

# **City of Oxnard 2021 General Plan Annual Progress Report**



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## Introduction

Government Code Section 65400 requires the City to annually prepare a report regarding the status of the City's 2030 General Plan (General Plan) and progress in its implementation (General Plan Progress Report) and provide the General Plan Progress Report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The General Plan Progress Report provides for the annual review of the General Plan to assess the level of implementation and effectiveness of the General Plan as a guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds. This General Plan Progress Report summarizes the General Plan implementation progress for 2021. The General Plan Progress Report also provides information regarding the City's progress in meeting its share of regional housing needs.

Pursuant to State law, this report must be submitted to the City Council, the State Office of Planning and Research (OPR) and HCD by April 1st of each year. The Annual Progress Report includes the following elements:

1. Overview of General Plan background and status, including a summary of recently completed and active General Plan Amendments; and
2. A summary of recently completed and active Zoning Text Ordinance amendments, and Active Long Range Projects; and
3. A summary of 2021 Active Development Projects of Interest; and
4. A review of the City's progress in meeting the regional housing need allocation objectives

## Overview of General Plan Background and Amendments

The General Plan is the City's official policy that sets out a vision to guide future development in the City. Local governments are required to keep their General Plans current and internally consistent, and City actions must be consistent with this plan. Although General Plans must be kept current, there is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is formerly required to be updated every eight years. As detailed below, the City adopted the most recent Housing Element and associated ordinance amendments on October 5, 2021. The Oxnard General Plan was adopted in October 2011. Specifically, Chapter 9 "Implementation" of the General Plan lays out the implementation goals and policies of the General Plan. As outlined in the table many of the goals and policies will remain ongoing until 2030. Additionally, specific to housing, Chapter G of the Housing Element outlines the goals, policies, and programs that will guide the City's efforts in meeting the RHNA and related current and future housing needs. While a new 2021-2029 Housing Element was adopted on October 5, 2021, the 2021 Annual Report looks at the progress towards the goals, policies and programs of the 2013-2021 Mid-Cycle Housing Element, which guided the City for the 2021 calendar year. The 2022 Annual Report will look at the progress consistent with the 2021-2029 Housing Element. Each Housing Element program and its implementation status are summarized in Exhibit 1 (HCD Table D).

## **General Plan Amendments in 2021**

### Rio Urbana Project (Planning and Zoning Permit No. 17-620-01), Located at 2714 East Vineyard Avenue:

In 2018, the Rio School District filed an Annexation request for an 11 acre surplus school site that included approximately 15,000 square feet of office space, 167 condominium housing units and 20 affordable units required by the City's inclusionary ordinance. The application included a General Plan Amendment change the land use designation of the subject parcel from School to Commercial General, amend the neighborhoods map to place the subject parcel in the El Rio West Neighborhood, and modify City Council district boundaries of the City of Oxnard 2018 districting map as codified in Oxnard City Code Chapter 2, Article 1, Division 1, Appendix A. The Planning Commission recommended approval on November 21, 2019. On February 4, 2020, the City Council approved the requested Amendment. The Annexation was approved by the Local Agency Formation Commission (LAFCO) on December 15, 2021.

General Plan Housing Element Update (Planning and Zoning Permit No. 20-620-03): The Housing Element is a statutory element of the General Plan that requires that the City adequately plan to meet existing and projected housing needs of all economic segments of the community. Unlike other elements of the General Plan, the City must update the Housing Element on a mandated schedule, or “cycle,” to ensure that the City is making incremental progress toward its housing goals and policies.

The City of Oxnard City Council adopted the 2021-2029 6th Cycle Housing Element on October 5, 2021. The Council also approved Zoning Map Amendments to change the zoning designation on 106 parcels to be consistent with Supplement 1 of the Housing Element and five (5) Zoning Text Ordinance Amendments to facilitate construction of housing units as stipulated in the Housing Element. The adopted Ordinance Amendments removed regulatory hurdles for projects, such as the Dansk II Apartments Project (Planning and Zoning Permit No. 20-620-01), located at 2300 Pleasant Valley Road mentioned in last year's Annual Progress Report, from processing their own project specific General Plan Amendments and Zone Changes.

## **Pending General Plan Amendments in 2021**

Teal Club Specific Plan Project (Planning and Zoning Permit No. 15-620-03), Located in area bounded by Doris Avenue on the north, Patterson Road on the west, Teal Club Road on the south, and Ventura Road on the east: This proposed Specific Plan includes a request for 990 residential units of varying density, single-family, townhomes, condominium, and apartment units; 24 acres, community park; 8 acres public/semi public use; 4 acres of mixed use, retail, commercial; 10 acres of Business/Research Park. This project also includes the adoption of a Teal Club Specific Plan (TCSP) and Pre-Zoning that would allow for the annexation of a 174.6-acre collection of seven agricultural parcels (known locally as “Teal Club”) to the City. Additional parcels south of Teal Club Road would also be annexed into the City, and include a mix of vacant land and residential development with ancillary vehicle storage and shop uses. The City prepared and released a Draft Environmental Impact Report (EIR) for the TCSP. A 60-day public comment period was provided from December 17, 2021, to 5:00 p.m. on February 15, 2022. City staff is currently preparing responses to comments received and preparing the project for public hearings in 2022.

Portofino Place Project (Planning and Zoning Permit No. 20-620-02), Located on the Southeast and Southwest Corners of Fifth Street and Portofino Place: This residential project is a proposed new

residential project that includes a General Plan Amendment to change the land use designation from Business Research Park (BRP) to Residential Medium (RM). The proposed 90-unit residential project is located on the two vacant lots (7.61-acre site) located along the south side of Fifth Street at the intersection of Portofino Place (south of Airport). The project also requires a Zone Change, Special Use Permit, and a Subdivision. This project was reviewed by the Planning Commission on November 18, 2021, who recommended the City Council approve the General Plan Amendment, Zone Change and Subdivision. Additionally, the Oxnard Airport Authority found the project to be consistent with the adopted Airport Comprehensive Land Use Plan on February 10, 2022, and the project is scheduled to be reviewed by the Airport Land Use Commission on March 4, 2022. The project is tentatively scheduled for the City Council's review in April 2022.

Maulhardt/Stiles NECSP Sub-Neighborhood Plan (Planning and Zoning Permit No. 21-620-04), Located at the Northeastern Corner of Rose Ave and Camino Del Sol (APN: 214-0-020-615; & 625): The project proposes to create a Sub-Neighborhood Plan under the Northeast Community Specific Plan that would create the framework for a future development of approximately 500-950 residential units and approximately 40,000 square feet commercial development on the 56 acres project site. The proposed Tentative Tract Map proposes to create 14 master lots. The project will also provide for 11.05 acres of improved park areas, including a 5.4 acre expansion of East Village Park.

#### Summary

During 2021, there was only one adopted General Plan Amendment for the adoption of the new 2021-2029 Housing Element. Prior to that, the last revision to the General Plan was on February 4, 2020. Table 1 presents a summary of all adopted General Plan amendments since the adoption of the 2030 General Plan. The General Plan as amended through 2021 complies with the General Plan Guidelines. The foregoing information is provided consistent with the requirements of Government Code Section 65400(a)(2)(C).

**Table 1**  
**General Plan Amendments (As Of December 31, 2020)**

<b>Adoption Date</b>	<b>City Case No.</b>	<b>General Plan Amendment Project Name</b>	<b>GPA Adopting Reso. No.</b>
10/11/2011	10-620-01	Adoption of 2030 General Plan	14,118
6/12/2012	10-620-02	GPA for 2006-2014 Housing Element	14,236
7/9/2013	13-620-01	GPA/Amend Housing Element AAHOP	14,424
9/9/2014	14-620-01	Change of Land Use Designation from Industrial Business and Research Park to Commercial General	14,684
12/9/2014	14-620-02	Repeal Las Cortas Specific Plan	14,708

1/26/2016	15-620-02	Change of Land Use Designation from Industrial Light to Industrial Limited	14,890
6/7/2016	16-620-01	Update Sustainability, Infrastructure, and Hazards Goals and Policies	14,925
12/13/2016	16-620-03	Creation of Urban Village Process	14,981
12/13/2016	16-620-02	Creation of new Community Development Goals to address the SB 244 provisions for the Nyeland Acres Community	14,983
12/13/2016	15-620-04	Adoption of 2013-2021 Housing Element	14,982
10/10/2017	17-620-02	Mid Cycle Housing Element Update	15,060
12/12/2017	17-620-03	Designation of Annexed School Property as SCH	15,074
1/30/2018	17-620-04	Costco Fuel Station	15,086
7/16/2019	18-620-01	Adoption of Downtown Code (replace the existing "Central Business District" land use designation with two new designations, "Downtown" and "Downtown Edge" and update references to these land use designations within the general plan.)	15,252
2/4/2020	17-620-01	Rio Urbana Housing Project (approved Subject to LAFCO)	15,299/15,315
10/5/2021	21-620-02 and 21-620-03	GPA for 2021-2029 Housing Element and text and map changes to the General Plan Land Use Element	15,490

## A summary of recently completed and active Zoning Text Amendments, and Active Long Range Projects

### Ordinance Amendments

Housing Element Ordinance Amendment (Planning and Zoning Permit No. 21-580-03): Along with the adoption of the new Housing Element, five Ordinances Amendments were passed to Chapter 16 of the Oxnard City Code to implement policy approaches in the Final 6th Cycle 2021-2029 Housing Element. The Ordinances were introduced on October 5, 2021, adopted on October 19, 2021, and became effective thirty (30) days after adoption, on November 18, 2021. The following is a summary of each of the ordinances:

1. [Ordinance No. 2999](#) – An Ordinance of the City Council of the City of Oxnard to Repeal the All-affordable Housing Opportunity Program (AAHOP) and replace these regulations with newly created Affordable Housing, Permitted (-AHP) and Affordable Housing, Discretionary (-AHD) Additive Zone Definitions, Designations and Regulations in OCC Chapter 16, Article VII, Section sections 16-420A through 16-420K. The ordinance provides zoning designations and objective standards for the development of affordable multifamily housing at 30 dwelling units with 20% lower income units per acre on parcels identified as AHP and AHD;
2. [Ordinance No. 3000](#) – An Ordinance of the City Council of the City of Oxnard amending the General Commercial zone permitted and related uses to allow up to 30 dwelling units per acre on parcels identified as AHP or AHD in OCC Chapter 16, Article III, Section 16-135 (Uses Permitted) and 16-136 (Related Uses); and
3. [Ordinance No. 3001](#) – An Ordinance of the City Council of the City of Oxnard amending the Business and Research Park (BRP) zone permitted and related uses to allow up to 30 dwelling units per acre on parcels identified as AHP or AHD in OCC Chapter 16, Article III, Section 16-162 (Non-Industrial Use) and 16-163 (Industrial Land Uses by Zone: Industrial Land Use Matrix); and
4. [Ordinance No. 3002](#) – An Ordinance of the City Council of the City of Oxnard amending the Density Bonus ordinance approval authority and appeal provision in OCC Chapter 16, Article IV, Section 16-410B (Definitions), 16-410F (Content of Application), and 16-410R (Determination on Density Bonus and Affordable Housing Incentive Program Requests). The amendment allows Density Bonus permit approval by the approval authority authorized to approve the associated discretionary or ministerial permit approval for the underlying development permit; and
5. [Ordinance No. 3003](#) – An Ordinance of the City Council of the City of Oxnard creating a ministerial Site Plan Review (SPR) process to implement the 2021-2029 Housing Element. To comply with State law, the proposed ordinance provides a process for conducting a ministerial (non-discretionary) review of by-right development in OCC Chapter 16, Article VII, Section sections 16-523 through 16-523.12.

As a result of approving the 2021-2029 Housing Element and the related Ordinance Amendments, the City reviewed and Planning Commission approved its first project under the newly created Affordable Housing, Discretionary (-AHD) Additive Zone on December 16, 2021. This project was the Lockwood Senior Apartments project, a 173-units, 100 percent affordable housing project. In addition to this

project, the City also received two additional housing applications, directly attributable to the Housing Element and Ordinance Amendments, totaling 310 units at the end of 2021.

Wireless Facilities Ordinance Amendment (Planning and Zoning Permit No. 19-580-06): In 2020, the city continued the process of updating the Oxnard Zoning Code and Coastal Zoning Code in regards to permitting, processing and approving wireless communications applications in the City. Publish aesthetic requirements for the installation of wireless facilities in the City. A Master license Agreement with the wireless carriers was approved by the City Council on July 20, 2021. The overall Wireless code update is expected to be completed in 2022-2023.

## **Long Range Projects of Interest**

### General Plan / Local Coastal Plan Update

With the adoption of the 2021-2029 Housing Element, and progress being made with the Climate Action and Adaptation Plan (CAAP) (see below), the City is moving forward with a comprehensive General Plan Update. The Oxnard 2050 General Plan update is anticipated to be processed between 2022-2025. The 2050 General Plan would build upon the 2030 General Plan and studies which have already been completed to update the community vision, direction and policy approaches. The City will comprehensively update the City's 2030 General Plan to address all State required General Plan topic areas. Council will also have the opportunity to expand areas of interest through adding optional General Plan topic areas in response to Council and community needs and interest. The City's General Plan will provide the blueprint for development and growth through the year 2050.

Simultaneously with the General Plan Update, the City intends to move forward with the City of Oxnard's Local Coastal Plan (LCP) Update project. The LCP update project is a collaborative planning and outreach process that will revise the City's existing LCP to bring it into conformance with current policy directives and approaches to address climate change adaptation strategies, such as those for sea level rise. The City staff has begun putting together a draft of the LCP document.

On December 8, 2020, staff presented a summary of the LCP SLR and Management adaptation strategies to the Housing and Economic Development Committee (HEDC). The presentation summarized the City's four Planning Areas and the draft long term adaptation strategies, that, if accepted, will inform the policy creation and ultimately be folded into the LCP update as SLR Management adaptation policy. Implementation timelines and funding sources to implement these strategies are yet to be identified. Additionally, the SLR Management adaptation policies included in the LCP update would also be coordinated with the Climate Action and Adaptation Plan (CAAP) to address SLR vulnerabilities. The California Coastal Commission (CCC) SLR Guidance requires local governments to identify SLR adaptation strategies to minimize impacts from SLR in new or updated LCPs. Adaptation strategies should be selected based upon the local conditions, the results of the scenario-based analysis, and Coastal Act requirements, taking into account the particular goals of the local community. The four adaptation strategies considered in the Adaptation Report are to address the coastal hazards are as follows:

1. Accommodation - involves methods to modify existing developments or design new developments. These can include elevating structures and other engineering retrofits.
2. Green Protect - involves "natural infrastructure" such as stable sand dunes and coastal wetlands. Wetlands and sand dunes absorb and deflect wave energy.



3. Hard Protect - involves the construction of seawalls, dikes, flood gates, groins, revetments, etc. Although a prevalent strategy can cause negative impacts to beaches, views, and public access.
4. Managed Retreat - assumes structures would be relocated or replaced and moved beyond the highest coastal hazard zone after development has been impacted by coastal hazards.

For all four Planning Areas, HEDC directed staff to explore a Hybrid adaptation approach to SLR to allow a flexible pathway for balancing economic, environmental, and safety goals over time. For purposes of implementing the California Coastal Act, no single category or even a specific strategy should be considered the “best” option as a rule. Different types of strategies will be appropriate in different locations and for different hazard management and resource protection goals. CCC policies are written in the long term (year 2100) communicating that they are seeking SLR adaptation policies which demonstrate a City’s long term assurance and commitment to Coastal Act policies; however, the effectiveness of different adaptation strategies will vary across both spatial and temporal scales. In many cases, a Hybrid adaptation approach that uses strategies from multiple categories will be necessary, and the suite of strategies chosen may need to change over time. Progress on the update to the LCP is expected to continue throughout the next few years.

#### City of Oxnard Climate Action and Adaptation (CAAP) Plan Update

In March 2020, the City entered into a contract with Environmental Science Associates (ESA), Inc. for the preparation of the City’s CAAP. The CAAP is a plan for reducing the GHGs that contribute to global climate change, and for adapting to the anticipated effects of climate change.

The CAAP will have two primary objectives:

1. To reduce GHG emissions through the implementation of reduction measures to meet or exceed reduction targets mandated by the State of California via Senate Bill 32 (SB 32), which calls for a statewide reduction of GHG emissions to 40 percent below 1990 levels by 2030; and
2. To enhance the community’s resilience to a changing climate by addressing the vulnerabilities and risks that are expected to occur as a result of those impacts.

The CAAP is being developed to align with California’s statewide target mandated by SB 32, which requires the State of California to reduce GHG emissions 40 percent below 1990 levels by 2030. Cities are expected to do their fair share to reach this target. In preparing the scope of work and contract budget for the CAAP, the City agreed to reduce the Oxnard GHG emissions to 40 percent below Oxnard 1990 levels by 2030. By adopting this target the City will develop a “qualified CAP/CAAP”, which is an important term, that is consistent with California Environmental Quality Act (CEQA) Guidelines (Section 15183.5(b)). When a City has a qualified CAP/CAAP it can be used to facilitate CEQA clearance of the City’s future development projects with respect to GHG emissions. Developing a qualified CAP is proving to be the most effective and legally defensible way to plan for growth that does not create a significant impact with respect to GHG emissions.

The starting point for addressing climate change mitigation, which is a key component of the CAAP, is an understanding of the sources of the current GHG inventories in the City. These sources include the GHG emissions that the City has direct control over (Municipal GHG Inventory) and those that result from community activities (Community GHG Inventory), which are directly and indirectly impacted by local

government programs, implementation of State mandates, planning, and development decisions. This information was summarized and presented to the City Council on January 25, 2022.

Another round of stakeholder group meetings occurred on January 26th and 27th of 2022, to present the findings of a community-wide climate change vulnerability assessment and solicit input on strategies for increasing resilience to identified hazards. The CAAP consultant will then finalize the Community Vulnerability Assessment and develop CAAP strategies and priority actions for increasing community resilience to climate change, particularly for anticipated impacts related to higher temperatures, drought, and smoke/air quality. On April 30, 2022 a virtual CAAP community engagement meeting will take place, in both English and Spanish to summarize input received in May 2021 and January 2022, and to secure additional input on Community Vulnerability Assessments and recommendations. The Draft CAAP with strategies and actions for reducing GHG emissions and adapting to climate change will be released for public comment in Spring 2022. The Final CAAP is anticipated to be adopted by the City Council in Summer/early Fall 2022.

Throughout the past two years, there has been community outreach and engagement through a community wide survey, meetings and workshops with targeted groups with interest and connection to the environment, social and community activism, education and health care, utility agencies, and business and agriculture ("Stakeholder Groups").

The CAAP survey which was promoted through social media, the CAAP website, and through targeted outreach resulted in over 140 respondents. The survey was available in both English and Spanish. Engagement has occurred with the goal of engaging all segments of the community. Spanish interpretation has been and will continue to be provided and community meetings which will also will be recorded and posted to the Climate Action Plan website - see: <https://www.oxnard.org/climate-action-plan/>. The CAAP monitoring plan will identify implementation milestones, which will among other things inform the preparation of the City's Capital Improvement Program (CIP) and identify performance metrics that can be used to track progress towards GHG reduction goals.

## Summary of 2021 Active Developments of Interest

In addition to the continued progress of the larger developments in the City, such as the Wagon Wheel project, and many smaller developments, there was a significant increase in the amount of proposed and approved development in the Downtown and Sakioka Farms areas in 2021. Also, throughout the City there was a significant increase in the demand for Accessory Dwelling Units. As each of these are identified in the General Plan, a brief summary of the progress made in each area in 2021 has been provided below.

### Downtown Projects

On July 30, 2019, the City Council adopted Ordinance No. 2963, which amended the Oxnard City Code Chapter 16, Division 10 and instituted a new "Downtown Code," and associated Zone Changes. The Downtown Code allows for a maximum development of 2,284 residential units and 3,025,370 square-feet of commercial space. The development allowed within the Downtown Code was evaluated in the 2030 General Plan Addendum No. 5, and it was determined to not result in any new significant

impacts to the environment. As a result of the implementation of this new code there has been a substantial increase of interest in development in the downtown area. In 2020, the City received or approved nine applications for primarily residential mixed use developments proposing a total of 497 units. Two additional applications were received in 2021, proposing 91 residential units and 3,681 square feet of non-residential space. Four applications were approved in 2021 that will allow for 338 residential units, and 7,422 square feet of commercial space. It is anticipated that development interest in downtown will continue to increase through 2022, with many of the currently pending projects to be approved in 2022, and several are expected to begin construction in 2022, including the Central Terrace (87 units) and Navigation Center (56 units plus shelter) projects.

#### Sakioka Farm Specific Plan

On June 16, 2020, City Council approved a Development Agreement between the City of Oxnard, Sakioka Farms and AMS Craig, LLC; and a Tentative Tract Map, which subdivided the 430 acre area within the Sakioka Farms Business Park Specific Plan into 129 lots with new roads and sidewalks, stormwater management, landscape, and associated utilities. As a result of these approvals, two major developments were approved in the Sakioka development area in 2020. The first development was the approval of a 1,527,505 square foot, plus two storage mezzanines, multi-story e-commerce storage and distribution center. The second was a 576,000 square foot cold storage building and fruit processing facility. These projects are expected to complete construction and begin operation in 2022. As development continues, in 2021 the City received a development proposal to construct four industrial buildings totalling 778,720 square feet and related site improvements on four separate lots totalling 40.87 acre site. These projects totalling over 2.8 million square feet of development, further the goals of the General Plan that aim to promote economic development through job creation and cold storage projects.

#### RiverPark Specific Plan Amendment (RPSP)

In September 2002, the City Council approved the entitlement permits for the RPSP to guide future development on the 702-acre project site. The original RPSP allowed for the phased development of 2,805 dwelling units and 2,485,000 square feet of commercial development (including approximately 221,000 square feet of existing office development, prior to the adoption of the RPSP). The original RPSP was developed following the design principles of the New Urbanism and Smart Growth movements, which emphasized the importance of mixed land uses in close proximity, communities scaled for pedestrian walkability; limiting the need for automobile usage; higher density development, and the importance of physical design. Several subsequent approvals and amendments have taken place since the 2002 approval. In 2020, the applicant team submitted a request for a amendment to the RPSP, that would allow for the development of up to 1,025 additional residential units under the RPSP, in exchange for a reduction of up to approximately 562,457 square feet of non-residential development potential in accordance with specified development scenarios. The Project was presented to the Planning Commission on December 16, 2021, with a staff recommendation for approval as submitted. The Planning Commission ultimately recommended approval of a modified project to the City Council. The modified project would allow for the development of up to 613 additional residential units under the RPSP, in exchange for a reduction of up to approximately 336,377 square feet of non-residential development. The original project and the modified project was presented to the City Council on March 15, 2022.

### Accessory Dwelling Units

Permitting activity for accessory dwelling units (ADU) has increased significantly. State law revisions in 2017 and 2019 led to revisions to the development standards for these units in 2019 and 2020. The Ordinance Amendments, in compliance with State law, made it easier to obtain permits for ADUs by reducing fees and parking requirements, allowing for multiple ADUs on each lot, and creating an expedited process for converting existing permitted space (e.g., in a garage or detached accessory structure) into an accessory dwelling unit. The number of ADUs permitted in 2020 was more than double the number of permits issued in 2019. In 2021, 157 ADUs received planning permit approvals, 106 were submitted for construction plan review, 63 were issued a building permit, and 14 units were constructed and occupied. While the number of ADUs constructed and occupied remains low, as the substantial number of ADU granted planning entitlements trickles down, it is anticipated that the number of ADUs coming online will increase significantly in the coming years.

**Table 2**  
**Annual ADU Statistics**

<b>Year</b>	<b>Planning Applications Received</b>	<b>Entitlements Granted</b>	<b>Building Permit Applications Received</b>	<b>Building Permits Issued</b>	<b>Final Inspection/CO</b>
<b>2013</b>	0	0	0	0	0
<b>2014</b>	1	0	0	0	0
<b>2015</b>	0	1	0	0	0
<b>2016</b>	0	0	1	0	0
<b>2017</b>	17	2	3	0	0
<b>2018</b>	44	25	20	4	1
<b>2019</b>	50	55	30	13	3
<b>2020</b>	129	123	111	27	9
<b>2021</b>	176	157	106	63	14
<b>Total</b>	417	363	271	107	27

### Short Term Rentals (STRs):

In 2016, staff began the process of soliciting public input on Zoning Ordinance Amendments to establish permitting requirements and regulatory standards for STRs in the coastal and non-coastal zones. The purpose of the ordinance enacted a comprehensive set of operating requirements and performance standards for STRs to mitigate their effects on neighborhoods, such as separation requirements and limits on the number that can operate in certain neighborhoods. After collecting input from the public, City Council, and Planning Commission, the formal approval process began in 2019. On October 6, 2020, the final ordinance was approved by the Oxnard City Council, then accepted by the Coastal Commission on December 10, 2020. The ordinance went into effect on December 17, 2020. In 2021, the City received forty-five applications for STRs in the coastal zone. Approximately, thirty-five were grandfathered STRs, which were legally operating prior to the implementation of the ordinance. STR permits were issued in 2021. An additional 14 STR applications were submitted in 2022 and are being processed by staff.

### Retail Cannabis Applications:

On March 1, 2020, the City released its retail cannabis rankings. The top 13 ranked applicants and the top 3 local equity applicants were invited to apply for a Special Use Permit (SUP) for the specific location in their application. The applicants had until March 1, 2022 to secure an SUP. As a result, in 2021 the City received sixteen retail cannabis applications. In 2021, the City approved eight retail cannabis applications. As of the end of 2021, the remaining eight retail cannabis applications were currently in process. A total of fifteen retail cannabis applications were approved before the March 1, 2022 deadline.

## A Review Of The City's Progress In Meeting The Regional Housing Need Allocation (RHNA) Objectives

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.

The City adopted the current Mid-cycle 2013-2021 Housing Element in 2017 to accommodate projected growth. This Housing Element was conditionally certified by HCD in January 2018, making the City compliant with State Housing Element requirements. The City is not required to build the dwelling units assigned through the RHNA process. Rather, each jurisdiction is required to plan for growth by zoning available land to accommodate RHNA and to adopt housing programs that promote and facilitate housing construction at all affordability levels. As such, the City's Housing Element articulates a variety of existing or planned programs that support the development of housing affordable to all income categories.

The City prepares an Annual Progress Report that documents achievements in meeting the objectives of the City's Housing Element. This Annual Progress Report provides HCD with an update on building activity during the Housing Element cycle and progress made to implement approved Housing Element programs. This year's Annual Progress Report includes housing data for the 2021 calendar year, up to October 15, 2021, the final year in the current eight-year Housing Element cycle. It also includes the status of adopted Housing Element programs. The Annual Progress Report is submitted using a template provided by HCD. These forms are provided in Exhibit 1 (HCD Tables A, A2, B, and D).

### Planning and Building Permit Activity in 2021

As shown in Table 3 below, planning entitlements were granted for a total of 919 residential units in 2021. Accessory dwelling units made up 157 of these units, with the remaining units resulting from multifamily developments, a single family subdivision, area and a single family dwelling in the coastal area.

Building permits were issued for a total of 630 residential units in 2021. Of these units, 490 were units located within the Wagon Wheel development. The remainder were located throughout the City and included 65 multifamily units, 12 Single Family Dwellings, and 63 Accessory Dwelling Units. A Certificate of Occupancy was granted for a total of 360 dwelling units in 2021.

**Table 3**  
**Planning and Building Permit Activity in 2021**

	Planning Entitlements	Building Permits	Certificates of Occupancy
Single Family Dwellings	28	12	13
Multi Family/Apartments	734	555	333
Accessory Dwelling Units	157	63	14
Total	919	630	360

**Methodology and Reporting Requirement for Determining Affordability**

To categorize the affordability of housing units that were issued building permits, both median household income and the cost of the new housing units are taken into account. According to the U.S. Department of Housing and Urban Development (HUD), the annual median family income for a family of four in Ventura County in 2021 was \$98,800. Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Based on this, the maximum monthly affordable housing payment for a family of four making median income would be \$2,470.

**City of Oxnard's Progress in Meeting Housing Need**

A summary of development activity by affordability category is provided in Table 4 below, as compared against the assigned RHNA targets for the 2013-2021 Housing Element cycle. A total of 7,301 dwelling units were allocated to the City of Oxnard for 2013 to 2021. In 2021, 630 units were issued building permits, however only 604 units count towards the last housing cycle (5th Cycle), which ended on October 15, 2021. The units permitted after October 15, 2021, will be included in the first year of the current housing cycle (6th Cycle). Approximately, twenty-two (22) percent of the units issued building permits in 2021 met the criteria for placement in the lower-income and moderate income household categories while the remaining dwelling units (78%) were categorized as dwellings affordable to above moderate households.

**Table 4**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

<b>Income Level</b>	<b>RHNA Allocation by Income Level</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021<sup>1</sup></b>	<b>Total Units to Date (all years)</b>	<b>Total Remaining RHNA by Income Level</b>	<b>Percent Completed</b>
<b>Very Low</b>	1,688	0	48	0	50	30	51	0	5	4	188	1,500	11.14%
<b>Low</b>	1,160	0	67	0	207	234	230	0	4	18	756	404	65.17%
<b>Moderate</b>	1,351	0	2	0	2	371	0	0	44	80	499	852	39.45%
<b>Above Moderate</b>	3,102	0	39	5	80	138	146	137	310	506	1,361	1,741	42.78%
<b>Total RHNA</b>	7,301												
<b>Total Units</b>		0	156	5	339	773	427	137	363	604	2,804	4,497	38.41%

## Conclusion

This General Plan Annual Progress Report has been prepared in compliance with Government Code Section 65400. The Report is to be provided to the Oxnard City Council at a public meeting on March 29, 2022, and it will be submitted to the Office of Planning and Research and the Department of Housing and Community Development by April 1, 2022.

## Exhibits

1. 2021 City of Oxnard Housing Element Annual Report

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<sup>1</sup> Only includes permits issues prior to October 15, 2021, which marked the end of the 5th housing cycle.



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

**HOUSING ELEMENT ANNUAL PROGRESS  
REPORT (APR) INSTRUCTIONS**

**INTRODUCTION**

**Note: Some instructions and definitions can be found in the column headers of the tables. (Cells with red markers)**

Government Code section 65400 requires that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation, using forms and definitions adopted by the Department of Housing and Community Development (HCD). The following form is to be used for satisfying the reporting requirements of Government Code section 65400, subdivision (a)(2).

These forms and instructions, originally adopted March 27, 2010, have been updated to incorporate new Housing Element APR requirements pursuant to Chapter 374, Statutes of 2017 (Assembly Bill 879); Chapter 366, Statutes of 2017 (Senate Bill 35), Chapter 664, Statutes of 2019 (Assembly Bill 1486), Chapter 159, Statutes of 2019 (Assembly Bill 101), Chapter 661, Statutes of 2020 (Assembly Bill 1255), Chapter 15, and Statutes of 2020 (Assembly Bill 83).

**How to submit the Housing Element Annual Progress Report (APR)**

The APR must be submitted to the Department of Housing and Community Development (HCD) and the Governor’s Office of Planning and Research (OPR) on or before April 1 of each year using the forms and tables specified by HCD. The APR provides information for the previous calendar year and must be submitted separately to both HCD and OPR (Gov. Code, § 65400.). There are two methods available for submitting APRs:

1. Online Annual Progress Reporting System - This allows jurisdictions to upload directly into HCD’s database, limiting the risk of errors. To use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov), and request login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*
2. Email - Jurisdictions complete the Excel APR forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). When using the email method, send the electronic version as an Excel workbook attachment. Do not send a scanned copy of the tables. In addition to submitting Housing Element APRs, jurisdictions must also submit General Plan Annual Progress Reports to both HCD and OPR. Please email these documents to [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).

NOTE: When submitting successor entity reporting data as required pursuant to California Health and Safety Code 34176.1, the data must be identified as an addendum to the APR and emailed to [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) concurrently with the APR submittal. When using the online system, this report should be sent separately to the APR email box to satisfy the Government Code section 65400 reporting requirement.

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DEFINITIONS

- 1. “Above moderate income” means households earning more than 120 percent of area median income.
  - 2. “Annual Progress Report (APR)” means the housing element annual progress report required by Government Code section 65400 and due to HCD by April 1 of each year reporting on the prior calendar year’s activities.
  - 3. “Application submitted” means an application submittal that has been determined complete by the jurisdiction.
  - 4. “Area Median Income (AMI)” means the median household income based on household size of a geographic area of the state, as annually updated by the California Department of Housing and Community Development (HCD), pursuant to Health and Safety Code section 50093.
  - 5. “Certificate of occupancy date” is the date(s) the certificate(s) of occupancy, or other evidence of readiness for occupancy (e.g., final inspection, notice of completion), was/were issued.
  - 6. “Committed Assistance” is when a local government has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection and may be executed throughout the planning period. Committed Assistance includes obligating funds or other in-kind services for affordable units available for occupancy within two years of the agreement.
  - 7. “Completed Entitlement” means a housing development or project which has received all the required land use approvals or entitlements necessary for the issuance of a building permit. This means that there is no additional action required to be eligible
  - 8. “Density Bonus” as defined in Government Code section 65915.
  - 9. “Extremely low-income” means a household earning less than 30 percent of area median income pursuant to Health and Safety Code, section 50105.
  - 10. “Infill housing unit” is defined as being a unit located within an urbanized area or within an urban cluster on a site that has been previously developed for urban uses, or a vacant site where the properties adjoining at least two sides of the project site are, or previously have been, developed for urban uses. For the purposes of this definition, an urbanized area or an urban cluster is as defined by the United States Census Bureau.
  - 11. “Locality” or “local government” means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.
  - 12. “Lower-income or Low-Income” means a household earning less than 80 percent of area median income pursuant to Health and Safety Code, section 50079.5.
  - 13. “Moderate income” means households whose income does not exceed 120 percent of area median income pursuant to Health and Safety Code, section 50093.
  - 14. “Permitted units” mean units for which building permits for new housing construction have been issued by the local government during the reporting calendar year. For this purpose, “new housing unit” means housing units as defined by the Department of Finance for inclusion in the Department of Finance’s annual “E-5 City/County Population and Housing Estimates” report, which is the same as the Census definition of a housing unit.
- Note: Accessory dwelling units (ADU) and junior accessory dwelling units (JADU) pursuant to Government Code sections 65852.2 and 65852.22 meet the definition above.

15. “Production report” or “Annual Progress Report (APR)” means the information reported pursuant to subparagraph (D) of paragraph (2) of subdivision (a) of Section 65400 of Government Code.
16. “Project” or “Development” refers to a housing related activity where new construction of a unit(s) is proposed or has had a building permit and/or certificate of occupancy issued during the reporting calendar year. This may include single family, mixed use, multifamily, accessory dwelling unit, or any other developments where housing units, as defined by the U.S. Census Bureau and the California Department of Finance, are a component of the project.
17. “Realistic Capacity” means an estimate of the number of units that can be accommodated on each site in the inventory. The estimate must include adjustments to reflect land use controls and site improvement requirements but may rely on established minimum density standards.
18. “Reporting period” means the prior calendar year’s activities for the housing element annual progress report required by Government Code section 65400 and due to HCD by April 1 of each year and utilized to create the determination for which locality is subject to the Streamlined Ministerial Approval (SB35 Streamlining) Provisions.
19. “RHNA” means the local government’s share of the regional housing need allocation pursuant to Government Code section 65584 et seq.
20. Unit Category: type of units that are classified under the following categories:
- **Single Family-Detached Unit (SFD)**- a one-unit structure with open space on all four sides. The unit often possesses an attached garage.
  - **Single Family-Attached Unit (SFA)**- a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.
  - **2-, 3-, and 4-Plex Units per Structure (2-4)**- a structure containing two, three, or four units and not classified as single-unit attached structure.
  - **5 or More Units per Structure (5+)**- a structure containing five or more housing units.
  - **Accessory Dwelling Unit (ADU)** - means a unit that is attached, detached or located within the living area of the existing dwelling or residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which the single-family dwelling is situated pursuant to Government Code section 65852.2. An ADU also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code or a manufactured home, as defined in Section 18007 of the Health and Safety Code.
  - **Mobile Home Unit/Manufactured Home** – a one-unit structure that was originally constructed to be towed on its own chassis. *Please note: Spaces in a mobile home park can be counted towards RHNA, if the spaces counted are new hook-ups/spaces rather than new mobile home park residents moving onto existing lots.*
21. “Very low-income” means households earning less than 50 percent of area median income pursuant to Health and Safety Code, section 50105.

AUTHORITY CITED: Government Code section 65400.

FORM INSTRUCTIONS

GENERAL INFORMATION

Fields in gray auto-populate. No data entry is needed.

Some of the cells are locked to ensure data can be automatically uploaded to the online system.

Tables A and A2 of the worksheet are currently configured to accept up to 1,000 lines of data. Insert rows if needed.

Projects are now tracked at all stages of development, from initial application to final certificate of occupancy.

All dates must be entered as month/date/year (e.g., 6/1/2018).

The form works best with macros enabled in Excel.

Begin with the “Start Here” tab, as previous years’ information will pre-populate in Table B after the jurisdiction’s name is entered.

START HERE

Enter general contact and report information in the “Start Here” tab.  
It is important to start with this worksheet because the answers entered will affect how information is displayed (e.g. permit numbers from prior years are pre-populated when jurisdiction’s name is entered).

Information to enter includes:

- City or County name
- Reporting calendar year (e.g., 2019). *Please note: The reporting year will always be from January 1 – December 31 of the previous year.*
- Contact person
- Title
- Email
- Phone
- Mailing address

This sheet includes instructions regarding submitting the Housing Element APR to HCD and OPR.

TABLE A  
Housing Development Applications Submitted

Only include data on housing units and developments for which an application was deemed complete between January 1<sup>st</sup> and December 31<sup>st</sup> of the reporting year identified on the “Start Here” tab. In table A, an “application” is a formal submittal of a project for approval. This application is either an application for a discretionary entitlement, or where only a ministerial process is required (e.g., zoned by right).

- 1. Project Identifier:** Include the Current Assessor Parcel Number (APN) and street address. The Prior APN, Project Name and Local Jurisdiction Tracking ID are optional.
- Prior APN – Enter an APN previously associated with the parcel, if applicable (optional field).
  - Current APN – Enter the current available APN. If necessary, enter additional APNs in the notes section field number 10.
  - Street Address – Enter the number and name of street.
  - Project Name – Enter the project name, if available (optional field).
  - Local Jurisdiction Tracking ID – This may be the permit number or other identifier (optional field).

**2. Unit Types:** Each development should be categorized by one of the following codes. Refer to “Unit Category” in the Definitions section for additional descriptions. Use the drop-down menu to select one of the following options:

- SFA (single-family attached unit)
- SFD (single-family detached unit)
- 2-4 (two- to four-unit structures)
- 5+ (five or more unit structure, multifamily)
- ADU (accessory dwelling unit)
- MH (mobile home/manufactured home)

**3. Tenure:** Identify whether the units within the development project are either proposed or planned at initial occupancy for either renters or owners. Use the drop-down menu to select one of the following options:

- Renter occupant (R) or
- Owner occupant (O)

**4. Date Application Submitted:** Enter the date the housing development application was submitted. If the application was incomplete at the time of submittal, enter the date the application was determined complete by the local government (refer to “application submitted” under definitions). Enter date as month/day/year (e.g., 6/1/2020).

**5. Proposed Units Affordability by Household Incomes:** For each development, list the number of units proposed in the application by affordability level and whether the units are deed restricted or non-deed restricted. Refer to the Definitions section for additional descriptions:

Very low-income households: 0-50% AMI

Low-income households: 50-80% AMI

Moderate-income households: 80-120% AMI

Above-moderate households: above 120%

To verify income levels, refer to the income limit charts on HCD's website at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml> (see section for Official State Income Limits).

**6. Total Proposed Units by Project:** This field auto-populates with the total number of units proposed, as entered in #5 (total of deed restricted & non-deed restricted units for Very Low-, Low-, Moderate- and Above Moderate- income households).

**7. Total Approved Units by Project:** Enter the number of units that the jurisdiction approved for this project application.

**8. Total Disapproved Units by Project.** If the project is denied or total number of units is reduced, please enter the number of units denied or reduced. This value should equal Total Proposed Units by Project minus "Total Approved Units by Project."

**9. Was "Application Submitted" pursuant to Government Code section 65913.4, subdivision (b) (Streamlined Ministerial Approval Process (SB 35 Streamlining))?** Use the drop-down menu to select one of the following options:

- No
- Yes – But no action taken
- Yes – Approved
- Yes – Denied

**10. Was a Density Bonus application received for this project?** Answer yes or no.

**11. Was the Density Bonus application approved for this project?** Answer yes or no.

**12. Please indicate the status of the application.** Use the drop-down to select one of the following options:

- Approved
- Pending
- Disapproved

**13. Notes:** Use this field to enter any applicable notes about the project or development. Completion of this field is optional.

**TABLE A2**

## Annual Building Activity Report Summary – New Construction, Entitled, Permits and Completed Units

**Fields 1 through 15 Housing Development Information**

This table requires information for very low, low, moderate and above moderate income housing affordability categories and for mixed-income projects. Include data on net new housing units and developments that have received any one of the following:

- An entitlement
- A building permit
- A certificate of occupancy or other form of readiness that was issued during the reporting year.

*Please note: Only building permits are used for the purposes of determining progress towards RHNA (fields 7, 8 and 9 of this table, described below).*

*New housing units :* For the APR, “new housing unit” means housing units as defined by the Department of Finance for inclusion in the Department of Finance’s annual “E-5 City/County Population and Housing Estimates” report, which is the same as the census definition of a housing unit.

*Development activity spanning multiple years :* It is highly likely that the same project will be reported in multiple years of APRs. For example, a project should be listed in three separate APRs if it is entitled in one year, receives the building permit next year, and the certificate of occupancy in the year following.

In scenarios where development activity spans multiple years, the jurisdiction should only report activity that occurred within the reporting year. For example, if a project received building permits in *2018* , but received entitlements in *2017* , the *2018 APR* should only report the building permit information (fields 7, 8 and 9), and not include entitlement information (fields 4, 5 and 6).

*Separate living quarters :* A house, an apartment, a mobile home, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

*Please note: Group quarters facilities, such dormitories, student housng, bunkhouses, and barracks cannot be counted as housing units.*

*Net new units: If a building is being demolished to build the new units, the APR should report net new units. For example, if 10 units are being demolished on a site to build a 100-unit building, the APR should report 100 new units and 10 units in the demolished/destroyed column. In the case of new construction where fewer units are being built than were there previously, do not report negative permits.*

To assist in reporting demolished/destroyed units, refer to section number 20 below (Table A2, column 20).

**All new unit information is to be listed in the following fields:**

**Fields 1 through 3 – Project Identifier and Unit Types**

**1. Project Identifier:** Include the Current Assessor Parcel Number (APN) and street address. The prior APN, project name or local jurisdiction tracking ID are optional.

- Prior APN – Enter an APN previously associated with the parcel, if applicable (optional field).
- Current APN – Enter the current available APN. This field allows a maximum of 40 characters. If necessary enter additional APNs in the notes section field number 21.
- Street Address – Enter the number and name of street.
- Project Name – Enter the project name, if available (optional field).
- Local Jurisdiction Tracking ID – This may be the permit number or other identifier (optional field).

**2. Unit Category Codes:** Each development should be categorized by one of the following codes: Refer to “Unit Category” in the Definitions section for additional descriptions. Use the drop-down menu to select one of the following options:

- SFA (single-family attached unit)
- SFD (single-family detached unit)
- 2-4 (two- to four-unit structures)
- 5+ (five or more unit structure, multifamily)
- ADU (accessory dwelling unit)

- MH (mobile home/manufactured home)

**3. Tenure:** Identify whether the units within the development project are either proposed or planned at initial occupancy for either renters or owners. Use the drop-down menu to select one of the following options:

- Renter occupant (R) or
- Owner occupant (O)

**Fields 4 through 6 – Completed Entitlement**

**4. Affordability by Household Income – Completed Entitlement:** For each development, list the number of units that have been issued a completed entitlement during the reporting year by affordability level and whether the units are deed restricted or non-deed restricted. Refer to the Definitions section for additional descriptions:

- Very low-income households: 0-50% AMI
- Low-income households: 50-80% AMI
- Moderate-income households: 80-120% AMI
- Above-moderate households: above 120%

[To verify income levels, refer to the income limit charts on HCDs website at http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml](http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml) (see section for Official State Income Limits).

**5. Entitlement Date Approved:** Enter the date within the reporting year that all required land use approvals or entitlements were issued by the jurisdiction; leave blank if entitlement was approved outside the reporting year. Enter date as month/day/year (e.g., 6/1/2018). Refer to definition of “Completed Entitlement.”

**6. # of Units Issued Entitlements:** This is an auto-populated field. This field reflects the total number of units that were entitled for very-low, low, moderate, and above moderate income, as entered in field 4 on this table.

**Fields 7 through 9 – Building Permit**

**7. Affordability by Household Income – Building Permits:** For each development, list the number of units that have been issued a building permit during the reporting year by affordability level and whether the units are deed restricted or non-deed restricted. Refer to the Definitions section for additional descriptions:

- Very low-income households: 0-50% AMI
- Low-income households: 50-80% AMI
- Moderate-income households: 80-120% AMI
- Above-moderate households: above 120%

[To verify income levels, refer to the income limit charts on HCDs website at http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml](http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml) (see section for Official State Income Limits).

**8. Building Permits Date Issued:** Enter the date within the reporting year that the building permit was issued by the jurisdiction; leave blank if building permit was issued outside the reporting year. Enter date as month/day/year (e.g., 6/1/2018). Refer to definition of “Permitted Units.”

**9. # of Units Issued Building Permits:** This is an auto-populated field. This field will sum units that were permitted for very-low, low, moderate, and above moderate income, as entered in field 7 on this table.

**Fields 10 through 12 – Certificates of Occupancy**

**10. Affordability by Household Income – Certificates of Occupancy:** For each development, list the number of units that issued certificates of occupancy or other form of readiness (e.g., final inspection, notice of completion) during the reporting year by affordability level and whether the units are deed restricted or non-deed restricted. Refer to the Definitions section for additional descriptions:

- Very low-income households: 0-50% AMI
- Low-income households: 50-80% AMI
- Moderate-income households: 80-120% AMI
- Above-moderate households: above 120%

[To verify income levels, refer to the income limit charts on HCDs website at http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml](http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml) (see section for Official State Income Limits).

**11. Certificates of Occupancy (or other forms of Readiness) Date Issued:** Enter the date the certificate of occupancy or other form of readiness (e.g., final inspection, notice of completion) was issued for the project. For most jurisdictions, this is the final step before residents can occupy the unit. Leave blank if certificate of occupancy was not issued in the reporting year. Enter date as month/day/year (e.g., 6/1/2018).

**12. # of Units Issued Certificates of Occupancy or other forms of Readiness:** This is an auto-populated field. This field will sum units that were issued a certificate of occupancy for very-low, low, moderate, and above moderate income, as entered in field 10 on this table.

**13. How many of the Units were Extremely-Low Income Units (Optional):** To gain a greater understanding of the level of building activity to meet the needs of extremely low-income households in the state, HCD asks that you estimate, to the extent possible, the number of units affordable to extremely-low income households. This number will be a subset of the number of units affordable to very low-income households, as indicated in fields 4, 7 and 10 above. *Please note: The number entered in the very low section will not be reduced by the number entered here. Although completion of this field is optional, your input would be greatly appreciated.*

**14. Was Project approved using Government Code section 65913.4, subdivision (b) (Streamlined Ministerial Approval Process (SB 35 Streamlining))?** Use the drop-down menu to select one of the following options:

- “Y” if jurisdiction approved the project application pursuant to the streamlined ministerial approval process (SB 35 Streamlining).
- “N” for all other situations.

**15. Are these infill units?** To gain a greater understanding of the level of infill housing activity in the state, HCD asks that you clarify if the housing units reported are infill by selecting “Yes” or “No.” Although completion of this field is optional, your input would be greatly appreciated. See Definitions section for “infill housing units” definition.

**Fields 16 through 18: Please note, if any units are reported as very-low, low, or moderate income in fields 4, 7 or 10 then information in fields 16, 17 and/or 18 must be completed to demonstrate affordability. In the absence of justification that the unit is affordable to a very- low, low, and moderate income household, the unit must be counted as above-moderate income.**

**Fields 16 and 17 Housing with Financial Assistance and/or Deed Restrictions**

For all housing units developed or approved with public financial assistance and/or have recorded affordability deed restriction or covenants, identify funding sources and/or mechanisms that enable units to be affordable.

**16. Assistance Programs Used for Each Development:** Enter information here if units received financial assistance from the city or county and/or other subsidy sources, have affordability restrictions or covenants, and/or recapture of public funds upon resale.

Use the drop-down menu to select the acronym of the applicable funding program(s), as listed below. To select more than one funding source click once then select the cell again and click another source.

- Acq/Rehab: CalHFA Acquisition/Rehab Loan Program
- AHP: Affordable Housing Program - Fed Home Loan
- AHSC: Affordable Housing and Sustainable Communities
- CalHOME: CalHOME
- CDBG: Community Development Block Grant
- CDLAC: CDLAC Bonds (CA Debt Limit Allocation Committee)
- CESH: CA Emergency Solutions & Housing
- ESG: Emergency Solutions Grant
- GSAF: Golden State Acquisition Fund
- HEAP: Homeless Emergency Aid Program
- HHAP: Homeless Housing, Assistance and Prevention Program
- HKEY: Homekey
- HOME: Housing Investment Partnership Program
- HOPWA: Housing Opportunities for Persons with AIDS

- IIG: Infill Infrastructure Grant
- LHTF: Local Housing Trust Funds
- LIHTC: CTCAC/Low Income Housing Tax Credits
- MHP: Multifamily Housing Program - HCD
- MHSA: Mental Health Services Act Funding
- MPRROP: Mobilehome Park Rehab & Resident Ownership Program
- MRB: Mortgage Revenue Bonds
- MyHOME: MyHome Down Payment Assistance
- NHTF: National Housing Trust Fund
- NPLH: No Place Like Home
- PBS8: Section 8 Project-Based Rental Assistance
- PDLP: Predevelopment Loan Program
- RAD: Rental Assistance Demonstration Program
- RDA: Redevelopment Agency or Successor Agency Funds
- Sec 202: HUD Section 202 Housing for the Elderly
- Sec 811: Section 811 Project Rental Assistance
- SERNA: Joe Serna Jr Farmworker Housing Program
- SHMHP: Supportive Housing MHP
- SNHP: Special Needs Housing Program - CalHFA
- TOD: Transit Oriented Development Program
- USDA: USDA Rural Development Housing Programs
- VHHP: Veterans Housing and Homeless Prevention Program
- Other: Describe in Notes

**17. Deed Restriction Type:** Enter information here if units in the project are considered affordable to very-low, low, and/or moderate income households due to a local program or policy, such as an inclusionary housing ordinance, regulatory agreement, or a density bonus. This field should not be used to enter the number of deed restricted units. Identify the mechanism used to restrict occupancy based on affordability to produce “deed restricted” units. Use the drop-down menu to select one of the following options

- “INC” if the units were approved pursuant to a local inclusionary housing ordinance.
- “DB” if the units were approved using a density bonus.
- “Other” for any other mechanism. Describe the source in notes section number 21.

**18. Housing without Financial Assistance or Deed Restrictions:** Enter information here if the units are affordable to very-low, low and moderate income households without financial assistance and/or deed restrictions. In these cases, affordability must be demonstrated by proposed sales price or rents.

- Sales prices and rents must meet the definition of affordable as defined in Health and Safety Code Section 50052.5 for owner-occupied units or Health and Safety Code section 50053 for renter-occupied units.
- Describe how the newly constructed rental or ownership housing units were determined to be affordable to very- low, low, and moderate income households without either public subsidies or restrictive covenants. This may be based on various methods considering sales prices or rents relative to the income levels of households such as through a survey of comparable units in the area that show the unit would be affordable to very-low, low, or moderate income households.
  - The jurisdiction can consider comparable rental prices or new sales prices (actual or anticipated). The jurisdiction should consider costs for renters (i.e., 30% of household income for rent and utilities) or owners (e.g., 30% of household income for principal, interest, taxes, insurance and utilities, pursuant to Title 25 CCR Section 6920)
- In the absence of justification that the unit is affordable to a very- low, low, and moderate income household, the unit must be counted as above-moderate income.



**19. Term of Affordability or Deed Restriction:** If units have committed financial assistance and/or are deed restricted, enter the duration of the affordability or deed restriction. If units are affordable in perpetuity, enter 1,000. If multiple funding sources or deed restrictions on the development have different terms of affordability, please enter the longest term of affordability. Although completion of this field is optional, your input would be greatly appreciated.

**20. Demolished/Destroyed Units:** This section is to report if the project and associated APN, has a permit, entitlement or certificate of occupancy in the reporting year, and the APN previously had demolished or destroyed units.

- Enter the “Number of Demolished or Destroyed Units” in the reporting calendar year.
- From the drop down menu select “demolished” if the units were torn down. Select “Destroyed” if the units were lost due to fire or other natural disaster.
- From the drop down menu “Demolished/Destroyed Units Owner or Renter” select “R” for renter or “O” for owner.

**Fields 21 through 24 Density Bonus Detail:** The following fields must be completed for at least a sample of density bonus projects reported by the jurisdiction and should only be completed if “DB” is one of the selections in section 17.

**21. Density bonus:** This section and the sections to follow are for reporting if the project received a density bonus, including concessions, incentives, waivers, or other modifications. The first field asks for the percentage of density bonus that was applied to the project.

- If the planning area's maximum allowable density is calculated based on the allowable number of units, express your response as a percentage (New total number of units - Old total number of units)/(Old total number of units); NOTE THAT WE ARE NOT PROPOSING TO EXPRESS THE DENSITY AS UNITS PER ACRE.
- Alternatively, if the planning area's maximum allowable density is form- or volume-based, express your response as a percentage (New maximum allowable residential gross floor area - Old maximum allowable residential gross floor area)/(Old maximum allowable residential gross floor area)

**22. Percentage of deed-restricted units:** Enter the percentage of deed-restricted units in the project expressed as (percentage of deed-restricted units) / (total number of units) NOTE THAT THIS CALCULATION MIGHT ALSO BE PROBLEMATIC IF THERE ARE DEED-RESTRICTED UNITS MANDATED BY ANOTHER SUBSIDY PROGRAM

**23. Number of incentives and other modifications:** Enter the total number of other incentives, concessions, waivers, or other modifications given to the project (exclude parking waivers or parking reductions). List the specific incentives, concessions, waivers, or other modifications given to the project using the drop-down menu.

- On-Site Improvements
- Off-Site Improvements
- Development Standards Modification
- Other

**24. Reductions or waivers of parking standards:**

- Did the project receive a reduction or waiver of parking standards? Answer Yes or No.

**25. Notes:** Use this field to enter any applicable notes about the project or development.

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**TABLE B**  
**Regional Housing Needs Allocation Progress – Permitted Units Issued By Affordability**

Table B is a summary of prior permitting activity in the current planning cycle, including permitting activity for the calendar year being reported. Please note, the last year of the 5th cycle will only contain units with permit dates that occurred before the end of the cycle. The first year of the 6th cycle will only contain units with permits that occurred on or after the beginning of the cycle. To assist jurisdictions in completing this form, HCD has pre-filled permit data as reported to HCD on prior APRs. Past unit information will auto-populate when the jurisdiction’s name in the general information section of the “Start Here” tab is entered. Current year permitted units will auto-populate from data reported in table A2. If permit activity for current year is inaccurate, jurisdictions should make adjustments on field number 7, Affordability by Household Income – Building Permits in table A2.

[Please contact HCD at APR@hcd.ca.gov if data from previous years does not populate or if different than the information supplied in Table B. Any changes made by localities to previous years’ data in Table B will not update prior APR records maintained by HCD.](#)

Table B reports the number of units for which permits were issued to demonstrate progress in meeting the jurisdiction’s share of regional housing need for the planning period.

- 1. Regional Housing Needs Allocation by Income Level:** Lists the jurisdiction’s assigned RHNA for the planning cycle by income group. This field will be auto-populated once the jurisdiction’s name is entered in the “Start Here” tab.
- 2. Year:** Lists the building permit data for each year of the RHNA planning cycle beginning in the first year and ending with the data from the current reporting year which can be found in Table A2.
- 3. Total Units to Date (all years):** Totals the number of units permitted in each income category.
- 4. Total Remaining RHNA by Income Level:** This field uses the information from the “Total Units to Date” category and deducts the units by income category from the jurisdiction’s assigned RHNA number. Note: The total units remaining to meet the RHNA allocation is in the bottom right hand corner.



**TABLE C**  
**Sites Identified or Rezoned to Accommodate Shortfall Housing Need**

*Please note: This table should only be filled out when a city or county identified an Unaccommodated Need of sites from the previous planning period Government Code section 65584.09, has Shortfall of Sites as identified in the housing element Government Code section 65583, subdivision (c)(1); or is identifying additional sites required by No Net Loss law pursuant to Government Code section 65863. The data in this inventory serves as an addendum to the housing element sites inventory. This table should not include rezoning for a specific project.*

- 1. Project Identifier:** Include the Assessor Parcel Number (APN) and street address. The project name and local jurisdiction tracking ID are optional.
- 2. Date of Rezone:** If rezone was required, identify the date the rezone occurred. Enter date as month/day/year (e.g., 6/1/2018).
- 3. RHNA Shortfall by Household Income Category:** For each development or site, list the number of units that are affordable to the following income levels (refer to Definitions section for more detail):
  - Very low-income households: 0-50% AMI
  - Low-income households: 50-80% AMI

*Note: rezoning is not required to accommodate moderate or above moderate RHNA shortfall.*
- 4. Rezone Type:** From the dropdown list, select one of the following for each project:
  - **No Net Loss** (Government Code section 65863): When a jurisdiction permits or causes its housing element sites inventory site capacity to be insufficient to meet its remaining unmet RHNA for lower and moderate-income households. In general, a jurisdiction must demonstrate sufficient capacity on existing sites or make available adequate sites within 180 days of there being insufficient sites to meet the remaining RHNA.
  - **Unaccommodated Need** (Government Code section 65584.09): When a jurisdiction failed to identify or make adequate sites available in the prior planning period to accommodate its RHNA by income category. Note: When this condition occurred, the housing element in the current planning period in most cases will have a program to make available adequate sites to address the unmet RHNA by income category in the first year of the planning period.
  - **Shortfall of Sites** (Government Code section 65583, subdivision (c)(1)): When a jurisdiction does not identify adequate sites to accommodate its RHNA by income category in the current planning period. Note: When this condition occurred, the housing element for the current planning period must have included a program to make available adequate sites to address the unmet RHNA by income category. For jurisdictions on an eight year planning period, the rezones must be complete within the first three years of the planning period.
- 5. Parcel Size (Acres):** Enter the size of the parcel in acres.

- 6. General Plan Designation:** Enter the new General Plan Land Use designation. If no change was made, enter the current designation.
- 7. Zoning:** Enter the new zoning designation for the parcel. If no change was made, enter the current zoning designation.
- 8. Density Allowed:** Enter the minimum and maximum density allowed on each parcel. This is the density allowed after any zoning amendments are made. If no maximum density enter N/A.
- 9. Realistic Capacity:** Enter the estimated realistic unit capacity for each parcel. Refer to Definitions for more information about “Realistic Capacity.”
- 10. Vacant/Non-vacant:** From the drop-down list, select if the parcel is vacant or non-vacant. If the parcel is non-vacant, then enter the description of existing uses in Field 11.
- 11. Description of Existing Uses:** Include a description of existing uses. Description must be specific (i.e. SFR, MF, surplus school site, operating business, vacant commercial building, parking lot). Classifications of uses (i.e. “commercial”, “retail”, “office”, or “residential”) are not sufficient.

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TABLE D

Program Implementation Status pursuant to Government Code section 65583

Report the status/progress of housing element program and policy implementation for **all** programs described in the housing element:

- 1. Name of Program:** List the name of the program as described in the element.
- 2. Objective:** List the program objective (for example, “Update the accessory dwelling unit ordinance”).
- 3. Timeframe in Housing Element:** Enter the date the objective is scheduled to be accomplished.
- 4. Status of Program Implementation:** List the action or status of program implementation.

For your information, the following list includes the statutory requirements for housing element programs:

- Adequate sites (Gov. Code, § 65583, subd. (c)(1)). *Please note: Where a jurisdiction has included a rezone program pursuant to Government Code section 65583.2, subdivision (h) to address a shortfall of capacity to accommodate its RHNA, Table C must include specific information demonstrating progress in implementation including total acres, brief description of sites, date of rezone, and compliance with by-right approval and density requirements.*
- Assist in the development of low- and moderate-income housing (Gov. Code, § 65583, subd. (c)(2)).
- Remove or mitigate constraints (Gov. Code, § 65583, subd. (c)(3)).
- Conserve and improve existing affordable housing (Gov. Code, § 65583, subd. (c)(4)).

Promote and affirmatively further fair housing opportunities (Gov. Code, § 65583, subd. (c)(5)).

- Preserve units at-risk of conversion from low-income use (Gov. Code, § 65583, subd. (c)(6)).

*Please note: Jurisdictions may add additional rows in Table D to include all Housing Element programs, or to provide clarification or information relevant to demonstrating progress towards meeting RHNA objectives.*

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TABLE E

Commercial Development Bonus Approved pursuant to Government Code section 65915.7

Government Code section 65915.7 states:

*“(a) When an applicant for approval of a commercial development has entered into an agreement for partnered housing described in subdivision (c) to contribute affordable housing through a joint project or two separate projects encompassing affordable housing, the city, county, or city and county shall grant to the commercial developer a development bonus as prescribed in subdivision (b). Housing shall be constructed on the site of the commercial development or on a site that...”* meets several criteria.

If the jurisdiction has approved any commercial development bonuses during the reporting year, enter the following information:

1. **Project Identifier:** Include the parcel’s APN number and street address. The project name and local jurisdiction tracking ID are optional.
2. **Units Constructed as Part of the Agreement:** For each development, list the number of units that are affordable to the following income levels (refer to definitions for more detail):
  - Very low-income households: 0-50% AMI
  - Low-income households: 50-80% AMI
  - Moderate-income households: 80-120% AMI
  - Above-moderate households: above 120%
3. **Description of Commercial Development Bonus:** Include a description of the commercial development bonus approved by the jurisdiction.
4. **Commercial Development Bonus Date Approved:** Enter the date that the jurisdiction approved the commercial development bonus. Enter date as month/day/year (e.g., 6/1/2018).

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TABLE F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1, subdivision (c)

*Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.*

**Units that Do Not Count Toward RHNA:** The jurisdiction may list for informational purposes only, units that do not count toward RHNA but were substantially rehabilitated, acquired or preserved.

[Units that Count Toward RHNA: To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields.](#)

In order to count units reported in this table as progress towards RHNA, the jurisdiction will need to provide information that demonstrate the units meet the standards set forth in Government Code section 65583.1, subdivision (c). These program requirements are summarized on the Alternative Adequate Sites Checklist.

If HCD finds that the units meet the standards set forth in Government Code section 65583.1, subdivision (c) these units may credit up to 25 percent of the jurisdiction’s adequate sites requirement per income category.

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Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of, pursuant to Government Code section 65400.1

Chapter 664, Statutes of 2019 (AB 1486) added to the Government code section 65400.1, which requires jurisdictions to include in this APR a listing of sites owned by the locality that were included in the housing element sites inventory and were sold, leased, or otherwise disposed of during the reporting year.

The listing of sites must include the entity to whom the site was transferred, and the intended use of the site.

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Table H

Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code section 54221, or Identified as Excess Pursuant to Government Code section 50569

Chapter 661, Statutes of 2019 (AB 1255) amended Government Code section 54230 to require cities and counties to create an inventory of surplus lands defined in subdivision (b) of Section 54221, and all lands in excess of its foreseeable needs, if any, identified pursuant to Section 50569, located in all urbanized areas and urban clusters, as designated by the United States Census Bureau, within the jurisdiction of the county or city that the county or city or any of its departments, agencies, or authorities owns or controls. Please note: **Jurisdictions are only required to report on property located in an urban area or urbanized cluster.** For a map of urban areas and urban clusters, please see HCD website here:

<https://cahcd.maps.arcgis.com/apps/webappviewer/index.html?id=5a63b04d7c494a6ebb2aa38a2c3576f5>

Cities and counties must make a description of each parcel described in paragraph (1) of Government Code section 54230 and the present use of the parcel a matter of public record and shall report this information to the Department of Housing and Community Development no later than April 1 of each year, beginning April 1, 2021, in a form prescribed by the department, as part of its annual progress report submitted pursuant to paragraph (2) of subdivision (a) of Section 65400.

“Surplus land” means land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use. Land shall be declared either “surplus land” or “exempt surplus land,” as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency’s policies or procedures. A local agency, on an annual basis, may declare multiple parcels as “surplus land” or “exempt surplus land.”

“Surplus land” includes land held in the Community Redevelopment Property Trust Fund pursuant to Section 34191.4 of the Health and Safety Code and land that has been designated in the long-range property management plan approved by the Department of Finance pursuant to Section 34191.5 of the Health and Safety Code, either for sale or for future development, but does not include any specific disposal of land to an identified entity described in the plan.

Parcel Description must include the following:

- 1. **APN:** Enter the parcel number of the identified property.
- 2. **Street Address/Intersection:** Enter the street address of the property. If no street address is available, enter the closest known intersection.
- 3. **Existing Use:** Select the existing use of the property. Use the drop-down menu to select one of the following options:
  - Residential
  - Commercial
  - Industrial
  - Public Facilities
  - Vacant
  - Air Rights
  - Other
- 4. **Number of Units:** If the existing use is residential, enter the number of units on the property.
- 5. **Surplus Designation:** Please identify if the property has been designated surplus or exempt surplus pursuant to Government Code section 54221, or excess pursuant to Government Code section 50569.
- 6. **Parcel Size (in acres):** Enter the parcel size in acres.
- 7. **Notes (Optional):** Please include any applicable notes providing additional property description. This could include description of any characteristics of the property.

Local Early Action Planning (LEAP) Grant Reporting

Pursuant to Health and Safety Code section 50515.04, recipients of Local Early Action Planning (LEAP) grants shall annually report by April 1 of the year following receipt of those funds on the status of proposed uses in the application. The report shall address the housing impact within the jurisdiction, including a summary of building permits, certificates of occupancy or other completed entitlements. Data sources may include the LEAP application (e.g., Attachment 1: Project Timeline and Budget), re-imbursement requests, other portions of the annual progress reports and other summary records of program activities.

**1. Total Award Amount:** Utilizing the LEAP application and award letter, fill in the total award amount for all proposed LEAP activities.

**2. Task:** Utilizing Attachment 1: Project Timeline and Budget from the LEAP application, fill in all project level tasks. Do not fill in sub-tasks. For example, an application might include a project level task to prepare and adopt a downtown specific plan. In this case, simply fill in downtown specific plan and do not fill in sub-tasks such as outreach, traffic studies, drafting and adoption.

**3. \$ Amount Awarded:** Utilizing Attachment 1: Project Timeline and Budget from the LEAP application, fill in the total amount awarded for each project level task.

**4. \$ Cumulative Reimbursement Requested:** Utilizing reimbursement requests sent to the Department, add up all requested amounts for each project level task. Note, this is reimbursement “requested” and not reimbursement “received”. At the time of reporting, some reimbursement requests may be in process. The table does not need to address reimbursements in process.

**5. Task Status:** Provide a brief description of the status of project level tasks. This description should address recently completed, upcoming milestones, anticipated completion dates and any schedule slippage. In addition, task status may express progress as a percentage of completion (e.g., 50% complete).

**6. Other Funding:** Note any other funding sources by amount being utilized to complete each project level task. If no other funding sources are being utilized, enter N/A. Examples of other funding includes SB 2 planning grants program, SB 1 sustainability planning grants program and local general funds.

**7. Notes:** Enter any other relevant information related to progress and impacts such as reasons for delays, anticipated numerical outcomes, etc.

**8. Summary of Entitlements, Building Permits and Certificates of Occupancy:** These tables will auto-populate from Table A2.

## Frequently Asked Questions

Can I leave a row blank?	Yes, you may leave blank rows in between rows that have information. However, you may not leave more than 10 rows in a row blank in between rows with information.
How do I delete rows?	Click on a cell in the row(s) and type <b>Ctrl-d</b> . Note: Macros must be enabled
Why are the rows not summing correctly?	The summary tab and sum rows only include activities that occurred during the <b>reporting year</b> , according to the year entered in the "Start Here" tab.
Why are some cells highlighted yellow or green?	<b>Yellow Cells:</b> Required cells for each row become highlighted yellow once any cell in the row contains a character. The affordability descriptions become highlighted and required once any lower or moderate income units are entered into the form.  <b>Green Cells:</b> Cells highlighted green are where you indicate the number of units by affordability. This is required for any project in Table A. This is also required for the <b>applicable</b> sections (completed entitlement, issued building permits, issued certificates of occupancy) of Table A2. For example, if a project in Table A2 was issued a building permit, but not an entitlement or certificate of occupancy during the reporting year, you would enter the unit count in one of the green cells in the building permit section only. You may leave the other sections blank even though they are highlighted green, since they wouldn't apply to this example. Once a value is entered into this range, the range will no longer be highlighted green.
Why are the date cells highlighted red?	Cells can be highlighted red for two reasons:  <b>Date cells:</b> Sometimes, dates that are copied and pasted into this form are formatted as text. When pasting dates into the form please paste with the "match destination formatting" option. If the date cells are still highlighted red, they contain text. These must be converted to dates. To do so, open a blank workbook and paste in the dates that are formatted as text. In an adjacent column, enter the function =DATEVALUE and refer the function to the cell with date formatted as text. This will result in a 5-digit number. Copy and paste these 5-digit numbers back into the APR form, then change the format of the cells to "Short Date" (i.e., 3/4/2012).  <b>Text cells:</b> Cells can also be highlighted red if the length of the text entered into the cell exceeds the character limit.
Can the same project be included in both Table A and Table A2?	Yes. Table A tracks all <b>applications</b> for residential development that were received and deemed complete during the reporting year. Table A2 tracks all <b>entitlements, building permits, and certificates of occupancy</b> for residential development that were issued in the reporting year. If a project was applied for and received entitlements, building permits, and/or certificates of occupancy during the reporting year, that project would be listed in both Table A and Table A2.
What if I have nothing to report?	At minimum, the "Start Here" tab and Table D must be completed. If you have nothing to report in any of the other tables, please leave them blank, do <b>NOT</b> put N/A or something similar.
How do I correct or update the values in Table B?	Table B contains data HCD has received from prior APR submittals as of October 6, 2020. If the numbers do not match your records, please contact HCD.
Do I need to take the form to my Council or Board prior to submitting the APR?	Government Code section 65400 requires the planning agency to provide this report to the legislative body (i.e. local Council or Board), HCD, and OPR by April 1 of each year. The statute does not specify in which order they be provided, and HCD does not require the report to be submitted to the legislative body prior to submitting it to HCD.
Can I use this form for a prior year?	You can use this form for 2018 -2020. Make sure to change the reporting year in row 5 of the "Start Here" tab. Table G is not required for 2018. Table H and LEAP are not required for 2018-2019. For the years 2017 and prior, you must use the old version of the APR. Please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> to obtain.
Does submitting the Housing Element APR fulfill the requirements of submitting a General Plan APR?	No. Government Code section 65400 requires jurisdictions to also submit a General Plan Annual Progress Report to OPR and HCD. These can be emailed to <a href="mailto:opr.apr@hcd.ca.gov">opr.apr@hcd.ca.gov</a> and <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a>

**Please Start Here**

General Information	
Jurisdiction Name	Oxnard
Reporting Calendar Year	2021
Contact Information	
First Name	Vyto
Last Name	Adomaitis
Title	Community Development Director
Email	Vyto.Adomaitis@Oxnard.org
Phone	8053857417
Mailing Address	
Street Address	214 S. C Street
City	Oxnard
Zipcode	93030

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

v 2\_15\_2022



**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

## Submittal Instructions

**Please save your file as Jurisdictionname2021 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2021

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

**1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

**2. Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Oxnard	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A  
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes	
1					2	3	4	5						6		7	8	9	10		11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD 2 to 4.5+ ADU,MH)	R=Renter O=Owner	Date Application Submitted- (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-income Deed Restricted	Low-income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below								40	18	198	48	0	91	73	468	468	0						
	225-0-014-020	2161 East Etting Road			5+	R	6/14/2021			57					1	58	58		No	Yes	Yes	Approved	
	202-0-054-090	136 South B Street			5+	R	2/3/2021			1					18	20	20		No	No	No	Approved	
	202-0-054-060	155 South A Street			5+	R	6/25/2021	1		3					50	56	56		No	No	No	Approved	
	213-0-090-285	2001 Outlet Center Drive			5+	R	8/12/2021	36		136					1	173	173		No	Yes	Yes	Approved	
	191-0-051-355	941 Mandalay Beach Road			SFD	O	2/20/2021								1	1	1		No	No	No	Approved	
	196-0-031-065	1001 Catamaran Street		21-400-01	2 to 4	R	1/28/2021								2	2	2		No	No	No	Approved	
	139-0-080-335	1357 Althes Court			5+	R	2/10/2021			1						1	1		No	Yes	Yes	Approved	
	205-0-033-225	3022 LASSEN ST		21-131-175	ADU	R	12/29/2021			1						1	1		No	No	No	Approved	
	201-0-144-205	238 HARDING AVE		21-131-174	ADU	R	12/28/2021				1					1	1		No	No	No	Approved	
	201-0-084-070	411 N JUANITA AVE		21-131-173	ADU	R	12/28/2021					1				1	1		No	No	No	Approved	
	203-0-050-050	1258 SCOUT G ST		21-131-169	ADU	R	12/22/2021					1				1	1		No	No	No	Approved	
	203-0133-050	1521 SAVIERS RD		21-131-168	ADU	R	12/29/2021						1			1	1		No	No	No	Approved	
	222-0-205-015	800 BERSKSHIRE PL		21-131-167	ADU	R	12/29/2021						1			1	1		No	No	No	Approved	
	205-0-274-015	3600 S B ST		21-131-165	ADU	R	12/16/2021								1	1	1		No	No	No	Approved	
	205-0-313-125	2400 S L ST		21-131-162	ADU	R	1/18/2022			1						1	1		No	No	No	Approved	
	200-0-283-110	223 N 1 ST		21-131-160	ADU	R	12/16/2021				1					1	1		No	No	No	Approved	
	140-0-015-015	2422 LOBELIA DR		21-131-159	ADU	R	12/14/2021						1			1	1		No	No	No	Approved	
	203-0-292-340	178 W JUNIPER ST		21-131-157	ADU	R	12/29/2021				1					1	1		No	No	No	Approved	
	202-0165-270	928 KING ST		21-131-156	ADU	R	12/29/2021					1				1	1		No	No	No	Approved	
	200-0-311-430	543 PAPLM DR		21-131-155	ADU	R	12/16/2021					1				1	1		No	No	No	Approved	
	142-0-105-055	334 LAFAYETTE DR		21-131-154	ADU	R	11/30/2021						1			1	1		No	No	No	Approved	
	142-0-071-065	117 STANFORD AVE		21-131-153	ADU	R	11/30/2021									1	1		No	No	No	Approved	
	181-0-053-015	1820 GALLATIN PL		21-131-152	ADU	R	12/28/2021									1	1		No	No	No	Approved	
	216-0-143-015	IMPERIAL ST		21-131-151	ADU	R	12/1/2021							1		1	1		No	No	No	Approved	
	201-0-122-150	128 N GARFIELD AVE		21-131-150	ADU	R	10/1/2021				1					1	1		No	No	No	Approved	
	200-0-182-180	687 RODERICK AV		21-131-149	ADU	R	12/28/2021						1			1	1		No	No	No	Approved	
	185-0-105-175	1930 NINTH ST		21-131-148	ADU	R	12/28/2021						1			1	1		No	No	No	Approved	
	221-0-162-115	1220 MONET PL		21-131-147	ADU	R	12/28/2021									1	1		No	No	No	Approved	
	203-0-141-150	1333 S N ST		21-131-146	ADU	R	12/28/2021			1						1	1		No	No	No	Approved	
	203-0-223-080	171 W IRIS ST		21-131-145	ADU	R	12/20/2021						1			1	1		No	No	No	Approved	
	204-0-072-230	229 E BIRCH ST		21-131-144	ADU	R	12/2/2021				1					1	1		No	No	No	Approved	
	219-0-401-125	3500 SAN SIMON AVE		21-131-143	ADU	R	12/9/2021							1		1	1		No	No	No	Approved	
	225-0-075-125	2144 ABBOTT ST		21-131-142	ADU	R	11/8/2021							1		1	1		No	No	No	Approved	
	200-0-363-165	410 N YWOOD DR		21-131-141	ADU	R	11/9/2021				1					1	1		No	No	No	Approved	
	140-0-024-025	2430 LOBELIA DR		21-131-140	ADU	R	12/14/2021							1		1	1		No	No	No	Approved	
	205-0-031-155	3128 S L STREET		21-131-138	ADU	R	10/25/2021				1					1	1		No	No	No	Approved	
	201-0-123-180	168 N GRANT AVE		21-131-137	ADU	R	11/9/2021						1			1	1		No	No	No	Approved	
	201-0-123-130	164 N GRANT AVE		21-131-136	ADU	R	11/9/2021						1			1	1		No	No	No	Approved	
	201-0-123-150	165 N GARFIELD AVE		21-131-135	ADU	R	11/9/2021						1			1	1		No	No	No	Approved	
	201-0-123-140	161 N GARFIELD AVE		21-131-134	ADU	R	11/9/2021						1			1	1		No	No	No	Approved	
	201-0-122-150	128 N GARFIELD		21-131-133	ADU	R	10/1/2021									1	1		No	No	No	Approved	
	225-0-052-205	4341 REEDER AVE		21-131-132	ADU	R	10/22/2021							1		1	1		No	No	No	Approved	
	215-0-040-595	1240 MARIA WAY		21-131-131	ADU	R	10/28/2021				1					1	1		No	No	No	Approved	
	203-0-012-190	1166 S VENTURA		21-131-130	ADU	R	10/22/2021							1		1	1		No	No	No	Approved	
	203-0-081-110	801 WOLFF ST		21-131-129	ADU	R	10/28/2021				1					1	1		No	No	No	Approved	
	203-0-092-420	1801 W BIRCH ST		21-131-128	ADU	R	10/18/2021									1	1		No	No	No	Approved	
	200-0-092-225	1040 CAMELOT WAY		21-131-127	ADU	R	10/28/2021				1					1	1		No	No	No	Approved	
	205-0-134-365	328 BRUCKER RD		21-131-126	ADU	R	10/28/2021							1		1	1		No	No	No	Approved	
	183-0-373-255	1810 CLAREMONT DR		21-131-125	ADU	R	10/11/2021					1				1	1		No	No	No	Approved	
	215-0-200-185	1303 EVITA PL		21-131-122	ADU	R	10/22/2021									1	1		No	No	No	Approved	
	183-0-332-245	1430 TEHAMA ST		21-131-121	ADU	R	10/14/2021				1					1	1		No	No	No	Approved	
	203-0-181-515	1536 S J ST		21-131-120	ADU	R	10/28/2021							1		1	1		No	No	No	Approved	
	203-0-181-515	1536 S J ST		21-131-119	ADU	R	10/28/2021							1		1	1		No	No	No	Approved	
	203-0-274-120	2007 S D ST		21-131-118	ADU	R	10/12/2021				1					1	1		No	No	No	Approved	
	205-0-042-265	804 REDWOOD ST		21-131-117	ADU	R	9/27/2021									1	1		No	No	No	Approved	
	205-0-042-265	804 REDWOOD ST		21-131-116	ADU	R	9/27/2021									1	1		No	No	No	Approved	
	201-0-061-050	409 N MCKINLEY AVE		21-131-115	ADU	R	9/23/2021							1		1	1		No	No	No	Approved	
	202-0-041-070	112 N F ST		21-131-114	ADU	R	9/22/2021							1		1	1		No	No	No	Approved	
	205-0-235-075	3421 S J STREET		21-131-113	ADU	R	9/21/2021				1					1	1		No	No	No	Approved	
	202-0-151-360	704 S F ST		21-131-112	ADU	R	10/13/2021									1	1		No	No	No	Approved	
	219-0-027-015	2101 CLOYNE ST		21-131-111	ADU	R	10/28/2021									1	1		No	No	No	Approved	
	200-0-183-075	824 N H STREET		21-131-110	ADU	R	9/17/2021									1	1		No	No	No	Approved	
	187-0-151-055	3423 KEEL AVE		21-131-109	ADU	R	9/17/2021									1	1		No	No	No	Approved	
	201-0-084-330	911 COOPER RD		21-131-108	ADU	R	10/4/2021				1					1	1		No	No	No	Approved	
	200-0-272-115	1112 DEODAR AVE		21-131-107	ADU	R	10/13/2021									1	1		No	No	No	Approved	
	219-0-082-015	2904 FOURNIER ST		21-131-105	ADU	R	12/15/2021									1	1		No				

	202-0-162-020	911 S. H ST	21-131-102	ADU	R	12/7/2021					1		1	1		No	No	No	Approved
	205-0-205-035	309 BRYCE CANYON	21-131-101	ADU	R	9/3/2021					1		1			No	No	No	Approved
	203-0-232-075	1356 W IRIS ST	21-131-100	ADU	R	9/5/2021					1		1	1		No	No	No	Approved
	203-0-232-075	1356 W IRIS ST	21-131-99	ADU	R	9/5/2021					1		1			No	No	No	Approved
	203-0-212-240	388 W FIR AVE	21-131-96	ADU	R	9/21/2021					1		1	1		No	No	No	Approved
	203-0-212-240	388 W FIR AVE	21-131-95	ADU	R	9/21/2021					1		1	1		No	No	No	Approved
	203-0-222-030	121 W. GUAVA STREET	21-131-94	ADU	R	8/27/2021					1		1	1		No	No	No	Approved
	183-0-352-235	1431 WOODLAND ST	21-131-93	ADU	R	8/26/2021			1				1	1		No	No	No	Approved
	142-0-293-095	942 BANCAL WAY	21-131-92	ADU	R	8/19/2021				1			1			No	No	No	Approved
	203-0-143-075	1401 W ELM ST	21-131-91	ADU	R	9/17/2021					1		1	1		No	No	No	Approved
	204-0-192-325	625 MAPLE ST	21-131-90	ADU	R	9/10/2021					1			1		No	No	No	Approved
	205-0-274-015	3600 S. B ST	21-131-89	ADU	R	8/23/2021						1		1		No	No	No	Approved
	204-0-191-150	655 E LAUREL ST	21-131-88	ADU	R	8/26/2021						1		1		No	No	No	Approved
	200-0-283-140	204 N J ST	21-131-87	ADU	R	9/1/2021					1		1	1		No	No	No	Approved
	204-0-074-290	325 E CEDAR ST	21-131-86	ADU	R	8/26/2021						1		1		No	No	No	Approved
	203-0-131-075	304 W BIRCH ST	21-131-85	ADU	R	8/30/2021					1		1	1		No	No	No	Approved
	215-0-084-105	625 VALENTINA DR	21-131-84	ADU	R	7/28/2021						1		1		No	No	No	Approved
	221-0-071-145	4300 HIGHLAND AVE	21-131-83	ADU	R	8/3/2021						1		1		No	No	No	Approved
	202-0-022-020	177 N I ST	21-131-82	ADU	R	7/27/2021					1			1		No	No	No	Approved
	203-0-022-010	1255 HILL ST	21-131-81	ADU	R	8/30/2021						1		1		No	No	No	Approved
	201-0-322-015	1532 MORRIS ST	21-131-80	ADU	R	8/26/2021							1	1		No	No	No	Approved
	203-0-307-105	624 W IRIS ST	21-131-78	ADU	R	8/24/2021					1			1		No	No	No	Approved
	205-0-131-075	1360 REDWOOD ST	21-131-77	ADU	R	8/30/2021						1		1		No	No	No	Approved
	200-0-172-185	443 EASTWOOD DR	21-131-76	ADU	R	8/30/2021				1				1		No	No	No	Approved
	200-0-192-180	867 RODERICK AVE	21-131-75	ADU	R	10/28/2021						1		1		No	No	No	Approved
	204-0-073-100	1400 CALIFORNIA ST	21-131-74	ADU	R	7/21/2021					1			1		No	No	No	Approved
	205-0-052-040	633 SPRUCE ST	21-131-72	ADU	R	10/13/2021						1		1		No	No	No	Approved
	202-0-030-490	130 S H ST	21-131-71	ADU	R	7/21/2021						1		1		No	No	No	Approved
	200-0-022-045	622 GLENWOOD DR	21-131-70	ADU	R	7/6/2021						1		1		No	No	No	Approved
	142-0-143-085	2141 MONO ST	21-131-69	ADU	R	7/15/2021					1			1		No	No	No	Approved
	203-0-151-185	906 WEST	21-131-68	ADU	R	7/15/2021						1		1		No	No	No	Approved
	185-0-012-155	5861 TAYFALL LN	21-131-67	ADU	R	7/11/2021							1	1		No	No	No	Approved
	200-0-183-135	1035 RODERICK AVE	21-131-66	ADU	R	9/1/2021						1		1		No	No	No	Approved
	200-0-232-050	850 DOUGLAS AVE	21-131-65	ADU	R	7/21/2021							1	1		No	No	No	Approved
	200-0-232-050	850 DOUGLAS AVE	21-131-64	ADU	R	7/21/2021					1			1		No	No	No	Approved
	200-0-231-070	612 RODERICK AVE	21-131-63	ADU	R	7/16/2021						1		1		No	No	No	Approved
	204-0-071-190	118 ASH ST	21-131-62	ADU	R	7/2/2021					1			1		No	No	No	Approved
	215-0-123-085	875 VIVIANA DR	21-131-61	ADU	R	6/17/2021							1	1		No	No	No	Approved
	187-0-026-115	1521 FATHOM DR	21-131-60	ADU	R	8/9/2021						1		1		No	No	No	Approved
	187-0-026-115	1521 FATHOM DR	21-131-59	ADU	R	8/9/2021					1			1		No	No	No	Approved
	215-0-231-025	1602 TESSA LN	21-131-58	ADU	R	7/2/2021						1		1		No	No	No	Approved
	204-0-074-250	357 CEDAR ST	21-131-57	ADU	R	7/7/2021						1		1		No	No	No	Approved
	204-0-074-250	357 E CEDAR ST	21-131-56	ADU	R	7/7/2021						1		1		No	No	No	Approved
	216-0-071-065	201 ALPINE ST	21-131-55	ADU	R	6/23/2021						1		1		No	No	No	Approved
	200-0-283-060	333 N. I STRET	21-131-54	ADU	R	6/23/2021					1			1		No	No	No	Approved
	187-0-051-205	1740 CAPSTAN DR	21-131-53	ADU	R	6/23/2021						1		1		No	No	No	Approved
	200-0-191-140	637 W ROBERT AVE	21-131-52	ADU	R	6/23/2021						1		1		No	No	No	Approved
	200-0-172-290	1009 DORIS AVE	21-131-51	ADU	R	6/23/2021					1			1		No	No	No	Approved
	219-0-413-075	3800 SAN SIMON AVE	21-131-50	ADU	R	6/23/2021						1		1		No	No	No	Approved
	203-0-021-060	1270 S. L. ST	21-131-49	ADU	R	6/23/2021					1			1		No	No	No	Approved
	203-0-134-090	1602 VALLEY PARK DR	21-131-48	ADU	R	6/5/2021						1		1		No	No	No	Approved
	185-0-081-015	841 DEVILFISH DR	21-131-47	ADU	R	5/17/2021							1	1		No	No	No	Approved
	205-0-452-025	4801 S G CT	21-131-46	ADU	R	5/27/2021					1			1		No	No	No	Approved
	141-0-015-215	621 ERICA PL	21-131-44	ADU	R	6/23/2021						1		1		No	No	No	Approved
	215-0-114-025	1626 OFELIA WAY	21-131-43	ADU	R	5/9/2021						1		1		No	No	No	Approved
	204-0-084-180	274 E FIR AVE	21-131-42	ADU	R	8/25/2021						1		1		No	No	No	Approved
	142-0-161-025	1420 SABRINA ST	21-131-41	ADU	R	5/10/2021						1		1		No	No	No	Approved
	185-0-022-025	1021 OAKRISH LN	21-131-40	ADU	R	5/10/2021							1	1		No	No	No	Approved
	204-0121-085	575 FIR CT	21-131-39	ADU	R	5/28/2021						1		1		No	No	No	Approved
	142-0-142-045	2211 ISABELLA ST	21-131-36	ADU	R	5/28/2021						1		1		No	No	No	Approved
	205-0-161-015	3110 S VENTURA RD	21-131-35	ADU	R	5/28/2021						1		1		No	No	No	Approved
	200-0-233-020	506 W RODERICK AV	21-131-34	ADU	R	6/22/2021					1			1		No	No	No	Approved
	219-0033-100	167 THOMAS AVE	21-131-33	ADU	R	5/1/2021						1		1		No	No	No	Approved
	201-0-123-110	535 E. FIRST ST	21-131-32	ADU	R	4/22/2021							1	1		No	No	No	Approved
	215-0-055-140	1215 LADA WAY	21-131-31	ADU	R	6/5/2021						1		1		No	No	No	Approved
	201-0-112-230	154 N HARRISON AV	21-131-30	ADU	R	5/12/2021							1	1		No	No	No	Approved
	205-0-141-065	4805 S SAVIERS RD	21-131-29	ADU	R	7/22/2021						1		1		No	No	No	Approved
	201-0-122-150	128 N GARFIELD AV	21-131-28	ADU	R	4/23/2021							1	1		No	No	No	Approved
	205-0-315-225	1031 W CHANNEL BLVD	21-131-27	ADU	R	5/28/2021							1	1		No	No	No	Approved
	200-0-242-075	305 RODERICK AVE	21-131-26	ADU	R	4/27/2021							1	1		No	No	No	Approved
	200-0-142-125	414 FERNWOOD DR	21-131-25	ADU	R	3/13/2021							1	1		No	No	No	Approved
	205-0-042-175	630 REDWOOD ST	21-131-24	ADU	R	4/15/2021							1	1		No	No	No	Approved
	201-0-156-145	247 NAVARRO ST	21-131-23	ADU	R	4/27/2021							1	1		No	No	No	Approved
	201-0-156-145	247 NAVARRO ST	21-131-22	ADU	R	4/27/2021							1	1		No	No	No	Approved
	200-0-173-025	2004 FAULKNER PL	21-131-21	ADU	R	5/28/2021							1	1		No	No	No	Approved
	205-0-042-095	921 SPRUCE ST	21-131-20	ADU	R	3/28/2021							1	1		No	No	No	Approved
	203-0-222-200	112 W FIR	21-131-19	ADU	R	4/6/2021					1			1		No	No	No	Approved
	203-0-222-200	112 W FIR	21-131-18	ADU	R	4/6/2021					1			1		No	No	No	Approved
	220-0-084-155	2730 GERONIMO	21-131-17	ADU	R	3/26/2021						1		1		No	No	No	Approved
	202-0-041-090	128 N. F ST	21-131-16	ADU	R	7/2/2021							1	1		No	No	No	Approved
	185-0-013-115	3751 TILLER DR	21-131-15	ADU	R	3/15/2021							1	1		No	No	No	Approved
	185-0-013-115	3751 TILLER DR	21-131-14	ADU	R	3/15/2021							1	1		No	No	No	Approved
	203-0-113-030	442 W BIRCH ST	21-131-13	ADU	R	3/26/2021					1			1		No	No	No	Approved
	132-0-041-130	2638 COLONA AVE	21-131-12	ADU	R	3/8/2021							1	1		No	No	No	Approved
	220-0-105-185	1861 NAPOLEON AV	21-131-11	ADU	R	9/10/2021						1		1		No	No	No	Approved
	205-0-225-075	3400 S. E ST	21-131-10	ADU	R	2/23/2021							1	1		No	No	No	Approved
	205-0-344-105	4221 FRANCISCO PL	21-131-9	ADU	R	4/26/2021						1		1		No	No	No	Approved
	205-0-084-075	460 TEAKWOOD ST	21-131-8	ADU	R	4/6/2021					1			1		No	No	No	Approved

	200-0-231-180	687 DOUGLAS AVE		21-131-2	ADU	R	1/12/2021						1		1		1		No	No	No	Approved	
	204-0-082-320	254 E DATE ST		21-131-1	ADU	R	2/4/2021						1		1		1		No	No	No	Approved	
	203-0-101-100	1426 S. J ST		20-131-113	ADU	R	1/26/2021						1		1		1		No	No	No	Approved	
	204-0-131-040	245 Hemlock Street, Orland, CA		20-131-128	ADU	R	1/25/2021					1			1		1		No	No	No	Approved	







[illegible]



<b>Jurisdiction</b>	Oxnard
<b>Reporting Year</b>	2021 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle 10/15/2013 - 10/15/2021

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,688	-	48	-	50	30	51	-	-	-	188	1,500
	Non-Deed Restricted		-	-	-	-	-	-	-	5	4		
Low	Deed Restricted	1,160	-	67	-	118	234	229	-	3	-	756	404
	Non-Deed Restricted		-	-	-	89	-	1	-	1	14		
Moderate	Deed Restricted	1,351	-	-	-	-	-	-	-	43	80	533	818
	Non-Deed Restricted		-	2	-	2	371	-	-	1	34		
Above Moderate		3,102	-	39	5	80	138	146	137	310	472	1,327	1,775
Total RHNA		7,301											
Total Units			-	156	5	339	773	427	137	363	604	2,804	4,497

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Oxnard		
Reporting Year	2021 (Jan. 1 - Dec. 31)		
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Code Compliance Program	Ensure compliance with City codes, with a focus on garage conversions and unpermitted additions. 600 cases per month.	Ongoing	<p>Program 1 is an ongoing program with no specific objective for calendar year 2021.</p> <p>In 2021, the Code Compliance Division had a staff of eight field officers and one manager who carried an average of over 300 cases per month. The types of cases related to residential properties are, from most to least, as follows: substandard housing, property maintenance, zoning violations, weed abatement, inoperable vehicles, and encroachments.</p> <p>Community Development also implements this program through the permit review process for additions and/or new development. On every discretionary permit, standard a condition of approval require maintenance of property and removal of graffiti within a minimum of five calendar days.</p> <p>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 involve home improvements completed without permits (replacement windows, water heaters, etc.), substandard housing including conversion of garages or internal subdivisions to create illegal living quarters that violate Building, Housing, Health and Safety, and Zoning Codes.</p>
Program 2: Citywide Homeowner Repair Program	Provide loans to rehabilitate 25 very low- and 25 low- income homes annually as funding allows.	Seek funding annually	<p>Program 2 is an ongoing program with an annual objective of 50 rehabilitation loans to lower income households, as funding allows.</p> <p>In program year 2021, the Citywide Homeowner Repair Program was not implemented due to insufficient funding sources to pay for City staff to implment the program. However, the City is reviewing available funding sources to pay for staff to implement the residential rehabilitation program in program year 2022.</p>

Program 3: All-Affordable Housing Opportunity Program (AAHOP) and “-AH” additive zone designation	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.	Place -AH additive zone designation on new sites within 180 days of HCD certification of the 2013-2021 Housing Element	<p>Program 3 is a one-time program that was completed in 2018.</p> <p>On October 10, 2017, the City adopted its 2013-2021 Mid-Cycle Housing Element (Resolution 15,060) which was subsequently conditionally certified by the Department of Housing and Community Development (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.” At that time, staff anticipated an increase in Program 3 AAHOP sites to accommodate 264 lower income units to meet the remaining unmet Regional Housing Needs Allocation (RHNA). As of 2018, through the AAHOP program there is remaining land to meet the remaining capacity needs for 1,773 extremely low to low income units. The city continues, to review Accessory Dwelling Units (ADU) permitting activity as an alternative source of lower income units to satisfy the remaining capacity need for 2 extremely low to low income units. A total of 176 ADU applications were filed in 2021, with 157 receiving planning entitlements. Additionally 63 ADUs received building permits, in 2021. Based on the ADU permits filed and continued strong public interest, the Planning Manager expects to be able to ministerially approve at least 100 affordable ADUs per year in the years to come. Based on surveys and information provided by a sample of ADU applicants, most of the ADU are being offered for rents that qualify as very low to moderate income units. As a result, these units are able to be counted towards the remaining RHNA lower income unit need. With the Program 3 lower income need being met by the AAHOP sites and ADUs the program goal has been completed.</p>
Program 4: Urban Village Program	Implement the 2030 General Plan Urban Village Program	End of 2021	<p>Program 4 is an ongoing program with no specific objective for calendar year 2021.</p> <p>During 2021, Planning staff continued to evaluate the Teal Club Specific Plan and the Northeast Community Specific Plan Specific Plan amendment (Maulhardt 107 acres) 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. Community Development will continue to consider renaming this program “Transit-Oriented Development Neighborhood, District, or Corridor.”</p>
Program 5: Parcel Assemblage	Support State legislation that enables site assembly through creation of a tax-increment supported program or district.	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.	<p>Program 5 is an ongoing program with a 2019 objective to review the program effectiveness.</p> <p>During 2021, 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.</p>

Program 6: Zoning Code Amendments	Revise Zoning Code to comply with recently adopted state law.	2017 for Chapter 16 amendments 2018 for Chapter 17 (Coastal Zoning) amendments 2019	<p>Program 6 is a program with implementation during 2017, 2018, and 2019.</p> <p>Most of the Program 6 objectives were accomplished with the adoption of a zone text amendment in conjunction with the 2013-2021 Mid-Cycle Housing Element on October 10, 2017. 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. Throught 2021, Planning successfully used the newly adopted state Accessory Dwelling Unit (ADU) regulations and later the locally adopted City ADU regulations to ministerially process all ADU applications.</p>
Program 7: Housing Permitting Process Review	Review and streamline permitting process, especially for AAHOP projects, second units, and manufactured housing.	Annually and as project applications are submitted.	<p>Program 7 is a partially completed program for ADU and AAHOP projects. The program remains ongoing in terms of continuous review of the permitting process.</p> <p>In 2021, two AAHOP projects were entitled for a total of 208 units (Etting Road and Cypress Projects). Accessory Dwelling Units have continued to be processed ministerially. There were no projects involving manufactured housing in 2021 and no changes are anticipated to City permitting regulations or procedures involving manufactured housing.</p>
Program 8: SOAR Affordable Housing Exemption Study	Develop guidelines for the possible use of the affordable housing exemption in the SOAR ordinance.	During the planning period, if needed.	<p>Program 8 is ongoing in terms of the continuous evaluation of the need for a SOAR affordable housing exemption throughout the housing cycle.</p> <p>As documented in the 2013-2021 Mid-Cycle Housing Element, SOAR has not been an impediment to development of affordable housing. Affordable housing is being developed and AAHOP sites are available without need to use the 20-acre per year Oxnard SOAR affordable housing exemption. This program will likely not be needed through the end of this RHNA planning period.</p>

Program 9: Farmworker Housing Program	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.	Initiate historic evaluation of the Camp Vanessa camp and prepare brochure by 2016; Amend Zoning Code to comply with Employee Housing Act by 2018; continue to participate with House Farmworkers stakeholders and their projects and meet with the group at least twice a year.	<p>Program 9 had an intermediate completion target year of 2019 and then remains ongoing.</p> <p>As documented in the 2013-2021 Mid-Cycle Housing Element, 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 State Employee Housing law. The 42-unit Etting Road farmworker housing project was submitted for plan check in 2019. 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 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. Planning staff attended the HouseFarmWorkers monthly meeting on two occasions. Therefore, the initial portion of this objective was completed.</p> <p>Planning Division staff continue to work with farmworker stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing. The Housing Department will continue to seek development partners and funding that can be used to develop affordable farmworker housing. In 2021 the Etting Road Farmworker project updated their proposed project to include an additional 15 units for a total of 57 units. Due to the updated design, the Housing Department must review the developer's updated HOME applicaiton to consider funding for the project based its updated design.</p>
Program 10: Inclusionary Housing Program	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.	Monitor annually and ongoing. 2017, 2018	In 2021, City staff began discussions for updating the Inclusionary Ordinance and will begin community outreach in 2022 to get community feedback on proposed changes to the City's existing inclusionary Housing Ordinance. In 2020, one very-low income inclusionary rental unit was made available to the public.
Program 11: Homeownership Assistance Citywide	Assist a total of 40 households annually.	Ongoing	<p>Program 11 is an ongoing program with an annual objective of assisting 40 households to purchase their housing.</p> <p>During 2021, the Housing Department provided homeownership assistance funded by HOME, CALHOME and BEGIN. A total of eight households were assisted with \$352,136 consisting of 7 low and 1 moderate income households. A total of \$489,127 has been committed for ten households who have been pre-approved but have not found a property yet.</p>
Program 12: Mortgage Credit Certificate (MCC)	Continue working with the Ventura County Consortium to distribute funding and work toward Oxnard residents using at least 6 mortgage Credit Certificates per year.	Ongoing and as far as first-time homebuyers' applications are pursued.	<p>Program 12 is an ongoing program with an annual objective of assisting six households to purchase their housing.</p> <p>The City continued to work with the Ventura County Consortium. During 2021, 10 Oxnard residents received MCC, as reported by the Ventura County Consortium, exceeding the City's goal of 6 MCCs issued to Oxnard residents. In 2022, Oxnard residents are expected to continue to receive MCC credits.</p>

Program 13: Financial and Regulatory Assistance	Continuing to provide financial and regulatory assistance.	Pursue AHSC funding annually beginning in 2015.	<p>Program 13 is an ongoing program with no specific objective for 2020.</p> <p>In 2021 the Central Terrace Apartments, an 87 unit affordable rental development, applied for AHSC funding and was awarded AHSC funding in 2022 as part of their 2021 application as well as all other funding necessary to develop the project. As part of that funding the City will also receive additional pass-through grant funding for the development of the City's Fourth Street Mobility Improvement Project, one of the City's CIP projects, and build other Downtown Oxnard transportation amenities as part of the City's Downtown Oxnard Transit Amenities project. Construction on this project is estimated to begin in June 2022. The City of Oxnard applied for its 2020 PLHA allocation in 2021 and is expected to receive \$1,800,557 in 2022 as part of that applicaiton.</p>
Program 14: Shelter Development Program	Continue to work toward development of a year- round emergency shelter.	Amend Zoning Code to fully address SB 2 requirements for transitional and supportive housing by 2019.	<p>In 2021, the City executed a Disposition and Development Agreement with Community Development Partners (CDP) and the Housing Trust Fund Ventura County (HTF) for development of the Homeless Solutions Center, also known as the 2nd and B Project, to be located on a City owned property at 241 W. 2nd Street in Downtown Oxnard. The City-owned proerty will be donated to the HTF upon CDP's closing on their construction financing. The 2nd and B project will include a 110 emergency homeless shelter, office space for leasing and supprotive servicves providers on the ground floor as well as 56 very-low income supprotive housing units (inclusive of 1 unrestricted manager's unit) in the upper four levels. In 2021, the 2nd and B project also received all necessary funding for develoment of the project. The project is estimated to begin construciton in June 2022.</p>

<p>Program 15: Homeless Assistance</p>	<p>Continue to implement program with shelter for women and children and winter warming service that averages 700 person- nights.</p>	<p>Ongoing through planning period.</p>	<p>In 2021, the emergency homeless shelter referred to as the Oxnard Navigation Center (ONC) continued operating out of two locations in order to provide safer conditions for preventing the spread of COVID-19. The total number of beds was reduced from 110 to 80 following recommendations from Ventura County Public Health following a COVID outbreak. The ONC is operated by Mercy House which includes running the emergency shelter and providing wrap around services with a focus on housing navigation.</p> <p>Street outreach services continued throughout the calendar year through the Salvation Army Street Outreach team. The Street Outreach team engages with people who are literally homeless to provide practical assistance, housing navigation, employment assistance, health navigation and crisis intervention.</p> <p>In September, the City expanded encampment response efforts by implementing an Encampment Response Program operated by Ventura County Health Care Agency. This program consists of Street Outreach and non congregate shelter for people who are living unsheltered in encampments across the City. In 2021, this project focused on the a large encampment often referred to as “halaco” and were able to engage 66 people into non congregate shelter.</p> <p>The ‘One Stop’ is a drop in service run by the Ventura County Health Care Agency. This service provides health care, behavioral health services, case management, and practical assistance to homeless people. In 2021, the One Stop mostly operated outside of the Rescue Mission, but moved to the Salvation Army offices in November.</p> <p>Gabriel’s House/The Kingdom Center operates a transitional living shelter for homeless women and children in a city-owned facility on South Rose Ave. This location will be modernized to incorporate needed accessibility requirements and to increase restroom capacity.</p> <p>The City also has a rapid re-housing program that is operated by Mercy House to</p>
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Program 16: At-Risk Household Assistance	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.	As needed through 2023.	<p>Program 16 is an ongoing program with no specific objective for 2021</p> <p>Per AB 1521, the City continues to monitor the list of all dwellings in Oxnard that are subsidized by government funding or low-income housing developed through local regulations or incentives.</p> <p>Should the property owners indicate the desire to convert properties City will provide technical assistance to aid properties owners in extending the property's term of affordability, and if possible, based on available funding, consider providing financial assistance to ensure long-term affordability.</p> <p>Pursuant to state law, owners of deed-restricted affordable projects, including those through local inclusionary zoning requirements, granted a density bonus or other incentives, are required to provide notice to all prospective tenants, existing tenants, and the City within three years of the scheduled expiration of rental restrictions for any projects losing the restrictions after January 1, 2021. 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.</p>
Program 17: Fostering Self-Sufficiency	Support community-based organizations to assist a minimum of 90 households annually, with Oxnard residents compromising a minimum of 80 percent of those assisted, with a program goal of 100 percent.	Annually and ongoing. 2017, 2018, 2019,2020-2021	<p>Program 17 is an ongoing program with an annual objective of assisting 90 households.</p> <p>During 2021, 32 Public Housing and 39 Section 8 low-income families participated in the Family Self-Sufficiency program. The FSS program focuses on assisting families in reaching milestones such as: improving their credit, enrolling in higher education, improving budgeting skills, and remaining off welfare assistance.</p> <p>As a result of the COVID-19 pandemic, our focus remained on connecting families with resources such as assistance with unemployment filings, rental assistance, food share, and health and safety education. A majority of community partners are only offering limited services virtually. We expect to begin offering self sufficiency programs through the Resident Services program towards the end of calendar year 2022.</p>
Program 18: Section 8 Assistance Program	Continue to participate, encourage property owners to register units, and seek to raise the payment standard as needed.	Seek new vouchers and/or to raise the payment standard as needed annually.	<p>Program 18 is an ongoing program with no specific objective for 2021.</p> <p>The Housing Authority launched the “Rethink and Renew” effort in 2020 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 1,649 vouchers were in use in 2021. As a result of the COVID-19 pandemic, all efforts remained postponed until the City of Oxnard authorizes for the department to proceed with community outreach events. In 2021, the Department of Housing and Urban Development approved the Housing Authority’s grant request for technical assistance with asset portfolio repositioning, organizational and staff assessment, and analysis of workforce productivity. The consultant assigned to the project completed its review and issued a final report of recommendations on December 30, 2021. The Housing Authority will begin the implementation process in 2022.</p>

Program 19: Fair Housing Services	Continue to implement and advertise the program in cooperation with the Housing Rights Center. Average 320 per year.	Ongoing.	Program 19 is an on-going program to provide fair housing counseling, case investigation and processing, and fair housing training to Oxnard residents, housing providers, and home seekers. 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 calendar year 2021, a total of 168 client households were provided with direct services. There were over 400 contacts (168 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. The current regional Analysis of Impediments to Fair Housing was prepared and adopted by City Council in May of 2020.
Program 20: Energy Conservation	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.	Advertise programs and implement project-related standards as feasible when development applications are received.	<p>Program 20 is an ongoing program with no specific objective for 2020.</p> <p>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, efficient appliances, and efficient building materials).</p>
Program 21: Report Housing Element Implementation	Report annually on accomplishing the goals, policies, and programs that fulfill state law requirements.	Report Annually. 2017, 2018, 2019, 2020-2021	<p>Program 21 is an ongoing program with an annual objective of filing the Annual Progress Report (APR) by April 1 for the preceding calendar year.</p> <p>The 2021 APR was filed by the April 1, 2022 deadline. All previous APR were filed by their respective due dates.</p>
Program 22: Reasonable Accommodation	Continue to implement reasonable accommodation ordinance for disabled persons.	Amend Section 15-501.5 of Division 17 Reasonable Accommodation by 2017. Review requests for reasonable accommodation as they are received.	<p>Program 22 has an intermediate completion target year of 2017, and then remains ongoing.</p> <p>During 2021, there were no changes to this program. Community Development continued to process requests for reasonable accommodation which are reviewed on a staff level, and approved two Reasonable Accommodation permits.</p>
Program 23: Special Needs Group	Work to identify funding and assist in addressing the housing needs of special needs groups.	Identify funding opportunities annually and/or as funding becomes available. 2017, 2018, 2019, 2020-2021	<p>Program 23 is an ongoing program with an annual objective of assisting 90 households.</p> <p>The Housing Authority adopted a preference which allows a total of 15 housing choice vouchers (very-low income) to be set aside each PHA fiscal year for applicants who meet the definition of homelessness. Following a revamping of efforts to increase utilization, a total of 49 applicants have secured housing and 2 have been issued a Housing Choice Voucher and are currently searching for a unit.</p>

Program 24: Mobile Home Park Conservation Ordinance	Clarify the mobile home park condominium conversion process based on recent case law.	Annually.	<p>Program 24 is an ongoing program with no specific objective for 2021.</p> <p>In 2021, the actions identified below have not occurred. 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 has not been completed by the City Attorney's office.</p>
Program 25: Annexation	Allow additional capacity to meet the City's RHNA.	Annexation within 18 months of Housing Element adoption; Consider alternative approaches if annexation doesn't occur by 2018. 2017, 2018, 2019	<p>Program 25 has an intermediate completion target years of 2017, 2018, and 2019.</p> <p>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 a 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. As stated in Programs 3 and 26, Community Development has determined that the City has met the RHNA target with completed projects, proposed projects, and anticipated ADU approvals by 2021. Therefore, there is no need to consider alternatives to the TCSP annexation as stated in the program.</p> <p>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 approved by the City Council on February 4, 2020. The annexation was approved by LAFCO in December 2021.</p>
Program 26: AAHOP Monitoring Program	Ensure the AAHOP does not constrain the development of affordable housing.	Update AAHOP site list and map annually; continue to refine the AAHOP program annually and as needed. 2017, 2018, 2019, 2020-2021	<p>Program 26 requires an annual review from 2017 through 2021.</p> <p>During 2020, there were no changes to this program. Community Development continued to post and distribute information on currently available AAHOP sites and continued to provide information to owners and developers about the AAHOP incentives. One new AHHOP project and a revision to a previously approved AHHOP project were approved in 2021. These included the new 150 unit Cypress Place at Garden City Project and the Revised Etting Road which increase the number of units from 42-units to 58 units.</p>
Program 27: Large Households	As project applications are submitted.	Assist in the development of larger units to accommodate larger households.	<p>Program 27 is an ongoing program with no specific objective for 2021.</p> <p>During 2021, there were no changes to this program. 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.'</p>

Program 28: Extremely Low-Income Households	Comply with AB 2634.	Look for opportunities to develop or facilitate extremely low-income units at least annually.	<p>Program 28 is an ongoing program with no specific objective for 2021.</p> <p>In 2021, the City executed a Disposition and Development Agreement with Community Development Partners (CDP) and the Housing Trust Fund Ventura County (HTF) for development of the Homeless Solutions Center, also known as the 2nd and B Project, to be located on a City owned property at 241 W. 2nd Street in Downtown Oxnard. The City-owned proerty will be donated to the HTF upon CDP's closing on their construction financing. The 2nd and B project will include a 110 emergency homeless shelter, office space for leasing and supprotive servicves providers on the ground floor as well as 56 very-low income supprotive housing units (inclusive of 1 unrestricted manager's unit) in the upper four levels. In 2021, the 2nd and B project also received all necessary funding for develoment of the project. The project is estimated to begin construcion in June 2022. In 2021 the Central Terrace Apartments, an 87 unit affordable rental development, applied for AHSC funding and was awarded AHSC funding in 2022 as part of their 2021 application as well as all other funding necessary to develop the project. The Central Terrace Apartments will target tenants at 30%, 50% and 60% AMI. The project is expected to begin construcion in June 2022.</p>
Program 29: Review of Parking Standards	Continue to review alternative parking requirements in all zoning districts.	Amend parking requirements by 2017 and monitor and report every 2 years. 2017, 2019	<p>Program 29 is an ongoing program with a reporting requirement every two years.</p> <p>During 2019 and 2020, the Planning Division prepared the ADU zone text amendment that included clarification of parking requirements consistent with State law (see Program 6). Multifamily projects are generally reducing guest parking, utilizing tandem paring, and using more surface parking as the projects qualify for Density Bonus parking standards by complying with the City's 10% inclusionary ordinance. 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 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 (beginning in the 2019 APR). Planning developed the new Downtown Code approved in 2019 with reduced parking requirements for residential uses in the downtown and reductions for studio and one-bedroom apartments, as a result of a review city parking requirements.</p> <p>The City did not establish a fixed parking requirements for congregate living facilities, community care facilities and small residential care facilities for disabled person, nor 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.</p>

[illegible]

[illegible]



Jurisdiction	Oxnard	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



[illegible]

Jurisdiction	Oxnard	
Reporting Period	2021	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

For Ventura County jurisdictions, please format the APN's as follows:999-9-999-999

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
201-0-211-380	East Fourth Street/South Oxnard Boulevard	Other		Surplus Land	0.413	Parking Lot
201-0-160-120	400 South Oxnard Boulevard	Other		Surplus Land	0.14	Parking Lot
201-0-160-130	East Fourth Street/South Oxnard Boulevard	Other		Surplus Land	0.169	Parking Lot
201-0-160-110	127 Enterprise Street	Other		Surplus Land	0.18	Parking Lot
201-0-160-100	135 Enterprise Street	Other		Surplus Land	0.126	Parking Lot
201-0-160-090	147 Enterprise Street	Other		Surplus Land	0.101	Parking Lot
201-0-160-080	151 Enterprise Street	Other		Surplus Land	0.094	Parking Lot
201-0-160-070	157 Enterprise Street	Other		Surplus Land	0.018	Parking Lot
201-0-211-300	136 Enterprise Street	Other		Surplus Land	0.22	Parking Lot
201-0-211-040	East Fifth Street/Meta Street	Other		Surplus Land	0.07	Parking Lot
201-0-211-360	East Fifth Street/Meta Street	Other		Surplus Land	0.092	Parking Lot
201-0-211-220	East Fifth Street/Meta Street	Other		Surplus Land	0.05	Parking Lot
201-0-211-235	East Fifth Street/Meta Street	Other		Surplus Land	0.05	Parking Lot
201-0-211-155	135 East Fifth Street	Other		Surplus Land	0.05	Parking Lot
201-0-211-140	East Fifth Street/Meta Street	Other		Surplus Land	0.05	Parking Lot
201-0-211-130	East Fifth Street/Meta Street	Other		Surplus Land	0.05	Parking Lot
201-0-211-120	159 East Fifth Street	Other		Surplus Land	0.1	Parking Lot
201-0-211-110	East Fifth Street/Meta Street	Other		Surplus Land	0.04	Parking Lot
202-0-101-215	West 4th Street/South C Street	Other		Surplus Land	0.32	Parking Lot
202-0-101-235	West 4th Street/South C Street	Other		Surplus Land	0.05	Parking Lot
202-0-101-205	West 4th Street/South C Street	Other		Surplus Land	0.05	Parking Lot
202-0-101-225	West 4th Street/South C Street	Other		Surplus Land	0.009	Parking Lot
202-0-101-435	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-370	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-355	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-330	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-310	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-290	West 4th Street/South C Street	Other		Surplus Land	0.04	Parking Lot
202-0-101-270	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-255	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-360	West 4th Street/South C Street	Other		Surplus Land	0.007	Parking Lot
202-0-101-405	West 4th Street/South C Street	Other		Surplus Land	0.02	Parking Lot
202-0-101-415	425 South B Street	Commercial		Surplus Land	0.33	

202-0-105-245	West Sixth Street/South B Street	Other		Surplus Land	0.22	Parking Lot
202-0-105-220	West Sixth Street/South B Street	Other		Surplus Land	0.07	Parking Lot
202-0-105-205	West Sixth Street/South B Street	Other		Surplus Land	0.07	Parking Lot
202-0-105-120	538 South B Street	Other		Surplus Land	0.08	Parking Lot
202-0-105-180	West Sixth Street/South B Street	Other		Surplus Land	0.44	Parking Lot
202-0-105-235	West Sixth Street/South B Street	Other		Surplus Land	0.02	Parking Lot
202-0-105-210	West Sixth Street/South B Street	Other		Surplus Land	0.0068	Parking Lot
202-0-105-195	West Sixth Street/South B Street	Other		Surplus Land	0.0068	Parking Lot
202-0-105-170	West Sixth Street/South B Street	Other		Surplus Land	0.04	Parking Lot
202-0-103-115	West Sixth Street/South B Street	Other		Surplus Land	0.02	Parking Lot
202-0-103-025	West Sixth Street/South B Street	Other		Surplus Land	0.12	Parking Lot
202-0-103-185	West Sixth Street/South B Street	Other		Surplus Land	0.06	Parking Lot
202-0-103-225	West Sixth Street/South B Street	Other		Surplus Land	0.01	Parking Lot
202-0-103-210	318 West Fifth Street	Commercial		Surplus Land	0.1	
202-0-103-205	West Sixth Street/South B Street	Other		Surplus Land	0.08	Parking Lot
202-0-103-145	West Sixth Street/South B Street	Other		Surplus Land	0.11	Parking Lot
202-0-103-130	321 West Sixth Street	Commercial		Surplus Land	0.06	
202-0-104-405	West 4th Street/South A Street	Vacant		Surplus Land	0.18	
202-0-085-190	418 West Fourth Street	Public Facilities		Surplus Land	0.18	
132-0-033-010	Riverpark Boulevard/Colonia Ave	Vacant		Surplus Land	1.4	

Jurisdiction	Oxnard	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	6
Low	Deed Restricted	0
	Non-Deed Restricted	17
Moderate	Deed Restricted	80
	Non-Deed Restricted	40
Above Moderate		487
Total Units		630

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	34	25
SFD	28	12	17
2 to 4	3	49	31
5+	731	472	273
ADU	157	63	14
MH	0	0	0
Total	919	630	360

Housing Applications Summary	
Total Housing Applications Submitted:	164
Number of Proposed Units in All Applications Received:	468
Total Housing Units Approved:	468
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Oxnard	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ 500,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
High Quality Transit Corridor site Selection and Analysis	\$300,000.00	\$67,300.00	In Progress	None	
Environmental Review and Documentation for the 2021-2029 Housing Element and Related Actions	\$200,000.00	\$99,255.35	Completed	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	50
	Non-Deed Restricted	18
Low	Deed Restricted	444
	Non-Deed Restricted	48
Moderate	Deed Restricted	4
	Non-Deed Restricted	91
Above Moderate		264
Total Units		919

Building Permits Issued by Affordability Summary	
Income Level	Current Year

Very Low	Deed Restricted	0
	Non-Deed Restricted	6
Low	Deed Restricted	0
	Non-Deed Restricted	17
Moderate	Deed Restricted	80
	Non-Deed Restricted	40
Above Moderate		487
Total Units		630

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	18
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	11
Above Moderate		328
Total Units		360