



City of Oxnard 2030 General Plan

2006-2014 Housing Element

Draft No. 2

Planning Commission
September 2, 2010

SCHEDULE (2010)	
2030 General Plan	
45-day Public Review	August 2 to September 17
Overview	Planning Commission, September 2
Comment Hearing	Planning Commission, September 16
Review Comments Revise as Needed CEQA Documentation	Late-September / early October
Recommendation to Adopt	Planning Commission, October 21
Send to CA Housing and Community Development (HCD) for 60 day review	
Adopt with 2030 General Plan or Separately	City Council (2011)



Recall the 2030 General Plan has 9 Chapters:

1. Introduction
2. Sustainable Community (new)
3. Community Development
4. Infrastructure and Community Services
5. Environmental Resources
6. Safety and Hazards
7. Military Compatibility (new)
8. 2006-2014 Housing Element (separate document)
9. Implementation (new)



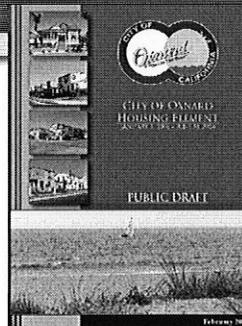
The Regional Housing Needs Assessment (RHNA) set the City's affordable housing planning targets.



Draft No. 1 February 2009

Introduction

- A. Review Previous Element
- B. Existing Housing Needs
- C. Special Housing Needs
- D. Projected Housing Needs
- E. Constraints
- F. Sites Inventory and Analysis
- G. Goals, Policies, and Programs



APPENDICES

- A. Residentially Designated Single Lots
- B. Potential Sites on Residentially Designated Land (P Sites)
- C. Available Sites (A Sites)
- D. Extraterritorial Sites (X Sites)



Draft No. 1 Approach:

1. Subtract completed units since 1/1/2006,
2. Subtract projects entitled or planned,
3. Determine remaining RHNA planning target,
4. Cumulative capacity of vacant sites,
5. Average density is assumed realistic, and
6. 10% inclusionary program (15% redevelopment).

HCD (letter of 4/29/2009) largely rejected this approach:

1. Inclusionary programs are not certain,
2. Sites outside CURB Line not certain, and
3. Only projects with conditions of approval or Development Agreements may be counted.

**Draft No. 2 Approach (2010):**

1. Subtract completed units through 2009,
2. Subtract projects entitled or planned (condition, DA),
3. Determine remaining RHNA planning target,
4. Establish 24 units/acre as default density for all-affordable projects (30 is allowed by law),
5. Identify feasible sites X default => remaining RHNA, and
6. Update Goals, Policies, and Programs.



1. Subtract completed units through 2009

Table D-4. Deed Restricted Affordable Units Built in Oxnard: 2006 – 2009

Project Name	Extremely Low / Very Low			Total
	(EL/VL)	Low (Low)	Moderate (Mod)	
Meadowcrest Villas	3	0	5	8
Sunee Pacific Villas	0	1	0	1
Daybreak (Riverpark)	0	44	0	44
Destination (Riverpark)	0	27	12	39
HABITAT for Humanity	6	0	0	6
Villa Cesar Chavez	32	20	0	52
Hacienda Guadalupe	0	26	0	26
Villa Victoria	16	38	0	54
Heritage Walk	1	0	3	4
Destination II (Riverpark)	0	1	13	14
Orbela	0	11	0	11
Paseo Santa Clara	54	0	0	54
Paseo Del Rio	86	0	0	86
Sycamore Senior Village	22	203	0	225
Total Completed	220	371	33	624

Note: N/A = Not available

Source: City of Oxnard, Housing and Development Services Department, April 2010

2. Subtract projects entitled or planned (condition, DA)

Table D-5. Approved and/or Under Construction (as of July 2010)

Project Name	Extremely Low / Very Low				Total
	(EL/VL)	Low (Low)	Moderate (Mod)	Upper	
The Courts / Las Cortes*	10	112	12	117	251
610 Cuesta del Mar	0	7	0	0	7
Villa San Lorenzo	0	4	0	12	16
Camino Gonzalez	7	10	1	0	18
Paseo de Luz	24	0	1	0	25
HABITAT 315 Cooper Road	0	2	0	0	2
Casden Ventura/Vineyard	0	20	0	181	201
The Village	53	63	109	225	1,500
All other projects without affordable housing**				2,246	2,246
Total	94	218	123	2,781	4,266

Note: *Project numbers are net of replacement of 250 public housing units.

**A complete project, updated quarterly, list is available at <http://development.services.cityofoxnard.org>

Source: City of Oxnard, Housing and Development Services Department, April 2010

= 435 affordable units

3. Determine remaining RHNA planning target

Table D-6. Remaining RHNA Allocation

STATUS TOWARDS GOAL	Extremely /			
	Very Low	Low	Moderate	Upper
RHNA Allocation (2006 – 2014)	1,491	1,221	1,445	2,936
Completed (2006-2009)*	220	371	33	1,926
Approved and/or UC	94	218	123	2,781
Remaining RHNA Allocation	1,177	632	1,289	(1,771)
Total All Affordable Categories			3,098	

*Note: Upper income housing assumed to be net of all units completed less those known to be affordable
 Source: City of Oxnard, Housing and Development Services Department, July 2010

Remaining RHNA Affordable Planning target is 3,098 units

The City is obligated to provide feasible certain opportunity for the development of the target by June 30, 2014.

4. Establish 24 units/acre as default density for all-affordable projects (30 units per acre is allowed by law)

HCD allows a City to count all potential units on a site as affordable at the default density

Why 24 units per acre?

R-3 and C-2 zoning allow 18 per acre
 State density bonus adds 35%
 Total is 24.3 per acre

Since 2005, completed projects at density of 26.2 units per acre

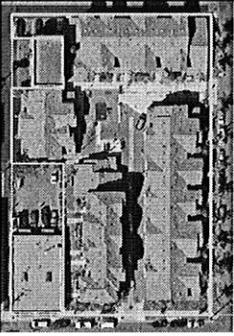
R-4 and CBD allow higher densities

Table S-1: Oxnard Completed All-Affordable Housing Development Profiles: 1995-2009

Project	Very Low	Low	Moderate	Total	Acres	Units/Acre	Year Completed
1 Vineyard Gardens	12	48	2	62	3.8	16.3	2000
2 Casa Macred	40	0	0	40	1.0	40.0	1999
3 Casa San Juan	6	58	0	64	2.8	22.9	1997
4 Gateway (SRD)	108	0	0	108	1.0	108.0	2000
5 Main Street	24	0	0	24	1.0	24.0	2004
6 Camino del Sol	6	112	2	120	4.0	30.0	2007
7 Channel Islands Park	152	0	0	152	6.0	25.3	2003
8 Paseo Santa Clara	54	0	0	54	2.0	27.0	2009
9 Paseo Del Rio	66	0	0	66	2.5	34.4	2009
10 Eysenore Village	22	203	0	225	6.0	37.5	2009
11 Via Victoria	16	38	0	54	3.0	18.0	2007
12 Via Solimar	32	0	0	32	1.5	21.3	1995
13 Street Street	0	0	28	28	1.6	16.3	2007
14 Via Madera	66	6	0	72	4.0	18.0	2005
15 Via Gateway Chavez	32	20	0	52	3.2	16.3	2006
Total	654	455	30	1,139	42.4	26.9	
Without #4 SRD	548	455	30	1,033	4	25.1	
Since 2005	282	379	28	689	2.1	26.2	

2030 General Plan

5. Meta Street Apartments 501 Meta Street 24 units per acre



Developer:	Cabrillo EDC
Lot Size	1 acre
Zone	CBD
units/acre	24
affordable units	24

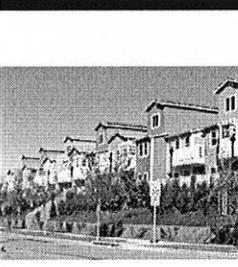
Completed in 2004

Project funded by:

- Community Development affordable housing
- Tax Credit, affordable
- 9% credits
- Conveyance of C
- USDA Rural Development
- Joe Sera Jr. Farm Grant
- Rural Community



9. Paseo Del Rio 281 River Park Blvd 30+ units per acre



Developer:	Cabrillo LLC
Parcel / Lot Size	2.8 acres
Zone	Specific Plan
units/acre	34.4
affordable units	85

Completed in 2009

Project funded by:

- Onward inclusionary in-lieu fees
- Donated Land
- Tax Credit
- 4% credit
- Redevelopment Agency affordable housing funding
- Multifamily revenue bonds
- MHP State funds
- Community Development Commission affordable housing set-aside funds
- HCD MHP Programs
- CCRC Financing
- SCE Solar Rebates

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August 19, 2010

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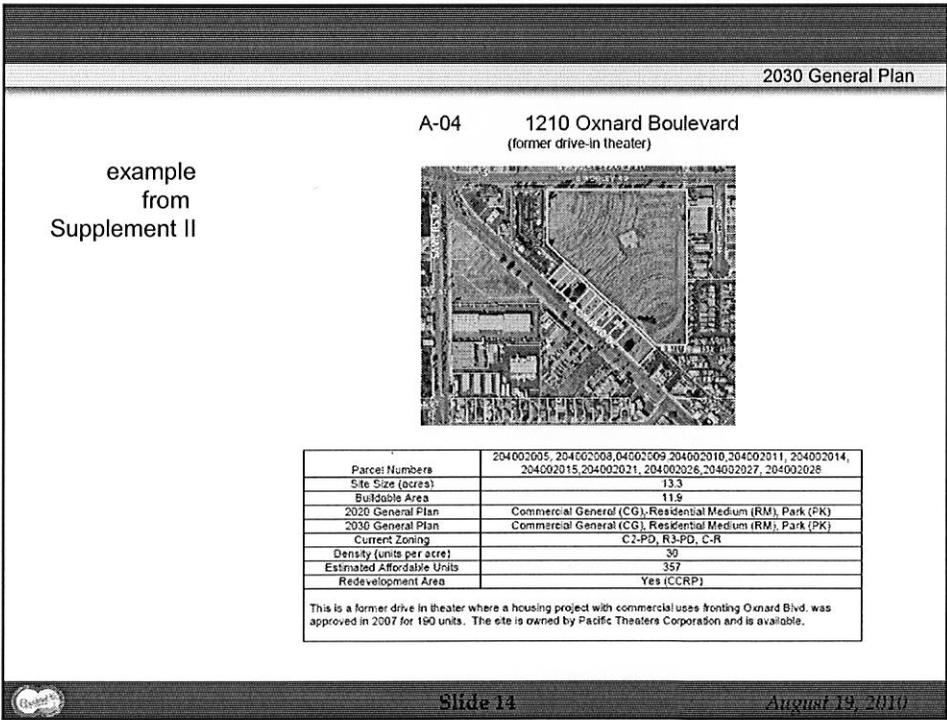
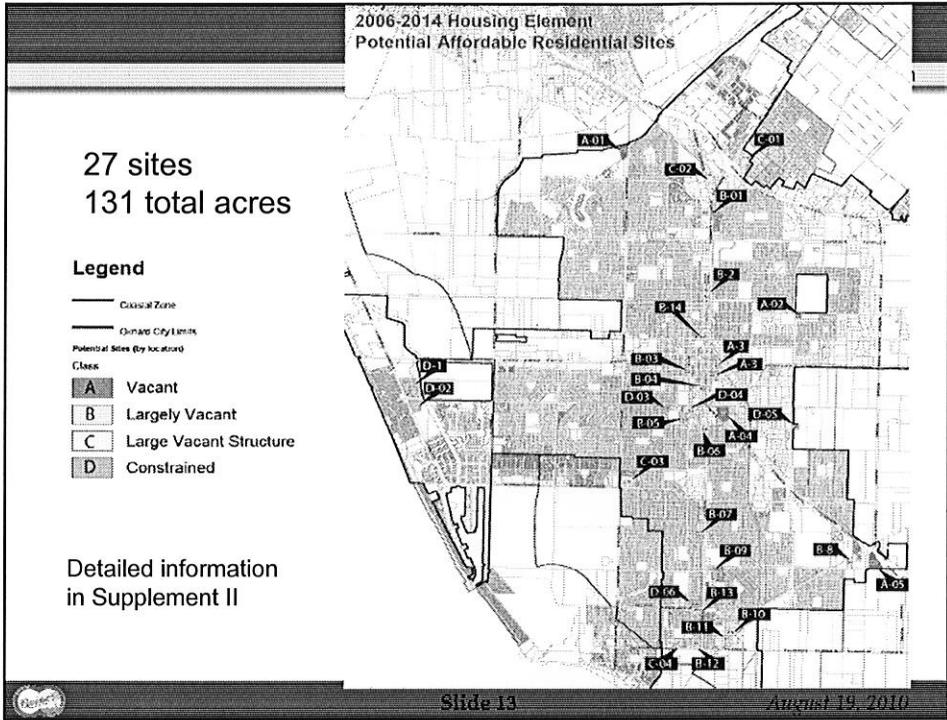
5. Sites (acres) X default density (units/acre) => RHNA target (3,098 units)

AAHOP sites are divided into four categories as follows:

1 acre or more
in previous Element
Redevelopment?
R-3, R-4, CBD
C-2 (R-3)
vacant or
largely vacant
infill preferred
transit preferred
utilities available
near schools
arguably feasible

- A. Vacant (5 potential sites, A-01 to A-05). Land is undeveloped (no structures) or is in agricultural use (but within the land area assumed develop by the 2030 General Plan and certified environmental impact report). These sites are largely ready to develop with minimal site preparation.
- B. Largely Vacant (14 potential sites, B-01 to B-14). Minor structures and/or paving to be demolished, and several homes and small business to be relocated.
- C. Large Vacant Structure (4 potential sites, C-01 to C-04). Possibility of commercial and/or market-rate housing mixed use due to location opportunity and/or need to create financial feasibility to remove a large vacant commercial structure.
- D. Constrained Sites (6 potential sites, D-01 to D-06). Sites with unique environmental or urban infill situations. These sites have challenges associated with their development, and their potential development was reduced accordingly, but none were considered significant enough to eliminate these sites as potential areas to provide affordable housing.

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Site Type Number	TABLE F-1 Reference Name of Site	Net Affordable Units	Extremely Low				Moderate Density	Re-devel- opment	Preserv- ation Element
			Low 10%	Very Low 15%	Low 20%	Low 25%			
Vacant									
A-01	2501 North Ventura Road	240	23	23	53	90	N	Y	
A-02	1300 Curcio Del Sol	75	13	14	13	10	Y	Y	
A-03	Mesa Street District Sites	80	16	16	22	36	Y	Y	
A-04	1110 Oxford Boulevard	157	24	24	64	80	Y	Y	
A-05	2590 Cling Road	110	53	59	79	122	H	Y	
	Subtotal	1,092	197	197	262	417			
Large Vacant									
B-01	2121 North Oxford Boulevard	175	24	24	24	22			
B-02	705, 745, and 815 North Oxford Boulevard	117	21	21	21	21			
B-03	600 Block South C Street	23	5	5	5	7			
B-04	400 Block South A Street	33	7	7	7	9			
B-05	1227 and 1235 South C Street *	22	4	4	5	5			
B-06	1331 to 1355 Sutters Road	30	5	5	7	7			
B-07	1401 Sutters Road	90	16	16	22	25	Y	Y	
B-08	2290 King Road	180	32	32	43	72	N	Y	
B-09	231 to 320 Johnson Road	72	13	13	17	22	Y	Y	
B-10	5535 Cypress Road	450	27	27	36	60	Y	Y	
B-11	5680 Cypress Road	35	6	6	9	14	Y	Y	
B-12	Sutters and Hawthorne Roads	170	27	27	36	45	Y	Y	
B-13	Sutters and Pleasant Valley Roads	70	5	5	7	12	Y	Y	
B-14	2nd Street between A and B Streets	53	7	7	9	16	Y	Y	
	Subtotal	1,118	201	201	258	417			
Large Vacant Structures									
C-01	2000 North Vineyard Avenue	500	54	54	72	120			
C-02	2120 North Oxford Boulevard	207	28	28	61	107	Y	Y	
C-03	1345 West Channel Islands Boulevard	150	27	27	36	60	N	Y	
C-04	257 to 491 West Mooring Road	427	56	56	114	151	Y	Y	
	Subtotal	1,184	215	215	283	438			
Constituted									
D-01	North of C Avenue Street *	168	19	19	40	67	N	Y	
D-02	Woolly Road and Harbor Boulevard *	144	26	26	35	50	N	Y	
D-03	624 and 250 West Woolly	30	5	5	7	12	Y	Y	
D-04	1112 and 1154 South C Street *	24	4	4	5	10	Y	Y	
D-05	1400 Rock Avenue	70	5	5	7	12	N	Y	
D-06	Pleasant Valley Shopping Center	45	5	5	11	14	Y	Y	
	Subtotal	458	62	62	103	163			
	TOTAL ALL SITES	4,800	650	650	826	1,544			

* Default density is 24 units per acre

TOTAL ALL SITES **3,860**

Potential of 27 sites exceeds RHNA target using default densities of 24 and 30 units per acre

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6. Update Goals, Policies, and Programs

New Program #3 establishes (by future ordinance) the

All-Affordable Housing Overlay Program (AAHOP)

to implement the default densities ONLY for all

City of Oxnard

Table G-1. Housing Element Implementation Programs	Objective (quantified/qualified)	Implements Policy	Implementation by					
			2008	2011	2012	2013	2014	Ongoing
Program 3: All-Affordable Housing Overlay Program (AAHOP) (Programs 5 and 6 in Revised 2000-2005 Housing Element) Responsibility: Development Services Funding: General Fund, Proposition 84 and other grants, as available	Establish the AAHOP sites and maintain a running inventory that meets or exceeds the remaining RHNA allocation need, estimated at 3,860 units based on 29 sites	2.1 2.2 2.3 2.4						

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Revised
1998-2005
Housing Element
(adopted and
HCD certified)
included an
Overlay program

5. Land Use Element Program

The provision of adequate sites is necessary to encourage the production of housing that is suitable and affordable to all economic groups in the City, including housing for special needs groups. The City's Land Use Element, as amended by the SOAR Initiative, identifies adequate sites for residential development to address the City's RHNA. In recent years, the market has continued to support higher density residential uses in less viable commercial areas, providing significant opportunity for affordable housing.

Given that much of the available vacant land for higher density residential development is located in the C-2 zone and the CBD district, it is important to ensure that enough sites are suitable for such higher density developments. Therefore, by 2002, the City will evaluate its land resources in the C-2 zone and determine the most appropriate sites for higher density residential development. Should this analysis reveal that additional sites are needed to address the RHNA, the City will rezone land as required to accommodate the unmet need by the end of 2002.

Five-Year Objective:

By 2002, assess the suitability of sites in the C-2 zone for higher density residential uses and, if insufficient sites are available, rezone land to address the RHNA by the end of 2002.

6. Affordable Housing Overlay Program

The City has identified several residential sites that may be designated with an Affordable Housing Overlay (Figure 7). The purpose of the Overlay Zone is to inform property owners and the development community of the potential for development of affordable housing at these sites. Sites designated with the overlay are not, however, limited to development with affordable housing. The City can also offer a variety of incentives to facilitate quality, affordable housing on these sites, including financial assistance where warranted. The City will conduct a developer's workshop to discuss affordable residential opportunities on these sites.

Five-Year Objective:

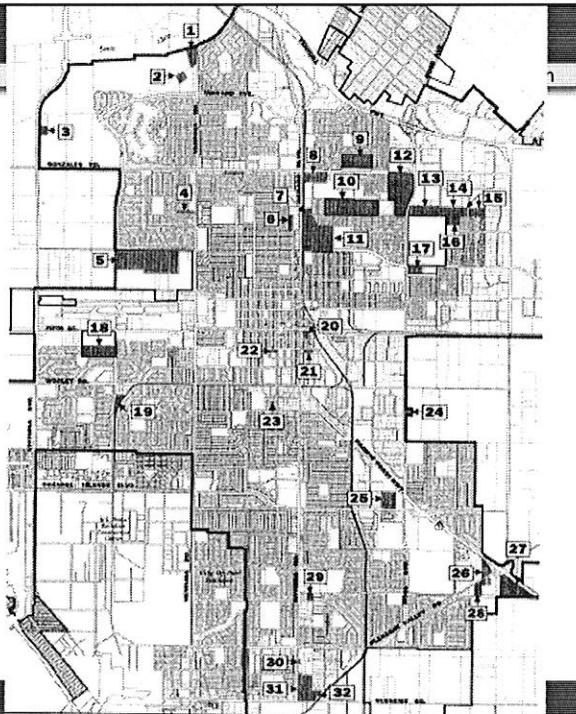
Establish Affordable Housing Overlay Zone and conduct outreach

1998-2005 Housing Element
Figure 7

Potential Affordable
Residential Sites

sites still available

- | | |
|----|------|
| 1 | A-01 |
| 17 | A-02 |
| 20 | A-03 |
| 28 | A-05 |
| 23 | B-05 |
| 27 | B-08 |
| 29 | B-09 |



Explaining the AAHOP

- No other housing program is changed (inclusionary, redevelopment, etc)
- Shelters, transitional housing, farmworkers quarters not part of AAHOP

Major AAHOP bullets (Chapter F, page F-3)

2. Applies only to 27 sites listed in Supplement, Part II (or as amended)
3. Underlying General Plan and zoning remain in place for other uses
4. AAHOP site inventory required for remaining RHNA target
5. Use allowed by right, Planned Residential Group permit required
7. AAHOP's consistent with Specific Plans wherever possible
10. Subject to CEQA review
12. Mixed use allowed and encouraged



Draft No. 2

Introduction

- | | | |
|---|---|----------------------|
| <ol style="list-style-type: none"> A. Review Previous Element B. Existing Housing Needs C. Special Housing Needs D. Projected Housing Needs E. Constraints | } | Updated through 2009 |
| <ol style="list-style-type: none"> F. Achieving the RHNA Allocation (AAHOP explained) G. Goals, Policies, and Programs | | |

Supplement (new)

Part I – Establishes 24 units/acre as lower default density

Part II – 27 sites



SB 2 Homeless Shelter Zone Code Amendment

Emergency Shelters, Permanent –

Overnight sleeping quarters for six months or less.

- Permitted in the M-L and M-L PD zone (Limited Manufacturing)
- Special Use Permit required in the C-2 zone, may have on-site services for residents.
- Special Use Permit required in the C-M zone, may have on-site services for residents.

Emergency Shelters, Temporary –

Overnight sleeping quarters for short-term use such as winter warming.

- Temporary Use Permit required in the C-2 zone.
- Temporary Use Permit required in the C-M zone.
- Temporary Use Permit required in the M-L zone.



Transitional Housing Zone Code Amendment

Transitional Housing –

Defined as 5 or more dwelling units used as rental housing, no more than two probationers or parolees.

Eligible persons may live in the unit up to two years.

Supportive services provided to facilitate homeless to permanent housing.

Permitted in the R-3 and R-4 zone with no on-site services.

Special Use Permit required in the C-2 zone with on-site services for residents.

Special use permit required in the C-M zone, on-site services for residents or non-residents.

