



Meeting Date: 01/09/07

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Winston Wright, Associate Planner *W.W.* Agenda Item No. 0-1  
 Reviewed By: City Manager *[Signature]* City Attorney *[Signature]* Finance *[Signature]* Other (Specify) \_\_\_\_\_  
 DATE: January 9, 2007

TO: City Council

FROM: Susan L. Martin, AICP *[Signature]*  
Planning and Environmental Services Manager

SUBJECT: Request to Pay an Affordable Housing Payment In-Lieu of Providing Affordable Housing On-Site at the Proposed East Village Apartments project Located South of Gonzales Road, North of Wankel Way, East of Williams Drive, West of N. Lombard Street. Filed by Shea Properties, 26840 Aliso Viejo Pkwy #100, Aliso Viejo, CA 92656.

**RECOMMENDATION**

That City Council:

1. Consider a request to make an in-lieu affordable housing payment to the Affordable Housing In-Lieu Fee Fund instead of providing on-site affordable housing units.
2. Find that, in accordance with Section 15061(b)(3) of Title 14 of the California Code of Regulations, there is no possibility of a significant effect on the environment if the request is either granted or denied.

**DISCUSSION**

On July 18, 2006, the City Council of the City of Oxnard adopted Ordinance No. 2721. This ordinance addresses affordable housing requirements for new developments and in-lieu affordable housing payments. In accordance with Ordinance No. 2721, a developer may request that an in-lieu Affordable Housing Payment ("Payment") be made instead of providing affordable housing units on or off site.

All projects for which the developer makes a request to make an in-lieu payment are subject to the City's pre-application process. During the pre-application process, the City Council shall determine whether an in-lieu payment may be made.

The proposed project is 272 rental units on a 15.13-acre site just east of St. John's Medical Center. The plans for the project and a letter from Shea Properties describing their concept of East Village Apartments have been attached.

Ordinance No. 2721 states that City Council shall consider the following factors in determining whether to grant a request:

- a. the size, type, and nature of the lots and homes and/or apartment buildings and units proposed for the development;
- b. the prices for which the developer plans to sell the market rate homes or rent market rate apartment units;
- c. the extent to which the proposed development may be designed or redesigned to allow the production of quality units at lower costs; and
- d. the extent to which City is meeting affordable housing goals of its 2020 General Plan.

The affordable housing goals of the Housing Element and the current RHNA goals have not been entirely met. Only 53% of the very low-income goals have been met; 108% of the low-income goals have been met; and only 12% of the moderate-income goals have been met. The remaining goal for very low-income units is 374 units. The remaining goal for moderate-income units is 446.

## **FINANCIAL IMPACT**

The in-lieu fee for rental units is currently \$4,590 for each rental unit. The Housing Director may adjust the amount of the fee every six months based upon a local consumer price index. The amount of the fee will be adjusted in January 2007. If the building permits were issued today, the 272 rental units would generate \$1,248,480.00 in affordable housing in-lieu fees.

For projects that provide affordable housing on-site, not less than 5% of the total number of units to be offered shall be rented at an affordable rent to persons and families of very low income and an additional 5% shall be rented at an affordable rent to persons and families of low income. If the City Council did not grant the developer's request to pay affordable housing in-lieu fees, the project would be required to provide 14 very low-income rental units and 14 low-income rental units. Affordable units would be proportionately distributed throughout the project by bedroom size.

Attachment #1 - Proposed Project Plans  
#2 - Letter from Shea Properties

Note: The proposed project plans have been provided to the City Council. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Friday.

**000050**

SHEA FAMILY OF COMPANIES  
CELEBRATING 125 YEARS

**SheaProperties**

*Caring since 1881*

November 17, 2006

Ms. Sue Martin  
Principal Planner  
Planning & Environmental Services  
City of Oxnard  
305 W. Third Street  
Oxnard, CA 93030

RE: East Village Apartments Pre-Application

Dear Sue,

The proposed project is located on a 15.13-acre site at the southeast corner of Gonzales Road and Williams Drive. The entire site is designated Medium Density Residential in the Northeast Community Specific Plan. The plan comprises 272 market-rate units. Shea Properties proposes to pay the in-lieu fee to meet the Affordable Housing Ordinance Requirements per City of Oxnard Resolutions dated June 28, 2006.

Per the City of Oxnard Affordable Housing Ordinance Resolutions dated June 28, 2006, a fee of \$4,675 for apartments, to be adjusted every twelve months would apply. On a 272 unit apartment project, this fee would be \$1,271,600.00. This amount would go to provide Affordable Housing to the City of Oxnard. Shea would be participating in protecting and enhancing the public welfare by helping to meet the goals and objectives for affordable housing set out in the 2020 General Plan and its various elements.

The 2020 General plan Housing Element contains a requirement that the City provide for a variety of housing types throughout the City which meet the needs of all economic segments of the community.

Apartments provide a diversity of housing options which are ideally suited to meet the needs of empty nesters, lifestyle renters, and young professionals. Providing well conceived and designed multi-family units, at the proposed infill location, adjacent to jobs, services, and major transportation corridor is consistent with the principals of Smart Growth and should be seen as a benefit by Ventura County residents. In order to fully contribute to and take advantage of, the potential of this dynamic location, The East Village Apartments will focus on a quality, resort lifestyle and fully integrate the individual buildings and design into the overall spirit of the Northeast Specific Plan. To compete with the other newer properties, the East Village apartments will offer well designed floor plans, which meet the needs of a distinctive segment of the local rental market. Attention to detail and

26840 Aliso Viejo Parkway, Suite 100  
Aliso Viejo, California 92656

949.389.7000 T  
949.389.7466 F

**000051**

ATTACHMENT 2  
PAGE 1 OF 2

quality control is put into the selection of fixtures and finishes and in actual construction of the project. The units will have upgraded cabinets and granite countertops. The Clubhouse will have a resort-like atmosphere with amenities such as a movie theatre, gourmet kitchen, fitness center, business center, and an outdoor cabana with a fireplace by the pool area.

In conclusion, this proposed parcel was planned and approved for 272 residential units. There is a need for a high-end; resort-style apartment community located so close to where people work. Contributing to the City's Affordable Housing fund through paying an "in-lieu" fee meets the requirements of the 2020 general plan's housing elements, and the City of Oxnard's Affordable Housing Ordinance. For these reasons, we request staff's support of our Planned Development application.

Sincerely,  
SHEA PROPERTIES



Danielle Weiman  
Planning Manager

000052