

City of Oxnard

2024 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 18, 2025

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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 2024. 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 2024 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 is 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 2024 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 2024

During 2024, the City did not approve any General Plan Amendments. Exhibit 1, attached to this report, summarizes the General Plan Amendments since adoption of the City's 2030 General Plan.

General Plan Amendments in Process in 2024

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. The project was presented to the Planning Commission on November 21, 2024, who made a recommendation for approval to City Council. Staff is currently working with the applicant and finalizing the documents to be presented to the City Council in early 2025.

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. Staff has kicked off the environmental review process and the Notice of Preparation will be going out for public review in early 2025.

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. Staff is currently working with the School District and their design team on finalizing the plans. It is expected that this will proceed to the Planning Commission and City Council in 2025

Oxnard Fire Station 3 (Planning and Zoning Permit Number 24-620-03), Located at 150 Hill Street (APN 203-0-120-130): The project consist of the demolition of an existing 1-story fire station (Oxnard Fire Station 3) and construct a new 2-story 11,750 square foot fire station on an existing 0.66 acre parcel. The

proposed project includes a General Plan Amendment to change the land use designation from Residential Low Medium (RLM) to Public Semi Public(PSP).

Summary of Long Range Projects Currently Being Implemented

Update of the City's California Environmental Quality Act Guidelines (CEQA)

The City Council adopted an Update the City's CEQA Threshold Guidelines on December 3, 2024 (Resolution No. 15,838). The CEQA Threshold Guidelines implement and supplement the current (2024) State CEQA Statute & Guidelines (CEQA Initial Study Checklist - Appendix G of the State CEQA Statute & Guidelines) to provide clear direction in preparing environmental documents for development projects and identify what constitutes a significant environmental impact for projects in Oxnard. The key updates to the guidelines were to comply with State law in the areas of energy, greenhouse gas (GHG) emissions, wildfires, and transportation. The GHG section was updated for consistency with the State's climate goal to determine if a project has a less than significant impact from GHG emissions. Energy and Wildfire were added consistent with the 2024 State CEQA Checklist and in recognition of wildfire risk increasing in urban areas in recent years. Transportation was updated consistent with Senate Bill 743 to provide a methodology for assessing changes in vehicle miles traveled (VMT) rather than level of service (LOS) as the metric for CEQA impact determination.

Transit Oriented Development, High Quality Transit Corridor Grant - Southern California Association of Governments (SCAG)

In mid-2024, the City was awarded a REAP 2.0 grant for \$1,075,807 from the Southern California Associated of Government (SCAG) to establish a Transit-Oriented Development/High Quality Transit Corridor (TOD/HQTC) Specific Plan that will integrate housing, land use, and transportation to bridge the gap and reach climate resiliency and City Council approved City's Climate Action and Adaptation Plan (CAAP - 2022) goals by accelerating infill development near transit. The project is intended to implement Program 31 of the City's Housing Element. In December 2024, the City issued a Request for Proposals to hire a consultant to prepare a TOD/HQTC Specific Plan and associated tasks. Consistent with grant funding requirements, the project will be completed by the SCAG established grant deadline of September 30, 2026.

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. The City has been working on the ordinance update since 2022, by conducting community outreach, and bringing draft policy approaches to the City's Community Services, Public Safety, Housing & Development Committee ("Committee") and Planning Commission in 2023.

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. The City submitted a request for this opinion in mid-2024. This decision is pending with the State Attorneys General. The draft Inclusionary ordinance has been placed on hold while the City awaits this response.

Local Coastal Program (LCP) Update (Planning & Zoning (PZ) Permit Nos. 24-410-01; PZ 24-620-01; PZ 24-620-02; PZ 24-570-01; and PZ 24-580-01)

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 reinitiated work on the LCP update in 2023.

In February 2024 a contract was signed with a consultant to update the LCP, which is reflective of updates to the City's Coastal Land Use Plan (LUP) as well as the Local Implementation Plan (LIP)/Coastal Zoning Ordinance. The LCP is a document that provides policy directives for future development in the coastal zone and protection of coastal resources. The amendment of the City's LCP will address a range of CCC's new SLR policy guidelines, the Coastal Act, environmental conditions, housing policies, coastal protection regulations, as well as other applicable State of California's laws and development protocols.

A project kickoff meeting with the community was held on May 22nd, 2024 to introduce the scope of work. Following this meeting and during 2024, the City utilized the most up-to-date SLR model for the Oxnard area which is known as Coastal Storm Modeling System (CoSMoS v3.0). The City then used this data and updated the 2019 Administrative Draft SLR Adaptation Strategy Report and Vulnerability Assessment, and 2019 Administrative Draft Fiscal Impact Report.

As part of the update, a series of targeted virtual discussion groups were held from Dec 2nd – 4th, 2024, and an in person community meeting was held on Dec 9th, 2024 to introduce preliminary Vulnerability Assessment findings and discuss potential adaptation options. Feedback and input was received from those that attended and will help inform next steps in the update process.

The update to the LCP and LIP is anticipated to be completed by July 2027.

City of Oxnard Climate Action and Adaptation Plan (CAAP)

On December 7, 2022, the City Council approved the City's first CAAP. A CAAP is a plan for reducing 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.

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 addition to participating in appropriate CPA decarbonization programs.

In June 2022, the City Council authorized the City Manager to enter into a Memorandum of Understanding (MOU) with CPA to participate in CPA's Power Ready Program, a program facilitating the installation and operation of a solar and battery storage facility on a City-owned building located at 214 South C Street (Service Center). In December 2024, City Council approved the CPA's Power Ready Site Lease Agreement, which facilitates the contractual agreement between Coast Energy and the City to construct, operate, and maintain the Power Ready system at the Service Center. Construction of the Power Ready system is planned for 2025.

In 2024, to stay informed on current clean energy initiatives and contribute to shaping renewable energy policy for the City, staff continued to participate in CPA Energy Planning & Resource Committee meetings, while Council members remained engaged in CPA Board of Directors meetings.

Further, as an active member of CPA, in 2024 the City was granted \$250,000 through CPA's Energized Communities Program to construct EV charging for either fleet or public operations. Facilitation of this program will continue into 2025 and 2026.

In addition to the procurement of clean energy, the CAAP identifies transportation as one of Oxnard's largest emitting sectors, and therefore the transition towards zero-emission transportation as another primary way to achieve the CAAP goals. In 2024, the City proactively took steps to evaluate funding and regulatory approaches to expand the network of electric vehicle (EV) charging stations to support current EV users while encouraging new EV adoption. Working with various City Departments, the City is securing the necessary contract documents to allow the City to hire a qualified vendor to install, operate, and maintain public charging stations at city-owned property, such as City parks and municipal facilities at no cost to the City.

Summary of 2024 Active Developments of Interest

In 2024, the City saw a significant increase in the number of projects under construction, as many of the projects approved over the last few years have started construction. Many of these developments were located within the larger developments in the City, such as the Wagon Wheel project, Riverpark developments, and on Housing Element Additive Zone sites in 2024. Also, throughout the City there continues to be 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 2024 has been provided below.

Sakioka Farm Specific Plan

On June 16, 2020, City Council 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 Arctic Cold Storage Developments which are completed and operational. The 101 Logistics development, which consists of four industrial buildings totalling 778,720 square feet, was issued a stockpile permit in 2024, and the City expects to issue the grading permits in early 2025.

RiverPark Specific Plan

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. The buildout of RiverPark has been underway ever since. In 2024, the landing area of RiverPark saw the construction of Chick-Fil-a, a multi-tenant building with a drive-through Starbucks, Shake Shack, and the SpringHill and Towneplace Marriott hotels.

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 is currently under construction. The second 280-unit project referred to as "The Pointe", was approved by the Community Development Director in December 2024, but was appealed to the Planning Commission who upheld the Community Development Director's decision. An additional 412 unit project was contemplated under the recent amendment, however that has not yet been submitted.

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), Mayfair (88-unit condominiums) and Park Place II (33-unit condominiums) in 2020 through present. In 2024 construction was completed on 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 2022-2029 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 approved under the additive zone program and were under construction in 2024. On Housing Element Site 3, which was an underutilized auto dealership site, a 142-unit development was approved in 2023 and will provide 18 units affordable to low income households and 5 units affordable to very low income households. In 2024 the City also rezoned a 5.17 acre site (Lockwood 3, 2151 Lockwood Street) located north of Site 1 to add a Housing Element affordable housing zoning designation onto a Business Research Park (BRP) property and approved 234 units (38 low-income units; 24% of base density) on the new site.

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 December 2023 (effective Jan. 2024) the City amended the ADU parking requirements for garage conversion to implement Housing Element Programs 6 and 27 and comply with current state ADU legislation.

In 2024, 251 ADUs were issued a building permit, and 134 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, almost 600 permits have been issued for the construction of ADUs and 295 have been constructed. Therefore, the City has met the Housing Element ADU projection of 283, and could significantly exceed that projection by the end of the Housing Element cycle on October 15, 2029.

Table 1
Annual ADU Statistics (Units)

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

Year	Planning Applications Received	Entitlements Granted	Building Permit Applications Received	Building Permits Issued	Final Inspection/CO
2023	110*	111*	167	191	73
2024	N/A	N/A	347	251	134
Total	811	855	1,120	624	295

*In April 2023, in order to help streamline the ADU permitting process, Planning no longer required separate planning application and entitlements. Planning review is now completed concurrent with the Building department review.

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 2024 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 2024

As shown in Table 3 below, planning entitlements were granted for a total of 283 residential units in 2024. Building permits were issued for a total of 748 residential units in 2024. Of these units, 376 (including 35 ADUs) were units from the Lockwood developments. 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 384 dwelling units in 2024.

Table 2
Planning and Building Permit Activity in 2024

	Planning Entitlements	Building Permits	Certificates of Occupancy
Single Family Dwellings	0	33	3

	Planning Entitlements	Building Permits	Certificates of Occupancy
Multi Family/Apartments	283	464	247
Accessory Dwelling Units	N/A	251	134
Total	283	748	384

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 2024 was \$125,600. 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 \$3,140.

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 2024, 748 units were issued building permits. Approximately, sixty-five (65%) percent of the units issued building permits in 2024 met the criteria for placement in the lower-income and moderate income household categories while the remaining dwelling units (35%) were categorized as dwellings affordable to above moderate households.

Table 3
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

<u>Income Level</u>	<u>RHNA Allocation by Income Level</u>	<u>2021 (Partial)</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>Total Units to Date (all years)</u>	<u>Total Remaining RHNA by Income Level</u>	<u>Percent Completed</u>
Very Low	1,840	4	101	38	72						215	1,625	11.68%
Low	1,071	7	78	173	398						656	415	61.25%
Moderate	1,538	15	3	46	15						79	1,459	5.14%
Above Moderate	4,100	58	88	384	263						793	3,307	19.34%
Total RHNA	8,549												
Total Units		84	270	641	748						1743	6,806	20.39%

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 18, 2025, 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. General Plan Amendments (As of December 31, 2024)
2. 2024 City of Oxnard Housing Element Annual Report/HCD Excel Table

Exhibit 1

General Plan Amendments (As of December 31, 2024)

Amendment Number	Adoption Date	City Case No.	General Plan Amendment Project Name	GPA Adopting Reso. No.
1	10/11/2011	10-620-01	Adoption of 2030 General Plan	14,118
2	6/12/2012	10-620-02	GPA for 2006-2014 Housing Element	14,236
3	7/9/2013	13-620-01	GPA/Amend Housing Element AAHOP	14,424
4	9/9/2014	14-620-01	Change of Land Use Designation from Industrial Business and Research Park to Commercial General	14,684
5	12/9/2014	14-620-02	Repeal Las Cortas Specific Plan	14,708
6	1/26/2016	15-620-02	Change of Land Use Designation from Industrial Light to Industrial Limited	14,890
7	6/7/2016	16-620-01	Update Sustainability, Infrastructure, and Hazards Goals and Policies	14,925
8	12/13/2016	16-620-03	Creation of Urban Village Process	14,981
9	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
10	12/13/2016	15-620-04	Adoption of 2013-2021 Housing Element	14,982
11	10/10/2017	17-620-02	Mid Cycle 2013-2021 Housing Element Update	15,060
12	12/12/2017	17-620-03	Designation of Annexed School Property as SCH	15,074

13	1/30/2018	17-620-04	Costco Fuel Station	15,086
14	7/16/2019	18-620-01	Adoption of Downtown Code (replace the existing "Central Business District" land use designation with two new designations, "Downtown" and "Downtown Edge" and update references to these land use designations within the general plan.)	15,252
15	2/4/2020	17-620-01	Rio Urbana Housing Project (approved Subject to LAFCO)	15,299/15,315
16	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
17	4/19/2022	20-620-02	Change of Land Use Designation from Industrial Business and Research Park to Residential Medium	15,564
18	10/4/2022	21-620-03	Adoption of 2021-2029 Amended Housing Element	15,635
19	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	2024
Contact Information	
First Name	Jeff
Last Name	Pengilley
Title	Community Development Director
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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_02_12_25

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

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://hcd.my.site.com/hcdconnect>

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

Submittal Instructions

Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

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 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.*

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 and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Oxnard	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	72
	Non-Deed Restricted	0
Low	Deed Restricted	391
	Non-Deed Restricted	7
Moderate	Deed Restricted	7
	Non-Deed Restricted	8
Above Moderate		263
Total Units		748

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	40
Single-family Detached	0	33	4
2 to 4 units per structure	1	1	0
5+ units per structure	282	498	210
Accessory Dwelling Unit	0	216	130
Mobile/Manufactured Home	0	0	0
Total	283	748	384

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	214	748
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	625
Total Housing Units Approved:	283
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
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 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	8	625

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	282
Number of Projects Permitted with a Density Bonus	4
Number of Units in Projects Permitted with a Density Bonus	493

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	42
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Oxnard	
Reporting Year	2024	(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 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 Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	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 state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below																							
	1320110315	2801 North Oxnard		23-200-01	5+	R	3/8/2024	14	0	53	0	14	0	531	625	283	0	NONE	No	N/A	Pending	Discretionary	Project was approved but i
	2220112115	5305 Saviers Road		24-540-03	2 to 4	R	10/4/2024							3	3			NONE	No	N/A	Pending	Discretionary	
	2220112105	5309 Saviers Road		24-540-04	2 to 4	R	10/4/2024							3	3			NONE	No	N/A	Pending	Discretionary	
	2220112115	5313 Saviers Road		24-540-05	2 to 4	R	10/4/2024							3	3			NONE	No	N/A	Pending	Discretionary	
	2040134190	2310 Saviers Road		18-500-09	2 to 4	R	3/18/2024							1	1	1		NONE	No	No	Approved	Discretionary	
	2020055070	137 West First Street		22-200-11	5+	R	10/30/2024	3		3				47	53			NONE	No	No	Pending	Discretionary	
	2130090275	2151 Lockwood Street		22-500-04	5+	R	1/24/2024	8		30				196	234	234		NONE	Yes	Yes	Approved	Discretionary	Under challenge
	2250014265, 2250014275	2300 Pleasant Valley		23-500-10	5+	R	7/9/2024	2		6				40	48	48		NONE	Yes	Yes	Approved	Discretionary	
															0								
															0								
															0								
															0								
															0								

[illegible]

[illegible]

[illegible]

Jurisdiction	Oxnard
Reporting Year	2024 (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														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	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	72	-	-	-	-	-	215	1,625
	Non-Deed Restricted		2	2	12	22	-	-	-	-	-	-		
Low	Deed Restricted	1,071	-	-	52	74	391	-	-	-	-	-	656	415
	Non-Deed Restricted		4	3	26	99	7	-	-	-	-	-		
Moderate	Deed Restricted	1,538	-	-	-	17	7	-	-	-	-	-	79	1,459
	Non-Deed Restricted		9	6	3	29	8	-	-	-	-	-		
Above Moderate		4,100	43	15	88	384	263	-	-	-	-	-	793	3,307
Total RHNA		8,549												
Total Units			58	26	270	641	748	-	-	-	-	-	1,743	6,806
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
		Extremely low-Income Need											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.

VLI Deed Restricted
VLI Non Deed Restricted
LI Deed Restricted
LI Non Deed Restricted
MI Deed Restricted
MI Non Deed Restricted
Above Mod Income

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Oxnard	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report 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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation

Program 1: Code Compliance Program	Ensure compliance with City codes, with a focus on substandard housing, which includes garage conversions and unpermitted additions. 300 cases per month.	Ongoing	<p>Program 1 is an ongoing program with no specific objective for calendar year 2024.</p> <p>In 2024, the Code Compliance Division had a staff of 9 Code Compliance Inspectors, one manager and two admin who carried an average of 126 new cases per month. Code Compliance Inspectors 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>
Program 2: Citywide Homeowner Repair Program	Provide loans to rehabilitate 3 very low and 3 low-income homes annually, as funding allows.	Seek funding annually	<p>In program year 2024, 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>

Program 3: No Net Loss Monitoring	Maintain sufficient sites to meet the RHNA throughout the planning period	Assess whether sufficient sites remain annually and continue to maintain sufficient sites at all income categories throughout the planning period.	<p>Program 3 is an ongoing program with annual assessment of sufficient Housing Element site to meet the City’s RHNA obligations.</p> <p>As of the end of 2024, there is remaining land to meet the remaining capacity needs for 2,040 very low and low income units. Approximately 48 units were entitled in 2024 on one of the Housing Element sites (Site 34) at a density projected in Supplement 1 the City of Oxnard’s certified 2021-2029 Housing Element. The City also rezoned a 5.17 acre site (Lockwood 3, 2151 Lockwood Street) to add a Housing Element affordable housing zoning designation onto a Business Research Park (BRP) zoned site and approved 234 units (38 low-income units; 24% of base density) on the new site.</p> <p>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 251 ADUs were issued building permits in 2024. Based on the number of ADU permits issued (See Program 35), continued strong public interest and ongoing City promotion of ADUs, the City has already surpassed the Housing Element ADU projection of 283 ADUs for the 2021-2029 Housing Element Period. 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.</p>
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Program 4: Urban Village Program	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	At the time projects subject to the Urban Village Program are approved.	<p>Program 4 is an ongoing program with no specific objective for calendar year 2024.</p> <p>The City approved the Riverpark Specific Plan Amendment in 2022 which is identified in the 2030 General Plan as an Urban Village. Riverpark includes 1,025 residential units, of which 118 are affordable to lower income households. In 2024 the City processed 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 allows up to 950 units, of which 15 percent 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 2025. The Northeast Community Specific Plan is anticipated to be complete in Summer 2026.</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>
Program 5: Parcel Assemblage or Lot Consolidation Program	Support State legislation that enables site assembly through creation of a taxincrement supported program or district	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>Program 5 is an ongoing program with no specific objective for calendar year 2024.</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 2024 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>

Program 6: Zoning Code Amendments	Revise Zoning Code to comply with recently adopted state law.	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>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 accomodate 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 in 2024 a 234-unit apartment complex was approved 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>
Program 7: Housing Permitting Process Review	Review and streamline permitting process, ADUs, and manufactured housing.	Annually and as project applications are submitted.	<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 (see Program 6).</p>

<p>Program 8: SOAR Affordable Housing Exemption Study</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>Program 9: Farmworker Housing Program</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 constructed 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 construction in May 2023 and will include 6 units designated for farmworkers. The project is estimated to be completed in the first quarter of 2025.</p>
<p>Program 10: Inclusionary Housing Program</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 Ordinance 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 Permanent 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 Summer of 2025. The Central Terrace Project, an 87 unit affordable rental housing development, inclusive of one manager's unit, also began construction in 2022. The project received \$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 received its Certificate of Occupancy in January of 2025.</p>

Program 11: Homeownership Assistance Citywide	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.	Develop and disseminate marketing materials for by June 2023, update on an annual basis; Ongoing	The City has an existing agreement with the Ventura County Community Development Corporation (VCCDC) to administer the City's homeownership downpayment assistance program. In 2024 VCCDC was not able to issue any loans due to a lack of affordable units for sale.
Program 12: Mortgage Credit Certificate (MCC)	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.	Develop and disseminate marketing materials by June 2023, update on an annual basis; Ongoing and as firsttime homebuyers' applications are pursued	CDLAC is no longer funding the program therefore, no MCCs were issued in 2024. Ventura County will apply for funding of this program should the program receive funding again.

Program 13: Financial and Regulatory Assistance	Continuing to provide financial and regulatory assistance.	Continue to pursue funding annually	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 transporation amenities as part of the City's Downtown Oxnard Transit Amenities project. Construction on this project began in summer 2022. The Central Terrace Apartments received its certificate of Occupancy in January 2025. Off-site 4th Strett Mobiliy Improvements are estimate to be completed in 2027. The City of Oxnard applied for its PLHA funding in 2020 and was awarded an amount of up to \$6,950,574 over a five year period with the first year allocation being awarded in 2021 and the most recent allocation for the 4th year of funding being awarded in 2024.
Program 14: Shelter Development Program	Continue to work to provide shelter and services to address the homeless need.	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	The Navigation Center at Case De Carmen is under construction and 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 Summer of 2025. The property address us 241 W. Second Street in downtown Oxnard. In November 2023 the City amended the zoning code to comply with SB 2 requirements for transitional and supportive housing outside of the Coastal zone.

Program 15: Homeless Assistance	Continue to implement programs providing services, and emergency shelter to homeless persons.	Ongoing through planning period.	<p>In 2024, Oxnard Navigation Center (ONC) operated by Mercy House, provided shelter and services to homeless residents. The shelter operates with a capacity of 110 clients. 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>The Encampment Response Funding (ERF) program, launched in 2023, continued through 2024. This program utilizes motel rooms to provide 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 with The Salvation Army Street Outreach team, and a new two-person street outreach team was created with Mercy House. 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 2024, the One Stop operated at the Salvation Army office in Oxnard.</p> <p>The Mercy House rapid re-housing program operated for the entire calendar year, assisting people to quickly transition from homelessness to housing through practical assistance that may include housing identification, landlord</p>
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Program 16: At-Risk Household Assistance	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.	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>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. No deed-restricted affordable housing projects (as identified in Housing Element Table B-29) were at risk of losing restriction in 2024. However, the restriction for 23 of the units in the 112 unit Paseo El Prado Apartments will expire in 2026.</p>
Program 17: Fostering Self-Sufficiency	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.	Annually and ongoing.	<p>Program 17 is an ongoing program with an annual objective of assisting 90 households. During 2024, 23 Public Housing and 62 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>

Program 18: Section 8 Assistance Program	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.	Ongoing. Increase voucher utilization; raise payment standards; expand landlord outreach. Provide annual training to landlords starting in June 2023.	The Oxnard Housing Authority (OHA) continues to participate in the Section 8 program, an average of 1,621 vouchers were in use in 2024. The payment standards (maximum rent for units under the program) have been aligned with private rental market. Utilization rate is at 100%.
Program 19: Affirmatively Furthering Fair Housing	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.	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.	The City of Oxnard remains under contract with The Housing Rights Center for administration of the Fair Housing Program

Program 20: Energy Conservation	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.	Advertise programs and implement project-related standards as feasible when development applications are received.	<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>
Program 21: Reasonable Accommodation	Continue to implement reasonable accommodation ordinance for disabled persons.	Review requests for reasonable accommodation as they are received.	<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>Program 22: Special Needs Groups</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. To date, the entire annual allocation of set aside vouchers have been issued to eligible applicants. In addition, in calendar year 2024, a total of 35 project based vouchers were issued and units were leased by eligible applicants at the Central Terrace Project. Central Terrace received its Certificate of Occupancy in January 2025 and 35 of the 87 units will target population is individuals who meet the definition of homeless and non-elderly disabled/homeless. Casa Alineto completed its first phase of residential rehabilitation activities, inclusive of 32 units in August 2024 and is estiamted to complete its 2nd phase in the first quarter of 2025 for the remaining 38 units in the project which will be set aside for homeless individuals. A total of 11 mainstream project based vouchers were issued and units were leased at the Casa Aliento Project. The mainstream program is restricted to low income individuals who are non-elderly and disabled. A total of 5 project based vouchers were also issued and units were leased at Casa Aliento by applicants who meet low income restrictions and meet the definition of homelessness. The Casa de Carmen project will include 55 units set aside for homeless households and is estimated to be completed in summer 2025.</p>
<p>Program 23: Mobile Home Park Conservation Ordinance</p>	<p>Clarify the mobile home park condominium conversion process based on recent case law.</p>	<p>Annually.</p>	<p>In 2024, 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>Program 24: Annexation Areas</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 the Rio Urbana portion of the program has been fulfilled. The Teal Club annexation was heard by the Planning Commission in November 2024. The Commission recommended approval of the annexation to the City Council. The Annexation request is expected to be heard by the City Council in 2025.</p>

Program 25: Large Households	Assist in the development of larger units to accommodate large households	As project applications are submitted	<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 Fall 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 is under construction and estimated to be completed in the second quarter of 2025 will include 18 three bedroom units.</p>
Program 26: Extremely Low-Income Households	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.	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>In 2022, the Casa De Carmen Permanent 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 completed in 2025. The Central Terrace Project, an 87 unit affordable rental housing development, inclusive of one manager's unit, was under construction in 2024 and received its Certificate of Occupancy in January of 2025. The project received \$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. In 2023, the Dolores Huerta Gardens project began construction. It is expected to be completed in the first quarter of 2025 and will include 23 units designated for extremely low income households.</p> <p>On March 25, 2024 the City held an Annual Housing Element Workshop. Part of the goal of this workshop was to meet with developers to Look for opportunities to develop or facilitate extremely low-income units.</p>

Program 27: Review of Parking Standards	Continue to review alternative parking requirements in all zoning districts.	Amend parking requirements by Fiscal Year 2023-2024 and monitor and report every two years.	<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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Program 28: Large Site Program	Assist with large site development	As project applications are submitted.	<p>Program 28 is an ongoing program with no specific objective for 2024.</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>
Program 29: City Owned Sites and Developer Assistance	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.	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>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 Summer of 2025.</p>
Program 30: Downtown Infrastructure and Financing Study	Ensure sufficient infrastructure for housing in Downtown.	Complete in Fiscal Year 2023-2024	<p>Program 30 does not include specific objectives for 2024.</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>

Program 31: Oxnard Boulevard Corridor, High Quality Transit Corridor Sites Selection and Analysis	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.	Complete in Fiscal Year 2023-2024	<p>Program 31 does not include specific objectives for 2024.</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>The City has recently been awarded a grant by the Southern California Association of Government (SCAG) to implement Program 31 to support the intensification of residential development along the SCAG 2045 Regional Transportation Plan High Quality Transportation Corridor.</p>
Program 32: Senate Bill 35 Procedure or Policy	Streamline affordable housing projects.	Ord complete in Fiscal Year 2021-2022; Dec.2023	<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, in 2023 the City also updated 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 were adopted in Dec. 2023 and became effective on January 4th, 2024.</p>

Program 33: Allow Housing in the Business Research Park (BRP) Zone	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.	Fiscal Year 2023-2024	<p>Program 33 does not have specific objectives for 2024.</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. The City also rezoned a 5.17 acre site (Lockwood 3, 2151 Lockwood Street) to add a Housing Element affordable housing zoning designation onto a Business Research Park (BRP) zoned site and approved 234 units (38 low-income units; 24% of base density) on the new site.</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.</p>
Program 34: Pre-Approved Accessory Dwelling Units (ADUs)	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.	By Fiscal Year 2023-2024	<p>Program 34 does not have specific objectives for 2024.</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>

Program 35: ADU Monitoring Program	Support approval and development of ADUs.	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>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 63 ADUs received building permits in 2021, 75 were issued building permits in 2022, 191 ADUs were issued building permits in 2023, and 251 ADUs were issued building permits in 2024, for a total of 580 ADUs. The City's adopted 2021-2029 Housing Element projected 283 ADUs to be constructed in the 8-year planning period. Based on ADU building permits issued to date, the City has already substantially surpassed the projection for the 2021- 2029 Housing Element period. 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>
Program 36: ADU Promotion Program	Support approval and development of ADUs.	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>Program 36 is an ongoing program with no specific objective for 2024.</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. https://www.oxnard.org/city-department/community-development/adu-info/</p>
Program 37: Loss of Affordable Units	Maintain the number of existing affordable units.	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.	<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 2024 has been subject to this requirement.</p>

Program 38: Institutional Land Use Housing Opportunity Program	Evaluate opportunities for housing on institutional properties and amend the zoning code to allow housing.	Amend zoning by Fiscal Year 2024/2025	<p>Program 38 does not have specific objectives for 2024.</p> <p>In 2024 California SB4 went to effect that allows affordable housing on land owned by religious organizations and higher education institutions; this measure implements Program 38. The City will evaluate opportunities 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.</p>
Program 39: Special Needs Housing – Farmworker Housing Study	Achieve a greater understanding of farmworker needs and tailor or develop programs to meet those needs.	Completion by Fiscal Year 2024-2025	<p>Program 39 does not have specific objectives for 2024.</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>
Program 40: Collaboration with the Housing Trust Fund Ventura County	Support development of affordable housing units.	Ongoing, beginning in Fiscal Year 2022-2023	<p>The City's Housing Department Development Manager 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 was under construction in 2024 and is expected to be completed in the Summer of 2025.</p>

Program 41: Annual Housing Element Workshop	Check in regularly with the community on housing needs and programs.	Hold workshop during the first quarter of the year annually starting in Fiscal Year 2021-2022	<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 first annual Housing Element workshop was held on March 25, 2024. The meeting was held both in person and online for call-in speakers. The workshop provided an update on Housing Element programs and gathered input on issues, opportunities and programs (https://www.youtube.com/watch?v=Hc9blbt_9m4). 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 in Spring 2025. Outreach includes community based organizations with the intention of reaching all segments of the population.</p>
Program 42: ADU Construction Cost Assistance and Accelerator Program	Maintain affordability of ADUs	Establish program by the end of Fiscal Year 2022- 2023	<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. 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. Therefore, there is not a need to financially incentivise ADU constuction at this time.</p>

Jurisdiction	Oxnard	
Reporting Period	2024	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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov 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 ⁺ . For detailed reporting requirements, see the ckcklist here:	
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

[illegible]

Jurisdiction	Oxnard	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

For Ventura County jurisdictions, please format the APN's as follows:999-9-999-999

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
201-0-211-380	East Fourth Street/South Oxnard Boulevard	Other		Surplus Land	0.413	Parking Lot
201-0-160-120	400 South Oxnard Boulevard	Other		Surplus Land	0.14	Parking Lot
201-0-160-130	East Fourth Street/South Oxnard Boulevard	Other		Surplus Land	0.169	Parking Lot
201-0-160-110	127 Enterprise Street	Other		Surplus Land	0.18	Parking Lot
201-0-160-100	135 Enterprise Street	Other		Surplus Land	0.126	Parking Lot
201-0-160-090	147 Enterprise Street	Other		Surplus Land	0.101	Parking Lot
201-0-160-080	151 Enterprise Street	Other		Surplus Land	0.094	Parking Lot
201-0-160-070	157 Enterprise Street	Other		Surplus Land	0.018	Parking Lot
201-0-211-300	136 Enterprise Street	Other		Surplus Land	0.22	Parking Lot
201-0-211-040	East Fifth Street/Meta Street	Other		Surplus Land	0.07	Parking Lot
201-0-211-360	East Fifth Street/Meta Street	Other		Surplus Land	0.092	Parking Lot
201-0-211-220	East Fifth Street/Meta Street	Other		Surplus Land	0.05	Parking Lot
201-0-211-235	East Fifth Street/Meta Street	Other		Surplus Land	0.05	Parking Lot
201-0-211-155	135 East Fifth Street	Other		Surplus Land	0.05	Parking Lot
201-0-211-140	East Fifth Street/Meta Street	Other		Surplus Land	0.05	Parking Lot
201-0-211-130	East Fifth Street/Meta Street	Other		Surplus Land	0.05	Parking Lot
201-0-211-120	159 East Fifth Street	Other		Surplus Land	0.1	Parking Lot
201-0-211-110	East Fifth Street/Meta Street	Other		Surplus Land	0.04	Parking Lot
202-0-101-215	West 4th Street/South C Street	Other		Surplus Land	0.32	Parking Lot
202-0-101-235	West 4th Street/South C Street	Other		Surplus Land	0.05	Parking Lot
202-0-101-205	West 4th Street/South C Street	Other		Surplus Land	0.05	Parking Lot
202-0-101-225	West 4th Street/South C Street	Other		Surplus Land	0.009	Parking Lot
202-0-101-435	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-370	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-355	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-330	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-310	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-290	West 4th Street/South C Street	Other		Surplus Land	0.04	Parking Lot
202-0-101-270	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-255	West 4th Street/South C Street	Other		Surplus Land	0.01	Parking Lot
202-0-101-360	West 4th Street/South C Street	Other		Surplus Land	0.007	Parking Lot
202-0-101-405	West 4th Street/South C Street	Other		Surplus Land	0.02	Parking Lot
202-0-101-415	425 South B Street	Commercial		Surplus Land	0.33	
202-0-105-245	West Sixth Street/South B Street	Other		Surplus Land	0.22	Parking Lot
202-0-105-220	West Sixth Street/South B Street	Other		Surplus Land	0.07	Parking Lot
202-0-105-205	West Sixth Street/South B Street	Other		Surplus Land	0.07	Parking Lot
202-0-105-120	538 South B Street	Other		Surplus Land	0.08	Parking Lot
202-0-105-180	West Sixth Street/South B Street	Other		Surplus Land	0.44	Parking Lot
202-0-105-235	West Sixth Street/South B Street	Other		Surplus Land	0.02	Parking Lot
202-0-105-210	West Sixth Street/South B Street	Other		Surplus Land	0.0068	Parking Lot
202-0-105-195	West Sixth Street/South B Street	Other		Surplus Land	0.0068	Parking Lot
202-0-105-170	West Sixth Street/South B Street	Other		Surplus Land	0.04	Parking Lot
202-0-103-115	West Sixth Street/South B Street	Other		Surplus Land	0.02	Parking Lot
202-0-103-025	West Sixth Street/South B Street	Other		Surplus Land	0.12	Parking Lot
202-0-103-185	West Sixth Street/South B Street	Other		Surplus Land	0.06	Parking Lot
202-0-103-225	West Sixth Street/South B Street	Other		Surplus Land	0.01	Parking Lot
202-0-103-210	318 West Fifth Street	Commercial		Surplus Land	0.1	
202-0-103-205	West Sixth Street/South B Street	Other		Surplus Land	0.08	Parking Lot
202-0-103-145	West Sixth Street/South B Street	Other		Surplus Land	0.11	Parking Lot
202-0-103-130	321 West Sixth Street	Commercial		Surplus Land	0.06	
202-0-104-405	West 4th Street/South A Street	Vacant		Surplus Land	0.18	
202-0-085-190	418 West Fourth Street	Public Facilities		Surplus Land	0.18	Former Childrens Museum
132-0-033-010	Riverpark Boulevard/Colonia Ave	Vacant		Surplus Land	1.4	
201-0-272-170	Meta St/6th St	Vacant		Exempt Surplus Land	0.17	Successor Agency grant deed w/ City for "agency's use"; land for open space purposes
201-0-272-200	Meta St/6th St	Vacant		Exempt Surplus Land	0.06	Successor Agency grant deed w/ City for "agency's use"; land for open space purposes

[illegible]

[illegible]

Jurisdiction	Oxnard	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	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

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

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							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction			Oxnard		ANNUAL ELEMENT PROGRESS REPORT							
Reporting Period			2024		(Jan. 1 - Dec. 31)							
Planning Period			6th Cycle		10/15/2021 - 10/15/2029							
Table K												
Tenant Preference Policy												
Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.												
Does the Jurisdiction have a local tenant preference policy?			No									
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.												
Notes												

