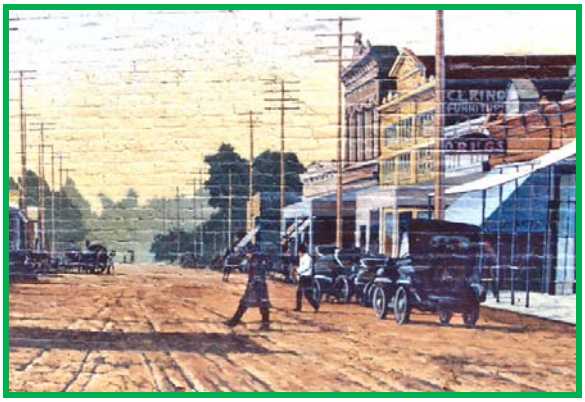
2008-2014 HOUSING ELEMENT



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I. INTRODUCTION

A. Purpose of the Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with state law and to report its written findings to the local government.

Santa Paula's Housing Element provides policies and programs to address the following important housing issues as well as other identified local needs.

- Preservation and improvement of its aging housing stock;
- A relatively high level of household overcrowding and housing overpayment;
- A limited supply of large rental units;
- Provision of adequate housing for farm workers;
- The need to promote homeownership opportunities; and
- The desire to achieve a more economically balanced community.

As mandated by state law, the planning period for this Housing Element extends from 2008 to 2014. This Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to the housing development; and 5) promoting equal housing opportunities.

The Housing Element consists of the following major components:

- An analysis of the city's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III); and
- A review of potential constraints, both governmental and non-governmental, to meeting Santa Paula's identified housing needs (Chapter IV);

- The Housing Action Plan for addressing the City's identified housing needs, including housing goals, policies and programs (Chapter V).

B. Community Context

Incorporated in 1902, the City of Santa Paula is in the geographical center of Ventura County, and is located in the rich agricultural Santa Clara Valley (see Figure I-1). Surrounded by orange, lemon and avocado groves, Santa Paula is commonly referred to as the "Citrus Capital of the World." The City is a major distribution point for citrus fruits in the United States and is also well-known for its avocado producing and processing. Compared to most other cities in the County, Santa Paula has been a relatively stable community, experiencing modest population growth over the past 30 years. As of 2007, the City had an estimated population of 29,182 residents.

Demographic shifts are taking place in the city impacting housing needs. First, Santa Paula has a growing Hispanic population. In 1990, 59% of the city's population was of Hispanic origin, and by 2000 this figure had increased to 71%. Second, the city is home to an increasing number of younger families, as evidenced by the growth in both the young to mid-adult (age 25 to 44) and school age (5 to 19) populations between 1980 and 2000. The provision of adequate affordable housing, including larger rental units and first-time homeownership opportunities for younger growing families, is thus an important issue facing Santa Paula.

Santa Paula is a predominantly lower- and moderate-income community. The 2000 Census reported that half of the city's households had annual incomes of less than 70% of the County median income. The City also has the lowest median household income among all Ventura County cities. Santa Paula desires to be a more economically and socially balanced community. To achieve this goal, additional "executive-style" or higher-end housing opportunities are necessary to attract working professionals and upper-income households to the community.

Santa Paula currently has a housing stock totaling approximately 8,500 units. Of these, 68% are single-family houses or condos, 22% are multi-family units, and 9% are mobile homes and trailers. Because a significant amount of its residential growth occurred prior to 1970, over half of the housing stock in Santa Paula is over 30 years old, the age when most homes begin to require major repairs. Recognizing this as a significant housing concern, the City will continue to promote neighborhood upgrading through a combined approach of code enforcement and provision of home rehabilitation assistance. Continuation and expansion of these programs is necessary as a growing share of the housing stock requires improvement or rehabilitation.

Housing costs in Santa Paula are relatively affordable in comparison to most Ventura County cities. Even so, the median sales price of a resale single-family home in 2007 was about $540,000 – well beyond the reach of low-income families. Rent for a typical two-bedroom apartment unit ranges from $1,100 to $1,250 per month, which is more affordable. However, many households in Santa Paula are overpaying and many "double up" with other families to afford rents, which in turn contributes to overcrowding.

C. Public Participation

Public participation is an important component of the planning process in Santa Paula, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. Appendix C contains a summary of these opportunities as well as a list of persons and organizations that were notified during the Housing Element update process.

D. Consistency with Other Elements of the General Plan

State law requires that all portions of the General Plan be internally consistent. The City of Santa Paula General Plan consists of seven elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Open Space; 5) Conservation; 6) Noise; and 7) Safety. This Housing Element builds upon the other elements and is consistent with the policies and proposals set forth by the General Plan. Examples of inter-element consistency include: residential development capacities established in the Land Use Element are incorporated within the Housing Element, and the discussion of infrastructure and public services in the Housing Element is based upon information from the Land Use and Safety elements. As the General Plan is amended through time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

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II. HOUSING NEEDS ASSESSMENT

Incorporated in 1902, the City of Santa Paula is the geographical center of Ventura County, and is located in the rich agricultural Santa Clara Valley. Surrounded by orange, lemon and avocado groves, Santa Paula is commonly referred to as the "Citrus Capital of the World." The city is a major distribution point for citrus fruits in the United States and is also well-known for its avocado producing and processing. Compared to most other cities in Ventura County, Santa Paula has been a relatively stable community, experiencing modest population growth over the past 30 years. As of 2007, the city has a population of 29,182 residents.

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city's projected housing growth needs based on the 2007 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data from the 2000 U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private vendors. In addition, Ventura County's Consolidated Plan provides useful information for this update of the Housing Element. The implications of these findings for the city's housing policies and programs are also discussed.

A. Population Characteristics

1. Population Growth Trends

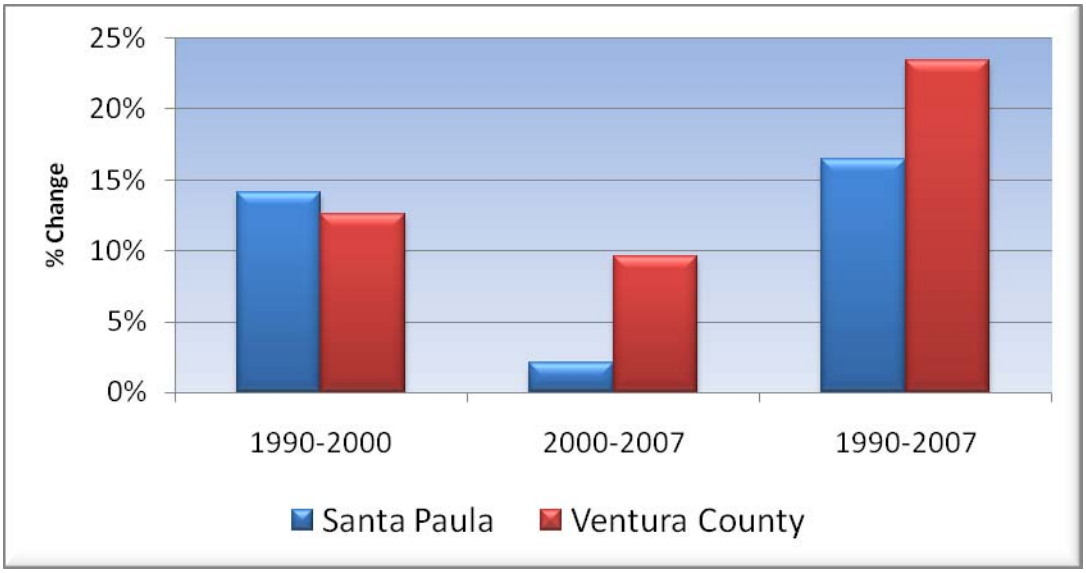
Compared to the decade of the 1990s, Santa Paula's growth slowed considerably since 2000, going from a 1.4% average annual growth rate to less than 0.5% annual growth rate from 2000 to 2007 (see Table II-1 and Figure II-1). The current population growth rate is substantially less than Ventura County as a whole. The California Department of Finance estimates that the population of Santa Paula as of January 1, 2007 was 29,182, representing 3.5% of Ventura County's total population of 825,512.

Table II-1
Population Trends 1990-2007 –
Santa Paula vs. Ventura County

	1990	2000	2007	Growth 1990-2000	Growth 2000-2007
Santa Paula	25,062	28,598	29,182	14.1%	2.0%
Ventura County	669,016	753,197	825,512	12.6%	9.6%

Sources: 1990 & 2000 Census; Calif. Dept. of Finance Table E-1 (2007)

Figure II-1
Population Growth



Sources: US Census 2000, California Department of Finance Table E-1(2007)

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table II-2 provides a comparison of the city's and county's population by age group in 2000. This table shows that the age distribution of the city's population is, overall, younger than Ventura County as a whole (median age of 29.6 vs. 34.2 for the county). The under age 18 cohort increased from 33% to 42% of the city's population from 1990 to 2000. However, the percentage of the population 65 years and over is slightly higher for Santa Paula than the county average.

Table II-2
Age Distribution

Age Group	Santa Paula		Ventura County	
	Persons	%	Persons	%
Under 18 years	8,990	31.4%	214,244	28.4%
18 to 24 years	3,130	10.9%	67,520	9.0%
25 to 44 years	8,496	29.7%	231,146	30.7%
45 to 64 years	4,934	17.3%	163,483	21.7%
65 to 74 years	1,523	5.3%	40,244	5.3%
75 to 84	1,110	3.9%	27,271	3.6%
85 and over	415	1.5%	9,289	1.2%
Total	28,598	100.0%	753,197	100.0%
Median Age	29.6		34.2	

Source: 2000 Census, Table QT-P1

3. Race and Ethnicity

The racial and ethnic composition of the Santa Paula differs from Ventura County in that a higher proportion of city residents are Hispanic/Latino. Approximately 72% of city residents are Hispanic/Latino, contrasted with 33.4% for the County (Table II-3). The city's proportion of non-Hispanic minority racial population (2.4%) is less than Ventura County's (9.8%).

Table II-3
Race/Ethnicity

	Santa Paula		Ventura County	
	Persons	%	Persons	%
Not Hispanic or Latino	8,238	28.8%	501,463	66.6%
White	7,551	26.4%	427,449	56.8%
Black or African American	69	0.2%	13,490	1.8%
American Indian/Alaska Native	129	0.5%	3,177	0.4%
Asian	180	0.6%	39,452	5.2%
Native Hawaiian/Pacific Islander	27	0.1%	1,379	0.2%
Other Races or 2+ races	282	1.0%	16,516	2.2%
Hispanic or Latino (any race)	20,360	71.2%	251,734	33.4%
Total	28,598	100.0%	753,197	100.0%

Sources: 2000 Census, SF1 Table P8

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table II-4 provides a comparison of households by type for the city and Ventura County as a whole, as reported in the 2000 Census. Family households comprised approximately 79% of all households in the city, approximately 4% higher than the county. The city's average household size is higher than Ventura County as a whole (3.49 persons per household in the city vs. 3.06 persons per household in the county). These statistics suggest that there is a somewhat greater need for large units in Santa Paula than for some other areas of Ventura County.

Table II-4
Household Composition

Type	Santa Paula		Ventura County	
	Households	%	Households	%
Total Households	8,136	100.0%	243,234	100.0%
Families	6,433	79.1%	182,959	75.2%
- w/children under 18	3,591	44.1%	104,630	43.0%
Non-family households	1,703	20.9%	60,275	24.8%
- Single living alone	1,396	17.2%	45,931	18.9%
- 2 or more	307	3.8%	14,344	5.9%
Average household size	3.49		3.06	

Sources: US Census 2000, SF1 Tables P18 and H12

2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2000 as compared to the county as a whole. It reveals a lower level of homeownership in the city, approximately 10 percentage points lower than the county.

Table II-5
Household Tenure

Tenure	Santa Paula		Ventura County	
	Units	%	Units	%
Owner Occupied	4,693	58%	164,380	68%
Renter Occupied	3,443	42%	78,854	32%
Total occupied units	8,136	100%	243,234	100%

Source: 2000 Census, QT-H1 and H7

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table II-6 indicates that overcrowding in the City of Santa Paula is substantially more prevalent than for Ventura County as a whole.

Table II-6
Overcrowding

Household Type	Santa Paula		Ventura County	
	Households	Percent	Households	Percent
Owner-Occupied	4,691	100.0%	164,380	100.0%
Overcrowded	324	6.9%	3,727	2.3%
Severely overcrowded	582	12.4%	2,500	1.5%
Renter-Occupied	3,466	100.0%	78,854	100.0%
Overcrowded	571	16.5%	5,474	6.9%
Severely overcrowded	919	26.5%	5,798	7.4%

Source: 2000 Census, Table H20

Overcrowding is an increasing problem in both the city and county as a whole. According to the 1990 census, overcrowding in the city averaged only 3% to 4% of all households, and only 2% to 3% of all county households. Within 10 years, rates of overcrowding have increased greatly, particularly for renter households.

4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to the 2000 Census, the median household income in Santa Paula was $41,651, the lowest household income of incorporated cities in Ventura County (Table II-7).

Table II-7
Median Household Income –
Ventura County and Cities

Jurisdiction	Median Household Income	% of County Median Income
Camarillo	$62,457	105%
Fillmore	$44,510	75%
Moorpark	$76,642	128%
Ojai	$44,593	75%
Oxnard	$48,603	81%
Port Hueneme	$42,246	71%
Santa Paula	$41,651	70%
Simi Valley	$70,371	118%
Thousand Oaks	$76,815	129%
Ventura	$52,298	88%
Ventura County	$59,666	100%
California	$47,493	80%

Source: 2000 Census, SF3 Table P53

5. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-8 displays estimates for overpayment in 1999 by lower-income households. According to SCAG, 33% of all lower-income renter households and 36% of all lower-income owner households were overpaying for housing. While extremely-low-income owners suffer the greatest cost burden, at least 34% of all categories of lower-income households, both renters and owners, were found to be overpaying for housing.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

The relatively high cost of housing in Santa Paula is the primary cause of overpayment for lower-income households. Several programs in the Housing Action Plan (Chapter V) designed to address housing affordability will also help to alleviate overpayment. These programs include the owner-occupied housing rehabilitation program, rental housing

rehabilitation program, Section 8 rental assistance program, mobile home rent stabilization program, mobile home park resident ownership program, downpayment and mortgage assistance programs (through Ventura Cities Mortgage Finance Authority), mortgage credit certificate program, workforce and senior housing development program, multi-family housing acquisition and rehabilitation program, and the inclusionary housing program.

Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely low income is defined as households with income less than 30% of area median income. The 2007 area median income for Ventura County was $79,500 (see Table II-19). For extremely-low-income households, this results in an income of $25,700 or less for a four-person household. Households with extremely-low-income have a variety of housing needs.

Existing Needs

In 2000, approximately 1,590 extremely-low-income households resided in Santa Paula, representing 19.5% of the total households. Over 80% of extremely-low-income households faced housing problems (defined as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities).[1] Additionally, 58% of extremely low-income households paid more than 50 percent of their income toward housing costs, compared to 15% of all Santa Paula households.

Projected Needs

The projected housing need for extremely-low-income households is assumed to be 50% of the very low income regional housing need of 453 units. As a result, the City has a projected need for 227 extremely-low-income units. The resources and programs to address this need are the same as for low-income housing in general and are discussed throughout the Housing Element, including the Chapter V, Housing Action Plan. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for extremely-low-income households can be found in Chapter II, Needs Assessment, Section E, Special Needs, and Chapter IV, Constraints, Section A.g. Special Needs Housing.

[1] HUD Comprehensive Housing Affordability Strategy (CHAS) 2000.

Table II-8
Overpayment by Income Category – Santa Paula

Income Category	Renters		Owners	
	Households	Percent	Households	Percent
Extremely low households	1,130		460	
Households overpaying	545	48.2%	280	60.9%
Very low households	845		625	
Households overpaying	245	29.0%	210	33.6%
Low households	605		1,005	
Households overpaying	50	8.3%	265	26.4%
All lower-income households	2,580		2,090	
Households overpaying	840	32.6%	755	36.1%

Source: SCAG 2006 based on 2000 Census
www.scag.ca.gov/housing/pdfs/rhna/allocation/rhna_ExistingHousingNeedsbyJurisdiction.pdf

C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-9 shows that the city had a workforce of 12,221 persons, or 59% of the working-age population, as reported by Census 2000. This table shows that a somewhat smaller proportion of the city's population is in the labor force as compared to the county. About 1.6% of city residents worked at home, less than one-half the county's proportion of home-based employment.

Table II-9
Labor Force – Santa Paula vs. Ventura County (2000)

	Santa Paula		Ventura County	
	Persons	%	Persons	%
In labor force	12,221	59.2%	372,020	66.2%
-Work at home	199	1.6%	14,532	3.9%
Not in labor force	8,410	40.8%	190,062	33.8%
With social security income	2,412	11.7%	56,552	10.1%
Total population age 16+	20,631		562,080	

Source: 2000 Census SF3 DP-3

In 2000, the largest occupation sector for city residents was sales and office-related occupations, constituting almost 28% of the city's working residents (Table II-10). A

substantial proportion of the city's working residents were employed in service or blue collar occupations that are commonly paid mid- to low-level wages (e.g., waiters, waitresses and beauticians, machine operators, assemblers, farming, transportation, handlers and laborers). Collectively, these occupations constituted 54% of the workforce. About one-tenth of the workforce was employed in agricultural-related occupations (farming, fishing and forestry).

Table II-10
Employment by Occupation – Santa Paula

	Jobs	Percent
Management, professional and related	2,036	18.2%
Service	1,628	14.5%
Sales and office	3,098	27.6%
Farming, fishing and forestry	1,291	11.5%
Construction, extraction, and maintenance	1,253	11.2%
Production, transportation, and material moving	1,907	17.0%

Source: 2000 Census, SF3 Table DP-3

As of 2005, the four largest employment sectors within Ventura County were manufacturing (40,929 employees), retail trade (38,702 employees), health care & social services (27,480 employees), and accommodation & food services (25,815 employees)[2].

2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table II-11 shows projected job growth by occupation for the Oxnard-Thousand Oaks-Ventura MSA (Ventura County) along with median hourly wages for the period 2004-2014. Total employment in Ventura County is expected to grow by 12% between 2004 and 2014. The overall growth is expected to add 39,900 new jobs and bring the employment of Ventura County to almost 371,000 by 2014.

Generally, residents that are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low paying occupations. Table II-11 illustrates the growth trend in low-wage service jobs such as health care support, food preparation and serving, cleaning and maintenance, sales, and office/administrative support.

[2] U.S. Bureau of the Census, 2005 County Business Patterns

Table II-11
Projected Job Growth by Occupation, 2004-2014 –
Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area

Occupational Title	Annual Average Employment		Employment Change		Median Hourly Wage*
	2004	2014	Numerical	Percent	
Total, All Occupations	331,000	370,900	39,900	12.1	$15.61
Management Occupations	19,610	22,480	2,870	14.6	$44.78
Business and Financial Operations Occupations	16,420	19,100	2,680	16.3	$27.58
Computer and Mathematical Occupations	7,940	9,740	1,800	22.7	$34.80
Architecture and Engineering Occupations	8,360	9,290	930	11.1	$34.73
Life, Physical, and Social Science Occupations	4,860	5,550	690	14.2	$33.72
Community and Social Services Occupations	2,690	3,070	380	14.1	$18.96
Legal Occupations	2,150	2,350	200	9.3	$35.79
Education, Training, and Library Occupations	17,440	20,140	2,700	15.5	$23.03
Arts, Design, Entertainment, Sports, and Media Occupations	5,320	5,860	630	12.0	$19.11
Healthcare Practitioners and Technical Occupations	10,750	12,870	2,120	19.7	$28.53
Healthcare Support Occupations	6,890	8,940	2,050	29.8	$12.46
Protective Service Occupations	6,470	7,260	790	12.2	$12.41
Food Preparation and Serving Related Occupations	22,600	25,690	3,090	13.7	$8.32
Building and Grounds Cleaning and Maintenance Occupations	12,020	13,910	1,890	15.7	$10.37
Personal Care and Service Occupations	7,920	9,300	1,380	17.4	$9.41
Sales and Related Occupations	36,730	40,850	4,120	11.2	$11.18
Office and Administrative Support Occupations	55,990	58,730	2,740	4.9	$14.63
Farming, Fishing, and Forestry Occupations	16,080	17,880	1,800	11.2	$8.57
Construction and Extraction Occupations	18,720	20,720	2,000	10.7	$20.49
Installation, Maintenance, and Repair Occupations	11,420	12,830	1,410	12.3	$18.34
Production Occupations	23,030	24,470	1,440	6.3	$11.64
Transportation and Material Moving Occupations	17,670	19,770	2,100	11.9	$10.79

*2006 wages
Source: California Employment Development Dept., March 2005 Benchmark

3. Jobs-Housing Balance

A regional balance of jobs to housing helps to ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become overheated, requiring households to pay a larger percentage of their income for housing. In addition, a tight housing market can result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas. The current jobs-housing objective within the SCAG region is one new housing unit for every 1.5 jobs.[3]

[3] SCAG Draft 2007 Regional Comprehensive Plan, Land Use & Housing Chapter

According to the 2000 Census, about 92% of employed Santa Paula residents worked in Ventura County, and 31% of all workers were employed within the city limits (Table II-12).

Table II-12
Job Location for Santa Paula Residents

	Persons	%
Work in Ventura County	10,062	91.7%
-Work in city of residence	3,372	30.7%
-Work elsewhere in Ventura County	6,690	61.0%
Work in another California county	889	8.1%
Work outside California	22	0.2%
Total workers age 16+	10,973	

Source: 2000 Census, SF3 Tables P26 & P27

The largest employment sector within Santa Paula is health care and social assistance (791 employees), followed by retail trade (655 employees). With 5,196 jobs and 8,365 housing units, there were only 0.62 jobs per housing unit in the city as of 2002. The city's jobs/housing ratio is less balanced than Ventura County as a whole, which had ratio of 0.78 jobs per housing unit in 2002 (Table II-13).

Table II-13
Employment Profile and Jobs/Housing Ratio (2002) – City of Santa Paula

Industry	Number of establishments	Number of employees
Manufacturing	25	513
Wholesale trade	18	500-999
Retail trade	66	655
Information	6	71
Real estate & rental & leasing	17	118
Professional, scientific, & technical services	27	143
Administrative & support & waste management & remediation services	15	76
Educational services	3	20-99
Health care & social assistance	48	791
Accommodation & food services	42	451
Other services (except public administration)	37	202
Totals	304	5,196
Housing Units		8,365
Jobs/Housing Ratio		0.62

Sources: 2002 Economic Census
California Dept. of Finance, Report E-5

D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

As of 2000, the housing stock in Santa Paula was comprised mostly of single-family detached homes, which made up 60% of all units, while multi-family units comprised about 22% of the total. About 9% of units were single-family attached (condo) units, while mobile homes comprised the remaining 9%. Table II-14 provides a breakdown of the housing stock by type along with growth trends for the city compared to the county as a whole for the period 2000-2007.

Table II-14
Housing by Type

Structure Type	2000		2007		Growth	
	Units	%	Units	%	Units	%
Santa Paula						
Single-family detached	4,987	60%	5,044	59%	57	42%
Single-family attached	729	9%	767	9%	38	28%
Multi-family 2-4 units	762	9%	789	9%	27	20%
Multi-family 5+ units	1,076	13%	1,091	13%	15	11%
Mobile homes	787	9%	787	9%	0	0%
Total units	8,341	100%	8,478	100%	137	100%
Ventura County						
Single-family detached	160,532	64%	175,906	64%	15,374	68%
Single-family attached	27,324	11%	28,088	10%	764	3%
Multi-family 2-4 units	16,408	7%	16,963	6%	555	2%
Multi-family 5+ units	35,285	14%	40,933	15%	5,648	25%
Mobile homes	12,162	5%	12,334	4%	172	1%
Total units	251,711	100%	274,224	100%	22,513	100%

Source: Cal. Dept. of Finance, Table E-5

Between 2000 and 2007, single-family detached homes represented 42% of all units built in the city. While detached homes comprised the largest proportion of new construction in both the city and county during this period, approximately 30% of all residential development in the city was comprised of multi-family units, and nearly 60% consisted of higher-density attached housing, either condos or apartments.

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by lead-based paint coated windows and doors opening and closing.

Table II-15 shows the age distribution of the housing stock in Santa Paula compared to Ventura County as a whole as reported in the 2000 Census.

Table II-15
Age of Housing Stock by Tenure –
Santa Paula vs. Ventura County

	Santa Paula		Ventura County	
Year Built	Units	%	Units	%
Owner occupied	4,691	100%	164,373	100%
1990 or later	375	8%	23,126	14%
1980-89	678	14%	33,867	21%
1970-79	1,010	22%	43,372	26%
1960-69	1,082	23%	39,288	24%
1950-59	606	13%	15,586	9%
1940-49	316	7%	4,240	3%
1939 or earlier	624	13%	4,894	3%
Renter occupied	3,466	100%	78,861	100%
1990 or later	293	8%	7,504	10%
1980-89	325	9%	13,980	18%
1970-79	628	18%	22,064	28%
1960-69	824	24%	17,286	22%
1950-59	522	15%	9,137	12%
1940-49	384	11%	4,252	5%
1939 or earlier	490	14%	4,658	6%

Source: 2000 Census H36

This table shows that the majority of owner-occupied and rented units in Santa Paula were constructed prior to 1970. These findings suggest that there may be strong need for maintenance and rehabilitation, including remediation of lead-based paint, for a large proportion of the City's housing stock.

Table II-16 identifies the number or owner-occupied and renter-occupied housing units lacking complete kitchen or plumbing facilities in the city and the county as a whole. This table shows that less than 1% of owner-occupied units and 2% of renter occupied units lacked complete plumbing or kitchen facilities. The lack of complete kitchen or

plumbing facilities is often an indicator of serious problems, and housing units may need rehabilitation even though they have complete kitchens and plumbing facilities.

Table II-16
Kitchen and Plumbing Facilities by Tenure –
Santa Paula vs. Ventura County

	Santa Paula		Ventura County	
	Units	%	Units	%
Owner occupied	4,691	100.0%	164,373	100.0%
Complete kitchen facilities	4,678	99.7%	163,921	99.7%
Lacking complete kitchen facilities	13	0.3%	452	0.3%
Renter occupied	3,466	100.0%	78,861	100.0%
Complete kitchen facilities	3,045	98.2%	77,686	98.5%
Lacking complete kitchen facilities	61	1.8%	1,175	1.5%
Owner occupied	4,691	100.0%	164,373	100.0%
Complete plumbing facilities	4,677	99.7%	163,782	99.6%
Lacking complete plumbing facilities	14	0.3%	591	0.4%
Renter occupied	3,466	100.0%	78,861	100.0%
Complete plumbing facilities	3,406	98.3%	78,299	99.3%
Lacking complete plumbing facilities	60	1.7%	562	0.7%

Source: 2000 Census H48, H51

According to a citywide survey conducted by City staff in 2007, it was determined that single-family home neighborhoods in Santa Paula are generally well-maintained and contain only isolated properties in deteriorated condition that require moderate rehabilitation. However, the survey also confirmed that the housing stock of the city's denser, older residential neighborhoods to the south and east of downtown are in need of varying degrees of upgrading, and some units are likely to qualify for rehabilitation assistance. Of the 5,517 residential structures surveyed, 36% (or 2,009 structures) were observed to have one or more substandard building conditions as defined by the Uniform Housing Code (Table II-17). Of four categories of code violation:

- 14% were nuisance and sanitation violations,
- 49% were faulty weather protection violations,
- 6% were structural hazards; and
- 31% were substandard/ hazard violations.

Table II-17
Housing Conditions Survey Results

Defect	Violations
Faulty Weather Protection	
Lack of protective wall covering and/or paint	1,183
Deteriorated roofing	528
Deteriorated and/or loose & crumbling plaster	242
Structural Hazards	
Deteriorated and/or inadequate foundations	164
Deteriorated and/or inadequate roofing members	80
Substandard/Hazards	
Undersized electrical service (less than 100 amp)	432
Hazardous plumbing and/or mechanical	149
Hazardous electrical wiring	276
Hazardous or damaged fireplaces	96
Improper Occupancy (garage conversion)	195
General dilapidation	97
Sanitation/Nuisance	
Lack of window screens/broken windows	577
Total	4,019

Source: City of Santa Paula Building and Safety and Planning Depts, 2007
Note: Structures may have more than one type of problem, therefore, total violations exceeds the number of units with problems.

With a total housing stock of 8,478 units in 2007, applying the factor of 36% from the survey results in an estimate of approximately 3,052 units that may be in need of some type of repair to correct deficiencies.

The City currently administers four programs to facilitate upgrade of the housing stock and stabilization of neighborhoods, including Code Enforcement, owner and renter rehabilitation programs, and the Remove and Replace Program.

3. Vacancy

Housing vacancy rates as reported in the 2000 Census are shown in Table II-18. The table shows that vacancy rates in the city were relatively low, with just 2.5% of rental units and 2.2% of for-sale units available for rent or sale, respectively. The rental vacancy rate for the county as a whole was approximately the same as the city, while the vacancy rate of for-sale housing was less than the City at 0.9%. Rental vacancy rates in the 2% range indicate nearly full occupancy, and contribute to upward pressures on rents.

Table II-18
Housing Vacancy –
Santa Paula vs. Ventura County

	Santa Paula		Ventura County	
	Units	%	Units	%
Total housing units	8,341	100.0%	251,712	100.0%
Occupied units	8,136	97.5%	243,234	96.6%
-Owner occupied	4,693	56.3%	164,380	65.3%
-Renter occupied	3,443	41.3%	78,854	31.3%
Vacant units	205	2.5%	8,478	3.4%
-For rent[1]	78	2.2%	2,070	2.6%
-For sale[2]	22	0.5%	1,501	0.9%
-Rented or sold, not occupied	31	0.4%	795	0.3%
-For seasonal or occasional use	19	0.2%	2,653	1.1%
-For migrant workers	2	0.0%	33	0.0%
-Other vacant	53	0.6%	1,426	0.6%

Source: 2000 Census, Table QT-H1
Notes: [1] Est. % of all rental units
[2] Est. % of all for-sale units

4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development[4], housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas (such as Ventura County), these income limits may be increased to adjust for high housing costs.

Table II-19 shows current (2009) affordable rent levels and estimated affordable purchase prices for housing in Ventura County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is $656, while the maximum affordable rent for very-low-income households is $1,094. The maximum affordable rent for low-income households is $1,750, while the maximum for moderate-income households is $2,583.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the

[4] HCD memo of 4/18/07 (http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k7.pdf)

maximum home purchase prices by income category shown in Table II-19 have been estimated based on typical conditions.

Table II-19
Income Categories and Affordable Housing Costs – Ventura County

2009 County Median Income = $86,100	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	$26,250	$656	--
Very Low (31-50%)	$43,750	$1,094	$140,000
Low (51-80%)	$70,000	$1,750	$225,000
Moderate (81-120%)	$103,300	$2,583	$330,000
Above moderate (120%+)	$103,300 +	$2,583 +	$330,000 +

Assumptions:
-Based on a family of 4
-30% of gross income for rent or PITI
-10% down payment, 5.5% interest, 1.25% taxes & insurance, $200 HOA dues
Adjustments to income limits are sometimes made by HUD and HCD in high housing cost areas such as Ventura County.
Source: Cal. HCD; Conexus

b. For-Sale Housing

Housing sales price statistics for the period January 2006 through August 2007 (Table II-20) show that the vast majority of new homes and resale condominiums homes sold for under $500,000 during this period. However, only 27% of single-family resale homes sold for under $500,000.

The median new home sales price was about $466,500 (SFD and condo combined), while the median price for resale single-family detached homes was $542,000. For resale condos, the median price was $326,000. Based on the estimated affordable purchase prices shown in Table II-19, less than one-half of for-sale units (condominiums only) were affordable to low- or moderate-income residents. These data illustrate the fact that public subsidies are generally required to reduce sales prices to a level that is affordable to low- and moderate-income buyers. At a median price of $326,000 for condominiums, there is a "gap" of over $26,000 between the market price and the maximum price a moderate-income household can afford to pay for a home. For low-income households, this gap is over $111,000. (Note: as a result of the severe downturn in the real estate market since late 2007, the affordability of for-sale housing has improved significantly since these sales statistics were compiled).

Table II-20
Housing Sales Price Distribution (2006-07) –
Santa Paula

Price	New (All)	Resale	
		Condo	SFD
Under $150,000	0	1	2
$150,000-174,999	0	2	0
$175,000-199,999	0	0	1
$200,000-224,999	0	1	1
$225,000-249,999	0	0	0
$250,000-274,999	0	1	0
$275,000-299,999	0	9	2
$300,000-324,999	1	4	0
$325,000-349,999	0	3	0
$350,000-374,999	4	8	1
$375,000-399,999	2	1	0
$400,000-424,999	0	3	2
$425,000-449,999	0	1	2
$450,000-474,999	4	0	8
$475,000-499,999	6	0	10
$500,000+	1	0	78
Median	$466,500	$326,000	$542,000

Data for Jan 2006 through Aug 2007
Source: DataQuick Information Systems

A focused survey of recently-built condos was conducted in October 2009 in order to provide a basis for the land inventory assumptions in Chapter III and Appendix B. Two units that were completed in 2006 were resold in 2009 for prices ranging from $179,000 to $250,000, which fall within the Low-income category (see Table II-21).

Table II-21
Condo Market Survey – 2009 –
Santa Paula

Address	Zone	Density (du/ac)	Bed/Bath	Sq. ft.	Price	Category
240 March St. #2	R-4	18	2/2	1051	$179,000	Low
249 March St. #1	R-4	18	4/3	1875	$250,000	Low

Source: City of Santa Paula, Troop Real Estate, 10/2009

c. Rental Housing

Table II-22and Table II-23 show rental market data for apartments or condos in Santa Paula based on a 2007 survey of listings. The average rent advertised for all units in Santa Paula was about $1,250 per month, with a range of $700 for a 1-bedroom apartment to $1,650 for a 3-bedroom unit. This survey shows that rents in Santa Paula are significantly

lower than the average of $1,542[5] for Ventura County as a whole. A more recent targeted survey of recently-built units was conducted in March 2009 (see Appendix A, Tables A-5i and A-5j)

When market rents are compared to the amounts lower-income households can afford to pay (Table II-19), it is clear that extremely-low and very-low-income households have a difficult time finding rental housing without overpaying. However, market rents generally fall into the low-income category (Table II-23). The average 2-bedroom apartment rent was found to be $1,155 while the average for 3-bedroom units was $1,505 compared to the affordable range of $1,075 to $1,750 for low-income households. These affordability conclusions are supported by the updated 2009 survey, which found that all recently-built units rented within the affordable range for lower-income households.

Table II-22
Rental Market Survey – 2007 –
Santa Paula

Address	Zone	#-Bed	#Bath	Sq. ft.	Rent
234B South 8th Street	R-3	1	1		$700
146 South 8th Street	C-G	1	1	700	$725
413 Sycamore Street	R-2	1	1		$875
519 Harvard Blvd. (Built in 2004—Mixed Use)	C-G	1	1	500	$895
238 Palm (small old house)		2	1	750	$1,250
122 E. Ventura St., Unit D	R-3PD	2	1	890	$1,200
184 S. Steckel	R-3	2	1	951	$1,095
711 Pleasant	R-1	2	1	950	$1,090
106 E. Ventura	R-3PD	2	1	962	$1,100
202 South Steckel	R-3	2	1	1000	$1,200
833 East Virginia	HR2PD	3	1	1268	$1,650
242 Lilac Lane	R-2	3	2.5	1586	$1,600
Larmon Loop (built 2006-07)	R-3	3	2	1194	$1,500
135 North 13th	C/LI	3	2	1,200	$1,200
440 West Santa Barbara Street	R-2	3	2	1,212	$1,575
478 Center Lane	R-1	4	2	1569	$1,600

Source: City of Santa Paula, Internet search/property file cross-reference

[5] Source: RealFacts, September 2007

Table II-23
Rental Market Summary – 2007
Santa Paula

Unit Size	Rent Range	Avg. Rent	Income Category
Studio/1 bedroom	$650-895	$798	Very Low
2 bedroom	$1,095-1,250	$1,155	Low
3 bedroom	$1,200-1,650	$1,505	Low
4 bedroom	$1,600	$1,600	Low
Totals	$650-2,400	$1,250	

Source: City of Santa Paula, Internet search

E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Santa Paula residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

In 2000, approximately 2,799 people between the 16 and 64 years of age, or 16% of the working age population, reported a work-related disability (see Table II-24). Of those aged 65 and over, 2,710 had some form of disability. Included within these disabilities are persons whose disability hinders their ability to go outside the home (10% of the working age population and 20.3% of the senior population). Housing opportunities for the handicapped can be expanded through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. Program 21 in the Housing Action Plan (Chapter V) addresses these needs by committing the City to processing a Municipal Code amendment that would establish procedures to ensure reasonable accommodations for persons with disabilities pursuant to Government Code Sec. 65008 and 65583 (SB 520).

Table II-24
Persons with Disabilities by Age – Santa Paula

Disability by Age	Persons	Percent
Age 5 to 15 - total persons	5,457	--
Sensory disability	93	1.7%
Physical disability	87	1.6%
Mental disability	148	2.7%
Self-care disability	85	1.6%
Age 16 to 64 - total persons	17,596	--
Sensory disability	328	1.9%
Physical disability	1,206	6.9%
Mental disability	414	2.4%
Self-care disability	248	1.4%
Go-outside-the-home disability	1,780	10.1%
Employment disability	2,799	15.9%
Age 65 and over* - total persons	3,035	--
Sensory disability	511	16.8%
Physical disability	919	30.3%
Mental disability	340	11.2%
Self-care disability	323	10.6%
Go-outside-the-home disability	617	20.3%

Source: 2000 Census, SF3 Tables P8 and P41
Note: Totals may exceed 100% due to multiple disabilities per person

2. Elderly

In 2000, there were 1,865 households in Santa Paula where the householder was 65 or older (Table II-25). Of these, 264 persons were below the poverty level in 1999[6]. Many elderly persons are dependent on fixed incomes and many have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be partially addressed through smaller units, second

[6] 2000 Census, SF3 Table DP-3

units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

The City encourages affordable and accessible housing options for seniors through a variety of programs described in the Housing Action Plan, including the Santa Paula Housing Authority's Section 8 program (Program 5), Mobile Home Park Tenant Protections (Program 6), Mobile Home Rent Stabilization (Program 7), Workforce and Senior Housing Development (Program 11), and a Reasonable Accommodation Ordinance (Program 21).

Table II-25
Elderly Households by Tenure –
Santa Paula

	Owners		Renters	
Householder Age	Households	%	Households	%
Under 65 years	3,284	70%	3,008	87%
65 to 74 years	680	14%	210	6%
75 to 84 years	529	11%	179	5%
85 and over	198	4%	69	2%
Total households	4,691	100%	3,466	100%

Source: 2000 Census, SF3 Table H14

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. The city's average household size increased significantly from 1980 to 2000, from 2.96 to 3.22 persons per unit from 1980 to 1990, and to 3.49 persons per unit by 2000. About 21% of owner households had five or more members, while about 34% of renters were large households (Table II-26). This distribution is significantly higher than the county's percentage of large households (16% owner and 20% renter), and indicates that there is a greater need for large units with four or more bedrooms in Santa Paula as compared to many other areas of the county. . The City responds to the needs of large households through participation in the Housing Authority's Section 8 program which allows renters to afford larger units and the CDBG funded Owner-Occupied Housing Rehabilitation (Loan) Program which can be used for the addition one bedroom and one bathroom.

Table II-26
Household Size by Tenure –
Santa Paula

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	864	18.4%	575	16.6%
2 persons	1,420	30.3%	463	13.4%
3 persons	674	14.4%	624	18.0%
4 persons	735	15.7%	636	18.3%
5 persons	458	9.8%	492	14.2%
6 persons	320	6.8%	241	7.0%
7+ persons	220	4.7%	435	12.6%
Total households	4,691	100%	3,466	100%

Source: 2000 Census, SF3 Table H17

4. Female-Headed Households

Of the 8,157 households in the city, 955, or about 12%, were headed by a female (Table II-27). While female-headed households represent a relatively small portion of all households, they often have special challenges of balancing work and childcare responsibilities. On a percentage basis, over twice as many renter households were female-headed as compared to owners (18% vs. 7%, respectively). [7]. The City responds to the needs of female-headed households through participation in the CDBG program and the Housing Authority's Section 8 program. The inclusionary housing program and the density bonus program also produce affordable housing which may be suitable for female-headed households.

Table II-27
Household Type by Tenure –
Santa Paula

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	3,137	67%	1,803	52%
Male householder, no wife present	225	5%	312	9%
Female householder, no husband present	336	7%	619	18%
Non-family households	993	21%	732	21%
Total households	4,691	100%	3,466	100%

Source: 2000 Census, SF3 Table H19

[7] 2000 Census, SF3 Table DP-3.

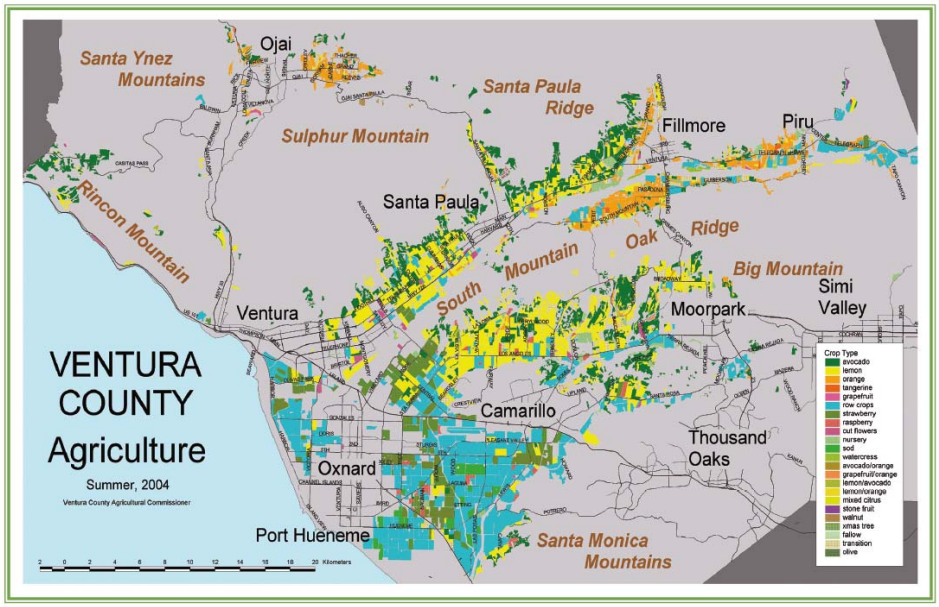
5. Farm Workers

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in Ventura County, with a total value of over $1 billion per year[8]. There is strong public sentiment for retaining agricultural production, as reflected in the SOAR (Save Open Space and Agricultural Resources) initiatives that have been approved by voters. Figure II-2 illustrates the wide variety of crops produced in the county.

According to the Ventura County Workforce Investment Board, over the past two decades the number of farm workers continued to increase – there were 5,000 more agricultural jobs in Ventura County in 2003 than there were in 1983. This represents more than 30% growth in an industry that is stagnant in the value of its output. As a result, while agriculture has become a less significant component of the county's economy, its relative importance as a source of jobs has slipped only a little.

In spite of the increase in agriculture sector jobs, wages have shown no tendency to increase. Quite the opposite has occurred, in fact. The real, inflation-adjusted agricultural worker's average salary has fallen in 2000 dollars from $20,503 in 1983 to $19,729 in 2003. This is counter to the national trend where real agricultural wages grew by 15% between 1993 and 2002. The local trend appears to be for continued erosion of real agricultural sector salaries[9].

Figure II-2
Ventura County Agricultural Production Areas



8 Workforce Investment Board of Ventura County, The Future of Ventura County Agriculture: Issues and Opportunities for Workers and Growers, 2006

9 Ibid.

Official employment data suggests that there are over 20,000 agricultural workers in Ventura County. Agricultural Commissioner Earl McPhail estimates that 17,000 to 24,000 immigrant workers come to the county each year at peak growing seasons. Other estimates of the Ventura County farm population come from the Migrant Health Program, housed in the federal Bureau of Primary Health Care, Health Resources and Services Administration[10]. In their most recent study (2000), MHP researchers estimated the number of farm workers in several categories: total number of farm workers, the number of seasonal farm workers, and the number of migrant farm workers (those who establish temporary residences in connection with their work), as well as the total number of people living in farm worker households (Table II-28).

Table II-28
Ventura County Farm Workers – 2000

	Farm Workers	Migrant Farm Workers	Seasonal Workers	Farmer Workers + Other Household Members
Totals	35,181	16,289	18,892	62,605

Source: Bureau of Primary Health Care, Health Resources and Services Administration, 2000

The 2000 Census reported about 11,000 residents of Ventura County who are employed in agricultural occupations. Of these, 1,291 reported Santa Paula as their place of residence (12% of the county total). The 2000 Census Transportation Planning Package (CTPP) also provides data on farmworkers tabulated by job location. The CTPP identified 852 agricultural jobs in Santa Paula, about 6% of the county total (Table II-29). A variety of factors could explain the difference between Census data and the Bureau of Primary Health Care estimates, including the difference between job location and residence location, the undocumented status of some workers, or their living arrangements. Census data indicated that about 12% of the county's farm workers live in Santa Paula, whereas 6% of agricultural jobs were located in the city. By comparison, the city's population is only 3.7% of the county total.While it is not possible to determine with certainty which of these sources is most accurate, it is clear that farm worker housing issues have a significant impact on Santa Paula.

The City responds to the needs of migrant farmworkers by permitting migrant farm labor camps/housing in the R-4, C/LI and LI zones, subject to a CUP. The City responds to the needs of permanent and seasonal farmworkers by assisting non-profit developers in finding sites which qualify for state and federal funding (see Programs 11 and 17).

[10] Migrant and Seasonal Farmworkers Enumeration Profile Study: California," Alice C. Larsen, Ph. D., Migrant Health Program, Bureau of Primary Health Care, Health Resources and Services Administration. September 2000.

Table II-29
Agricultural Employment –
Santa Paula vs. Ventura County

	Santa Paula	% of County Total	Ventura County
Farm workers by residence*	1,291	11.9%	10,869
Farm workers by job location**	852	6.3%	13,562

Sources:
*2000 Census, SF3 Table P50
**SCAG based on 2000 Census Transportation Planning Package

6. Homeless Persons

Homelessness is a continuing national problem that persists within local cities and communities including Ventura County. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness. Within Ventura County, 6,000 people are at risk of becoming homeless in 2007.[11]

Table II-30
Homeless Profile

	Santa Paula		Ventura County	
	Persons	Percent	Persons	Percent
Total Homeless	97	100%	1,679	100%
Age: Children (under 18)	23	23.7%	282	16.8%
Age: Youth (18-24)	5	5.2%	173	10.3%
Age: Adults (25-61)	69	71.1%	1,430	85.2%
Age: Seniors (62+)	0	0.0%	69	4.1%
Male	49	50.5%	1,150	68.5%
Female	25	25.8%	529	31.5%
Families*	12	12.4%	141	8.4%
Race and Ethnicity				
White	23	23.7%	987	58.8%
Black/African American	0	0.0%	94	5.6%
American Indian/Alaskan	0	0.0%	32	1.9%
Asian or Pacific Islander	0	0.0%	20	1.2%
Other	1	1.0%	34	2.0%
Hispanic/Latino	50	51.5%	512	30.5%

Source: Ventura County 2007 Homeless Count
*Combined 2-parent and 1-parent families

A homeless count conducted by Ventura County in January 2007 indicated that on any given day there may be up to 97 homeless persons in Santa Paula, which represents about 5.7% of the county total (Table II-30). These include families that might be

[11] 2007 Ventura County Homeless Count

displaced through evictions, women and children displaced through abusive family life, persons with substance abuse problems, or persons passing through the city. The most significant differences between the city's homeless population and the county's are that a greater percentage of the city's homeless are children and white males.

Although there are myriad causes of homelessness, among the most common causes are the following:

- Substance Abuse and Alcohol

  The incidence of alcohol and other drug abuse within the Ventura County homeless population is estimated to be three times higher than the general population (30% vs. 10%).[12] This estimate is closely aligned with national survey statistics. According to the 2006 Shelter Survey, 54% of the shelter clients declared issues of alcoholism and/or drug abuse. The Ventura County Housing and Homeless Coalition has identified need for additional treatment facilities with supportive housing. They also recommend that a treatment facility be established for youth with drug and alcohol addiction.

  The State of California Department of Alcohol and Drug Programs licenses residential facilities and/or certified alcohol and drug programs in Ventura County. There are eleven residential facilities and two residential detoxification facilities in the county.

- Domestic Violence

  Ten percent of those surveyed by Ventura County's 2006 Shelter Survey reported that domestic violence let to their becoming homeless.[13] The Ventura County Housing and Homeless Coalition identifies a need for additional shelters for battered women and runaway youth. These individuals also require counseling and assistance to become self-sufficient or return to their families. Victims of household violence can become homeless as a result of escaping abusive living environments. They also suffer physical and psychological trauma as a result of the abuse. Many of these persons (almost exclusively women) are ill equipped to fend for themselves and their children. Without access to low-income housing, reliable transportation and supportive counseling they are at a greater disadvantage and create special homeless needs. Common issues faced by battered women are lack of jobs, lack of child care, lack of affordable housing, underemployment, codependent substance abuse, and a need for marketable skills.

- Mental Illness

  According to the Turning Point Foundation, persons who are homeless and mentally ill have special needs and are not being served well in traditional homeless shelters. Many are at risk in the community, frequently being victimized and often suffering from physical and mental illnesses due to lack of

[12] Ventura County Department of Drug and Alcohol Programs (Local Emergency Shelter Strategy, October 5, 2007, page 16)

[13] Ibid.

proper nourishment and shelter. Many of the homeless mentally ill do not avail themselves of services or cannot be served by traditional services due to their untreated psychiatric symptoms, active substance abuse, histories of abusive behaviors.

The incidence of homelessness for the chronically mentally ill is expected to increase in Ventura County due to a shortage of affordable housing and the closing of single occupancy hotels and residential care facilities. National surveys indicate the mentally ill comprise approximately 20% of the homeless population (plus a portion of the 21% of the homeless who are both mentally ill and are suffering from drug and/or alcohol abuse). The 2006 Shelter Survey found that 30% of the shelter clients stated that they have a mental disability. Santa Paula, as part of the Ventura County service area, receives assistance with the homeless mentally ill from the Ventura County Behavioral Health Department.

Shelter and service needs of the homeless population are significantly different depending on the population subgroup. The City's and County's Continuum of Care approach to homelessness involves focusing new and existing tools and resources on the following three sub-populations of homeless persons and those at risk of becoming homeless[14].

- Chronic Homeless Persons

  Chronic homeless persons, according to the U.S. Department of Housing and Urban Development (HUD), are individuals who are homeless for one year or more, or four times in three years, and have a disability which is often mental illness and/or substance abuse. They are often the most visible and the hardest to reach of all homeless persons. The Institute for Urban Research and Development estimates that about 38% or 500 of the approximately 1,300 persons who are homeless in the county (excluding the City of Oxnard) on a given day are chronically homeless.

- Episodic Homeless Persons

  Episodic homeless persons are individuals or families who are homeless for a short period of time – days, weeks, or months – not a year or more. The Institute for Urban Research and Development estimates that 90% of persons who are homeless in the County on a given day are not homeless one year later.

- Persons At Risk of Becoming Homeless

  Persons at risk of becoming homeless have limited income and often have to choose between paying their rent or mortgage and other daily living costs which often put them at risk of becoming homeless. According to the U.S. Census, in 2000 there were approximately 42,000 households consisting of about 130,000 persons (nearly one of every five residents) in Ventura County who are members of a household whose annual income was less than $25,000. These households are at risk of becoming homeless.

[14] Source: 10-Year Strategy to End Homelessness for Ventura County, June 2007

> The Institute for Urban Research and Development estimates that a large majority of households at risk of becoming homeless and who eventually become homeless do not seek and/or receive resources until the days immediately before or after they become homeless. Once a household becomes homeless, it generally costs thousands of dollars to help these households gain housing once again.

Although there are currently no emergency shelters within the City of Santa Paula, there are services for the homeless located within the city, and year-round shelters are located in Ventura and Oxnard. In Santa Paula, there is one 15-bed recovery and sober living facility (Joshua House) and one permanent supportive housing facility (Harvard Place).[15] The Santa Paula Housing Authority also provides public housing assistance; however, the Authority has 950 persons on their waiting list.[16] Senate Bill (SB) 2 of 2007 amended Government Code Secs. 65582, 65583 and 65589.5 to strengthen the planning requirements for emergency shelters and transitional housing. Unless adequate capacity is available to serve the existing emergency shelter need, SB 2 requires that shelters be allowed "by-right" (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. As an alternative, the requirements may be satisfied through a multi-jurisdictional agreement. In accordance with SB 2, the Housing Action Plan (Chapter V) includes Program 17 to process an amendment to the Municipal Code within one year of Housing Element adoption.

F. Assisted Housing at Risk of Conversion

This section identifies all residential projects in the city that are under an affordability covenant, along with those housing projects that are at risk of losing their low-income affordability restrictions within the ten-year period 2008–2018. This information is used in establishing quantified objectives for units that can be conserved during this planning period. The inventory of assisted units includes all units that have been assisted under any federal Department of Housing and Urban Development (HUD), state, local and/or other program.

1. Inventory of Assisted Units

Table II-31 provides a list of developments within the City of Santa Paula that participate in a federal, state or local program that provided some form of assistance, either through financial subsidy or a control measure.

2. Units at Risk

According to SCAG, the California Housing Partnership Corporation, and City data there are currently no units at risk of converting to market rate during the 2008-2018 time period.

[15] Local Emergency Shelter Strategy, pages 20-22
[16] Local Emergency Shelter Strategy, page 12

Table II-31
Assisted Affordable Housing Developments – Santa Paula

Project	Year	No. of Units	Program	Covenant Expires
Santa Paulan, CEDC 4th St.	1992	151	The City facilitated the development by providing financial assistance and rezoning the site to R-4. In addition, the project was financed through County funds and Low-Income Housing Tax Credits (LIHTC). The complex provides all 151 units at reduced rents to very low- and low-income seniors. (45 Years)	2037
Casa Esparanza CEDC 220 S. Garcia St.	1998	14	14 low income rental units (45 Years)	2043
Santa Paula Village 218 N. 8th St.	1999	56	The City approved the issuance of multi-family revenue bonds in the amount of $3 million to finance the acquisition and rehabilitation of the development.	
El Dorado Apartments 241 S. 8th St.		22	The project is owned by the Santa Paula Housing Authority. All units are restricted for occupancy by lower-income households in perpetuity.	Permanent
911 Ventura St.	2002	1	Moderate-income single family residential unit. (30 Years)	2032
207 E. Santa Paula St., "B"	2002	1	Moderate-income unit (R-2 zoning). (30 Years)	2032
622 N. Oak St.	2002	1	Moderate-income unit (R-2 zoning). (30 Years) (Habitat for Humanity)	2032
Thompson Citrus Court 517, 519, 611 East Harvard Blvd.	2004	28	This mixed-use project includes 4 deed restricted units affordable to lower-income households. (45 Years)	2049
Harvard Place Apartments 320 W. Harvard Blvd.	2006	40	Accommodates 39 very low-income units and 1 moderate-income unit. (45 Years)	2051
Vista Hermosa CEDC, 200 W. Santa Ana St.	2007	24	Allows for 24 very low-income units for farm worker families. The City granted this project $150,000 in CDBG funds. (45 Years)	2052
Corporation for Better Housing 622 E. Main St.	2007	41	Allows for 41 very low-income units. "Casa Bella" (45 Years)	2052
Judson / CEDC 234 W. Harvard Blvd.	2008	35	Apartment project includes 35 deed restricted units affordable to lower-income households. The project received a reduction in common open space and a reduction in parking requirements. (45 Years)	2052
Reider 112-381 Larmon Loop	2007	15	Condominium units, 2 deed restricted (1 very low and 1 moderate) (45 Years)	2053

Sources: City of Santa Paula 2008, Ventura County 2005 Consolidated Plan, p. 94

G. Future Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 8½-year period from January 2006 to July 2014. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in July 2007. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a

child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories[17] on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2. 2006-2014 Santa Paula Growth Needs

Through a delegation agreement with SCAG, the Ventura County Council of Governments determined the RHNA growth needs for each of the county's cities plus the unincorporated area. The total housing growth need for the City of Santa Paula during the 2006-2014 planning period is 2,241units. This total is distributed by income category as shown in Table II-32.

Table II-32
Regional Housing Growth Needs – Santa Paula

Very Low*	Low	Moderate	Above Mod	Total
453**	390	462	936	2,241
20.2%	17.4%	20.6%	41.8%	100.0%

Source: SCAG 2007
Notes:
*Includes the Extremely-Low Category
**227 of these are assumed to be Extremely-Low units

All new units built or preserved after January 1, 2006 may be credited against the RHNA period. A discussion of the city's net remaining growth need is provided in the land inventory section of Chapter III.

[17] Although AB 2634 requires Housing Elements to consider the needs of extremely-low-income households, the RHNA does not quantify the need for this category.

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III. RESOURCES

A. Land Resources

1. Regional Growth Needs 2006 - 2014

In accordance with *Government Code* §65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). In accordance with the Delegation Agreement ("Agreement") entered into between SCAG and the Ventura County Organization of Governments ("VCOG") in 2007, all Housing Element updates must be provided to HCD by June 30, 2008. The RHNA covers the 8½-year planning period of January 1, 2006 to June 30, 2014.

The RHNA process began with an update of the population, employment and household forecasts for both the region as a whole and for each county. These forecasts were largely derived from California Department of Finance (DOF) population and employment forecasts and modified by regional demographic and modeling efforts by SCAG. SCAG then disaggregated the regional and county forecasts to each jurisdiction and estimated the number of dwelling units needed to achieve a regional target vacancy rates (2.3% owner-occupied and 5% rental) and to account for projected housing demolitions. The total housing needed in each jurisdiction was then distributed by income category (very low, low, moderate and upper income).

All new units built or preserved after January 1, 2006 are credited in the current RHNA period. Table III-1 shows the net remaining growth need after crediting units built during 2006 and 2007. (A detailed breakdown of these new units by income category is provided in Appendix B).

Table III-1
Net Remaining RHNA 2008–2014
Santa Paula

	Income Category				
	VL	Low	Mod	Above	Total
RHNA (total)	453	390	462	936	2,241
Units Completed 2006	40	16	0	42	98
Units Completed 2007	66	6	1	18	91
Subtotal - Units Completed	106	22	1	60	189
RHNA (net remaining 2008-2014)	347	368	461	876	2,052

Source: City of Santa Paula Planning Dept. and Fire Dept. Code Enforcement, 2/2008

2. Inventory of Sites for Housing Development

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites

having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." A detailed analysis of vacant land and potential redevelopment opportunities is provided in Appendix B. The results of this analysis are summarized in Table III-2, below. The table shows that the city's land inventory, including projects approved and the potential development of vacant and underutilized parcels, exceeds the net remaining RHNA in the lower- and above-moderate income categories but there is a small shortfall in the moderate category for this planning period. However, the surplus of lower-income sites exceeds the moderate-income shortfall, therefore the intent of the RHNA is satisfied. The Housing Action Plan (Chapter V) contains Program 16 to facilitate the annexation of properties in the Sphere of Influence to provide a portion of the sites needed for the planning period. It is important to note that the RHNA methodology, which was adopted by VCOG and SCAG and approved by HCD, assumed annexation and development of the Sphere of Influence during the current planning period.

Table III-2
Land Inventory Summary –
Santa Paula

	Income Category			
	VL/L	Mod	Above	Total
Units approved or under construction	146	0	83	229
Vacant land - residential	34	0	127	161
Vacant land - com/mxd use	101	0	0	101
Vacant land – Sphere of Influence	445	448	1,978	2,871
Potential second units	14	0	0	14
Underutilized land - residential	361	0	0	361
Subtotal	1,101	448	2,188	3,737
RHNA (net 2008-2014)	715	461	876	2,052
Surplus (Deficit)	386	(13)	1,312	1,685

Source: City of Santa Paula Planning Dept. and Fire Dept. Code Enforcement, 10/2009

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). Santa Paula is a participating jurisdiction under the Ventura Urban County Entitlement Area for the CDBG program. The CDBG program is very flexible in that the

funds can be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. The City expects to receive approximately $350,000 in CDBG funds annually, translating to $3 million during the 8.5-year Housing Element planning period. Approximately one-third of the funds will be used to fund the housing code enforcement and rehabilitation programs. For example, during the Fiscal Year 2007-08 funding cycle, the City received a CDBG allocation of $100,000 for code enforcement activities. The remainder of the funds have historically been used for public services, such as senior programs, and public improvement projects in parks and community facilities, but could potentially be directed in part to support housing activities.

Low-Income Housing Tax Credit Program - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

Mortgage Credit Certificates (MCC) – This program provides a federal tax credit for income-qualified homebuyers equivalent to 15% of the annual mortgage interest. Generally, the tax savings are calculated as income to help buyers qualify to purchase a home. Using an MCC, first-time buyers can save $700 to $2,500 a year on their annual federal income tax bill. The City contracts with Affordable Housing Applications for administration of this program.

Other State and Federal Resources - City has also utilized other state and federal funding sources as appropriate. For example the City was successful in securing $500,000 in State CalHome grant funds to fund its housing rehabilitation program. Multifamily Housing Revenue Bonds and mortgage revenue bond financing has also been used by the City when financing terms and conditions were appropriate. These funding sources are typically used on a project-by-project basis and are not secure, annual funding sources such as CDBG and Redevelopment housing set-aside funds. However, they do represent the City's commitment to work with non-profit and for profit developers in applying for all available funding resources that could be used to ensure an affordable housing project.

2. Local Resources

Santa Paula Redevelopment Agency - Activated in 1989, the Santa Paula Redevelopment Agency has been involved variety of housing activities, including assisting in the provision of new affordable housing and providing rehabilitation assistance to improve existing housing. Through its Housing Preservation Program, the Agency has also rehabilitated deteriorating single-family homes since 1998. State law requires the Redevelopment Agency to set-aside no less than 20% of all tax increment revenue generated from redevelopment projects for affordable housing. The Agency's 20-

percent set-aside funds must be used for activities that increase, improve, or preserve the supply of affordable housing in the City. Per the Redevelopment Agency's Fiscal Year 2007-08 budget, the Agency is anticipated to have $250,000 available in its housing set-aside fund for housing activities. Approximately one-fourth of this amount is encumbered as bond debt. Redevelopment set-aside funds have historically been directed in support of the Remove and Replace Program, and more recently the Housing Preservation Program. The Housing Element also identifies set-aside funds as a local funding source for leveraging of outside funds in support of workforce and senior housing development.

Santa Paula Housing Authority – The Santa Paula Housing Authority provides Section 8 rental subsidies to lower income families and seniors. The Housing Authority received $5,212,152 in Section 8 funds in Fiscal Year 2008-08 to support 577 participant families. The Section 8 vouchers assist lower-income households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. The Housing Authority also owns 72 low-income housing units at four locations.

Cabrillo Economic Development Corporation (CEDC): The Cabrillo Economic Development Corporation (CEDC) is an active affordable housing developer in Ventura and Santa Barbara counties. CEDC also has construction, property management, home-ownership, counseling, and community building divisions. CEDC developed two projects in Santa Paula: The Santa Paulan, a 151-unit senior apartment complex, Casa Garcia, a 14-unit affordable townhouse development for large families and a 24 unit affordable apartment complex on West Santa Ana Street (Vista Hermosa). CEDC has recently assumed development of a mixed-use project to include 35 affordable units.

Mercy Charities Housing California (MCHC): Mercy Charities is a statewide non-profit housing development corporation whose mission is to support and strengthen communities through the provision of quality, affordable, services-enriched housing for lower income individuals and families. MCHC has been active in nearby Oxnard, and has completed construction of three affordable housing projects.

Habitat for Humanity of Ventura County*:* Habitat for Humanity is a non-profit, Christian organization dedicated to building affordable housing and rehabilitating damaged homes for lower income families. Habitat builds and repairs homes for families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Habitat is currently developing a 2-unit project at 145 S. Ojai Street and received $200,000 from the RDA to purchase the site.

Many Mansions, Inc.: Many Mansions is a non-profit housing and community development organization founded in 1979 to promote and provide safe, well-managed housing to limited income residents of the Conejo Valley and surrounding communities in Ventura County. Many Mansions develops, owns, and self-manages special needs and permanent affordable housing. The organization also provides resident services, housing counseling, a food bank and homeownership counseling.

Peoples' Self-Help Housing Corporation (PSHHC): PSHHC is a housing and community development corporation serving San Luis Obispo, Santa Barbara, and Ventura counties. PSHHC provides design, implementation, technical assistance, and property manage-

ment of low-income homeownership and rental housing. PSHHC is known to have produced attractive single-family homes at affordable prices in Santa Barbara. PSHHC developed 62 homes in Moorpark and 47 homes in Piru.

Corporation for Better Housing: Corporation for Better Housing is a non-profit development organization that developed and manages a 41-unit apartment complex for farm worker families.

Partners in Housing: Built and manages a 40 unit apartment complex for very low and extremely low-income persons and received $150,000 in funds from the RDA. The development provides onsite supportative services for its residents with disabilities.

C. Energy Conservation Opportunities

State law requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from non-renewable resources (Title 24 of the California Administrative Code). These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

Southern California Edison (SCE) and the Southern California Gas Company offer energy conservation programs to residents of Santa Paula including audits of home energy use to reduce electricity consumption, refrigerator rebates, appliance repair and weatherization assistance to qualified low income households, buyer's guides for appliances and incentives, by the Gas Company, to switch from electric to gas appliances. Direct assistance to low income households is provided by the Gas Company through the California Alternate Rates for Energy (CARE) Program and by SCE through its Energy Management Assistance Program.

Both companies have programs to encourage energy conservation in new construction. SCE's energy rebate program applies to residential developers as well as individual customers. SCE also offers an Energy STAR new home program, and Sustainable Communities Program offering design assistance and financial incentives for sustainable housing development projects. The Gas Company's Energy Advanced Home Program is offered to residential developers who install energy-efficient gas appliances that exceed California energy standards by at least 15%.

The City of Santa Paula is a member of the Ventura County Regional Energy Alliance (VCREA), a regional public agency whose mission is to establish Ventura County, its communities, and neighboring regions as leaders in developing and implementing durable, sustainable energy initiatives that support sensible growth, a healthy environment and economy, an enhanced quality of life, and greater self-reliance for the region, by (1) reducing energy demand and increasing energy efficiency, and (2) advancing the use of clean, efficient and renewable local resources. VCREA works to

help bring energy awareness and return Public Goods Charge (PGC) utility ratepayer rebates back to individuals, businesses, local government agencies and community organizations within the Ventura region.

VCREA, in partnership with the Southern California Gas Company and Southern California Edison Company, also maintains and staffs the Ventura County Energy Resource Center (VCERC), a central clearinghouse for energy information in Ventura County, designed to assist public agencies, businesses, and residential customers find information and appropriate resources to enhance responsible and efficient use of energy resources. The VCREC is funded by California utility ratepayers. Additional VCREA services and programs include: an energy newsletter and website; training seminars; participation in community outreach events; technical services; connecting business and residential customers to utility programs, incentives and rebates; resources to mitigate climate change; Employee Energy Efficiency Plan; Implementation of EnergyStar Building Program; Small Measure Energy Efficiency Initiatives Program; and Resources for Green Building Approaches to Energy Efficiency.

IV. CONSTRAINTS

In planning for the provision of housing, constraints to the development, maintenance and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate them where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, but others can be addressed. Potential constraints to housing are discussed below, and include governmental constraints and non-governmental constraints.

A. Governmental Constraints

Governmental regulations, while intentionally controlling the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the supply and cost of housing in Santa Paula.

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

Based on land uses depicted in the General Plan, the estimated holding capacity of the Santa Paula Planning Area, which includes potential growth within the newly expanded sphere of influence, is about 12,248 residential units. However, the City's Growth Management Ordinance limits the rate of growth to 124 residential units per year. The Land Use Element provides for seven residential land use designations and one flexible mixed-use designation, as shown in Table IV-1. If only vacant lands within the existing city limits are developed, growth would be limited to an additional 207 dwelling units.[18]

[18] General Plan Land Use Element (1998), Table LU-6

Table IV-1
Residential Land Use Categories
Santa Paula General Plan

Designation	Maximum Density[1]	Description
Hillside Estate	0-1	Rural residential in the Adams and Fagan Canyon expansion areas.
Hillside Residential	0-3	Single-family residential and accessory uses on hillsides.
Single Family	4-7	Single-family residential and accessory uses.
Medium Density	8-15	Single-family and multi-family residential uses, including townhouse developments.
Medium High Density	16-21	Single-family to medium-high density multi-family housing.
High Density	22-29	High-density residential in the downtown and other appropriate areas.
Mobile Home Park	0-10	Mobile home parks on minimum 10-acre sites.
Mixed Use: Office/Residential	0-12	Multi-family residential and commercial uses.

Source: City of Santa Paula General Plan.
Notes:
1. Density expressed in dwelling units per gross acre.
2. Total acreage including both developed and vacant land within city's planning area.
3. Assumes build-out at the maximum allowable density.

b. Growth Management Ordinance

The City adopted a Growth Management regulation in 1985 (Ordinance No. 832, Santa Paula Municipal Code Chapter 16.106). These regulations generally limit the number of residential units that can be built within the City. Ordinarily, SPMC Chapter 16.106 allows annual construction of 124 total residential dwelling units. However, in the event that the allocated number of units per year is not utilized, they are accumulated (i.e., rolled over) and combined with the City's overall total. As of January 1, 2008, the total available residential units (i.e., unallocated) within the City is 1,909.[19] An additional accumulation of 774 units is anticipated during the current Housing Element cycle ending January 2014. The combined anticipated accumulation of 2,653 units is more than sufficient to meet the City's net remaining RHNA requirement of 2,052 units. The Growth Management regulations also exempt second units. Due to the accumulation of growth management allocations, no competitive review is presently required, nor is it anticipated in the near future. Presently, residentially zoned parcels each contain one growth management allocation. Should a project applicant of a residentially zoned parcel desire additional residential units (which are not otherwise exempt from the regulations), an application is submitted to staff for review.

c. Measure "I" - Save Open Space and Agricultural Resources (SOAR)

Approved by Santa Paula voters in 2000, Measure "I" establishes a City Urban Restriction Boundary (CURB) inside the City's Sphere of Influence. The CURB creates an additional approval step in the process beyond staff review and approval by the Planning Commission and City Council for developers wishing to develop land located outside the CURB line. Developers who desire to develop such property must voter approval. The

[19] Source: City of Santa Paula Planning Department, January 2008.

CURB line may also be amended in annual 20-acre increments to comply with state law regarding the provision of housing for all economic segments of the community. There are a few situation-specific exceptions to the CURB requirement, including public park lands and public schools. The passage of Measure "I" resulted in an amendment to the City's General Plan. Until the CURB expires in 2020, projects located outside of the CURB line would require an amendment to the General Plan to alter the CURB line.

d. Measure L6-Citizens Advocating Responsible Expansion

Adopted in 2006, the Citizens Advocating Responsible Expansion Initiative, aka the "81-Acre Initiative" generally requires voter approval for large-scale developments proposed on 81 or more acres of property. In 2008, the City Council adopted Ordinance No. 1188, which added Chapter 16.237 to the Santa Paula Municipal Code to implement the 81-Acre Initiative. As noted in SPMC Sec. 16.237, developments that amend the Land Use Element of the General Pan to increase the density or land intensity on property located within the City's planning areas, which includes its Sphere of Influence, generally require voter approval. Other than the voter-approved East Area 1 project, no projects have been submitted that would trigger Ordinance No. 1188. If a project were submitted that required voter approval, the applicant would be responsible for the cost of conducting the required election. Projects with affordable units are not exempt from the initiative, although elections would be "piggy-backed" with other ballot measures that may be required for the project (e.g., SOAR) thereby reducing administrative costs.

e. Greenbelt Agreements

In Ventura County, greenbelts are created by agreements between neighboring public agencies. They represent an agreement between two or more jurisdictions concerning urban form, the protection of farmland and open space land, the future extension of urban services/facilities, and annexations. These greenbelts are intended to operate as buffers and participating public entities agree not to extend municipal services into greenbelts or to annex greenbelt lands. Santa Paula currently participates in two Greenbelt Agreements that affect lands contiguous to the city on the east and the west:

- The Santa Paula and San Buenaventura (Ventura) Greenbelt Agreement: Adopted in 1967, between the County of Ventura and cities of Santa Paula and Ventura, this agreement covers approximately 8,350 acres from the Adams Barranca westward to the Franklin Barranca, with no clearly defined southern or northern boundaries. The agreement was intended to cover the flat prime agricultural lands south of Foothill Road.
- The Santa Paula and Fillmore Greenbelt Agreement: Established in 1980 between the County of Ventura and cities of Fillmore and Santa Paula, was amended in 2000 and 2009, this agreement covers 34,200 acres and represents the largest greenbelt in Ventura County covering Sespe Creek adjacent to Fillmore and the western boundary is coterminous with the City CURB. The southern boundary is the South Mountain ridgeline and Oak Ridge, while the northern boundary lies at the Los Padres National Forest boundary.

f. Zoning Designations and Development Standards

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods. The Municipal Code sets forth residential development standards for each zone district.

Residential Zones

The nine zones that allow residential development are as follows:

HR-PD1	Hillside Residential – Planned Development (0-1 du/ac)
HR-PD2	Hillside Residential – Planned Development (0-3 du/ac)
R-A	Rural Residential
R-1	Single Family Residential
R-1a	Small Lot Single Family Residential
R-2	Medium Density Residential
R-3	Medium High Density Residential
R-4	High Density Residential
MHP	Mobile Home Park

A summary of the development standards for the nine residential zones is provided in Table IV-2. These development standards continue to be viewed as necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered constraints on the development of housing.

Table IV-2
Residential Development Standards

Requirement	District								
	HR-PD1	HR-PD2	R-A	R-1	R-1a	R-2	R-3	R-4	MHP
Maximum Density (DU)	1 du/ac	2 du/ac	4 du/ac	7 du/ac	7 du/ac	15 du/ac	21 du/ac	29 du/ac	10 du/ac
Minimum Density (DU)	N/A	N/A	N/A	N/A	N/A	N/A	16 du/ac	22 du/ac	N/A
Minimum Lot Area (sq. ft.)	43,560	14,500	10,000	6,000	n/a	6,000	6,000	6,000	3,500
Minimum distance between dwellings (ft.)	10	10	10	10	10	10	10	10	6
Minimum Front Yard (ft.)*	25	25	25	20	15	20	20	20	5
Minimum Rear Yard (ft.)**	25	10	25	10	10	20	20	20	3
Maximum Building Height (ft.)	35	35	35	35	35	35	45	45	25

Source: Santa Paula Development Code
*From the ultimate street right-of-way line
**1st story setback

Densities range from the lower-density rural residential single-family zones with a maximum of two units per acre to a maximum of 29 units per acre in the R-4 Zone. Under

state law, density bonuses would permit up to 35% more units than permitted by the underlying zone. It should be noted that residential development (primarily individual single-family homes on existing rural lots) is also a permitted use in the Agricultural zones at very low densities (i.e., 20-acre minimum lot size). For a project located within the City's Planned Development (PD) overlay zone, minimum lot sizes and development standards can be flexible if it is part of an approved comprehensive planned development permit application.

In the past two years, several multi-family projects have been built in the R-2 (15 du/ac max.) and R-3 (21 du/ac max.) zones, some of which achieved the maximum allowable densities (see Appendix A, Tables A-5i and A-5j). The height limits for these zones (35 feet and 45 feet respectively) are greater than some other Ventura County cities and do not act as a constraint to development. The height limit for the R-4, which has a maximum density of 29 du/ac, is also comparable to other cities.

Commercial Zones Allowing Residential or Mixed-Use Development

In addition to the residential zones listed above, five commercial/industrial zones permit varying levels of mixed-use and multiple-family residential development as a conditionally permitted use. Emergency Shelters, Migrant Farmworker Group Quarters, Live/Work Studios and Caretaker residences are also conditionally permitted uses within the Commercial/Light Industrial and Light Industrial zones.

C-O	Commercial Office
CBD	Central Business District
G-C	General Commercial
C/LI	Commercial/Light Industrial
LI	Light Industrial

The CBD (Central Business District), C-O (Commercial Office), and C-G (General Commercial) zones allow multi-family residential units within mixed-use developments subject to a conditional use permit. Retail/commercial uses must occupy of minimum of 30% of the ground floor area including the entire building frontage of the primary street. Residential dwelling units are allowed on the second and third floors, and behind the ground floor retail/commercial use. Separate entrances are required for residential and non-residential uses. All residential development in commercial zones must meet the development standards of the R-4 zone with the exception of the front yard setback for for second and third story residential above commercial development, and the requirement to provide private usable open space. The maximum density for residential development the the CBD, C-O, and C-G zones is 29 dwelling units per acre, however, density bonuses are available to all mixed-use developments. The maximum height in the CBD and C-G zones is 3 stories or 45 feet. A height increase to 4 stories or 50 feet may be granted in the C-G zone through the conditional use permit process.

A CUP is required to address potential commercial/residential conflicts and to ensure proper location of the residential units above the ground floor. Other residential requirements address entrance locations, parking, lighting, refuse storage, usable outdoor area, and recreation area. The parking requirements for residential mixed-use units are the same as for other multi-family units but may be reduced through a

modification request. The fact that many mixed-use projects have been successfully developed in recent years indicates that CUP requirements are reasonable and do not constrain the development of residential units.

Several mixed-use and residential projects have been built or approved in the C-G zone during the prevous planning period as shown in Table IV-3. The average density of these projects is 29.4 units/acre. As discussed in Appendix B, these mixed-use projects have all been affordable to lower-income persons.

Table IV-3
Recent Mixed-Use Developments

Project	Zoning	Density (units/acre)	Income Category				Total
			Very Low	Low	Mod	Upper	
519 E. Harvard Blvd.	C-G	28	2*	26*			28
320 W. Harvard Blvd.	C-G	47	40*				40
622 E. Main St.	C-G	55	40*				40
234 W. Harvard Blvd.	C-G	29	2*	33*			35
720 E. Main St.	C-G	14		14**			14
15891 W. Telegraph Rd.	C-G	15		2*			2
1115 E. Harvard Blvd.	C-G	18		18***			18
Average Density		29.4					

*All deed-restricted
**6 deed-restricted, 8 market-rate
***3 deed-restricted, 15 market-rate

Given the history of successful mixed-use residential development in Santa Paula, several vacant and underutilized commercial sites (Appendix B, Tables B-5 and B-6) are included in the Residential Land Inventory in fulfillment of the City's RHNA requirements.

Specific Plans

The largest area with potential for residential development is the East Area 1 Specific Plan. The specific plan and development agreement were adopted by the City Council in 2008, and annexation was conditionally approved by LAFCO in 2011.

The East Area 1 Specific Plan encompases approximately 501 acres and allows a total of 1,500 residential units distributed among five planning areas (see Appendix B, Figure B-1a). Chapter 5 of the plan describes development standards for a range of housing types including single-family, multi-family and live/work mixed-use projects in a "form-based code" system. This system does not limit maximum densities, and regulates development based on building configuration and physical layout on the site. The plan allows all types of residential uses by-right, except senior housing in the CV (Civic Institutional) and RD (Railroad District) zones.

The density of residential development within the East Area 1 plan is controlled mainly by development standards such as height limit and setbacks, which are summarized in Table IV-4 below:

Table IV-4
Residential Development Standards – East Area 1 Specific Plan

Requirement	District						
	NE	NG-1	NG-2	NG-3	NC	RD	CV*
Minimum Front Yard (ft.)*	25	20	15	10	0	0	15
Minimum Rear Yard (ft.)**	25	25	25	25	4	4	10
Maximum Eave Height (ft.)	20	20	24	30	30	30	30**

Source: East Area 1 Specific Plan
NE=Neighborhood Edge
NG-1=Neighborhood General 1
NG-2=Neighborhood General 2
NG-3=Neighborhood General 3
NC=Neighborhood Center
RD=Railroad District
CV=Civic/Institutional
*Residential uses limited to senior housing and medical care facilities
**Tower features may be up to 50 ft.

Height limits are expressed as maximum eave height (rather than ridge) and range from 20 to 30 feet. These standards can accommodate 2- and 3-story buildings, which are sufficient to achieve densities in the range of 20-30 units/acre. Based on state law, this density is appropriate to facilitate lower-income housing in Santa Paula. Please refer to Appendix B for a discussion of the amount of high-density housing permitted in East Area 1.

Provision of Housing for Lower-Income Households

Low-income housing can be accommodated in all zones permitting residential use in Santa Paula, provided they meet site development standards. These may include multi-family units in residential or commercial zones, or second residential units that are permitted within all of the single-family residential zones. Please refer to Appendix B for a more detailed discussion of affordability characteristics of housing in Santa Paula.

A summary of the residential uses permitted by the City's zoning regulations is provided in Table IV-5.

Table IV-5
Allowed Residential Development by Zone

Housing Type	HR-PD1	HR-PD2	R-A	R-1	R-1(a)	R-2	R-3	R-4	MHP	C-N	C-O	CBD	G-C	C-H	C/LI	LI
Single-Family Detached	P	P	P	P	P	P	P	P	P							
Single-Family (duplex)						P	P	P								
Multi-Family						P	P	P			C	C	C			
Mobile or Manufactured Home	P	P	P	P	P	P	P	P	P							
Second Units	P	P	P	P	P											
Live/Work Studio										C	C	C	C		C	C
Mixed Use											P	C	C			
Farm Worker Housing								C							C	C
Emergency Shelters											C		C	C	C	C
Transitional & SupportiveHousing*							C	C								
SRO/Group Quarters								C					C			
Care Facility (6 or fewer)	P	P	P	P	P	P	P	P								
Community Care Facility (6+)						C	C	C			C	C	C			
Assisted Living/ Convalescent Care						C	C	C		C	C	C	C			

*Also a conditional use in Industrial zone
Source: Santa Paula Developemnt Code 2007 P = Permitted C = Conditional Use Permit

g. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely low-income households. The City's provisions for these housing types are discussed below.

- **Extremely-Low-Income Households -** Many of the persons and households discussed in this section under the topic of special needs fall within the Extremely-low-income category, which is defined as 30% or less of area median income, or up to $26,250 per year for a 4-person household in Ventura County (2009). As discussed in Chapter II, the 2000 Census reported that 48% of renters and 61% owners in this income range were overpaying for housing.

  A variety of City policies and programs described in Chapter V address the needs of extremely-low-income households, including those in need of residential care facilities, and persons with disabilities. However, it must be recognized that the development of new housing for the lowest income groups typically requires significant public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

- **Residential Care Facilities** – Residential care facilities refer to any family home, group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. Residential care facilities that serve six or fewer persons are permitted by-right in all residential zones and the Agricultural (A-1) zone. Facilities serving more than six persons are conditionally permitted in the R-2 through R-4 Zones and the C-O, CBD and C-G Zones with Convalescent Homes conditionally permitted in all of the Commercial Zones. These requirements do not pose a significant constraint on the establishment of such facilities.

- **Housing for Persons with Disabilities –** Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Santa Paula incorporate accessibility standards contained in Title 24 of the California Administrative Code. For example, apartment complexes of three or more units and condominium complexes of four or more units must be designed to accessibility standards.

  <u>Definition of "family"</u>. The Santa Paula Municipal Code defines family as: "One or more persons, related or unrelated, living together as a single housekeeping unit." This definition complies with state Fair Housing Law.

Maximum concentration, site planning constraints and parking. The Santa Paula Municipal Code (Chapter 16.64) prohibits an "over-concentration" of community care facilities (residential care facilities) where over-concentration is defined as "the presence of one or more community care facilities, or similar uses, located within three hundred (300) feet of a proposed community care facility site. "Community care facility is defined as having the same meaning as set forth in Health and Safety Code Section 1502 where 6 or more persons live together. The development standards for licensed residential care facilities of 6 or fewer persons are no different than for other residential uses in the same zone. A conditional use permit is required for licensed residential care facilities and group homes of 6 or more persons.

In order to facilitate the review and approval of requests to reduce architectural obstacles for persons with disabilities, Program 21 to process a Reasonable Accommodation Ordinance amendment is included in the Housing Action Plan (Chapter V).

Compliance with accessibility standards contained in the Building Code may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing. In addition to providing disabled access in new construction projects, Santa Paula also provides funding for retrofitting existing rental and owner-occupied housing for ADA access under the City's Owner-Occupied and Rental Housing Rehabilitation Programs.

- **Farm Worker Housing –**Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

  The 2000 Census reported that about 1,300 farmworkers (12% of all farmworkers in Ventura County) lived in Santa Paula (see Table II-28). Since the city's population represents only about 4% of the county total, it is clear that Santa Paula currently provides a disproportionate share of the county's farmworker housing.

  The majority of farm laborers in the Santa Paula area are permanent non-migrant and seasonal workers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. Nevertheless, to provide additional sites for farmworker housing, especially for migrant farm workers, the City permits migrant farm labor camps/housing in the R-4 and C/LI and LI zones, subject to a CUP. Such farm labor housing is typified by (but not exclusively) dormitory style structures, and not individual dwelling units, designed for temporary occupancy by migrant workers. Housing for migrant families and single male farmworkers is accommodated through this process. The Development Code establishes standards for farm labor housing to ensure livability and compatibility with surrounding uses tied to

the use and not the user, and is not a constraint to development. A use permit is an appropriate mechanism due to the unique nature of farm labor housing within an Industrial zone. A public hearing is conducted before the Planning Commission, which typically takes approximately one and a half months to schedule after a project has been deemed complete.

The City has approximately 22 acres of agriculturally-zoned land consisting of three contiguous properties on the far west side of the city. The A-1 zone allows one single-family residence per minimum 20-acre parcel. The General Plan Land Use Plan shows some agricultural land in the areas west of Peck Road and north of Telegraph Road, and north of South Mounatin Road in the South Mountain Expansion Area. This area is within the City's sphere of influence. All of the agricultural land surrounding the City lies in unincorporated areas of the county.

The state Employee Housing Act[20] regulates farmworker housing and generally requires that facilities with no more than 36 beds or 12 units be treated as an agricultural land use that is not subject to any conditional use permit that is not required of other agricultural uses in the same zone. In accordance with state law, Program 17 of the Housing Plan (Chapter V) includes a commitment to process an amendment to the Municipal Code with respect to agricultural employee housing in an agricultural zone.

Under current zoning regulations, farm worker housing is a conditionally permitted use within the High Density Residential (R-4) zone and in the Commercial/Light Industrial (C/LI) and Light Industrial (LI) zones. In addition, separate workers' quarters or guest rooms are conditionally permitted within the Agricultural zone on properties where a primary dwelling unit exists. For these conditionally permitted uses a public hearing is held before the Planning Commission, which typically takes place within two to three months after the project has been deemed complete. The required findings for a conditional use permit are: 1) the proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general convenience or welfare of the neighborhood or community; 2) the characteristics of the proposed use are not unreasonably incompatible with the types of uses permitted in the surrounding areas; 3) the proposed use is consistent with the objectives, policies, general land uses, and programs of the Santa Paula General Plan; and 4) the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity. These findings are typical of other cities in Ventura County and California. Additional findings are required for specified uses but they do not include farmworker housing or any type of residential uses.

- **Emergency Shelters and Transitional/Supportive Housing –** An emergency shelter is a facility that provides shelter to homeless families and/or homeless

[20] California Health and Safety Code Sec. 17021.5 and 17021.6

individuals on a limited short-term basis. Emergency shelters are conditionally permitted in the C-O, C-G, C-H, C/LI, and LI zoning districts. Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living. Transitional and supportive housing is a conditionally permitted use within the Medium High Density Residential (R-3) and High Density Residential (R-4) zones.

SB 2 of 2008 changed the requirements for local government regulations regarding emergency shelters and transitional/supportive housing. Unless a city has sufficient existing shelter facilities to accommodate its need, land use regulations must identify at least one zoning district where shelters are a permitted use (i.e., do not require a conditional use permit or other discretionary review). The Commercial/Light Industrial (C/LI) zone has been tentatively identified for this purpose. The C/LI zoning district is intended to provide for a mix of commercial and industrial operations that do not produce emissions of odor, dust, gas, fumes, smoke, glare, liquids, waste, noise, vibrations, disturbances or other similar impacts to surrounding properties. All operations are to be conducted entirely within enclosed buildings. This zone encompasses over 100 parcels with a total of approximately 135 acres, has vacant and underutilized parcels that could accommodate at least one shelter, and provides access to transit and other services. A majority of parcels range in size from 4,000 square feet to 9 acres, with an average parcel size of 1.6 acres. Four parcels are vacant. Development standards in the C/LI district are as follows:

C/LI District Development Standards

Minimum lot size	6,000 sq. ft.
Minimum lot width	60 ft.
Minimum lot depth	80 ft.
Maximum building height	35 ft.
Maximu lot coverage	80%

As part of the Code amendment process the City will also identify appropriate development standards that encourage and facilitate emergency shelters in conformance with SB 2.

Additionally SB 2 requires that transitional and supportive housing be treated as a residential use subject to only those requirements that apply to other residential uses of the same type in the same zone. The Housing Action Plan (Chapter V) contains Program 17 to process an amendment to the SPMC to comply with SB 2 no later than one year after Housing Element adoption.

- **Single Room Occupancy –** The SPMC defines Single Room Occupancy as:

> *"A type of group quarters generally intended or designed to be used, rented, or occupied for sleeping or living purposes by guests,*

which is also the primary residence of those guests. This type of use commonly contains five or more guestrooms or efficiency units. Generally, each single room occupancy (SRO) unit contains a living area, kitchen sink, cooking appliances and refrigeration facilities and a separate bathroom. A SRO hotel with more than 12 units generally contains an on-site manager's office."

SRO facilities are often occupied by extremely-low-income persons. This use is conditionally permitted within the High Density Residential (R-4) and the General Commercial (G-C) zones (under the term "Boardinghouse/Roominghouse"). Development standards for SRO facilities are no more restrictive than for other residential uses in that zone.

There are no minimum unit size requirements in the SPMC that would pose a constraint to SRO housing. SRO applications are processed in the same manner as other conditional uses in the R-4 zone. Required findings are as follows:

1. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general convenience or welfare of the neighborhood or the community;

2. The characteristics of the proposed use are not unreasonably incompatible with the types of use permitted in the surrounding areas;

3. The proposed use is consistent with the objectives, policies, general land uses, and programs of the Santa Paula General Plan; and

4. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

These existing regulations encourage and facilitate development of this type of housing by designating SROs as a conditionally permitted use in the R-4 and C-G zones. Requirements and procedures are no more restrictive than for other comparable types of projects, Although SROs would be permitted under the requirements described above, no applications have been received for this type of housing during the previous planning period.

h. Off-Street Parking Requirements

The City's parking requirements for residential zones vary by residential type, number of bedrooms, and parking needs. A two-car garage is required for a single-family residence. For larger single-family residences (five or more bedrooms), a three-car garage is required. Multi-family and second unit parking requirements are based on the number of bedrooms. Efficiency and one-bedroom units require 1.5 parking spaces, increasing up to 2.5 spaces for a 5 or more bedroom unit. Senior citizen studio/bachelor

housing is permitted with reduced parking standards. Mobile home parks require two parking spaces for each unit. All multi-family developments as well as mobile home parks require one guest parking space per four units.

Table IV-6
Residential Parking Requirements

Type of Unit	Minimum Parking Space Required
Single Family Residence	2 spaces in a garage (4 or fewer bedrooms)
Mobile Home Park	2 spaces (may be tandem, 1 covered) 1 of which must be covered, plus 1 space per 4 units for guest parking
Multi-Family Dwellings/ Second Units	Efficiency/1-Bedroom: 1.5 spaces (1 covered) 2-Bedroom: 1.75 spaces (1 covered) 3-Bedroom: 2.0 spaces (1 covered) 4-Bedroom: 2.25 spaces (1 covered) 5-Bedroom: 2.5 spaces (1 covered) plus 1 space per 4 units for guest parking
Senior Citizen Housing	Bachelor/Studio located within ¼ mile of a shopping center or CBD: 1 space/3 units All other Senior Housing; 1 covered space per 2 units

Source: Santa Paula Developemnt Code

i. Second Units

Second units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation, located on the same lot as the primary structure. The City permits the development of second units in all single-family residential zones, subject to a Second Unit Permit. Recognizing that second units often represent affordable housing for lower-income or fixed-income households, including serving as a resource for senior households, the City offers relatively flexible development standards for second units. For instance, a second unit can range in area from 640 to 1,200 square feet, depending upon whether the unit is attached or detached and the size of the lot on which it is located. Second units are also permitted on lots of less than 6,000 square feet. In addition, the construction of second units is exempt from the requirements of the City's Growth Management regulations.

j. Density Bonus

In 1992, the City adopted local Density Bonus regulations to encourage the construction of housing affordable to lower- and moderate-income households. These regulations were amended in 2007 in accordance with *Government Code* §65915. The affordable units provided for low- and very-low-income households under these regulations must be price-restricted for 30 years if the project receives a density bonus. Projects with units reserved for moderate-income households must be reserved for occupancy by these households for a minimum of 10 years.

The City will grant if requested a density bonus for residential projects of five or more dwelling units which may include: 1) a density increase of 20% above the maximum

allowable density if one the following is included: at least 5% of the total dwelling units are restricted to very-low-income households; or at least 10% of the total dwelling units are restricted to low-income households; or senor housing developments of 35 units or more in which 100% of the units are provided to qualifying residents, 2) a density bonus of 5% granted to a condominium project or planned unit development that provides at least 10% of the total units to households of moderate income, 3) regulatory concessions based upon the number and affordability mix of residential units.

Pursuant to state law (Government Code Sec. 65915 et seq.), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the SPMC and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. Program 19 in the Housing Action Plan (Chapter V) includes a commitment to review the Municipal Code and process an amendment in conformance with state density bonus law.

k. Inclusionary Housing

In 2005, the City adopted inclusionary housing regulations in accordance with Ordinance No. 1142, (Chapter 16.13.400 SPMC). These regulations establish minimum affordability requirements for new residential development of ten units or more. Generally, developers must provide <u>one</u> of the following, or a hybrid combination of the following, as a condition for project approval:

- Reserve at least 15% of all dwelling units in a project for low-income households; or
- Reserve at least 10% of all dwelling units in a project for very-low-income households; or
- Construct off-site inclusionary housing for low-income households equivalent to 17% of all dwelling units in a project; or
- Construct off-site inclusionary housing for very-low-income households equivalent to 12% of all dwelling units in a project; or
- Pay an in-lieu fee as established by City Council resolution. In-lieu fees are determined on the basis of the affordability gap between the market price or rent and the affordable price or rent, and therefore will vary from project to project. No residential projects have been completed since adoption of the IHO in 2006.
- As an alternative to the inclusionary housing ordinance, developers may seek approval of an Affordable Housing Plan that utilizes a combination of affordable housing production and in-lieu fees.

Within the Redevelopment Project Area, 15% of all new units must be restricted for occupancy by very-low-, low- or moderate-income households pursuant to state law. Inclusionary units are exempt from the Growth Management Fee. Payment of in-lieu fees is not allowed within the Project Area.

While the inclusionary ordinance could increase development costs due to subsidies necessary to facilitate construction of lower-income housing, these costs are offset by significant increases in land value that accrue from the development entitlements granted by the City. However, in order to mitigate any such potential impacts, the City provides incentives and concessions such as density bonus and modifications to development standards in compliance with state law. Additionally, inclusionary requirements in Santa Paula are unlikely to act as a constraint on overall housing supply because in most cases the affordability restriction will be very close to the market rate for identical unrestricted units. This finding has been documented by rental surveys of market rate units in Santa Paula (see Appendix B).

l. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

Santa Paula contains 771 units within six mobile home/trailer parks. Larger mobile home parks include Rancho Santa Paula (149 spaces), the Santa Paula West (195 spaces), The 400 Mobile Estates (165 spaces), the Oaks Mobile Home Estates (92 spaces), and the Anacapa Mobile Home Park (80 spaces). The majority of mobile home park residents are seniors and lower-income families. All six existing mobile home parks are located within a Mobile Home Park Zone. To ensure the affordability of the mobile home stock, the City has implemented the Mobile Home Rent Review Ordinance to regulate the amount of space rent increases. Manufactured homes are permitted in all residential zones, subject to design review.

m. Condominium Conversions

In order to reduce the impacts of condominium conversions on residents of rental housing and to maintain a supply of rental housing for low- and moderate-income persons, the City's SPMC provides for the following:

1. Tenants must be provided a 180-day notice of tenancy termination, and shall have the exclusive right to purchase the unit on at least as favorable terms and conditions as such units are offered to the general public. Any tenant over the age of 62, handicapped, or with minor dependent children, shall be given an additional 60 days to relocate.

2. The applicant must provide relocation assistance equal to three months rent at the time the notice of tenancy termination is given. Relocation assistance must also include provision of a complete and current list of available rental units within a three-mile radius of the building being converted. If the conversion project consists of 25 or more dwelling units, the developer must provide a relocation specialist to assist the tenants.

In order to maintain a supply of rental housing for low- and moderate-income persons, the SPMC requires that from the date of application for conversion, no tenant can be unjustly evicted, and places limitation on rent increases. In addition, conversions are only permitted if the current vacancy for rental units not less than 2.45%, or mitigating circumstances exist which justify approval of the conversion.

As a result of these requirements, the potential impact of condominium conversions is not a significant constraint on the preservation of affordable rental housing.

n. Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such charges to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Fire, Mechanical, Electrical, Housing, Building Conservation and Energy Codes, and the International Property Maintenance Code. These are considered the minimum necessary to protect the public's health, safety and welfare. Although minor amendments have been incorporated to address local conditions, no additional regulations have been imposed by the city that would unnecessarily add to housing costs.

2. Residential Development Processing Procedures

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

The City's development review process and approval periods are streamlined to the maximum extent possible. The City employs various strategies, in addition to being a "one-stop shop," in order to streamline the permitting process. Planning staff functions as a permit coordinator to assist the applicant with the process and to monitor the day-to-day status of the project. Also, Economic Development staff is available to advise applicants of financial assistance, which may be available in certain cases.

The City's land use entitlement process consists of various stages, including the initial filing of application, staff review, environmental review, and public hearings before the Planning Commission and/or City Council.

- *Pre-application* – At the applicant's discretion, the application process may begin with a meeting with representatives from the Planning Department and other departments requested by the applicant, including Building and Safety, Public Works, Fire, and Economic Development. Staff recommends that the applicant take advantage of pre-application meetings to clarify the submittal requirements and review potential problems before the applicant begins significant planning or preparation work on a project. When the applicant is

ready to proceed, s/he submits all application materials to planning staff for review.

- *Staff Review of Applications* – After submittal, completed development application is distributed to various departments for a review typically lasting 7 to 14 days. Staff can usually respond so efficiently, compared to the 30 days allowed under the Permit Streamlining Act, because the City offers a "one-stop shop," whereby the Planning, Building and Safety, Fire, and Public Works departments, are all within close proximity to one another, with several of the departments located in the same building. This ensures close cooperation and expedited project review. Design review takes place during this stage of the process.

  Project review is a semi-formal process intended to be helpful to applicants by providing them with constructive staff comments on projects. The Project Review Committee consists of the Planning Director, Public Works Director/City Engineer, Building and Safety Director and representatives of other departments that have an interest in the project, such as the Fire and Police departments. The Committee reviews all projects requiring building permits except for single-family homes on existing lots, additions to single-family homes, accessory structures other than carports on single-family lots and interior modifications. The review focuses primarily on the functionality of the project, applicability of City codes and other laws, and secondarily on the aesthetic quality of the project. The Project Review Committee has final review on matters that do not go to Planning Commission or City Council. On Planning Commission and City Council items, the decision of the Committee is advisory only.

  At the end of this review period, Planning staff informs the applicant of any corrections or changes needed to make the project conform to various City codes and requirements.

- *CEQA Review* – Once the application has been deemed complete by the Planning Department, staff may have to perform environmental review (initial study) to determine whether the project will result in negative environmental impacts. In general, the larger the project, the more likely a review will be necessary. Environmental reviews may last as short as 30 days if no significant impacts are unresolved, or up to a year or longer if a comprehensive Environmental Impact Report (EIR) is required. Given the relatively small size of projects in Santa Paula, and the fact that most are infill, EIRs are rarely deemed necessary, with mitigated negative declarations (MND) more typically prepared. Preparation of an MND generally adds approximately 3 to 6 months to the process prior to the application being deemed ready for public hearing, including the 30-day public review period a 10-day public comment period. CEQA exempts certain projects from this review, including lower income housing projects with 45 or fewer units, and housing for agricultural workers (Public Resources Code Sections 15279, 15280).

- *Public Hearings* – Staff schedules the project for a hearing to discuss the discretionary approval once the environmental review is completed. Some

permits require Planning Director approval (Administrative Hearings) while others must be reviewed by the Planning Commission, while some may also require City Council review. For simpler projects, requiring only Planning Director approval processing time averages 1 to 3 months. On average, a minimum of 2½ months is needed to schedule a simple project for a hearing before the Planning Commission and 3½ months to bring it to the City Council. More complex projects requiring legislative review, such as those requiring a General Plan Amendment (GPA) or zone change, generally take an additional three to six months. The City also offers "fast track" case processing at a cost of double the original application fee.

As described above, Santa Paula's development review process is streamlined and not overly burdensome. The City's processing procedures are designed to cut development costs by eliminating unnecessary delays to developers and do not unduly constrain the development of housing in the City. These procedures help to ensure that the development review process meets all legal requirements without causing a significant unwarranted constraint to housing development.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

Public agencies that levy fees in Santa Paula, either directly or indirectly through the City, include:

- City of Santa Paula, Building & Safety Department
- City of Santa Paula, Planning Department
- City of Santa Paula, Public Works Department
- The Santa Paula Elementary School District
- The Santa Paula High School District
- The Briggs School District
- The Mupu School District
- The County of Ventura Flood Acreage Assessment Fee
- The County of Ventura Traffic Impact Mitigation Fee
- The State of California SMIP (strong motion instrumentation program) Fee.

Planning and building fees charged by the City are comparable to those levied in surrounding cities and thus not considered to be a constraint. In addition, the fees are evaluated by the City Council annually to ensure that they are reasonable and do not unduly constrain development.

Many California cities assess development or impact fees to finance the costs of providing additional public infrastructure, facilities and needed services for new residential development. The impact fees currently levied by the City of Santa Paula include fees for law enforcement, fire protection, general government, library expansion, public meeting, parkland, storm drain facilities, water distribution facilities, sewer collection facilities, and traffic impact mitigation. The impact fee for single-family residential units is $18,895. The fee for attached residential units is $17,819 and for mobile home the fee is $13,812. In addition, through a reciprocal agreement with the City, the County levies a traffic impact fee within Santa Paula of approximately $529 per single-family unit, $371 per multi-family unit, and $159 per senior housing unit.

Table IV-7 shows the development fees associated with 120-unit, market-rate apartment project. The development fees assume that the project is consistent with the General Plan and zoning, and that only two discretionary permits are required: a conditional use permit and tentative tract map.

Table IV-7
Summary of Apartment Development Fees – 2007

Number of Units		120
Square Footage		110,000
School Fees		
Mupu School District		
Santa Paula Union High School District	$2.85/sft	$313,500
District		
Santa Paula Elementary School District	$4.87/sf	$535,700
Briggs School District		-
Santa Clara School District		-
Total School Fees		$849,200
City of Santa Paula Public Works Fees		
Development Impact Fees	$17,819/unit	$2,138,280
Water Resource In-lieu Fee	$3,994/unit	$479,280
Engineering Plan Review		$300
Final City/County Tract Map Fees		$8,500
City of Santa Paula Building & Safety Fees		
Building Permit/Inspection Fee		$180,000
City of Santa Paula Planning Fees		
Concept/Pre-Application Review by staff		$600
Vesting Tract Map		$2,500*
Conditional Use Permit		$3,200*
Initial Study/Negative Declaration or EIR		$6,000*
Mitigation Monitoring/Reporting		$800*
Design Review		$770*
Landscape Plan Review		$242*
Plancheck Review		$550
Miscellaneous City Fees		
Legal Advertising/Noticing		$325
Attorney Fee		$600*
Growth Management Allocation		$740
Inclusionary Housing In-Lieu Fee Calculations		$500
Inclusionary Housing In-Lieu Fee		$1,790,000
Traffic Impact Fees ($371 x 120 du)	$371/unit	$44,120
Total Estimated City Development Fees		$4,613,387
Total Estimated Fees (including all non-City fees)		$5,506,707
Estimated Cost Per Square Foot		$50.06
Estimated Cost Per Unit		$45,889.23

Source: City of Santa Paula, Planning Dept. and Fire Dept. Code Enforcement, December 2007
*Minimum deposit to cost

The total development fees identified in Table IV-7 represent the *minimum* fees to process and build a 120-unit apartment project. Because many of the fees are "deposit to cost," the precise cost of development fees cannot be tabulated. However, the cost per unit and per square foot is useful as a "general rule of thumb" for estimating minimum development fees. The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule. The development permit fee schedule was most recently evaluated and revised in August 2006.

City road improvement standards vary by roadway designation as provided in Table IV-6.

Table IV-8
Road Improvement Standards

Roadway Designation	Number of Lanes	Right-of-Way Width	Curb-to Curb Width
Major Arterial (Divided)	4 to 6	112' to 128'	96'
Arterial	2 to 4	80'	64'
Minor Arterial	2	76'	52'
Residential Collector Street	2	60' to 72'	40'
Residential Street	2	56' - 68'	36'

Source: City of Santa Paula General Plan - Circulation Element

A local residential street requires a 56- to 68-foot right-of-way, with two 18-foot travel lanes and 10- to 16- foot side/parkway areas. Residential estate streets require a 60-foot right-of-way with two 16-foot travel lanes with 4-foot gravel shoulders and 10-foot parkway areas without sidewalks. The City's road standards are typical for cities in Ventura County and do not act as a constraint to housing development.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, overpasses and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act). The City's land use plans have been designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies.

2. Infrastructure Constraints

Infrastructure and public facilities are important in evaluating the potential of developing additional residential units. While Santa Paula has the major infrastructure components in place (e.g., wastewater treatment plant, water system), the significant issue is the continued maintenance of these facilities. The City has utilized a "pay as you go" system in which land developers must pay connection fees that cover utility line extensions and a pro-rata share of the cost of expansion of system capacities necessitated by new development.

Both the City's water and sewage treatment systems are adequate to serve current and future needs. A new water recycling facility commenced operations in 2010. The new facility will be adequate to provide water treatment services through General Plan build-out (2025). The City obtains 100% of its water supply from a large groundwater basin, from which the City has pumping rights for 5,412 acre-feet annually and indirect pumping rights for an additional 500 acre-feet. The City is close to its limit on groundwater pumping rights, and will need to purchase additional pumping rights in order to serve General Plan build-out. Water resource in-lieu fees collected from new development will ensure that additional water pumping rights can be purchased by the City.

Gas, electricity, and telephone services are provided by Southern California Gas Company, Southern California Edison, and Verizon Communications (telephone and DSL internet) respectively. Cable television and internet services are also provided by Time Warner Cable. All systems are adequate and are upgraded as demand increases. Supplies of natural resources, such as water and gas, appear adequate.

Due to the City's long history of flooding, and continuing risks of new flooding events, proper drainage is a core component of the City's flood management strategy. Locally, storm water runoff is handled by a flood control collection system maintained by the City's Public Works Department. The local storm water collection system feeds into a regional system owned and maintained by the Ventura County Watershed Protection District. Surface drainage utilizes streets and gutters until it reaches catch basins.

Individual development projects extend local storm drains or participate in reimbursement districts to defray installation costs for trunk lines. A new Storm Water Master Plan is being prepared, with completion scheduled for 2008. The new Master Plan will address areas within the city that currently have no storm drain systems or have systems in need of upgrading.

The five school districts charge school fees to help pay for buildings and facilities. Parks are developed and maintained by the City using fees or land dedication required as part of development approvals in compliance with the Quimby Act. Using a ratio of 5 acres of park land per 1,000 residents, the City of Santa Paula should provide approximately 146 acres of local parks. The City currently provides 1.23 acres of local parkland per 1,000 residents, resulting in a shortfall of approximately 110 acres of park land. This shortfall is lessened somewhat by regional parks located adjacent to Santa Paula, the many school sites with active sports fields, and the proximity of the Los Padres National Forest.

To the extent possible, the City requires developers to dedicate land and improve internal streets and bordering streets as part of the subdivision process. Regional traffic improvements are funded in part by the current traffic impact fee of approximately $529 per new single-family unit, $371 per new multi-family unit, and $159 per new senior housing unit.

A review of the City's on- and off-site improvement requirements indicates that current requirements are similar to those of surrounding communities. Required improvements such as street widths, covered parking, park dedication and circulation improvements are within the typical range of improvements required by surrounding communities.

3. Land and Construction Costs

Land represents one of the most significant components of the cost of new housing. Changes in land prices reflect the cyclical nature of the residential real estate market. The housing market is now in a downturn similar to previous cycles in the early 1980s and early 1990s, and it is expected that recovery will occur and land prices will again rise, although the timing cannot be predicted with certainty.

Per-unit land cost is directly affected by density – higher density allows the cost to be spread across more units, reducing the total price. The City has approved residential projects at densities up to 55 units per acre, which has facilitated the production of affordable housing.

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Santa Paula are not substantially different from most other cities in Ventura County.

According to a recent survey conducted by the County of Ventura[21], development costs range from $53 to $200 per square foot (excluding land) and from $100 to $350 per square foot when land cost is included.

[21] Ventura County General Plan Land Use Appendix, Fig. 3.3.6-17, July 2008

Program 18 in the Housing Action Plan (Workforce and Senior Housing Development) responds to high land and construction costs directly through the granting of land write-downs, regulatory incentives, and direct financial assistance to private developers to provide both ownership and rental housing to lower- and moderate-income households. The program also assists non-profit developers in acquiring and assembling properties and in subsidizing on-site and off-site requirements. The program allows for the City to use a combination of CDBG and redevelopment set-aside funds to write down the cost of land to facilitate affordable housing development.

4. Cost and Availability of Financing

Santa Paula is similar to most other communities with regard to private sector home financing programs. The City's Mortgage Credit Certificate (MCC) Program provides a federal tax credit for income-qualified homebuyers equivalent to 15% of the annual mortgage interest. In addition, the City has assisted in financing affordable housing projects through HOME grant funds, mortgage revenue bonds and low income housing tax credits. The City also leverages its Redevelopment Agency's housing set-aside funds to support workforce and senior housing projects.

The recent crisis in the mortgage industry will affect the availability and cost of real estate loans, although the long-term effects are unpredictable.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of the city.

C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. The City of Santa Paula's residents are provided free fair housing services through the Southern California Housing Rights Center (HRC). The HRC offers counseling and investigative services for instances of housing discrimination and responds to answer questions about tenant/landlord rights.

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V. HOUSING ACTION PLAN

A. Goals and Policies

Chapters II, III and IV of the Housing Element evaluate the City's housing needs, opportunities and constraints, while Appendix A presents a review of the previous element. This Action Plan sets forth the City's goals, policies, and programs to address the identified housing needs and issues for the 2008-2014 planning period. Quantified Objectives for new construction, rehabilitation and conservation are also identified for this planning period.

The goals and policies that guide the City's housing programs and activities are as follows:

Housing Conservation and Maintenance

GOAL 1 ***To conserve and improve the quality of existing housing and residential neighborhoods in Santa Paula.***

Policy 1.1 *Maintain and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.*

Policy 1.2 *Provide home improvement and rehabilitation assistance to lower- and moderate- income households, seniors, and the disabled.*

Policy 1.3 *Promote the repair, rehabilitation, or improvement of residential structures that are substandard or in disrepair.*

Policy 1.4 *Continue participation in State and federally sponsored programs designed to maintain housing affordability, particularly the Section 8 rental assistance program administered by the Santa Paula Housing Authority.*

Policy 1.5 *Continue to implement the mobile home rent review ordinance to ensure the affordability of mobile homes.*

Policy 1.6 *Replace any low- or moderate-income units removed by public actions on a one-for- one basis in the next six years (2008-2014). Consider adopting a local Relocation Ordinance to provide tenant protections in the event of mobilehome park closures.*

Provision of Housing

GOAL 2 ***To assist in the provision of adequate housing to meet the needs of the community. Establish a balanced approach to meeting housing needs that includes the needs of both renter and owner-households.***

Policy 2.1 *Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper-income households to achieve a balanced community.*

Policy 2.2 *Provide financial and/or regulatory incentives where feasible to encourage the development of affordable housing.*

Policy 2.3 *Participate in homeownership assistance programs to enable lower- and moderate- income renters to move into homeownership.*

Policy 2.4 *Support the provision of rental housing to accommodate large families and agricultural workers.*

Policy 2.5 *Facilitate the development of senior housing with supportive services.*

Policy 2.6 *Pursue state, federal and other funding sources for housing activities to leverage local funds and maximize assistance.*

Policy 2.7 *Continue implementation of the City's Inclusionary Housing regulations.*

Provision of Adequate Housing Sites

GOAL 3 ***To provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.***

Policy 3.1 *Maintain an up-to-date inventory of potential sites available for future housing development, and provide to the development community. Identify sites for potential redesignation to multi-family residential use.*

Policy 3.2 *Encourage infill and mixed-use housing development in downtown Santa Paula and other suitable infill locations, and provide, where appropriate, incentives to facilitate such development.*

Policy 3.3 *Pursue phased annexation of land located within the City's Sphere of Influence to provide additional growth opportunities consistent with infrastructure capacities.*

Policy 3.4 *Provide adequate housing sites for special needs groups, including the elderly, homeless, agricultural workers, through appropriate zoning designations and regulations.*

Policy 3.5 *Support the development of second units at appropriate locations as a means to provide additional housing opportunities on existing lots.*

Policy 3.6 *Implement SB 2 in accordance with state law.*

Removal of Governmental Constraints

GOAL 4 ***To mitigate any potential governmental constraints to housing production and affordability.***

Policy 4.1 *Offer financial and/or regulatory incentives, including density bonuses, where feasible to off-set or reduce the costs of developing affordable housing.*

Policy 4.2 *Periodically review City regulations, ordinances, and residential fees to ensure that they do not unduly constrain housing development.*

Policy 4.3 *Incorporate positive incentives to the development of affordable housing in any future revisions to the Growth Management regulaitons.*

Equal Housing Opportunity

GOAL 5 ***To promote equal opportunity for all residents to reside in the housing of their choice.***

Policy 5.1 *Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical disability or other such circumstances.*

Policy 5.2 *Continue to financially support the provision of fair housing services to City residents.*

Policy 5.3 *Promote housing which meets the special needs of large families, elderly persons, agricultural workers and the disabled.*

Sustainable Growth

GOAL 6 ***To promote sustainable growth by encouraging well-planned new growth, maximizing existing infrastructure, and supporting vibrant city centers.***

Policy 6.1 *Recognize and preserve open space, watersheds, environmental habitats, and agricultural lands, while accommodating new growth in compact forms, in a manner that de-emphasizes automobile dependency, integrates the new growth into existing communities, creates a diversity of affordable housing near employment centers,*

and provides for job opportunities for people of all ages and income levels.

Policy 6.2 *Accommodate additional growth by first focusing on the use and reuse of existing urbanized lands supplied with infrastructure, with an emphasis on reinvesting in the maintenance and rehabilitation of existing infrastructure.*

Policy 6.3 *Give preference to the redevelopment and reuse of city centers and existing transportation corridors by supporting and encouraging: (1) mixed use development; (2) housing opportunities for all income levels; (3) safe, reliable and efficient multi- modal transportation systems; (4) retaining existing businesses; and (5) promoting new business opportunities which produce quality local jobs.*

B. Housing Programs

This section describes the City's housing programs for the 2008–2014[22] planning period.

Housing programs define the specific actions the City will undertake to achieve the goals and policies listed above. The Program Summary (Table V-1) specifies for each program the following: program goal, six-year objective(s), time frame, funding source(s), and agency responsible for implementation of the program. The Redevelopment Agency's policy is to allocate housing set-aside resources among the following program activities:

- Housing production 50%
- Housing preservation 25%
- Homeownership assistance 25%

Housing Conservation and Maintenance

Conserving and improving the housing stock is very important for the City. A significant portion of the housing stock is more than 30 years old, the age when most homes start to have rehabilitation needs. Previous housing conditions surveys have identified a significant number of single-family homes and duplexes, particularly in the southeastern portion of the city, that are in need of rehabilitation. To address these problems and facilitate neighborhood upgrading, the City will continue to offer housing rehabilitation assistance to residents and carry out code enforcement activities.

Programs

1. Owner-Occupied Housing Rehabilitation Program

The Owner-Occupied Housing Rehabilitation Program aims to upgrade the housing stock by facilitating the correction of substandard conditions in owner-occupied homes. Through this CDBG-funded program, the City offers low-

[22] For new construction, the timeframe is 2006–2014 to coincide with the RHNA period.

interest loans to lower-income (80% of Median Family Income or lower) homeowners to assist them in making necessary home repairs they otherwise cannot afford. Upon elimination of code violations, homeowners may use remaining funds to make room additions, which helps to alleviate overcrowding. The maximum loan amount is $50,000, which can typically provide for the addition of one bedroom and a bathroom.

Six-Year Objective: The City's objective is to assist 16 owner-households between 2008 and 2014, including 6 very low, 10 low-income households.

2. Rental Housing Rehabilitation Program

To help improve the quality of the rental housing stock, the City offers the Rental Housing Rehabilitation Program. This CDBG-funded program provides low-interest improvement loans for rental property owners to address substandard conditions. Due to the limited availability of funds and State contracting requirements, eligible projects are limited to rental properties consisting of four or fewer units with a minimum of 51% of the units occupied by lower-income (80% of Median Family Income) renters.

Six-Year Objective: Between 2008 and 2014, the City will provide loans to 3 rental housing developments for low-income tenants.

3. Housing Code Enforcement Program

The City has adopted and enforces the Uniform Housing Code which establishes minimum habitability requirements. Potential code violations are identified on a complaint basis. Once a potential violation is identified, Code Enforcement staff performs a property inspection and if necessary, code citations are issued to the property owner. The owner is informed of rehabilitation assistance programs available through the City, and is given a reasonable amount of time to correct the code violation(s). City staff may also meet with property owners to assist in resolving the violations.

Six-Year Objective: The City will continue to implement the Code Enforcement program to bring substandard housing units into compliance with the Uniform Housing Code. The City's objective is to maintain a staffing level of 1 full-time person to continue implementing the Code Enforcement Program. City sponsoring of a neighborhood workshop to inform residents of assistance programs will be conducted.

4. Housing Preservation Program

The Redevelopment Agency's Housing Preservation Program was established to facilitate the preservation and improvement of existing owner-occupied homes in Santa Paula. The program is financed through redevelopment housing set-aside funds and can be linked with the City's Housing Rehabilitation Loan Program. Homeowners may receive assistance for the following home rehabilitation or improvement activities: alleviating health and safety hazards; performing repairs that extend the life of the structure and provide improved living conditions; and modifying housing units to provide

disabled access. Housing rehabilitation costs may not exceed the allowed maximum grant amount of $15,000.

To the greatest extent possible, the Agency will leverage funds from the Owner-Occupied Housing Rehabilitation Program and other private and governmental sources to increase the effectiveness of the program.

Six-Year Objective: The Redevelopment Agency's five-year objective is to assist 2 low- and 2 moderate-income homeowners through the Housing Preservation Program.

5. Section 8 Rental Assistance Program

The Section 8 Rental Assistance Program extends rental subsidies to very-low-income households (50% or less of Median Family Income) who spend more than 30% of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be "doubling up" to afford their own housing. As of late 2007, 577 households received Section 8 rental assistance through the Santa Paula Housing Authority, with another 900+ households on the waiting list. The approximate waiting period is three and a half years. In addition to tenant based Section 8 assistance, the Housing Authority owns the 22-unit El Dorado Apartments restricted for occupancy by very low-income households.

Six-Year Objective: The City's objective is to maintain current levels of Section 8 rental assistance, and encourage property owners to list available rentals with the Housing Authority.

6. Mobile Home Park Tenant Protections

The City is committed to the preservation of mobile home parks as affordable housing for Santa Paula's working families and seniors. As part of the Land Use Element update in 1998, the City established the Mobile Home Park residential land use designation for the long-term preservation of mobile home parks. With this designation in place, a park owner seeking closure would have to first justify a zone change to the Planning Commission and City Council, and comply with state regulations governing mobile home closures. Six existing mobile home parks currently have the Mobile Home Park land use designation, including the Anacapa Mobile Home Park (80 mobile home spaces), Rancho Santa Paula (149 spaces), the Santa Paula West Mobile Home Park (195 spaces, The 400 Mobile Estate (165 spaces), The Oaks Mobile Home Estates (92 spaces), the Peppertree (44 spaces) and the Mountain View Mobile Home Park (46 spaces).

For parks not deemed economically viable, most of which are travel trailer parks, the Land Use Element update process defined appropriate long-term use for the sites on which these parks are located. These parks may maintain their current use. However, at such time as a park owner chooses to convert a facility, the City will enforce State established mobile home park closure requirements (*Government Code* §65863.7), including the preparation of a relocation impact report (RIR) to assess the impact of park closure on park

residents. The RIR must address the availability of adequate replacement housing in mobilehome parks and relocation costs. Copies of the RIR must be provided to park residents at least 15 days before a hearing on the report to be conducted by the City Council.

Six-Year Objective: The City's objective is to preserve the existing viable mobile home stock as affordable housing for lower- and moderate-income residents, seniors, and persons on fixed income. Where parks are proposed for closure, the City will ensure adherence to State closure requirements and local relocation requirements to provide appropriate tenant protections.

7. Mobile Home Rent Stabilization Program

Recognizing that mobile homes are often owned by seniors, persons on fixed incomes, and low- and moderate-income persons, the City maintains the Mobile Home Rent Stabilization Program to protect residents of mobile home parks from excessive rent increases. The program regulates the amount of an allowable space rent increase upon vacation, either by sale or when a resident leaves a mobile home space in a park, while at the same time providing a just and reasonable return to park owners. A three-member Mobile Home Rent Review Commission was established to review and determine rent adjustment applications, to adjust maximum rents either upward or downward or maintain rents. The maximum permitted rent is the rent in effect on December 31, 1991, plus adjustments made since then. Under the program, annual rent adjustments based on the consumer price index (CPI) are permitted. In February of each year, the rent may be increased to an amount equal to the rent in effect on January 31st of the prior year adjusted by 75% of the increase in the CPI. Rent adjustments may also be made based on capital improvements, upon vacancy, on discontinuance or reduction of a service or amenity, or by appeal.

Six-Year Objective: The City will continue to implement the Mobile Home Rent Stabilization Program to maintain the affordability of mobile home spaces.

8. Mobile Home Park Resident Ownership Program

The State Department of Housing and Community Development offers the Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, non-profit housing providers, or local public agencies to acquire and own mobile home parks. This program offers both short-term and long-term loans, which may be used for the purchase (conversion), rehabilitation, or relocation of a mobile home park. The loans available include: short-term conversion loans at 3% simple annual interest for up to 3 years and long- term blanket loans at 3% simple annual interest for up to 30 years. In addition, long-term individual loans are offered at 3% simple annual interest to low-income residents of a mobile home park that has been converted, to ensure housing affordability when the resident buys a space in the park.

Six-Year Objective: The City will provide information on the MPROP program to interested mobile home park tenants. Where parks are deemed economically viable, the City will support tenant applications for funding through MPROP.

Assisting in the Provision of Housing

To enable more households to attain homeownership in Santa Paula, the City participates in and promotes two mortgage assistance programs: the Downpayment Assistance Program and the Mortgage Credit Certificate (MCC) Program. These programs assist low- and moderate-income renters in purchasing a home, thereby helping to address the problems of overpayment and overcrowding facing renter households. In addition, the Redevelopment Agency works with both non-profit and for-profit developers to facilitate the production of affordable for-sale and rental housing, both through new construction and acquisition/rehabilitation. Finally, achievement of the City's housing production goals will require leveraging local resources with outside sources of funding.

Programs

9. Downpayment and Mortgage Assistance Programs

The Redevelopment Agency currently participates in the Downpayment Assistance Program offered through the Ventura Cities Mortgage Finance Authority. This program aims to make homeownership a reality for families who have adequate income to make mortgage payments but have not been able to set aside enough money for downpayment, closing costs, and escrow. The downpayment assistance is up to 4% of the loan amount and is a grant secured by an interest-free second mortgage. Because the assistance is a grant and the second loan is forgiven over a period of time, it is subject to a recapture provision if the home is sold and the loan is paid off during the first 10 years. The program uses underwriting criteria that may preclude some interested households from qualifying.

Six-Year Objective: The Redevelopment Agency will continue to participate in and promote the Downpayment Assistance Program. The Agency will advertise the availability of this program through program brochures at the public counter and posting on the City's website. The City will provide information regarding lending programs offered by area financial institutions via its website and newsletter. The City will further encourage local realtors to inform prospective homebuyers about the available programs.

10. Mortgage Credit Certificate

The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15% of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal

income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years. The City of Santa Paula participates in the MCC program through the County of Ventura.

Six-Year Objective: Through the County, the Redevelopment Agency will continue to provide MCCs to qualified first-time homebuyers. The objective is to provide a minimum of eight MCCs over the six-year planning period, subject to availability through the County. The Redevelopment Agency will advertise the availability of this program through program brochures at the public counter and posting on the City's website.

11. Workforce and Senior Housing Development

A significant share of Santa Paula households are lower-income. Most of these are working families with wage earners in low-paying occupations, including farm laborers, factory workers, and service workers. Because of their limited income, many of the families are forced to live in overcrowded and/or substandard conditions, as evidenced by the high levels of overcrowding and overpayment for large families. Seniors also have significant housing needs.

Non-profit housing developers have played a key role in providing affordable housing for working families and seniors in Santa Paula. The City can grant land write-downs, regulatory incentives, and direct financial assistance to private developers to provide both ownership and rental housing to lower- and moderate-income households, including working families and seniors. In recent years, the City worked with non-profit housing providers to develop the 40 unit Harvard Place apartments for very-low- and extremely-low-income persons, a 41-unit apartment complex for farm worker families and a 24-unit apartment complex for very low income families.

The City will work with non-profit developers of self-help housing organizations to provide additional rental and ownership housing opportunities for very-low-income households, such as non-migrant agricultural workers. The City may assist developers in acquiring and assembling properties and in subsidizing on- and off-site improvements. The City will also use a combination of Affordable Housing Trust Fund, CDBG and redevelopment set-aside funds to write down the cost of land to facilitate affordable housing development. The large inventory of underutilized multi-family parcels (see Appendix B, Table B-5) combined with the current soft real estate market provides opportunities for small affordable housing projects in existing neighborhoods. Such projects can not only provide quality housing to needy residents, but also help to stabilize and improve older neighborhoods where the average age of housing units is over 70 years.

The City may provide financial assistance to local non-profit housing development organizations with the capacity to acquire, construct and manage small affordable housing projects on underutilized lots. State HCD also offers a variety of programs that provide grants to governmental agencies, non-profits, and cooperatives for self-help housing construction. In partnership

with non-profits, the City will make efforts to qualify a portion of the funds available for self-help housing.

Six-Year Objective: Provide financial and regulatory incentives to private developers to increase the supply of affordable housing in Santa Paula, including small infill projects in underutilized multi-family-zoned neighborhoods. The City will focus a portion of Agency assistance towards rental and ownership projects meeting the needs of extremely-low-, very-low- and low-income renters, including large families and non-migrant agricultural workers. The City will continue to conduct annual workshops with the development community to discuss potential opportunities in Santa Paula, the availability of funding sources and regulatory incentives, and other related issues.

12. Multi-Family Housing Acquisition and Rehabilitation

The acquisition and rehabilitation of existing duplexes and apartment complexes can assist in stemming neighborhood deterioration and in providing decent affordable housing to lower-income households. Under this program, the City provides funds from such programs as CDBG, HOME, Redevelopment Agency set-aside funds, or Rural Housing and Economic Development funds to a developer (typically a non-profit organization) to purchase a deteriorated multi-family rental property. Typically, City or Agency staff would work with a developer to assist in securing grant funds from these entities. City involvement could include review of pro forma analyses, provision of available demographic or other background data necessary to complete applications, letters of support, City Council actions in support of the application, and willingness to monitor compliance with provisions of the grant within the limitations of existing workload. Many “third-party” grants will require some form of local financial commitment. In such cases, the Agency would review the financial terms of the transaction and, within legal limits that may apply, would work to provide such financial commitment.

At such time as the financing is completed, the property is then rehabilitated and the units are made available to lower-income households for a minimum period of time. Successful implementation of this program depends upon the availability of outside funding sources, City staff resources, the interest of local non-profits, and a developer to secure such funding. The 56-unit Santa Paula Village provides an example of a deteriorated project that was acquired by a non-profit, rehabilitated and made available at affordable rents.

Six-Year Objective: The City will identify deteriorated apartment complexes, and will cooperate with non-profit housing corporations to acquire and rehabilitate the units with long-term affordability controls.

13. Affordable Housing Funding Sources

To effectively implement Housing Element programs that create affordable housing depends on a variety of county, state, federal, and local funding sources. The various funding programs available to Santa Paula are outlined in Chapter IV, Resources and Opportunities. The City will assume the same role in

applying and securing these grants or loans as described previously under Program 13 (Multi-family Acquisition and Rehabilitation). The City or Redevelopment Agency would typically work with a developer to assist it in securing funds. As described earlier, City involvement could include review of pro forma analyses, provision of available background data necessary to complete applications, review and comment upon draft applications, letters of support, City Council actions in support of the application, and willingness to monitor compliance with provisions of the grant within the limitations of existing work load.

Six-Year Objective: The City will actively pursue state, federal and private funding sources as a means of leveraging local funds and maximizing assistance, with a goal of securing three new funding sources. The City will provide information on available funds to affordable housing developers through an annual developers' workshop. The City will support housing grant applications both through regulatory relief offered through the Density Bonus Ordinance, and through City Council endorsement/support of funding applications.

14. Inclusionary Housing

In 2005 the City adopted inclusionary housing regulations which require developers constructing ten or more dwelling units to provide one of the following or a hybrid combination of the following as a condition of approval: 1) Reserve at least 15% of all dwelling units in a project for low-income households; or, 2) Reserve at least 10% of all dwelling units in a project for very-low-income households; or, 3) Construct off-site inclusionary housing for low-income households equivalent to 17% of all dwelling units in a project; or, 4) Construct off-site inclusionary housing for very-low-income households equivalent to 12% of all dwelling units in a project; or, 5) Pay an in-lieu fee as established by City Council resolution.

In the large tracts of land remaining to be developed in the City's Sphere of Influence, the inclusionary housing regulations will ensure that a portion of this new development is made affordable to lower- and moderate-income households.

Six-Year Objective: Continue to implement the inclusionary housing regulations and annually monitor both affordable units produced and the potential adverse impacts on the cost and supply of market-rate housing. If monitoring reveals that the cost and supply of market-rate housing is being impacted, this program will be expanded to process an amendment to the inclusionary housing regulations in a timely manner.

Providing Adequate Housing Sites

A major component in meeting the housing needs of all segments of the community is the provision of adequate sites of all types, sizes and prices of housing. The City's General

Plan and Development Code dictate where housing may be built, thereby affecting the supply of land available for residential development.

Programs

15. Adequate Sites for Housing Development

As part of the 2008-2014 Housing Element update, the City's parcel-specific Vacant and Underutilized Sites Inventory was prepared to reflect new development activity within the City between 1998 and 2007. The inventory of sites includes lots that can realistically be developed or redeveloped based on current General Plan and zoning designations.

The sites analysis indicates that Santa Paula has adequate capacity to accommodate its share of regional housing needs for all income categories. Lower-income units can be developed on vacant or underutilized lots with residential zoning and in residential or mixed-use projects on sites with commercial zoning.

Annexation of Sphere of Influence areas will help to accommodate the City's RHNA objectives and was assumed in the City's RHNA allocation; however the timing of annexation and development is dependent on other agencies, primarily the Ventura County Local Agency Formation Commission (LAFCO). Program 16 below will help to facilitate this objective.

In addition, the City will continue to encourage consolidation of small parcels by offering incentives such as reduced processing fees, density bonus and modified development standards to enhance the feasibility of multi-family and mixed-use development.

In order to provide additional sites for affordable housing development, the City has initiated the establishment of a Housing Opportunities Overlay Zone in the Commercial/Light Industrial (C/LI) district. This district encompasses more than 100 parcels totally approximately 135 acres. The overlay zone will allow affordable multi-family housing by-right, subject to approval of an administrative site development permit. Allowable density will be equivalent to the R-3 district (i.e., 21 units/acre excluding density bonus).

Six-Year Objective: To address its share of regional housing needs, the City will continue to facilitate residential development and annexation of Sphere areas to meet the City's RHNA objectives for new housing. The City will encourage lot consolidation by granting incentives throughout the planning period. Additionally, within 90 days after HCD certifies the Santa Paula Housing Element, the city will file an application with the Santa Paula Planning Department to amend the Santa Paula Municipal Code ("SPMC") to create a Housing Overlay Zone In the C/LI district to provide additional sites for affordable multi-family housing and site development permit to implement such overlay zone (SPMC Sections 16.35 and 16.238). The Santa Paula Planning Department will recommend approval of appropriate amendments to SPMC.

16. Phased Annexation of Sphere of Influence

To accommodate additional residential growth, the City will pursue the phased annexation of areas in its Sphere of Influence. The annexation of these areas will increase the City's capacity to accommodate future housing growth. The Sphere of Influence includes opportunities for the development of both workforce and "move-up" or higher-end housing, thereby allowing Santa Paula to move towards the goal of a more economically balanced community. It is important to note that the RHNA allocations assigned to the City of Santa Paula by the Ventura County Association of Governments (through its delegation agreement with SCAG) were based on the full development capacity of the Santa Paula Sphere of Influence during this planning period.

The General Plan identifies five "Expansion Areas." The first expansion area to move forward is East Area 1 (501 acres, 1,500 units). The City Council approved annexation in February 2008. Following an election in June 2008, voters approved (among other things) an amendment to the City's Urban Restriction Boundary (CURB) to allow annexation. In March 2011 the Ventura County Local Agency Formation Commission (LAFCO) conditionally approved the annexation of East Area 1. East Area 1 is the least constrained of the three annexation areas and has the greatest potential for the provision of affordable housing. East Area 1 envisions five planning areas with a variety of dwelling types in each of the neighborhoods including 607 single-family detached, 266 single-family attached (townhomes, duplexes and triplexes), 557 multi-family units and 70 live/work units. According to the Development Agreement for this project, the developer will provide 100 residential units at a cost affordable to "Qualified Public Benefit Participants" whose gross income does not exceed 200% of the Ventura County median household income. Additionally, the developer will contribute $6.5 million to the City's Affordable Housing Trust Fund for use by the City in constructing affordable housing.

Two additional Expansion Areas are Fagan Canyon (2,173 acres, 450 units) and Adams Canyon (5,413 acres, 495 single-family units). The annexation of these areas will be initiated by developers and may occur in any order. The remaining Expansion Areas are unsuitable for residential development. The General Plan designates West Area 2, South Mountain, and East Area 2 for industrial, recreational or commercial uses.

One smaller residential project is anticipated to be annexed during the 2008-2014 planning period, comprised of 74 single-family dwellings. An application is currently being processed for this project, which is located to the west and north of the current City limits.

Areas annexed by the City in the future will be subject to the Inclusionary Housing regulations. Under these regulations, all new developments over 10 units in size are generally required to deed-restrict a certain percentage of units as affordable. In those circumstances where on-site provision of affordable units is deemed economically infeasible, provisions will be made for development of units off-site or payment of an in-lieu housing fee. Thus future

development of newly annexed areas will assist the City in addressing its low- and moderate-income housing needs either through direct development of affordable units or contribution of funds in support of affordable development.

Six-Year Objective: The City will pursue the phased annexation of the Sphere of Influence surrounding Santa Paula and integrate affordable units within market rate development. The annexation and development schedule will be dependent on the landowners' business plans and the real estate market. The City may provide assistance to the developer through expedited processing of additional approvals or other incentives needed prior to construction such as subdivision maps to encourage the creation of building sites at apprioriate sizes (e.g., 1 to 10 acres) to facilitate housing for lower-income households and infrastructure improvement plans. The City will report annually to HCD regarding progress in making annexation area development sites available commensurate with RHNA allocations for the current planning period.

Removing Governmental Constraints

Programs

17. Zoning for Transitional and Supportive Housing, Emergency Shelters and Migrant Farmworker Housing

Emergency Shelters, Transitional and Supportive Housing

An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis (generally up to 6 months). Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing or for youth that are moving out of the foster care system. Supportive housing includes a services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Emergency shelters are allowed in the C-O, G-C, C-H, C/LI and LI (Commercial/Light Industrial and Light Industrial) zones, subject to a conditional use permit (CUP). Transitional housing is allowed in the R-3 and R-4 (Multiple-Family) zones subject to a CUP. The CUP sets forth conditions aimed at enhancing the compatibility of emergency shelters and transitional housing with the surrounding neighborhood, and ensuring property management and licensing of the facility.

SB 2 generally requires land use regulations to identify at least one zoning district where shelters are a permitted use (i.e., do not require a CUP or other discretionary review). The Commercial/Light Industrial (C/LI) zone has been tentatively identified for this purpose. The City will process an amendment to the SPMC within one year of Housing Element adoption to establish land use regulations that encourage and facilitate emergency shelters consistent with state law. As part of the Code amendment process appropriate development standards for emergency shelters will be identified that are the same as other

uses in the zone in conformance with SB 2. The SPMC amendment will also provide that transitional and supportive housing is considered a residential use that is only subject to those requirements and procedures that apply to other residential uses of the same type in the same zone.

Farm Worker Housing

The majority of farm laborers in the greater Santa Paula area are permanent non-migrant and seasonal laborers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. Nevertheless, to provide additional sites for farmworker housing, especially for migrant farm workers, the City permits migrant farm labor camps/housing in the R-4 and C/LI and LI zones, subject to a CUP. Such farm labor housing is typified by (but not exclusively) dormitory style structures, and not individual dwelling units, designed for temporary occupancy by migrant workers. Housing for migrant families and single male farmworkers is accommodated through this process. The SPMC establishes standards for farm labor housing to ensure livability and compatibility with surrounding uses tied to the use and not the user, and is not a constraint to development. In compliance with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will process an amendment to the SPMC to allow farmworker housing for up to 12 units or 36 persons by-right (i.e., without a CUP or other discretionary approval) in zones allowing agricultural uses and to be permitted by right, without a conditional use permit, in single-family zones for less than six persons.

Six-Year Objectives*:*

Process an amendment to the SPMC in compliance with SB 2 related to Emergency Shelters, Transitional and Supportive housing within one year of Housing Element adoption.

Process an amendment to the SPMC regarding farmworker housing in compliance with the Employee Housing Act within one year of Housing Element adoption.

18. Measure L6 and Growth Management Ordinance

The City will annually monitor the effects of Measure L6 and the Growth Management Ordinance (GMO) on housing development. Should these ordinances be triggered, the Housing Element will be amended to include an analysis of the impacts and address potential constraints to housing production.

Six-Year Objective: Monitor the effects of Measure L6 and the GMO on an annual basis.

19. Density Bonus Ordinance

Within 90 days after HCD certifies the Santa Paula Housing Element, the City will file an application with the Santa Paula Planning Department to amend the

Santa Paula Municipal Code ("SPMC") density bonus regulations (SPMC Sections 16.13.310, *et seq*.) to conform with revisions in the California density bonus law (Government Code Section 65915). The Santa Paula Planning Department will recommend approval of appropriate amendments to the SPMC.

Six-Year Objective: Code amendment application within 90 days of Housing Element certification.

Promoting Equal Housing Opportunity

To adequately meet the housing needs of all segments of the community, the Housing Plan must include programs that promote housing opportunities for all persons regardless of race, religion, gender, family size, marital status, ancestry, national origin, color, age, or physical disability.

Programs

20. Fair Housing Program

As a participating jurisdiction in the Ventura Urban County CDBG program, the City is provided fair housing services through a contract with the Fair Housing Council of San Gabriel Valley. The Fair Housing Council offers a variety of services promoting fair housing, including counseling and investigative services for instances of housing discrimination, public education and outreach sessions for community groups, and housing discrimination prevention program.

Jurisdictions are generally required to analyze constraints to the development of housing for persons with disabilities and take measures to remove the constraints. Santa Paula has conducted an initial review of zoning code and building code requirements and has not identified any barriers to the provision of accessible housing. In addition, the City will process an amendment to the SPMC regarding procedures to ensure reasonable accommodation for persons with disabilities (see Program 21 below).

Six-Year Objective: The City will continue to promote fair housing practices, and provide educational information on fair housing to the public through its newsletter, website, and distribution of fair housing brochures in both English and Spanish at the public counter, library, post office, and other community locations. The City will refer fair housing complaints to the Fair Housing Council of San Gabriel Valley. In addition, the City will continue to fund the activities of the Fair Housing Council.

21. Reasonable Accomodation Ordinance

The federal Fair Housing Act and the California Fair Employment and Housing Act require reasonable accommodation (i.e. modifications or exceptions) for disabled persons within land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Specifically, the federal Fair Housing Act prohibits “a refusal to make reasonable accommodations in rules, policies, practices or services,

when such accommodations may be necessary to afford [handicapped] person[s] equal opportunity to use and enjoy a dwelling." 42 U.S.C. § 3604(f)(3)(B). The Building Codes adopted by the City of Santa Paula incorporate accessibility standards contained in Title 24 of the California Administrative Code. To ensure full compliance with the requirements of the Fair Housing Act, the City will process a Reasonable Accommodation amendment to the SPMC to establish procedures for the review and approval of requests to modify standards in order to improve accessibility for persons with disabilities.

Six-Year Objective: Within one year of Housing Element adoption, the City will process an amendment to the Municipal Code to establish procedures for reasonable accommodations for persons with disabilities consistent with state and federal law.

C. Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1.

Table V-1
Quantified Objectives – 2008-2014
City of Santa Paula

	Income Category					
	Ex. Low	V. Low	Low	Mod	Upper	Totals
New Construction*	--	340	293	347	936	1,916
Rehabilitation**	25	113	97	115	--	350
Conservation**	--	--	--	--	--	--

* Quantified objective for new construction is for the period 1/1/2006 - 6/30/2014 per the RHNA. It is the City's intent that 25% of the RHNA for lower- and moderate-income categories will be met through rehab/conversion of existing units; however, the strict alternate sitesrequirements of AB 438 do not apply because the land inventory identifies adequate sites.
** As discussed in Chapter II, there are no assisted units at risk during this planning period.

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Appendix A – Evaluation of the 2003 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period, 2001 through 2008[23]. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2008 Housing Implementation Program.

A. Program Evaluation

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

B. Appropriateness of Goals and Policies

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the past planning period.

C. Progress in Meeting Quantified Objectives

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table A-4 contains a tabulation of units built during the 1998–2007 period by income category. Table A-5 provides a detailed listing of these projects along with noteworthy project characteristics including the income category of units. The income categories for new units listed in these tables are based on either deed restrictions imposed in connection with assistance programs, or market conditions (see discussion in Section II. D.4 (Housing Costs). Most noteworthy is that all new rental units are assumed to meet Low-income standards based on the Ventura County affordability categories (Table II-19). The maximum affordable rental rate (based on a family of four) for Low-income units is $1,714 per month, and all surveyed rental units fell below this level. With regard to for-sale units (both single-family detached and condo), all new units were assumed to be Above-moderate unless otherwise required through deed restrictions.

[23] The original planning period for the previous Housing Element was 2001-2005, however the deadline for 2005 updates in the SCAG region was extended by the state legislature to June 30, 2008. Evaluation data is provided through the end of 2007 since that was the latest data available prior to preparation of this 2008 Housing Element.

Table A-1
Housing Element Program Evaluation – 2001-2007
City of Santa Paula

Program	Responsible Agency	Program Objectives	Accomplishments	Future Policies and Actions
1. Owner-occupied Housing Rehabilitation Program	Building & Safety	Assist 20 lower-& moderate-income owner-households	18 owner occupied housing rehabilitation loans were approved (CDBG and Cal-Home Funded)	Continue program.
2. Rental Housing Rehabilitation Program	Building and Safety	Provide loans to 5 rental housing projects (15 Units)	No Activity	Continue program.
3. Remove and Replace Program	Economic Development Department	Remove and replace 5 substandard housing units.	Objective accomplished	Continue program.
4. Housing Code Enforcement Program	Ensure ongoing maintenance & improvement of the housing stock.	Continue to implement program. Process 200 code violation cases annually	2000 - 143 cases closed 2001 - 98 cases closed 2002 – 103 cases closed 2003 –53 cases closed 2004 – 114 cases closed 2005 – 123 cases closed	Continue program.
5. Housing Preservation Program	Building & Safety; Economic Development Department	Assist 10 low- & moderate-income owner-households.	8 Low and 7 Moderate-income households were provided with funds.	Continue program.
6. Section 8 Rental Assistance Program	Housing Authority	Provide assistance to a minimum of 555 households. Encourage property owners to list available rentals with the Housing Authority.	The Santa Paula Housing Authority currently provides 577 vouchers to very low and extremely low-income residents.	Continue program.
7. Mobile Home Tenant Protection	Building and Safety; Planning; Administration; Economic Development Department	Preserve existing viable mobile home parks as affordable housing & assist tenants if park conversions occur.	On-going No Activity – The mobile home tenant protection ordinance is currently under review. No conversions took place in 2006.	Under review.
8. Mobile Home Rent Stabilization Program	Administration	Maintain the affordability of mobile homes.	The Mobile Home Rent Control Board continues to meet when needed. Since the year 2000, there have been two cases to come before the board, Santa Paula West and Pepper Tree.	Continue program.
9. Mobile Home Park Resident Ownership Program	Planning	Provide information on the program to interested mobile home park tenants. Where appropriate, support tenant applications for funding.	Ongoing – No Activity	Continue program.
10. Down payment & Mortgage Assistance Programs	Economic Development Department	Continue to participate in Down payment Assistance Program. Promote	First Time Homebuyer Program Approved 9 Moderate Income	Continue program.

Program	Responsible Agency	Program Objectives	Accomplishments	Future Policies and Actions
		programs by area lending institutions.	Applicants.	
11. Mortgage Credit Certificate (MCC)	Economic Development Department	Expand homeownership opportunities for lower-& moderate-income homebuyers.		
12. Workforce & Senior Housing Development	Planning; Economic Development Department	Provide financial & regulatory incentives. Focus portion of assistance towards rental projects for lower-income renters, including large families & agricultural workers. Facilitate development of 115 new units for seniors.	In 2007 the City approved Tax Credits and RDA funds to renovate the Santa Paulan Senior Apartments (150 units for low income seniors).	Continue program.
13. Multi-Family Housing Acquisition & Rehabilitation	Building and Safety; Planning	Identify deteriorated apartment complexes & work with non-profits to acquire & rehabilitate units.	40 Unit Harvard Apartments – partnered with Partners in Housing to renovate an existing structure for developmentally disabled individuals. The City awarded $195,000 in CDBG funds to the developer (Cabrillo) seeking to acquire and rehabilitate the Yale Street Apartments in 2002.	Continue program.
14. Rehabilitation Mortgage Insurance	Building & Safety Planning	Contact HUD to evaluate participation in the program.	On-going; no activity	Continue program.
15. Affordable Housing Funding Sources	Planning	Provide information on funding sources to housing developers through annual workshops. Support applications or grant/funds by non-profits.	Although the City of Santa Paula has not actively sought and obtained housing grants for its own use, the City has been supportive of efforts by Affordable housing project applicants to secure grants, tax incentives, or other state and federal government incentives (e.g., Cabrillo's grant funding efforts for the projects mentioned in program #s 12 and 13, above; People's Self Help, and several private affordable housing developers).	Continue program.
16. Inclusionary Housing Ordinance	Planning	Complete draft Inclusionary housing ordinance & establish an appropriate in-lieu fee.	Complete. The Development Code includes a provision for Inclusionary Housing, which was Approved in 2004 and revised in 2005 to secure very low and owner occupied and rental	Program completed.

Program	Responsible Agency	Program Objectives	Accomplishments	Future Policies and Actions
			housing.	
17. Vacant/Underutilized Site Inventory	Planning; Economic Development Department	Make sites inventory available to developers. Conduct annual developer's workshops. Update inventory annually.	On-going; most recent update in 2007	Program completed.
18. Infill Housing Incentives Program	Planning	As part of the Development Code update, establish incentives for infill development by 2002.	The Bonus Density Ordinance provides for incentives for infill housing. Examples of projects that utilized incentives under this ordinance include the following: • 07-CDP-04- (Habitat, 145 Ojai St.) In 2007 the City approved 2 units with modifications to setbacks, lot coverage and open space standards. • 03-CDP-08 (March & Dean condos). In 2004 the City approved modifications to lot coverage and setback standards. • 02-CDP-29 (Citrus Court on Harvard Blvd.) In 2003 the City approved a 28-unit residential mixed-use project with commercial. Modifications included a reduction in lot coverage, setbacks, open space standards and approved shared parking. • Paseo Santa Barbara . In 2009 a variance was approved to allow uncovered parking spaces. This project involved the consolidation of 3 adjacent parcels.	Program completed.
19. Phased Annexation of Sphere of Influence	Planning	Evaluate and pursue phased annexation of the Sphere of Influence.	Unincorporated Islands annexed into the City in 2006.	Continue program.

Program	Responsible Agency	Program Objectives	Accomplishments	Future Policies and Actions
		Integrate affordable units within market rate development, pending adoption of an Inclusionary Housing Ordinance.		
20. Density Bonus Program	Planning; Economic Development Department	Continue to offer density bonuses & other regulatory incentives.	Ordinance in place.	Adopted Program and will continue to implement.
21. Zoning for Transitional Housing, Emergency Shelters & Migrant Farm worker Housing	Planning	Amend the Development Code to conditionally permit transitional housing in the R-3 and R-4 zones & emergency shelters in the M-1 zone. Amend the Code to permit farm labor camps in M-1 zone, subject to CUP	The Development Code includes language added to the Industrial zoning district which allows transitional housing and certain farm worker housing projects as a conditionally permitted use for properties in the C/LI and LI zones.	Program completed.
22. Fair Housing Program	Planning; Fair Housing; Council of San Gabriel Valley	Continue to promote fair housing practices. Refer fair housing complaints to the Fair Housing Council of San Gabriel Valley. Continue to promote fair housing practices, and refer companies to the Fair Housing Council of San Gabriel Valley. Evaluate Building and zoning regulations, and modify as appropriate to address constraints to disabled access. Report to HCD on findings of analysis.	The City continues to participate in this program every year (a County administered program). $2,000 is contributed annually; advertising and informational outreach is accomplished; and staff is trained.	Continue program.
23. Total Units to be Constructed		1,393 Total 243 Very Low 177 Low 248 Moderate, 725 Above Moderate	See Table A-3	Establish new objectives for 2008-2014.
24. Total Units to be rehabilitated		50 Total 12 Very Low 24 Low 14 Moderate	See Table A-3	Establish new objectives for 2008-2014.
25. Total Units to be conserved.		555 Very Low-income (section 8) rent subsidies	See Table A-3	Establish new objectives for 2008-2014.

Table A-2
Appropriateness of Housing Element Goals and Policies
City of Santa Paula

Goal		Policy	Appropriateness
GOAL 1	To conserve and improve the quality of existing housing and residential neighborhoods in Santa Paula.		Still appropriate – retain.
	Policy 1.1	Maintain and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.	Still appropriate – retain.
	Policy 1.2	Provide home improvement and rehabilitation assistance to lower- and moderate- income households, seniors, and the disabled.	Still appropriate – retain.
	Policy 1.3	Promote the repair, rehabilitation, or improvement of residential structures that are substandard or in disrepair.	Still appropriate – retain.
	Policy 1.4	Continue participation in State and federally sponsored programs designed to maintain housing affordability, particularly the Section 8 rental assistance program administered by the Santa Paula Housing Authority.	Still appropriate – retain.
	Policy 1.5	Continue to implement the mobile home rent review ordinance to ensure the affordability of mobile homes.	Still appropriate – retain.
	Policy 1.6	Replace any low- or moderate-income units removed by public actions on a one-for- one basis in the next five years (2000-2005). Adopt a local Relocation Ordinance to provide tenant protections in the event of mobilehome park closures.	Still appropriate – retain.
GOAL 2	To assist in the provision of adequate housing to meet the needs of the community. Establish a balanced approach to meeting housing needs that includes the needs of both renter and owner-households.		Still appropriate – retain.
	Policy 2.1	Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper-income households to achieve a balanced community.	Still appropriate – retain.
	Policy 2.2	Provide financial and/or regulatory incentives where feasible to encourage the development of affordable housing.	Still appropriate – retain.
	Policy 2.3	Participate in homeownership assistance programs to enable lower- and moderate- income renters to move into homeownership.	Still appropriate – retain.
	Policy 2.4	Support the provision of rental housing to accommodate large families and agricultural workers.	Still appropriate – retain.
	Policy 2.5	Facilitate the development of senior housing with supportive services.	Still appropriate – retain.
	Policy 2.6	Pursue State, federal and other funding sources for housing activities to leverage local funds and maximize assistance.	Still appropriate – retain.
	Policy 2.7	Evaluate adoption of an inclusionary housing ordinance to provide economic integration in developing areas of the City. Where on-site provision of affordable units is deemed economically infeasible, allow provision of units off-site, or as third priority, payment of an in-lieu housing fee.	Still appropriate – retain.
GOAL 3	To provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.		
	Policy 3.1	Maintain an up-to-date inventory of potential sites available for future housing development, and provide to the development community. Identify sites for potential redesignation to multi-family residential use.	Still appropriate – retain.
	Policy 3.2	Encourage infill and mixed-use housing development in downtown Santa Paula and other suitable infill locations, and provide, where appropriate, incentives to facilitate such development.	Still appropriate – retain.

Goal	Policy		Appropriateness
	Policy 3.3	Pursue phased annexation of the City's Sphere of Influence to provide additional growth opportunities consistent with infrastructure capacities. Integrate affordable units within market rate development, pending adoption of a local inclusionary housing ordinance.	Still appropriate – retain.
	Policy 3.4	Provide adequate housing sites for special needs groups, including the elderly, homeless, agricultural workers, through appropriate zoning designations and regulations.	Still appropriate – retain.
	Policy 3.5	Support the development of second units at appropriate locations as a means to provide additional housing opportunities on existing lots.	Still appropriate – retain.
GOAL 4	To mitigate any potential governmental constraints to housing production and affordability.		
	Policy 4.1	Offer financial and/or regulatory incentives, including density bonuses, where feasible to off-set or reduce the costs of developing affordable housing.	Still appropriate – retain.
	Policy 4.2	Periodically review City regulations, ordinances, and residential fees to ensure that they do not unduly constrain housing development.	Still appropriate – retain.
	Policy 4.3	Incorporate positive incentives to the development of affordable housing in any future revisions to the Growth Management Ordinance.	Still appropriate – retain.
GOAL 5	To promote equal opportunity for all residents to reside in the housing of their choice.		
	Policy 5.1	Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical disability or other such circumstances.	Still appropriate – retain.
	Policy 5.2	Continue to financially support the provision of fair housing services to City residents.	Still appropriate – retain.
	Policy 5.3	Promote housing which meets the special needs of large families, elderly persons, agricultural workers and the disabled.	Still appropriate – retain.
GOAL 6	To promote smart growth by encouraging well-planned new growth, maximizing existing infrastructure, and supporting vibrant city centers.		
	Policy 6.1	Recognize and preserve open space, watersheds, environmental habitats, and agricultural lands, while accommodating new growth in compact forms, in a manner that de-emphasizes automobile dependency, integrates the new growth into existing communities, creates a diversity of affordable housing near employment centers, and provides for job opportunities for people of all ages and income levels.	Still appropriate – retain.
	Policy 6.2	Accommodate additional growth by first focusing on the use and reuse of existing urbanized lands supplied with infrastructure, with an emphasis on reinvesting in the maintenance and rehabilitation of existing infrastructure.	Still appropriate – retain.
	Policy 6.3	Give preference to the redevelopment and reuse of city centers and existing transportation corridors by supporting and encouraging: (1) mixed use development; (2) housing opportunities for all income levels; (3) safe, reliable and efficient multi- modal transportation systems; (4) retaining existing businesses; and (5) promoting new business opportunities which produce quality local jobs.	Still appropriate – retain.

Table A-3
Progress in Achieving Quantified Objectives – 2001-2007
City of Santa Paula

Program Category	Quantified Objective	Progress	
		2001-05	2006-07
New Construction*			
Very Low	243	2	106
Low	177	51	22
Moderate	248	2	1
Above Moderate	725	71	60
Total	1,393	126	189
Rehabilitation			
Very Low	12		
Low	24	73 units total	
Moderate	14		
Above Moderate			
Total	50		
Conservation			
Very Low	555**	577	577
Low			
Moderate			
Above Moderate			
Total	555	577	577

*Quantified objective and progress for new construction reflect units built 1998-2007, per the previous RHNA cycle
**Section 8 rent subsidies

Table A-4
Residential Development by Income Category – 1998-2007
City of Santa Paula

Year	2001 - 2005				Total	2006 - 2007				Total
	VL	Low	Mod	Upper		VL	Low	Mod	Upper	
1998	0	1	0	6						
1999	0	0	0	18						
2000	0	1	0	11	12					
2001	0	0	0	6	6					
2002	0	3	1	7	11					
2003	0	5	0	5	10					
2004	2	31	1	13	47					
2005	0	10	0	5	15					
2006						40	16	0	42	98
2007						66	6	1	18	91
Totals	2	51	2	71	126	106	22	1	60	189

Notes:
Very Low – All units categorized as very low are deed restricted units.
Low – All rental units (not condominiums) in the R-2, R-3 and R-4 zones were categorized as Low Income Units.
Moderate Units shown are only those that have been deed restricted to the moderate category.

Income Assumptions. Units built during 2006-07 are credited toward the RHNA for the new planning period. Tables A-5i and A-5j identify new units built by income category during 2006 and 2007, respectively. Of the 128 units listed in the VL and Low categories, 107 (84%) have deed restrictions. The remaining 21 units were multi-family projects without affordability restrictions. These 21 market-rate units were assigned to the Low-income category on the basis of actual rents charged for the units, or reasonable assumptions based on the rental market survey that found that all surveyed units rented in the Lower-income categories (i.e., less than $1,750/month). The survey included 3- and 4-bedroom units. The highest rent found in the survey was $1,650/month.

Table A-5a
Residential Development by Income Category – 1998
City of Santa Paula

Project	Zoning	Density	1998				Total
			Very Low	Low	Mod	Upper	
1423 E Santa Paula St. (SFR)	R-1	SFR				1	1
232 ½ California St. (new detached unit/multi-dwelling property)	R-2	* 18.6		1			1
954 Vista Pointe Place (SFR)	HR2-PD	SFR				1	1
960 Vista Pointe Place (SFR)	HR2-PD	SFR				1	1
986 Vista Pointe Place (SFR)	HR2-PD	SFR				1	1
948 Vista Pointe Place (SFR)	HR2-PD	SFR				1	1
982 Vista Pointe Place (SFR)	HR2-PD	SFR				1	1
Totals				1		6	7

Notes:
* Overbuilt

Table A-5b
Residential Development by Income Category – 1999
City of Santa Paula

Project	Zoning	Density	1999				Total
			Very Low	Low	Mod	Upper	
968 Vista Pointe Place (SFR)	HR2-PD	SFR				1	1
980 Monterey Place (SFR)	HR2-PD	SFR				1	1
833 Vista Grande Dr. (SFR)	HR2-PD	SFR				1	1
984 Vista Pointe Place (SFR)	HR2-PD	SFR				1	1
853 Vista Grande Dr. (SFR)	HR2-PD	SFR				1	1
845 Vista Grande Dr. (SFR)	HR2-PD	SFR				1	1
880 Vista Grande Dr. (SFR)	HR2-PD	SFR				1	1
861 Vista Grande Dr. (SFR)	HR2-PD	SFR				1	1
990 Vista Pointe Place (SFR)	HR2-PD	SFR				1	1
815 Vista Grande Dr. (SFR)	HR2-PD	SFR				1	1
841 Vista Grande Dr. (SFR)	HR2-PD	SFR				1	1
803 Vista Grande Dr. (SFR)	HR2-PD	SFR				1	1
827 Vista Grande Dr. (SFR)	HR2-PD	SFR				1	1
815 Ojai Rd. (SFR)	R-1	SFR				1	1
988 Monte Vista Dr. (SFR)	HR2-PD	SFR				1	1
307 W. Sycamore St. (SFR)	R-1	SFR				1	1
991 Monte Vista Dr. (SFR)	HR2-PD	SFR				1	1
752 Skyline Dr. (SFR)	HR2-PD	SFR				1	1
Totals						18	18

Table A-5c
Residential Development by Income Category – 2000
City of Santa Paula

Project	Zoning	Density	2000				Total
			Very Low	Low	Mod	Upper	
987 Monte Vista Dr. (SFR)	HR2-PD	SFR				1	1
994 Monte Vista Dr. (SFR)	HR2-PD	SFR				1	1
998 Monte Vista Dr. (SFR)	HR2-PD	SFR				1	1
636 Shasta Dr. (SFR)	HR2-PD	SFR				1	1
825 Glen Way (SFR)	R-1	SFR				1	1
911 Ventura St. (SFR)	C-O	* 9.5		1			1
405 Monte Vista Dr. (SFR)	HR2-PD	SFR				1	1
997 Monte Vista Dr. (SFR)	HR2-PD	SFR				1	1
15711 W Telegraph Rd. #20 (Modular SF Dwelling)	R-1	SFR				1	1
984 Monte Vista Dr. (SFR)	HR2-PD	SFR				1	1
703 N. 10th St. (SFR)	HR2-PD	SFR				1	1
15711 W. Telegraph Rd. #62 (Modular SF Dwelling)	R-1	SFR				1	1
Totals				1		11	12

Notes:
* 1 unit currently but could have 3

Table A-5d
Residential Development by Income Category – 2001
City of Santa Paula

Project	Zoning	Density	2001				Total
			Very Low	Low	Mod	Upper	
524 Glade Dr. (SFR-New)	HR2-PD	SFR				1	1
821 Glen Way (SFR-New)	R-1 (a)	SFR				1	1
608 Shasta Dr. (SFR-New)	HR2-PD	SFR				1	1
1502 Orchard St. #C (SFR)	R-1	SFR				1	1
1502 Orchard St. #D (SFR)	R-1	SFR				1	1
287 View Dr. (SFR-New)	HR2-PD	SFR				1	1
Totals			0	0	0	6	6

Table A-5e
Residential Development by Income Category – 2002
City of Santa Paula

Project	Zoning	Density	2002				Total
			Very Low	Low	Mod	Upper	
610 Glade Dr. (SFR-New)	HR2-PD	SFR				1	1
540 Foothill Rd. (SFR)	R-1	SFR				1	1
1069 E. Santa Paula St. (new detached unit/multi-unit property)	R-2	11		1			1
214 View Dr. (SFR-New)	HR2-PD	SFR				1	1
3880 Ojai Rd. (SFR-New)	R-1	SFR				1	1
545 Monte Vista Dr. (SFR-New)	HR2-PD	SFR				1	1
513 E. Santa Barbara St. (New detached unit/multi-unit property)	R-2	5		1			1
207 E. Santa Paula St. "B" (New detached unit/multi-unit property)	R-2	10		1			1
1130 Cliff Dr. (SFR-New)	R-A	SFR				1	1
839 Monte Vista (SFR-New)	HR2-PD	SFR				1	1
622 N. Oak St. (New detached unit/multi-unit property) (30 year Deed Restricted)	R-2	14.6			1		1
Totals			0	3	1	7	11

Table A-5f
Residential Development by Income Category – 2003
City of Santa Paula

Project	Zoning	Density	2003				Total
			Very Low	Low	Mod	Upper	
598 Ridgecrest Dr. (SFR-New)	HR2-PD	SFR				1	1
585 Monte Vista Dr. (SFR-New)	HR2-PD	SFR				1	1
625 Lassen Dr. (SFR-New)	HR2-PD	SFR				1	1
445 Atmore (SFR-New)	R-1	SFR				1	1
113 S. Oak St. (4-unit apartment)	R-2	23.2		4			4
318 ½ Acacia Rd. (New detached unit/multi-unit property)	R-2	7.9		1			1
327 N. Mill St. (SFR-New)	R-1	SFR				1	1
Totals			0	5	0	5	10

Table A-5g
Residential Development by Income Category – 2004
City of Santa Paula

Project	Zoning	Density (units/acre)	2004				Total
			Very Low	Low	Mod	Upper	
543 Glade Dr. (SFR-New)	HR2-PD	SFR				1	1
644 Ridgecrest Dr. (SFR-New)	HR2-PD	SFR				1	1
1204 Grant Line St. (SFR-New)	R-1a	SFR				1	1
1206 Grant Line St. (SFR-New)	R-1a	SFR				1	1
1212 Grant Line St. (SFR-New)	R-1a	SFR				1	1
1214 Grant Line St. (SFR-New)	R-1a	SFR				1	1
1220 Grant Line St. (SFR-New)	R-1a	SFR				1	1
1226 Grant Line St. (SFR-New)	R-1a	SFR				1	1
1232 Grant Line St. (SFR-New)	R-1a	SFR				1	1
708 Encino St. (SFR-New)	R-1	SFR				1	1
1304 High St. (Manf. Unit/multi-unit property)	R-2	12.9		1			1
1104 New St. (SFR) (30-year Deed Restricted for low to mod)	R-3	8.4			1		1
765 Skyline Dr. (SFR)	HR2-PD	SFR				1	1
*134 N. Mill (Apt. B) – Glenn Tavern Inn Apt	C-O	N/A		1			1
602 Glade (SFR)	HR2-PD	SFR				1	1
*134 N. Mill (Apt. 4) – Glenn Tavern Inn Apt	C-O	N/A		1			1
519 E. Harvard (Mixed use/ Apt. Bldg.)** (deed restricted 45 years)	C-G	28	2	26			28
141 N. Oak St. (SFR-Mfg. Home)	R-3	8.9		1			1
122 N. 4th St. (SFR-New)	R-3	5.4		1			1
1338 Saticoy St. (SFR-New)	R-1	SFR				1	1
Totals			2	31	1	13	47

Notes:
* Glen Tavern Inn
** Citrus Court, 28 Residential units + 10 Commercial units. Rental agents for Citrus Court verified that current market rates of $900-$950 for 1-bedroom units and $1,295 for 2-bedroom units are at or below affordability restrictions (see photo).

Table A-5h
Residential Development by Income Category – 2005
City of Santa Paula

Project	Zoning	Density	2005				Total
			Very Low	Low	Mod	Upper	
622 Ridgecrest (SFR-New)	HR2-PD	SFR				1	1
423 N. 7th (SFR-improv.) (SUP)	R-1	SUP		1			1
1380 Orchard St. (2 New detached units/multi-unit property)	R-2	7.7		2			2
624 Shasta Dr. (SFR)	HR2-PD	SFR				1	1
1111 E. Ventura St. A & B (Apts)	R-3	10.3		2			2
737 E. Pleasant St. (SFR-New)	R-1	SFR				1	1
244 Craig Dr. (Remodel and Posted)	R-1	SFR				1	1
1231 Saticoy St. (new detached unit/multi-unit property)	R-2	15		1			1
435 N. 10th St. (new detached unit/multi-unit property)	R-3	10.4		1			1
640 Acacia Rd. (new detached unit/multi-unit property)	R-2	7.3		1			1
221 E. Santa Paula St. (new detached unit/multi-unit property))	R-2	13		1			1
511 N. Oak St. (new detached unit/multi-unit property)	R-2	11.6		1			1
905 E. Pleasant St. (Manf. Home)	R-1 (a)	SFR				1	1
Totals				10		5	15

Table A-5i
Residential Development by Income Category – 2006
City of Santa Paula

Project	Zoning	Density	Monthly Rent*	2006				Total
				Very Low	Low	Mod	Upper	
138 N. 12th St. # A, B, C, &D Apartments	R-2	21	1 unit deed restricted 45 years		1		3	4
310 Acacia Rd & 312 (two new detached units-Multi-unit property)	R-2	16	Studio $700. 3br $1,650		2			2
900 Montclair Dr. (SFR)	HR2-PD	SFR					1	1
239 S. 4th St. (new detached unit-Multi-unit property)	R-3	13	***		1			1
320 W. Harvard Blvd. (Commercial / Apts)	C-G	47	100% deed restricted 45 yrs	40				40
1300 Ojai Rd. (Residential/ SFR)	R-1	SFR					1	1
1427 E. Santa Paula St. (second unit)	R-1	SFR	***		1			1
442 N. 14th St. # A & # B (Apt)	R-2	13.4	***		2			2
March and Dean Project ** (Condos)	R-4	18					36	36
324 Acacia Rd. (new detached unit/multi-unit property)	R-2	12	2 br $1,250		1			1
324 ½ Acacia Rd. (new detached unit/multi-unit property)	R-2	12	2 br $1,250		1			1
320 ½ E. Santa Paula St. (new detached unit/multi-unit property))	R-2	12	2 br $1,395		1			1
200 Ventura St. # A & B (Apts.)	R-3	14	***		2			2
418 Ojai Rd (apts)	R-2 PD	13	***		3			3
127 ½ Arthur Ave (second unit on first floor of main dwelling)	R-1 PD	SFR	***		1			1
820 Virginia Terrace	R-1(a)	SFR					1	1
Totals				40	16	0	42	98

Notes:
* Based on focused rent survey conducted March 2009 or deed restrictions
** 18 1,000-square-foot units and 18 1,800-square-foot units (Paid in-lieu fee of $429,064 instead of deed restrictions)
***Market-rate units assumed to be affordable at the Low level based on survey of comparable units (see Chapter II for income categories). All second units are assumed to be affordable at the Low level.

Table A-5j
Residential Development by Income Category – 2007
City of Santa Paula

Project	Zoning	Density	Monthly Rent*	2007				Total
				Very Low	Low	Mod	Upper	
416 Dartmouth Rd. (SFR)	R-1	SFR					1	1
200 West Santa Anna Street (Apts.)	R-3	17.3	100% deed restricted 45 yrs	24				24
579 Glade Dr. (SFR)	HR2-PD	SFR					1	1
622 E. Main St. (Apts.) **	C-G	55.3	100% deed restricted 45 yrs	41				41
613 Acacia Rd. (new unit/multi-unit property)	R-2	3.7	4 br (free to family member)		1			1
613 Foothill Rd. (SFR)	R-1	SFR					1	1
226 Stanford St. (new second unit)	R-2	9.0	***		1			1
Larmon Loop – Reider Project (Condos)	R-3	18	2 units deed-restricted 45 yrs	1		1	13	15
613 Foothill Rd. (SFR)	R-1	SFR					1	1
643 Acacia Rd. (new unit/multi-unit property)	R-2	4.6	2 br $1,500		1			1
1406 Ojai Road (new second unit)	R-A-20	SFR	***		1			1
326 N. 8th Street (SFR)	R-1	SFR					1	1
128 and 128½ N. Oak Street (2 new units/multi-unit property; see photo below)	R-2	13.3	3 br $1,500		2			2
Totals				66	6	1	18	91

Notes:
* Based on focused rent survey conducted March 2009 or deed restrictions
** 41 units - apartment type construction, not condominiums
***Market-rate units assumed to be affordable at the Low level based on survey of comparable units (see Chapter II for income categories). All second units are assumed to be affordable at the Low level.

2 new 3-bd units ($1,500/mo) at 128 and 128 ½ N. Oak Street

Appendix B
Residential Land Inventory
2006-2014

The detailed assumptions and methodology for the residential land inventory are provided below and summarized in Tables B-1 through B-7.

1. Affordable Units Built 2006-2007

Table A-4 (Appendix A) summarized residential projects completed during 2006 and 2007. According to the RHNA methodology, units built after January 1, 2006 are credited toward the total RHNA allocation for this planning period. The City's remaining net RHNA is summarized as follows:

	Income Category				
	VL	Low	Mod	Above	Total
RHNA (total)	453	390	462	936	2,241
Units Completed 2006	40	16	0	42	98
Units Completed 2007	66	6	1	18	91
Subtotal - Units Completed	106	22	1	60	189
RHNA (net remaining)	347	368	461	876	2,052

Source: City of Santa Paula Planning Dept. and Fire Dept. Code Enforcement, 2/2008

2. Units Approved but Not Yet Built

Projects that are approved but not yet completed are shown in Table B-1. These projects include 168 Lower-income units, no Moderate units, and 87 Above-moderate units. The income categories for new units listed in Table B-1 are based either on deed restrictions imposed in connection with assistance programs, or market conditions (see discussion in Section D.4 of Chapter II on housing costs). Most noteworthy is that all new rental units are assumed to meet Low-income standards based on local market conditions and the Ventura County affordability categories (Table II-19). This assumption is based on the 2009 maximum affordable rental rate (based on a family of 4) for Low-income units of $1,750 per month and a market survey of rental units, which found that all surveyed units were offered at less than the low-income rent limit. With regard to for-sale units, all new single-family detached units are assumed to be above-moderate unless otherwise required through deed restrictions, while condos are conservatively assumed to fall within the Moderate-income category even though recent sales were priced at the Low-income level (see Chapter II, Table II-21).

3. Vacant Land

Tables B-2 and B-3 and Figure B-1 summarize vacant parcels designated for residential development. Table B-2 shows parcels currently within the City boundaries and Table B-3 shows parcels within the City's Sphere of Influence. Development of the Sphere of Influence during the current planning period was assumed in the Ventura County

Regional Housing Needs Assessment, which was adopted by SCAG and approved by HCD.

Income Assumptions

State law[24] identifies "default" densities that are assumed to be appropriate to facilitate the development of lower-income housing. For Santa Paula, and most other jurisdictions in Ventura County, the default density is 20 units/acre. However, state law provides that sites allowing development at lower than the default density may also be appropriate for lower-income housing based on an analysis of local conditions. In Santa Paula, the R-3 (maximum 21 units/acre) and R-4 (maximum 29 units/acre) zones are higher than the default density, and therefore are assumed to be suitable for lower-income housing. The R-2 zone allows multi-family development at up to 15 units/acre (excluding density bonus), which is lower than the default density. However, based on local market conditions, all multi-family rental units in Santa Paula are affordable to lower-income households (including newly-built units). As noted in the Housing Needs Assessment (Chapter II) and Appendix A (Tables A-5i and A-5j), all surveyed rental units were affordable in the VL or low categories (i.e., less than $1,750/month). The survey included 3- and 4-bedroom units. The highest rent found in the survey was $1,650/month. This survey demonstrates that it is reasonable to assume that multi-family rental housing affordable to lower-income households is feasible in all zones, including R-2 where the maximum density is lower than the default density.

Units built after January 1, 2006 are credited toward the RHNA for the new planning period. Tables A-5i and A-5j identify new units built by income category during 2006 and 2007, respectively. Of the 128 units listed in the Very Low and Low categories, 107 (84%) have deed restrictions. The remaining 21 units were multi-family projects without affordability restrictions. These 21 market-rate units were assigned to the low-income category on the basis of a focused rental survey of the listed units and the rental market survey noted above. Attempts were made to contact every owner of new market-rate multi-family units built since January 1, 2006. While rental information could not be obtained for every unit, the City was able to collect data on 8 of the 16 targeted projects. All units within the focused survey sample were verified to be renting in the VL/L categories. The focused survey of recently-built units is consistent with the rental market survey of other units, which found all units renting in the VL/L categories. On this basis, it is reasonable to assume that the remaining new units are also affordable at the low-income level. The assumption of market rate affordability was further supported by information provided by the rental agent for the Citrus Court

Citrus Court Apartments

[24] California Government Code Sec. 65583.2.c.3.B

apartments, a recent mixed-use project with 28 deed-restricted rental units. According to the agent, current market rates of $900-$950 for 1-bedroom units and $1,295 for 2-bedroom units are at or below the affordability restrictions for the project.

All single-family detached sites were assigned to the above-moderate category.

Realistic Development Capacity

In order to estimate the realistic development capacity of vacant sites, a review of recent projects was conducted and is summarized below. This analysis is based on the development trends reflected in Tables A-5a through A-5j in Appendix A.

- Single-Family Residential (R-1, R2-PD, HR2-PD) – Sites zoned for single-family development assume one unit per parcel.
- Medium Density Residential (R-2) – Maximum density is 15 units/acre in the R-2 zone, however a conservative capacity of 12 units/acre has been assumed based on recent development trends. During the previous planning period, the densities of R-2 projects with 3 or more units ranged from 13 to 23 units/acre.
- Medium High Density Residential (R-3) – Maximum density is 21 units/acre in the R-3 zone, however a capacity of 18 units/acre has been assumed based on an average density of 18 units/acre for recent projects with more than 2 units.
- High Density Residential (R-4) – since there are currently no vacant R-4 parcels, no assumptions have been made for this zoning district.
- Mixed-Use – Recently approved and built mixed-use projects ranged from14 to 55 units/acre, with an average of 30 units/acre (see Table IV-3). A conservative capacity of 25 units/acre has been assumed for future development of vacant sites, however. Commercial development must occupy a minimum of 30% of the ground floor including the entire building frontage of the primary street. Currently, Santa Paula has a high commercial vacancy rate. The recent Citrus Court mixed-use development discussed above has 10 commercial units of which only one is occupied. Under current market conditions the capacity for residential development is unlikely to be diminished by competing non-residential uses.

Development Capacity of Small Sites

The vast majority (92%) of potential lower-income units in the vacant land inventory is attributed to sites over ½ acre in size. Five of the vacant residential sites (Table B-2) and five of the vacant commercial/mixed-use (Table B-5) are ½-acre or less in size. A review of the residential development by income category between 1998 and 2007 (Tables 5a-5j) demonstrates the feasibility of producing lower-income units on small parcels. As noted in Chapter II and Appendix A, market rents in Santa Paula are affordable to low-income households, therefore small infill projects help to serve this need.

Additionally, smaller sites and inclusionary housing requirements serve to further the geographic balance of affordable housing. This approach helps to counterbalance concentrations of lower-income housing that may be created as a result of funding program requirements.

Annexation Area Development Potential

To accommodate additional residential growth, the City is pursuing the phased annexation of properties in its Sphere of Influence. Annexation of these areas will increase the City's capacity to accommodate future housing growth, including opportunities for both workforce and move-up housing, thereby allowing Santa Paula to move towards the goal of a more economically balanced community. It is important to note that the RHNA allocations assigned to the City of Santa Paula by the Ventura County Association of Governments (through its delegation agreement with SCAG) were based on the full development capacity of the Santa Paula Sphere of Influence during the 2008-2014 planning period.

The General Plan identifies five "Expansion Areas." The first expansion area to move forward is East Area 1 (501 acres, 1,500 housing units). This property is the least constrained of the annexation areas and has the greatest potential for higher-density housing. East Area 1 encompasses five planning areas with a variety of dwelling types in each of the neighborhoods including 607 single-family detached, 266 single-family attached (townhomes, duplexes and triplexes), 557 multi-family units and 70 live/work units (see Table B-4). The Development Agreement for this project requires the developer to provide 100 residential units at a cost affordable to "Qualified Public Benefit Participants" whose gross income does not exceed 200% of the Ventura County median household income. Additionally, the developer must contribute $6.5 million to the City's Affordable Housing Trust Fund to be used for affordable housing development.

The City approved annexation and a Specific Plan for the property in February 2008, and in June 2008 voters aproved an amendment to the City Urban Restriction Boundary (CURB) limit to allow development within this area. An amendment to the Santa Paula/Fillmore/County Greenbelt was also approved consistent with the Specific Plan. In March 2011 LAFCO conditionally approved the annexation of East Area 1. Remaining actions needed before construction include approval of vesting tentative maps and installation of infrastructure.

An inventory of existing parcels within the East Area 1 project area is shown in Figure B-1e. The property is currently within unincorporated Ventura County; therefore the City approved Specific Plan and development regulations will become effective upon completion of the annexation process. Since no individual development projects have been submitted to the City for review, affordability assumptions are based on the provisions of AB 2348 (Government Code Sec. 65583.2.c.3.B) which identifies 20 units/acre as suitable for lower-income housing in Santa Paula. Based on an analysis of residential development standards, the Specific Plan has the potential for at least 627 units at densities of 20+ units/acre. This represents approximately 40 percent of the 1,500 total housing units in East Area 1. As shown in Figure B-1c, the Specific Plan permits multi-family residential development in the NC-1, NC-2, NC-3, NG and RD zones with development standards that facilitate by-right development at 20 units/acre or more. Program 16 in the Housing Action Plan (Chapter V) describes actions the City will take to facilitate subdivision of the property into development sites. It should also be noted that the entitlements for East Area 1 require the developer to contribute $6.5 million to the City's Affordable Housing Trust Fund for use by the City in facilitating the construction of affordable housing. The new Housing Opportunities Overlay Zone (see Program 15) will

provide additional sites where affordable multi-family housing may be constructed with financial assistance from the Affordable Housing Trust Fund.

Two additional Expansion Areas are Fagan Canyon (2,173 acres, 450 units) and Adams Canyon (5,413 acres, 495 single-family units). The annexation of these areas will be initiated by developers and may occur in any order. The remaining Expansion Areas are unsuitable for residential development. The General Plan designates West Area 2, and South Mountain for industrial or recreational uses.

East Area 2 is a "planning area" currently outside of the city limits and is designated for commercial uses which may include retail and or a business park. There are currently 73 existing residential units in East Area 2. However, no new residential development is planned for this area. The City is currently processing an annexation application for East Area 2.

One smaller residential project is anticipated to be annexed during the 2008-2014 planning period, which is comprised of 74 single-family dwellings. An application is currently being processed for this project, located to the west and north of the current City limits.

Areas annexed by the City in the future will be subject to the Inclusionary Housing regulations. Under these regulations, all new developments of over 10 units are generally required to deed-restrict a certain percentage of units as affordable. In those circumstances where on-site provision of affordable units is deemed economically infeasible, provisions will be made for development of units off-site or payment of an in-lieu housing fee. Thus future development of newly annexed areas will assist the City in addressing its lower- and moderate-income housing needs either through direct development of affordable units or contribution of funds in support of affordable development.

4. Underutilized Residential Sites/Redevelopment Potential

The developed residential parcels summarized in Table B-5 (Underutilized Residential Sites) are considered to have additional development potential. Based on the conservative assumptions described below, these parcels could accommodate 361 additional lower-income units. The locations of these sites are shown in Figure B-2.

Realistic Development Capacity – The parcels listed in Table B-5 were selected based on Geographic Information System (GIS) data, site inspections, and analysis of development trends. Residential parcels were considered "underutilized" with a realistic development potential for the 2008-2014 planning period when the current number of units was less than half the maximum permitted under the General Plan and zoning. As shown in Table B-5 the vast majority of the sites (96%) contain only one unit. The average age of the existing structures is 70 years and the median age is 73 years. The summary of recent development shown in Tables A-5a through A-5j clearly indicates the feasibility of developing additional units on such sites. In some cases additional units were added behind the existing single-family units and in other cases the entire site was redeveloped. The estimated capacity for new units shown in Table B-5 assumes that all existing units will remain, and therefore only "net" new units have been counted. However, when a site is cleared and existing units are removed, the RHNA methodology is based on "gross" new

units, therefore this "net" calculation underestimates the true capacity for RHNA purposes. These two assumptions – at least a 100% potential increase in units and only counting "net" new units – significantly underestimates the actual capacity of these sites.

Affordability Assumptions – More than 75% of the potential development capacity of the underutilized sites shown in Table B-5 is represented by parcels zoned R3 and R4. The allowable densities in these zones are 21 and 29 units/acre respectively. The maximum density in the R2 zone is 15 units/acre. As noted previously, all multi-family units surveyed in Santa Paula, including new market-rate units built since 2006, were renting at low- and very-low-income rates. The following analysis is intended to demonstrate the financial feasibility of developing new lower-income units on even the lower-density R2 underutilized parcels listed in Table B-5.

The typical R2 parcel listed in Table B-5 is approximately one-quarter acre with an existing single-family home. Based on the allowable density, one or two additional units are permitted on these parcels (larger parcels can accommodate more than two additional units). A typical scenario would be for a property owner to build a rental unit(s) on the rear of the lot. Assuming a size of 1,000 square feet for a 2-bedroom unit and a typical construction cost of $125 - $160/square foot, the cost of building an additional rental unit would be approximately $125,000 to $160,000. The monthly mortgage cost of a $160,000 30-year loan at 5.5% interest is approximately $900 and the additional property tax would be $130/month. The monthly payment for a 15-year fully amortized loan at 5.5% would be approximately $1,300/month. Since the affordable rental rate for a lower-income 2-bedroom apartment in Ventura County is $1,750/month, it is clear that construction of additional units on these R2 properties is financially feasible.

In addition, conversations with non-profit housing developers indicated that if sufficient financial assistance is available, small infill housing developments would be feasible on underutilized R2, R3 or R4 parcels. In the current soft real estate market, numerous existing underutilized properties can be purchased for $100,000 – 150,000. A quarter-acre parcel in the R3 zone can accommodate a 5- to 7-unit project depending on site conditions and density bonus. City in-lieu funds can be used to assist a non-profit developer with acquisition or construction, and could also leverage other funding sources. Lot consolidation could create opportunities for larger projects (see Program 11).

To compensate for the additional complexities inherent in development of underutilized sites, half of the capacity has been allocated to the Moderate-income category.

5. Residential or Mixed-Use Development Potential in Non-Residential Zones

Vacant and underutilized non-residential parcels having the potential for mixed-use development are listed in Tables B-6 and B-7, respectively. A total of 101 lower-income units could be accommodated on vacant parcels while 94 lower-income units could be accommodated on underutilized parcels.

Realistic Development Capacity – The capacity of vacant commercial parcels listed in Table B-6 is based on a density of 25 units/acre. The parcels listed in Table B-7 were selected based on Geographic Information System (GIS) data, site inspections, existing conditions data and analysis of development trends. The table provides a description of

existing uses, structure age, and redevelopment potential of underutilized commercial sites. In determining the potential for mixed-use development, all commercial parcels not meeting the following criteria were excluded from the analysis:

- Existing structures occupy less than 50% of the site
- Existing structures over 35 years old
- Potential for lot consolidation with adjacent vacant or underutilized parcels
- Located in an area suitable for mixed-use development (i.e., adjacent to or near a recent mixed-use project)

Please refer to Chapter IV Section A.1.f for a discussion of the regulations that apply to mixed-use development and the City's recent experience with such projects.

Housing Opportunities Overlay Zone - In addition to the vacant and underutilized sites in commercial zones that currently allow residential uses, the City has committed to establishing the Housing Opportunities Overlay Zone in the Commercial/Light Industrial (C/LI) Zone. The C/LI zone does not currently allow residential use, although some non-conforming residential structures exist. The new overlay regulations will allow affordable multi-family development by-right at a density of up to 21 units/acre, excluding density bonus (see Housing Action Plan, Program 15). This overlay zone will encompass over 100 parcels totaling approximately 135 acres (see Table B-8 and Figure B-4). While the overlay zone represents a significant addition to the City's inventory of sites suitable for affordable housing, no estimate of potential units has been prepared since the adequacy of other sites is sufficient to accommodate the RHNA allocation.

6. Second Residential Units

The Santa Paula Municipal Code allows 2nd units in single-family residential districts, pursuant to state law. A total of 14 permits for 2nd units were issued from 2001 to 2007, or an average of about 2 units per year. It is anticipated that 2nd unit development will continue at a similar pace during the 2008-2014 planning period, which would result in 14 additional units. Based on affordability categories (see Chapter II) these units are expected to rent in the very-low- and low-income range.

7. Land Inventory Summary

The results of the land inventory analysis are summarized as follows:

	Income Category			
	Lower	Mod	Above	Total
Units approved or under construction (Table B-1)	168	0	87	255
Vacant land – residential (Table B-2)	34	0	125	159
Vacant land – Sphere of Influence (Table B-3)	627	266	1,978	2,871
Underutilized land – residential (Table B-5)	180	181	0	361
Vacant land - commercial/mixed use (Table B-6)	97	0	0	97
Underutilized land – commercial/mixed use (Table B-7)	94	0	0	94
Potential second units	14	0	0	14
Total	1,214	447	2,190	3,851
RHNA (net 2008-2014)	715	461	876	2,052
Adequate Sites?	Yes	Yes*	Yes	Yes

Source: City of Santa Paula Planning Dept., 2012
*Reflects the surplus of lower-income sites

This analysis demonstrates that the City's land inventory exceeds the remaining RHNA allocation in all income categories.

Table B-1
Approved Residential Projects
City of Santa Paula

Project	Zoning	Density (du/ac)	Approved Projects				Total
			Very Low	Low	Mod	Upper	
234 W. Harvard (COA restricts 2 units to very low and 5 low to moderate—CEDC committed to providing 34 "lower" income units)	C-G	29	2*	33*			35
192 View Drive	HR2-PD	SFR				1	1
864 Montclair Drive	HR2-PD	SFR				1	1
301 Garcia Alley	R-1	SFR				1	1
Comstock Homes N. 10th Street (In-lieu fee with no deed restricted units)	R-2PD	SFR				75	75
211 S. Palm Ave. New Duplex Unit	R-3	13		2			2
1696 Ojai Road	R-1	SFR				1	1
437 N. 12th Street – new unit	R-2	13		1			1
749 Skyline Drive	HR2-PD	SFR				1	1
434 14th Street (2 multi-family units)	R-2	13		2			2
438 14th Street (2 multi-family units)	R-2	13		2			2
540 Glade	HR2-PD	SFR				1	1
611 Acacia (new unit)	R-2	7		1			1
720 E. Main Street (1 unit to be deed restricted) 6 multi-family apartments	C-G	14		6*			6
507 N. Oak Street (new second dwelling)	R-2	12		1			1
15891 W. Telegraph Road (2-units)	C-G	15		2			2
630 Acacia (new second dwelling unit)	R-2	8		1			1
815 Montclair Place	HR2-PD	SFR				1	1
876 Montclair Place	HR2-PD	SFR				1	1
1115 E. Harvard Blvd. (3 new dwelling units)	C-G	18		3			3
210 Santa Barbara St. (Paseo Santa Barbara)	R-4	15	59*	31*			90
220 W. Main Street	C-O	15	20*				20
1483 Ojai Road	R-A	SFR				1	1
234 4th Street	R-3	12		1			1
524 13th Street	R-2	12		1			1
670 Ridgecrest Drive	HR2-PD	SFR				1	1
838 Montclair Drive	HR2-PD	SFR				1	1
250 S. Hallock	I	SFR				1	1
Totals			81	87	0	87	255

These are projects which have been approved and are either under construction, are in for plan check or have simply been approved, but have not yet submitted building plans.
*Affordability restrictions (other lower-income units based on market conditions)
Source: City of Santa Paula Planning Department 11/2011.

Table B-2
Vacant Residential Sites Inventory – City

Map No.	Site Address	APN	Zoning	Acreage	Density* (du/ac)	Potential Units	Units by Income Category		
							VL/L	Mod	Upper
2	SHASTA DR	380160115	HR2PD	0.33	3	1			1
3	LAVUELTA	1000093215	HR2PD	0.17	3	1			1
4	18 MC KEVETT RD	1000101125	HR2PD	0.23	3	1			1
5	LOMA VISTA	1000111075	HR2PD	0.28	3	1			1
6	LOMA VISTA	1000111225	HR2PD	0.19	3	1			1
8	480 MONTE VISTA DR	1000220165	HR2PD	0.55	3	1			1
9	508 GLADE DR	1000250015	HR2PD	0.37	3	1			1
10	593 GLADE DR	1000250045	HR2PD	0.4	3	1			1
11	563 GLADE DR	1000250095	HR2PD	0.37	3	1			1
13	566 GLADE DR	1000250165	HR2PD	0.37	3	1			1
14	VIEW DR	1000250255	HR2PD	0.44	3	1			1
15	VIEW DR	1000250265	HR2PD	0.44	3	1			1
16	214 VIEW DR	1000250305	HR2PD	0.38	3	1			1
18	VIEW DR	1000250325	HR2PD	0.44	3	1			1
19	MONTCLAIR DR	1000300045	HR2PD	2.42	1	2			2
21	839 MONTE VISTA DR	1000300095	HR2PD	1.68	1	1			1
22	MONTCLAIR DR	1000300105	HR2PD	1.58	1	1			1
24	MONTE VISTA DR	1000300155	HR2PD	1.44	1	1			1
43	FAGAN AREA	1020140015	HR2PD	20.56	2	41			41
44	FAGAN AREA	1020140035	HR2PD	12.35	3	37			37
67	SPARKLE SUB.	0400200755	R-1	11.53	4	19			19
7	6TH STREET	1000161155	R-1	0.57	4	2			2
26	SAY RD	1010062305	R-1	0.45	4	1			1
27	WOODLAND DR	1010062415	R-1	0.14	4	1			1
28	WOODLAND DR	1010062485	R-1	0.28	4	1			1
29	WOODLAND DR	1010062495	R-1	0.1	4	1			1
30	WOODLAND DR	1010062565	R-1	0.33	4	1			1
31	WOODLAND DR	1010062595	R-1	0.39	4	1			1
39	129 GARCIA ALLEY	1010242325	R-1	0.2	4	1			1
32	RICHMOND DR	1010112195	R-2	0.39	12	4	4		
33	5—13TH ST	1010122265	R-2	0.15	12	1	1		
36	430 14TH ST	1010151195	R-2	0.15	12	1	1		
37	306.5 SYCAMORE ST	1010182115	R-2	0.31	12	3	3		
42	12 ST/HARVARD BLVD	1010273095	R-2	1.2	12	14	14		
41	1306 VENTURA	1010283025	R-2	0.12	12	1	1		
45	CEMETERY RD	1020301015	R-2	0.81	12	9	9		
38	140 12TH ST	1010221045	R-3	0.09	18	1	1		
TOTALS						159	34	0	125

* Assumed density of R-2 and R-3 zones has been adjusted downward to reflect realistic capacity based on recent projects.

Table B-3
Vacant Residential Sites Inventory – Sphere of Influence

Site	APN	Zoning*	Acreage	Density* (du/ac)	Potential New Units	Potential Units		
						Lower	Mod	Upper
	0380090145	RHS	59	2	118			118
	0380090170	RHS	50.2	2	88			88
	0380110055	RSF	1.93	4	7			7
3299 OJAI RD	0380110120	RSF	4.74	4	18			18
4065 OJAI RD	0380110200	RSF	3.13	4	12			12
3452 OJAI RD	0400150195	RSF	2.32	4	9			9
3554 N OJAI RD	0400150295	RSF	2.39	4	9			9
	0400170370	RSF	0.3	4	1			1
	0400170385	RSF	7.52	4	30			30
	0400170425	RSF	14.44	4	57			57
	0400170495	RSF	0.43	4	1			1
	0400170520	RSF	0.45	4	1			1
	0400180505	RSF	0.38	4	1			1
NW cor/Peck & Foothill	0970020085	Specific Plan	32.5	2	74			74
	Adams Canyon	RHS	5,413		495			495
	East Area 1***	Specific Plan	501		1,500	627**	266	607
	Fagan Canyon	HE-PD	2,173		450			450
TOTALS-Sphere			8,267		2,871	627	266	1,978

* Existing County of Ventura zoning. Properties will be rezoned upon annexations.
**Affordability assumptions based upon designated product types, densities and real estate market conditions as discussed in Sec. B.3 above
***See also Figures B-1a through B-1e and discussion in Section IV.A.1 and Chapter V, Program 16

Figure B-1a
East Area 1 Specific Plan
Approved Residential Units by Parcel Size and Unit Type

Planning Area	Anticipated Parcel Sizes[1]	SFD[2]	SFA[3]	MF[4]/ LWU[5]	Total Units
A-Santa Paula Creek Neighborhood	1,500 – 11,000 sf (5,000 sf average)	191	115	20	326
B-Foothill Neighborhood	3,800 – 11,000 sf (6,600 sf average)	323	36	0	359
C-Santa Paula Creek Civic District	n/a	0	0	0	0
D-Haun Creek Neighborhood	1,500 – 5,500 sf (2,500 sf average)	93	115	537	745
E-East Santa Paula Railroad District	2,200 – 3,500 sf (3,000 sf average)	0	0	70	70
TOTALS		607	266	627	1,500

Sources: City of Santa Paula, East Area 1 Specific Plan EIR, 2008, pp. 3-11 through 3-13
Notes:

1. Anticipated Parcel Size – The anticipated parcel size for non-single-family detached residential types equals the square feet of parcel area per unit. For example, the "parcel size" for a Quadplex on a 6,000 sf parcel is 1,500 sf.
2. Single-family Detached (SFD) – These dwelling units consist of free-standing residential buildings generally built on land larger than the building and containing yards.
3. Single-family Attached (SFA) - These dwelling units consist of attached residential buildings generally built on land larger than the building and containing yards. These residences generally include town homes, duplexes and triplexes.
4. Multi-Family (MF) - These dwelling units consist of attached residential buildings generally built on land larger than the building and containing yards. These residences generally include apartment buildings (four or more units).
5. Work/Live Units (LWU) – These include a structure designed primarily for nonresidential uses with secondary residential uses above. Work/Live buildings have a separation of occupancy between the nonresidential and residential floors.

Figure B-1b
East Area 1 Specific Plan
Regulating Plan

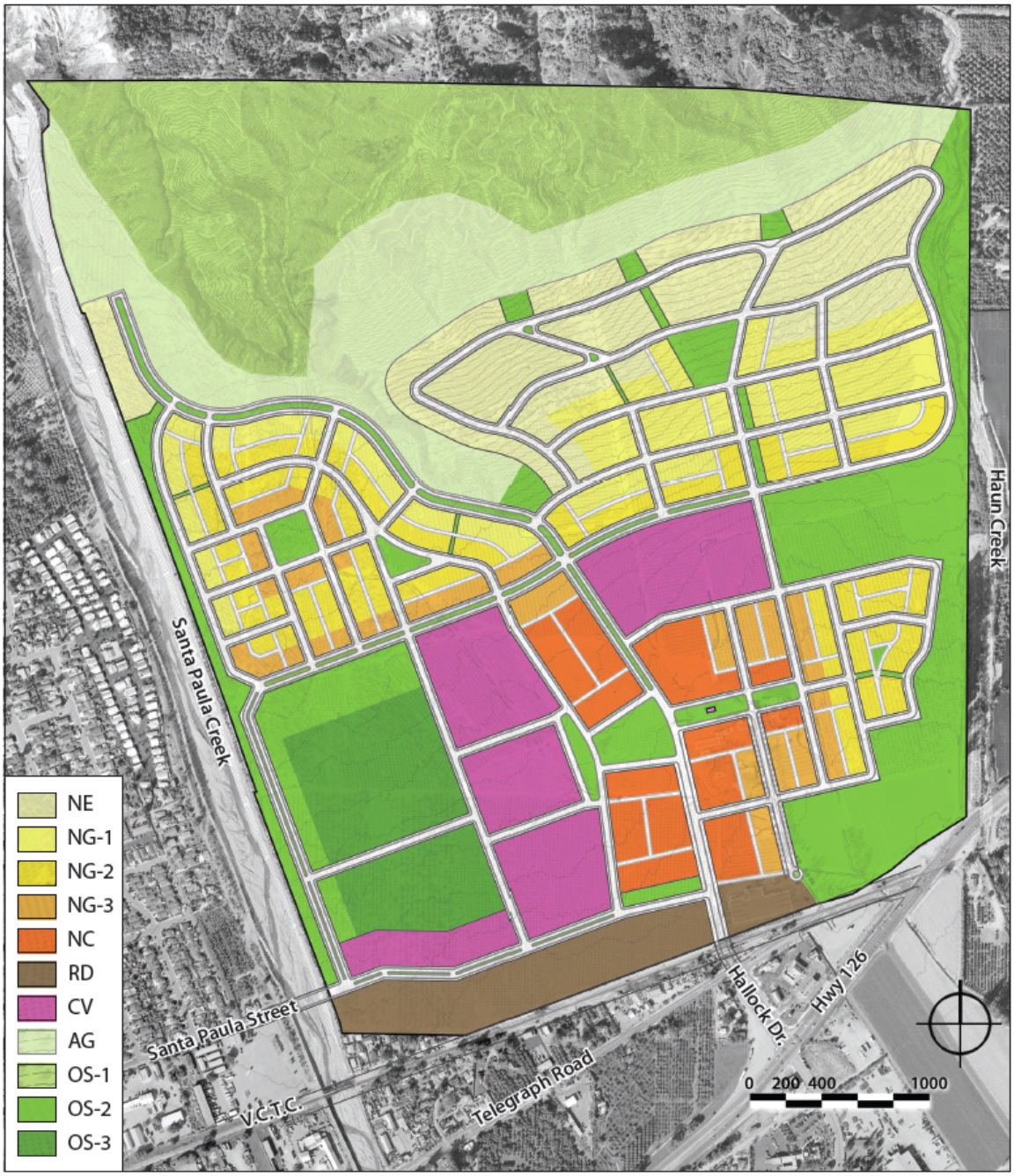

Figure B-1c
East Area 1 Specific Plan
Land Use Summary

Planning Area	Land Use	Acreage	Light Ind. SF by Planning Area	Commercial SF by Planning Area	Civic/ Institutional SF by Planning Area	Dwelling Units by Planning Area
A	**Santa Paula Creek Neighborhood**					
	RESIDENTIAL: NE,NG1-3	33.1				326
	UNDEVELOPED LAND: PARKS, GREENWAYS	5.1				
	UNDEVELOPED LAND: AGRICULTURAL PRESERVE	14.3				
	ROADS, MEDIANS, ETC.	21.4				
	Subtotal	**73.9**				**326**
B	**Foothill Neighborhood**					
	RESIDENTIAL: NE,NG1-2	66.4				359
	UNDEVELOPED LAND: OPEN SPACE PRESERVE	79.4				
	UNDEVELOPED LAND: PARKS, GREENWAYS	11.4				
	UNDEVELOPED LAND: AGRICULTURAL PRESERVE	40.7				
	ROADS, MEDIANS, ETC.	26.0				
	Subtotal	**223.9**				**359**
C	**Santa Paula Creek Civic District**					
	CIVIC: SCHOOL	8.3			110,400	
	CIVIC: SHARED FACILITIES	5.6			65,000	
	CIVIC: POSTSECONDARY EDUCATION	11.6			165,000	
	UNDEVELOPED LAND: SHARED ATHLETIC FIELDS	23.2				
	UNDEVELOPED LAND: PARKS, GREENWAYS	12.0				
	ROADS, MEDIANS, ETC.	13.1				
	Subtotal	**73.8**			**340,400**	
D	**Haun Creek Neighborhood**					
	RESIDENTIAL: NC,NG2-3	28.0				745
	COMMERCIAL: ASSISTED LIVING	3.0		75,000		
	COMMERCIAL: OFFICE/RETAIL	10.0		150,000		
	CIVIC: SCHOOL	10.8			35,400	
	UNDEVELOPED LAND: PARKS, GREENWAYS	37.3				
	ROADS, MEDIANS, ETC.	21.0				
	Subtotal	**110.1**		**225,000**	**35,400**	**745**
E	**East Santa Paula Railroad District**					
	WORK/LIVE	7.3				70
	WORK: LIGHT INDUS/EMPLOY	7.3	150,000			
	COMMERCIAL: OFFICE/RETAIL	2.4		60,000		
	ROADS, MEDIANS, ETC.	2.4				
	Subtotal	**19.4**	**150,000**	**60,000**		**70**
TOTALS FOR SPECIFIC PLAN AREA		**501.1**	**150,000**	**285,000**	**375,800**	**1,500**

Source: HDR Town Planning, 2007

Figure B-1d
East Area 1 Specific Plan
Allowed Land Uses and Permit Requirements

Land Use Type[1]	Permit Required by Zone							Reference to SPMC and additional Specific Plan regulations
	CV	NE	NG-1	NG-2	NG-3	NC	RD	
MEDICAL USE TYPES								Ch. 16.15, Table 15-1
Blood bank	X	X	X	X	X	X	CUP	
Day Care Home - large family - adult or child	X	X	X	X	X	CUP	X	Ch. 16.60
Day Care Home - small family - adult or child	X	X	X	X	X	CUP	X	
Child Day Care Center	X	X	X	X	X	CUP	X	
Clinic - outpatient	X	X	X	X	X	CUP	CUP	
Community Care Facility	CUP	X	X	X	X	CUP	X	Ch. 16.64
Convalescent Home or Hospital	CUP	X	X	X	X	CUP	X	
Medical Laboratory	X	X	X	X	X	X	CUP	
Medical Office	X	X	X	X	X	P	P	
Urgent Care Facility	X	X	X	X	X	CUP	CUP	
PERSONAL SERVICE / FINANCIAL USE TYPES								Ch. 16.15, Table 15-1
ATM, Bank, Savings and Loan, Credit Union	X	X	X	X	X	P[3]	P	
Barber/Beauty/Nail	X	X	X	X	X	P	P	
Dance/Music School/Martial Arts studio	CUP	X	X	X	X	CUP	CUP	
Dry Cleaner (without on-site cleaning facility)	X	X	X	X	X	CUP	CUP	
Dry Cleaner (with on-site cleaning facility)	X	X	X	X	X	X	CUP	
Laundromat	X	X	X	X	X	X	CUP	
Repair: leather, luggage, shoes	X	X	X	X	X	P	P	
PROFESSIONAL AND ADMINISTRATIVE USE TYPES								Ch. 16.15, Table 15-1
Medical, Dental, Optometry, Chiropractic	X	X	X	X	X	P	P	
Business, Professional	X	X	X	X	X	P	P	
Veterinary	X	X	X	X	X	X	CUP	
RESIDENTIAL USE TYPES								Ch. 16.13, Table 13-1
Accessory Building	P	P	P	P	P	P	P	EA 1 SP SEC 5.6
Dwelling - Multi-family - Mixed Use Building	X	X	X	X	X	P	P	EA 1 SP SEC 5.6
Dwelling - Multi-family - Work/Live Building	X	X	X	X	X	P	P	EA 1 SP SEC 5.6
Dwelling - Multi-family - Live/Work Building	X	X	X	X	X	P	X	EA 1 SP SEC 5.6
Dwelling - Multi-family - Courtyard Housing	X	X	X	X	X	P	X	EA 1 SP SEC 5.6
Dwelling - Multi-family - Villa	X	X	X	X	X	P	X	EA 1 SP SEC 5.6
Dwelling - Multi-family - Triplex, Quadplex	X	X	X	X	P	P	X	EA 1 SP SEC 5.6
Dwelling - Multi-family - Duplex	X	X	P	P	P	X	X	EA 1 SP SEC 5.6
Dwelling - Multi-family - Rowhouse	X	X	X	P	P	P	X	EA 1 SP SEC 5.6
Dwelling - Multi-family - Bungalow Court	X	X	X	P	P	X	X	EA 1 SP SEC 5.6
Dwelling - Single Family - Rearyard House	X	X	P	P	P	X	X	EA 1 SP SEC 5.6
Dwelling - Single Family - Sideyard House	X	X	P	P	X	X	X	EA 1 SP SEC 5.6
Dwelling - Single Family - Hillside House	X	P	P	X	X	X	X	EA 1 SP SEC 5.6
Dwelling - Single Family - Large Lot House	X	P	P	X	X	X	X	EA 1 SP SEC 5.6
Home Occupation	X	P	P	P	P	P	P	Ch. 16.230
Second Unit - Carriage House ('granny flat')	X	P	P	P	P	X	X	Ch. 16.13, Div. 4
Senior Housing	CUP	P	P	P	P	P	CUP	In any dwelling

Figure B-1e
East Area 1 Specific Plan
Building Types Allowed by Zone

Building Type	East Area 1 Zones								
	OS-2	OS-3	CV	NE	NG-1	NG-2	NG-3	NC	RD
5.6.3 Civic Building	O (1)	O (2)	● (3)	--	--	--	O	O	O
5.6.4 Workplace Building	--	--	O (4)	--	--	--	--	--	●
5.6.5 Commercial Building	--	--	O (4)	--	--	--	--	●	● (5)
5.6.6 Mixed Use Building	--	--	O (4)	--	--	--	--	●	● (5)
5.6.7 Work-Live Building	--	--	--	--	--	--	--	●	●
5.6.8 Live-Work Building	--	--	--	--	--	--	--	●	--
5.6.9 Courtyard Housing	--	--	--	--	--	--	--	●	--
5.6.10 Villa	--	--	O (4)	--	--	--	--	●	--
5.6.11 Triplex/Quadplex	--	--	--	--	--	--	●	●	--
5.6.12 Rowhouse	--	--	--	--	--	●	●	●	--
5.6.13 Bungalow Court	--	--	--	--	--	●	●	--	--
5.6.14 Duplex	--	--	--	--	●	●	●	--	--
5.6.15 Rearyard House	--	--	--	--	●	●	●	--	--
5.6.16 Sideyard House	--	--	--	--	●	●	--	--	--
5.6.17 Hillside House	--	--	--	●	●	--	--	--	--
5.6.18 Large Lot House	--	--	--	●	●	--	--	--	--

Key: ● = Type allowed in zone; O = Conditional Use Permit required; -- = Prohibited

Notes:
(1) Limited to open structures (such as gazebos) with a footprint of 400 sq. ft. or less.
(2) Limited to buildings and structures necessary to support the specific purpose of each open space area.
(3) May include private institutional buildings with Conditional Use Permit as per Table 5-1.
(4) Limited to uses allowed per Table 5-1.
(5) Office and workplace uses allowed. Retail limited as per Table 5-1, Note (2).

Figure B-1f
East Area 1 Existing Parcel Data

APN	Acreage	General Plan	Zoning*	Allowable Density* (du/ac)	Potential New Units
040-0-180-565	409.2	Agriculture	Agriculture	1 per parcel*	1
040-0-180-435	25.1	Agriculture	Agriculture	1 per parcel*	1
107-0-200-115	63.7	Agriculture	Agriculture	1 per parcel*	1
107-0-045-015	3.0	Urban	Urban	1 per parcel**	1
Total	501				4

Notes:
This table reflects the existing County land use designations for parcels on the East Area 1 site. The City General Plan and approved Specific Plan will regulate development upon completion of the annexation process, and these parcels will be subdivided into development sites,
*Farmworker housing also permitted per state law.
**1 caretaker unit

Figure B-2

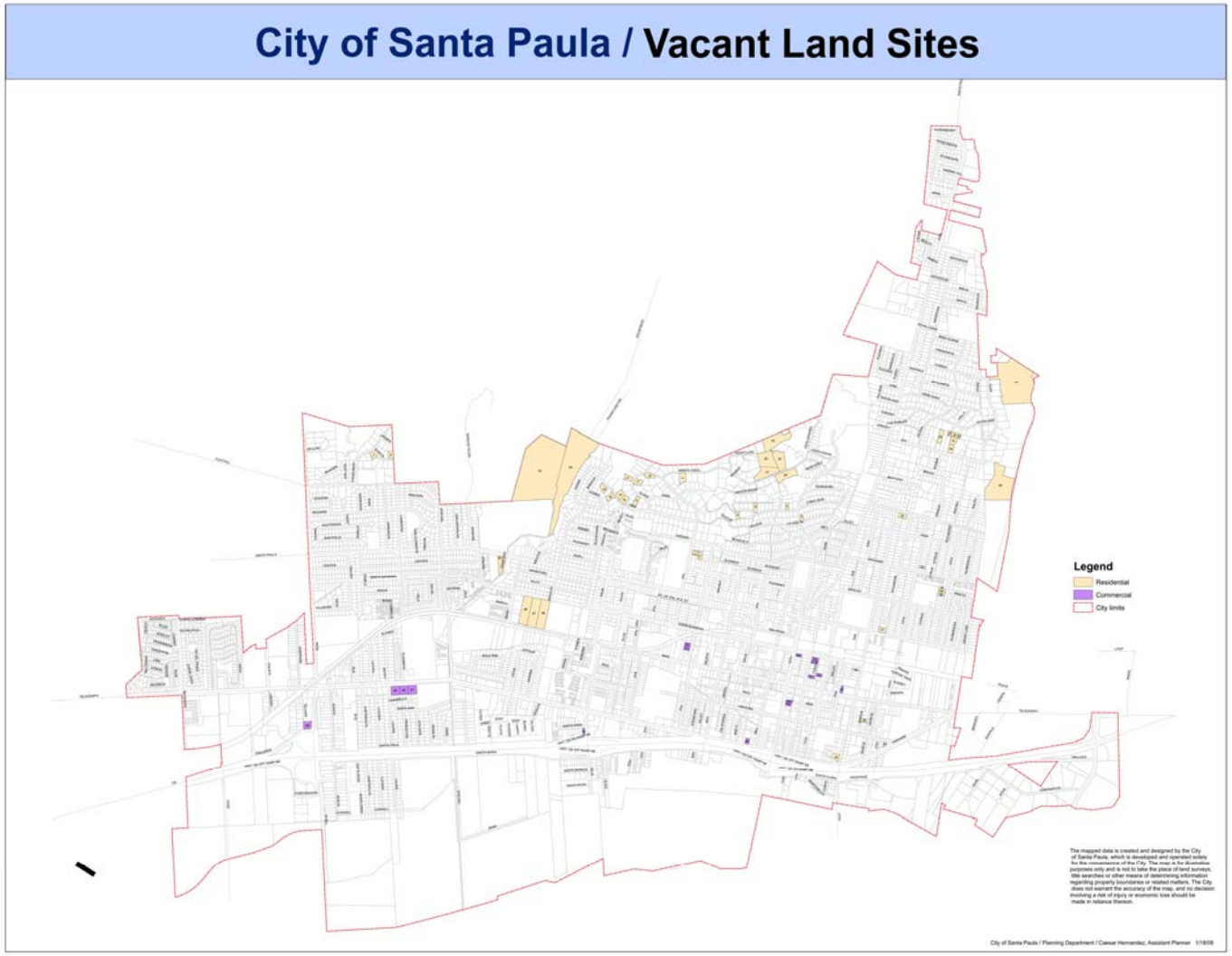
City of Santa Paula / Vacant Land Sites
Legend
Residential
Commercial
City limits

Table B-5
Underutilized Residential Sites

Address	APN	GP/Zone	Acreage	Assumed Density* (du/ac)	Existing Units	Year Built	Total Potential Units	New Units by Income Category		
								VL/L	Mod	Upper
1148-50 OJAI RD	1000054015	RMD/ R-2	0.22	12	1	1974	2	1		
624 OJAI RD	1000094035	RMD/ R-2	0.38	12	1	1960	4	3		
402 OJAI RD	1000181065	RMD/ R-2	0.27	12	1	1960	3	2		
352 N OJAI RD	1000181075	RMD/ R-2	0.22	12	1	1910	2	1		
612 SYCAMORE	1010112045	RMD/ R-2	0.17	12	1	1926	2	1		
608 SYCAMORE	1010112055	RMD/ R-2	0.17	12	1	1929	2	1		
1323 HIGH ST	1010123085	RMD/ R-2	0.21	12	1	1953	2	1		
609 N 13TH ST	1010123395	RMD/ R-2	0.28	12	1	1973	3	2		
1318 RICHMOND RD	1010123445	RMD/ R-2	0.51	12	1	1951	6	5		
1332 RICHMOND RD	1010123455	RMD/ R-2	0.21	12	1	1920	2	1		
	1010141265	RMD/ R-2	0.39	12	1	na	4	3		
306.5 SYCAMORE	1010182115	RMD/ R-2	0.31	12	1	1935	3	2		
1170 VENTURA ST	1010273335	RMD/ R-2	0.29	12	1	na	3	2		
221 S 11TH ST	1010273355	RMD/ R-2	0.3	12	1	na	3	2		
244 ELM ST	1020181125	RMD/ R-2	0.38	12	2	1945	4	2		
327 ACACIA RD	1020191095	RMD/ R-2	0.25	12	1	1926	3	2		
	1020191105	RMD/ R-2	0.25	12	1	na	3	2		
339 ACACIA RD	1020191125	RMD/ R-2	0.22	12	1	1932	2	1		
405 ACACIA RD	1020191155	RMD/ R-2	0.27	12	1	1940	3	2		
415 ACACIA RD	1020191175	RMD/ R-2	0.22	12	1	1959	2	1		
421 ACACIA RD	1020191185	RMD/ R-2	0.36	12	1	1927	4	3		
429 ACACIA RD	1020191195	RMD/ R-2	0.25	12	1	1947	3	2		
330 ACACIA RD	1020193085	RMD/ R-2	0.25	12	1	1926	3	2		
334 ACACIA RD	1020193095	RMD/ R-2	0.25	12	2	1953	3	1		
338 ACACIA RD	1020193105	RMD/ R-2	0.29	12	1	1927	3	2		
342 ACACIA RD	1020193115	RMD/ R-2	0.22	12	1	1920	2	1		
406 ACACIA RD	1020193245	RMD/ R-2	0.34	12	1	1953	4	3		
540 SALAS ST	1020283145	RMD/ R-2	0.21	12	1	1977	2	1		
140 PALM AV	1030044025	RMD/ R-2	0.21	12	1	1951	2	1		
134 N PALM AV	1030044035	RMD/ R-2	0.21	12	1	1915	2	1		
416 E SANTA PAULA ST	1030051115	RMD/ R-2	0.3	12	1	1920	3	2		
225 OLIVE ST	1030051315	RMD/ R-2	0.34	12	1	na	4	3		
214 SIXTH ST	1030052115	RMD/ R-2	0.22	12	1	1920	2	1		
213 N FIFTH ST	1030052205	RMD/ R-2	0.22	12	1	1920	2	1		

Address	APN	GP/Zone	Acreage	Assumed Density* (du/ac)	Existing Units	Year Built	Total Potential Units	New Units by Income Category		
								VL/L	Mod	Upper
217 N FIFTH ST	1030052215	RMD/ R-2	0.22	12	1	1920	2	1		
225 N FIFTH ST	1030052235	RMD/ R-2	0.22	12	1	1900	2	1		
213 SIXTH ST	1030061205	RMD/ R-2	0.22	12	1	1904	2	1		
221 N SIXTH ST	1030061225	RMD/ R-2	0.22	12	1	1914	2	1		
227 SIXTH ST	1030061235	RMD/ R-2	0.22	12	1	1914	2	1		
222 N SEVENTH ST	1030061255	RMD/ R-2	0.21	12	1	1912	2	1		
214 N SEVENTH ST	1030061265	RMD/ R-2	0.23	12	1	1920	2	1		
616 ACACIA RD	1040143215	RMD/ R-2	0.33	12	1	1931	3	2		
620 ACACIA RD	1040143225	RMD/ R-2	0.27	12	1	1954	3	2		
609 ACACIA RD	1040145255	RMD/ R-2	0.33	12	2	1921	3	1		
603 ACACIA RD	1040145265	RMD/ R-2	0.28	12	1	1954	3	2		
545 ACACIA RD	1040145275	RMD/ R-2	0.25	12	1	1954	3	2		
537 ACACIA RD	1040145295	RMD/ R-2	0.27	12	2	1953	3	1		
533 ACACIA RD	1040145305	RMD/ R-2	0.22	12	1	1947	2	1		
509 ACACIA RD	1040145355	RMD/ R-2	0.25	12	1	1935	3	2		
519 ACACIA RD	1040145365	RMD/ R-2	0.38	12	2	1972	3	1		
180 E PLEASANT ST	1000140305	RMHD/ R-3	0.33	18	1	1970	5	4		
318 N PALM AV	1000140315	RMHD/ R-3	0.43	18	3	1960	5	2		
301 E SANTA PAULA ST	1000140445	RMHD/ R-2PD	0.28	18	1	1929	5	4		
401 N TENTH ST	1000181195	RMHD/ R-3	0.14	18	1	1890	2	1		
405 N TENTH ST	1000181205	RMHD/ R-3	0.16	18	1	1929	2	1		
409 N TENTH ST	1000181215	RMHD/ R-3	0.18	18	1	1928	3	2		
415 N TENTH ST	1000181225	RMHD/ R-3	0.2	18	1	1926	3	2		
419 N TENTH ST	1000181235	RMHD/ R-3	0.25	18	1	1910	4	3		
423 N TENTH ST	1000181245	RMHD/ R-3	0.27	18	1	1914	4	3		
433 N TENTH ST	1000181265	RMHD/ R-3	0.19	18	1	1914	3	2		
437 N TENTH ST	1000181275	RMHD/ R-3	0.19	18	1	1924	3	2		
506 N OAK ST	1010104095	RMHD/ R-3	0.17	18	1	1900	3	2		
511 N OJAI RD	1010104135	RMHD/ R-3	0.22	18	1	1945	3	2		
515 N OJAI RD	1010104145	RMHD/ R-3	0.21	18	2	1920	3	1		
521 OJAI RD	1010104155	RMHD/ R-3	0.19	18	1	1923	3	2		
527 N OJAI RD	1010104165	RMHD/ R-3	0.25	18	1	1930	4	3		
533 OJAI RD	1010104175	RMHD/ R-3	0.23	18	1	1923	4	3		
618 N THIRTEENTH ST	1010111035	RMHD/ R-3	0.17	18	1	1924	3	2		
612 N THIRTEENTH ST	1010111045	RMHD/ R-3	0.17	18	1	1938	3	2		
606 N THIRTEENTH ST	1010111055	RMHD/ R-3	0.17	18	1	1926	3	2		
1080 NEW ST	1010215115	RMHD/ R-3	0.13	18	1	1900	2	1		

Address	APN	GP/Zone	Acreage	Assumed Density* (du/ac)	Existing Units	Year Built	Total Potential Units	New Units by Income Category		
								VL/L	Mod	Upper
141 OAK ST	1010221175	RMHD/ R-3	0.22	18	1	2004	3	2		
1112 NEW ST	1010224085	RMHD/ R-3	0.14	18	1	1960	2	1		
1120 NEW ST	1010224095	RMHD/ R-3	0.19	18	2	1920	3	1		
132 N OAK ST	1010230045	RMHD/ R-3	0.13	18	1	1920	2	1		
1012 E VENTURA ST	1010271035	RMHD/ R-3	0.19	18	2	1946	3	1		
230 S OJAI ST	1010271095	RMHD/ R-3	0.16	18	1	1924	2	1		
625 ELLFRED CT	1020171015	RMHD/ R-3	0.16	18	1	1955	2	1		
619 ELLFRED CT	1020171025	RMHD/ R-3	0.19	18	1	1955	3	2		
613 ELLFRED CT	1020171035	RMHD/ R-3	0.14	18	1	1955	2	1		
666 W MAIN ST	1020182045	RMHD/ R-3	0.14	18	1	1948	2	1		
208 LUCADA ST	1020182055	RMHD/ R-3	0.16	18	1	1948	2	1		
306 E SANTA PAULA ST	1030051025	RMHD/ R-3	0.16	18	1	1912	2	1		
820 E SANTA PAULA ST	1030071015	RMHD/ R-3	0.19	18	1	1900	3	2		
830 E SANTA PAULA ST	1030071035	RMHD/ R-3	0.21	18	1	1905	3	2		
234 N NINTH ST	1030071045	RMHD/ R-3	0.15	18	1	1910	2	1		
227 N EIGHTH ST	1030071105	RMHD/ R-3	0.32	18	1	1927	5	4		
237 N EIGHTH ST	1030071125	RMHD/ R-3	0.32	18	1	1920	5	4		
821 RAILROAD AV	1030071145	RMHD/ R-3	0.22	18	1	1953	3	2		
817 RAILROAD AV	1030071155	RMHD/ R-3	0.18	18	1	1947	3	2		
816 E SANTA PAULA ST	1030071195	RMHD/ R-3	0.13	18	1	1914	2	1		
826 E SANTA PAULA ST	1030071225	RMHD/ R-3	0.34	18	1	1929	6	5		
921 RAILROAD AV	1030073105	RMHD/ R-3	0.48	18	1	1950	8	7		
235 N MILL ST	1030075125	RMHD/ R-3	0.13	18	1	1945	2	1		
504 E SANTA BARBARA	1030082015	RMHD/ R-3	0.22	18	1	1930	3	2		
506 E SANTA BARBARA ST	1030082025	RMHD/ R-3	0.13	18	1	1912	2	1		
711 E VENTURA ST	1030092135	RMHD/ R-3	0.13	18	1	1935	2	1		
137 S SEVENTH ST	1030092155	RMHD/ R-3	0.14	18	1	1922	2	1		
135 S SEVENTH ST	1030092165	RMHD/ R-3	0.14	18	1	1920	2	1		
116 S SEVENTH ST	1030093085	RMHD/ R-3	0.36	18	1	1953	6	5		
142 DAVIS ST	1030101035	RMHD/ R-3	0.17	18	1	1910	3	2		
847 VENTURA ST	1030104095	RMHD/ R-3	0.15	18	1	1961	2	1		
924 YALE ST	1030104215	RMHD/ R-3	0.25	18	1	1993	4	3		
928 YALE ST	1030104225	RMHD/ R-3	0.14	18	1	1941	2	1		
128 S FOURTH ST	1030211045	RMHD/ R-3	0.16	18	1	1926	2	1		
132 S FOURTH ST	1030211055	RMHD/ R-3	0.16	18	1	1926	2	1		
204 S FOURTH ST	1030211115	RMHD/ R-3	0.16	18	1	1926	2	1		
208 S FOURTH ST	1030211125	RMHD/ R-3	0.16	18	1	1961	2	1		

Address	APN	GP/Zone	Acreage	Assumed Density* (du/ac)	Existing Units	Year Built	Total Potential Units	New Units by Income Category		
								VL/L	Mod	Upper
222 S FOURTH ST ST	1030211165	RMHD/ R-3	0.16	18	1	1955	2	1		
232 S FOURTH ST	1030211185	RMHD/ R-3	0.16	18	1	1926	2	1		
236 S FOURTH ST	1030211195	RMHD/ R-3	0.16	18	1	1928	2	1		
237 S OLIVE ST	1030211245	RMHD/ R-3	0.33	18	1	na	5	4		
229 S OLIVE ST	1030211255	RMHD/ R-3	0.16	18	1	1948	2	1		
225 S OLIVE ST	1030211265	RMHD/ R-3	0.16	18	1	1964	2	1		
223 S OLIVE ST	1030211275	RMHD/ R-3	0.13	18	1	1961	2	1		
213 S OLIVE ST	1030211305	RMHD/ R-3	0.13	18	1	1949	2	1		
139 S OLIVE ST	1030211365	RMHD/ R-3	0.13	18	1	1928	2	1		
137 S OLIVE ST	1030211375	RMHD/ R-3	0.13	18	1	1928	2	1		
133 S OLIVE ST	1030211385	RMHD/ R-3	0.13	18	1	1928	2	1		
129 S OLIVE ST	1030211395	RMHD/ R-3	0.13	18	1	1929	2	1		
121 S OLIVE ST	1030211415	RMHD/ R-3	0.14	18	1	1980	2	1		
117 S OLIVE ST	1030211425	RMHD/ R-3	0.22	18	1	1945	3	2		
142 S OLIVE ST	1030212095	RMHD/ R-3	0.13	18	1	1931	2	1		
209 VENTURA ST	1030212155	RMHD/ R-3	0.14	18	1	1946	2	1		
205 VENTURA ST	1030212165	RMHD/ R-3	0.14	18	1	1927	2	1		
201 VENTURA ST	1030212175	RMHD/ R-3	0.14	18	1	1930	2	1		
206 YALE CT	1030212215	RMHD/ R-3	0.14	18	1	1948	2	1		
210 YALE CT	1030212225	RMHD/ R-3	0.14	18	1	1922	2	1		
214 YALE CT	1030212235	RMHD/ R-3	0.13	18	1	1927	2	1		
223 YALE CT	1030212285	RMHD/ R-3	0.14	18	1	1922	2	1		
219 YALE CT	1030212295	RMHD/ R-3	0.14	18	1	1926	2	1		
115 S PALM AV	1030212345	RMHD/ R-3	0.5	18	6	1961	9	3		
122 S OLIVE ST	1030212505	RMHD/ R-3	0.15	18	1	1948	2	1		
230 S OLIVE ST	1030213055	RMHD/ R-3	0.16	18	1	1948	2	1		
238 S OLIVE ST	1030213075	RMHD/ R-3	0.16	18	1	1948	2	1		
204 VENTURA ST	1030213145	RMHD/ R-3	0.14	18	1	1926	2	1		
212 VENTURA ST	1030213165	RMHD/ R-3	0.14	18	1	1926	2	1		
216 VENTURA ST	1030213175	RMHD/ R-3	0.14	18	1	1923	2	1		
220 E VENTURA ST	1030213185	RMHD/ R-3	0.14	18	1	1952	2	1		
300 VENTURA ST	1030213295	RMHD/ R-3	0.14	18	1	1928	2	1		
218 S OLIVE ST	1030213315	RMHD/ R-3	0.14	18	1	1928	2	1		
220 S OLIVE ST	1030213325	RMHD/ R-3	0.14	18	1	1947	2	1		
237 S FOURTH ST	1030220155	RMHD/ R-3	0.16	18	1	1938	2	1		
233 S FOURTH ST	1030220165	RMHD/ R-3	0.16	18	1	1925	2	1		
205 S FOURTH ST	1030220185	RMHD/ R-3	0.16	18	1	1928	2	1		

Address	APN	GP/Zone	Acreage	Assumed Density* (du/ac)	Existing Units	Year Built	Total Potential Units	New Units by Income Category		
								VL/L	Mod	Upper
201 S FOURTH ST	1030220195	RMHD/ R-3	0.16	18	1	1928	2	1		
139 S FOURTH ST	1030220225	RMHD/ R-3	0.16	18	1	1929	2	1		
133 S FOURTH ST	1030220245	RMHD/ R-3	0.16	18	1	1929	2	1		
123 S FOURTH ST	1030220265	RMHD/ R-3	0.16	18	1	1930	2	1		
117 S FOURTH ST	1030220285	RMHD/ R-3	0.16	18	1	1947	2	1		
111 S FOURTH ST	1030220295	RMHD/ R-3	0.15	18	1	1928	2	1		
528 E MAIN ST	1030220345	RMHD/ R-3	0.21	18	1	1918	3	2		
207 S SEVENTH ST	1030232265	RMHD/ R-3	0.14	18	1	1920	2	1		
220 MILL ST	1030241105	RMHD/ R-3	0.49	18	3	1973	8	5		
228 S MILL ST	1030241135	RMHD/ R-3	0.43	18	1	1923	7	6		
237 CALIFORNIA ST	1030241345	RMHD/ R-3	0.15	18	1	1947	2	1		
220 BRETT WY	1030241475	RMHD/ R-3	0.13	18	1	1951	2	1		
220 S TENTH ST	1030242025	RMHD/ R-3	0.2	18	1	1962	3	2		
235 S MILL ST	1030242145	RMHD/ R-3	0.16	18	1	1955	2	1		
223 S MILL ST	1030242165	RMHD/ R-3	0.16	18	1	1946	2	1		
221 S MILL ST	1030242175	RMHD/ R-3	0.2	18	2	1923	3	1		
617 ACACIA RD	1040145235	RMHD/ R-3	0.44	18	1	1950	7	6		
702 CORNELL DR	1040145425	RMHD/ R-3	0.15	18	1	1956	2	1		
523 CORNELL DR	1040151015	RMHD/ R-3	0.13	18	1	1956	2	1		
437 LAURIE LN	1040151025	RMHD/ R-3	0.13	18	1	1956	2	1		
435 LAURIE LN	1040151035	RMHD/ R-3	0.15	18	1	1956	2	1		
208 S PALM AV	1050090055	RMHD/ R-3	0.15	18	1	1928	2	1		
214 S PALM AV	1050090065	RMHD/ R-3	0.15	18	1	1928	2	1		
216 S PALM AV	1050090075	RMHD/ R-3	0.15	18	1	1928	2	1		
228 S PALM AV	1050090095	RMHD/ R-3	0.13	18	1	1948	2	1		
234 S PALM AV	1050090115	RMHD/ R-3	0.13	18	1	1949	2	1		
121 SANTA ANA ST	1050101115	RMHD/ R-3	0.3	18	1	1946	5	4		
134 SANTA ANNA ST	1050103125	RMHD/ R-3	0.22	18	1	1962	3	2		
308 S CRAIG DR	1050110045	RMHD/ R-3	0.13	18	1	1953	2	1		
132 N 12TH ST	1010221065	RHD/ R-4	0.19	18	1	1939	3	2		
126 N 12TH ST	1010221075	RHD/ R-4	0.22	18	1	1946	3	2		
125 N OAK ST	1010221125	RHD/ R-4	0.14	18	1	1900	2	1		
116 12TH ST	1010222025	R-4	0.8	18	1	1946	14	13		
1110 E SANTA BARBARA ST	1010230165	RHD/ R-4	0.13	18	1	1946	2	1		
134 – 140 MILLER PL	1010230185	RHD/ R-4	0.19	18	1	1946	3	2		
127 N PALM AV	1030042035	RHD/ R-4	0.21	18	1	1921	3	2		
142 N OLIVE AV	1030042105	RHD/ R-4	0.24	18	1	1890	4	3		

Address	APN	GP/Zone	Acreage	Assumed Density* (du/ac)	Existing Units	Year Built	Total Potential Units	New Units by Income Category		
								VL/L	Mod	Upper
140 OLIVE AV	1030042115	RHD/ R-4	0.16	18	1	1986	2	1		
212 N 8TH ST	1030062295	RHD/ R-4	0.2	18	1	1988	3	2		
320 E SANTA BARBARA ST	1030081025	RHD/ R-4	0.22	18	1	1946	3	2		
132 N FOURTH ST	1030081055	RHD/ R-4	0.27	18	1	1900	4	3		
130 N 4TH ST	1030081065	RHD/ R-4	0.18	18	1	1946	3	2		
124 N FOURTH ST	1030081075	RHD/ R-4	0.18	18	1	1946	3	2		
116 N FOURTH ST	1030081095	RHD/ R-4	0.18	18	1	1945	3	2		
110 N FOURTH ST	1030081105	RHD/ R-4	0.27	18	1	1918	4	3		
127 N OLIVE ST	1030081145	RHD/ R-4	0.14	18	1	1946	2	1		
139 N OLIVE AV	1030081165	RHD/ R-4	0.2	18	1	1946	3	2		
143 OLIVE AV	1030081175	RHD/ R-4	0.28	18	1	1946	5	4		
516 E SANTA BARBARA ST	1030082055	RHD/ R-4	0.22	18	1	1965	3	2		
608 E SANTA BARBARA ST	1030082075	RHD/ R-4	0.14	18	1	1926	2	1		
612 E SANTA BARBARA ST	1030082085	RHD/ R-4	0.12	18	1	1915	2	1		
616 E SANTA BARBARA ST	1030082095	RHD/ R-4	0.13	18	1	1923	2	1		
624 E SANTA BARBARA ST	1030082105	RHD/ R-4	0.14	18	1	1924	2	1		
237 W SANTA PAULA ST	1050051025	RHD/ R-4	0.3	18	1	1963	5	4		
233 W SANTA PAULA ST	1050051035	RHD/ R-4	0.34	18	1	1963	6	5		
203 DEAN DR	1050062015	RHD/ R-4	0.14	18	1	1964	2	1		
229 W STA BARBARA	1050062025	RHD/ R-4	0.13	18	1	1964	2	1		
225 W SANTA BARBARA	1050062035	RHD/ R-4	0.13	18	1	1964	2	1		
221 W SANTA BARBARA	1050062045	RHD/ R-4	0.13	18	1	1964	2	1		
217 W SANTA BARBARA	1050062055	RHD/ R-4	0.13	18	1	1964	2	1		
213 W SANTA BARBARA	1050062065	RHD/ R-4	0.13	18	1	1964	2	1		
209 W SANTA BARBARA	1050062075	RHD/ R-4	0.13	18	1	1964	2	1		
205 W SANTA BARBARA	1050062085	RHD/ R-4	0.13	18	1	1964	2	1		
204 BRADLEY	1050062095	RHD/ R-4	0.14	18	1	1964	2	1		
Totals					229		590	361	0	0
Adjusted Conservative Realistic Capacity							590	180	181	0

Table B-6
Vacant Commercial/Mixed-Use Sites

Address	APN	Zone	Size (ac)	Realistic Density*	Potential Units	Potential Units by Income Category		
						VL/L	Mod	Upper
145 10th St	1010212145	C-0	0.14	25	3	3		
SB/Ojai	1010211165	C-G	0.17	25	4	4		
143 Ojai	1010211155	C-G	0.17	25	4	4		
113 Ojai	1010211125	C-G	0.17	25	4	4		
120 N. 11th St	1010211055	C-G	0.15	25	3	3		
129 S.10th St	1010214105	C-G	0.1	25	2	2		
125 S.10th St	1010214115	C-G	0.07	25	1	1		
123 S.10th St	1010214125	C-G	0.07	25	1	1		
937 Harvard	1030241615	C-G	0.19	25	4	4		
326 Palm	1050103155	C-G PD	0.12	25	3	3		
Harvard	1020221015	C-G	0.64	25	16	16		
Harvard	1020221025	C-G	0.64	25	16	16		
Harvard	1020221035	C-G	0.64	25	16	16		
124 Seventh St.	1030082155	C-O	0.17	25	4	4		
116 N. Seventh St.	1030082165	C-O	0.22	25	5	5		
Faulkner/Peck	0980030465	C-G PD	0.47	25	11	11		
Totals			4.13		97	97	0	0

*Allowable density is 29 units/acre excluding density bonus

Table B-7
Underutilized Commercial Sites

Address	APN	Zone	Size (ac)	Realistic Density**	Year Built	Existing Use & Redevelopment Potential	Potential Units	Potential Units by Income Category		
								Lower	Mod	Upper
142 N. 11TH ST	1010211015	C-G	0.31	25	1927	Auto painting shop / Existing corregated metal building occupies approx. 30% of site. Remaining area is parking lot. Good consolidation potential with adjacent vacant site to west and 11th Street sites to south. Residential development is located across street. Within walking distance to Main Street commercial.	7	7		
134 N. 11TH ST	1010211175	C-G	0.31	25	1950	Outdoor furnishings distributor / Existing stucco building occupies approx. 20% of lot. Remaining area is used for outdoor storage. Good consolidation potential with 11th Street lots to north and south. Residential development is located across street. Within walking distance to Main Street commercial.	7	7		
122 N. 11TH ST	1010211045	C-G	0.15	25	1900	Single-family residence w/ office / Existing stucco building occupies approx. 25% of site. Remaining site is vacant and paved. Good consolidation potential with 11th Street sites to north and vacant site to south. Residential development is located across street. Within walking distance to Main Street commercial.	3	3		
933 YALE ST	1030102365	C-G	0.16	25	1952	Warehouse/distribution building / Existing cinder block building occupies approx. 50% of lot. Remaining area is parking lot. Good consolidaton potential with adjacent Yale Street site to west. Residential development is located across street. Within walking distance to Main Street commercial.	4	4		
917 YALE ST	1030102075	C-G	0.31	25	1947	Plumbing contractor & supplies / Existing cinder block building occupies approx. 33% of site. Remaining area is parking lot. Good consolidation potential with adjacent Yale Street site to east. Residential development is located across street. Within walking distance to Main Street commercial.	7	7		
512 E. HARVARD BLVD	1030235075	C-G	0.21	25	1946	Single-family residence / Existing stucco building occupies approx. 15% of site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.	5	5		
E. HARVARD BLVD	1030235085	C-G	0.34	25	1948	Single-family residence / Existing stucco building occupies approx. 15% of site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.	8	8		
600 E. HARVARD BLVD	1030235135	C-G	0.13	25	1930	Single-family residence / Existing stucco building occupies approx. 25% of site. Good consolidation potential with adjacent Harvard Blvd. sites to east. New mixed-use residential development located across Harvard.	3	3		
614 E. HARVARD BLVD	1030235145	C-G	0.08	25	na	Part of equipment rental yard.	2	2		

Address	APN	Zone	Size (ac)	Realistic Density**	Year Built	Existing Use & Redevelopment Potential	Potential Units	Potential Units by Income Category		
								Lower	Mod	Upper
614 E. HARVARD BLVD	1030235105	C-G	0.08	25	1959	Equipment rental yard / Equipment rental storage yard / No buildings on site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.	2	2		
614 E. HARVARD BLVD	1030235115	C-G	0.22	25	na	Equipment rental office / Existing stucco rental office building occupies approx. 50% of site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.	5	5		
704 E. HARVARD BLVD	1030235125	C-G	0.08	25	1956	Equipment rental storage yard / No buildings on site. Good consolidation potential with adjacent Harvard Blvd. sites to east and west. New mixed-use residential development located across Harvard.	2	2		
338 E. HARVARD BLVD	1030332445	C-G	1.22	25	1970	Retail water purification accessories / Existing stucco building occupies approx. 50% of small triangular shaped lot. Remaining lot is used for parking. Good consolidation potential with adjacent Harvard Blvd. sites to west. New mixed-use residential development located across Harvard.	30	30		
146 SANTA ANNA	1050103145	C-G	0.39	25	1952	Single-family residences / 3 or 4 small cottages and outbuildings occupy approximately 15% of site. Remaining area is open driveway and yard. Near Isbell Middle School.	9	9		
Totals			3.99				94	94	0	0

*Allowable density is 29 units/acre excluding density bonus

Table B-8
C/LI Affordable Housing Overlay Zone Sites

Address	APN	Acres	Sq.Ft.	Bldg. SF	FAR	Yr Built	Land	Imp.	I/L Ratio	Type of Use
15765 W TELEGRAPH RD	970040115	7.88	343,252	78,521	0.23	1975	228,443	6,063,901	26.5	
TELEGRAPH RD	970040155	5.04	219,542	0	0.00		2,100,000	0	0.0	Vacant
151 S CALAVO ST	970040165	4.20	182,826	0	0.00	1978	505,037	2,647,948	5.2	
	970040175	0.15	6,471	0	0.00		5,000	0	0.0	Vacant
15622 TELEGRAPH RD	980020105	3.33	145,054	0	0.00		33,871	50,834	1.5	
401 S BECKWITH RD	980020155	4.08	178,160	18,480	0.10	1979	402,222	263,402	0.7	
411 S BECKWITH RD	980020165	4.01	174,676	12,240	0.07	1979	394,336	246,946	0.6	
1100 W TELEGRAPH RD	980020295	5.54	241,322	48,200	0.20	1998	503,149	2,844,047	5.7	
980 W TELEGRAPH RD	980020305	4.00	174,240	0	0.00		363,283	0	0.0	Vacant
980 W TELEGRAPH RD	980020315	1.69	73,616	0	0.00		153,484	94,228	0.6	
	980020325	3.36	146,474	0	0.00		0	0	0.0	
15500 W TELEGRAPH RD A1	980040015	0.04	2,128	2,208	1.04	1981	36,671	84,730	2.3	
15500 W TELEGRAPH RD A2	980040025	0.04	1,824	2,592	1.42	1981	26,918	145,322	5.4	
15500 W TELEGRAPH RD A3	980040035	0.04	1,824	2,424	1.33	1981	23,645	125,557	5.3	
15500 W TELEGRAPH RD A4	980040045	0.04	1,824	2,952	1.62	1981	55,670	129,901	2.3	
15500 W TELEGRAPH RD A5	980040055	0.04	1,824	2,080	1.14	1981	36,518	97,387	2.7	
15500 W TELEGRAPH RD B15	980040155	0.04	1,824	3,264	1.79	1981	133,171	199,756	1.5	
15500 W TELEGRAPH RD B16	980040165	0.04	1,824	0	0.00	1981	28,003	97,690	3.5	
15500 W TELEGRAPH RD B17	980040175	0.04	1,824	0	0.00	1981	28,003	98,392	3.5	
15500 W TELEGRAPH RD B18	980040185	0.04	1,824	2,208	1.21	1981	28,005	107,183	3.8	
15500 W TELEGRAPH RD B19	980040195	0.04	1,824	1,632	0.89	1981	28,005	91,037	3.3	
15500 W TELEGRAPH RD B20	980040205	0.04	2,128	1,632	0.77	1981	28,005	91,037	3.3	
15500 W TELEGRAPH RD C21	980040215	0.06	2,632	3,168	1.20	1981	49,156	134,891	2.7	
15500 W TELEGRAPH RD C22	980040225	0.05	2,256	3,168	1.40	1981	49,156	134,891	2.7	
15500 W TELEGRAPH RD C23	980040235	0.05	2,256	2,064	0.91	1981	29,134	153,004	5.3	
15500 W TELEGRAPH RD C24	980040245	0.05	2,256	2,064	0.91	1981	29,134	116,567	4.0	
15500 W TELEGRAPH RD	980040255	0.05	2,256	2,064	0.91	1981	110,160	157,080	1.4	
15500 W TELEGRAPH RD C26	980040265	0.05	2,256	2,064	0.91	1981	110,160	173,400	1.6	
15500 W TELEGRAPH RD C27	980040275	0.04	1,880	1,720	0.91	1981	42,121	98,287	2.3	
15500 W TELEGRAPH RD C28	980040285	0.04	1,880	1,960	1.04	1981	38,611	90,096	2.3	
15500 W TELEGRAPH RD C29	980040295	0.06	2,632	1,960	0.74	1981	38,611	90,096	2.3	
15500 W TELEGRAPH RD C30	980040305	0.06	2,632	2,352	0.89	1981	29,134	109,282	3.8	

Address	APN	Acres	Sq.Ft.	Bldg. SF	FAR	Yr Built	Land	Imp.	I/L Ratio	Type of Use
	980040355	0.00		0			0	0	0.0	
221 N OJAI ST	1010163095	2.12	92,600	85,232	0.92	1936	687,662	2,124,537	3.1	
	1010172055	1.36	59,241	0	0.00		233,927	0	0.0	Vacant
SANTA PAULA ST	1010172085	1.85	80,586	0	0.00		376,000	0	0.0	Vacant
SANTA PAULA ST	1010172095	2.13	92,782	0	0.00		434,000	0	0.0	Vacant
212 N 12TH ST	1010172105	0.72	31,406	4,000	0.13	1985	124,124	179,027	1.4	
	1010172115	0.02	1,000	0	0.00		0	0	0.0	
215 N 12TH ST	1010183115	1.02	44,820	17,875	0.40	1990	624,240	598,230	1.0	
	1010183345	0.56	24,394	0	0.00		135,164	0	0.0	Vacant
	1010183355	0.20	8,712	0	0.00		58,814	0	0.0	Vacant
	1010183365	0.16	7,170	0	0.00		10,382	0	0.0	Vacant
1260 SANTA PAULA ST	1010183395	1.60	69,600	6,412	0.09	1980	278,910	0	0.0	Vacant
	1010183405	0.16	6,840	0	0.00		11,151	0	0.0	Vacant
	1010183415	1.50	65,241	0	0.00		254,578	0	0.0	Vacant
	1010183425	0.28	12,384	0	0.00		48,743	0	0.0	Vacant
	1010200125	0.08	3,800	0	0.00		0	0	0.0	
1350 E SANTA PAULA ST	1010200145	3.39	147,668	6,960	0.05		66,232	191,892	2.9	
1426 E SANTA PAULA ST	1010200175	1.21	52,708	15,301	0.29	1960	728,280	520,200	0.7	
1450 E SANTA PAULA ST	1010200185	1.86	81,022	11,616	0.14	1955	235,694	29,177	0.1	
1460 SANTA PAULA ST	1010200195	1.63	71,003	5,417	0.08	1984	206,735	183,337	0.9	
1400 E SANTA PAULA ST	1010200205	4.63	201,874	0	0.00	1937	90,412	872,907	9.7	
118 N THIRTEENTH ST	1010241025	0.15	6,804	0	0.00	1949	11,394	18,393	1.6	SFR
114 N THIRTEENTH ST	1010241035	0.10	4,777	0	0.00	1951	125,266	41,659	0.3	SFR
112 N THIRTEENTH ST	1010241045	0.11	5,142	0	0.00	1950	155,000	19,000	0.1	SFR
1275-1291 E MAIN ST	1010241055	0.28	12,500	0	0.00		35,195	20,316	0.6	2 SFR
1245 E MAIN ST	1010241085	0.33	14,456	5,020	0.35	1929	90,296	74,817	0.8	
1241 E MAIN ST	1010241095	0.67	29,450	6,749	0.23	1929	252,378	172,076	0.7	
151 N TWELFTH ST	1010241115	0.95	41,785	9,600	0.23	1989	159,182	442,884	2.8	
	1010241135	1.79	77,972	0	0.00		0	0	0.0	
1203 E MAIN ST	1010241145	0.51	22,460	0	0.00		57,090	28,524	0.5	
	1010241155	0.23	10,170	0	0.00		192,474	0	0.0	Vacant
1253 E MAIN ST	1010241165	0.67	29,576	5,873	0.20	1952	117,010	128,710	1.1	
136 N 13TH ST	1010241175	1.62	70,668	12,000	0.17	1970	337,405	489,485	1.5	
132 N 13TH ST	1010241185	1.53	66,546	2,562	0.04	1920	994,500	102,000	0.1	
1202 E MAIN ST	1010242245	0.44	19,482	3,311	0.17		200,249	178,600	0.9	

Address	APN	Acres	Sq.Ft.	Bldg. SF	FAR	Yr Built	Land	Imp.	I/L Ratio	Type of Use
1208 E MAIN ST	1010242255	0.19	8,351	573	0.07	1995	71,609	133,385	1.9	Retail, Duplex
1212 E MAIN ST	1010242265	0.36	15,751	0	0.00	1900	15,397	29,747	1.9	SFR
1244 E MAIN ST	1010242275	0.10	4,600	0	0.00	1900	161,000	31,000	0.2	SFR
1248 E MAIN ST	1010242285	0.10	4,600	0	0.00	1915	7,655	4,143	0.5	SFR
	1010250025	1.17	51,088	0	0.00		469,233	0	0.0	Vacant
1445 E MAIN ST	1010250045	1.05	45,738	0	0.00		744,800	272,000	0.4	
1433 E MAIN ST	1010250055	2.04	88,862	10,068	0.11	1947	688,744	225,766	0.3	
1427 E MAIN ST	1010250065	1.04	45,302	0	0.00	1952	351,655	138,373	0.4	
1415 E MAIN ST	1010250075	1.00	43,560	2,022	0.05	1976	155,751	133,075	0.9	
1409 E MAIN ST	1010250085	2.03	88,426	8,080	0.09	1950	320,586	94,709	0.3	
1345 E MAIN ST	1010250115	2.02	87,991	4,802	0.05	1981	0	0	0.0	
1343 E MAIN ST	1010250125	2.60	113,256	13,726	0.12	1928	430,012	303,378	0.7	
1301 E MAIN ST	1010250135	0.26	11,618	8,231	0.71	1980	118,687	129,727	1.1	
1301 E MAIN ST	1010250145	0.19	8,370	8,231	0.98	1980	85,564	129,727	1.5	
135 N THIRTEENTH ST	1010250155	2.59	112,820	0	0.00		946,427	258,114	0.3	MHP
1403 1/2 E MAIN ST	1010250165	0.58	25,336	576	0.02	1945	367,200	9,180	0.0	
1401 E MAIN ST	1010250215	0.41	18,000	4,347	0.24	1982	91,300	334,782	3.7	
1250 E MAIN ST	1010260015	0.10	4,590	1,899	0.41	1915	37,854	104,544	2.8	Retail, SFR
1302 E MAIN ST	1010260055	0.22	9,978	1,958	0.20	1963	19,045	14,354	0.8	
1320 E MAIN ST	1010260075	0.34	14,968	6,320	0.42	1950	68,828	190,087	2.8	
1397 HARVARD BL	1010260085	6.18	269,200	0	0.00		231,822	565,260	2.4	
1301 VENTURA ST	1010260185	0.37	16,425	1,800	0.11	1940	17,919	10,382	0.6	
1265 E VENTURA ST	1010260195	1.62	70,567	8,885	0.13	1953	152,902	102,745	0.7	
1253 VENTURA ST	1010260215	0.11	4,908	0	0.00	1951	9,495	25,323	2.7	
1252 E MAIN ST	1010260335	0.16	7,300	0	0.00	1920	13,295	20,107	1.5	SFR
1290 E MAIN ST	1010260345	0.47	20,600	15,381	0.75	1955	92,874	248,959	2.7	
1320 E MAIN ST	1010260355	0.22	9,978	4,165	0.42	1962	45,884	125,384	2.7	
1310 E MAIN ST	1010260365	0.22	9,978	6,192	0.62	1953	19,045	259,996	13.7	
1257 VENTURA ST	1010260525	0.34	14,770	0	0.00		350,000	230,000	0.7	
215 N EIGHTH ST	1030072055	0.13	6,079	3,600	0.59	1959	46,801	169,665	3.6	
806 RAILROAD AV	1030072065	0.38	16,861	3,326	0.20	1951	16,656	22,756	1.4	
820 RAILROAD AV AV	1030072075	0.40	17,460	3,672	0.21	1978	109,846	249,249	2.3	
921 RAILROAD AV	1030073105	0.48	21,135	0	0.00		26,619	1,869	0.1	
923 E SANTA BARBARA ST	1030074015	1.92	83,800	0	0.00		0	0	0.0	
200 N TENTH ST	1030076015	1.33	58,000	0	0.00		0	0	0.0	

Address	APN	Acres	Sq.Ft.	Bldg. SF	FAR	Yr Built	Land	Imp.	I/L Ratio	Type of Use
105 DEAN DR	1050063065	0.68	29,714	11,664	0.39	1978	205,974	596,521	2.9	
	1070043025	3.91	170,320	0	0.00		209,305	0	0.0	Vacant
201 S HALLOCK DR	1070043035	8.68	378,101	36,278	0.10	1979	1,150,745	1,275,093	1.1	
	1070170220	2.17	94,525	0	0.00		217,263	0	0.0	Vacant
HALLOCK DR	1070210045	1.23	53,579	0	0.00		255,410	5,394	0.0	
200 HALLOCK DR	1070210055	1.89	82,329	92,110	1.12	1989	392,668	1,390,223	3.5	
HALLOCK DR	1070210065	2.41	104,980	0	0.00		500,085	0	0.0	Vacant
1795 LEMONWOOD DR	1070210075	0.94	41,334	5,678	0.14	1994	188,985	455,283	2.4	
TOTAL		134.72								

Figure B-3

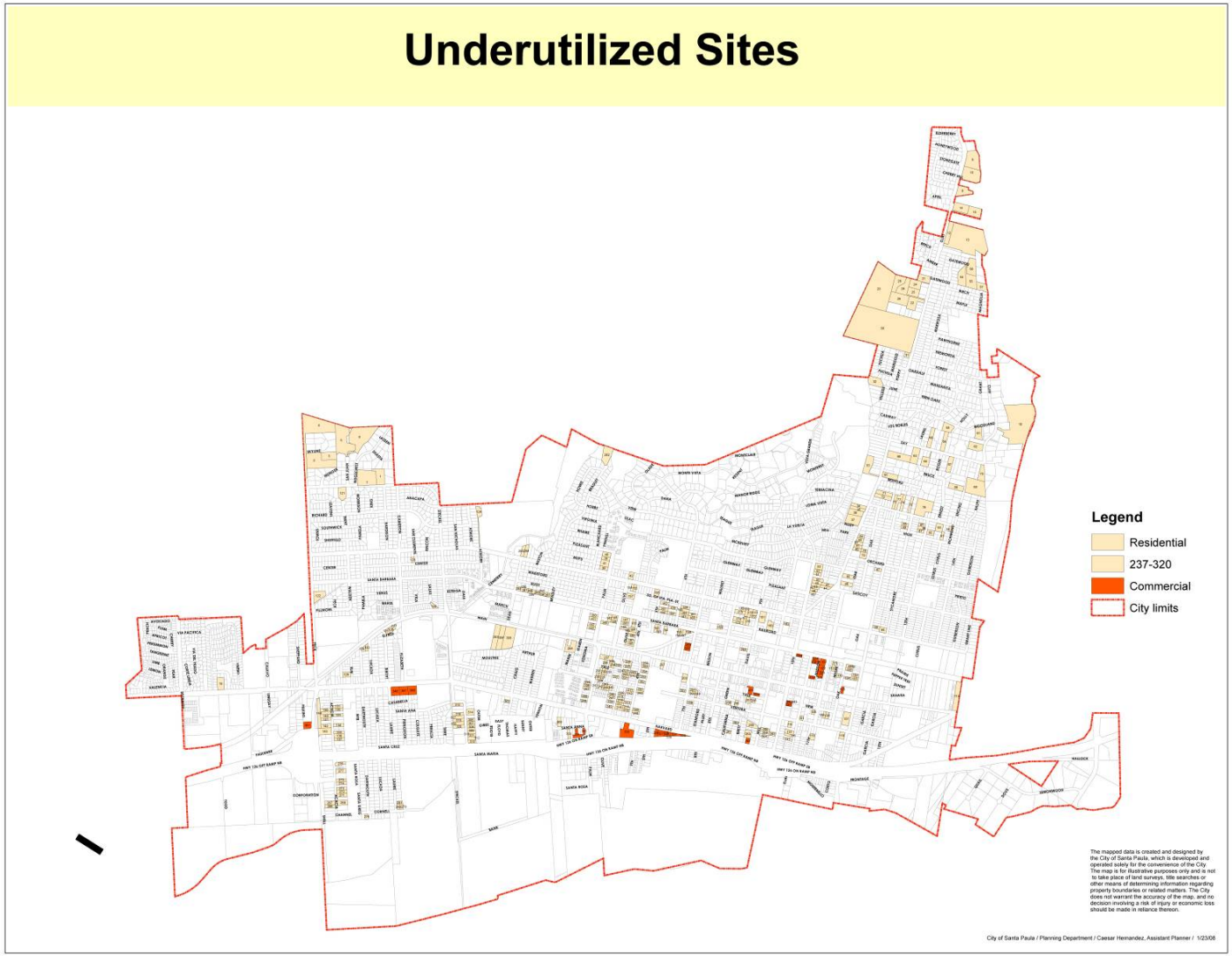
Underutilized Sites
Legend
Residential
237-320
Commercial
City limits
The mapped data is created and designed by the City of Santa Paula, which is developed and operated solely for the convenience of the City. The map is for illustrative purposes only and is not to take place of land surveys, title searches or other means of determining information regarding property boundaries or related matters. The City does not warrant the accuracy of the map, and no decision involving a risk of injury or economic loss should be made in reliance thereon.
City of Santa Paula / Planning Department / Caesar Hernandez, Assistant Planner / 1/23/08

Figure B-4

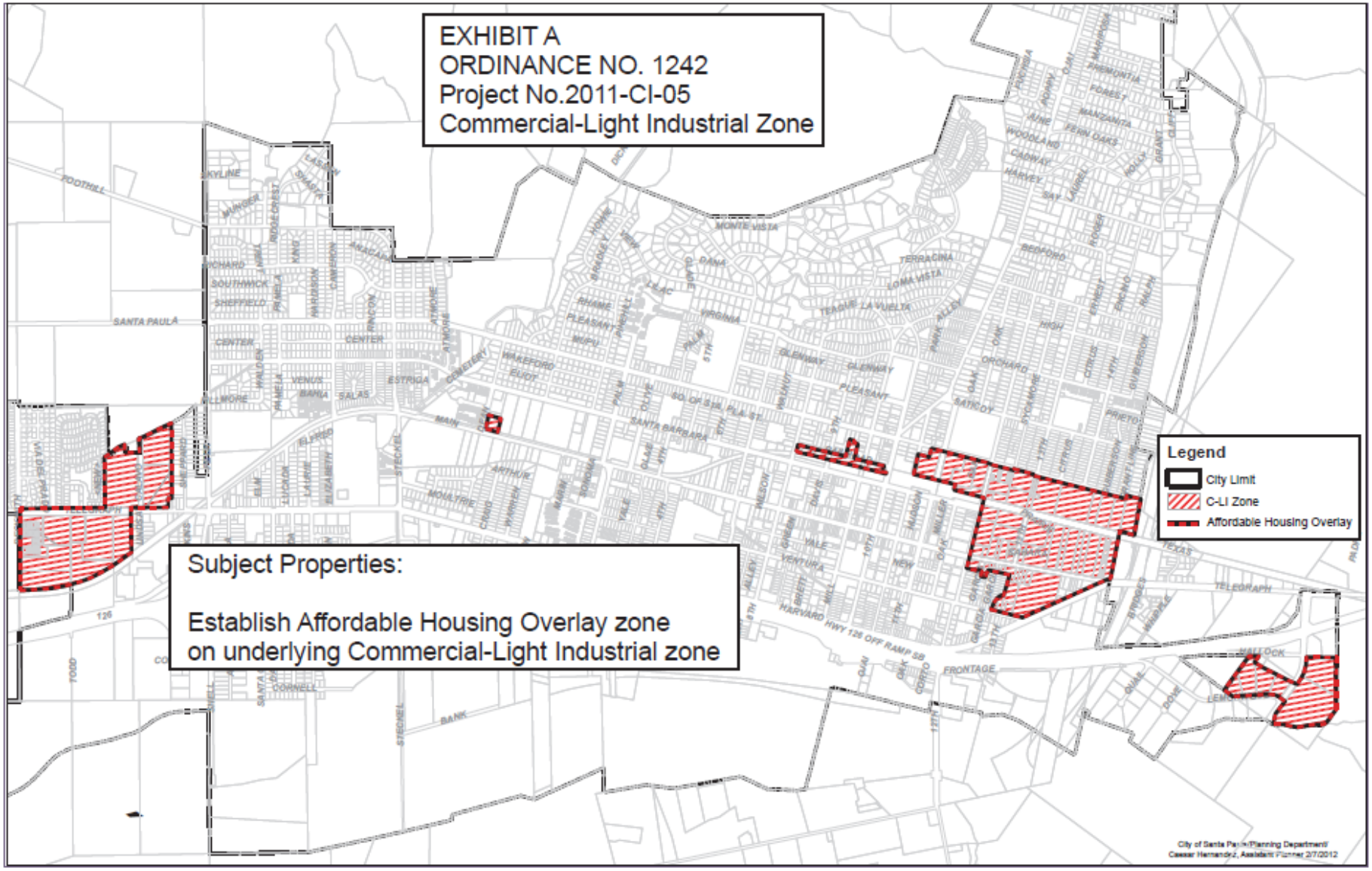
EXHIBIT A
ORDINANCE NO. 1242
Project No.2011-CI-05
Commercial-Light Industrial Zone
Subject Properties:
Establish Affordable Housing Overlay zone
on underlying Commercial-Light Industrial zone
Legend
City Limit
C-LI Zone
Affordable Housing Overlay

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Appendix C
Public Participation Summary

Public participation is an important component of the planning process in Santa Paula, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. Public notices of all workshops and hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the Channel 10 Community Access Bulletin Board and on the City's website. The revised draft Housing Element was made available for review at City Hall and the Balnchard Community Library and posted on the City's website. The document was also circulated to housing advocates and nonprofit organizations representing the interests of lower-income persons and special needs groups (see Table C-1 containing a list of organizations notified of opportunities for participation). After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update. Public meetings were televised on Channel 10, the local public access channel.

City Council Study Session	November 19, 2007
Public Workshop #1	January 30, 2008
Public Workshop #2	March 4, 2008
Joint City Council/Planning Commission Hearing	March 19, 2008
Planning Commision Hearing	June 10, 2008
City Council Hearing	June 16, 2008
City Council Hearing	November 16, 2009
City Council Hearing	January 19, 2010
Planning Commission Hearing	March 20, 2012
City Council Hearing	April 16, 2012

Meeting notices were published in both English and Spanish, and Spanish translation was provided at all public workshops and meetings. As an indication of the City's effectiveness in involving low-income persons, farmworkers and non-English speakers in the Housing Element update, approximately 72 persons testified during the public workshops and hearings, 19 of whom were Spanish speaking. In addition, the following low-income advocacy organizations provided testimony at one or more public meetings.

Califonia Rural Legal Assistance

House Farmworkers of Ventura County

Ventura County Homeless and Housing Coalition

Cabrillo Economic Development Corporation

Issues raised at the public workshops and hearings along with a description of how these issues have been addressed are summarized in Table C-2.

Table C-1

Housing Element Notification List

S.P. ELEMENTARY SCH. DIST.
201 S. STECKEL DR.
SANTA PAULA, CA 93060

DOWNTOWN MERCHANTS ASSOC.
P.O. BOX 214
SANTA PAULA, CA 93061

GENERAL TELEPHONE CO.
ENGINEERING/PLANNING DEPT
201 FLYNN RD.
CAMARILLO, CA 93012

THE FILLMORE GAZETTE
P.O. BOX 865
FILLMORE, CA 93016

LIMONEIRA COMPANY
1141 CUMMINGS RD.
SANTA PAULA, CA 93060

LATINO TOWN HALL
C/O OUR LADY OF GUADALUPE CH
427 N. OAK STREET
SANTA PAULA, CA 93060

MANY MANSIONS
ATTN: MS. LEE MILMAN
1459 E. THOUSAND OAKS BL., STE. C
THOUSAND OAKS, CA 91362

AMCAL MULTI HOUSING INC.
ATTN: ARJUN NAGARKATTI
30141 AGOURA RD., STE 100
AGOURA HILLS, CA 91301-4332

CABRILLO ECONOMIC DEV.
ATTN: RODNEY FERNANDEZ
702 COUNTY SQUARE DR
VENTURA, CA 93003

BLANCHARD COMMUNITY LIBRARY
ATTN: DAN ROBLES
119 N. 8TH ST
SANTA PAULA, CA 93060

S.P. HOUSING AUTHORITY
PO BOX 404
SANTA PAULA, CA 93060

S.P. CHAMBER OF COMMERCE
PO BOX 1
SANTA PAULA, CA 93060

PEGGY KELLEY
825 RAILROAD AVE.
SANTA PAULA, CA 93060

MEXICAN AMERICAN CHAMBER OF COMMERCE
P.O. BOX 497
SANTA PAULA, CA 93060

SUPERVISOR KATHY LONG,
BROWN MAIL # L1880
800 S. VICTORIA AVE
VENTURA, CA 93009

HABITAT FOR HUMANITY OF VENTURA COUNTY
167 LAMBERT ST.
OXNARD, CA 93030

BIA OF SOUTHERN CALIFORNIA
HOLLY SCHROEDER, EXEC. OFFICER
28460 AVENUE STANFORD, STE 110
VALENCIA, CA 91355

S.P. UNION HIGH SCHOOL
ATTN: BILL BRAND, SUPT.
404 N. 6TH STREET
SANTA PAULA, CA 93060

SO. CA. EDISON CO.
NANCY WILLIAMS, REGION MGR
10060 TELEGRAPH RD.
VENTURA, CA 93004

SO. CA. GAS CO.
ATTN: JIM HAMEL
9400 OAKDALE AVE.
CHATSWORTH, CA 91313-2300

VENTURA COUNTY STAR
ATTN: MARISUE EASTLAKE
P.O. BOX 368
SANTA PAULA, CA 93061

SANTA PAULA TIMES
PO BOX 431
SANTA PAULA, CA 93060

RAFAELA FRAUSTO
CHILD DEV. RESOURCES
221 VENTURA BLVD.
OXNARD, CA 93036

V.C.HOMELESS AND HOUSING COALITION
CATHY BRUDNICKI, EXEC. DIR.
1317 DEL NORTE ROAD,
CAMARILLO, CA 93011-0417

PEOPLES' SELF-HELP HOUSING
ATTN: JILL MARTINEZ
26 E. VICTORIA ST.
SANTA BARBARA, CA 93101

Table C-2

Housing Element Public Comment Summary

Comment	Response
There is a need for more affordable housing, especially for farmworkers	The Housing Element includes a wide range of programs to encourage and facilitate the preservation and development of lower-income housing. (see Chapter V)
SB 2 requires a program to facilitate emergency shelters	Program 17 responds to the requirements of SB 2
The existing housing stock has code enforcement issues and rehabilitation is needed	Programs 1-4,5 and 12 all respond to this need.
The city already has more than its share of low-income housing – more move-up housing for moderate- and above-moderate households is needed	Programs 15 and 16 ensure that sites for above-moderate housing will be available
More family housing is needed	The City's programs and regulations encourage a full range of housing types, from small apartments to large family houses.
Barracks should be built for low-income families	Bunkhouse-type housing may be built in agricultural areas under the Employee Housing Act (see Program 17)
The suggestions from the "Plan Santa Paula" report should be incorporated in the Housing Element	"Plan Santa Paula" is reflected in the City's proposed annexations and future housing development in the Sphere of Influence areas, particularly the three large projects knows as East Area 1, Adams Canyon and Fagan Canyon.
New housing will impact K-12 school enrollment	While residential growth results additional students, this responsibility lies primarily with the state and the local school districts. Cities are required to accommodate housing development commensurate with local fair share needs.
Inclusionary and low-income housing is a burden on the City's strained budget	While all cities are facing budget challenges, the state mandates that every jurisdiction accommodate its fair share of housing for all income segments.
The City must address the needs of extremely-low-income persons	The needs of extremely-low-income persons are addressed in Chapter II as well as in various programs to facilitate housing preservation, improvement and development.

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