

## **Summary of revisions to the City of Oxnard existing Inclusionary Housing Ordinance**

- Update and codify the City of Oxnard’s existing Inclusionary Housing Ordinance.
- Add intent, definitions, applicability and interpretation of division.
- Decrease the applicable development threshold from 10 dwelling units down to 6 dwelling units.
- Increase the Inclusionary Housing production requirement from 10% to 15%.
- Revise the required level of affordability for for-sale units from 10% low to 5% low and 10% moderate.
- Revise the required level of affordability for rental units from 5% very low and 5% low to 5% very low and 10% low.
- Require that both the rental and for-sale affordable units match a proportionate number of units in the development relative to unit size and bedroom count.
- Revise the rental and for-sale affordable housing cost calculations to be consistent with the State for all income categories.
- Increase the terms of the affordability restriction from 20 years to 45 years for for-sale units and 55 years for rental units.
- Revise the type of affordability restriction for for-sale development from Resale Restriction to Equity Share. Include a maximum 45-year term on the Equity Share Agreement, at which time the owner would retain the entire equity.
- Clarify that all affordable units must be designed and constructed to be architecturally consistent and similar in size, shape, quality and appearance (including all interior and exterior finishes) to the units not reserved to be affordable.
- Add five factors for the City Council to consider in determining whether to allow development of required affordable units off-site, including off-site land compatibility and Affirmatively Furthering Fair Housing (AFFH).
- Include an option for the City to, at some point in the future, maintain a written list of qualified applicants so that Oxnard residents in need of affordable housing won’t need to search, join and track multiple developer waiting lists for available affordable units.

Draft Inclusionary Housing Ordinance  
Summary of Revisions  
January 25, 2023

- Add AFFH as a 5<sup>th</sup> factor for the City Council to consider in determining whether to grant a developer's request to pay an in-lieu fee.
- Clarify the Affordable Housing Trust fund types of uses that will serve to increase and maintain the supply of affordable housing in the City, such as site acquisition, construction, development assistance, rehabilitation to preserve existing affordable housing, and administration of such programs.
- Correct a prior discrepancy between the City's Inclusionary Housing Ordinance and State law regarding calculations for Density Bonus.
- Clarify the appeal process for inclusionary housing associated with administrative or discretionary permits.
- Please provide written comments by 2/8/23. You may submit comments to [Emilio.Ramirez@oxnard.org](mailto:Emilio.Ramirez@oxnard.org) and [Kathleen.Mallory@oxnard.org](mailto:Kathleen.Mallory@oxnard.org).