

# City of Oxnard - Progress in Meeting 2021-2029 Housing Element and Next Steps

HOME Meeting  
May 4, 2023

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# Presentation Outline - Housing Element 2021-2029

- How Oxnard is doing in meeting RHNA - Update on our Housing Element - including new ordinances and HQTC/BRP
- Projects helping us meet our RHNA
- Overview of our inclusionary housing ordinance update
- Linkage between housing, climate, and transportation
- Challenges in meeting the RHNA - laws and the interrelationship between housing and climate = how to make sense of all of this

# What is a Housing Element?

Housing Elements do not:

- Require the City to build the units
- Provide funding for construction of housing
- Make actual changes to ordinances or zoning
- Construct or authorize construction of residential developments

Housing Element do:

- Establish housing policy for constructions of units over the next eight years
- Provide direction for implementation of programs to meet existing & projected housing needs for all income levels
- Provide inventory of available sites for housing

# State Declared Housing Production Is Not Occurring

- Senate Bill 330 – Declaration of “Housing Crisis Act of 2019”.
- “Housing Crisis Act” in place until Jan. 1, 2025.
- Act gives State added powers; allows state mandates to override certain local zoning regulations and control (ex., production of ADUs, SB 9 elimination of single family zone, required ministerial permitting).



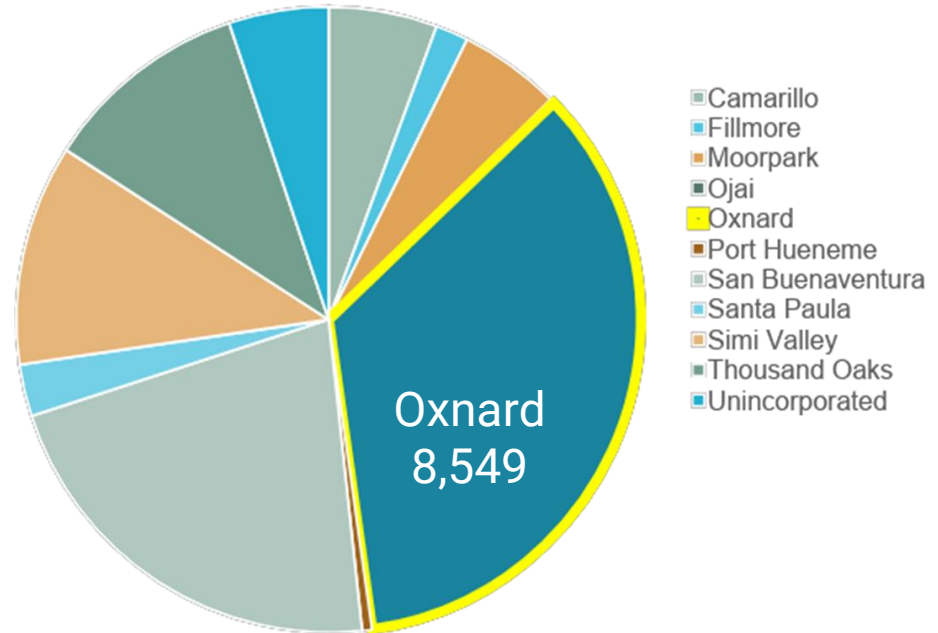
# Oxnard 6th Cycle Housing Element - Housing Allocation

Approach in addressing housing deficiency due to:

- Housing Shortage
- Housing Crisis Act of 2019
- 2017 to 2021 Housing Legislation
- Regional Housing Needs Assessment (RHNA)
- Oxnard allocated 8,549 units

County-wide RHNA 2021-2029

*Ventura County Total: 24,452 dwelling units*



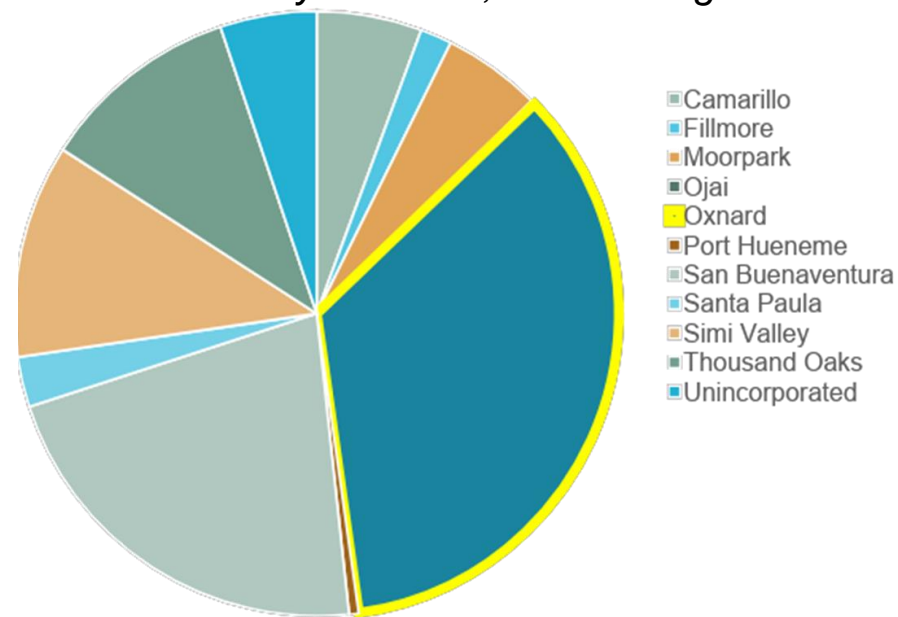
# Ventura County RHNA for 6th Cycle - 2021-2029

**Table D-1 Ventura County 2021–2029 Regional Housing Needs Assessment Allocation**

Jurisdiction	Extremely Low-Income (30% or less of MHI)	Very Low-Income (31%–50% of MHI)	Low-Income (51%–80% of MHI)	Moderate-Income (81%–120% of MHI)	Above Moderate-Income (>120% of MHI)	Total Units
Camarillo	176	177	244	271	508	1,376
Fillmore	36	37	61	72	209	415
Moorpark	188	189	233	245	434	1,289
Ojai	6	7	9	10	21	53
<b>Oxnard</b>	<b>920</b>	<b>920</b>	<b>1,071</b>	<b>1,538</b>	<b>4,100</b>	<b>8,549</b>
Port Hueneme	13	13	16	18	65	125
San Buenaventura	593	594	865	950	2,310	5,312
Santa Paula	51	51	99	121	335	657
Simi Valley	374	375	493	518	1,033	2,793
Thousand Oaks	367	368	494	532	860	2,621
Unincorporated	159	160	225	250	468	1,262
<b>COUNTYWIDE TOTAL</b>	<b>2,883</b>	<b>2,891</b>	<b>3,810</b>	<b>4,525</b>	<b>10,343</b>	<b>24,452</b>

Source: SCAG, 2020

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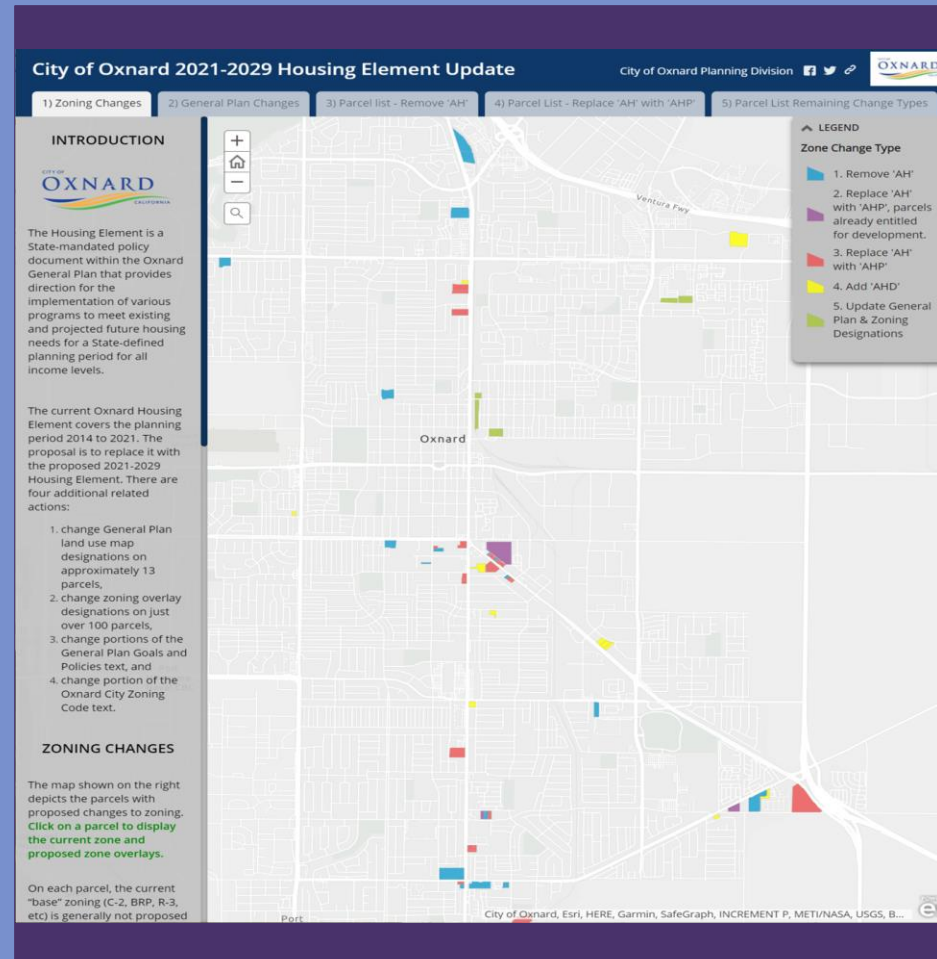
# Ordinances Adopted to Help Meet RHNA - Oct. 2021

Five Oxnard City Code/Zoning Text Amendments to Chapter 16 of the Oxnard City Code (OCC) related to the Amendment and Adoption of the 2021-2029 Housing Element:

- Ordinance No. 2999 - Repealing the All-affordable Housing Opportunity Program (AAHOP) and replacing these regulations with newly created Affordable Housing, Permitted (-AHP) and Affordable Housing, Discretionary (-AHD) Additive Zone; and
- Ordinance No. 3000 Amending the General Commercial zone permitted and related uses in OCC; and
- Ordinance No. 3001 Amending the Business And Research Park zone permitted uses in OCC; and
- Ordinance No. 3002 Amending the Density Bonus ordinance approval authority and appeal provision in OCC; and
- Ordinance No. 3003 Creating a Ministerial Site Plan Review process OCC.

# Zoning Map Amendments

- **Rezone AAHOP to AHP** for Housing Element  
19 sites (41 parcels)
- **Add AHD** to New Housing Element  
sites 13 sites (25 parcels)
- **Remove AAHOP**  
from 36 parcels.
- **Rezone AAHOP to AHP** on 8 Developed affordable parcels



# How is Oxnard Doing in Meeting its RHNA?

<u>Income Level</u>	<u>RHNA Allocation by Income Level</u>	<u>2021 (Partial)</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>Total Units to Date (all years)</u>	<u>Total Remaining RHNA by Income Level</u>	<u>Percent Completed</u>
Very Low	1,840	4	101								105	1,735	5.71%
Low	1,071	7	78								85	986	7.94%
Moderate	1,538	15	3								18	1,520	1.17%
Above Moderate	4,100	58	88								146	3,954	3.56%
Total RHNA	8,549												
Total Units		84	270								354	8,195	4.14%

# Housing Development Activity in 2022

## Planning and Building Permit Activity in 2022

	Planning Entitlements	Building Permits	Certificates of Occupancy
Single Family Dwellings	37	52	11
Multi Family/Apartments	700	143	88
Accessory Dwelling Units	338	75	61
<b>Total</b>	<b>1075</b>	<b>270</b>	<b>160</b>

# Recent Project Approvals



- Homeless Solutions Center (241 W. 2nd St)
  - Under Construction
  - 5-story Mixed Use Building on 0.48 acres
  - 13,078 Ground Floor Homeless Shelter
  - 56 supportive housing apartments (100% affordable)
  - 116 du/acre - in downtown

- Aspire Apartments (536 Meta Street)
  - Approved
  - 5-story Building
  - 88 apartments (100% affordable)
  - 114 du/acre - in downtown



# Other Affordable Housing Projects

- Cypress Court Tiny Homes (proposed)
  - 28 residential units within 14 duplex buildings. 15 studio units and 13 one-bedroom units
  - ( 383-511 square feet)
  - Community room, laundry facility, office
  - 18 du/acre
  - Affordable by design



- Central Terrace (217-235 East 6th Street)
  - Under Construction
  - 5-story Mixed Use Building (Ground Floor commercial)
  - 87 apartments (100% affordable)
  - 207 du/acre - in downtown

# Recent Project Approvals

- Lockwood 1
  - (Approved)
  - 173 Senior Apartments
  - Business & Research Park (BRP), Affordable Housing, Discretionary (AHD)
  - 100% affordable
  - 48 du/acre



- Lockwood 2 Senior Apartments
  - (Approved)
  - 168 Senior apartments
  - Located in BRP/AHD
  - 100% affordable
  - 55 du/acre

# Other Overlay Projects

- 1345 North Oxnard Blvd Apartments
  - Proposed
  - 138 Apartments
  - General Commercial (C-2), Affordable Housing, Permitted (AHP)
  - 23 affordable units
  - 45 du/acre



- Lockwood 3 Apartments
  - Proposed
  - 234 Senior apartments
  - Located in BRP
  - Proposing zone change to add -AHD Overlay

# Annual Accessory Dwelling Unit Statistics

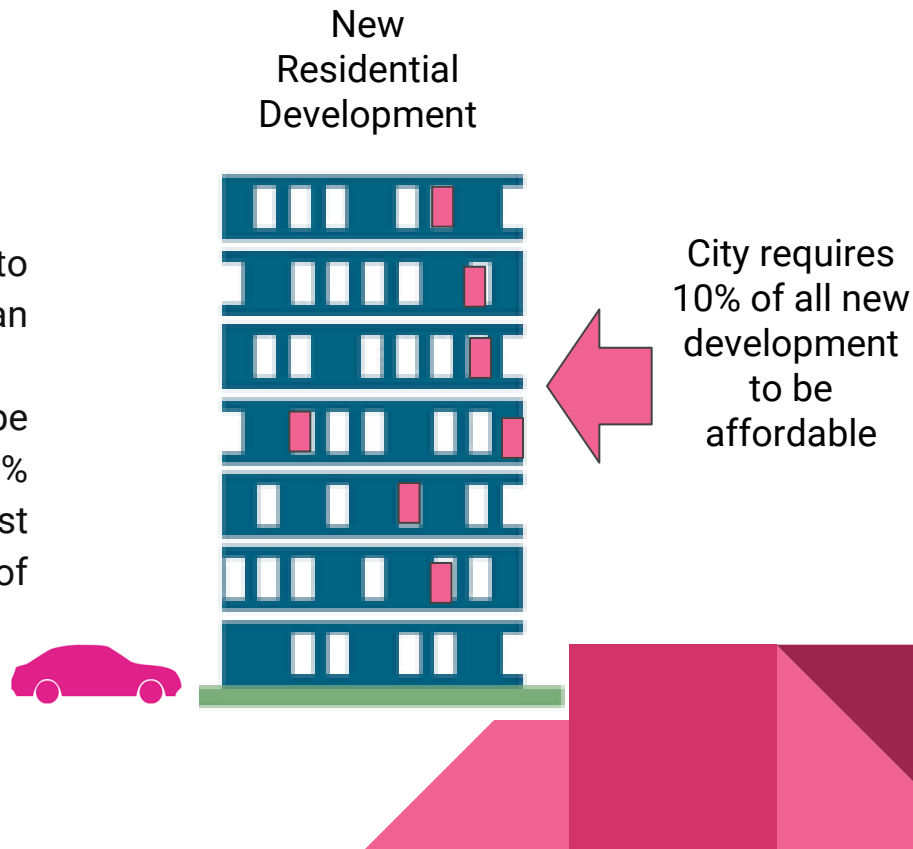
Year	Planning Applications Received	Entitlements Granted	Building Permit Applications Received	Building Permits Issued	Final Inspection/CO
2013	0	0	0	0	0
2014	1	0	0	0	0
2015	0	1	0	0	0
2016	0	0	1	0	0
2017	17	2	3	0	0
2018	44	25	20	4	1
2019	50	55	30	13	3
2020	129	123	111	27	9
2021	176	157	106	63	14
2022	327	338	335	75	61
Total	744	701	606	182	88

# What's Inclusionary Housing?

Since 1999, City has had an inclusionary Ord.:

For sale projects with 10 or more units:

- 10% of all units must be at costs affordable to low-income households (80% of area median income).
- For rental project, 5% all units must be affordable to very low income households (50% of the area median income) and 5% must affordable for low-income households (80% of the area median income).



# Summary of Inclusionary Housing Ordinance

If approved, the City's Inclusionary Housing Ordinance will:

- Increases required affordable housing from 10% to 15%;
- Establish threshold of 6 residential units or more as required to:  
1.) provide affordable housing unit(s); 2.) pay an in-lieu fee; or 3.) donate land in-lieu of building housing units;
- Increase the term of restriction for an affordable rental units from 20 years to 55 years;
- Change the current “resale restriction” on for-sale units to an “Equity Share” arrangement with 45 year term restriction;
- Create guidelines which will be utilized by Council for future consideration of proposed off site Inclusionary Housing Units; and
- Address numerous minor changes regarding document language, consistency, and clarifications.



# Recent Tools to Address Affordable Housing

- **Redevelopment**
- **Zoning** to support housing through a housing overlay
- Projects with **increased density** (i.e. Density Bonus)
- **Fair Housing and Inclusion**
  - Inclusionary Housing Ordinance
  - Rent Stabilization & Just Cause Eviction Ordinance
  - Program to allow second dwelling units - Accessory Dwelling Units (ADUs)

**Production of  
Units**

**Equity and  
Inclusion**

**Climate  
Policies**

**Reduction of trips  
through design of  
projects and transit  
proximity/incentives**

# State Connecting Housing Mandates to Climate & Equity Programs & Policies

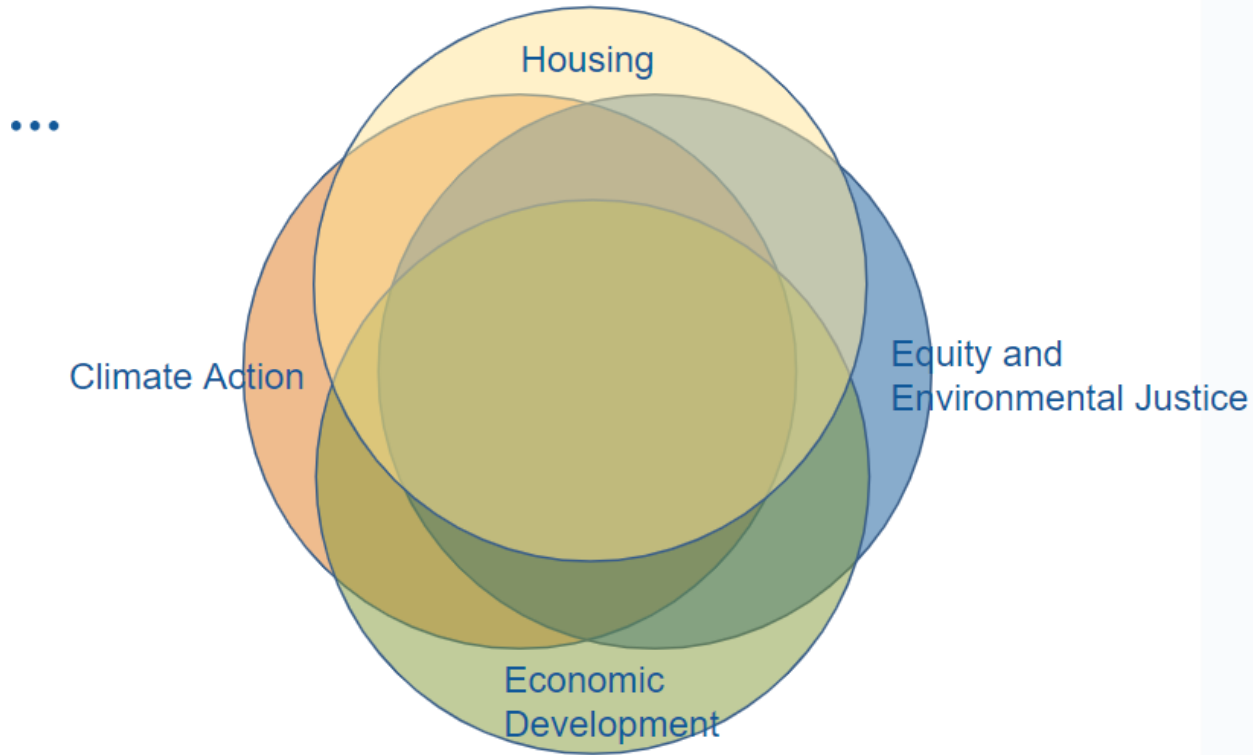
- 6<sup>th</sup> RHNA housing cycle, State connected land use, transit, climate goals, & resilience through State mandates, and incentive funding.
- First time State housing vision integrated public transportation routes/housing density transportation districts headway times, housing allocations, methods to quantify vehicle emissions, and alternative modes of transportation in laws and mandates.
- State regulations pepper in Environmental Justice measure to promote housing policies and climate improvements.
- First time ever housing/climate/sustainable planning grants funded for studies.
- Federal government Infrastructure Investment & Jobs Act follows California's lead in connecting infrastructure investment to promote resilience and climate initiatives.

# Holistic Approach: Connecting Planning/Housing/Climate Policies

**2022 Legislative Session: 38 / 100 housing bills & ballot measures passed:**

- ❑ Lower- and moderate-income (“missing middle”) housing production aligned with State climate change goals
- ❑ Increased accountability for local jurisdictions to actualize housing production
- ❑ Support for homelessness and other housing programs

# Holistic Approach: Connecting Planning/Housing/Equit/Climate Policies



# Next Steps for the City of Oxnard

- Consider ways to move the Inclusionary Housing Ord. away from a one size fits all approach; consider varied affordable housing percentage and requirements by area in the City.
- Continue studying the High Quality Transit Corridor and key areas of the City to determine what code requirements can be changed to achieve development.
- Lobby Sacramento to secure funding for Council adopted CAAP, including climate resilient districts and liveable corridors.
- Secure approval for alternative water sources and flexible use of water generation.
- Re-image Oxnard with the concept of 15-minute neighborhoods; rethink land use policies, land planning, and infrastructure requirements - 2050 Oxnard/General Plan update.
- Work with transit districts to create transit headway standards (15, 20, and 25 min. for example) and allocate housing and climate goals on that basis.

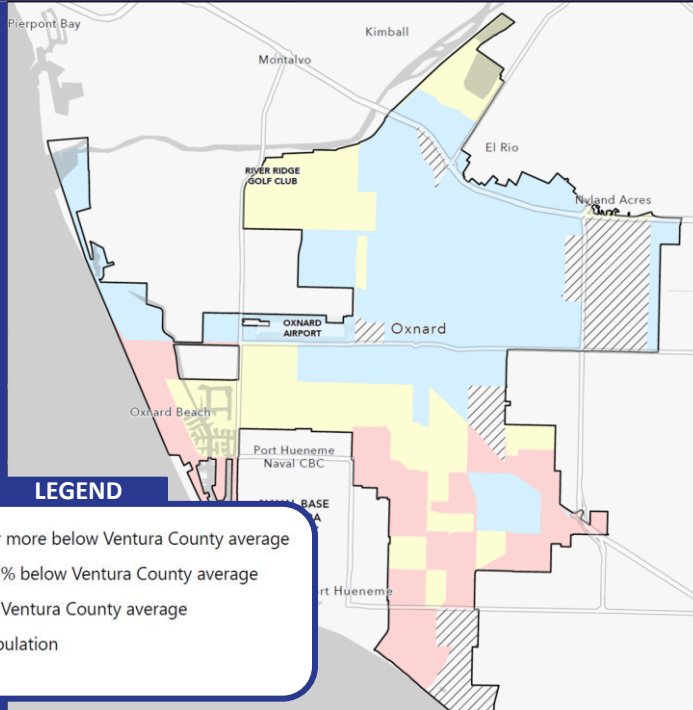
# Challenges in Meeting RHNA

- AB 2097 - No residential or commercial parking required within ½ mile from Major Transit stop
- AB 2011 - Increased density to 30-80 du/ac along commercial corridors, ministerial approval and no required parking for residential development with 15% affordable on commercial lots
- AB 2334 - 100% affordable = no max density + 33' height addition in low vehicle miles travel areas (expands Density Bonus law to give low VMT area same provision as projects within ½ mile from major transit stops). Most of Oxnard north of Wooley Rd will be in Low VMT when VMT adopted

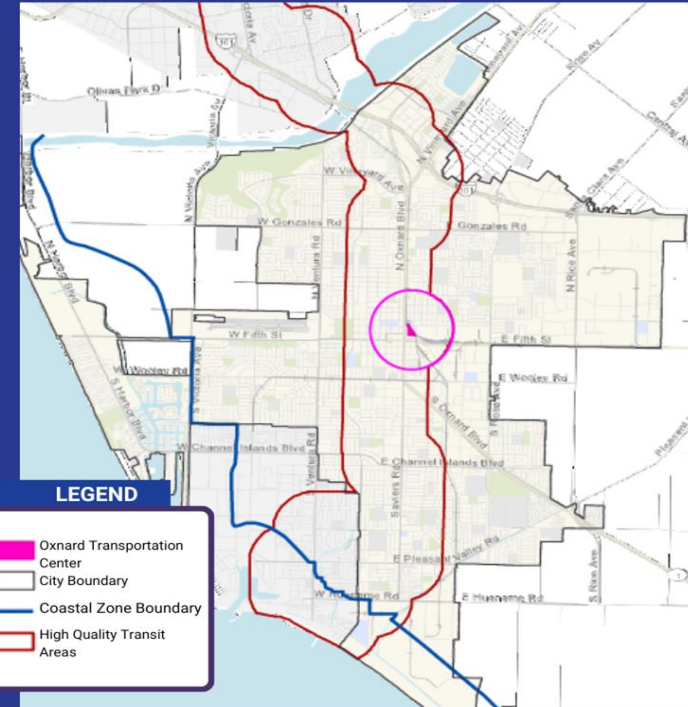
# Challenges in Meeting RHNA - State Laws

- How do various laws work with City requirements?

City of Oxnard  
Residential VMT Areas



City of Oxnard Major Transit Stops and  
2040 High Quality Transit Corridor





**Thank you!**