

# **City of Oxnard**

## **2023 General Plan Annual Progress**

### **Report**



Prepared by:

Community Development Department – Planning Division

214 S. C Street

Oxnard, CA 93030

Submitted to the City of Oxnard - City Council, March 19, 2024

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## Introduction

Government Code Section 65400 requires the City to annually prepare a report regarding the status of the City's 2030 General Plan (General Plan) and progress in its implementation (General Plan Progress Report) and provide the General Plan Progress Report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The General Plan Progress Report provides for the annual review of the General Plan to assess the level of implementation and effectiveness of the General Plan as a guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds. This General Plan Progress Report summarizes the General Plan implementation progress for 2023. The General Plan Progress Report also provides information regarding the City's progress in meeting its share of regional housing needs.

Pursuant to State law, this report must be submitted to the City Council, the State Office of Planning and Research (OPR) and HCD by April 1st of each year. The Annual Progress Report includes the following elements:

1. Overview of General Plan background and status, including a summary of recently completed and active General Plan Amendments;
2. Summary of recently completed and active Zoning Text amendments, and Long Range Planning Projects currently being implemented;
3. Summary of 2023 Active Development Projects of Interest; and
4. Review of the City's progress in meeting the regional housing need allocation objectives.

## Overview of General Plan Background and Amendments

The General Plan is the City's official policy that sets out a vision to guide future development in the City. Local governments are required to keep their General Plans current and internally consistent, and City actions must be consistent with this plan. Although General Plans must be kept current, there is no specific requirement that a local government update the General Plan on a prescribed timeline, with the exception of the Housing Element, which formally required to be updated every eight years. As detailed below, the City's 2021-2029 Amended Housing Element was adopted on October 4, 2022 ("Housing Element"). The Oxnard General Plan was adopted in October 2011. Specifically, Chapter 9 "Implementation" of the General Plan lays out the implementation goals and policies of the General Plan. As outlined in Exhibit 2 many of the goals and policies will remain ongoing until 2030. Additionally, specific to housing, Chapter G of the Housing Element outlines the goals, policies, and programs that will guide the City's efforts in meeting the Regional Housing Needs Assessment (RHNA) and related current and future housing needs. The 2023 Annual Report will look at the progress towards the goals, policies and programs of the Housing Element. Each Housing Element program and its implementation status are summarized in Exhibit 2 (HCD Table D).

## General Plan Amendments in 2023

During 2023, the City did not approve any General Plan Amendments. Exhibit 1a attached to this report, as Exhibit 1, summarizes the General Plan Amendments since adoption of the City's 2030 General Plan.

## General Plan Amendments in Process in 2023

Teal Club Specific Plan Project (Planning and Zoning Permit No. 15-620-03), Located in area bounded by Doris Avenue on the north, Patterson Road on the west, Teal Club Road on the south, and Ventura Road on the east: This proposed Specific Plan includes a request for 990 residential units of varying density, single-family, townhomes, condominium, and apartment units; 24 acres, community park; 8 acres public/semi public use; 4 acres of mixed use, retail, commercial; 10 acres of Business/Research Park. This project also includes the adoption of a Teal Club Specific Plan (TCSP) and Pre-Zoning that would allow for the annexation of a 174.6-acre collection of seven agricultural parcels (known locally as "Teal Club") to the City. Additional parcels south of Teal Club Road would also be annexed into the City, and include a mix of vacant land and residential development with ancillary vehicle storage and shop uses. The City prepared and released a Draft Environmental Impact Report (EIR) for the TCSP. A 60-day public comment period was provided. City staff is currently finalizing the Specific Plan and Development Agreement documents and preparing the project for public hearings in 2024.

Maulhardt/Stiles NECSP Sub-Neighborhood Plan (Planning and Zoning Permit No. 21-620-04), Located at the Northeastern Corner of Rose Ave and Camino Del Sol (APN: 214-0-020-615; & 625): The project proposes to create a Sub-Neighborhood Plan under the Northeast Community Specific Plan that would create the framework for a future development of approximately 500-950 residential units and approximately 40,000 square feet commercial development on the 56 acres project site. The proposed Tentative Tract Map proposes to create 14 master lots. The project will also provide for approximately 11.05 acres of improved park areas, including a 5.4 acre expansion of East Village Park.

Rio Del Valle Campus Expansion Master Plan (Planning and Zoning Permit No. 23-620-02), Located at 3100 North Rose Avenue (APN: 144-0-110-445 & -650): The project consists of a southern expansion area and improvements to the existing campus. The southern expansion area will accommodate classroom and athletic field expansions and a new transportation and parking facility, relocated from a previous antiquated facility on Vineyard Avenue. Together, with the existing campus area, the expansion area will constitute the new campus of Rio Del Valle Middle School. In order to allow for the proposed expansion the existing campus and southern expansion area must be annexed into the City of Oxnard, which requires the General Plan Amendment to add the property to the 2030 General Plan.

# Summary of recently completed and active Zoning Text Amendments, and Long Range Planning Projects Currently Being Implemented

## Ordinance Amendments

Zoning Code Amendments to Implement 6th Cycle Housing Element (Planning & Zoning Permit No. 23-580-03); On November 7, 2023 the City Council adopted seven (7) ordinances to implement the City of Oxnard Housing Element Programs 6, 9, 22, 27 and 32. These programs called for specific updates to the City's zoning code and Downtown Plan to comply with current state housing laws and address identified constraints to residential development. Key amendments to the City's Zoning Code and Downtown Plan included updates to ADU parking, Density Bonus requirements, Supportive Housing and Low Barrier Navigation Center zoning; Emergency Shelter standards and parking, Single Room Occupancy zoning, standards and parking; Farmworker Housing zoning, Residential Care Facility zoning and parking, objective standards for Reasonable Accommodation, and other ordinance modifications to streamline, clarify and simplify permitting requirements to comply with State regulatory requirements and laws. Detail on the approved revisions are outlined in the City Council packet [City Council Meeting \(1st Tue\) • City of Oxnard Meeting Agendas • CivicClerk](#). After the ordinance second reading on December 5, 2023, the zoning text amendments became effective on January 4th, 2024.

Inclusionary Housing Ordinance Update (Planning & Zoning Permit No. 23-580-01): The City has been in the process of updating the City's existing inclusionary housing ordinance to implement Program 10 of the City's Housing Element. The existing ordinance requires that for-sale development provide 10% of dwelling units as affordable to low income households, and rental development provide at least 5% of dwelling units as affordable for very low income households and 5% as affordable to lower income households. In 2022, staff conducted community outreach to obtain input from affordable housing advocates, developers, and business organizations on potential changes to the City's existing Inclusionary Housing Ordinance. In November 2022 a City Council appointed Committee known as the Community Services, Public Safety, Housing & Development Committee ("Committee") provided direction regarding key policy questions on the Inclusionary Housing Ordinance update. Based on community input and Committee direction, staff prepared and published a draft update to the Inclusionary Housing Ordinance for public review in January 2023. The Inclusionary Housing Ordinance Update was reviewed by the Planning Commission on April 6, 2023 and the Commission recommended substantial revisions to the draft ordinance; some of these changes were in conflict with prior Committee direction.

In working on the ordinance update and in reviewing community input, confirming state regulations necessitated requesting an opinion from the State of California Attorney General on how local inclusionary units may be calculated in projects that are also seeking to utilize State Density Bonus as a means to secure additional density for a residential development project. Specifically, due to conflicting government code language the City asked for clarification if the local inclusionary housing requirements may be applied to the complete number of units in a development, including units created as a result of density bonus allowed pursuant to state law. The draft Inclusionary ordinance has been placed on hold while the City waits for a response from the Attorney General.

## **Long Range Projects Currently Being Implemented**

### Local Coastal Program (LCP) Update

The California Coastal Act requires that the City prepare and implement Local Coastal Programs (LCPs) to protect natural and man-made coastal resources and maximize public access to the shorelines in conformance with the Coastal Act. The LCP identifies adaptation strategies that address rising threats and concerns of climate change, such as sea level rise (SLR), and guides development in the coastal zone with policy directives for future development and protection of coastal resources.

The City's work on the LCP was paused for a few years due to California Coastal Commission (CCC) actions and policy approaches. In 2023, the City joined Smart Coast California, a consortium of coastal communities promoting local coastal policy solutions. This organization has helped fuel and secure CCC support for cities to develop policies and approaches unique to their jurisdiction. For this reason, as well as CCC and HCD mandates and laws, the City initiated work on the LCP update in 2023.

In late 2023, the City issued a Request for Proposal (RFP) for a comprehensive update to the LCP, which is reflective of updates to the City's Coastal Land Use Plan (LUP) as well as the Local Implementation Plan (LIP). A comprehensive update to the LCP will help the City secure CCC approval while: (1) supporting the community's vision for the future; (2) addressing the City's specific coastal hazard risks; (3) conforming with the Coastal Act policies as approved by the City Council; (4) generally following policy directions in the CCC's updated SLR Policy Guidance, with consideration to the outcome of the City's SLR model and analysis as appropriate for the City of Oxnard; and (5) providing the City with more adaptation strategies to reduce impacts from rising concerns of climate change and hazardous events. The update is anticipated to take three (3) years to complete.

### City of Oxnard Climate Action and Adaptation Plan (CAAP)

On December 7, 2022, the City Council approved the City's first CAAP (Resolution No. 15,652). A CAAP is a plan for reducing Greenhouse Gases (GHGs) that contribute to global climate change, and for adapting to the anticipated effects of climate change. The CAAP had two primary objectives:

1. To reduce GHG emissions through the implementation of reduction measures to meet or exceed reduction targets mandated by the State of California via Senate Bill 32 (SB 32), which calls for a statewide reduction of GHG emissions to 40 percent below 1990 levels by 2030; and
2. To enhance the community's resilience to a changing climate by addressing the vulnerabilities and risks that are expected to occur as a result of those impacts.

The CAAP was also developed to comply with the 2030 General Plan, Sustainable Communities Chapter, Goal 1: Supporting and Participating in Global Warming and Climate Change Adaptation analysis and programs.

One of the primary ways to achieve the CAAP goals is to continue securing 100% green energy from the city's energy provider, the Clean Power Alliance (CPA).

In June 2022, the City Council authorized the City Manager to enter into a Memorandum of Understanding (MOU) with the Clean Power Alliance (CPA) to participate in the CPA Power Ready

Program for the City-owned building located at 214 South C Street (Service Center). Staff's work to implement the CAAP continued through 2023 through working with the CPA to design the solar and battery storage system for emergency and resilience purposes. Staff also participated in CPA Energy Planning & Resource Committee meetings and Council members participated in CPA Board of Director meetings to continue helping to shape renewable energy policy for the City to achieve CAAP goals.

#### Annual Action Plan Amendment

On December 19, 2023 the City approved the 2023-2024 Annual Action Plan Amendment to allow reallocation of prior year unused Community Development Block Grant (CDBG) funds for acquisition, infrastructure improvements and rehabilitation of real property in support of assisting extremely-low, low- and moderate-income households. The amendment was exclusively for the prior year CDBG funds from fiscal years 2020-21, 2021-22 and 2022-2023. Some projects end with CDBG fund balances that are able to carry over to the next year. Multiple years of fund balances accumulated and caused a timeliness concern, for which the United States Department of Housing and Urban Development (HUD) requested the City to prepare a timeliness expenditure workout plan. The amendment resolves the timeliness expenditure issue, consistent with HUD's request.

## Summary of 2023 Active Developments of Interest

In addition to the continued progress of the larger developments in the City, such as the Wagon Wheel project, and many smaller developments, there was a significant increase in the amount of proposed and approved development in the Downtown, within specific plans and on Housing Element Additive Zone sites in 2023. Also, throughout the City there was an increase in the demand for Accessory Dwelling Units. As each of these are identified in the General Plan, a brief summary of the progress made in each area in 2023 has been provided below.

#### Sakioka Farm Specific Plan

On June 16, 2020, City Council to approved a Development Agreement between the City of Oxnard, Sakioka Farms and AMS Craig, LLC; and a Tentative Tract Map, which subdivided the 430 acre area within the Sakioka Farms Business Park Specific Plan into 129 lots with new roads and sidewalks, stormwater management, landscape, and associated utilities. In addition to the Amazon and Artic Cold Storage Developments which are completed and operational, a third development was approved. In 2023, the City approved a proposal to construct four industrial buildings totalling 778,720 square feet and related site improvements on four separate lots totalling 40.87 acre site. Altogether, the recent and approved development in the Sakioka areas total over 2.8 million square feet of development, furthering the goals of the General Plan that aim to promote economic development through job creation and cold storage projects.

#### RiverPark Specific Plan Amendment (RPSP)

In September 2002, the City Council approved the entitlement permits for the RPSP to guide future development on the 702-acre project site. The original RPSP allowed for the phased development of 2,805 dwelling units and 2,485,000 square feet of commercial development (including approximately 221,000 square feet of existing office development, prior to the adoption of the RPSP). The original RPSP was developed following the design principles of the New Urbanism and Smart Growth movements, which emphasized the importance of mixed land uses in close proximity, communities scaled for

pedestrian walkability; limiting the need for automobile usage; higher density development, and the importance of physical design. Several subsequent approvals and amendments have taken place since the 2002 approval. In 2020, the applicant team submitted a request for an amendment to the RPSP, that would allow for the development of up to 1,025 additional residential units under the RPSP, in exchange for a reduction of up to approximately 562,457 square feet of non-residential development potential in accordance with specified development scenarios. The Project was approved by the City Council on March 15, 2022. The first project resulting from this approval was the 333-unit Fore Apartments at RiverPark project, which was approved by the Planning Commission on July 21, 2022. This Project has started construction. A second project proposed 280 units, referred to as “The Pointe”, was submitted in 2023 and is currently moving through the entitlement process.

#### Village Specific Plan (a.k.a. “Wagon Wheel “)

In January 2009, the Oxnard City Council approved the entitlement permits for the Village Specific Plan to guide future development on the 62-acre project site. The Village Specific Plan provides infrastructure plans, guidelines, standards, and regulations for up to 1,500 dwelling units, 50,300 square feet of commercial development, and related roads, parking, and transit parking. The Village Specific Plan has been developed over time, with completion of the Village Family Apartment (120-units affordable to lower income households) in 2016, Wagon Wheel Junction (mixed-use 219-units and 15,990 sf. commercial) in 2019, and various lots within Oxford Flats (144-unit condominium), Park Place (111-unit condominiums) and Mayfair (88-unit condominiums) in 2020 through present. In 2023 continued construction of Town Square (mixed use 448-unit residential with 80 of the units restricted for moderate income and 34,310 sf of commercial).

#### Housing Element Additive Zone Sites

To accommodate affordable housing on sites identified in Supplement 1 of the Housing Element, the City amended the zone on approximately 63 parcels to include an affordable housing additive zone (-AHP and -AHD) on top of the existing zoning to allow development of 30 dwelling units per acre. The new additive zones have proven to be successful and several housing projects have been approved under the program. For example, on Housing Element Site 1 the Lockwood Senior Apartments (173 lower-income units) and the Lockwood 2 Senior Apartment (168 lower-income units) were under construction in 2023, and the Lockwood 3 Apartments (234 units) is proposed. On Housing Element Site 3, which was an underutilized auto dealership site, a 142-unit development was approved in 2023 and will provide 5 units affordable to very low income households and 18 units affordable to low income households.

#### Accessory Dwelling Units

Permitting activity for accessory dwelling units (ADU) has increased significantly. State law revisions in 2017 and 2019 led to revisions to the development standards for these units in 2019 and 2020. The Ordinance Amendments, in compliance with State law, made it easier to obtain permits for ADUs by reducing fees and parking requirements, allowing for multiple ADUs on each lot, and creating an expedited process for converting existing permitted space (e.g., in a garage or detached accessory structure) into an accessory dwelling unit. The number of ADUs permitted in 2020 was more than double the number of permits issued in 2019, with further increases in 2021 and 2022. In 2023, 87 ADUs received planning permit approvals/entitlements, 178 were issued a building permit, and 67 units were



constructed and occupied. The Housing Element projects the development of 283 ADUs during the 2021-2029 Housing Element Cycle. As a result of the City’s updates to the ADU ordinance and ongoing City promotion of ADUs, the Planning Department entitled 425 ADUs in 2022 and 2023, and 253 ADUs were issued building permits in 2022 and 2023. Therefore, the City is on track to meet the Housing Element ADU projection of 283 units as early as 2024, and could significantly exceed that projection by the end of the Housing Element cycle on October 15, 2029.

**Table 2**  
**Annual ADU Statistics (Units)**

<b>Year</b>	<b>Planning Applications Received</b>	<b>Entitlements Granted</b>	<b>Building Permit Applications Received</b>	<b>Building Permits Issued</b>	<b>Final Inspection/CO</b>
<b>2013</b>	0	0	0	0	0
<b>2014</b>	1	0	0	0	0
<b>2015</b>	0	1	0	0	0
<b>2016</b>	0	0	1	0	0
<b>2017</b>	17	2	3	0	0
<b>2018</b>	44	25	20	4	1
<b>2019</b>	50	55	30	13	3
<b>2020</b>	129	123	111	27	9
<b>2021</b>	176	157	106	63	14
<b>2022</b>	327	338	335	75	61
<b>2023</b>	110*	111*	167	191	73
<b>Total</b>	<b>811</b>	<b>855</b>	<b>773</b>	<b>373</b>	<b>161</b>

\*In April 2023, in order to help streamline the ADU permitting process, Planning no longer required separate planning application and entitlements.

## A Review Of The City’s Progress In Meeting The Regional Housing Need Allocation (RHNA) Objectives

State law requires all regional councils of government to determine the existing and projected housing need for its region. The City of Oxnard is in the region covered by the Southern California Association of Governments (SCAG). For each Housing Element planning cycle, SCAG is required to determine the share of the regional housing that needs to be allocated to each city and unincorporated county areas within the SCAG region. This is called the Regional Housing Need Assessment (RHNA) allocation. The City of Oxnard’s Housing Element was adopted by the Oxnard City Council on October 4, 2022 and certified by the State of California, Department of Housing and Community Development (HCD) on October 25, 2022.

The City prepares an Annual Progress Report that documents achievements in meeting the objectives of the City’s Housing Element. This Annual Progress Report provides HCD with an update on building

activity during the Housing Element cycle and progress made to implement approved Housing Element programs. This year’s Annual Progress Report includes housing data for the 2023 calendar year. It also includes the status of adopted Housing Element programs. The Annual Progress Report is submitted using a template provided by HCD. These forms are provided in Exhibit 2 (HCD Tables A, A2, B, and D).

Planning and Building Permit Activity in 2023

As shown in Table 3 below, planning entitlements were granted for a total of 254 residential units in 2023. Accessory dwelling units made up 87 of these units, with the remaining units resulting from multifamily developments, two single family subdivisions, and a two single family developments.

Building permits were issued for a total of 641 residential units in 2023. Of these units, 333 were units located within the Riverpark. The remainder were located throughout the City and included multifamily units, Single Family Dwellings, and Accessory Dwelling Units. A Certificate of Occupancy was granted for a total of 372 dwelling units in 2023.

**Table 3  
Planning and Building Permit Activity in 2023**

	Planning Entitlements	Building Permits	Certificates of Occupancy
Single Family Dwellings	2	7	4
Multi Family/Apartments	142	443	295
Accessory Dwelling Units	110	191	73
Total	254	641	372

Methodology and Reporting Requirement for Determining Affordability

To categorize the affordability of housing units that were issued building permits, both median household income and the cost of the new housing units are taken into account. According to the U.S. Department of Housing and Urban Development (HUD), the annual median family income for a family of four in Ventura County in 2023 was \$123,500. Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Based on this, the maximum monthly affordable housing payment for a family of four making median income would be \$3,088.

City of Oxnard’s Progress in Meeting Housing Need

A summary of development activity by affordability category is provided in Table 4 below, as compared against the assigned RHNA targets for the 2021-2029 6th Cycle Housing Element . A total of 8,549 dwelling units were allocated to the City of Oxnard for 2021 to 2029. In 2023, 641 units were issued building permits. Approximately, forty (40) percent of the units issued building permits in 2023 met the

criteria for placement in the lower-income and moderate income household categories while the remaining dwelling units (60%) were categorized as dwellings affordable to above moderate households.

**Table 4**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

<b>Income Level</b>	<b>RHNA Allocation by Income Level</b>	<b>2021 (Partial)</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total Units to Date (all years)</b>	<b>Total Remaining RHNA by Income Level</b>	<b>Percent Completed</b>
Very Low	1,840	4	101	38							143	1,735	8.24%
Low	1,071	7	78	173							258	986	26.17%
Moderate	1,538	15	3	46							64	1,520	4.21%
Above Moderate	4,100	58	88	384							530	3,954	13.40%
<b>Total RHNA</b>	<b>8,549</b>												
<b>Total Units</b>		<b>84</b>	<b>270</b>	<b>641</b>							<b>995</b>	<b>7,554</b>	<b>13.17%</b>

## Conclusion

This General Plan Annual Progress Report has been prepared in compliance with Government Code Section 65400. The Report is to be provided to the Oxnard City Council at a public meeting on March 19, 2024, and it will be submitted to the Office of Planning and Research and the Department of Housing and Community Development by April 1, 2024.

## Exhibits

1. 1a. General Plan Amendments
2. 2023 City of Oxnard Housing Element Annual Report/HCD Excel Table

### Exhibit 1a

#### General Plan Amendments (As of December 31, 2023)

<b>Adoption Date</b>	<b>City Case No.</b>	<b>General Plan Amendment Project Name</b>	<b>GPA Adopting Reso. No.</b>
10/11/2011	10-620-01	Adoption of 2030 General Plan	14,118
6/12/2012	10-620-02	GPA for 2006-2014 Housing Element	14,236
7/9/2013	13-620-01	GPA/Amend Housing Element AAHOP	14,424
9/9/2014	14-620-01	Change of Land Use Designation from Industrial Business and Research Park to Commercial General	14,684
12/9/2014	14-620-02	Repeal Las Cortas Specific Plan	14,708
1/26/2016	15-620-02	Change of Land Use Designation from Industrial Light to Industrial Limited	14,890
6/7/2016	16-620-01	Update Sustainability, Infrastructure, and Hazards Goals and Policies	14,925
12/13/2016	16-620-03	Creation of Urban Village Process	14,981
12/13/2016	16-620-02	Creation of new Community Development Goals to address the SB 244 provisions for the Nyeland Acres Community	14,983
12/13/2016	15-620-04	Adoption of 2013-2021 Housing Element	14,982
10/10/2017	17-620-02	Mid Cycle 2013-2021 Housing Element Update	15,060
12/12/2017	17-620-03	Designation of Annexed School Property as SCH	15,074
1/30/2018	17-620-04	Costco Fuel Station	15,086
7/16/2019	18-620-01	Adoption of Downtown Code (replace the existing "Central Business District" land use designation with two new	15,252

		designations, "Downtown" and "Downtown Edge" and update references to these land use designations within the general plan.)	
2/4/2020	17-620-01	Rio Urbana Housing Project (approved Subject to LAFCO)	15,299/15,315
10/5/2021	21-620-02 and 21-620-03	Adoption of 2021-2029 Housing Element and text and map changes to the General Plan Land Use Element	15,490
4/19/2022	20-620-02	Change of Land Use Designation from Industrial Business and Research Park to Residential Medium	15,564
10/4/2022	21-620-03	Adoption of 2021-2029 Amended Housing Element	15,635
12/7/2022	22-620-01	Amendment to Safety Element of General Plan	15, 653

**Please Start Here**

General Information	
Jurisdiction Name	Oxnard
Reporting Calendar Year	2023
Contact Information	
First Name	Jeff
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City	Oxnard
Zipcode	93030

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v\_2\_15\_24

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

## Submittal Instructions

**Please save your file as Jurisdictionname2023 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

**1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

**2. Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

<b>Jurisdiction</b>	Oxnard	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	16
	Non-Deed Restricted	22
Low	Deed Restricted	74
	Non-Deed Restricted	99
Moderate	Deed Restricted	17
	Non-Deed Restricted	29
Above Moderate		384
<b>Total Units</b>		<b>641</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	49	24
Single-family Detached	2	7	4
2 to 4 units per structure	4	2	33
5+ units per structure	138	392	238
Accessory Dwelling Unit	110	191	73
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>254</b>	<b>641</b>	<b>372</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	212	641
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	81
Number of Proposed Units in All Applications Received:	532
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions - Applications</b>	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0



<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

<b>Ministerial and Discretionary Applications</b>	<b># of Applications</b>	<b>Units</b>
Ministerial	78	248
Discretionary	3	284

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	421
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	58

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	42
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Oxnard	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2028

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A  
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applicat		
1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Rentor O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below							16	2	32	79	0	29	374	532	0	0			
	200-0-062-125	1301 Kingswood Way		23-131-01	ADU	R	1/3/2023						1		1			NONE	No
	200-0-062-125	1301 Kingswood Way		23-131-02	ADU	R	1/3/2023				1				1			NONE	No
	201-0-152-010	205 Lupita Street		23-131-03	ADU	R	1/9/2023				1				1			NONE	No
	221-0-201-075	3811 Terrace Drive		23-131-04	ADU	R	1/10/2023				1				1			NONE	No
	221-0-201-075	3811 Terrace Drive		23-131-05	ADU	R	1/10/2023				1				1			NONE	No
	183-0-292-115	2414 E El Cajon Way		23-131-06	ADU	R	1/12/2023							1	1			NONE	No
	213-0-090-295	2152 Lockwood St		23-131-07	ADU	R	1/12/2023				15				15			NONE	No
	213-0-090-205	2001 Outlet Center Dr		23-131-08	ADU	R	1/12/2023				20				20			NONE	No
	204-0-161-130	637 E Iris St		23-131-09	ADU	R	1/17/2023							1	1			NONE	No
	205-0-341-075	4127 S J St		23-131-10	ADU	R	1/19/2023							1	1			NONE	No
	205-0-132-175	4717 S A ST		23-131-11	ADU	R	1/25/2023							1	1			NONE	No
	203-0-061-110	501 Wolff ST		23-131-12	ADU	R	1/26/2023						1	1	1			NONE	No
	203-0-201-115	1150 W Fir St		23-131-13	ADU	R	1/30/2023						1	1	1			NONE	No
	200-0-191-140	637 W Robert Ave		23-131-14	ADU	R	1/30/2023		1					1	1			NONE	No
	172-0-120-305	500 E Dollie St		23-131-15	ADU	R	1/30/2023						1	1	1			NONE	No
	203-0-011-450	1239 S M St		23-131-16	ADU	R	1/31/2023				1			1	1			NONE	No
	142-0-295-025	1903 Snow Ave		23-131-17	ADU	R	2/2/2023						1	1	1			NONE	No
	203-0-080-230	211 West Hill ST		23-131-18	ADU	R	2/2/2023				1			1	1			NONE	No
	201-0-061-050	409 N McKinley ST		23-131-19	ADU	R	2/2/2023						1	1	1			NONE	No
	203-0-080-230	211 West Hill ST		23-131-20	ADU	R	2/2/2023				1			1	1			NONE	No
	203-0-316-285	1708 S E St		23-131-21	ADU	R	2/7/2023				1			1	1			NONE	No
	205-0-234-035	930 Palomar Way		23-131-22	ADU	R	2/8/2023						1	1	1			NONE	No
	219-0-376-185	525 De Anza Way		23-131-23	ADU	R	2/8/2023						1	1	1			NONE	No
	203-0-242-185	931 W Iris St		23-131-24	ADU	R	2/9/2023				1			1	1			NONE	No
	205-0-454-105	500 Van Ness Ave		23-131-25	ADU	R	2/9/2023						1	1	1			NONE	No
	220-0-102-045	2450 Alexander ST		23-131-26	ADU	R	2/14/2023				1			1	1			NONE	No
	205-0-032-175	1130 Redwood St		23-131-27	ADU	R	2/15/2023							1	1			NONE	No
	205-0-032-175	1130 Redwood St		23-131-28	ADU	R	2/15/2023						1	1	1			NONE	No
	203-0-092-220	1313 W Cedar St		23-131-29	ADU	R	2/15/2023							1	1			NONE	No
	203-0-092-220	1313 W Cedar St		23-131-30	ADU	R	2/15/2023						1	1	1			NONE	No
	204-0-112-220	371 E Guava St		23-131-31	ADU	R	2/21/2023						1	1	1			NONE	No
	202-0-134-170	659 S D St		23-131-32	ADU	R	2/21/2023						1	1	1			NONE	No
	221-0-026-325	4610 Terrace Ave		23-131-33	ADU	R	2/21/2023						1	1	1			NONE	No
	221-0-026-305	4630 Terrace Ave		23-131-34	ADU	R	2/21/2023						1	1	1			NONE	No

















Jurisdiction	Oxnard
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021 - 10/14/2021	2									3	4	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	1,840	-	-	89	16	-	-	-	-	-	-	143	1,697
	Non-Deed Restricted		2	2	12	22	-	-	-	-	-	-		
Low	Deed Restricted	1,071	-	-	52	74	-	-	-	-	-	-	258	813
	Non-Deed Restricted		4	3	26	99	-	-	-	-	-	-		
Moderate	Deed Restricted	1,538	-	-	-	17	-	-	-	-	-	-	64	1,474
	Non-Deed Restricted		9	6	3	29	-	-	-	-	-	-		
Above Moderate		4,100	43	15	88	384	-	-	-	-	-	-	530	3,570
Total RHNA		8,549												
Total Units			58	26	270	641	-	-	-	-	-	-	995	7,554
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
	5 Extremely low-income Need		2									6	7	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		920	-	-	-	-	-	-	-	-	-	-	-	920

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Oxnard		
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<p><b>Housing Programs Progress Report</b></p> <p>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>

<p><b>Program 1: Code Compliance Program</b></p>	<p>Ensure compliance with City codes, with a focus on substandard housing, which includes garage conversions and unpermitted additions. 300 cases per month.</p>	<p>Ongoing</p>	<p>Program 1 is an ongoing program with no specific objective for calendar year 2023.</p> <p>In 2023, the Code Compliance Division had a staff of eight field officers and one manager who carried an average of over 400 cases per month. Code Compliance officers work with neighborhood advisory groups and respond to complaints to identify violations, and then direct owners to appropriate City departments to achieve compliance. The types of cases related to residential properties are as follows: substandard housing, property maintenance, zoning violations, weed abatement, inoperable vehicles, and encroachments.</p> <p>The Housing Department serves as a liaison for Code Compliance in mobile home parks under HCD jurisdiction. Community Development also implements this program through the permit review process for additions and/or new development. On every discretionary permit, standard a condition of approval require maintenance of property and removal of graffiti within a minimum of five calendar days.</p> <p>Code Compliance inspectors meet regularly with Community Development building inspector field staff and the City Attorney’s Office to coordinate and prioritize the Code Compliance workload. Most cases referred involve home improvements completed without permits (replacement windows, water heaters, etc.), substandard housing including conversion of garages or internal subdivisions to create illegal living quarters that violate Building, Housing, Health and Safety, and Zoning Codes.</p>
<p><b>Program 2: Citywide Homeowner Repair Program</b></p>	<p>Provide loans to rehabilitate 3 very low and 3 low-income homes annually, as funding allows.</p>	<p>Seek funding annually</p>	<p>In program year 2023, the Citywide Homeowner Repair Program was not implemented. At this time there does not appear to be a high demand for the program, additionally the City has not been able to find an outside service provider that has the capacity to provide this service on behalf of the City. The City will continue to reevaluate the need for the program and a service provider that can administer the program on behalf of the City on an annual basis.</p>

<p><b>Program 3: No Net Loss Monitoring</b></p>	<p><b>Maintain sufficient sites to meet the RHNA throughout the planning period</b></p>	<p><b>Assess whether sufficient sites remain annually and continue to maintain sufficient sites at all income categories throughout the planning period.</b></p>	<p><b>Program 3 is an ongoing program with annual assessment of sufficient Housing Element site to meet the City's RHNA obligations.</b></p> <p><b>As of the end of 2023, there is remaining land to meet the remaining capacity needs for ___ extremely low to low income units. Approximately ___ units have been entitled in 2023 on ___ Housing Element sites (Sites 1, 3, ___) at densities projected in Supplement 1 the City of Oxnard's certified 2021-2029 Housing Element. As of January 2024 over _____ lower income units are presently in the plancheck process or under construction.</b></p> <p><b>The City continues, to review Accessory Dwelling Units (ADU) permitting activity as an alternative source of lower income units to satisfy the remaining capacity need for extremely low to low income units. A total of 87 ADU applications were entitled in 2023, and 178 ADUs were issued building permits in 2023. Based on the number of ADU permits filed, continued strong public interest and ongoing City promotion of ADUs, the Planning Manager anticipates the City will meet the Housing Element ADU projection of 283 ADUs as early as 2024, and could significant exceed that projection by the end of the Housng Element Cycle on October 15, 2029. Based on surveys and information provided by a sample of ADU applicants, most of the ADU are being offered for rents that qualify as very low to lower income units. As a result, these units can be counted towards the remaining RHNA lower income unit need. With the Program 3 lower income need being met by the Housing Element sites and ADUs the program goal has been completed.</b></p>
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<p><b>Program 4: Urban Village Program</b></p>	<p>Implement the 2030 General Plan Urban Village Program. Accomodate at least 372 lower income units in Urban Village areas identified in Supplement 1 to increase access to higher opportunity areas, prioritizing construction of affordable units</p>	<p>At the time projects subject to the Urban Village Program are approved.</p>	<p>Program 4 is an ongoing program with no specific objective for calendar year 2023.</p> <p>The City approved the Riverpark Specific Plan Amendment in 2022; Riverpark includes 1,025 residential units, of which 118 are affordable to lower income households. The City is also processing two specific plans that also fall under Urban Village program. 1) The Teal Club Specific Plan (88.4 acres), which includes 990 units in a range of affordability and densities, including 662 attached residential units at densities between 18 and 30 du/ac, of which 148 units will be affordable to lower income households; and 2) The Northeast Community Specific Plan Specific Plan amendment (Maulhardt 44.2 acres), which includes 530 units, including 172 attached single-family units and 358 apartments, of which 106 will be restricted as affordable to lower income households. The Teal Club EIR was circulated for public review in December 2022 and the City anticipates completion by the end of 2024. The Northeast Community Specific Plan is anticipated to be complete in Summer 2025.</p> <p>The Urban Village policies are intended to provide and promote a pedestrian orientation to reduce trips and vehicle miles traveled in order to reduce greenhouse gas emissions. Development of the Urban Villages affirmatively furthers fair housing by increasing access to housing in moderate and higher resource areas by reducing constraints on development of affordable residential units and expanding where they can be built. Within these areas, as stipulated in the 2030 General Plan Land Use Element a minimum of 15 percent of the Urban Village housing would be affordable to lower and moderate income households.</p>
<p><b>Program 5: Parcel Assemblage or Lot Consolidation Program</b></p>	<p>Support State legislation that enables site assembly through creation of a taxincrement supported program or district</p>	<p>Implement as feasible during the planning period if State legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly.</p>	<p>Program 5 is an ongoing program with no specific objective for calendar year 2023.</p> <p>Program 5 was updated in the City’s 2021-2029 Housing element ("Housing Element") to include waive of parcel assemblage/lot consolidation fees for targeted Housing Element sites with contiguous parcels less than 0.5 acres. In 2023 no developers requested this waiver. No further progress in this program was achieved as no state-level program was initiated. Community Development will continue to monitor enabling legislation and seek funding.</p>

<p><b>Program 6: Zoning Code Amendments</b></p>	<p>Revise Zoning Code to comply with recently adopted state law.</p>	<p>End of Fiscal Year 2022-2023 for Chapter 16 amendments; Chapter 17 (Coastal Zoning) amendments once the City updates its Local Coastal Plan in Fiscal Year 2027-2028.</p>	<p>Program 6 is a program with implementation during fiscal year 2022-2023.</p> <p>In November 2023 the City Council approved seven ordinances to update Chapter 16 Zoning Code of the Oxnard City Code (OCC) pursuant to Housing Element Programs 6 (Zoning Code Amendments), 9 (Farmworker Housing), 22 (Special Needs Groups), 27 (Parking Standards) and 32 (Senate Bill 35) in the Housing Element to comply with current state housing laws and address identified constraints to residential development. These updates included code updates to OCC requirements on Accessory Dwelling Units (ADUs) parking, Density Bonus requirements; zoning for farmworker housing, supportive housing, and low-barrier navigation centers; SROs zoning, standards and parking; residential care facilities zoning and parking, emergency shelter standards and parking, objective standards for reasonable accommodation, and other modifications to clarify permitting requirements and reduce barriers to construction. After the ordinance second reading on December 5, 2023, the zoning text amendments became effective on January 4th, 2024.</p> <p>In October 2021 the City Council had also approved five ordinances for zoning code and zoning map amendments to accommodate RHNA for the Housing Element. These updates have resulted in additional development opportunities and projects approved citywide. In 2023, the Lockwood Senior Apartments (173 lower-income units) and the Lockwood 2 Senior Apartment (168 lower-income units) were under construction on BRP AHD zoned parcels, and a 234-unit apartment complex has also been proposed on an adjacent BRP zoned parcel. A 142-unit apartment project has also been approved under the new Site Plan Review (SPR) ministerial process for development on a C2 AHP zoned parcel. Five of the units in this development will be affordable to very low income households and 18 units will be affordable to low income households</p> <p>In July of 2020 and 2023, the City updated ADU regulations to be consistent with state ADU legislation. These regulations are promoting construction of ADU's as</p>
<p><b>Program 7: Housing Permitting Process Review</b></p>	<p>Review and streamline permitting process, ADUs, and manufactured housing.</p>	<p>Annually and as project applications are submitted.</p>	<p>Program 7 is an ongoing program with annual assessment of the permitting process for unnecessary and/or duplicative regulations and ways to streamline the process.</p> <p>In 2023, the City updated the City permitting regulations or procedures involving manufactured housing and ADUs, which is scheduled for completion 2023 under Program 6.</p>



<p><b>Program 8: SOAR Affordable Housing Exemption Study</b></p>	<p>Develop guidelines for the possible use of the affordable housing exemption in the SOAR ordinance.</p>	<p>During the planning period, if needed.</p>	<p>Program 8 is ongoing in terms of the continuous evaluation of the need for a SOAR affordable housing exemption throughout the housing cycle.</p> <p>As documented in the 2021-2029 6-Cycle Housing Element, SOAR has not been an impediment to development of affordable housing. Affordable housing is being developed and Housing Element sites are available without need to use the 20-acre per year Oxnard SOAR affordable housing exemption. This program will likely not be needed through the end of this RHNA planning period.</p>
<p><b>Program 9: Farmworker Housing Program</b></p>	<p>Review and pursue farmworker housing opportunities. Complete amendments to the OCC to comply with state law regarding Employee (farmworker) Housing.</p>	<p>Prepare brochure by Fiscal Year 2022-2023; Amend Zoning Code to fully comply with Employee Housing Act by Fiscal Year 2023-2024; continue to participate with House Farmworkers stakeholders and their projects and meet with the group at least twice per year</p>	<p>Program 9 is an ongoing program. The 150-unit Cypress Place at Garden City development will be constucted in two phases and will be affordable multifamily rental housing. Phase 1 includes 90 units and a recreation center for tenants, 43 units within Phase 1 are designated for farmworkers. Phase 1 of the project secured all needed funding and began construction in the March 2023 and is estimated to be completed in April 2025. Dolores Huerta Gardens is a 58 unit affordable multifamily rental development that began construciton in May 2023 and will include 6 units designated for farmworkers. The project is estiamted to be compelted in the first quarter of 2025.</p>
<p><b>Program 10: Inclusionary Housing Program</b></p>	<p>Produce eighteen lower income units per year on average on-site. in-lieu fees lead to an average of two lower income units per year.</p>	<p>Update and codify inclusionary regulations by 2023; Monitor annually and ongoing</p>	<p>In 2021 City staff began discussions for updating the Inclusionary Ordiance and began community outreach in 2022 to get community feedback on proposed changes to the City's existing inclusionary Housing Ordinance. In 2022, the Casa De Carmen Permenant Supportive Housing (PSH) Project, inclusive of 55 affordable PSH rental units and one manager's unit, began construction, the development will include 6 inclusionary housing units targeting households with annual incomes at 30% AMI. This project is expected to be completed in the first quarter of 2025. The Central Terrace Project, an 87 unit affordable rental housing development, inclusive of one manager's unit, also began construciton in 2022. The project recieved \$1,250,000 in Affordable Housing in-lieu funds from the City in the form of a gap-financing loan and will include 9 inclusionary units targeting households with incomes at 30%, 50% and 60% AMI. This project is expected to be completed in Spring of 2024.</p>

<p><b>Program 11: Homeownership Assistance Citywide</b></p>	<p><b>Assist a total of four households annually. At least half of the households originating from low resource areas and/or areas designated as racially or ethnically concentrated areas of poverty in Oxnard.</b></p>	<p><b>Develop and disseminate marketing materials for by June 2023, update on an annual basis; Ongoing</b></p>	<p><b>During 2023, the City executed an agreement with the Ventura County Community Development Corporation to administered the City's homeownership downpayment assistance program. In 2023 VCCDC was not able to issue any loans due to a lack of affordable units for sale.</b></p>
<p><b>Program 12: Mortgage Credit Certificate (MCC)</b></p>	<p><b>Continue working with the Ventura County Consortium to distribute funding and work toward Oxnard residents using at least six Mortgage Credit Certificates per year. Work with the Ventura County Consortium to request that they outreach to at least twenty-four households in the areas designated as low resource and/or RE/CAPs through marketing efforts, so at least half of applicants are from low resource areas and/or areas designated as racially or ethnically concentrated areas of poverty in Oxnard.</b></p>	<p><b>Develop and disseminate marketing materials by June 2023, update on an annual basis; Ongoing and as firsttime homebuyers' applications are pursued</b></p>	<p><b>CDLAC is no longer funding the program threfore, no MCCs were issued in 2023. Ventirua County will apply for funding of this program should the program receive funding again.</b></p>

<p><b>Program 13: Financial and Regulatory Assistance</b></p>	<p>Continuing to provide financial and regulatory assistance.</p>	<p>Continue to pursue funding annually</p>	<p>In 2021 the Central Terrace Apartments, an 87 unit affordable rental development, applied for AHSC funding and was awarded AHSC funding in 2022 as part of their 2021 application as well as all other funding necessary to develop the project. As part of that funding the City will also receive additional pass-through grant funding for the development of the City's Fourth Street Mobility Improvement Project, one of the City's CIP projects, and build other Downtown Oxnard transportation amenities as part of the City's Downtown Oxnard Transit Amenities project. Construction on this project began in summer 2022. The City of Oxnard applied for its 2021 PLHA allocation in 2022 and was awarded \$1,981,457 in 2023 as part of that applicaiton.</p>
<p><b>Program 14: Shelter Development Program</b></p>	<p>Continue to work to provide shelter and services to address the homeless need.</p>	<p>Amend Chapter 17 (Coastal Zoning Code) to fully address SB 2 requirements for transitional and supportive housing after updating the City's Local Coastal Plan by the end of Fiscal Year 2027-2028. The City will comply with SB 2 requirements for transitional and supportive housing outside of the Coastal zone by the end of Fiscal Year 2023-24</p>	<p>The Navigation Center at Case De Carment will include a 110 emergency homeless shelter, office space for leasing and supprotive servicves providers. The navigation center will be located on the ground floor of the Casa De Carmen mixed use developepment project which will also include 56 supprotive housing units (inclusive of 1 unrestricted manager's unit). The navigation center is estimated to be completed in the first quarter of 2025. The property address us 241 W. Second Street in downtown Oxnard.</p>

<p><b>Program 15: Homeless Assistance</b></p>	<p>Continue to implement programs providing services, and emergency shelter to homeless persons.</p>	<p>Ongoing through planning period.</p>	<p>In 2023, Oxnard Navigation Center (ONC) operated by Mercy House, provided shelter and services to homeless residents. For the first six months of the year, the shelter operated out of two locations at a reduced capacity of 80 (full capacity is 110) in order to provide safer conditions for preventing the spread of COVID-19. In June, the shelter was able to expand back to its full capacity of 110. The ONC provides beds, showers, laundry, meals and other essential services. The ONC also provides case management to create and work through an individualized housing plan with each client.</p> <p>In 2023, the Encampment Response Funding (ERF) program launched. This program utilizes motel rooms and non-congregate shelter and case management services to people who have been relocated from encampment sites within the City of Oxnard, with the goal of placing its clients into permanent housing.</p> <p>Street outreach services continued throughout the calendar year through the Salvation Army Street Outreach team, and through September 30 with the Ventura County Health Care Agency encampment response project. The street outreach teams engage with people who are experiencing homelessness to provide practical assistance, housing navigation, employment assistance, health navigation and crisis intervention.</p> <p>Gabriel's House/ The Kingdom Center operates a transitional living shelter for homeless women and children in a city-owned facility on South Rose Ave. Turning Point Foundation serves 10 homeless residents from the City of Oxnard through the Our Place Safe Haven shelter.</p> <p>The 'One Stop' is a drop in service run by the Ventura County Health Care Agency. This service provides health care, behavioral health services, case management, and practical assistance to homeless people. In 2023, the One Stop operated at the Salvation Army office in Oxnard.</p>
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<p><b>Program 16: At-Risk Household Assistance</b></p>	<p>Continue to monitor the 431 assisted units, and if any become at risk, work with property owners to develop a strategy to maintain any at-risk as affordable.</p>	<p>Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis, in particular at the time of change of ownership.</p>	<p>Per AB 1521, the City continues to monitor the list of all dwellings in Oxnard that are subsidized by government funding or low-income housing developed through local regulations or incentives.</p> <p>Should the property owners indicate the desire to convert properties City will provide technical assistance to aid properties owners in extending the property's term of affordability, and if possible, based on available funding, consider providing financial assistance to ensure long-term affordability.</p> <p>Pursuant to state law, owners of deed-restricted affordable projects, including those through local inclusionary zoning requirements, granted a density bonus or other incentives, are required to provide notice to all prospective tenants, existing tenants, and the City within three years of the scheduled expiration of rental restrictions for any projects losing the restrictions after January 1, 2021. Owners shall also refer tenants of at-risk units to educational resources regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the City.</p>
<p><b>Program 17: Fostering Self-Sufficiency</b></p>	<p>Support non-profit organizations to assist an average of 276 households annually, with Oxnard residents comprising a minimum of 80 percent of those assisted, with a program goal of 100 percent.</p>	<p>Annually and ongoing.</p>	<p>Program 17 is an ongoing program with an annual objective of assisting 90 households. During 2023, 26 Public Housing and 44 Section 8 low-income families participated in the Oxnard Housing Authority's (OHA) Family Self-Sufficiency program. The FSS program focuses on assisting families in reaching milestones such as: improving their credit, enrolling in higher education, improving budgeting skills, and remaining off welfare assistance. The OHA works in collaboration with the Ventura County Credit Union and the Housing Authority of the City of San Buenaventura to offer money management workshops. The OHA also partnered with the Oxnard Adult School to offer ESL Classes and Digital Literacy courses for program participants. The OHA launched a scholarship program and has awarded scholarships to youth who are pursuing a higher education and live in Public Housing or their household is part of the Section 8 program. College preparation workshops are also offered in partnership with Oxnard College and California State University Channel Islands.</p>

<p><b>Program 18: Section 8 Assistance Program</b></p>	<p>Continue to participate in the Section 8 Assistance program.  Increase voucher utilization by 95%  seek to raise the payment standard as needed to align with private rental markets.  Expand landlord outreach.</p>	<p>Ongoing. Increase voucher utilization; raise payment standards; expand landlord outreach. Provide annual training to landlords starting in June 2023.</p>	<p>The Oxnard Housing Authority (OHA) continues to participate in the Section 8 program, an average of 1,600 vouchers were in use in 2023. In addition, the OHA was awarded 46 new vouchers under the Emergency Housing Voucher program which have all been issued to eligible families. The payment standards (maximum rent for units under the program) was increased 110% of the fair market rents published by the Department of Housing and Urban Development. The expansion of landlord engagement efforts is underway.</p>
<p><b>Program 19: Affirmatively Furthering Fair Housing</b></p>	<p>Continue to implement and advertise the program in cooperation with the Housing Rights Center to achieve the objectives of AB 686 and comply with state fair housing law. Quantified objectives for specific actions are included in the action description.</p>	<p>Fair housing services are ongoing; Create plan by Fiscal Year 2022-2023 and implement on an ongoing basis. Timeframes for individual actions are included in the action description.</p>	<p>The City of Oxnard remains under contract with The Housing Rights Center for administration of the Fair Housing Program</p>

<p><b>Program 20: Energy Conservation</b></p>	<p>Increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units, and comply with state energy conservation requirements.</p>	<p>Advertise programs and implement project-related standards as feasible when development applications are received.</p>	<p>Program 20 is an ongoing program with no specific objective for 2023.</p> <p>In 2022 the City of Oxnard approved a Climate Action and Adaptation Plan (CAAP). The CAAP builds on the City’s successes of implementing the City’s 2030 General Plan and recommits to furthering the City’s sustainability goals and policies. A primary goal of the CAAP is to improve climate and resilience citywide with particular attention to disadvantaged community areas.</p> <p>The City continues to post and distribute information on currently available weatherization and energy conservation programs to residents and property owners through annual mailings in City utility billings and distributed program information to community organizations and at municipal offices; Community Development continued to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encouraged residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access; and Community Development continued to encourage development of affordable housing units that utilize passive or active energy saving features (e.g. solar panels, efficient appliances, and efficient building materials).</p>
<p><b>Program 21: Reasonable Accommodation</b></p>	<p>Continue to implement reasonable accommodation ordinance for disabled persons.</p>	<p>Review requests for reasonable accommodation as they are received.</p>	<p>Program 21 is an ongoing program.</p> <p>As discussed under Program 6, in October 2023 the City amended OCC Section 16-501.5 (Reasonable Accommodation Findings) to only include objective considerations in compliance with the federal Fair Housing Amendment Act.</p>

<p><b>Program 22: Special Needs Groups</b></p>	<p>Work to identify funding and assist in addressing the housing needs of special needs groups.</p>	<p>Identify funding opportunities annually and/or as funding becomes available.</p>	<p>Program 22 is an ongoing program with an annual objective of assisting 90 households.</p> <p>The Oxnard Housing Authority (OHA) adopted a homeless set aside program which allows a total of 15 housing choice vouchers (very-low income) to be set aside each OHA fiscal year for applicants who meet the definition of homelessness. During calendar year 2023, a total of 120 applicants were issued a homeless set aside voucher. In addition, the OHA awarded 40 project based vouchers for the Casa Aliento project and 35 project based vouchers for the Central Terrace Project. Both projects are scheduled to be completed in 2024 and target population is individuals who meet the definition of homeless and non-elderly disabled/homeless.</p>
<p><b>Program 23: Mobile Home Park Conservation Ordinance</b></p>	<p>Clarify the mobile home park condominium conversion process based on recent case law.</p>	<p>Annually.</p>	<p>In 2023, the actions identified have not occurred. A review of recent case law pertaining to conversions of mobile home parks to condominium ownership to determine if there is a need to modify the mobile home conversion code and/or administrative procedures for mobile home park conversions has not been completed by the City Attorney's office.</p>
<p><b>Program 24: Annexation Areas</b></p>	<p>Allow additional capacity to meet the City's RHNA.</p>	<p>Annexation of Rio Urbana in Fiscal Year 2021-2022.</p>	<p>The Rio Urbana satisfies a portion of the City's RHNA allocation, including 17 lower income units, 3 moderate and 147 above moderate units. The project was approved by the City of Oxnard in 2020, and Annexation was approved by the County of Ventura, Local Agency Formation Commission (LAFCO) in December 2021. Therefore this portion of the program has been fulfilled.</p>
<p><b>Program 25: Large Households</b></p>	<p>Assist in the development of larger units to accommodate large households</p>	<p>As project applications are submitted</p>	<p>The 150-unit Cypress Place at Garden City development will be constructed in two phases and will be affordable multifamily rental housing. Phase 1 includes 90 units and a recreation center for tenants, 27 units within Phase 1 are three bedroom units that will accommodate larger families. Phase 1 of the project secured all needed funding and began construction in the March 2023 and is estimated to be completed in April 2025. Phase 2 is still in the process of securing financing. However, once constructed the project will include 21 three bedroom units. The 58-unit Dolores Huerta Gardens project, estimated to be completed in the first quarter of 2025 will include 18 three bedroom units.</p>



<p><b>Program 26: Extremely Low-Income Households</b></p>	<p>Comply with AB 2634. to accommodate at least 600 extremely low-income units (which represents 2/3rd of the City's Extremely Low Income RHNA) in areas designated as moderate or higher resource.</p>	<p>Beginning in Fiscal Year 2022-2023, as part of the City's Annual Housing Element workshop, meet with developers to Look for opportunities to develop or facilitate extremely low-income units. provide assistance to support development on a project-by-project basis throughout the planning period and on an annual basis.</p>	<p>In 2022, the Casa De Carmen Permenant Supportive Housing (PSH) Project, inclusive of 55 affordable PSH rental units and one manager's unit, began construction, the development will target formally homeless households with annual incomes at 30% AMI. Construction is estimated to be compelted in 2025. The Central Terrace Project, an 87 unit affordable rental housing development, inclusive of one manager's unit, also began construcion in 2022. The project recieved \$1,250,000 in Affordable Housing in-lieu funds from the City in the form of a gap-financing loan and will be targeting households with incomes at 30%, 50% and 60% AMI. Constuction is estimated to be completed in 2024. In 2023, the Dolores Huerta Gardens project begain construcion. It is expected to be completed in the first quater of 2025 and will include 23 units designated for extremely low income households.</p>
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<p><b>Program 27: Review of Parking Standards</b></p>	<p>Continue to review alternative parking requirements in all zoning districts.</p>	<p>Amend parking requirements by Fiscal Year 2023-2024 and monitor and report every two years.</p>	<p>Program 27 is an ongoing program with a reporting requirement every two years.</p> <p>In 2020, the City approved an ADU zone text amendment that included clarification of parking requirements consistent with State law. As discussed under Program 6, the City is in the process of updating Chapter 16 Zoning Code of the Oxnard City Code (OCC), including further update to ADU requirements to recognize current State law that no replacement parking spaces are required if using the garage for an ADU. Pursuant to the Fair Housing Act, the City is also clarify parking requirements for the facilities for elderly, such as independent living, assisted living, memory care as residential uses rather than health care facilities. Consistent with Program 6, the Zoning Code updates are scheduled to be complete in 2023.</p> <p>Multifamily projects are generally reducing guest parking, utilizing tandem paring, and using more surface parking as the projects qualify for Density Bonus parking standards by complying with the City's Inclusionary Housing Ordinance. The City will continue to allow reduced parking requirements for senior and affordable housing projects with approval of a parking study as well as shared parking when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.</p> <p>The City will also monitor the impacts of these parking studies and report every two years on any constraints identified in their annual Housing Element report to HCD (beginning in the 2023 APR). Planning developed the new Downtown Code approved in 2019 with reduced parking requirements for residential uses in the downtown and reductions for studio and one-bedroom apartments, as a result of a review city parking requirements. The City has not establish a fixed parking requirements for congregate living facilities, community care facilities and small residential care facilities for disabled person yet, nor explore the feasibility of an ordinance that would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces may</p>
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<p><b>Program 28: Large Site Program</b></p>	<p>Assist with large site development</p>	<p>As project applications are submitted.</p>	<p>Program 28 is an ongoing program with no specific objective for 2023.</p> <p>In April 2020 the City of Oxnard approved the Rio Urbana project for annexation and development of 167 mixed-income units a 10.24 acre parcel. Ventura County LAFCO approved the annexation of the Rio Urbana project site in December 2021. The City's 2021-2029 Housing Element identifies three additional sites that qualify as Large Sites under this program, including a 13.94 acre parcel near Pleasant Valley Road and Oxnard Boulevard, the 44.21 acre Northeast Community/East Village Specific Plan site, and the 88.4 acre Teal Club Specific Plan site. The City will continue to facilitate mixed-income housing in future new growth areas of the city through development agreements and other mechanisms.</p>
<p><b>Program 29: City Owned Sites and Developer Assistance</b></p>	<p>Promote development of affordable housing projects on City-owned sites and assist potential developers with projects. Accommodate 193 units affordable to lower income households on city-owned properties in low resource areas.</p>	<p>Beginning in FY 2022/-2023, as part of the City's Annual Housing Element workshop, outreach to the community on uses for surplus land, Promote awareness of availability of City-owned sites and assist applicants on an ongoing basis; disseminate information on technical assistance annually.</p>	<p>In 2021 the City executed a Disposition and Development Agreement with Community Development Partners (CDP) and the Housing Trust Fund Ventura County (HTF) for development of the Navigation Center at Casa De Carmen formally known as the Homeless Solutions Center and the 2nd and B Project, to be located on a City owned property at 241 W. 2nd Street in Downtown Oxnard. In 2022 the City-owned property was donated to the HTF and the project began construction . The Casa De Carmen and the Navigation Center at Case De Carment will include a 110 emergency homeless shelter, office space for leasing and supprotive servicves providers, and 56 supprotive housing units (inclusive of 1 unrestricted manager's unit). Constuction is expected to be completed in the first quarter of 2025.</p>
<p><b>Program 30: Downtown Infrastructure and Financing Study</b></p>	<p>Ensure sufficient infrastructure for housing in Downtown.</p>	<p>Complete in Fiscal Year 2023-2024</p>	<p>Program 30 does not include specific objectives for 2023.</p> <p>In 2019 the City of Oxnard approved a Downtown Development Code that was projected to result in approximately 2,300 more housing units in the downtown area. The City is conducting a utility capacity study to analyze the capacity and infrastructure upgrade needs for water/wastewater, stormwater, recycled water, refuse, and as needed a parking analysis/inventory to support the new housing units. The study is planned to be complete in Fiscal Year 2023-2024.</p>

<p><b>Program 31: Oxnard Boulevard Corridor, High Quality Transit Corridor Sites Selection and Analysis</b></p>	<p>Identifying parcels suitable and feasible for housing development opportunities within the Oxnard Boulevard Corridor and develop an implementation and financing approach to fund street improvements within the Corridor.</p>	<p>Complete in Fiscal Year 2023-2024</p>	<p>Program 31 does not include specific objectives for 2023.</p> <p>In 2016 the City completed a \$250,000 study on transforming a 7.2 mile Oxnard Boulevard corridor into complete streets suitable for transit that would serve new medium- and high-density transit-oriented mixed-use and affordable housing development. Program 31 adds Saviers Road to the study area and identifies parcels suitable and feasible for multi-family housing development opportunities. Gold Coast Transit is planning to expand service in Oxnard's High Quality Transit Corridor along Oxnard Boulevard sometime in the future. The study results and a report is planned to be complete in Fiscal Year 2023-2024.</p>
<p><b>Program 32: Senate Bill 35 Procedure or Policy</b></p>	<p>Streamline affordable housing projects.</p>	<p>Ord complete in Fiscal Year 2021-2022; Dec.2023</p>	<p>In October 2021 the City adopted five ordinances for zoning code amendments to implement the City of Oxnard 2021-2029 Housing Element. These amendments included a new ministerial Site Plan Review (SPR) processes for by-right projects. As discussed under Program 6, the City is in the process of updating Chapter 16 Zoning Code of the Oxnard City Code (OCC), including objective development standards for multi-family development. Consistent with Program 6, the Zoning Code updates are scheduled to be complete by Dec. 2023.</p>
<p><b>Program 33: Allow Housing in the Business Research Park (BRP) Zone</b></p>	<p>Evaluate opportunities for housing in select BRP zoned locations and amend the zoning code to allow housing. Conduct outreach to property owners and community starting in 2023.</p>	<p>Fiscal Year 2023-2024</p>	<p>Program 33 does not have specific objectives for 2023.</p> <p>In October 2021 the City adopted five ordinances for zoning code amendments to implement the City of Oxnard 2021-2029 Housing Element. These amendments included creation of new Affordable Housing additive zones and regulations (AHP and AHD) and an update to Business and Research Park (BRP) zone to allow residential development at a density of 30 dwelling units per acre in parcels zoned with the AHP or AHD additive zone. These zoning amendments accommodated approval of two projects with a total of 341 units affordable lower income households on two BRP AHD zoned parcels.</p> <p>Program 33 also looks at the establishment of a BRP overlay zone that would provide property owners within the BRP zone with additional options for development of residential units with development standards specific to land use compatibility within the BRP zone. In 2021, in conjunction with preparation of the City's 2021-2029 Housing Element, staff received letters of support for a BRP overlay zone from four property owners of BRP zoned sites located south of Hwy. 101 and east of Rice Avenue. Opportunities for a BRP overlay zone will be evaluated in Fiscal Year 2023-2024.</p>

<p><b>Program 34: Pre-Approved Accessory Dwelling Units (ADUs)</b></p>	<p>Support approval and development of ADUs. Utilizing pre-approved ADU plans will reduce overall development costs and streamline approvals. Accommodate at least 320 ADUs to increase housing choices and mobility to higher resource areas.</p>	<p>By Fiscal Year 2023-2024</p>	<p>Program 34 does not have specific objectives for 2023.</p> <p>The Ventura County Association of Governments (VCOG) is preparing ADU plans that can be pre-approved to streamline the ADU building permit approval process and lower development costs for ADUs. City Building Official will evaluate the plan provisions and determine how and if they can be utilized in the permitting of affordable housing in the City. Provided the VCOG plans are available to the City, the City Building Official will review the VCOG ADU plans by Fiscal Year 2024-2025.</p>
<p><b>Program 35: ADU Monitoring Program</b></p>	<p>Support approval and development of ADUs.</p>	<p>Assess ADU approval progress at the time of Annual Report submittal and Implement No Net Loss in Program 3 if ADU numbers are not tracking with projections in Chapter F of the Housing Element.</p>	<p>Program 35 is an ongoing program.</p> <p>The City monitors the number and affordability of ADUs as part of the City's Housing Element Annual Report. The City has had great success with its ADU program and has greatly exceeded HCD recommended ADU assumption guidelines ("ADU Safe harbor justification"). A total of 327 ADU applications were filed in 2022, and 330 received planning entitlements. Additionally, 67 ADUs received building permits in 2022. The City's adopted 2021-2029 Housing Element projected 283 ADUs to be constructed in the 8-year planning period. Based on ADU entitlement and construction trends, the City will meet this figure before 2029. The City will continue to promote the City's successful ADU program, through the City's website, which contains options to build ADUs and ADU resources.</p>
<p><b>Program 36: ADU Promotion Program</b></p>	<p>Support approval and development of ADUs.</p>	<p>Maintain ADU webpage on an ongoing basis, place examples of ADUs on webpage, develop list of resources, and coordinate with ADU development and financing community by Fiscal Year 2023-2024.</p>	<p>Program 36 is an ongoing program with no specific objective for 2022.</p> <p>The City will continue to encourage and publicize the accessory dwelling program on the City's website to increase public awareness and promote the construction of ADUs. The ADU webpage provides answers to frequently asked questions (FAQs), steps to walk someone through the application process, a matrix to help a potential applicant decide which type of ADU to develop, and application worksheets for each of the seven types of ADUs allowed in the City. <a href="https://www.oxnard.org/city-department/community-development/adu-info/">https://www.oxnard.org/city-department/community-development/adu-info/</a></p>

<p><b>Program 37: Loss of Affordable Units</b></p>	<p>Maintain the number of existing affordable units.</p>	<p>Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.</p>	<p>Program 37 is an ongoing program.</p> <p>In accordance with Government Code Section 65583.2(g), the City also will continue to require replacement housing units subject to the requirements of Government Code Section 65915 (c)(3) on sites identified in the Housing Element site inventory when any new development (residential, mixed-use, or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. No development in 2023 has been subject to this requirement.</p>
<p><b>Program 38: Institutional Land Use Housing Opportunity Program</b></p>	<p>Evaluate opportunities for housing on institutional properties and amend the zoning code to allow housing.</p>	<p>Amend zoning by Fiscal Year 2024/2025</p>	<p>Program 38 does not have specific objectives for 2023.</p> <p>The City will evaluate a program to allow institutional properties (properties owned by organizations having a social, educational, or religious purpose such as a school, church, hospital, club or lodge) to build housing affordable to lower income households and/or homeless shelters on their property as part of their mission/community outreach and in conjunction with their existing development or use on their property. The program is planned to be complete in Fiscal Year 2024-2025.</p>
<p><b>Program 39: Special Needs Housing – Farmworker Housing Study</b></p>	<p>Achieve a greater understanding of farmworker needs and tailor or develop programs to meet those needs.</p>	<p>Completion by Fiscal Year 2024-2025</p>	<p>Program 39 does not have specific objectives for 2023.</p> <p>The City will (1) work with the County of Ventura, advocacy groups, and agricultural organizations to plan, seek funding through grants or other sources for the implementation of a Ventura County’s countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers to farmworker housing; and (2) utilize the survey results to develop targeted programs and strategies to address the identified housing needs of farmworkers and to support agricultural businesses with a stable and healthy workforce. The program is planned to be complete in Fiscal Year 2024-2025.</p>

<p><b>Program 40:</b>  <b>Collaboration with the Housing Trust Fund Ventura County</b></p>	<p>Support development of affordable housing units.</p>	<p>Ongoing, beginning in Fiscal Year 2022-2023</p>	<p>The City's Housing Department Director is a member of the Housing Trust Fund Ventura County Board and continues to seek out opportunities for the City to collaborate with the Housing Trust Fund Ventura County for the development of affordable housing. In 2022 the City donated a City owned property located at 241 W Second Street to the Housing Trust Fund Ventura County for the development of the Case De Carment project which will include 56 affordable rental units, inclusive of one unrestricted Manager's unit, a 110 bed emergency overnight shelter, and office space for supportive services providers and leasing. The project went into construction in 2022 and is expected to be completed in the first quarter of 2025.</p>
<p><b>Program 41:</b>  <b>Annual Housing Element Workshop</b></p>	<p>Check in regularly with the community on housing needs and programs.</p>	<p>Hold workshop during the first quarter of the year annually starting in Fiscal Year 2021-2022</p>	<p>Program 41 is ongoing.</p> <p>The City's Housing Element was completed and approved in October 2022. Due to the limited time between Housing Element adoption and Spring 2023, this program was not implemented in 2023. The annual Housing Element workshop is scheduled for Spring 2024. As part of the process of preparing this report, the City will hold an annual Housing Element workshop to update the community on progress towards implementing the Housing Element. Outreach includes community based organizations with the intention of reaching all segments of the population.</p>
<p><b>Program 42:</b>  <b>ADU Construction Cost Assistance and Accelerator Program</b></p>	<p>Maintain affordability of ADUs</p>	<p>Establish program by the end of Fiscal Year 2022-2023</p>	<p>Based on a review of existing ADU applications submitted to the Community Development Department, it appears that there is a large number of homeowners that have submitted applications to build ADUs on their property. Therefore, there is not a need to financially incentivise ADU construction at this time.</p>






**General Comments**

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Jurisdiction	Oxnard	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									







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id restrictions for the unit. Before adding information to this

derate Income	Notes
	6
<u>Date Converted</u>	<u>Notes</u>





<b>Jurisdiction</b>	Oxnard	<b>NOTE: This table surplus/excess la</b>
<b>Reporting Period</b>	2023	

(Jan. 1 - Dec.  
31)

**ANNUAL ELEMENT PROGRESS  
Housing Element Implemen**

For Ventura County jurisdictions, please format the APN

<b>Table H</b>			
<b>Locally Owned Surplus Sit</b>			
<b>Parcel Identifier</b>			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Existing Use</b>	<b>Number of Units</b>
<b>Summary Row: Start Data Entry Below</b>			
202-0-054-075, 202-0-054-080	241 W Second Street	Vacant	0
201-0-211-380	East Fourth Street/South Oxnard Boulevard	Other	
201-0-160-120	400 South Oxnard Boulevard	Other	
201-0-160-130	East Fourth Street/South Oxnard Boulevard	Other	
201-0-160-110	127 Enterprise Street	Other	
201-0-160-100	135 Enterprise Street	Other	
201-0-160-090	147 Enterprise Street	Other	
201-0-160-080	151 Enterprise Street	Other	
201-0-160-070	157 Enterprise Street	Other	
201-0-211-300	136 Enterprise Street	Other	
201-0-211-040	East Fifth Street/Meta Street	Other	
201-0-211-360	East Fifth Street/Meta Street	Other	
201-0-211-220	East Fifth Street/Meta Street	Other	
201-0-211-235	East Fifth Street/Meta Street	Other	
201-0-211-155	135 East Fifth Street	Other	
201-0-211-140	East Fifth Street/Meta Street	Other	
201-0-211-130	East Fifth Street/Meta Street	Other	
201-0-211-120	159 East Fifth Street	Other	
201-0-211-110	East Fifth Street/Meta Street	Other	
202-0-101-215	West 4th Street/South C Street	Other	
202-0-101-235	West 4th Street/South C Street	Other	
202-0-101-205	West 4th Street/South C Street	Other	
202-0-101-225	West 4th Street/South C Street	Other	
202-0-101-435	West 4th Street/South C Street	Other	
202-0-101-370	West 4th Street/South C Street	Other	









must contain an inventory of ALL lands the reporting jurisdiction owns

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**S REPORT**  
**ntation**

l's as follows:999-9-999-999

es

Designation	Size	Notes
5	6	7
Surplus Designation	Parcel Size (in acres)	Notes

Exempt Surplus Land	0.48	HCD issued the City a letter dated May 26, 2022 stating that HCD concluded that the property qualifies as exempt surplus land.
Surplus Land	0.413	Parking Lot
Surplus Land	0.14	Parking Lot
Surplus Land	0.169	Parking Lot
Surplus Land	0.18	Parking Lot
Surplus Land	0.126	Parking Lot
Surplus Land	0.101	Parking Lot
Surplus Land	0.094	Parking Lot
Surplus Land	0.018	Parking Lot
Surplus Land	0.22	Parking Lot
Surplus Land	0.07	Parking Lot
Surplus Land	0.092	Parking Lot
Surplus Land	0.05	Parking Lot
Surplus Land	0.05	Parking Lot
Surplus Land	0.05	Parking Lot
Surplus Land	0.05	Parking Lot
Surplus Land	0.05	Parking Lot
Surplus Land	0.1	Parking Lot
Surplus Land	0.04	Parking Lot
Surplus Land	0.32	Parking Lot
Surplus Land	0.05	Parking Lot
Surplus Land	0.05	Parking Lot
Surplus Land	0.009	Parking Lot
Surplus Land	0.01	Parking Lot
Surplus Land	0.01	Parking Lot











<b>Jurisdiction</b>	Oxnard	
<b>Reporting Period</b>	2023	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

**NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY.** This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Not
Cells in g

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

<b>Jurisdiction</b>	Oxnard
<b>Reporting Period</b>	2023 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle 10/15/2021 - 10/15/2029


Local governments are required to inform HCD about any local tenant preference ordinance the local government has adopted. Effective January 1, 2023, local governments adopting a tenant preference are required to create a v

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.</b>	
<b>Notes</b>	

# AL ELEMENT PROG

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**Table 1**

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**Tenant Preferen**

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rnment maintains when the jurisdic  
vebpage on their internet website c



# RESS REPORT

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**K**

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**nce Policy**

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ction submits their annual progress report on housing approvals and production, pe  
containing authorizing local ordinance and supporting materials, no more than 90 d

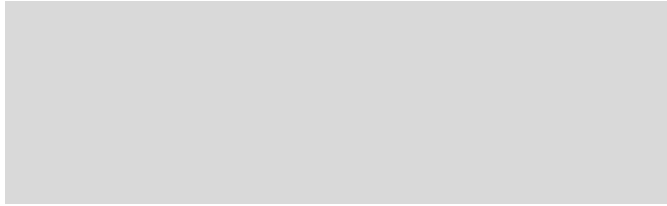


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er Government Code 7061 (SB 649, 2022, Cortese).  
lays after the ordinance becomes operational.



<b>Jurisdiction</b>	Oxnard
<b>Reporting Year</b>	2023 (Jan. 1 - Dec. 31)

Please update the status of the proposed uses listed in the entity's application for funding a or 50515.03, as applicable.

<b>Total Award Amount</b>	\$
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<b>Task</b>	<b>\$ Amount Awarded</b>	<b>\$ Cumulative Reimbursement Requested</b>

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Tab

<b>Completed Entitlement Issued by Affordability Summary</b>	
<b>Income Level</b>	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

<b>Building Permits Issued by Affordability Summary</b>	
<b>Income Level</b>	
Very Low	Deed Restricted
	Non-Deed Restricted



Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

<b>Certificate of Occupancy Issued by Affordability Summary</b>	
<b>Income Level</b>	
Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

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# ANNUAL ELEMENT PROGRESS REPORT

## Local Early Action Planning (LEAP) Reporting

### (CCR Title 25 §6202)

*and the corresponding impact on housing within the region or jurisdiction, as applicable, categori:*

-
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*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task Status

le A2)

Current Year
5
2
18
61
0
29
139
<b>254</b>

Current Year
16
22

74
99
17
29
384
<b>641</b>

<b>Current Year</b>
0
10
0
28
43
7
284
<b>372</b>

