stop (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC].	

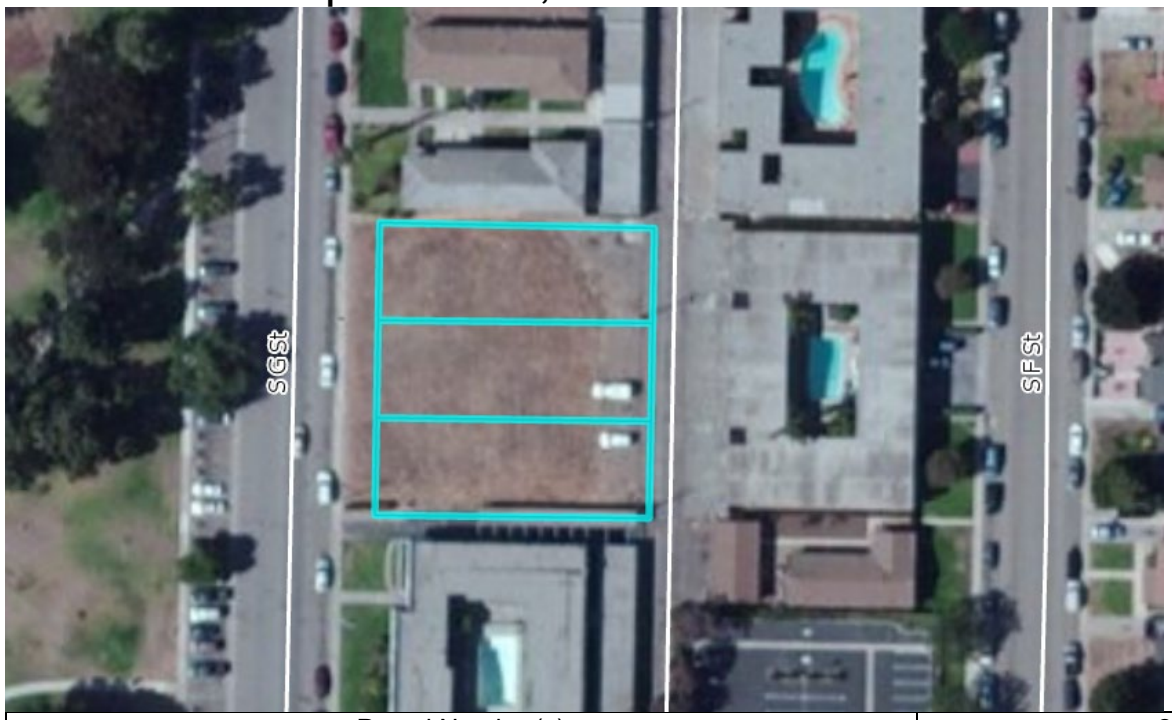
15. Central Terrace, 217–235 E. Sixth Street

Parcel Number	201021311
Site Size (acre)	0.42
2030 General Plan	Downtown
Current Zoning	Downtown General
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	Unlimited
Realistic/Net Units	86 lower, 1 moderate = 87 total
Property Owner Interest in Residential Development?	Yes
The Central Terrace Apartments Project is proposed on this site, which includes a 5-story podium style building with 2,375 sf of ground floor commercial. The project is 100 percent affordable with 86 restricted units and one manager's unit . The proposed density for this project is 207 dwelling units per acre. This is a vacant, unpaved lot currently used for parking. Project entitlements are anticipated for 2021, with development in 2022. The site is located within ½ mile of the Oxnard Transit Center, which is a major transit stop (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC].	

16. 7th & Meta, 131 E. Seventh Street

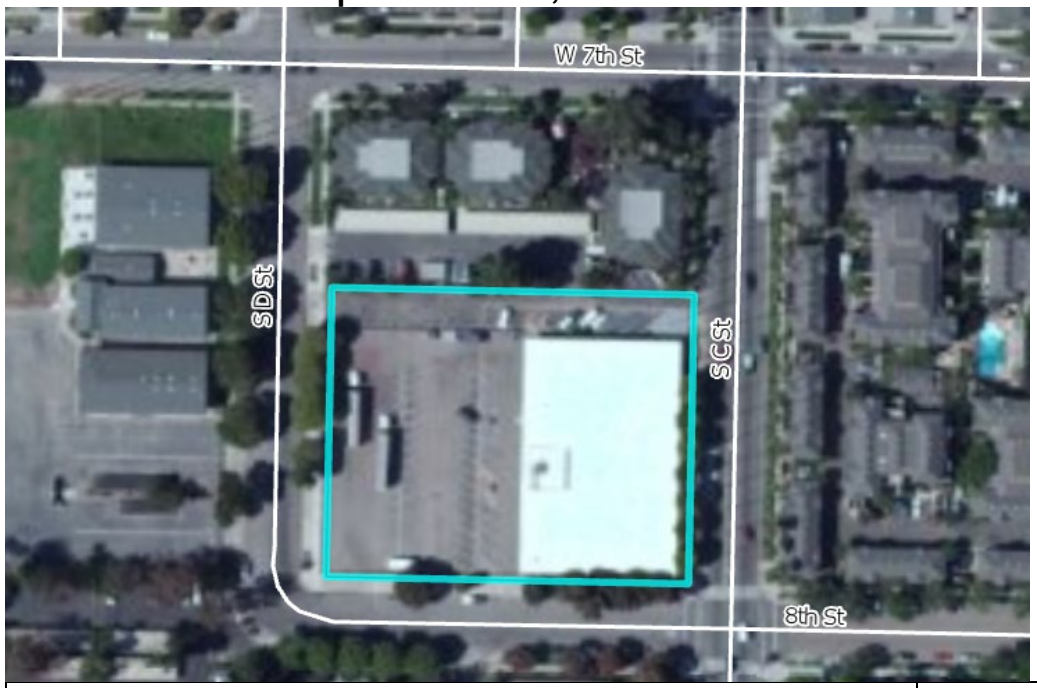
Parcel Number(s)	201027202, 201027203, 201027204, 201027205, 201027208, 201027209
Site Size (acre)	1.00
2030 General Plan	Downtown
Current Zoning	Downtown General and Downtown Core
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Vacant and Non-Vacant
Repeat Site?	Four of the parcels are repeat sites and two are not. The zoning and density was changed since previous Housing Element so by-right requirements do not apply.
Density or Proposed Density (units per acre)	Unlimited
Realistic/Net Units	50 lower income, 50 moderate income = 100 total
Property Owner Interest in Residential Development?	Yes
The 7th[t] and Meta project is proposed on this site. All but one of these parcels are owned by the City. The project would be a mixed-use development, up to at least six stories, with affordable housing and an optional permanent supportive housing (PSH) component (10 percent) in the upper levels. The proposed density for this project is 100 units per acre. Project entitlements are anticipated for 2021, with development in 2022. The site is located within ½ mile of the Oxnard Transit Center, which is a major transit stop (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC]	

17. G Street Apartments, 780 S. G Street



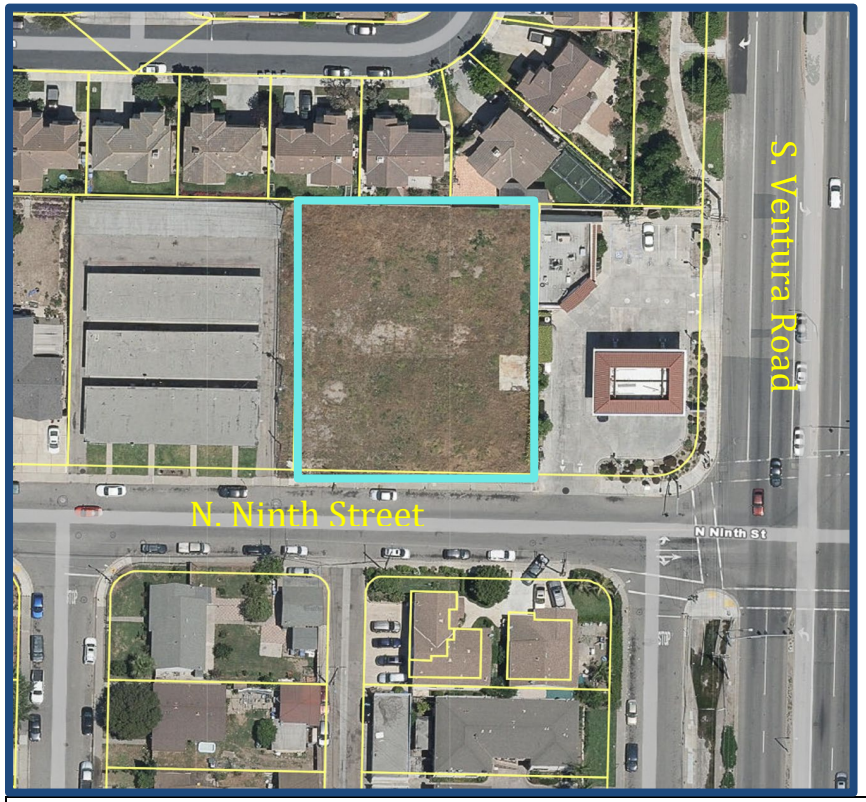
Parcel Number(s)	202015232, 202015231, 202015230
Site Size (acre)	0.48
2030 General Plan	Medium High Residential
Current Zoning	High Rise Residential
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 units per acre
Realistic/Net Units	2 lower income, 17 moderate income = 19 total
Property Owner Interest in Residential Development?	N/A (vacant site)
The City is reviewing an application for development of this parcel with 19 units. The site is under 0.5 acres. G Street Apartments, a 4-story apartment complex, is currently proposed for this site and will include 19 units (2 affordable to lower income households). Project entitlements are anticipated in 2021, with development in 2022. Table F-2 in Chapter F provides examples of successful small site consolidation in Oxnard.	

18. C. Street Apartments, 761 S. C Street



Parcel Number	202013503
Site Size (acre)	1.72
2030 General Plan	Downtown
Current Zoning	Downtown General
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	Unlimited
Realistic/Net Units	18 lower, 157 moderate = 175 total
Property Owner Interest in Residential Development?	Yes
The City is reviewing an application for development of this parcel. The site currently is improved with an abandoned single-story commercial building. C Street Apartments, a mixed-use 5-story apartment complex, is currently proposed for this site and will include 175 dwelling units (18 affordable to lower income, 157 moderate) and 1,000 sf of retail. Proposed density is 101 du/acre. Project entitlements are anticipated in 2021, with development in 2022. The site is located within ½ mile of the Oxnard Transit Center, which is a major transit stop (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC].	

19. 1505 W. Ninth Street



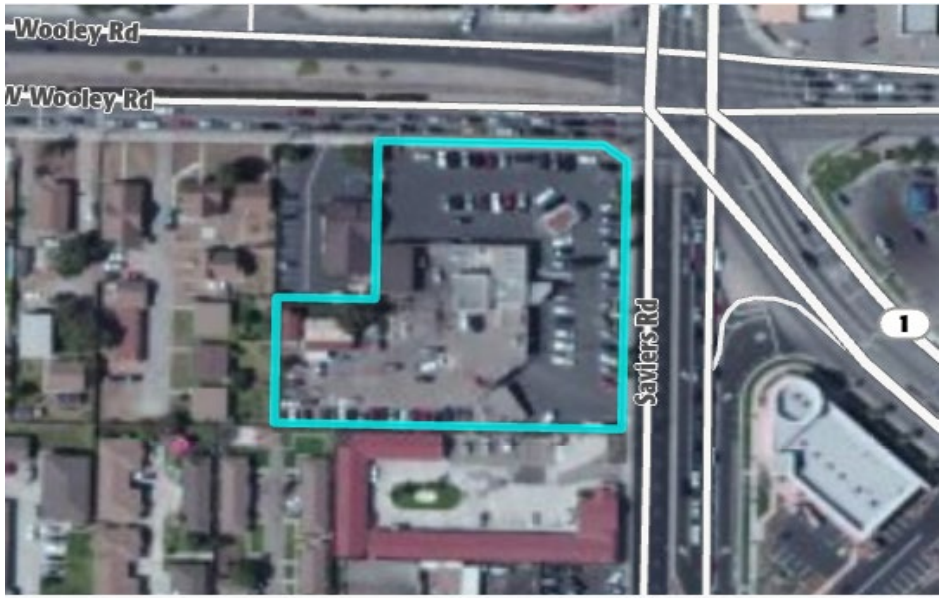
Parcel Number	183017331
Site Size (acre)	0.47
2030 General Plan	Commercial General
Current Zoning	General Commercial – Planned Development
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial – Planned Development with Affordable Housing Discretionary Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	11 lower income
Property Owner Interest in Residential Development?	Yes

The owner of this vacant commercial parcel contacted the City with interest in rezoning to allow multifamily development. The site is surrounded by Multifamily zoned properties with densities of up to 25 dwelling units/acre, is within 0.2 miles of Oxnard Community Park West, and is located along a transit line (Ventura Road, Bus 23). Site development will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. This parcel is less than 0.5 acres, and is similar in size to Site 17, which is proposed for development of 19 units on 0.48 acres.

20. 1132 S. C Street

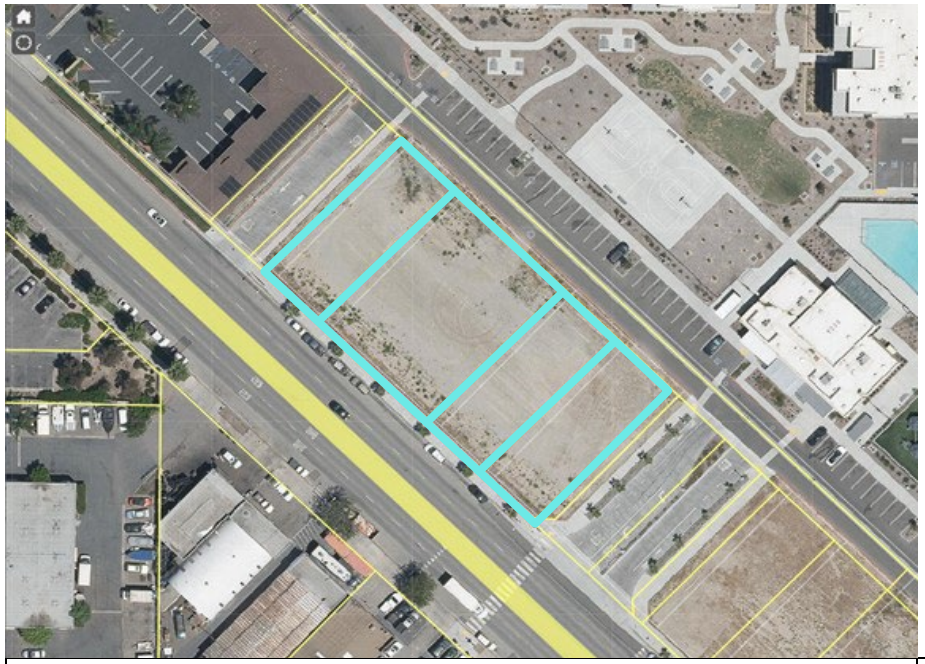
Parcel Number	203007028
Site Size (acre)	0.31
2030 General Plan	Commercial General
Current Zoning	General Commercial – Planned Development – AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial – Planned Development with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Vacant
Repeat Site?	Yes – Subject to Program 30 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	7 lower income
Property Owner Interest in Residential Development?	No response received yet from property owner – included here because although the sites is vacant this is a small site less than 0.5 acres
This parcel is adjacent to some high-density residential development and has single-family residential to the south. This parcel is less than 0.5 acres. . Site development will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 30 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow up to an 80% density bonus, parking reduction and up to four development concessions. The site is also within identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.	

21. 1101 S. Saviers Road



Parcel Number	203007034
Site Size (acre)	1.52
2030 General Plan	Commercial General
Current Zoning	General Commercial + AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	36 lower income
Property Owner Interest in Residential Development?	No response received yet from property owner
Underutilized former auto dealership along transit line; therefore, a suitable location for higher-density development. Could be a good site for mixed-use development. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction and up to four development concessions. The site is also within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.	

22. Drive-in Theater Site -1202-1210 S. Oxnard Boulevard



Parcel Number(s)	204002014, 204002011, 204002021, 204002033, 204002034, 204002037
Site Size (acre)	0.81
2030 General Plan	Commercial General
Current Zoning	General Commercial – Planned Development – AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial – Planned Development with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Vacant
Repeat Site?	Yes – Subject to Program 30 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	19 lower income
Property Owner Interest in Residential Development?	N/A (vacant site)
Former drive-in theater site; currently vacant. All six parcels have common owner. Appropriate for high-density residential development due to location along the Oxnard Blvd. transit corridor. The site is also adjacent to new 240-unit Gateway Station affordable housing development to the north. There are no development constraints on the site. Site development will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 5 for lot consolidation fee waiver, Program 30 for by-right development of projects with 20% affordable, and the recent update to	

State Density Bonus, which will allow up to an 80% density bonus, parking reduction and up to four development concessions. The site is also within identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. Table F-2 in Chapter F provides examples of successful small site consolidation in Oxnard.

23. 1240-1246 S. Oxnard Boulevard

Parcel Number(s)	204002027, 204002028, 204002039, 204002040, 204002041
Site Size (acre)	0.90
2030 General Plan	Commercial General
Current Zoning	General Commercial – Planned Development – AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial – Planned Development with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Vacant
Repeat Site?	Yes – Subject to Program 30 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	22 lower income
Property Owner Interest in Residential Development?	N/A (vacant site)
Former drive-in theater site; currently vacant. All four parcels have a common owner. Appropriate for high-density residential development due to location along transit corridor. Also adjacent to new 240-unit Gateway Station affordable housing development to the north. No development constraints. Site development will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 5 for lot consolidation fee waiver, Program 30 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow up to an 80% density bonus, parking reduction and up to four development concessions. The site is also within identified 2045 Regional Transportation Plan	

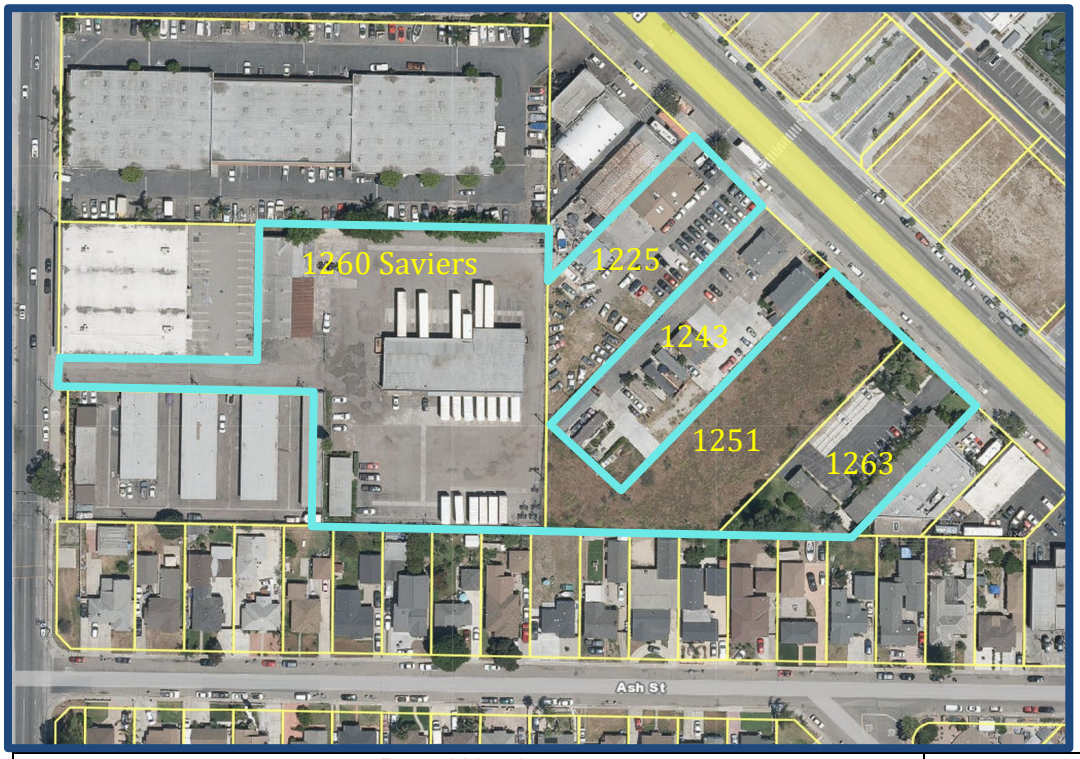
[RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. Table F-2 in Chapter F provides examples of successful small site consolidation in Oxnard.

24. 1243 S. Oxnard Boulevard

Parcel Number	204006004
Site Size (acre)	0.72
2030 General Plan	Commercial General
Current Zoning	General Commercial - AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	13 lower income
Property Owner Interest in Residential Development?	Yes

Existing use is HCD regulated mobile home park with approximately 10 mobile homes, and adjacent to vacant parcel on 1251 S. Oxnard Blvd.(Site 25). Owner is interested in developing 24 units on the property, or a net gain of 13 dwelling units. Redevelopment would be subject to the City’s existing Mobile Home Park Closure and relocation assistance requirements in Oxnard City Code Chapter 24. The parcel is underutilized and could accommodate up to 39 units with 80% density bonus. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction and up to four development concessions. The site is also within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.

25. 1251 S. Oxnard Boulevard and Adjacent Parcels



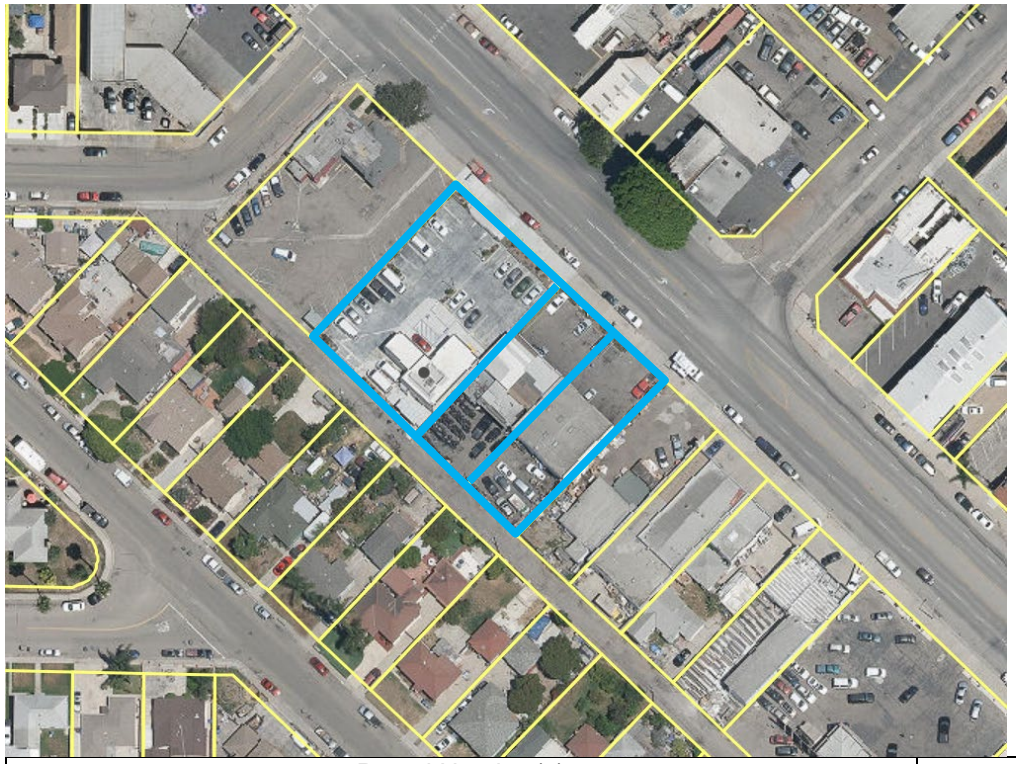
Parcel Number	204006012, 204006003, 204006013 & 204006026
Site Size (acre)	3.98
2030 General Plan	Commercial General
Current Zoning	General Commercial -AAHOP and General Commercial
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial – with Affordable Housing Permitted Overlay and General Commercial – with Affordable Housing Discretionary Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Vacant (0.85 acres) & Nonvacant (3.15 acres)
Repeat Site?	Yes – Subject to Program 30 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	87 lower income

Property Owner Interest in Residential Development?	Yes
During the City's owner interest survey in January 2021, the owner of the four parcels expressed interest interested in combining the parcels and developing residential use; therefore the parcels are included as a single site. The parcels fronting Oxnard Boulevard were included in prior Housing Element cycles and would be zoned to receive the Affordable Housing Permitted overlay (AHP) for by-right review with the provision of 20% affordable, while 1260 Saviers is a new housing element site that would be zoned to receive the Affordable Housing Discretionary overlay (AHD) and require a special use permit for development of housing. If the owner merges 1260 Saviers with one or more of the other parcels on this site that front Oxnard Blvd, the City will initiate a zone change for 1260 Saviers from AHD to AHP. The parcels fronting Oxnard Boulevard were included in prior Housing Element cycles, and 1263 Oxnard Blvd is developed with a row of single story rental units. Retention or replacement of those units is accounted for in the unit estimate for this site and they are not counted in the 87 units listed above. The site is appropriate for high-density residential development due to location along transit corridor, and is within a walking distance of Channel Islands High School. The site is next to an existing HCD mobile home park of approximately 10 mobile homes (not included as part of this site). Site development will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 30 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow up to an 80% density bonus, parking reduction and up to four development concessions. The site is also within identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.	

26. 1369 S. Saviers Road

Parcel Number(s)	203012041, 203012048, 203012050
Site Size (acre)	1.48
2030 General Plan	Commercial General
Current Zoning	General Commercial - AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	35 lower income
Property Owner Interest in Residential Development?	No response received yet from property owners
Along transit corridor; therefore, considered suitable for high-density residential development. Currently developed with commercial. Parcels have multiple owners. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 5 for lot consolidation fee waiver, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction and up to four development concessions. The site is also within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. Table F-2 in Chapter F provides examples of successful small site consolidation in Oxnard.	

27. 1345 S. Oxnard Boulevard and Adjacent Parcels



Parcel Number(s)	204007302, 204007317, 204007318
Site Size (acre)	1.02
2030 General Plan	Commercial General
Current Zoning	General Commercial - AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	20 lower income
Property Owner Interest in Residential Development?	No response received yet from property owners

Along transit corridor; therefore, suitable for higher-density residential development. The site is currently developed with multiple businesses, possibly multiple property owners. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 5 for lot consolidation fee waiver, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction and up to four development concessions. The site is also within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. Table F-2 in Chapter F provides examples of successful small site consolidation in Oxnard.

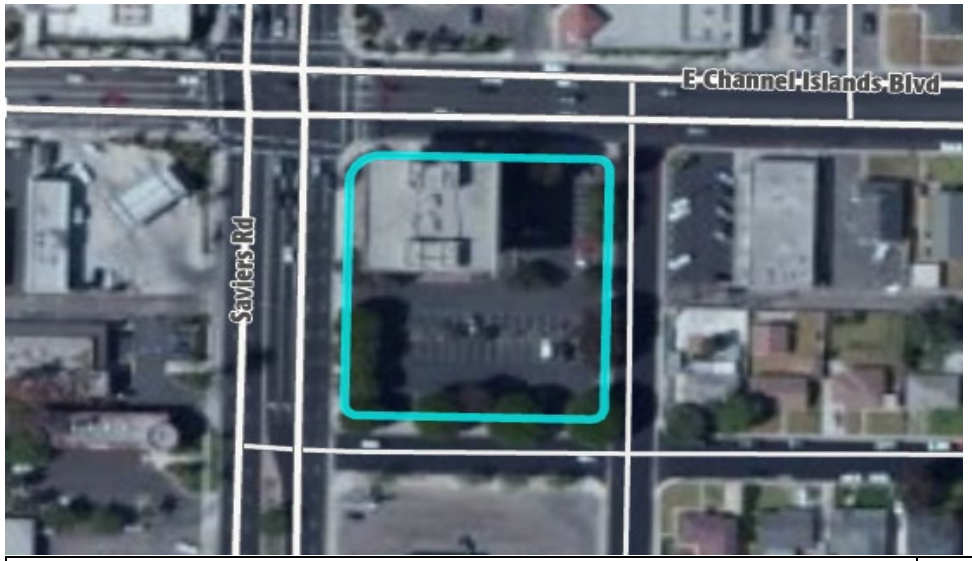
28. 271 E. Fir Avenue and 260 E. Elm Street

Parcel Number(s)	204008301, 204008315
Site Size (acre)	0.88
2030 General Plan	Residential Medium
Current Zoning	Garden Apartment
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	Residential Medium with Affordable Housing Discretionary Overlay
Proposed General Plan Land Use	Residential Medium
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	21 lower income
Property Owner Interest in Residential Development?	Yes
Existing church building. Owners have approached City about redevelopment to affordable units. The site is in a good location next to a new elementary school. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within ½ mile of a major transit stop on Saviers Road, and is identified as within the 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. Parcel 204008301 is smaller than 0.5 acres. Table F-2 in Chapter F provides examples of successful small site consolidation in Oxnard.	

29. Ives Avenue

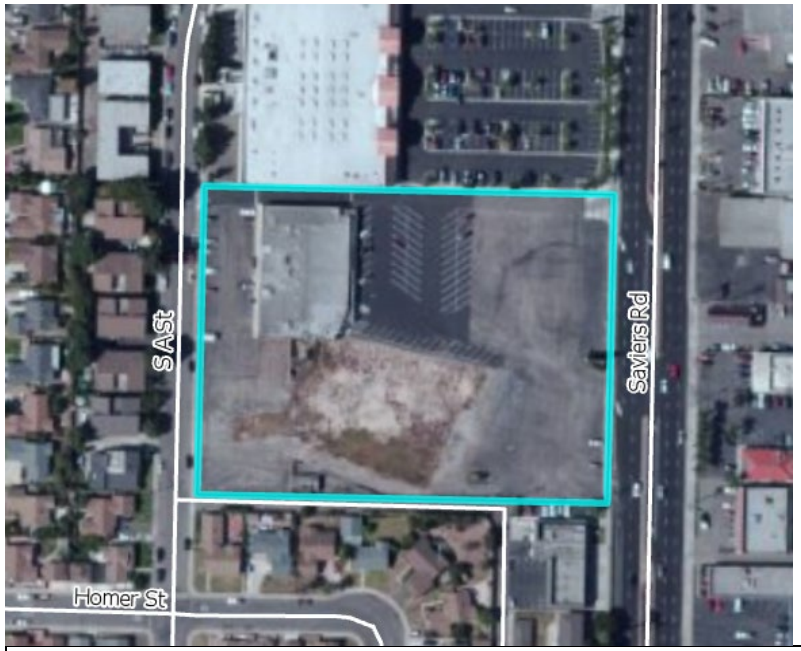
Parcel Number(s)	220027411, 220027413, 220027414
Site Size (acre)	2.91
2030 General Plan	Business Research Park
Current Zoning	Business Research Park
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	Business Research Park Planned with Affordable Housing Discretionary
Proposed General Plan Land Use	Business Research Park
Vacant or Non-Vacant	Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	70 lower income
Property Owner Interest in Residential Development?	N/A (vacant site)
The owner of all three parcels in this site has contacted the City and discussed interest in developing assisted living and independent living apartments on the site, and utilizing the Density Bonus to develop approximately 118 dwelling units on this site so actual units approved for this site may actually end up being substantially higher than 70. The site is within walking distance of a school, along a transit corridor and walkable to commercial. The site will benefit from Program 35 to allow housing in the Business Research Park zone and Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.	

30. 2900 Saviers Road



Parcel Number	219001803
Site Size (acre)	1.04
2030 General Plan	Commercial General
Current Zoning	General Commercial
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial with Affordable Housing Discretionary Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	25 lower income
Property Owner Interest in Residential Development?	Yes
The existing use is a four-story office building. The owner expressed interest in removing building and developing with multifamily. The site is along the transit corridor and therefore suitable for high-density residential development. The site is also within ½ mile of a major transit stop on Saviers Road (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] that will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. Under an 80% density bonus, the site could accommodate 56 dwellings (the 25 unit realistic count is based on HCD's guidelines to buffer 20% below the density under the proposed maximum density and is not a reflection of site constraints or how many units may actually be accommodated on the site under zoning or a density bonus).	

31. 3501 S. Saviers Road



Parcel Number	205044308
Site Size (acre)	4.21
2030 General Plan	Commercial General
Current Zoning	General Commercial - AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	101 lower income
Property Owner Interest in Residential Development?	Not Applicable
Former swap meet. Underutilized site with small businesses with likely short-term leases. Along transit corridor and next to a Ralphs grocery store; therefore, suitable for high-density residential development. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within ½ mile of a major transit stop on Saviers Road and is identified as within the 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.	

32. 300 and 320 Johnson Road

Parcel Number(s)	222016015, 222016016
Site Size (acre)	0.82
2030 General Plan	Residential Low Medium
Current Zoning	Multiple-Family Residential – Planned Development - AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	Planned Development with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Residential Low Medium
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	18 lower income
Property Owner Interest in Residential Development?	Yes
Underutilized with low-density residential (one residence on each parcel), so a net of 18 units that could be accommodated in addition to the two that are already there or two replacement units for the two that are already there.. A project was formerly approved on site for 24 units but was not developed. The site is near the Johnson Road Apartments, which are in the same zone on a similarly sized site (0.79 acres) and were approved for 19	

affordable units. The site is near a park and senior center to south. Multiple owners. Owner of 222016015 responded to City survey that they are very interested in developing 15 units. Owner of 222016016 also responded to City survey and expressed interest. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within ½ mile of a major transit stop on Saviers Road (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. Both parcels are smaller than 0.5 acre; the site would therefore also benefit from Program 5 lot consolidation fee waiver for small sites. Table F-2 in Chapter F provides examples of successful small site consolidation in Oxnard.

33. 2100 E. Pleasant Valley Road

Parcel Number	225005330
Site Size (acre)	0.54
2030 General Plan	Commercial General
Current Zoning	General Commercial – Planned Development
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial – Planned Development with Affordable Housing Discretionary Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	13 lower income
Property Owner Interest in Residential Development?	No response received yet from property owner
Underutilized parcel with one abandoned structure. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within ½ mile of a major transit stop at Oxnard College (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.	

34. Dansk Phase II, 2300 E. Pleasant Valley Road

Parcel Number	225001427
Site Size (acre)	1.05
2030 General Plan	Residential Low Medium
Current Zoning	Multiple-Family Residential
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	Residential Low Medium
Proposed General Plan Land Use	Multiple-Family Residential with Affordable Housing Discretionary Overlay
Vacant or Non-Vacant	Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	5 lower income, 41 moderate income = 46 total
Property Owner Interest in Residential Development?	N/A (vacant site)
The City is reviewing an application for development of this parcel with 46 units. The site is a remaining vacant portion of approved subdivision. Site development will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, and up to four development concessions.	

35. Pleasant Valley Road and Oxnard Boulevard

Parcel Number	225001418
Site Size (acre)	13.94
2030 General Plan	Residential Low Medium
Current Zoning	Multiple-Family Residential - AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	Multiple-Family Residential with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Residential Low Medium
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	88 lower income and 246 moderate income = 334 total
Property Owner Interest in Residential Development?	No response received yet from property owner
Existing use is active agriculture. The site is catty-corner to a junior high school and elementary school, along a transit corridor (Hwy. 1) and is within a 15 minute walk of Oxnard College, which is the 3rd largest employer in Oxnard (See Table B-9 of the 2021 - 2029 Housing Element); therefore this site is suitable for high-density residential development and would fill a need for affordable housing near Oxnard College for employees and students. Other sites larger than 10 acres have developed or been approved with affordable housing during the 5th round Housing Element planning period including Wagon Wheel Specific Plan and Rio Urbana. Site development will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow up to an 80% density bonus, parking reduction and up to four development concessions.	

36. 4700 and 4684 S. Saviers Road

Parcel Number(s)	222015202, 222015208
Site Size (acre)	1.74
2030 General Plan	Residential Medium High
Current Zoning	High Rise Residential – Planned Development - AAHOP
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	36 lower income
Property Owner Interest in Residential Development?	Possibly
Underutilized site. Current use is a service lodge and truck rental. The site is within walking distance of an elementary school and along transit corridor. Owner responded to City survey and expressed some interest. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within ½ mile of a major transit stop on Saviers Road (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.	

37. Pleasant Valley Road and Saviers Road

Parcel Number	222010201
Site Size (acre)	0.44
2030 General Plan	Commercial General
Current Zoning	General Commercial – Planned Development – AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	Commercial General
Proposed General Plan Land Use	General Commercial – Planned Development with Affordable Housing Permitted Overlay
Vacant or Non-Vacant	Vacant
Repeat Site?	Yes – Subject to Program 30 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	11 lower income
Property Owner Interest in Residential Development?	No response received yet from property owner – included here because although the sites is vacant this is a small site less than 0.5 acres
This site is along a transit corridor and across from grocery store. It is within walking distance of a high school. This parcel is less than 0.5 acres, and is similar in size to Site 17, which is proposed for development of 19 units on 0.48 acres. In addition, Table F-2 in Chapter F provides examples of successful small site consolidation in Oxnard. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 30 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within ½ mile of a major transit stop at Oxnard College (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.	

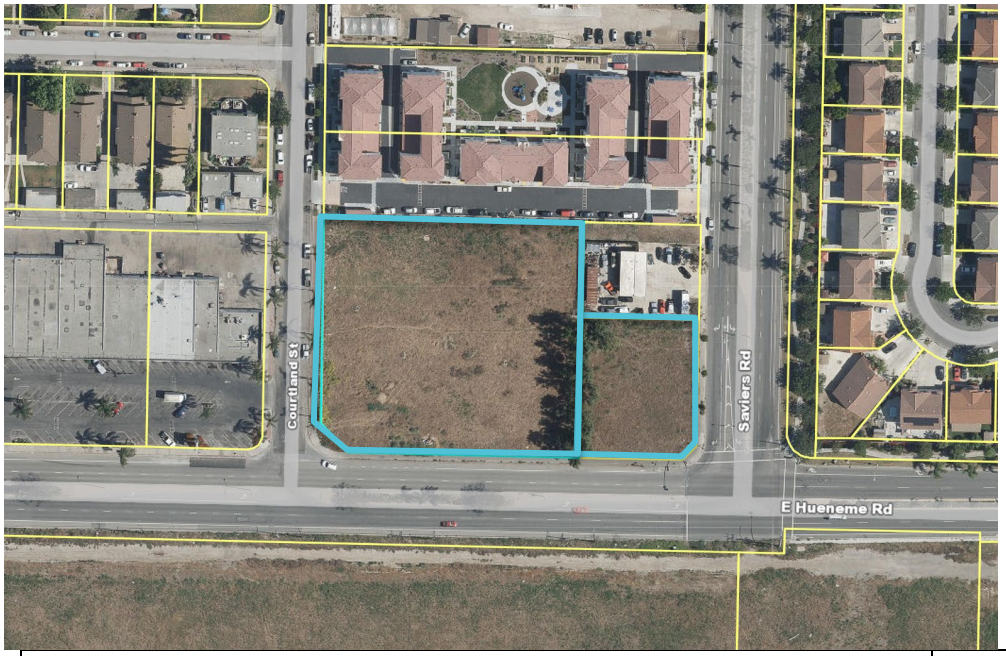
38. Cypress Place at Garden City, 5536 and 5482 Cypress Road

Parcel Number(s)	223004102, 223009001
Site Size (acre)	5.26
2030 General Plan	Residential Low Medium
Current Zoning	Multiple-Family Residential - AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	Multiple-Family Residential with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Residential Low Medium
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes – Subject to Program 31 in Section G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	150 lower income
Property Owner Interest in Residential Development?	Yes
Proposed Cypress Place and Garden City Apartments, Peoples Self-Help Housing. Proposed project would be 150 units all affordable to very low-income households. This project was entitled in January 2021 but is securing funding before submitting for building permits. Development is anticipated in 2022. City is replacing existing AH zone associated with former AAHOP program with Affordable Housing Permitted Overlay to retain affordable development options for site. The site is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC].	

39. 201 W. Hueneme Road

Parcel Number(s)	222008255, 222008256, 222008258, 222008259
Site Size (acre)	3.45
2030 General Plan	Commercial General
Current Zoning	General Commercial - AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	83 lower income
Property Owner Interest in Residential Development?	Yes
One of the four parcels making up this site is vacant. The rest is an older strip mall. The owner of the four parcels responded to City owner interest survey in January 2021 and is interested to the affordable housing overlay zone. A park and elementary school are within one block. High-density residential development area. All four parcels are owned by single owner. Owner responded to City survey and expressed interested in redeveloping, but had questions. Site redevelopment will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. Parcel 222008258 is smaller than 0.5 acres; this site would therefore also benefit from Program 5 for lot consolidation fee waiver for small sites. Table F-2 in Chapter F provides examples of successful small site consolidation in Oxnard.	

40. 161 W. Hueneme Road and 5777 S. Saviers Road



Parcel Number	222001130, 222001111
Site Size (acre)	2.15
2030 General Plan	Commercial General
Current Zoning	General Commercial – Planned Development – AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercial – Planned Development with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Vacant
Repeat Site?	Yes – Subject to Program 30 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	52 lower income
Property Owner Interest in Residential Development?	N/A (vacant site)
Near transit corridor, park and elementary school within one block. Site development will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 5 for lot consolidation fee waiver, Program 30 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow up to an 80% density bonus, parking reduction and up to four development concessions. The site is also within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from	

Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. Parcel 22200111 is smaller than 0.5 acres. This parcel is similar in size to Site 17, which is proposed for development of 19 units on 0.48 acres. In addition, Table F-2 in Chapter F provides examples of successful small site consolidation in Oxnard.

41. 416 W. Sixth Street

Parcel Number(s)	202013301
Site Size (acre)	0.16
2030 General Plan	Downtown
Current Zoning	Downtown General
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Vacant
Repeat Site?	Yes, but zoning and density was changed since previous Housing Element so by-right requirements do not apply.
Density or Proposed Density (units per acre)	Unlimited
Realistic/Net Units	16 lower income
Property Owner Interest in Residential Development?	No response received yet from property owner – included here because although the site is vacant this is a small site less than 0.5 acres
Vacant lot in the downtown, which does not have a restriction on density. Unit number is based on trends in approved/built projects in the Downtown. This site is similar to Site 10, Urban Lofts, which is the same size and in the same zone for development of 20 units. This site is located one block from Plaza Park, two blocks from an elementary school, and 3-4 blocks of the Oxnard Community Center. The site is also within ½ mile of the Oxnard Transit	

Center, which is a major transit stop, and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.

42. 619 & 625 South C Street

Parcel Number(s)	202013303 and 202013304
Site Size (acre)	0.32
2030 General Plan	Downtown
Current Zoning	Downtown General
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Vacant
Repeat Site?	Yes, but zoning and density was changed since previous Housing Element so by-right requirements do not apply.
Density or Proposed Density (units per acre)	Unlimited
Realistic/Net Units	32 lower income
Property Owner Interest in Residential Development?	No response received yet from property owner – included here because although the sites is vacant this is a small site less than 0.5 acres
Vacant lots in the downtown, which does not have a restriction on density. Unit number is based on trends in approved/built projects in the Downtown. Both parcels have the same owner. This site is located one block from Plaza Park, two blocks from an elementary school, and 3-4 blocks of the Oxnard	

Community Center. The site is also within ½ mile of the Oxnard Transit Center, which is a major transit stop, and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay. Site will also benefit from Program 5 for small site lot consolidation.

43. CEDC Farmworker Apartments, 2161 Etting Road

Parcel Number	225001402
Site Size (acre)	1.97
2030 General Plan	Residential Low Medium
Current Zoning	Multiple-Family Residential - AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	Multiple-Family Residential with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Residential Low Medium
Vacant or Non-Vacant	Vacant
Repeat Site?	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	57 lower income, 1 moderate = 58 total
Property Owner Interest in Residential Development?	Yes, approved development
Site was initially approved for 42 Farmworker apartments, and approved for a modification in July 2021 to increase the number to 58 units. Project is 100% affordable to lower income. City is replacing existing AH zone associated with former AAHOP program to Affordable Housing Permitted Overlay to retain affordable development options for site. Site will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow up to an 80%	

density bonus, parking reduction and up to four development concessions. The site is also within ½ mile of a major transit stop at Oxnard College (Gold Coast, April 2021).

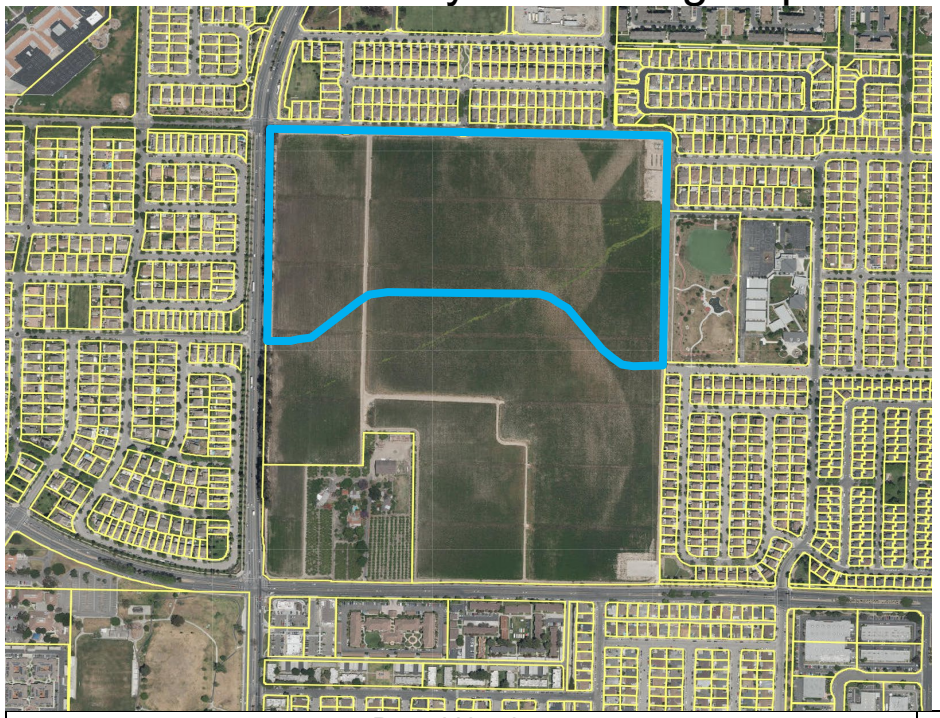
44. Johnson Road Apartments, 234 Johnson Road

Parcel Number(s)	222016010
Site Size (acre)	0.79
2030 General Plan	Residential Low Medium
Current Zoning	Multiple-Family Residential - AAHOP
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	Multiple-Family Residential with Affordable Housing Permitted Overlay
Proposed General Plan Land Use	Residential Low Medium
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	Yes – Subject to Program 31 in Chapter G to apply “by-right” zoning
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	18 lower income
Property Owner Interest in Residential Development?	Yes, approved development
Site was approved for 19 units under the all affordable housing opportunity program (AAHOP), but has not been developed yet. Entitlement was extended for a year (until April 2022) due to pandemic. City is replacing existing AH zone associated with former AAHOP program to Affordable Housing Permitted Overlay to retain affordable development options for site. Underutilized site with low-density residential of one single-family residence on the	

parcel, so the net unit number would be 18 in addition to the existing residential unit that would be retained or replaced. The site is near a park and senior center to south. Site will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within ½ mile of a major transit stop on Saviers Road (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.

PROJECTS: PENDING SPECIFIC PLANS AND ANNEXATIONS

Northeast Community/East Village Specific Plan Amendment (North Maulhardt)



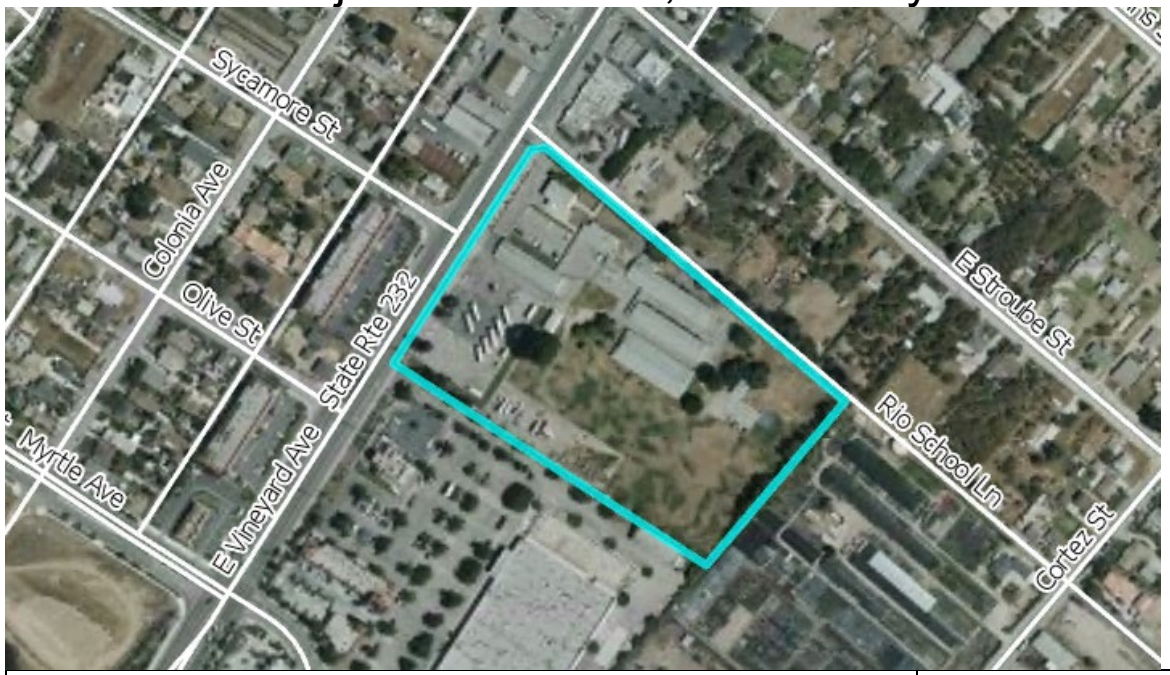
Parcel Number	214002061
Site Size (acre)	44.21 acres
2030 General Plan	Urban Village
Current Zoning	Specific Plan
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Non-Vacant/Agriculture
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	106 lower income, 252 moderate income, 172 above-moderate income = 530 total

Property Owner Interest in Residential Development?	Yes
Specific plan amendment (SPA) to allow within the northern portion of the Northeast Community Specific Plan (Northern Maulhardt) 530 dwelling units, including 172 attached single-family residences and 358 apartments, of which 106 will be restricted as affordable. This site is within an Urban Village land use designation with an obligation to provide 15-percent lower-income/affordable units. This site is considered non-vacant because of active agriculture and a small area with structures but there is already a plan to build residential here. The proposed project includes 530 dwelling units, including 172 attached single-family residences and 358 apartments, of which 106 will be restricted as affordable. The project is anticipated to secure entitlements over the next year and start development in 2022.	

Riverpark Specific Plan Amendment, 801 N. Oxnard Boulevard, 2700 N. Ventura Road

Parcel Number(s)	132011031, 132010009, 132031104
Site Size (acre)	4.85, 2.92, 2.85 acres – all part of the same Specific Plan
2030 General Plan	Urban Village, Residential Low Medium, Regional Commercial
Current Zoning	Specific Plan
Rezoning or Change to Land Use Required?	No
Proposed Zoning	N/A
Proposed General Plan Land Use	N/A
Vacant or Non-Vacant	Vacant (132011031, 132010009) & Non-Vacant (132031104)
Repeat Site?	No
Density or Proposed Density (units per acre)	As approved in Specific Plan
Realistic/Net Units	118 lower income, 454 moderate income, 453 above moderate-income = 1,025 total
Property Owner Interest in Residential Development?	Part of a pending proposed amendment to the Riverpark Specific Plan for additional residential units.
Specific plan amendment (SPA) to rezone three commercially designated parcels in the Riverpark specific plan to allow for an additional 1,025 dwelling units. The Project is a proposed amendment that will facilitate development of 5-story apartment buildings on the three parcels, including 280 units on APN 132011031, 333 units on APN 13201009 and 412 units on 132031104 . The SPA is projected to be completed in 2021, with anticipated development in 2022 – 2024.	

Rio Urbana Project Annexation, 2714 Vineyard Avenue



Parcel Number	145023201
Site Size (acre)	9.10
2030 General Plan	School
Current Zoning	County
Rezoning or Change to Land Use Required?	N/A
Proposed Zoning	General Commercial – Planned Development
Proposed General Plan Land Use	Commercial General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	18 du/acre
Realistic/Net Units	17 lower, 3 moderate, 147 above moderate = 167 total
Property Owner Interest in Residential Development?	Yes, numbers above have been approved by the City.

The Rio Urbana project was approved by the City of Oxnard for annexation and development (Planning Commission (November 21, 2019) and City Council (April 7, 2020)), and it is presently going through the Local Agency Formation Commission (LAFCO) annexation process. Annexation was delayed at LAFCO due to the pandemic and completion of a tax share agreement between Ventura County and the City; the agreement was reached in May 2021. The City

anticipates that LAFCO will complete their annexation process by the Fall of 2021. The City's approval included subdivision of the 10.24 acre site into 1.12 acre parcel for construction of the school district office, and a 9.12 acre parcel that will be developed with 167 dwelling units in eight 3-story structures, of which 17 units will be restricted as affordable to lower income and 3 units will be restricted for moderate. The site is subject to Program 24 in Section G, which requires an alternative approach if site is not annexed by 2022, including finding alternative land to rezone or up-zone for the creation of 167 dwelling units.

Teal Club Specific Plan Annexation, NW corner Ventura Road and Teal Club Road

Parcel Number(s)	183007024, 183007011, 183007012, 183007013
Site Size (acre)	43.7 acres Multifamily, 44.7 acres Single Family
2030 General Plan	Pre-Designated Urban Village
Current Zoning	No City Zoning
Rezoning or Change to Land Use Required?	N/A
Proposed Zoning	Specific Plan
Proposed General Plan Land Use	Urban Village
Vacant or Non-Vacant	Vacant/Agriculture
Repeat Site?	Yes. Not annexed into City yet.
Density or Proposed Density (units per acre)	Densities vary per Specific Plan.
Realistic/Net Units	148 lower income, 282 moderate, 560 above moderate = 990 total
Property Owner Interest in Residential Development?	Yes, numbers above have been approved in the Specific Plan.

The Teal Club Specific Plan is a pedestrian-oriented village plan on approximately 174 acres located in the western portion of Oxnard, north of the Oxnard Airport. The plan proposes development of 990 residential units in a range of densities and housing types. There is a 15-percent affordability requirement of 148 units. The plan also includes a large community park, a pocket park, an elementary school, retail mixed-use, and office use.

The City is processing an active application for Annexation, Specific Plan, Development Agreement and Tentative Map for development on the site. The Draft environmental impact report is under final staff review and is scheduled to be released for public review in Fall 2021. Following the public comment period on the environmental document, the project will be considered by the City Council in Winter 2021-2022, and then forwarded to the Local Area Formation Commission (LAFCO) in the Spring 2022 for review of the annexation under the Cortese-KnoxHertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.). LAFCO review is anticipated to conclude in Fall 2022. Since the tax-share agreement between the City and Ventura County was reached in May 2021, the City does not anticipate delays with LAFCO review. The site is within the City‘s Urban Restriction Boundary and therefore does not require voter approval for annexation into the City. Additionally, under the Ventura County Guidelines for Orderly Development adopted by the Board of Supervisors and all City Councils within Ventura County, because the project site is within the City’s sphere of influence it is required to be built in the City and cannot be developed in the unincorporated County. The site is subject to Program 24 in Section G, which specifies that if the Teal Club annexation has not been approved, the City will find alternative land to rezone or up-zone for the creation of 990 dwelling units by 2025.

SUPPLEMENT 2 – QUALIFIED ENTITIES

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
FRESNO	Fresno Housing Authority	P.O. Box 11985	Fresno	CA	93776	(559) 443-8475	Edward Stacy	ned@pacbell.net	(559) 445-898	Local, regional, national nonprofit org.		6/14/17	12/16/98
ALL COUNTIES	American Baptist Homes of the	6120 Stoneridge Mall Road, 3rd F	Pleasanton	CA	94588	(925) 924-7162	Ancel Romero		(925) 924-723	Local, regional, national public agenc	X	8/14/14	12/22/98
ALAMEDA	Housing Authority of City of Alar	701 Atlantic Ave	Alameda	CA	94501	(510) 747-4300	Denise Connors	dconnors@alamedahsg.org	(510) 522-784	Local, regional, national nonprofit org	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of the City of	3203 Leahy Way	Livermore	CA	94550	(925) 447-3600	Jon D. Hovey	livhsg@prodigy.net	(925) 447-094	Local, regional, national nonprofit org	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of County of A	22941 Atherton St	Hayward	CA	94541	(510) 538-8876	√	obasgal@aol.com	(510) 727-855	Local, regional, national nonprofit org.			12/23/98
ALL COUNTIES	USA Properties Fund	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Jesse Slansky		(323) 650-474	Local, regional, national public agenc	X	12/13/13	12/23/98
CONTRA COSTA	Rubicon Programs, Inc.	2500 Bissell Ave	Richmond	CA	90804	(510) 235-1516	Tom Matthews	TomM@Rubiconpgms.org	(510) 235-202	Local, regional, national nonprofit org.		6/5/17	12/23/98
KERN	Golden Empire Affordable Hous	3600 CheSte.r Ave. Ste. B	Bakersfield	CA	93301	(805) 633-1533	Gary Kammer		(805) 633-161	Local, regional, national nonprofit org.		6/14/17	12/23/98
LAKE	Lake County Housing Services I	255 N. Forbes St.	Lakeport	CA	95453	(707) 263-2510	Linda Hedstrom	linda_h@co.lake.ca.us	(707) 263-275	Local, regional, national nonprofit org.		6/14/17	12/23/98
LOS ANGELES	West Hollywood Community Ho	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Robin Conerly	robin@whchc.org	(323) 650-474	Local, regional, public agency	X	8/14/14	12/23/98
LOS ANGELES	City of Pomona Housing Authori	505 South Garey Ave	Pomona	CA	91766	(909) 620-2368	Benita DeFrank, Neighborhood Services Director		(909) 620-370	Local, regional, national nonprofit org	X	6/14/17	12/23/98
LOS ANGELES	Hollywood Community Housing	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan		(323) 469-189	Local, regional, national nonprofit org	X		12/23/98
LOS ANGELES	Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen	hope-net@pacbell.net	(213) 389-009	Local, regional, national nonprofit org	X		12/23/98
LOS ANGELES	Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar		(213) 683-078	Local, regional, national nonprofit org	X		12/23/98
LOS ANGELES	The Long Beach Housing Devel	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel		(562)570-674	Local, regional, national nonprofit org	X		12/23/98
MARIN	Housing Authority of the County	4020 Civic Center Drive	San Rafael	CA	94903	(415) 491-2530	Anna Semenova	ASemenova@marinhousing.org	(415) 491-253	Local, regional, national nonprofit org	X	2/26/14	12/23/98
MARIN	Canal Community Alliance	91 Larkspur St	San Rafael	CA	94901	(415) 454-2640	Tom Wilson	canalca@aol.com	(415) 454-396	Local, regional, national nonprofit org	X		12/23/98
ORANGE	Neighborhood Housing Services	350 Hillcrest	La Habra	CA	90631	(562) 694-2051	Diane Ste.wart	nhs@aol.com	(562) 694-205	Local, regional, national nonprofit org	X		12/23/98
SAN DIEGO	Housing Development Partners	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-736	Local, regional, national nonprofit org	X	2/26/14	12/23/98
SAN DIEGO	San Diego Housing Commissior	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-736	Local, regional, national nonprofit org	X	8/14/14	12/23/98
SAN DIEGO COU	Housing Development Partners	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7590	Dottie Pierce	dottiep@sdhc.org	(619) 578-735	Local, regional, national nonprofit org	X	2/26/14	12/23/98
SAN FRANCISCO	Tenderloin Neighborhood Devel	201 Eddy St	San Francisco	CA	94102	(415) 776-2151	Don Falk	tndc@ix-netcom.com	(415) 776-395	Local, regional, national nonprofit org	X		12/23/98
SAN JOAQUIN	Stockton Shelter for the Homele	P.O. Box 4803	Stockton	CA	95204	(209) 465-3612	Bill Mendelson		(209) 943-480	Local, regional, national nonprofit org	X		12/23/98
SANTA CLARA	Cambrian Center, Inc.	2360 Samaritan Place	San Jose	CA	95124	(408) 559-0330	Dale J. Harrington	dale2360@ix.netcom.com	(408) 377-047	Local, regional, national nonprofit org	X		12/23/98
SANTA CLARA	Charities Housing Development	195 East San Fernando St	San Jose	CA	95112	(408) 282-1125	Chris Block	chblock@aol.com	(408) 282-113	Local, regional, national nonprofit org	X		12/23/98
SANTA CLARA	Palo Alto Senior Housing Projec	455 E. Charleston Rd	Palo Alto	CA	94306	(650) 494-1944	Genie Dee	gxdee@california.com	(650) 493-743	Local, regional, national nonprofit org	X		12/23/98
SONOMA	Burbank Housing Development	3432 Mendocino Ave	Santa Rosa	CA	95403	(707) 526-9782	John Lowry	burbank@sonic.net	(707) 526-981	Local, regional, national nonprofit org	X		12/23/98
ALAMEDA	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702		Susan Friedlow		(510) 649-031	Local, regional, national nonprofit org.		5/9/17	12/24/98
ALL COUNTIES	Resources for Community Deve	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-350	Local, regional, national nonprofit org	X	6/5/17	12/24/98
ALPINE	Amador-Tuolumne Community A	935 South State Highway 49	Jackson	CA	95642	(209) 223-1485 E	Raj Rambob	rrambob@atcaa.org	(209) 223-417	Local, regional, national public agenc	X	5/24/17	12/24/98
CALAVERAS	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-346	Local, regional, national nonprofit org	X	9/27/10	12/24/98
COLUSA	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kat	courtney.tatum@eskaton.org	(916) 338-124	Local, regional, national nonprofit org	X	5/24/17	12/24/98
CONTRA COSTA	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-346	Local, regional, national nonprofit org	X	9/27/10	12/24/98
CONTRA COSTA	East Bay NHS	2320 Cutting Blvd	Richmond	CA	94804	(510) 237-6459			(510) 237-648	Local, regional, national nonprofit org	X	9/27/10	12/24/98
CONTRA COSTA	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-031	Local, regional, national nonprofit org.		5/24/17	12/24/98
CONTRA COSTA	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kat	courtney.tatum@eskaton.org	(916) 338-124	Local, regional, national nonprofit org	X	5/24/17	12/24/98
EL DORADO	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kat	courtney.tatum@eskaton.org	(916) 338-124	Local, regional, national nonprofit org	X	5/24/17	12/24/98
FRESNO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-346	Local, regional, national nonprofit org	X	9/27/10	12/24/98
FRESNO	Better Opportunities Builder, Inc	P.O. Box 11863	Fresno	CA	93775	(559) 443-8400	Tracewell Hanrahan	nandersen@bobinc.org	(559) 443-849	Local, regional, national nonprofit org	X	8/14/14	12/24/98
GLENN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kat	courtney.tatum@eskaton.org	(916) 338-124	Local, regional, national nonprofit org	X	5/24/17	12/24/98
KERN	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-363	Local, regional, national nonprofit org	X	4/10/18	12/24/98
KINGS	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-363	Local, regional, national nonprofit org	X	4/10/18	12/24/98
LASSEN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kat	courtney.tatum@eskaton.org	(916) 338-124	Local, regional, national nonprofit org	X	5/24/17	12/24/98
LOS ANGELES	Housing Authority of the City of	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins			Local, regional, national public agenc	X	3/3/11	12/24/98
LOS ANGELES	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-071	Local, regional, national public agenc	X	8/14/14	12/24/98
MADERA	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-346	Local, regional, national nonprofit org	X	9/27/10	12/24/98
MADERA	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-363	Local, regional, national nonprofit org	X	4/10/18	12/24/98
MARIN	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-990	Local, regional, national nonprofit org	X		12/24/98
MARIN	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-990	Local, regional, national nonprofit org	X		12/24/98
MARIPOSA	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-363	Local, regional, national nonprofit org	X	4/10/18	12/24/98
MERCED	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-346	Local, regional, national nonprofit org	X	9/27/10	12/24/98
MERCED	Eskaton Properties Inc.	5105 Manzanita Ave.	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kat	courtney.tatum@eskaton.org	(916) 338-124	Local, regional, national nonprofit org	X	5/24/17	12/24/98

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
MERCED	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-363	Local, regional, national nonprofit orc	X	4/10/18	12/24/98
MONTEREY	Mid-Peninsula Housing Coalitior	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-976	Local, regional, national public agenc	X	8/14/14	12/24/98
MONTEREY	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-990	Local, regional, national nonprofit orc	X		12/24/98
MONTEREY	South County Housing, Inc.	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-027	Local, regional, national nonprofit orc	X		12/24/98
NAPA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-990	Local, regional, national nonprofit orc	X		12/24/98
ORANGE	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-071	Local, regional, national public agenc	X	8/14/14	12/24/98
ORANGE	Civic Center Barrio Housing Cor	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-735	Local, regional, national public agenc	X		12/24/98
PLACER	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-346	Local, regional, national nonprofit orc	X	9/27/10	12/24/98
PLACER	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kat	courtney.tatum@eskaton.org	(916) 338-124	Local, regional, national nonprofit orc	X	5/24/17	12/24/98
PLACER	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-990	Local, regional, national nonprofit orc	X		12/24/98
RIVERSIDE	St. Vincent de Paul Village	3350 E St	San Diego	CA	92102	(619) 687-1029	Bill Bolstad		(619) 687-101	Local, regional, national nonprofit orc	X	8/14/14	12/24/98
RIVERSIDE	Neighborhood Housing Services	1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhsie.org	(909) 884-6893		X		12/24/98
SACRAMENTO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-346	Local, regional, national nonprofit orc	X	9/27/10	12/24/98
SACRAMENTO	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kat	courtney.tatum@eskaton.org	(916) 338-124	Local, regional, national nonprofit orc	X	5/24/17	12/24/98
SACRAMENTO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-990	Local, regional, national nonprofit orc	X		12/24/98
SAN BENITO	South County Housing, Inc.	7455 Carmel St.	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-027	Local, regional, national nonprofit orc	X		12/24/98
SAN BERNARDIN	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-071	Local, regional, national public agenc	X	8/14/14	12/24/98
SAN BERNARDIN	Neighborhood Housing Services	1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhsie.org	(909) 884-6893		X		12/24/98
SAN DIEGO	St. Vincent de Paul Village	3350 E St	San Diego	CA	92102	(619) 687-1029	Harvey Mandel	hmandel@neighbor.org	(619) 687-101	Local, regional, national nonprofit orc	X	8/14/14	12/24/98
SAN DIEGO	Civic Center Barrio Housing Cor	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-735	Local, regional, national public agenc	X		12/24/98
SAN FRANCISCC	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-990	Local, regional, national nonprofit orc	X		12/24/98
SAN JOAQUIN	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-346	Local, regional, national nonprofit orc	X	9/27/10	12/24/98
SAN JOAQUIN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kat	courtney.tatum@eskaton.org	(916) 338-124	Local, regional, national nonprofit orc	X	5/24/17	12/24/98
SAN MATEO	Mid-Peninsula Housing Coalitior	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-976	Local, regional, national public agenc	X	8/14/14	12/24/98
SAN MATEO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-990	Local, regional, national nonprofit orc	X		12/24/98
SAN MATEO	Palo Alto Housing Corp	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-434	Local, regional, national nonprofit orc	X		12/24/98
SANTA CLARA	Mid-Peninsula Housing Coalitior	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-976	Local, regional, national public agenc	X	8/14/14	12/24/98
SANTA CLARA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-990	Local, regional, national nonprofit orc	X		12/24/98
SANTA CLARA	Palo Alto Housing Corp	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-434	Local, regional, national nonprofit orc	X		12/24/98
SANTA CLARA	South County Housing, Inc	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-027	Local, regional, national nonprofit orc	X		12/24/98
SANTA CRUZ	Mid-Peninsula Housing Coalitior	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-976	Local, regional, national public agenc	X	8/14/14	12/24/98
SANTA CRUZ	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-990	Local, regional, national nonprofit orc	X		12/24/98
SANTA CRUZ	South County Housing, Inc	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-027	Local, regional, national nonprofit orc	X		12/24/98
SISKIYOU	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kat	courtney.tatum@eskaton.org	(916) 338-124	Local, regional, national nonprofit orc	X	5/24/17	12/24/98
SOLANO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-346	Local, regional, national nonprofit orc	X	9/27/10	12/24/98
SOLANO	Mid-Peninsula Housing Coalitior	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-976	Local, regional, national public agenc	X	8/14/14	12/24/98
SOLANO	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-031	Local, regional, national nonprofit org.		5/24/17	12/24/98
SOLANO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-990	Local, regional, national nonprofit orc	X		12/24/98
SONOMA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-990	Local, regional, national nonprofit orc	X		12/24/98
STANISLAUS	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-346	Local, regional, national nonprofit orc	X	9/27/10	12/24/98
STANISLAUS	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-363	Local, regional, national nonprofit orc	X	4/10/18	12/24/98
TULARE	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-363	Local, regional, national nonprofit orc	X	4/10/18	12/24/98
TUOLUMNE	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-346	Local, regional, national nonprofit orc	X	9/27/10	12/24/98
VENTURA	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-071	Local, regional, national public agenc	X	8/14/14	12/24/98
YOLO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-346	Local, regional, national nonprofit orc	X	9/27/10	12/24/98
YOLO	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kat	courtney.tatum@eskaton.org	(916) 338-124	Local, regional, national nonprofit orc	X	5/24/17	12/24/98
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wiblin		(415) 495-489	Local, regional, national public agenc	X	12/24/10	12/28/98
AMADOR	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
CALAVERAS	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
CONTRA COSTA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
EL DORADO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
GLENN	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
LOS ANGELES	FAME Corporation	1968 W. Adams Blvd.	Los Angeles	CA	90018	(323) 730-7727	Sandra Hernandez	sandrah@famecorporations.org	(323) 737-571	Local, regional, national nonprofit org	X	8/14/14	12/28/98
NAPA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
NEVADA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
PLACER	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
SACRAMENTO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
SAN JOAQUIN	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
SHASTA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
SUTTER	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
TEHAMA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
YOLO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
YUBA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agenc	X	8/14/14	12/28/98
RIVERSIDE	BUILD Leadership Development	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-743	Local, regional, national nonprofit org	X		12/29/98
SACRAMENTO	Sacramento Valley Organizing C	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-020	Local, regional, national nonprofit org	X		12/29/98
SAN BERNARDIN	BUILD Leadership Development	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-743	Local, regional, national nonprofit org	X		12/29/98
SAN FRANCISCC	BUILD Leadership Development	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-743	Local, regional, national nonprofit org	X		12/29/98
SOLANO	Sacramento Valley Organizing C	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-020	Local, regional, national nonprofit org	X		12/29/98
YOLO	Sacramento Valley Organizing C	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-020	Local, regional, national nonprofit org	X		12/29/98
ALL COUNTIES	Foundation for Affordable Housi	384 Forest Ave., Suite 14	Laguna Beach	CA	92651	(949) 443-9101	Darrin Willard		(949) 443-913	Local, regional, national nonprofit org	X	8/14/14	12/30/98
BUTTE	Community Housing Improveme	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-854	Local, regional, national nonprofit org	X	8/14/14	12/30/98
GLENN	Community Housing Improveme	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-854	Local, regional, national nonprofit org	X	8/14/14	12/30/98
LASSEN	Community Housing Improveme	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-854	Local, regional, national nonprofit org	X	8/14/14	12/30/98
PLUMAS	Community Housing Improveme	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-854	Local, regional, national nonprofit org	X	8/14/14	12/30/98
SHASTA	Community Housing Improveme	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-854	Local, regional, national nonprofit org	X	8/14/14	12/30/98
SUTTER	Community Housing Improveme	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-854	Local, regional, national nonprofit org	X	8/14/14	12/30/98
TEHAMA	Community Housing Improveme	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-854	Local, regional, national nonprofit org	X	8/14/14	12/30/98
ALAMEDA	East Bay Asian Local Developm	310 Eighth Street, Ste. 200	Oakland	CA	94607		Lynette Jung Lee	ljunglee@ebaldc.com	(510) 763-414	Local, regional, national nonprofit org.		5/9/17	1/5/99
CONTRA COSTA	East Bay Asian Local Developm	310 Eighth Street, Suite 200	Oakland	CA	94607	(510) 287-5353			(510) 763-414	Local, regional, national nonprofit org.		6/5/17	1/5/99
FRESNO	Fresno Co. Economic Opportun	3120 W. Nielsen Ave., Ste. 102	Fresno	CA	93706	(559) 485-3733	George Egawa	eocnlsn@psnw.com	(559) 485-373	Local, regional, national nonprofit org.		6/14/17	1/5/99
SOLANO	Fairfield Redevelopment Agency	1000 WebSte.r St., 2nd Floor	Fairfield	CA	94533	(707) 428-7688	Lark Solis	lsolis@ci.fairfield.ca	(707) 428-762	Local, regional, national nonprofit org	X		1/5/99
EL DORADO	El Dorado County Housing Auth	937 Spring St	Placerville	CA	95667	(530) 621-6167	Joyce Aldrich	jaldrich@innercite.com		Local, regional, national nonprofit org.		6/14/17	1/6/99
LOS ANGELES	American Family Housing	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Donna Gallup	info@compuall.net	(714) 893-685	Local, regional, national nonprofit org	X	1/5/17	1/6/99
SAN FRANCISCC	Bernal Heights Neighborhood C	515 Cortland Ave	San Francisco	CA	94110	(415) 206-2140	Housing Director		(415) 648-079	Local, regional, national nonprofit org	X		1/6/99
SAN FRANCISCC	Mission Housing Development C	474 Valencia St, Ste. 280	San Francisco	CA	94103	(415) 864-6432	Philip Dockow		(415) 864-037	Local, regional, national nonprofit org	X		1/8/99
STANISLAUS	Modesto Redevelopment Agenc	940 11th St	Modesto	CA	95355	(209) 577-5247	Bill Cooper	bcooper@ci.modesto.ca.us	(209) 544-398	Local, regional, national nonprofit org	X		1/8/99
SAN FRANCISCC	Chinatown Community Develop	1525 Grant Ave	San Francisco	CA	94133	(415) 984-1450	Joanne Lee	cchd@hooked.net	(415) 984-149	Local, regional, national nonprofit org	X		1/11/99
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-240	Local, regional, national public agenc	X	2/26/14	1/12/99
LOS ANGELES	The Long Beach Housing Devel	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-240	Local, regional, national public agenc	X	6/14/12	1/12/99
LOS ANGELES	PICO Union Housing Corporatio	1038 Venice Blvd.	Los Angeles	CA	90015	(213) 747-2790	Jesus Torres	jtorres@puhc.org	(213) 743-381	Local, regional, national nonprofit org	X	8/14/14	1/12/99
VENTURA	A Community of Friends	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-240	Local, regional, national public agenc	X	6/14/12	1/12/99
LOS ANGELES	Korean Youth & Community Cer	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400	Jimmy Lee		(213) 353-128	Local, regional, national nonprofit org	X		1/19/99
CONTRA COSTA	Pacific Community Services, Inc	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	tomlf@earthlink.net	(925) 439-083	Local, regional, national nonprofit org	X	6/5/17	1/21/99
IMPERIAL	Coachella Valley Housing Coalit	45-701 Monroe St, Ste. G., Plaza	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-646	Local, regional, national nonprofit org	X	6/14/17	1/21/99
RIVERSIDE	Coachella Valley Housing Coalit	45-701 Monroe St, Ste. G., Plaza	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-646	Local, regional, national nonprofit org	X	6/14/17	1/21/99
SAN BERNARDIN	Coachella Valley Housing Coalit	45-701 Monroe St, Ste. G., Plaza	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-646	Local, regional, national nonprofit org	X	6/14/17	1/21/99
SAN DIEGO	Coachella Valley Housing Coalit	45-701 Monroe St, Ste. G., Plaza	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-646	Local, regional, national nonprofit org	X	6/14/17	1/21/99
SOLANO	Pacific Community Services, Inc	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	Pacomseru@aol.cn	(925) 439-083	Local, regional, national nonprofit org	X		1/21/99
SONOMA	Pacific Community Services, Inc	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	pacomseru@aol.com	(925) 439-083	Local, regional, national nonprofit org	X		1/21/99
ALAMEDA	Community and Economic Deve	250 Frank H. Ogawa Plaza Ste. 5	Oakland	CA	94612	(510) 238-3502	Jefferey P. Levin	jplevin@oaklandnet.com	(510) 238-369	Local, regional, national nonprofit org.		5/9/17	1/27/99
ALAMEDA	Bay Area Community Services	629 Oakland Ave	Oakland	CA	94611	(510) 499-0365	Daniel Cooperman	dcooperman@bayareacs.org	(510) 569-458	Local, regional, national nonprofit org	X	5/9/17	1/28/99
ALL COUNTIES	National Community Renaissan	9421 Haven Avenue	Rancho Cucamor	CA	91730	(909) 204-3508	Tracey Williams	twilliams@nationalcore.org	(909) 483-652	Local, regional, national public agenc	X	5/24/17	5/17/99
ALL COUNTIES	Community Housing Assistance	3803 E. Casselle Ave	Orange	CA	92869		Ken Robertson	chapahq1@aol.com	(714) 744-685	Local, regional, national public agenc	X	8/14/14	5/18/99
CONTRA COSTA	Community Housing Developme	1535 Fred Jackson Way ste A	Richmond	CA	94801	(510) 412-9290	Donald Gilmore	Dgilmore@chdcnr.com	(510) 215-927	Local, regional, national nonprofit org	X	5/24/17	5/19/99
DEL NORTE	Redwood Community Action Ag	904 G St.	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org	X	8/14/14	5/19/99

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
HUMBOLDT	Redwood Community Action Ag	904 G St	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org	X	8/14/14	5/19/99
LOS ANGELES	Long Beach Affordable Housing	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-333	Local, regional, national public agenc	x	9/26/08	5/19/99
MONTEREY	Peoples' Self-Help Housing Cor	3533 Empleo St	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-190	Local, regional, national nonprofit org	X	8/14/14	5/19/99
ORANGE	Long Beach Affordable Housing	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-333	Local, regional, national public agenc	x	9/26/08	5/19/99
SAN BENITO	Peoples' Self-Help Housing Cor	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	http://www.pshh.org/	(805) 544-190	Local, regional, national nonprofit org	X	8/14/14	5/19/99
SAN DIEGO	Long Beach Affordable Housing	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-333	Local, regional, national public agenc	x	9/26/08	5/19/99
SAN DIEGO	Bayview CDC	5100 Federal Blvd, 2nd Floor	San Diego	CA	92105	(619) 262-8403	Stasi Williams		(619) 262-783	Local, regional, national nonprofit org	X		5/19/99
SAN LUIS OBISP	Peoples' Self-Help Housing Cor	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-190	Local, regional, national nonprofit org	X	8/14/14	5/19/99
SANTA BARBAR	Long Beach Affordable Housing	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-333	Local, regional, national public agenc	x	9/26/08	5/19/99
SANTA BARBAR	Peoples' Self-Help Housing Cor	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-190	Local, regional, national nonprofit org	X	8/14/14	5/19/99
VENTURA	Long Beach Affordable Housing	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-333	Local, regional, national public agenc	X	9/26/08	5/19/99
VENTURA	Peoples' Self-Help Housing Cor	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-190	Local, regional, national nonprofit org	X	8/14/14	5/19/99
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-194	Local, regional, national nonprofit org.		5/23/17	5/21/99
ALL COUNTIES	EAH, Inc.	22 Pelican Way	San Rafael	CA	94901	(415) 599-2712	Scott Johnson	scott.johnson@eahhousing.org	(415) 453-368	Local, regional, national public agenc	X	5/23/18	5/21/99
ALAMEDA	Satellite Affordable Housing Ass	1835 Alcatraz Ave.	Berkeley	CA	94703	(510) 647-0700	Susan Friedland	Susanfriedland@sahahomes.org	(510) 647-082	Local, regional, national nonprofit org	X	2/26/14	6/10/99
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-261	Local, regional, national nonprofit org	X	9/27/10	6/10/99
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-261	Local, regional, national nonprofit org	X	9/27/10	6/10/99
CONTRA COSTA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland	staff@sathomes.org	(510) 647-082	Local, regional, national nonprofit org	X	2/26/14	6/10/99
KERN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
NAPA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
ORANGE	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
RIVERSIDE	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-261	Local, regional, national nonprofit org	X	9/27/10	6/10/99
RIVERSIDE	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SACRAMENTO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-082	Local, regional, national nonprofit org	X	2/26/14	6/10/99
SACRAMENTO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN BERNARDIN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN DIEGO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN FRANCISCO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-082	Local, regional, national nonprofit org	X	2/26/14	6/10/99
SAN FRANCISCO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN JOAQUIN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN MATEO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SANTA BARBAR	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SANTA CLARA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-082	Local, regional, national nonprofit org	X	2/26/14	6/10/99
SOLANO	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-261	Local, regional, national nonprofit org	X	9/27/10	6/10/99
SOLANO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
STANISLAUS	Housing Authority of the County	P.O. Box 581918	Modesto	CA	95358	(209) 523-0705	Rich Chubon	Rchubon@stancoha.net	(209) 522-863	Local, regional, national nonprofit org	X		6/10/99
VENTURA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Abode Communities	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702	Holly Benson		(213) 627-640	Local, regional, national public agenc	X	8/14/14	3/9/00
ALL COUNTIES	University River Village	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	Kaci Walsh		(916) 381-732	Local, regional, national public agency		5/10/17	6/1/00
ALL COUNTIES	National Affordable Housing Tru	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	bsnow@naht.org	(614) 451-337	Local, regional, national public agency		5/24/17	6/1/00
SAN DIEGO	San Diego Co. Dept. of Housing	3989 Ruffin Road	San Diego	CA	92123	(858) 694-4805	Alfredo Ybarra	aybarrcd@co.san-diego.ca.us	(858) 694-487	Local, regional, national nonprofit org	X		9/19/00
ALL COUNTIES	California Housing Partnership (	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Matt Schwartz	mschwartz@chp.net	(415) 433-680	Local, regional, public agency	X	8/14/14	10/23/00
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari	solari@solari-ent.com	(714) 282-252	Profit-motivated individual or organization		5/24/17	12/29/00
LOS ANGELES	Southern California Presbyterian	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-042	Local, regional, national public agenc	X	8/14/14	12/29/00
RIVERSIDE	Southern California Presbyterian	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-042	Local, regional, national public agenc	X	8/14/14	12/29/00
SAN BERNARDIN	Southern California Presbyterian	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-042	Local, regional, national public agenc	X	8/14/14	12/29/00
ALL COUNTIES	Mercy Housing, Inc.	1999 Broadway, Suite 1000	Denver	CO	80202	303-830-3300	Janet Gaf	info@mercyhousing.org	(303) 830-330	Local, regional, national public agency		5/24/17	1/17/01
ALL COUNTIES	California Community Reinvestn	100 West Broadway Ste. 1000	Glendale	CA	91210	818-844-4951	David Saltzman	david.saltzman@e-ccrc.org	(818) 550-980	Local, regional, national nonprofit org	X	5/23/17	1/18/01
FRESNO	The East Los Angeles Commun	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-054	Local, regional, national public agenc	X	8/14/14	1/29/01
KERN	The East Los Angeles Commun	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-054	Local, regional, national public agenc	X	8/14/14	1/29/01
LOS ANGELES	The East Los Angeles Commun	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-054	Local, regional, national public agenc	X	8/14/14	1/29/01
RIVERSIDE	The East Los Angeles Commun	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-054	Local, regional, national public agenc	X	8/14/14	1/29/01

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN BERNARDIN	The East Los Angeles Commun	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-054	Local, regional, national public agenc	X	8/14/14	1/29/01
SAN DIEGO	The East Los Angeles Commun	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-054	Local, regional, national public agenc	X	8/14/14	1/29/01
ALAMEDA	Christian Church Homes of Nort	303 Hegenberger Road, Ste. 201	Oakland	CA	94621	(510) 632-6712	William F. Pickel	bpickel@cchnc.org	(510) 632-675	Local, regional, national public agency		5/9/17	2/6/01
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney	Carole@Gkind.com	(310) 280-576	Profit-motivated individual or organiz	X	8/14/14	4/25/01
LOS ANGELES	LTSC Community Development	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1606	Takao Suzuki	tsuzuki@ltsc.org	(213) 473-168	Local, regional, national nonprofit org	X	8/14/14	4/25/01
ALL COUNTIES	East Los Angeles Community C	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza		(323) 261-106	Local, regional, national nonprofit org	X	12/24/10	7/13/01
LOS ANGELES	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-252	Local, regional, national nonprofit org	X	8/14/14	7/13/01
ORANGE	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-252	Local, regional, national nonprofit org	X	8/14/14	7/13/01
RIVERSIDE	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-252	Local, regional, national nonprofit org	X	8/14/14	7/13/01
SAN BERNARDIN	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-252	Local, regional, national nonprofit org	X	8/14/14	7/13/01
SAN DIEGO	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-252	Local, regional, national nonprofit org	X	8/14/14	7/13/01
SANTA BARBAR	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-252	Local, regional, national nonprofit org	X	8/14/14	7/13/01
VENTURA	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-252	Local, regional, national nonprofit org	X	8/14/14	7/13/01
SACRAMENTO	Norwood Family Housing	630 I Street, Second Floor	Sacramento	CA	95814	(916) 440-1328	Darren Bobrowsky	dbobrowsky@shra.org	(916) 442-673	Local, regional, national nonprofit org	X		1/9/02
ALL COUNTIES	Bayside Communities	1990 North California Blvd., Ste. 1	Walnut Creek	CA	94596	(925) 482-9406	Basil Rallis	brallis@baysidecommunities.com	(510) 891-900	Profit-motivated individual or organiz	X	5/10/17	9/10/02
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	wallen@newportpartners.com	(949) 585-044	Profit-motivated individual or organiz	X	5/24/17	9/10/02
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	213-743-5830	Ed Holder	eholder@mercyhousing.org	(415) 553-637	Local, regional, national nonprofit org	X	5/24/17	12/9/02
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888	John Bernard		(949) 851-181	Profit-motivated individual or organization		5/23/17	12/13/02
SONOMA	Divine Senior Apartments	P.O. Box 148	Occidental	CA	95465	(707) 874-3538	Richard W. Blanz		(707) 874-353	Local, regional, national nonprofit org	X		5/29/03
ALL COUNTIES	California Human Development	3315 Airway Drive	Santa Rosa	CA	95403	(707) 521-4788	John M. Way	CaliforniaHumanDevelopment.org	(707) 523-377	Local, regional, national nonprofit org	X	8/14/14	6/30/03
ALL COUNTIES	Reiner Communities LLC	100 Spectrum Center Dr. Suite 83	Irvine	CA	92618	(949) 753-0555	Dylan Feliciano	df@reinerllc.com		Profit-motivated individual or organiz	X	5/16/17	6/30/03
ALL COUNTIES	Petaluma Ecumenical Properties	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	pep@pephousing.org	(707) 762-465	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	The John Stewert Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Margaret Miller	mmiller@jsw.net	(415) 614-917	State-wide, for-profit	X	5/24/17	8/19/03
ALL COUNTIES	William G. Ayyad, Inc.	9252 Chesepeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 *	Rebecca Ayyad	rayyad@udgi.net	(858) 244-090	Profit-motivated individual or organization		5/24/17	8/19/03
MENDOCINO	CDC of Mendocino County	1076 North State Street	Ukiah	CA	95482	(707) 463-5462	Todd Crabtree	crabtret@cdchousing.org	(707) 463-418	Public housing authority		2/26/14	8/25/03
SONOMA	Sonoma County Community De	1440 Guerneville Road	Santa Rosa	CA	95403	(707) 565-7901	Nick Stewart	Nick.Stewart@sonoma-county.org				8/14/14	9/8/03
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Sid Paul		(562) 684-1137			8/14/14	9/15/03
LOS ANGELES	Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.		(323) 756-6533				9/18/03
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meea Kang		(415) 856-0264		X	8/14/14	2/4/04
ALL COUNTIES	BUILD Leadership Developmen	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green		(949) 719-971	Local, regional, national nonprofit org.		5/16/17	2/4/04
ALL COUNTIES	Skyline Real Estate Developme	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller	skylinerealestate@cox.net	(949) 719-971	Profit-motivated individual or organization		5/24/17	2/4/04
LOS ANGELES	A Community of Friends	9 Cushing, Ste. 200	Irvine	CA	92618	(415) 856-0010	Meea Kang	meea@domusd.com	(415) 856-0264		X	8/27/13	2/4/04
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Calabasas	CA	91302	(818) 444-2100 e	Jessica Robbins	jrobbins@mbkmgmt.com	(818) 337-7578		X	5/23/17	3/4/04
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado		(415) 433-2000			5/23/17	4/28/04
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818)449-4004	Jeffrey S. McGuire	jmcguire@remax.net	(818) 449-4004			5/23/17	4/28/04
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards√	gsquier@earthlink.net	(310) 418-638	Profit-motivated individual or organization		5/24/17	4/28/04
LOS ANGELES	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-494	Local, regional, national nonprofit org	X		4/28/04
LOS ANGELES	Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Rick Macaya		(818) 222-2800				4/28/04
SANTA BARBAR	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin		(805) 496-4948				4/28/04
VENTURA	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-494	Local, regional, national nonprofit org	X		4/28/04
ALL COUNTIES	Creative Housing Coalition	4612 Alta Canyada Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson		(805) 736-9342			5/23/17	5/19/04
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931	Brandt Blaken		(818) 712-6931			5/23/17	6/1/04
LOS ANGELES	Los Angeles Housing & Commu	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos	fcampos@lahd.lacity.org	(213) 808-8999		X	8/14/14	3/15/05
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
SAN DIEGO	A Community of Friends	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ALAMEDA	Northern California Land Trust, I	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878	Erin Coyle	erin.coyle@nclt.org	(510) 548-7562		X	8/14/14	6/10/05
CONTRA COSTA	Northern California Land Trust, I	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
LOS ANGELES	Orange Housing Development C	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
MARIN	Northern California Land Trust, I	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Orange Housing Development C	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
RIVERSIDE	Orange Housing Development C	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600x	Todd Cottle		(714) 242-2092		X		6/10/05
SAN BERNARDIN	Orange Housing Development C	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN DIEGO	Orange Housing Development C	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
SAN FRANCISCO	Northern California Land Trust, I	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN MATEO	Northern California Land Trust, I	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Riverside Chartable Corporation	3803 E. Casselle Ave	Orange	CA	92869	(714) 628-1650	Kenneth S. Robertson		(714) 628-1657			8/14/14	9/2/05
LOS ANGELES	Home and Community	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams		(213) 913-5819				11/28/05
ALL COUNTIES	Wakeland Housing & Developm	1230 Columbia St. Ste. 950	San Diego	CA	92101	(619) 326-6215	Tim Wray		(619) 235-5386		X	5/24/17	12/27/05
LOS ANGELES	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
ORANGE	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
KERN	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151			6/14/17	2/8/06
KERN	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936			6/14/17	2/8/06
LOS ANGELES	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
LOS ANGELES	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ORANGE	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
ORANGE	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
RIVERSIDE	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
RIVERSIDE	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN BERNARDIN	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN BERNARDIN	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN DIEGO	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN DIEGO	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ALL COUNTIES	Hampstead Development Group	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster		(619) 543-4220		X	8/24/11	5/5/06
KERN	Housing Authority of the County	601 24th Street	Bakersfield	CA	93301	(661) 631-8500	Stephen M. Pelz		(661) 631-9500			8/14/14	5/5/06
SANTA CRUZ	Housing Authority of the County	2931 Mission Street	Santa Cruz	CA	95060	(831) 454-5901	Ken Cole					8/14/14	5/5/06
LOS ANGELES	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ORANGE	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
RIVERSIDE	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
SAN BERNARDIN	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
VENTURA	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ALL COUNTIES	A. F. Evans Development, Inc.	4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-6647	Anne Wilson		(619) 282-4145		X	1/26/12	10/11/06
ALL COUNTIES	California Coalition for Rural Ho	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Alicia Sebastian	alicia@calruralhousing.org	(916) 447-0458		X	5/23/17	10/11/06
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000	Jim Schmid		(760) 456-6001			5/23/17	10/11/06
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430	Mary Silverstein		(818) 905-2440			5/23/17	10/11/06
ALL COUNTIES	Community HousingWorks	2815 Camino Del Rio South, Ste.	San Diego	CA	92108	(619) 858-9031	Daniel Marcus	dmarcus@chworks.org	(619) 282-414	Local, regional, national nonprofit org	X	6/7/18	10/11/06
IMPERIAL	Calexico Community Action Cou	2306 M.L. King	Calexico	CA	92231	(760) 357-2995	Steve F. Rivera		(760) 357-2923			6/14/17	10/11/06
LOS ANGELES	Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	90017		James Bonar		(213) 316-0111		X		5/3/07
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown		(916) 773-5866			5/24/17	7/12/07
CONTRA COSTA	City of Walnut Creek	1666 N. Main Street	Walnut Creek	CA	94596	(925) 943-5899	Laura Simpson	Simpson@walnut-creek.org	(925) 256-3500		X	2/26/14	9/11/07
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer		(415) 622-1671			5/16/17	12/4/07
ALL COUNTIES	Fairfied Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka	pkudirka@ffres.com	(858) 635-8606			5/23/17	12/4/07
MONTEREY	CHISPA Inc.	295 Main Street, Suite 100	Salinas	CA	93901	(831) 757-6251	Normond V. Kolpin		(831) 757-7537				5/29/08
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480			(760) 557-1480		X		5/27/10
ALL COUNTIES	Belveron Real Estate Partners,	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801			(415) 520-5688		X		5/27/10
DEL NORTE	Humboldt Bay Housing Develop	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Bonnie Hughes	bhughes@housinghumboldt.org	(707) 826-7319		X	8/14/14	5/27/10
HUMBOLDT	Humboldt Bay Housing Development Corporation (DBA Housing Humboldt)	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Elizabeth Matsumoto	bmatsumoto@housinghumboldt.or	(707) 826-731	Local, regional non-profit	X	8/14/14	5/27/10
ALL COUNTIES	Richman Group of California, LL	21520 Yorba Linda Blvd, Suite G-	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus	MikusP@therichmangroup.com			X		5/28/10
ALL COUNTIES	Renaissance Housing Communi	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027	David Silver		(415) 789-448		X		8/9/10
ALAMEDA	Alameda County Allied Housing	224 W. Winton Avenue, Room 10	Hayward	CA	94541	(510) 670-5404	Linda Gardiner	linda.gardiner@ac.gov.org	(510) 670-637	Local, regional, national nonprofit org.		5/9/17	9/27/10
ALL COUNTIES	Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
CONTRA COSTA	Alameda County Allied Housing	224 W. Winton Avenue, Room 10	Hayward	CA	94541	(510) 670-5404			(510) 670-637	Local, regional, national nonprofit org	X	9/27/10	9/27/10
LOS ANGELES	CSI Support & Development Se	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ORANGE	A Community of Friends	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
ORANGE	CSI Support & Development Se	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
RIVERSIDE	CSI Support & Development Se	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
SAN BERNARDIN	CSI Support & Development Se	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ALL COUNTIES	California Commercial Investme	4530 E. Thousand Oaks Blvd., St	Westlake Village	CA	91362	(805) 495-8400			(805) 495-5471		X	8/14/14	12/24/10
ALL COUNTIES	Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658	Tim Fluetsch		(801) 733-6116		X	8/14/14	12/24/10
ALL COUNTIES	WNC Community Preservation I	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565			(714) 662-4412		X		3/3/11
AMADOR	Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Rachel Iskkow	rachel@mutualhousing.com	(916) 453-840	Local, regional, national public agenc	x	4/21/16	3/3/11
SOLANO	Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Holly Wunder Stiles	holly@mutualhousing.com			x	8/14/14	3/3/11
ALAMEDA	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
BUTTE	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
CONTRA COSTA	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
EL DORADO	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
FRESNO	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
IMPERIAL	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KINGS	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
LOS ANGELES	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MADERA	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MENDOCINO	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MERCED	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MONTEREY	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ORANGE	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
PLACER	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
RIVERSIDE	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SACRAMENTO	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BENITO	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BERNARDIN	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN DIEGO	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN FRANCISCO	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN JOAQUIN	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN LUIS OBISP	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN MATEO	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA BARBAR	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CLARA	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CRUZ	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
STANISLAUS	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
TULARE	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
VENTURA	ROEM Development Corporatio	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101			6/14/17	3/28/12
LOS ANGELES	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
NAPA	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
ORANGE	City of Newport Beach	100 Civic Center Drive	Newport Beach	CA	92660	(949) 644-3221	Melinda Whelan				X	8/14/14	3/28/12
ORANGE	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SAN BERNARDIN	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SOLANO	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SONOMA	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
VENTURA	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
ALL COUNTIES	Preservation Partners Developn	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-6681	Chuck Treatch	Chuck@preservationpartners.org	(310) 802-668	A California limited partnership, for-p	X	8/14/14	1/16/13
ALL COUNTIES	Berkadia	823 Colby Drive	Davis	CA	95616	(916) 769-7768	Al R Inouye	Al.inouye@inouyeapartments.com			X	8/1/16	2/26/14
ORANGE	Jamboree Housing Corporation	17701 Cowan Ave, #200	Irvine	CA	92614	(949) 214-2395	Roger Kinoshita	rkinoshita@jamboreehousing.com	(949)214-2395	Local, region, national, nonprofit org		4/22/16	4/22/16
ALL COUNTIES	American Community Develope	20250 Harper Avenue	Detroit	MI	48225	(313) 884-0722	Derek M. Skrzynski	derek@acdmail.com	(313) 884-072	Profit-motivated individual or organiz	X	9/2/16	9/2/16
ALL COUNTIES	Highland Property Development	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno	p.patierno@highlandcompanies.cc	(626) 698-636	Profit-motivated individual or organization			9/27/16

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	GAL Affordable LP	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno		(626) 698-636	Profit-motivated individual or organization			10/24/16
ALL COUNTIES	Eden Housing, Inc.	22645 Grand Street	Hayward	CA	94541	(510) 582-1460	Andrea Osgood	aosgood@edenhousing.org	(510) 582-652	Local, regional, national nonprofit org	X		11/8/16
LOS ANGELES	Innovative Housing Opportunitie	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-974	Local, regional, national nonprofit org	X		4/6/17
ORANGE	Innovative Housing Opportunitie	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-974	Local, regional, national nonprofit org	X		4/6/17
RIVERSIDE	Innovative Housing Opportunitie	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-974	Local, regional, national nonprofit org	X		4/6/17
SAN BERNARDIN	Innovative Housing Opportunitie	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-974	Local, regional, national nonprofit org	X		4/6/17
VENTURA	Innovative Housing Opportunitie	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-974	Local, regional, national nonprofit org	X		4/6/17
SAN DIEGO	Innovative Housing Opportunitie	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-974	Local, regional, national nonprofit org	X		4/7/17
ALL COUNTIES	Lincoln Avenue Capitol, LLC	680 5th Avenue, 17th Floor	New York	NY	10019	(646) 585-5524	Andrew Mika	andrew@lincolnavecap.com		Profit-motivated individual or organiz	X	8/30/19	5/3/17
LOS ANGELES	Community Development Comm	700 W. Main Street	Los Angeles	CA	91801	(626) 586-1812	Larry Newnam	larry.newnam@lacdc.org	(626) 943-381	Loca., regional, national public agency		11/6/17	8/17/17
FRESNO	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-363	Local, regional, national nonprofit org.		4/10/18	4/10/18
ALL COUNTIES	Colrich Multifamily Investments,	444 West Beach St.	San Diego	CA	92101	(858) 490-2300	Danny Gabriel	dannyg@colrich.com	(858) 490-026	Profit-motivated individual or organization			4/16/18
ALL COUNTIES	Standard Property Company, IN	1901 Avenue of the Stars, Suite 3	Los Angeles	CA	90067	(310) 553-5711	Brad Martinson	bmartinson@standard-companies.	(310) 551-166	Profit-motivated individual or organization			6/4/18
ALL COUNTIES	Jonathon Rose Companies	551 Fifth Ave, 23rd Floor	New York	NY	10176	(917) 542-3600	Nathan Taft	nathan@rosecompanies.com	(917) 542-360	Profit-motivated individual or organization			6/27/18
ALL COUNTIES	JEMCOR Development Partners	1700 El Camino Real Suite #400	Sna Mateo	CA	94402	(415) 941-5847	Michael McDermott	mmcdeormott@jemcorpartners.com		Profit-motivated individual or organization			8/8/18
ALL COUNTIES	Catalyst Housing Group, LLC	21 Ward Street, Suite 2	Larkspur	CA	94939	(415) 205-4702	Jordan Moss	Jordan@CatalystHousing.com		Profit-motivated individual or organization			12/11/18
LOS ANGELES	Los Angeles County Developme	700 W. Main Street	Alhambra	CA	91801	(626) 586-1816	KeAndra Cylear-Dod	keandra.cyleardodds@lacda.org		Local, regional, national public agency			4/18/19
ALL COUNTIES	Veritas Urban Properties LLC	2050 Hancock Street, Suite B	San Diego	CA	92110	(619) 746-5191	Gilman Bishop	gbishop@bishopventures.com		Profit-motivated individual or organization			4/24/19
LOS ANGELES	Santa Fe Art Colony Tenants As	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665	Sylvia Tidwell	sylvia@sylviatidwell.net		Tenants' Association			5/2/19
SANTA CLARA	Silicon Valley at Home	350 West Julian Street, Building 5	San Jose	CA	95110	(669) 254-1009	Mathew Reed	mathew@siliconvalleyathome.org		Local, regional, national nonprofit org.			7/10/19
LOS ANGELES	San Gabriel Valley Habitat for H	400 S Irwindale Ave	Azusa	CA	91702	(626) 709-3277	Mark Van Lue	mvanlue@sgvhabitat.org		Local, regional, national nonprofit org.			8/12/2019

FULL SITES LIST

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	Village Specific Plan, Wagon Wheel Road	93036	1390610215	A	URBAN VILLAGE	SPECIFIC PLAN	0	13.06	Pending Project		26	377	403		
OXNARD	Village Specific Plan, Wagon Wheel Road	93036	1390610245	A	URBAN VILLAGE	SPECIFIC PLAN	0	see first row of site A	Pending Project		see first row site A	see first row site A	see first row site A		
OXNARD	Village Specific Plan, Wagon Wheel Road	93036	1390022280	A	URBAN VILLAGE	SPECIFIC PLAN	0	see first row of site A	Pending Project		see first row site A	see first row site A	see first row site A		
OXNARD	Village Specific Plan, Wagon Wheel Road	93036	1390022290	A	URBAN VILLAGE	SPECIFIC PLAN	0	see first row of site A	Pending Project		see first row site A	see first row site A	see first row site A		
OXNARD	Village Specific Plan, Wagon Wheel Road	93036	1390022305	A	URBAN VILLAGE	SPECIFIC PLAN	0	see first row of site A	Pending Project		see first row site A	see first row site A	see first row site A		
OXNARD	Village Specific Plan, Wagon Wheel Road	93036	1390150111	A	URBAN VILLAGE	SPECIFIC PLAN	0	see first row of site A	Pending Project		see first row site A	see first row site A	see first row site A		
OXNARD	Avalon Homes, Dunes st & Canal Street	93035	196001027		COASTAL AREA RESIDENTIAL EXISTING	COASTAL MEDIUM DENSITY MULTIPLE-FAMILY	0	29.47	Pending Project			65	65		
OXNARD	G Street Apartments, 780 S. G Street	93030	202015232	B	RESIDENTIAL MEDIUM HIGH	R4 HIGH RISE RESIDENTIAL	0	0.48	Pending Project	2	17		19		
OXNARD	G Street Apartments, 780 S. G Street	93030	202015231	B	RESIDENTIAL MEDIUM HIGH	R4 HIGH RISE RESIDENTIAL	0	see first row of site B	Pending Project	see first row site B	see first row site B				
OXNARD	G Street Apartments, 780 S. G Street	93030	202015230	B	RESIDENTIAL MEDIUM HIGH	R4 HIGH RISE RESIDENTIAL	0	see first row of site B	Pending Project	see first row site B	see first row site B				
OXNARD	Portofino Place, 5th Street & Portofino	93035	185022102	C	BUSINESS RESEARCH PARK	BUSINESS RESEARCH PARK	0	7.60	Pending Project			90	90		
OXNARD	Portofino Place, 5th Street & Portofino	93035	185022126	C	BUSINESS RESEARCH PARK	BUSINESS RESEARCH PARK	0	see first row of site C	Pending Project			see first row site C			
OXNARD	Portofino Place, 5th Street & Portofino	93035	185022301	C	BUSINESS RESEARCH PARK	BUSINESS RESEARCH PARK	0	see first row of site C	Pending Project			see first row site C			
OXNARD	Heritage Homes, 130-184 N. H Street	93030	202002303	D	RESIDENTIAL LOW	R1PD SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT	0	1.49	Pending Project			13	13		
OXNARD	Heritage Homes, 130-184 N. H Street	93030	202002304	D	RESIDENTIAL LOW	R1PD SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT	0	see first row of site D	Pending Project			see first row site D			
OXNARD	Heritage Homes, 130-184 N. H Street	93030	202002305	D	RESIDENTIAL LOW	R1PD SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT	0	see first row of site D	Pending Project			see first row site D			
OXNARD	Heritage Homes, 130-184 N. H Street	93030	202002306	D	RESIDENTIAL LOW	R1PD SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT	0	see first row of site D	Pending Project			see first row site D			
OXNARD	Heritage Homes, 130-184 N. H Street	93030	202002307	D	RESIDENTIAL LOW	R1PD SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT	0	see first row of site D	Pending Project			see first row site D			
OXNARD	Heritage Homes, 130-184 N. H Street	93030	202002308	D	RESIDENTIAL LOW	R1PD SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT	0	see first row of site D	Pending Project			see first row site D			
OXNARD	Heritage Homes, 130-184 N. H Street	93030	202002309	D	RESIDENTIAL LOW	R1PD SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT	0	see first row of site D	Pending Project			see first row site D			
OXNARD	Heritage Homes, 130-184 N. H Street	93030	202002310	D	RESIDENTIAL LOW	R1PD SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT	0	see first row of site D	Pending Project			see first row site D			
OXNARD	Heritage Homes, 130-184 N. H Street	93030	202002311	D	RESIDENTIAL LOW	R1PD SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT	0	see first row of site D	Pending Project			see first row site D			
OXNARD	Heritage Homes, 130-184 N. H Street	93030	202002312	D	RESIDENTIAL LOW	R1PD SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT	0	see first row of site D	Pending Project			see first row site D			
OXNARD	Heritage Homes, 130-184 N. H Street	93030	202002313	D	RESIDENTIAL LOW	R1PD SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT	0	see first row of site D	Pending Project			see first row site D			

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	Jain Apartments, 1227 & 1239 S. C Street	93033	203006201	E	RESIDENTIAL LOW MEDIUM	R2 MULTI-FAMILY RESIDENTIAL	0	0.85	Pending Project		9		9		
OXNARD	Jain Apartments, 1227 & 1239 S. C Street	93033	203006202	E	RESIDENTIAL LOW MEDIUM	R2 MULTI-FAMILY RESIDENTIAL	0	see first row of site E	Pending Project		see first row site E				
OXNARD	4700 S SAVIERS RD	93033	222015202	F	RESIDENTIAL MEDIUM HIGH	HIGH RISE RESIDENTIAL (R4PD) - PLANNED DEVELOPMENT	0	0.59	Available	14			14		
OXNARD	4684 S SAVIERS RD	93033	222015208	F	RESIDENTIAL MEDIUM HIGH	HIGH RISE RESIDENTIAL - PLANNED DEVELOPMENT	0	1.15	Available	22			22		
OXNARD	Rio Urbana, 2714 Vineyard Ave	93036	145023201		SCHOOL	County. Prezone RESIDENTIAL MEDIUM - PLANNED DEVELOPMENT	0	9.10	Pending Project	17	3	147	167		
OXNARD	Riverpark Specific Plan, 801 N. Oxnard Blvd., 2700 N. Ventura Rd.,	93036	132011031	G	URBAN VILLAGE, RESIDENTIAL LOW MEDIUM, REGIONAL COMMERCIAL	SPECIFIC PLAN	0	4.85	Pending Project	118	454	453	1025		
OXNARD	Riverpark Specific Plan, 801 N. Oxnard Blvd., 2700 N. Ventura Rd.,	93036	132010009	G	URBAN VILLAGE, RESIDENTIAL LOW MEDIUM, REGIONAL COMMERCIAL	SPECIFIC PLAN	0	2.93	Pending Project	see first row site G	see first row site G	see first row site G			
OXNARD	Riverpark Specific Plan, 801 N. Oxnard Blvd., 2700 N. Ventura Rd.,	93036	132031104	G	URBAN VILLAGE, RESIDENTIAL LOW MEDIUM, REGIONAL COMMERCIAL	SPECIFIC PLAN	0	2.85	Pending Project	see first row site G	see first row site G	see first row site G			
OXNARD	Heritage Homes 2, 1101 West 2nd Street	93030	202023335		RESIDENTIAL LOW	R1 SINGLE FAMILY RESIDENTIAL	0	4.10	Pending Project			27			
OXNARD	Teal Club Specific Plan, NW corner Ventura Rd. & Teal Club Rd.	93030	183007024	H	URBAN VILLAGE	VENTURA COUNTY	0	43.7 Multifamily, 44.7 Single Family,	Pending Project	148	282	560	990	The Teal Club Specific Plan is a pedestrian-oriented village plan on approximately 174 acres located in the western portion of Oxnard, north of the Oxnard Airport. The plan proposes development of 990 residential units in a range of densities and housing types. There is a 15-percent affordability requirement of 148 units. The plan also includes a large community park, a pocket park, an elementary school, retail mixed-use, and office use. Currently, the Teal Club site is not within the city limits but is with the City CURB and does not require voter approval for annexation. The applicant has initiated an application for annexation and development. A minimum of 15 percent of the proposed 990 residential units are required to be lower-income affordable, or 148 units.	
OXNARD	Teal Club Specific Plan, NW corner Ventura Rd. & Teal Club Rd.	93030	183007011	H	URBAN VILLAGE	VENTURA COUNTY	0	43.7 Multifamily, 44.7 Single Family,	Pending Project	see first row site H	see first row site H	see first row site H		see row above	
OXNARD	Teal Club Specific Plan, NW corner Ventura Rd. & Teal Club Rd.	93030	183007012	H	URBAN VILLAGE	VENTURA COUNTY	0	43.7 Multifamily, 44.7 Single Family,	Pending Project	see first row site H	see first row site H	see first row site H		see two rows above	
OXNARD	Teal Club Specific Plan, NW corner Ventura Rd. & Teal Club Rd.	93030	183007013	H	URBAN VILLAGE	VENTURA COUNTY	0	43.7 Multifamily, 44.7 Single Family,	Pending Project	see first row site H	see first row site H	see first row site H		see three rows above	
OXNARD	155 S A ST	93030	202005406		DOWNTOWN	DOWNTOWN GENERAL	0	0.33	Pending Project	6	50		56	Property owner interest	
OXNARD	136 S B ST	93030	202005409		DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Pending Project	2	18		20	The Urban Lofts project is proposed on this site.	The Urban Lofts project is proposed on this site.

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD		93030	201027202	I	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.10	Pending Project	50	50		100	The 7th and Meta project is proposed on this site. All but one of these parcels are owned by the City.	
OXNARD		93030	201027203	I	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.10	Pending Project	see first row site I	see first row site I			The 7th and Meta project is proposed on this site. All but one of these parcels are owned by the City.	
OXNARD	131 E SEVENTH ST	93030	201027204	I	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.20	Pending Project	see first row site I	see first row site I			The 7th and Meta project is proposed on this site. All but one of these parcels are owned by the City.	
OXNARD	127 E SEVENTH ST	93030	201027205	I	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.20	Pending Project	see first row site I	see first row site I			The 7th and Meta project is proposed on this site. All but one of these parcels are owned by the City.	
OXNARD	644 S OXNARD BL	93030	201027208	I	DOWNTOWN	DOWNTOWN CORE	0	0.16	Pending Project	see first row site I	see first row site I			The 7th and Meta project is proposed on this site. All but one of these parcels are owned by the City.	
OXNARD	640 S OXNARD BL	93030	201027209	I	DOWNTOWN	DOWNTOWN CORE	0	0.24	Pending Project	see first row site I	see first row site I			The 7th and Meta project is proposed on this site. All but one of these parcels are owned by the City.	
OXNARD	217-235 E SIXTH ST	93030	201021311		DOWNTOWN	DOWNTOWN GENERAL	0	0.42	Pending Project	86	1		87	The Central Terrace Apartments Project is proposed on this site. This is a vacant, unpaved lot currently used for parking.	The Central Terrace Apartments Project is proposed on this site. This is a vacant, unpaved lot currently used for parking.
OXNARD		93030	201021308	J	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.38	Pending Project	87	1		88	The Central Terrace Apartments Project (Phase 2) is proposed on this site. One of the parcels is City-owned.	
OXNARD	536 META ST	93030	201021309	J	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.26	Pending Project	see first row site J	see first row site J			The Central Terrace Apartments Project (Phase 2) is proposed on this site. One of the parcels is City-owned.	
OXNARD	538 S META ST	93030	201021310	J	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.13	Pending Project	see first row site J	see first row site J			The Central Terrace Apartments Project (Phase 2) is proposed on this site. One of the parcels is City-owned.	
OXNARD	761 S C ST	93030	202013503		DOWNTOWN	DOWNTOWN GENERAL	0	1.72	Pending Project	18	157		175		
OXNARD	111 S A ST	93030	202005402	K	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available	16			16		
OXNARD		93030	202005403	K	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available	16			16	Property owner interest	
OXNARD		93030	202005404	K	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available	16			16	Adjacent to recently approved Navigation Center project (116 units/acre, affordable), and proposed Sandpiper project (175 units/acre, mostly market rate). Unit number based on trends on approved/built projects in the Downtown.	
OXNARD	416 W SIXTH ST	93030	202013301	L	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available	16			16		
OXNARD	619 S C ST	93030	202013303	M	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available	16			16		

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	625 S C ST	93030	202013304	M	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available	16			16		
OXNARD	N A ST	93030	200032214	N	DOWNTOWN	DOWNTOWN GENERAL	0	0.19	Available			6	6	Adjacent to recently approved Navigation Center project (116 units/acre, affordable), and proposed Sandpiper project (175 units/acre, mostly market rate). Unit number based on trends on approved/built projects in the Downtown.	
OXNARD	431 N A ST	93030	200032215	N	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5	Adjacent to recently approved Navigation Center project (116 units/acre, affordable), and proposed Sandpiper project (175 units/acre, mostly market rate). Unit number based on trends on approved/built projects in the Downtown.	
OXNARD	401 N A ST	93030	200032218	N	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	331 N A ST	93030	200032219	N	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	411 N A ST	93030	200032224	N	DOWNTOWN	DOWNTOWN GENERAL	0	0.32	Available			5	5		
OXNARD	425 N OXNARD BL	93030	200005105	O	DOWNTOWN	DOWNTOWN GENERAL	0	0.23	Available			7	7		
OXNARD	421 N OXNARD BL	93030	200005106	O	DOWNTOWN	DOWNTOWN GENERAL	0	0.24	Available			7	7		
OXNARD	405 N OXNARD BL	93030	200005107	O	DOWNTOWN	DOWNTOWN GENERAL	0	0.12	Available			3	3		
OXNARD	101 W PALM DR	93030	200005108	O	DOWNTOWN	DOWNTOWN GENERAL	0	0.10	Available			3	3		
OXNARD	PALM DR	93030	200005109	O	DOWNTOWN	DOWNTOWN GENERAL	0	0.09	Available			3	3		
OXNARD	115 PALM DR	93030	200005110	O	DOWNTOWN	DOWNTOWN GENERAL	0	0.08	Available			3	3		
OXNARD	310 N A ST	93030	200005111	O	DOWNTOWN	DOWNTOWN GENERAL	0	0.22	Available			7	7		
OXNARD	402 N A ST	93030	200005112	O	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	410 N A ST	93030	200005113	O	DOWNTOWN	DOWNTOWN GENERAL	0	0.08	Available			3	3		
OXNARD	416 N A ST	93030	200005114	O	DOWNTOWN	DOWNTOWN GENERAL	0	0.44	Available		13		13		
OXNARD	130 PALM DR	93030	200005202	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.09	Available			3	3		
OXNARD	255 N OXNARD BL	93030	200005204	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	235 N OXNARD BL	93030	200005205	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.30	Available			9	9		
OXNARD	N OXNARD BL	93030	200005206	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.13	Available			4	4		
OXNARD	215 N OXNARD BL	93030	200005207	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.51	Available			15	15		

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	135 W MAGNOLIA AV	93030	200005208	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.23	Available			7	7		
OXNARD	210 N A ST	93030	200005209	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.14	Available			4	4		
OXNARD	230 N A ST	93030	200005210	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.23	Available		7		7		
OXNARD	244 N A ST	93030	200005211	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.23	Available			4	4		
OXNARD	150 PALM DR	93030	200005212	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.23	Available		7		7		
OXNARD	PALM DR	93030	200005213	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.12	Available			4	4		
OXNARD	134 W PALM DR	93030	200005214	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.11	Available			3	3		
OXNARD	303 N OXNARD BL	93030	200005216	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.25	Available			7	7		
OXNARD	141 S OXNARD BL	93030	202005603	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.29	Available			9	9		
OXNARD	155 S OXNARD BL	93030	202005604	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.29	Available			9	9		
OXNARD	156 S A ST	93030	202005606	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.08	Available			2	2		
OXNARD	150 S A ST	93030	202005608	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.08	Available			2	2		
OXNARD	144 S A ST	93030	202005609	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	138 S A ST	93030	202005610	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.08	Available			2	2		
OXNARD	134 S A ST	93030	202005611	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.08	Available			2	2		
OXNARD	132 S A ST	93030	202005612	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	122 S A ST	93030	202005613	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	110 S A ST	93030	202005614	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	136 W FIRST ST	93030	202005615	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	135 W SECOND ST	93030	202005616	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	111 S OXNARD BL	93030	202005617	Q	DOWNTOWN	DOWNTOWN GENERAL	0	0.59	Available			14	14		
OXNARD	216 W FIRST ST	93030	202005401	R	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available			5	5		
OXNARD	141 S A ST	93030	202005405	R	DOWNTOWN	DOWNTOWN GENERAL	0	0.32	Available			10	10		
OXNARD	122 S B ST	93030	202005410	R	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	118 S B ST	93030	202005411	R	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	110 S B ST	93030	202005412	R	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	254 W FIRST ST	93030	202005413	R	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	121 & 117 S B ST	93030	202005203	S	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	127 S B ST	93030	202005204	S	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	135 S B ST	93030	202005205	S	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	143 S B ST	93030	202005206	S	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD		93030	202005207	S	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD		93030	202005208	S	DOWNTOWN	DOWNTOWN GENERAL	0	0.11	Available			3	3		
OXNARD		93030	202005209	S	DOWNTOWN	DOWNTOWN GENERAL	0	0.06	Available			2	2		
OXNARD	111 S B ST	93030	202005217	S	DOWNTOWN	DOWNTOWN GENERAL	0	0.32	Available		10		10		
OXNARD	543 S C ST	93030	202013106	T	DOWNTOWN	DOWNTOWN GENERAL	0	0.24	Available			7	7		
OXNARD	555 S C ST	93030	202013107	T	DOWNTOWN	DOWNTOWN GENERAL	0	0.24	Available			7	7		
OXNARD		93030	202010309	U	DOWNTOWN	DOWNTOWN GENERAL	0	0.12	Available			4	4		
OXNARD	548 S C ST	93030	202010310	U	DOWNTOWN	DOWNTOWN GENERAL	0	0.18	Available			6	6		
OXNARD	321 W SIXTH ST	93030	202010313	U	DOWNTOWN	DOWNTOWN GENERAL	0	0.06	Available			2	2		
OXNARD		93030	202010314	U	DOWNTOWN	DOWNTOWN GENERAL	0	0.13	Available			4	4		
OXNARD	301 E SIXTH ST	93030	202010319	U	DOWNTOWN	DOWNTOWN GENERAL	0	0.17	Available			5	5		
OXNARD		93030	202010320	U	DOWNTOWN	DOWNTOWN GENERAL	0	0.08	Available			2	2		
OXNARD	127 E SIXTH ST	93030	201021214		DOWNTOWN	DOWNTOWN GENERAL	0	0.18	Available			5	5		
OXNARD	209 E SIXTH ST	93030	201021312	V	DOWNTOWN	DOWNTOWN GENERAL	0	0.17	Available			5	5		
OXNARD	Corner of Meta & 6th	93030	201021313	V	DOWNTOWN	DOWNTOWN GENERAL	0	0.10	Available			3	3		
OXNARD	544 META ST	93030	201021314	V	DOWNTOWN	DOWNTOWN GENERAL	0	0.04	Available			1	1		
OXNARD		93030	201021315	V	DOWNTOWN	DOWNTOWN GENERAL	0	0.03	Available			1	1		
OXNARD	613 S C ST	93030	202013302	W	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Pending Project			16	16		
OXNARD	637 S C ST	93030	202013305	W	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Pending Project			16	16		
OXNARD	643 S C ST	93030	202013306	W	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Pending Project			16	16		
OXNARD	699 S C ST	93030	202013321	W	DOWNTOWN	DOWNTOWN GENERAL	0	0.32	Available			9	9		

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	141 E WOOLEY RD	93030	201028104	X	DOWNTOWN	DOWNTOWN GENERAL	0	0.76	Available			23	23		
OXNARD	1020 DONLON AV	93030	201028107	X	DOWNTOWN	DOWNTOWN GENERAL	0	0.19	Available			6	6		
OXNARD	644 S C ST	93030	202014106	X	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	642 S C ST	93030	202014107	X	DOWNTOWN	DOWNTOWN GENERAL	0	0.09	Available			3	3		
OXNARD	634 S C ST	93030	202014108	X	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	630 S C ST	93030	202014109	X	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	618 S C ST	93030	202014110	X	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	330 W SIXTH ST	93030	202014111	X	DOWNTOWN	DOWNTOWN GENERAL	0	0.32	Available			9	9		
OXNARD	246 W SIXTH ST	93030	202014314	Y	DOWNTOWN	DOWNTOWN GENERAL	0	0.64	Available			19	19		
OXNARD	640 S B ST	93030	202014323	Y	DOWNTOWN	DOWNTOWN GENERAL	0	0.32	Available			10	10		
OXNARD	237 SEVENTH ST	93030	202014324	Y	DOWNTOWN	DOWNTOWN GENERAL	0	0.17	Available			5	5		
OXNARD	235 SEVENTH ST	93030	202014325	Y	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	630 S A ST	93030	202014510	Z	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	622 S A ST	93030	202014511	Z	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	618 S A ST	93030	202014512	Z	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	608 S A ST	93030	202014513	Z	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	120 W SIXTH ST	93030	202014514	Z	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD		93030	202014519	Z	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	658 S A ST	93030	202014522	Z	DOWNTOWN	DOWNTOWN GENERAL	0	0.32	Available			10	10		
OXNARD	155 E SEVENTH ST	93030	201027201	AA	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.19	Available			24	24		
OXNARD		93030	201027214	AA	DOWNTOWN	DOWNTOWN GENERAL	0	0.09	Available			see first row site AA			
OXNARD	128 E SIXTH ST	93030	201027215	AA	DOWNTOWN	DOWNTOWN GENERAL	0	0.25	Available			see first row site AA			
OXNARD	140 E SIXTH ST	93030	201027216	AA	DOWNTOWN	DOWNTOWN GENERAL	0	0.08	Available			see first row site AA			
OXNARD	144 E SIXTH ST	93030	201027217	AA	DOWNTOWN	DOWNTOWN GENERAL	0	0.17	Available			see first row site AA			
OXNARD	154 E SIXTH ST	93030	201027218	AA	DOWNTOWN	DOWNTOWN GENERAL	0	0.08	Available			see first row site AA			
OXNARD	629 META ST	93030	201027219	AA	DOWNTOWN	DOWNTOWN GENERAL	0	0.11	Available			see first row site AA			
OXNARD	631 META ST	93030	201027220	AA	DOWNTOWN	DOWNTOWN GENERAL	0	0.06	Available			see first row site AA			
OXNARD		93030	201027221	AA	DOWNTOWN	DOWNTOWN GENERAL	0	0.06	Available			see first row site AA			

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	633 META ST	93030	201027222	AA	DOWNTOWN	DOWNTOWN GENERAL	0	0.23	Available			see first row site AA			
OXNARD	616 META ST	93030	201027106	AB	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	612 META ST	93030	201027107	AB	DOWNTOWN	DOWNTOWN GENERAL	0	0.05	Available			1	1		
OXNARD	600 META ST	93030	201027108	AB	DOWNTOWN	DOWNTOWN GENERAL	0	0.06	Available			2	2		
OXNARD		93030	201027109	AB	DOWNTOWN	DOWNTOWN GENERAL	0	0.08	Available			3	3		
OXNARD	220 E SIXTH ST	93030	201027110	AB	DOWNTOWN	DOWNTOWN GENERAL	0	0.17	Available			5	5		
OXNARD	224 E SIXTH ST	93030	201027111	AB	DOWNTOWN	DOWNTOWN GENERAL	0	0.17	Available			5	5		
OXNARD	235 E SEVENTH ST	93030	201027116	AB	DOWNTOWN	DOWNTOWN GENERAL	0	0.19	Available			6	6		
OXNARD	110 W SEVENTH ST	93030	202014601	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	705 S OXNARD BL	93030	202014602	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	711 S OXNARD BL	93030	202014603	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	715 S OXNARD BL	93030	202014604	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	717 S OXNARD BL	93030	202014605	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	733 S OXNARD BL	93030	202014607	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.14	Available			4	4		
OXNARD	737 S OXNARD BL	93030	202014608	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD		93030	202014609	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	749 S OXNARD BL	93030	202014610	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	759 S OXNARD BL	93030	202014611	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD		93030	202014612	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	761 S OXNARD BL	93030	202014613	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.06	Available			2	2		
OXNARD	752 S A ST	93030	202014614	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.31	Available			9	9		
OXNARD	744 S A ST	93030	202014615	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.17	Available			5	5		
OXNARD	700 S A ST	93030	202014618	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD		93030	202014619	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD		93030	202014620	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	733 S OXNARD BL	93030	202014621	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.07	Available			2	2		
OXNARD	708 S A ST	93030	202014622	AC	DOWNTOWN	DOWNTOWN GENERAL	0	0.64	Available			19	19		
OXNARD	858 S OXNARD BL	93030	201027303	AD	DOWNTOWN	DOWNTOWN GENERAL	0	0.34	Available			38	38		
OXNARD	840 S OXNARD BL	93030	201027304	AD	DOWNTOWN	DOWNTOWN GENERAL	0	0.32	Available			see first row site AD			
OXNARD	830 S OXNARD BL	93030	201027305	AD	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available			see first row site AD			
OXNARD	820 S OXNARD BL	93030	201027306	AD	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.32	Available			see first row site AD			
OXNARD	806 S OXNARD BL	93030	201027307	AD	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.24	Available			see first row site AD			

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	756 S OXNARD BL	93030	201027308	AD	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.24	Available			see first row site AD			
OXNARD	760 S OXNARD BL	93030	201027309	AD	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.32	Available			see first row site AD			
OXNARD	730 S OXNARD BL	93030	201027311	AD	DOWNTOWN	DOWNTOWN GENERAL	0	0.08	Available			see first row site AD			
OXNARD	724 S OXNARD BL	93030	201027312	AD	DOWNTOWN	DOWNTOWN GENERAL	0	0.27	Available			see first row site AD			
OXNARD	700 S OXNARD BL	93030	201027313	AD	DOWNTOWN	DOWNTOWN GENERAL	0	0.32	Available			see first row site AD			
OXNARD	740 S OXNARD BL	93030	201027314	AD	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			see first row site AD			
OXNARD		93030	201027315	AD	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			see first row site AD			
OXNARD	801 S A ST	93030	202018202	AE	DOWNTOWN	DOWNTOWN GENERAL	0	2.15	Available			64	64		
OXNARD	851 S A ST	93030	202018203	AE	DOWNTOWN	DOWNTOWN GENERAL	0	0.59	Available			18	18		
OXNARD	S A ST	93030	202018307	AF	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.08	Available			2	2		
OXNARD	826 S A ST	93030	202018309	AF	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available			5	5		
OXNARD	S A ST	93030	202018310	AF	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available			5	5		
OXNARD	812 S A ST	93030	202018311	AF	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.15	Available			4	4		
OXNARD	852 S A ST	93030	202018314	AF	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.08	Available			2	2		
OXNARD	131 W 9TH ST	93030	202018315	AF	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available			5	5		
OXNARD	A ST	93030	202018316	AF	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available			5	5		
OXNARD	844 S A ST	93030	202018317	AF	DOWNTOWN	DOWNTOWN GENERAL + AAHOP	0	0.16	Available			5	5		
OXNARD	801 S OXNARD BL	93030	202018301	AG	DOWNTOWN	DOWNTOWN GENERAL	0	0.19	Available			6	6		
OXNARD	821 S OXNARD BL	93030	202018302	AG	DOWNTOWN	DOWNTOWN GENERAL	0	0.14	Available			4	4		
OXNARD	837 S OXNARD BL	93030	202018303	AG	DOWNTOWN	DOWNTOWN GENERAL	0	0.41	Available			12	12		
OXNARD	861 S OXNARD BL	93030	202018304	AG	DOWNTOWN	DOWNTOWN GENERAL	0	0.27	Available			8	8		
OXNARD	112 W EIGHTH ST	93030	202018313	AG	DOWNTOWN	DOWNTOWN GENERAL	0	0.08	Available			2	2		

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	1026 S C ST	93030	202019110	AG	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	1018 S C ST	93030	202019111	AG	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	1010 S C ST	93030	202019112	AG	DOWNTOWN	DOWNTOWN GENERAL	0	0.16	Available			5	5		
OXNARD	1004 S C ST	93030	202019113	AG	DOWNTOWN	DOWNTOWN GENERAL	0	0.13	Available			4	4		
OXNARD	1050 S C ST	93030	202019144	AG	DOWNTOWN	DOWNTOWN GENERAL	0	0.61	Available			18	18		
OXNARD	905 S A ST	93030	202019134	AG	DOWNTOWN	DOWNTOWN GENERAL	0	0.51	Available			15	15		
OXNARD	1051 S A Street	93030	202019135	AG	DOWNTOWN	DOWNTOWN GENERAL	0	4.67	Available			143	143		
OXNARD		93030	202019138	AH	DOWNTOWN	DOWNTOWN GENERAL	0	0.25	Available			8	8		
OXNARD		93030	202019140	AH	DOWNTOWN	DOWNTOWN GENERAL	0	0.80	Available			24	24		
OXNARD	955 S A ST	93030	202019142	AH	DOWNTOWN	DOWNTOWN GENERAL	0	0.35	Available			10	10		
OXNARD		93030	202019143	AH	DOWNTOWN	DOWNTOWN GENERAL	0	0.45	Available			14	14		
OXNARD	900 S A ST	93030	202019205	AI	DOWNTOWN	DOWNTOWN GENERAL	0	1.15	Available			35	35		
OXNARD		93030	202019213	AI	DOWNTOWN	DOWNTOWN GENERAL	0	0.24	Available			7	7		
OXNARD	WOOLEY & C	93030	202019216	AI	DOWNTOWN	DOWNTOWN GENERAL	0	0.23	Available			7	7		
OXNARD	911 S OXNARD BL	93030	202019201	AJ	DOWNTOWN	DOWNTOWN GENERAL	0	0.27	Available			8	8		
OXNARD	939 S OXNARD BL	93030	202019202	AJ	DOWNTOWN	DOWNTOWN GENERAL	0	0.72	Available			22	22		
OXNARD	1041 S OXNARD BL	93030	202019211	AJ	DOWNTOWN	DOWNTOWN GENERAL	0	0.60	Available			20	20		
OXNARD	1055 S OXNARD BL	93030	202019214	AJ	DOWNTOWN	DOWNTOWN GENERAL	0	0.46	Available			13	13		
OXNARD	1012 S OXNARD BL	93030	201028206	AK	DOWNTOWN	DOWNTOWN GENERAL	0	0.42	Available			53	53		
OXNARD	1032 S OXNARD BL	93030	201028208	AK	DOWNTOWN	DOWNTOWN GENERAL	0	0.27	Available			see first row of AK			
OXNARD	119 E WOOLEY RD	93030	201028209	AK	DOWNTOWN	DOWNTOWN GENERAL	0	0.17	Available			see first row of AK			
OXNARD	1060 S OXNARD BL	93030	201028210	AK	DOWNTOWN	DOWNTOWN GENERAL	0	0.38	Available			see first row of AK			
OXNARD	950 S OXNARD BL	93030	201028211	AK	DOWNTOWN	DOWNTOWN GENERAL	0	1.48	Available			see first row of AK			
OXNARD	1000 S OXNARD BL	93030	201028213	AK	DOWNTOWN	DOWNTOWN GENERAL	0	0.28	Available			see first row of AK			
OXNARD	1031 FACTORY LN	93030	201036010		DOWNTOWN	DOWNTOWN GENERAL	0	1.39	Available			42	42		
OXNARD	228 S A ST	93030	202009509	AL	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	220 S A ST	93030	202009510	AL	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	210 S A ST	93030	202009511	AL	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	200 S A ST	93030	202009512	AL	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	201-221 S OXNARD BL	93030	202009514	AL	DOWNTOWN	DOWNTOWN CORE	0	0.29	Available			9	9		
OXNARD	229 S OXNARD BL	93030	202009515	AL	DOWNTOWN	DOWNTOWN CORE	0	0.14	Available			4	4		
OXNARD	235 S OXNARD BL	93030	202009516	AL	DOWNTOWN	DOWNTOWN CORE	0	0.15	Available			4	4		
OXNARD	202 S OXNARD BL	93030	201011311		DOWNTOWN	DOWNTOWN CORE	0	0.50	Available			15	15		
OXNARD	321 S C ST	93030	202008303	AM	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	327 S C ST	93030	202008304	AM	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD	331 S C ST	93030	202008305	AM	DOWNTOWN	DOWNTOWN CORE	0	0.24	Available			7	7		
OXNARD	345 S C ST	93030	202008306	AM	DOWNTOWN	DOWNTOWN CORE	0	0.24	Available			7	7		
OXNARD	401 W FOURTH ST	93030	202008307	AM	DOWNTOWN	DOWNTOWN CORE	0	0.24	Available			7	7		
OXNARD	301 S C ST	93030	202008321	AM	DOWNTOWN	DOWNTOWN CORE	0	0.28	Available			8	8		
OXNARD	418 W THIRD ST	93030	202008322	AM	DOWNTOWN	DOWNTOWN CORE	0	0.05	Available			1	1		
OXNARD	320 S C ST	93030	202009212	AN	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	310 S C ST	93030	202009213	AN	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	330 W THIRD ST	93030	202009214	AN	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	326 S C ST	93030	202009218	AN	DOWNTOWN	DOWNTOWN CORE	0	0.32	Available			10	10		
OXNARD	350 S C ST	93030	202009219	AN	DOWNTOWN	DOWNTOWN CORE	0	0.48	Available			14	14		
OXNARD	343 S B ST	93030	202009205	AO	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	351 S B ST	93030	202009206	AO	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	361 S B ST	93030	202009207	AO	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	301 S A ST	93030	202009401	AP	DOWNTOWN	DOWNTOWN CORE	0	0.13	Available			4	4		
OXNARD	309 S A ST	93030	202009402	AP	DOWNTOWN	DOWNTOWN CORE	0	0.13	Available			4	4		
OXNARD	325 S A ST	93030	202009403	AP	DOWNTOWN	DOWNTOWN CORE	0	0.26	Available			8	8		
OXNARD	327 S A ST	93030	202009404	AP	DOWNTOWN	DOWNTOWN CORE	0	0.26	Available			8	8		

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	339 S A ST	93030	202009405	AP	DOWNTOWN	DOWNTOWN CORE	0	0.13	Available			4	4		
OXNARD	345 S A ST	93030	202009406	AP	DOWNTOWN	DOWNTOWN CORE	0	0.13	Available			4	4		
OXNARD	361 S A ST	93030	202009408	AP	DOWNTOWN	DOWNTOWN CORE	0	0.13	Available			4	4		
OXNARD	355 S A ST	93030	202009424	AP	DOWNTOWN	DOWNTOWN CORE	0	0.13	Available			4	4		
OXNARD	336 S A ST	93030	202009605	AQ	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	326 S A ST	93030	202009606	AQ	DOWNTOWN	DOWNTOWN CORE	0	0.13	Available			4	4		
OXNARD	318 S A ST	93030	202009607	AQ	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	300 S A ST	93030	202009608	AQ	DOWNTOWN	DOWNTOWN CORE	0	0.32	Available			10	10		
OXNARD		93030	202009603	AR	DOWNTOWN	DOWNTOWN CORE	0	0.21	Available			6	6		
OXNARD		93030	202009609	AR	DOWNTOWN	DOWNTOWN CORE	0	0.22	Available			7	7		
OXNARD	321 S OXNARD BL	93030	202009610	AR	DOWNTOWN	DOWNTOWN CORE	0	0.33	Available			10	10		
OXNARD	349 S OXNARD BL	93030	202009611	AR	DOWNTOWN	DOWNTOWN CORE	0	0.21	Available			6	6		
OXNARD		93030	202009612	AR	DOWNTOWN	DOWNTOWN CORE	0	0.13	Available			4	4		
OXNARD	344 S OXNARD BL	93030	201016017	AS	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	330 S OXNARD BL	93030	201016018	AS	DOWNTOWN	DOWNTOWN CORE	0	0.29	Available			9	9		
OXNARD	332 S OXNARD BL	93030	201016019	AS	DOWNTOWN	DOWNTOWN CORE	0	0.22	Available			7	7		
OXNARD	320 S OXNARD BL	93030	201016020	AS	DOWNTOWN	DOWNTOWN CORE	0	0.19	Available			6	6		
OXNARD		93030	201016022	AS	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	OXNARD BL	93030	201016025	AS	DOWNTOWN	DOWNTOWN CORE	0	0.10	Available			3	3		
OXNARD	350 S OXNARD BL	93030	201016026	AS	DOWNTOWN	DOWNTOWN CORE	0	0.24	Available			7	7		
OXNARD	431 S C ST	93030	202008503	AT	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD	437 S C ST	93030	202008504	AT	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	441 S C ST	93030	202008505	AT	DOWNTOWN	DOWNTOWN CORE	0	0.49	Available			15	15		
OXNARD	418 W FOURTH ST	93030	202008519	AT	DOWNTOWN	DOWNTOWN CORE	0	0.18	Available			5	5		
OXNARD		93030	202010120	AU	DOWNTOWN	DOWNTOWN CORE	0	0.06	Available			2	2		
OXNARD		93030	202010121	AU	DOWNTOWN	DOWNTOWN CORE	0	0.32	Available			9	9		
OXNARD		93030	202010122	AU	DOWNTOWN	DOWNTOWN CORE	0	0.01	Available			0	0		
OXNARD		93030	202010123	AU	DOWNTOWN	DOWNTOWN CORE	0	0.05	Available			2	2		
OXNARD	314 W FOURTH ST	93030	202010142	AU	DOWNTOWN	DOWNTOWN CORE	0	0.11	Available			3	3		
OXNARD		93030	202010143	AU	DOWNTOWN	DOWNTOWN CORE	0	0.02	Available			1	1		

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	405 S B ST	93030	202010144	AU	DOWNTOWN	DOWNTOWN CORE	0	0.19	Available			6	6		
OXNARD	329 N FIFTH ST	93030	202010119	AV	DOWNTOWN	DOWNTOWN CORE	0	0.05	Available			1	1		
OXNARD		93030	202010125	AV	DOWNTOWN	DOWNTOWN CORE	0	0.01	Available			0	0		
OXNARD		93030	202010127	AV	DOWNTOWN	DOWNTOWN CORE	0	0.01	Available			0	0		
OXNARD		93030	202010129	AV	DOWNTOWN	DOWNTOWN CORE	0	0.02	Available			1	1		
OXNARD		93030	202010131	AV	DOWNTOWN	DOWNTOWN CORE	0	0.01	Available			0	0		
OXNARD		93030	202010133	AV	DOWNTOWN	DOWNTOWN CORE	0	0.01	Available			0	0		
OXNARD		93030	202010135	AV	DOWNTOWN	DOWNTOWN CORE	0	0.01	Available			0	0		
OXNARD	N FIFTH ST	93030	202010136	AV	DOWNTOWN	DOWNTOWN CORE	0	0.01	Available			0	0		
OXNARD		93030	202010137	AV	DOWNTOWN	DOWNTOWN CORE	0	0.01	Available			0	0		
OXNARD		93030	202010140	AV	DOWNTOWN	DOWNTOWN CORE	0	0.03	Available			1	1		
OXNARD	425 S B ST	93030	202010141	AV	DOWNTOWN	DOWNTOWN CORE	0	0.33	Available			10	10		
OXNARD	424 S A ST	93030	202010612	AW	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD	420 S A ST	93030	202010613	AW	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	400 S A ST	93030	202010614	AW	DOWNTOWN	DOWNTOWN CORE	0	0.33	Available			10	10		
OXNARD	428 S A ST	93030	202010637	AW	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD	434 S A ST	93030	202010638	AW	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD	438 S A ST	93030	202010639	AW	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD		93030	202010601	AX	DOWNTOWN	DOWNTOWN CORE	0	0.15	Available			4	4		
OXNARD		93030	202010603	AX	DOWNTOWN	DOWNTOWN CORE	0	0.07	Available			2	2		
OXNARD		93030	202010624	AX	DOWNTOWN	DOWNTOWN CORE	0	0.09	Available			3	3		
OXNARD		93030	202010625	AX	DOWNTOWN	DOWNTOWN CORE	0	0.06	Available			2	2		
OXNARD		93030	202010626	AX	DOWNTOWN	DOWNTOWN CORE	0	0.02	Available			1	1		
OXNARD		93030	202010627	AX	DOWNTOWN	DOWNTOWN CORE	0	0.07	Available			2	2		
OXNARD		93030	202010628	AX	DOWNTOWN	DOWNTOWN CORE	0	0.03	Available			1	1		
OXNARD		93030	202010629	AX	DOWNTOWN	DOWNTOWN CORE	0	0.20	Available			6	6		
OXNARD		93030	202010606	AY	DOWNTOWN	DOWNTOWN CORE	0	0.15	Available			5	5		
OXNARD		93030	202010631	AY	DOWNTOWN	DOWNTOWN CORE	0	0.03	Available			1	1		
OXNARD	FIFTH ST	93030	202010632	AY	DOWNTOWN	DOWNTOWN CORE	0	0.07	Available			2	2		
OXNARD	105 W FIFTH ST	93030	202010635	AY	DOWNTOWN	DOWNTOWN CORE	0	0.17	Available			5	5		
OXNARD	157 ENTERPRISE ST	93030	201016007	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.01	Available			67	67		
OXNARD	151 ENTERPRISE ST	93030	201016008	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.09	Available			see first row of AZ			

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	147 ENTERPRISE ST	93030	201016009	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.09	Available			see first row of AZ			
OXNARD	135 ENTERPRISE ST	93030	201016010	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.12	Available			see first row of AZ			
OXNARD	127 ENTERPRISE ST	93030	201016011	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.19	Available			see first row of AZ			
OXNARD	400 S OXNARD BL	93030	201016012	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.15	Available			see first row of AZ			
OXNARD		93030	201016013	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.16	Available			see first row of AZ			
OXNARD	440 S OXNARD BL	93030	201021101	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.22	Available			see first row of AZ			
OXNARD		93030	201021104	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.07	Available			see first row of AZ			
OXNARD	446 S OXNARD BL	93030	201021120	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.15	Available			see first row of AZ			
OXNARD	430 S OXNARD BL	93030	201021121	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.24	Available			see first row of AZ			
OXNARD	136 ENTERPRISE ST	93030	201021130	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.22	Available			see first row of AZ			
OXNARD		93030	201021136	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.10	Available			see first row of AZ			
OXNARD		93030	201021138	AZ	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.42	Available			see first row of AZ			
OXNARD		93030	201021111	A	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.04	Available			24	24		
OXNARD	159 E FIFTH ST	93030	201021112	A	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.11	Available			see first row of A			
OXNARD		93030	201021113	A	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.06	Available			see first row of A			
OXNARD		93030	201021114	A	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.06	Available			see first row of A			
OXNARD	135 E FIFTH ST	93030	201021115	A	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.06	Available			see first row of A			
OXNARD	115 E FIFTH ST	93030	201021117	A	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.17	Available			see first row of A			
OXNARD	111 E FIFTH ST	93030	201021118	A	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.11	Available			see first row of A			

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	101 E FIFTH ST	93030	201021119	A	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.09	Available			see first row of A			
OXNARD		93030	201021122	A	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.05	Available			see first row of A			
OXNARD		93030	201021123	A	DOWNTOWN	DOWNTOWN CORE + AAHOP	0	0.05	Available			see first row of A			
OXNARD	211 E FIFTH ST	93030	201021403	B	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			17	17		
OXNARD	235 E FIFTH ST	93030	201021404	B	DOWNTOWN	DOWNTOWN CORE	0	0.41	Available			see first row of B			
OXNARD		93030	201021401	C	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			24	24		
OXNARD	430 META ST	93030	201021402	C	DOWNTOWN	DOWNTOWN CORE	0	0.63	Available			see first row of C			
OXNARD	519 S C ST	93030	202013103	D	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD	521 S C ST	93030	202013104	D	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	535 S C ST	93030	202013105	D	DOWNTOWN	DOWNTOWN CORE	0	0.24	Available			7	7		
OXNARD		93030	202013117	D	DOWNTOWN	DOWNTOWN CORE	0	0.11	Available			3	3		
OXNARD		93030	202013119	D	DOWNTOWN	DOWNTOWN CORE	0	0.00	Available			0	0		
OXNARD	COR S C & W 5TH ST	93030	202013122	D	DOWNTOWN	DOWNTOWN CORE	0	0.05	Available			1	1		
OXNARD	515 S C ST	93030	202013123	D	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD		93030	202010302	E	DOWNTOWN	DOWNTOWN CORE	0	0.13	Available			4	4		
OXNARD		93030	202010311	E	DOWNTOWN	DOWNTOWN CORE	0	0.04	Available			1	1		
OXNARD	338 W FIFTH ST	93030	202010312	E	DOWNTOWN	DOWNTOWN CORE	0	0.14	Available			4	4		
OXNARD		93030	202010317	E	DOWNTOWN	DOWNTOWN CORE	0	0.00	Available			0	0		
OXNARD		93030	202010318	E	DOWNTOWN	DOWNTOWN CORE	0	0.06	Available			2	2		
OXNARD	318 W FIFTH ST	93030	202010321	E	DOWNTOWN	DOWNTOWN CORE	0	0.10	Available			3	3		
OXNARD		93030	202010322	E	DOWNTOWN	DOWNTOWN CORE	0	0.03	Available			1	1		
OXNARD		93030	202010323	E	DOWNTOWN	DOWNTOWN CORE	0	0.06	Available			2	2		
OXNARD	300 W FIFTH ST	93030	202010324	E	DOWNTOWN	DOWNTOWN CORE	0	0.19	Available			6	6		
OXNARD	538 S B ST	93030	202010512	F	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD	SIXTH ST	93030	202010517	F	DOWNTOWN	DOWNTOWN CORE	0	0.04	Available			1	1		
OXNARD		93030	202010518	F	DOWNTOWN	DOWNTOWN CORE	0	0.43	Available			13	13		
OXNARD		93030	202010519	F	DOWNTOWN	DOWNTOWN CORE	0	0.01	Available			0	0		
OXNARD		93030	202010520	F	DOWNTOWN	DOWNTOWN CORE	0	0.07	Available			2	2		
OXNARD		93030	202010521	F	DOWNTOWN	DOWNTOWN CORE	0	0.01	Available			0	0		
OXNARD		93030	202010522	F	DOWNTOWN	DOWNTOWN CORE	0	0.07	Available			2	2		

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD		93030	202010523	F	DOWNTOWN	DOWNTOWN CORE	0	0.02	Available			1	1		
OXNARD		93030	202010524	F	DOWNTOWN	DOWNTOWN CORE	0	0.22	Available			6	6		
OXNARD		93030	202010526	F	DOWNTOWN	DOWNTOWN CORE	0	0.03	Available			1	1		
OXNARD	270 W FIFTH ST	93030	202010527	F	DOWNTOWN	DOWNTOWN CORE	0	0.29	Available			9	9		
OXNARD	545 S A ST	93030	202010510	G	DOWNTOWN	DOWNTOWN CORE	0	0.47	Available			14	14		
OXNARD	200 W FIFTH ST	93030	202010529	G	DOWNTOWN	DOWNTOWN CORE	0	0.21	Available			6	6		
OXNARD		93030	202010530	G	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD		93030	202010705	H	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD		93030	202010706	H	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD		93030	202010707	H	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD	104 W FIFTH ST	93030	202010708	H	DOWNTOWN	DOWNTOWN CORE	0	0.17	Available			5	5		
OXNARD		93030	202010719	H	DOWNTOWN	DOWNTOWN CORE	0	0.06	Available			2	2		
OXNARD		93030	202010720	H	DOWNTOWN	DOWNTOWN CORE	0	0.02	Available			0	0		
OXNARD	150 W FIFTH ST	93030	202010723	H	DOWNTOWN	DOWNTOWN CORE	0	0.39	Available			12	12		
OXNARD	534 S A ST	93030	202010716	I	DOWNTOWN	DOWNTOWN CORE	0	0.13	Available			4	4		
OXNARD	528 S A ST	93030	202010717	I	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	560 S A ST	93030	202010724	I	DOWNTOWN	DOWNTOWN CORE	0	0.32	Available			10	10		
OXNARD	544 S A ST	93030	202010725	I	DOWNTOWN	DOWNTOWN CORE	0	0.19	Available			6	6		
OXNARD		93030	202010710	J	DOWNTOWN	DOWNTOWN CORE	0	0.21	Available			6	6		
OXNARD	545 S OXNARD BL	93030	202010711	J	DOWNTOWN	DOWNTOWN CORE	0	0.21	Available			6	6		
OXNARD		93030	202010712	J	DOWNTOWN	DOWNTOWN CORE	0	0.07	Available			2	2		
OXNARD		93030	202010713	J	DOWNTOWN	DOWNTOWN CORE	0	0.13	Available			4	4		
OXNARD		93030	202010721	J	DOWNTOWN	DOWNTOWN CORE	0	0.01	Available			0	0		
OXNARD		93030	202010722	J	DOWNTOWN	DOWNTOWN CORE	0	0.05	Available			2	2		
OXNARD	100 E FIFTH ST	93030	201021201	K	DOWNTOWN	DOWNTOWN CORE	0	0.09	Available			3	3		
OXNARD	106 E FIFTH ST	93030	201021202	K	DOWNTOWN	DOWNTOWN CORE	0	0.11	Available			3	3		
OXNARD	114 E FIFTH ST	93030	201021203	K	DOWNTOWN	DOWNTOWN CORE	0	0.11	Available			3	3		
OXNARD	144 E FIFTH ST	93030	201021206	K	DOWNTOWN	DOWNTOWN CORE	0	0.11	Available			3	3		
OXNARD	154 E FIFTH ST	93030	201021207	K	DOWNTOWN	DOWNTOWN CORE	0	0.13	Available			4	4		
OXNARD	124-128 E FIFTH ST	93030	201021223	K	DOWNTOWN	DOWNTOWN CORE	0	0.11	Available			3	3		
OXNARD	136 E FIFTH ST	93030	201021226	K	DOWNTOWN	DOWNTOWN CORE	0	0.11	Available			3	3		

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
OXNARD	200 E FIFTH ST	93030	201021301	K	DOWNTOWN	DOWNTOWN CORE	0	0.06	Available			2	2		
OXNARD	204 E FIFTH ST	93030	201021302	K	DOWNTOWN	DOWNTOWN CORE	0	0.05	Available			2	2		
OXNARD	210 E FIFTH ST	93030	201021303	K	DOWNTOWN	DOWNTOWN CORE	0	0.05	Available			2	2		
OXNARD		93030	201021307	L	DOWNTOWN	DOWNTOWN CORE	0	0.05	Available			1	1		
OXNARD	210 E 5TH ST	93030	201021316	L	DOWNTOWN	DOWNTOWN CORE	0	0.26	Available			8	8		
OXNARD	550 S OXNARD BL	93030	201021215	M	DOWNTOWN	DOWNTOWN CORE	0	0.31	Available			9	9		
OXNARD	546 S OXNARD BL	93030	201021216	M	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	536 S OXNARD BL	93030	201021217	M	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	532 S OXNARD BL	93030	201021218	M	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD	524 S OXNARD BL	93030	201021219	M	DOWNTOWN	DOWNTOWN CORE	0	0.24	Available			7	7		
OXNARD	112 W SIXTH ST	93030	202014501	N	DOWNTOWN	DOWNTOWN CORE	0	0.34	Available			10	10		
OXNARD	637 S OXNARD BL	93030	202014503	N	DOWNTOWN	DOWNTOWN CORE	0	0.10	Available			3	3		
OXNARD	653 S OXNARD BL	93030	202014505	N	DOWNTOWN	DOWNTOWN CORE	0	0.14	Available			4	4		
OXNARD	663 S OXNARD BL	93030	202014506	N	DOWNTOWN	DOWNTOWN CORE	0	0.07	Available			2	2		
OXNARD	615 S OXNARD BL	93030	202014520	N	DOWNTOWN	DOWNTOWN CORE	0	0.14	Available			4	4		
OXNARD	629 S OXNARD BL	93030	202014521	N	DOWNTOWN	DOWNTOWN CORE	0	0.10	Available			3	3		
OXNARD	641 S OXNARD BL	93030	202014523	N	DOWNTOWN	DOWNTOWN CORE	0	0.10	Available			3	3		
OXNARD	645 S OXNARD BL	93030	202014524	N	DOWNTOWN	DOWNTOWN CORE	0	0.10	Available			3	3		
OXNARD	658 S OXNARD BL	93030	201027206	O	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	654 S OXNARD BL	93030	201027207	O	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	626 S OXNARD BL	93030	201027210	O	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			5	5		
OXNARD	620 S OXNARD BL	93030	201027211	O	DOWNTOWN	DOWNTOWN CORE	0	0.08	Available			2	2		
OXNARD	610 S OXNARD BL	93030	201027212	O	DOWNTOWN	DOWNTOWN CORE	0	0.16	Available			4	4		
OXNARD	600 S OXNARD BL	93030	201027223	O	DOWNTOWN	DOWNTOWN CORE	0	0.23	Available			7	7		
Oxnard	W. 2nd and S. B St.	93033	202005407	P	DOWNTOWN	DOWNTOWN GENERAL	0	0.48	Available	28			28		

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
Oxnard	W. 2nd and S. B St.	93033	202005408	P	DOWNTOWN	DOWNTOWN GENERAL	0	see previous row	Available	28			28		
Oxnard	321 N. F Street	93033	200029134		DOWNTOWN	DOWNTOWN GENERAL	0	2.8	Pending Project			40	40		
Oxnard	5208 & 5230 Cypress (Habitat Tiny Homes)	93033	222004211	Q	RESIDENTIAL LOW MEDIUM	Multiple-Family Residential	0	0.53	Pending Project		9		9		
Oxnard	5208 & 5230 Cypress (Habitat Tiny Homes)	93033	222004212	Q	RESIDENTIAL LOW MEDIUM	Multiple-Family Residential	0	1	Pending Project		19		19		
Oxnard	North Maulhardt	93033	214002061		Urban Village	Specific Plan	0	44.21	Pending Project	106	252	172	530		

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses
Oxnard	Outlet Center Drive	93036	213009028	171	171	0	0	Shortfall of Sites	6.68	BUSINESS RESEARCH PARK	BUSINESS RESEARCH PARK	Business Research Park	Business Research Park Planned Development with Affordable Housing Discretionary Overlay	0	30	342	Vacant	There is pre-application interest for the site. The pre-application idea would be for 174 senior apartments (with kitchens) and 69 townhomes at 36 units/acre. This site is near retail and medical facilities (Kaiser, St. Johns, and senior/elderly Health Care Center Oxnard ADHC).
Oxnard	St Johns SWC, Socorro Way	93030	213003137	25	26		0	Shortfall of Sites	2.11	PUBLIC SEMI PUBLIC	BUSINESS RESEARCH PARK	Business Research Park	Business Research Park Planned Development with Affordable Housing Discretionary Overlay	0	30	51	Vacant	Both parcels are on the St. John's hospital campus and are owned by the hospital. Vacant landscape parcel in front of St. John's Hospital at Socorro Way entrance and the adjacent parcel that has been vacant for 25 years. Currently, it is used for a staging area and is unpaved. These parcels are adjacent to medium-density residential development.
Oxnard	St Johns SWC	93030	213003138	30	31		0	Shortfall of Sites	2.56	PUBLIC SEMI PUBLIC	BUSINESS RESEARCH PARK	Business Research Park	Business Research Park Planned Development with Affordable Housing Discretionary Overlay	0	30	61	Vacant	Both parcels are on the St. John's hospital campus and are owned by the hospital. Vacant landscape parcel in front of St. John's Hospital at Socorro Way entrance and the adjacent parcel that has been vacant for 25 years. Currently, it is used for a staging area and is unpaved. These parcels are adjacent to medium-density residential development.
Oxnard	1132 S C ST	93033	203007028	3	4		0	Shortfall of Sites	0.31	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	7	Vacant	This parcel is adjacent to some high-density residential development and has single-family residential to the south. This parcel is less than 0.5 acres.
Oxnard	1202-1210 S OXNARD BL	93030	204002014	9	10			Shortfall of Sites	0.15	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	19	Vacant	All six parcels have common owner. Appropriate for high-density residential development due to location along transit corridor. Also adjacent to new affordable housing development to the north. Former drive-in theater site. Currently not in use.
Oxnard	1202-1210 S OXNARD BL	93030	204002011	see row above	see row above			Shortfall of Sites	0.15	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	see row above	Vacant	All six parcels have common owner. Appropriate for high-density residential development due to location along transit corridor. Also adjacent to new affordable housing development to the north. Former drive-in theater site. Currently not in use.
Oxnard	1202-1210 S OXNARD BL	93030	204002021	see row above	see row above			Shortfall of Sites	0.30	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	see row above	Vacant	All six parcels have common owner. Appropriate for high-density residential development due to location along transit corridor. Also adjacent to new affordable housing development to the north. Former drive-in theater site. Currently not in use.
Oxnard	1202-1210 S OXNARD BL	93030	204002033	see row above	see row above			Shortfall of Sites	0.04	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	see row above	Vacant	All six parcels have common owner. Appropriate for high-density residential development due to location along transit corridor. Also adjacent to new affordable housing development to the north. Former drive-in theater site. Currently not in use.
Oxnard	1202-1210 S OXNARD BL	93030	204002034	see row above	see row above			Shortfall of Sites	0.15	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	see row above	Vacant	All six parcels have common owner. Appropriate for high-density residential development due to location along transit corridor. Also adjacent to new affordable housing development to the north. Former drive-in theater site. Currently not in use.
Oxnard	1202-1210 S OXNARD BL	93030	204002037	see row above	see row above			Shortfall of Sites	0.02	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	see row above	Vacant	All six parcels have common owner. Appropriate for high-density residential development due to location along transit corridor. Also adjacent to new affordable housing development to the north. Former drive-in theater site. Currently not in use.
Oxnard	1240-1246 S OXNARD BL	93030	204002041	11	11			Shortfall of Sites	0.14	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	22	Vacant	All five parcels have a common owner. Appropriate for high-density residential development due to location along transit corridor.
Oxnard	1240-1246 S OXNARD BL	93030	204002040	see row above	see row above			Shortfall of Sites	0.41	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	see row above	Vacant	All five parcels have a common owner. Appropriate for high-density residential development due to location along transit corridor.
Oxnard	1240-1246 S OXNARD BL	93030	204002027	see row above	see row above			Shortfall of Sites	0.15	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	see row above	Vacant	All five parcels have a common owner. Appropriate for high-density residential development due to location along transit corridor.
Oxnard	1240-1246 S OXNARD BL	93030	204002028	see row above	see row above			Shortfall of Sites	0.15	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	see row above	Vacant	All five parcels have a common owner. Appropriate for high-density residential development due to location along transit corridor.
Oxnard	1240-1246 S OXNARD BL	93030	204002039	see row above	see row above			Shortfall of Sites	0.05	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	see row above	Vacant	All five parcels have a common owner. Appropriate for high-density residential development due to location along transit corridor.
Oxnard	1251 S OXNARD BL	93033	204006012	10	10			Shortfall of Sites	0.85	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial – with Affordable Housing Permitted Overlay	0	30	20	Vacant	Appropriate for high-density residential development due to location along transit corridor. Next to existing HCD mobile home park of approximately 10 mobile homes.
Oxnard	1225 S OXNARD BL	93033	2040060035	7	7			Shortfall of Sites	0.60	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial – with Affordable Housing Permitted Overlay	0	30	14	Non-Vacant	Appropriate for high-density residential development due to location along transit corridor. Common owner with 1251 and 1263 S. Oxnard Blvd and 1260 Saviers. Owner is interested in residential development.
Oxnard	1263 S. OXNARD BL	93033	2040060135	3	2			Shortfall of Sites	0.52	COMMERCIAL GENERAL	GENERAL COMMERCIAL+AAHOP	Commercial General	General Commercial – with Affordable Housing Permitted Overlay	0	30	5	Non-Vacant	Appropriate for high-density residential development due to location along transit corridor. Common owner with 1225 and 1251 S. Oxnard Blvd and 1260 Saviers. Owner is interested in residential development.
Oxnard	1260 SAVIERS	93033	2040060265	24	24			Shortfall of Sites	2.01	COMMERCIAL GENERAL	GENERAL COMMERCIAL	Commercial General	Business Research Park Planned with Affordable Housing Discretionary	0	30	48	Non-Vacant	Appropriate for high-density residential development due to location along transit corridor. Common owner with 1225, 1251, and 1263 S. Oxnard Blvd. Owner is interested in residential development.

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses
Oxnard	IVES AV	93033	220027411	11	11			Shortfall of Sites	0.93	BUSINESS RESEARCH PARK	BUSINESS RESEARCH PARK	Business Research Park	Business Research Park Planned with Affordable Housing Discretionary	0	30	22	Vacant	In industrial park, school within walking distance, along transit corridor and walkable to commercial.
Oxnard	IVES AV	93033	220027413	11	12			Shortfall of Sites	0.95	BUSINESS RESEARCH PARK	BUSINESS RESEARCH PARK	Business Research Park	Business Research Park Planned with Affordable Housing Discretionary	0	30	23	Vacant	In industrial park, school within walking distance, along transit corridor and walkable to commercial.
Oxnard	IVES AV	93033	220027414	12	13			Shortfall of Sites	1.03	BUSINESS RESEARCH PARK	BUSINESS RESEARCH PARK	Business Research Park	Business Research Park Planned with Affordable Housing Discretionary	0	30	25	Vacant	In industrial park, school within walking distance, along transit corridor and walkable to commercial.
Oxnard	PLT VALLEY & SAVIERS	93033	222010201	5	6			Shortfall of Sites	0.44	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	General Commercial – Planned Development with Affordable Housing Permitted Overlay	Commercial General	0	30	11	Vacant	This site is along a transit corridor and across from grocery store. It is within walking distance of a high school. This parcel is less than 0.5 acres.
Oxnard	161 W HUENEME RD	93033	222001130	20	21			Shortfall of Sites	1.70	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	41	Vacant	Near transit corridor and park and elementary school are within one block. Surrounding development is high-density residential. Could be potentially combined with 222001115
Oxnard	5777 S. Saviers Rd.	93033	222001111	5	6			Shortfall of Sites	0.45	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	11	Vacant	Near transit corridor and park and elementary school are within one block. Surrounding development is high-density residential. Could be potentially combined with 222001130
Oxnard	1345 N OXNARD BL	93030	200010002	84	84			Shortfall of Sites	2.83	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT	General Commercial – Planned Development with Affordable Housing Permitted Overlay	Commercial General	0	30	168	Non-Vacant	Underutilized former auto dealerships along transit line. Located near grocery stores, schools, big box shopping, and bus so good location for high-density housing. Good potential for full redevelopment.
Oxnard	1345 N OXNARD BL	93030	200010003	13	14			Shortfall of Sites	1.14	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT	General Commercial – Planned Development with Affordable Housing Permitted Overlay	Commercial General	0	30	27	Non-Vacant	Underutilized former auto dealerships along transit line. Located near grocery stores, schools, big box shopping, and bus so good location for high-density housing. Good potential for full redevelopment.
Oxnard	1205 N OXNARD BL	93030	200008219	34	34			Shortfall of Sites	2.84	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT + AAHOP	Commercial General	General Commercial – Planned Development with Affordable Housing Permitted Overlay	0	30	68	Non-Vacant	Underutilized former auto dealership along transit line; therefore, a suitable location for higher-density development. Good potential for full redevelopment.
Oxnard	1101 S SAVIERS RD	93033	203007034	18	18			Shortfall of Sites	1.52	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	36	Non-Vacant	Underutilized former auto dealership along transit line; therefore, a suitable location for higher-density development. Could be a good site for mixed-use development.
Oxnard	1369 S SAVIERS RD	93033	203012041	4	5			Shortfall of Sites	0.37	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	9	Non-Vacant	Along transit corridor; therefore, considered suitable for high-density residential development. Currently developed with commercial. Parcels have multiple owners.
Oxnard	1309 S SAVIERS RD	93033	203012048	10	10			Shortfall of Sites	0.84	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	20	Non-Vacant	Along transit corridor; therefore, considered suitable for high-density residential development. Currently developed with commercial. Parcels have multiple owners.
Oxnard	1361 S SAVIERS RD	93033	203012050	3	3			Shortfall of Sites	0.27	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	6	Non-Vacant	Along transit corridor; therefore, considered suitable for high-density residential development. Currently developed with commercial. Parcels have multiple owners.
Oxnard	1243 S OXNARD BL	93033	204006004	6	7			Shortfall of Sites	0.72	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	13	Non-Vacant	Existing use is HCD regulated mobile home park with approximately 10 mobile homes. The parcel is underutilized. Would need replacement housing. Along transit corridor; therefore, suitable for high-density residential development.
Oxnard	1345 S OXNARD BL	93033	204007302	4	4			Shortfall of Sites	0.34	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	8	Non-Vacant	Along transit corridor; therefore, suitable for higher-density residential development. Developed with multiple businesses, possibly multiple property owners.
Oxnard	1401 S OXNARD BL	93033	204007317	2	2			Shortfall of Sites	0.17	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	4	Non-Vacant	Along transit corridor; therefore, suitable for higher-density residential development. Developed with multiple businesses, possibly multiple property owners.
Oxnard	1401 S OXNARD BL	93033	204007318	2	2			Shortfall of Sites	0.17	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	4	Non-Vacant	Along transit corridor; therefore, suitable for higher-density residential development. Developed with multiple businesses, possibly multiple property owners.
Oxnard	271 E Fir Ave	93033	204008301	10	11			Shortfall of Sites	0.17	RESIDENTIAL MEDIUM	GARDEN APARTMENT (R3)	Residential Medium	Residential Medium with Affordable Housing Discretionary Overlay	0	30	21	Non-Vacant	Existing church building. Owners have approached City about possible redevelopment to affordable units. The site is in a good location next to a new elementary school.
Oxnard	260 E Elm St	93033	204008315	see row above	see row above			Shortfall of Sites	0.71	RESIDENTIAL MEDIUM	GARDEN APARTMENT	Residential Medium	Residential Medium with Affordable Housing Discretionary Overlay	0	30	see row above	Non-Vacant	Existing church building. Owners have approached City about possible redevelopment to affordable units. The site is in a good location next to a new elementary school.
Oxnard	2900 SAVIERS RD	93033	219001803	12	13			Shortfall of Sites	1.04	COMMERCIAL GENERAL	GENERAL COMMERCIAL	Commercial General	General Commercial with Affordable Housing Discretionary Overlay	0	30	25	Non-Vacant	The existing use is a four-story office building that the owner would like to remove. The site is along the transit corridor and therefore suitable for high-density residential development.
Oxnard	3501 S SAVIERS RD	93033	205044308	50	51			Shortfall of Sites	4.21	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	101	Non-Vacant	Former swap meet. Underutilized site with small businesses with likely short-term leases. Along transit corridor and next to a Ralphs grocery store; therefore, suitable for high-density residential development.
Oxnard	300 JOHNSON RD	93033	222016015	4	5			Shortfall of Sites	0.41	RESIDENTIAL LOW MEDIUM	MULTIPLE-FAMILY RES-PLAN DEV (R2PD) + AAHOP	Residential Low Medium	Planned Development with Affordable Housing Permitted Overlay	0	30	9	Non-Vacant	Underutilized with low-density residential. A project was formerly approved on site for 24 units but was not developed. It is near a park and senior center to south. Multiple owners.

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses
Oxnard	320 JOHNSON RD	93033	222016016	4	5			Shortfall of Sites	0.41	RESIDENTIAL LOW MEDIUM	MULTIPLE-FAMILY RES-PLAN DEV + AAHOP	Residential Low Medium	Planned Development with Affordable Housing Permitted Overlay	0	30	9	Non-Vacant	Underutilized with low-density residential. A project was formerly approved on site for 24 units but was not developed. It is near a park and senior center to south. Multiple owners.
Oxnard	Plsnt Valley and Oxnard Blvd	93033	225001418	44	44	246		Shortfall of Sites	13.94	RESIDENTIAL LOW MEDIUM	MULTIPLE-FAMILY RESIDENTIAL + AAHOP	Residential Low Medium	Multiple-Family Residential with Affordable Housing Permitted Overlay	0	30	334	Non-Vacant	Existing use is active agriculture. The site is next to a high school and along a transit corridor; therefore, suitable for high-density residential development
Oxnard	201 W HUENEME RD	93033	222008255	41	42			Shortfall of Sites	0.70	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	83	Non-Vacant	One of the four parcels making up this site is vacant. The rest is an older strip mall. A park and elementary school are within one block. High-density residential development area. Owner may be interested in redeveloping.
Oxnard	227 W HUENEME RD	93033	222008256	see row above	see row above			Shortfall of Sites	1.37	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	see row above	Non-Vacant	One of the four parcels making up this site is vacant. The rest is an older strip mall. A park and elementary school are within one block. High-density residential development area. Owner may be interested in redeveloping.
Oxnard	W HUENEME RD	93033	222008258	see row above	see row above			Shortfall of Sites	0.27	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	see row above	Non-Vacant	One of the four parcels making up this site is vacant. The rest is an older strip mall. A park and elementary school are within one block. High-density residential development area. Owner may be interested in redeveloping.
Oxnard	421 W HUENEME RD	93033	222008259	see row above	see row above			Shortfall of Sites	1.10	COMMERCIAL GENERAL	GENERAL COMMERCIAL + AAHOP	Commercial General	General Commercial with Affordable Housing Permitted Overlay	0	30	see row above	Vacant	One of the four parcels making up this site is vacant. The rest is an older strip mall. A park and elementary school are within one block. High-density residential development area. Owner may be interested in redeveloping.
Oxnard	N&S Harrison Ave parcels between Cooper & 2nd, next to UPRR. 125 s. Harrison Ave		201011301	2	3			Shortfall of Sites	0.22	INDUSTRIAL LIMITED	ML LIMITED MANUFACTURING	Commercial General	Non-Vacant	0	30	5	Non-Vacant	Underutilized industrial lots along Harrison Street and railroad, includes Mission Bargain Center, Ventura Co. Rescue, vacant lot, and small businesses. This site is within the La Colonia neighborhood, north of water treatment facility. It is five blocks from an elementary school. This might be a good site for mixed-use development.
Oxnard	N&S Harrison Ave parcels between Cooper & 2nd, next to UPRR. 125 s. Harrison Ave		201011302	1	1			Shortfall of Sites	0.10	INDUSTRIAL LIMITED	ML LIMITED MANUFACTURING	Commercial General	Non-Vacant	0	30	2	Non-Vacant	Underutilized industrial lots along Harrison Street and railroad, includes Mission Bargain Center, Ventura Co. Rescue, vacant lot, and small businesses. This site is within the La Colonia neighborhood, north of water treatment facility. It is five blocks from an elementary school. This might be a good site for mixed-use development.
Oxnard	N&S Harrison Ave parcels between Cooper & 2nd, next to UPRR. 125 s. Harrison Ave		201011303	1	1			Shortfall of Sites	0.10	INDUSTRIAL LIMITED	ML LIMITED MANUFACTURING	Commercial General	Non-Vacant	0	30	2	Non-Vacant	Underutilized industrial lots along Harrison Street and railroad, includes Mission Bargain Center, Ventura Co. Rescue, vacant lot, and small businesses. This site is within the La Colonia neighborhood, north of water treatment facility. It is five blocks from an elementary school. This might be a good site for mixed-use development.
Oxnard	N&S Harrison Ave parcels between Cooper & 2nd, next to UPRR. 125 s. Harrison Ave		201011312	4	4			Shortfall of Sites	0.32	INDUSTRIAL LIMITED	ML LIMITED MANUFACTURING	Commercial General	Non-Vacant	0	30	8	Vacant	Underutilized industrial lots along Harrison Street and railroad, includes Mission Bargain Center, Ventura Co. Rescue, vacant lot, and small businesses. This site is within the La Colonia neighborhood, north of water treatment facility. It is five blocks from an elementary school. This might be a good site for mixed-use development.
Oxnard	N&S Harrison Ave parcels between Cooper & 2nd, next to UPRR. 125 s. Harrison Ave		201011315	9	10			Shortfall of Sites	0.81	INDUSTRIAL LIMITED	ML LIMITED MANUFACTURING	Commercial General	Non-Vacant	0	30	19	Vacant	Underutilized industrial lots along Harrison Street and railroad, includes Mission Bargain Center, Ventura Co. Rescue, vacant lot, and small businesses. This site is within the La Colonia neighborhood, north of water treatment facility. It is five blocks from an elementary school. This might be a good site for mixed-use development.
Oxnard	N&S Harrison Ave parcels between Cooper & 2nd, next to UPRR. 125 s. Harrison Ave		201011314	16	16			Shortfall of Sites	1.34	INDUSTRIAL LIMITED	ML LIMITED MANUFACTURING	Commercial General	Non-Vacant	0	30	32	Non-Vacant	Underutilized industrial lots along Harrison Street and railroad, includes Mission Bargain Center, Ventura Co. Rescue, vacant lot, and small businesses. This site is within the La Colonia neighborhood, north of water treatment facility. It is five blocks from an elementary school. This might be a good site for mixed-use development.
Oxnard	121 Cooper Road	93030	201005111	12	12			Shortfall of Sites	1.00	ILM	LIGHT MANUFACTURING	Commercial General	General Commercial Planned Development with Affordable Housing Discretionary Overlay	0	30	24	Non-Vacant	Within La Colonia neighborhood. Surrounded by medium-density residential to the east and the railroad to the west. Five blocks from an elementary school.
Oxnard	2100 E Pleasant Valley Rd	93033	225005330	6	7			Shortfall of Sites	0.54	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT	Commercial General	General Commercial – Planned Development with Affordable Housing Discretionary Overlay	0	30	13	Non-Vacant	Underutilized parcel with one structure.
Oxnard	1601 N Oxnard	93030	200033407	8	8			Shortfall of Sites	0.66	COMMERCIAL GENERAL	GENERAL COMMERCIAL - PLANNED DEVELOPMENT	Commercial General	General Commercial – Planned Development with Affordable Housing Discretionary Overlay	0	30	16	Non-Vacant	Adjacent to another site proposed to address lower-income Regional Housing Needs Assessment (RHNA), along Oxnard Boulevard, across from Pacifica High School.
Oxnard	5536 CYPRESS RD	93033	223004102	75	75			Shortfall of Sites	3.88	RESIDENTIAL LOW MEDIUM	MULTIPLE-FAMILY RESIDENTIAL + AAHOP	Residential Low Medium	Multiple-Family Residential with Affordable Housing Permitted Overlay	0	30	150	Non-Vacant	Proposed Cypress Place and Garden City Apartments, Peoples Self-Help Housing. Proposed project would be 150 units all affordable to very low-income households.
Oxnard	5482 CYPRESS RD	93033	223009001	see row above	see row above			Shortfall of Sites	1.38	RESIDENTIAL LOW MEDIUM	MULTIPLE-FAMILY RESIDENTIAL + AAHOP	Residential Low Medium	Multiple-Family Residential with Affordable Housing Permitted Overlay	0	30	see row above	Non-Vacant	Proposed Cypress Place and Garden City Apartments, Peoples Self-Help Housing. Proposed project would be 150 units all affordable to very low-income households.
Oxnard	301 E. Third	93033	201011604	24	25			Shortfall of Sites	2.03	LIMITED	LIMITED MANUFACTURING	General	General Commercia Planned Development with affordable housing discretionary overlay (C2 PD AHD)	0	30	49	Non-Vacant	Former use was Gold Coast Transit. Existing use is a vacant building and parking. Within High Quality Transit Area/Corridor and Transit Priority Area. within TCAC Low Resources area. Four blocks from an elementary school and five blocks from a public park.
Oxnard	301 E. Third	93033	201012907	2	2			Shortfall of Sites	0.17	LIMITED	LIMITED MANUFACTURING	General	(C2 PD AHD)	0	30	4	Non-Vacant	Former use was Gold Coast Transit. Existing use is a vacant building and parking. Within High Quality Transit Area/Corridor and Transit Priority Area. within TCAC Low Resources area. Four blocks from an elementary school and five blocks from a public park.
Oxnard	301 E. Third	93033	201012908	2	2			Shortfall of Sites	0.17	LIMITED	LIMITED MANUFACTURING	General	(C2 PD AHD)	0	30	4	Non-Vacant	Former use was Gold Coast Transit. Existing use is a vacant building and parking. Within High Quality Transit Area/Corridor and Transit Priority Area. within TCAC Low Resources area. Four blocks from an elementary school and five blocks from a public park.

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses
Oxnard	301 E. Third	93033	201012906	7	6			Shortfall of Sites	0.55	LIMITED	LIMITED MANUFACTURING	General	(C2 PD AHD)	0	30	13	Non-Vacant	Former use was Gold Coast Transit. Existing use is a vacant building and parking. Within High Quality Transit Area/Corridor and Transit Priority Area. within TCAC Low Resources area. Four blocks from an elementary school and five blocks from a public park.
Oxnard	1505 W. 9th Street	93033	183017331	5	6			Shortfall of Sites	0.47	COMMERCIAL GENERAL	GENERAL COMMERCIAL - Planned Development	COMMERCIAL GENERAL	General Commercial-Planned Development with Affordable Housing Permitted Overlay	0	30	11	Vacant	Vacant parcel with owner interest in development of multifamily residential
Oxnard	Dansk Phase II, 2300 Pleasant Valley Road	93033	225001427	2	3	41		Shortfall of Sites	1.05	RESIDENTIAL LOW MEDIUM	MULTIPLE-FAMILY RESIDENTIAL + AAHOP	Multiple-Family Residential with Affordable Housing Discretionary Overlay	Residential Low Medium	0	30	46	Vacant	The City is reviewing an application for development of this parcel with 46 units. The site is a remaining vacant portion of approved subdivision.
Oxnard	CEDC Farmworker Apartments, 2161 Etting Rd.	93033	225001402	28	29	1		Shortfall of Sites	1.97	RESIDENTIAL LOW MEDIUM	MULTIPLE-FAMILY RESIDENTIAL + AAHOP	Multiple-Family Residential with Affordable Housing Discretionary Overlay	Residential Low Medium	0	30	58	Vacant	Site was initially approved for 42 Farmworker apartments, and approved for a modification in July 2021 to increase the number to 58 units. Project is 100% affordable to lower income. City is replacing existing AH zone associated with former AAHOP program to Affordable Housing Permitted Overlay to retain affordable development options for site. Site will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow up to an 80% density bonus, parking reduction and up to four development concessions. The site is also within ½ mile of a major transit stop at Oxnard College (Gold Coast, April 2021).
Oxnard	Johnson Road Apartments, 234 Johnson Rd.	93033	222016010	9	9			Shortfall of Sites	0.79	RESIDENTIAL LOW MEDIUM	MULTIPLE-FAMILY RESIDENTIAL + AAHOP	Multiple-Family Residential with Affordable Housing Permitted Overlay	Residential Low Medium	0	30	18	Non-Vacant	Site was approved for 19 units under the all affordable housing opportunity program (AAHOP), but has not been developed yet. Entitlement was extended for a year (until April 2022) due to pandemic. City is replacing existing AH zone associated with former AAHOP program to Affordable Housing Permitted Overlay to retain affordable development options for site. Underutilized site with low-density residential of one single-family residence on the parcel. The site is near a park and senior center to south. Site will benefit from Program 3 site rezone with an overlay to allow at least 30 dwelling units per acre, Program 31 for by-right development of projects with 20% affordable, and the recent update to State Density Bonus, which will allow an 80% density bonus, parking reduction, height increase and up to four development concessions. The site is also within ½ mile of a major transit stop on Saviers Road (Gold Coast, April 2021) and is within the identified 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC] and will benefit from Program 33 on adoption of a corridor specific plan or inclusionary zoning overlay.

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
Specific Plan	Specific Plan
Coastal Medium Density Multiple Family	Low-Medium Density
Multiple Family Residential	Low-Medium Density
High Rise Residential	Medium-High Density
Business Research Park	Business Research Park
Single Family Residential	Low Density
Downtown General	Central Business District
Downtown Core	Central Business District
General Commercial	Commercial General
Garden Apartment	Medium Density
Limited Manufacturing	Limited Manufacturing
Light Manufacturing	Light Manufacturing, Commercial Manufacturing

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P.O. Box 1316
San Luis Obispo, California 93406
t 805.457.5557

www.placeworks.com