

City of Oxnard 2024 Annual Housing Element Workshop

Emilio Ramirez, Housing Director

Kathleen Mallory, AICP, Planning & Sustainability Manager

March 25, 2024

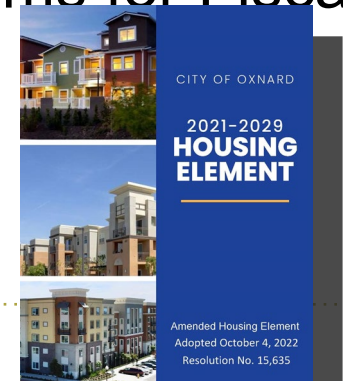


Welcome

- This is a Hybrid Meeting (Interpretación disponible en español)
- Public Comment (in person) - Complete Speaker Card
- Public Comment - (call-in to Speak Remotely During Meeting). Follow these directions:
 - Dial (888) 475-4499 and enter the Meeting ID and Passcode found on the Meeting Agenda. You will be placed in the Zoom waiting room
 - To speak and when your phone number is called, **press *9 to raise your hand** which will put you in the speaker queue. Once called **press *6 to unmute**
 - In person public comments first; followed by virtual public comments

Agenda

- Introductions
- Purpose of meeting
 - 2021-2029 Housing Element certified by State of California, Dept. of Housing and Community Development (HCD) in October 2022. Plan provides roadmap for housing all economic segments of the community
 - Program 41 - Annual Housing Element workshop
- Meeting Objectives:
 - Overview of Status in Implementing Housing Element
 - Discuss upcoming Housing Element programs for Fiscal Year 2024/2025 (budget dependent)
 - Gather input on issues, opportunities, and programs



- Status in constructing units:
 - Building Permits in Total
 - Accessory Dwelling units
 - Status in Meeting Regional Housing Needs Assessment
 - Housing Department Programs
 - 2023 City Council approved Ordinance Changes
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- HCD defines affordability levels
- Area Median Income for Ventura County in 2023: \$123,500

Income Level	1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE	5 PEOPLE
Acutely Low	\$13,000	\$14,850	\$16,700	\$18,550	\$20,050
Extremely Low	\$27,900	\$31,900	\$35,900	\$39,850	\$43,050
Very Low Income	\$46,500	\$53,150	\$59,800	\$66,400	\$71,750
Low Income	\$74,400	\$85,000	\$95,650	\$106,250	\$114,750
Median Income	\$86,450	\$98,800	\$111,150	\$123,500	\$133,400
Moderate Income	\$103,750	\$118,550	\$133,400	\$148,200	\$160,050

2023 Regional Housing Needs Allocation Progress ⁶

Income Level	RHNA Allocation by Income Level	2021 (Partial)	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level	Percent Completed
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%
Total RHNA	8,549												
Total Units		84	270	641							995	7,554	13.17%

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

Annual ADU Statistics

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

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

March 19th - Annual Housing Element and General Plan progress report to City Council.

- **Total Affordable Housing Units in 2023 - 641 units**
 - Very Low Income (50% of Area Median Income - AMI) - 38 units
 - Low Income (80% AMI) - 173 units
 - Moderate Income (120% AMI) - 46 units
 - Above Moderate Income (+120% AMI) - 384 units

- Homeowner Assistance Program (Program 11)
 - Down Payment Assistance Program operations has been contracted with the Ventura County Community Development Corporations
 - Shelter Development Program (Program 14)
 - The Casa de Carmen project continues under development
 - Surplus Land Act Properties (Program 29)
 - The City of Oxnard has declared several properties in downtown as surplus and continues to process their eventual sell
 - ProHousing Designation
 - The City of Oxnard has applied for a ProHousing designation with the State of California
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Housing Element Programs:

- Program 1 - Code Compliance Program
- Program 7 - Housing Permitting Process Review
- Program 9 - Farmworker Housing Program/Brochure
- Program 10 - Inclusionary Housing Ord.
- Program 20 - Energy Conservation
- Program 38 - Institutional Land Use & Housing Opportunity

Housing Element Programs:

- Program 1 - Code Compliance Program
 - Targeted Windshield Survey: Visually assessing exterior of homes - looking at roofing, windows, and siding conditions and categorizing units as sound, in need of minor repairs, moderate repair, substantial rehabilitation or dilapidated
 - Utilize information and identify specific needs and housing rehabilitation measures; utilize information to develop recommendations
 - Based upon survey findings and funding opportunities, FY 2024-2025 identify needs and housing rehabilitation measures to fit those needs
 - Evaluate potential measures to address needs
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Housing Element Programs:

- Program 7 - Housing Permitting Process Review
 - Review development projects through entitlement review; streamline City housing permitting processes
 - Recent City Council approved ordinances streamlined review
 - City invested in Enterprise Software Platform (largest departmental capital investment in years) to allow for online submittal, ease of permit review, and status of review/processing more streamlined
 - Continue to evaluate processes for review of residential projects
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Housing Element Programs:

- Program 9 - Farmworker Housing Program/Brochure
 - Review and pursue farmworker housing opportunities and collaborate with other agencies to identify good examples of brochure; participate in stakeholder meetings
 - City will develop an informational brochure explaining the permitting process and funding sources for the development of various range of farmworker housing uses
 - City seeking example brochure resources
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Housing Element Programs:

- Program 10 - Inclusionary Housing Ord. (engagement in 2022/2023)
 - Update will continue once receive a response to questions from Attorney General's office
 - Will present updated Inclusionary Housing Ordinance/approval body and seek community input when time is appropriate

- Program 20 - Energy Conservation
 - Increase public awareness and information on energy efficiency associated with affordable housing
 - City will continue to encourage development of affordable housing units that utilize passive and active energy saving features
 - Ongoing discussion regarding efficiency programs/housing; programs to encourage renovations (what is needed?)
 - Resources (i.e., SCE's Multifamily Energy Savings Program)
 - For more information, please reach out to Ashley Barden (ashley.barden@oxnard.org) or (805) 276-3349.
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Housing Element Programs:

- Program 38 - Institutional Land Use & Housing Opportunity Program (SB4)
 - Evaluate housing opportunities on institutional (higher education/religious) properties; determine approach, program, and opportunities in allowing housing
 - Consider timing and need for program

Discussion Questions:

- Are there any comments regarding the City's Housing Element progress?
- Are you aware of resources (financial and/or examples from other communities/documents) which would help the City implement the identified FY 2024/2025 programs?
- Do you have any suggestions regarding the upcoming programs discussed?

Contact Kathleen Mallory - Kathleen.Mallory@oxnard.org

Emilio Ramirez - Emilio.Ramirez@oxnard.org

Resources to visit:

Oxnard Affordable Housing https://www.oxnard.org/city-department/community-development/oxnard_affordable_housing/

City of Oxnard Adopted Amended 2021-2029 Housing Element: https://www.oxnard.org/wp-content/uploads/2022/10/Oxnard-Housing-Element_October-2022_Clean_Reduced.pdf





End of Presentation