



*Planning Division*

## PLANNING COMMISSION STUDY SESSION

**TO:** Planning Commission

**FROM:** Christopher Williamson, Principal Planner

**DATE:** February 17, 2011

**SUBJECT:** Study Session on the City of Oxnard (City) 2006-2014 Housing Element and Related Proposed Zone Code Amendments

- 1) **Recommendation:** That the Planning Commission receive a presentation on the status of the Draft (No. 3) 2006-2014 Housing Element and related proposed Zone Code amendments.
- 2) **Background:** The State Legislature requires that all jurisdictions prepare a General Plan Housing Element in a prescribed format and schedule different from the rest of the General Plan. After adoption, the Housing Element would become Chapter 8 of the 2030 General Plan. The City's previous housing element covered the period 1998 to 2005 and the current planning period is 2006 to 2014. By Government Code Section 65583, a housing element must contain "...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element does not obligate the City to actually develop all the identified affordable housing but does require the City to encourage, facilitate, accommodate, and otherwise make a best-effort towards meeting the goals.

In 2007, Senate Bill 2 (SB 2) was adopted that requires local agencies to identify zone districts where emergency shelters are allowed as a permitted use. SB 2 also requires that transitional and supportive housing be considered as a residential use and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. State law also requires the City to provide for Reasonable Accommodations to afford a disabled person an equal opportunity to use and enjoy their dwelling unit, pursuant to the Federal Fair Housing Act and the California Fair Employment and Housing Act. SB2 and related Code Amendments implement portions of the City's Housing Element and are presented together for consideration and adoption.

**3) Draft No. 3 2006-2014 Housing Element:** The Oxnard 2006-2014 Housing Element is formatted into 11 sections:

**A: Review and Revise Previous Policies and Goals** – analysis of the effectiveness of the Revised 2000-2005 Housing Element, implementation progress, and appropriateness of goals, policies and programs.

**B: Existing Housing Needs** – current status of housing stock within the city. Low income resident needs are given special attention.

**C: Special Housing Needs** – elderly, persons with disabilities, large or single parent families, families or individuals that are in need of emergency housing, permanent or seasonal farmworker housing, and the housing needs of other populations are presented.

**D: Projected Housing Needs** – the Regional Housing Needs Allocation (RHNA) assigns planning targets for the City, reviews progress towards achieving the RHNA need, and calculated the remaining RHNA target as of December 2010.

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

**F: Achieving the RHNA Allocation** – establishes the All-Affordable Housing Overlay Program (AAHOP) as the principal means to achieve the remaining RHNA planning target of about 3,000 affordable housing units.

**G: Goals, Policies, and Programs** – that will guide the City's efforts in meeting the RHNA and related current and future housing needs.

**Supplement, Part I** – establishes 24 units per acre as an alternative feasible minimum density for all-affordable housing projects based on the track record of 15 completed all-affordable multifamily projects since 1995.

**Supplement, Part II** – provides detailed information for the AAHOP sites including:

- Site address and reference name
- Parcel(s) numbers and selected ownership information
- Gross acreage
- An estimate of affordable housing buildable acreage after accounting for dedications, unbuildable area, and/or market rate or commercial mixed use development
- 2020 and Draft 2030 General Plan land use designations
- Zone designation as of July, 2010
- Estimated total potential affordable units net of demolition of existing unit(s), which are always assumed affordable
- Whether the site is in a redevelopment project area
- Whether the site was in the 2000-2005 Housing Element
- Other information relevant to feasibility

- 4) **Zone Code Amendments:** Staff proposes amendments to the Zoning Code that would permit, or conditionally permit, the following uses within various zones of the city. Currently some of these uses are not permitted or are permitted only with a special use permit. In many cases, the Code amendments will reduce those restrictions.
- a) **Emergency Shelter, Permanent** – Permitted by right in the Light Manufacturing (M-L) zone and permitted with a Special Use Permit in the Commercial General (C-2) and Commercial Manufacturing (C-M) zones.
  - b) **Emergency Shelter, Temporary** - Permitted with an administratively-approved Temporary Use Permit in the C-2, C-M and M-L zones.
  - c) **Supportive Housing for Disabled** - Permitted with no on-site services in Residential Garden Apartment (R-3) and High Rise (R-4) zones, and by Special Use Permit in the C-M zone with optional on-site services.
  - d) **Transitional Housing for Formerly Homeless Persons**- Permitted with no on-site services in R-3 and R-4 zones; and by Special Use Permit in the C-M zone with optional on-site services. Transitional housing is defined as having five or more units. Housing for formerly homeless persons is allowed in all residential zones in one to four-unit properties without on-site services.
  - e) **Farmworker Housing (Deed Restricted)** – Permitted in all residential zones, pursuant to zone standards; permitted with Special Use Permit in commercial zones where housing is otherwise allowed with a Special Use Permit.

The proposed Zone Code amendments also revise the application of the City's rules, policies, practices or regulations to allow for reasonable accommodations when such accommodation is reasonably necessary to allow a disabled person an equal opportunity to use and enjoy a dwelling.

- 5) **Housing Element Development:** The Housing Element program began in early 2006 with the preparation and public release of the 2030 General Plan Background Report which included a detailed chapter on population and housing characteristics and projections (Chapter 2). RHNA planning targets were finalized and assigned in July, 2007. The Draft No. 1 Oxnard 2006-2014 Housing Element was released for a 60-day public review in February, 2009 with the rest of the Draft 2030 General Plan. There were 65 comment letters related to the Housing Element, including the HCD review letter of April 24, 2009. A public workshop was held on June 16, 2010 focused on the Housing Element and was attended by approximately 35 people. After the workshop, Staff prepared Draft No. 2 and released it for public comment between August 2 and September 17, 2010. Staff presented the Housing Element and proposed the proposed Zone Code amendments to the Oxnard Commission on Homelessness at three meetings in July and August, 2010. A Planning Commission public hearing on Draft No. 2 was held on the 2<sup>nd</sup> and 16<sup>th</sup> of September, 2010. Over 100 comments were received in seven letters and testimony. A Response to Comments document was released in January of this year along with Draft No. 3, the current version.

In tandem with the above public process, an informal Housing Element stakeholders working group was invited to assist the City in preparing the Housing Element. The mailing list of 25 organizations and individuals included a wide range of local affordable housing and homeless service providers, for-profit and non-profit developers, and advocacy groups. On average, about 15 persons attended five follow-up meetings between 2008 and 2010. Stakeholders were also contacted through an e-mail list on a recurring basis and exchanged information with Staff on an as-needed basis. Staff greatly appreciates the time these people took to carefully review documents and attend meetings over the course of three years.

**Attachments:**

- A. Draft No. 3 Housing Element (previously distributed)
- B. Response to Comments on Draft No. 2 (previously distributed)

Prepared by: <u>    CW    </u> CW
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