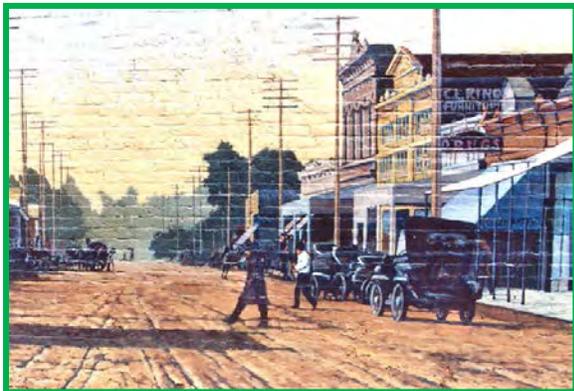


# 2013-2021 HOUSING ELEMENT



AUGUST 2013

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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 2013 to 2021. 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 2012, the City had an estimated population of 29,882 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 2010 this figure had increased to 80%. 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. 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. Recent Census data estimates that over 60% of the city's households fell under the definition of "low-income" compared to 40% of all households in Ventura County. 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.

According to the 2010 Census, Santa Paula had a housing stock totaling 8,749 units. Of these, 58% were single-family detached houses, 32% were condos or apartments, and 10% were mobile homes or 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, decent housing of suitable size may be out of reach for some low-income families. As a result, 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.

Recent statutory changes to Government Code Section 65302 (AB 162 of 2007) require amendment of the safety and conservation elements to include analysis and policies regarding flood hazard and management information upon the next revision to the Housing Element after January 1, 2009.

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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 2012, the city's population was estimated to be 29,882 persons.

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 latest Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data from the 2010 U.S. Census, American Community Survey (ACS), 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 organizations. 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**

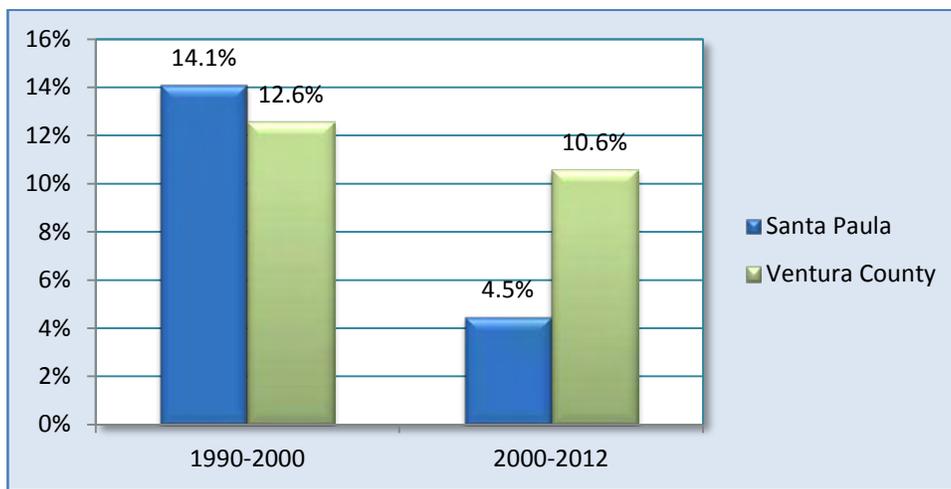
Compared to the decade of the 1990s, Santa Paula's growth has slowed considerably since 2000, going from more than 14% during the 1990s to 4.5% during 2000-2012 (see Table II-1 and Figure II-1). The recent population growth rate has been substantially less than Ventura County as a whole. According to the Census Bureau, the city's population in 2010 was 29,321. The California Department of Finance estimates that the population of Santa Paula as of January 1, 2012 was 29,882, representing 3.6% of Ventura County's total population of 832,970.

**Table II-1  
Population Trends 1990-2012 –  
Santa Paula vs. Ventura County**

Jurisdiction	1990	2000	2010	2012	Growth 1990-2000	Growth 2000-2012
Santa Paula	25,062	28,598	29,321	29,882	14.1%	4.5%
Ventura County	669,016	753,197	823,318	832,970	12.6%	10.6%

Sources: U.S. Census; Calif. Dept. of Finance Table E-5 (2012)

**Figure II-1  
Population Growth: Santa Paula vs. Ventura County 1990-2012**



Sources: US Census, California Department of Finance

## 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 2010. This table shows that the age distribution of the city’s population is, overall, younger than Ventura County as a whole (median age of 31.1 vs. 36.2 for the county). Children age 19 and under represent about 33% of the city’s population compared to less than 29% for the county as a whole. Santa Paula also has a slightly smaller percentage of seniors (65+) compared to the county (10.6% city vs. 11.6% county).

**Table II-2  
Age Distribution**

Age Group	Santa Paula		Ventura County	
	Persons	%	Persons	%
Under 5 years	2,541	8.7%	55,336	6.7%
5 to 9 years	2,467	8.4%	56,970	6.9%
10 to 14 years	2,299	7.8%	60,390	7.3%
15 to 19 years	2,432	8.3%	64,407	7.8%
20 to 24 years	2,278	7.8%	56,183	6.8%
25 to 29 years	2,150	7.3%	54,253	6.6%
30 to 34 years	2,032	6.9%	51,207	6.2%
35 to 39 years	1,956	6.7%	53,448	6.5%
40 to 44 years	1,874	6.4%	57,635	7.0%
45 to 49 years	1,805	6.2%	62,731	7.6%
50 to 54 years	1,652	5.6%	60,973	7.4%
55 to 59 years	1,478	5.0%	51,164	6.2%
60 to 64 years	1,258	4.3%	42,312	5.1%
65 to 69 years	898	3.1%	29,834	3.6%
70 to 74 years	724	2.5%	21,562	2.6%
75 to 79 years	594	2.0%	17,443	2.1%
80 to 84 years	474	1.6%	13,427	1.6%
85+ years	409	1.4%	14,043	1.7%
Total	29,321	100%	823,318	100%
Median age	31.1		36.2	
Source: 2010 Census, Table DP-1				

### 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 80% of city residents reported Hispanic/Latino ancestry, contrasted with about 40% for the County as a whole (Table II-3).

**Table II-3  
Race/Ethnicity**

Race/Ethnicity	Santa Paula		Ventura County	
	Population	% Total	Population	% Total
White	18,458	63.0%	565,804	68.7%
Black	152	0.5%	15,163	1.8%
American Indian	460	1.6%	8,068	1.0%
Asian	216	0.7%	55,446	6.7%
Native Hawaiian and Other Pacific Islander	24	0.1%	1,643	0.2%
Other race	8,924	30.4%	140,253	17.0%
2 or more races	1,087	3.7%	36,941	4.5%
Total	29,321	100.0%	823,318	100.0%
Hispanic	23,299	79.5%	331,567	40.3%

Source: 2010 Census, Table DP-1

## 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 2010 Census. Family households comprised approximately 80% of all households in the city, compared to about 74% for the county as a whole. The city’s average household size is significantly higher than Ventura County as a whole (3.50 persons per household in the city vs. 3.04 persons per household in the county). While these statistics suggest that there is a greater need for large units in Santa Paula than for some other areas of Ventura County, about 16% of households are persons living alone.

**Table II-4  
Household Composition**

Household Type	Santa Paula		Ventura County	
	Households	%	Households	%
<b>Family households:</b>	6,684	80.1%	197,178	73.9%
Husband-wife family	4,767	57.1%	150,512	56.4%
With own children under 18 years	2,496	29.9%	71,149	26.7%
Male householder, no wife present	650	7.8%	15,134	5.7%
With own children under 18 years	330	4.0%	7,302	2.7%
Female householder, no husband present	1,267	15.2%	31,532	11.8%
With own children under 18 years	642	7.7%	15,632	5.9%
<b>Nonfamily households:</b>	1,663	19.9%	69,742	26.1%
Householder living alone	1,331	15.9%	53,037	19.9%
Households with individuals under 18 years	4,087	49.0%	106,457	39.9%
Households with individuals 65 years and over	2,266	27.1%	69,982	26.2%
<b>Total households</b>	8,347	100%	266,920	1
Average household size	3.50		3.04	
Source: 2010 Census, Table DP-1				

## 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 2010 as compared to the county as a whole. It reveals a lower level of homeownership in the city, approximately 9 percentage points lower than for the county as a whole (56% city vs. 65% county).

**Table II-5  
Household Tenure**

Tenure	Santa Paula		Ventura County	
	Units	%	Units	%
Owner Occupied	4,694	56%	174,168	65%
Renter Occupied	3,653	44%	92,752	35%
Total occupied units	8,347	100%	266,920	100%
Source: 2010 Census, Table DP-1				

### 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	4,496	100.0%	175,452	100.0%
Overcrowded (1.01 to 1.50)	273	6.1%	4,640	2.6%
Severely overcrowded (1.51+)	115	2.6%	1,178	0.7%
Renter-Occupied	3,937	100.0%	88,853	100.0%
Overcrowded (1.01 to 1.50)	804	20.4%	7,351	8.3%
Severely overcrowded (1.51+)	288	7.3%	3,080	3.5%
Source: 2006-2010 ACS, Table B25014				

Overcrowding is a serious problem in both the city and county as a whole, especially among renters. According to the ACS, more than 20% of renter households in the city were overcrowded and an additional 7% were severely overcrowded.

### 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 Southern California Association of Governments, 62% of households in Santa Paula fell into the lower-income categories<sup>1</sup> compared to just 40% for Ventura County as a whole (Table II-7).

<sup>1</sup> Together, the extremely-low, very-low, and low income categories are considered “lower-income”

**Table II-7  
Household Income Distribution –  
Santa Paula and Ventura County**

Income Group	Santa Paula		Ventura County	
	Households	Percent	Households	Percent
Extremely Low Income	1,831	22%	31,438	12%
Very Low Income	1,282	16%	28,717	11%
Low Income	1,970	24%	42,348	17%
Moderate Income	1,304	16%	47,646	19%
Above Moderate	1,765	22%	106,004	41%
Total	8,151	100%	256,154	100%
Source: SCAG 2012, based on 2005-2009 ACS				

## 5. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-8 displays recent ACS estimates for overpayment by income category. It is estimated that two-thirds of all lower-income owner households and three-quarters of all lower-income renter households were 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.

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 2013 area median income for Ventura County was \$89,300 (see Table II-16). For extremely-low-income households, this results in an income of \$26,800 or less for a four-person household. Households with extremely-low-income have a variety of housing needs.

### *Existing Needs*

Recent ACS data estimates that approximately 900 extremely-low-income households resided in Santa Paula, representing 11% of all households. It is estimated that 100% of ELI owner households and 88% of ELI renter households paid more than 30 percent of their income toward housing costs, compared to about 55% 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 288 units. As a result, the City has a projected need for 144 extremely-low-income units during the 2014-2021 period. 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 Chapter V, the 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.

**Table II-8  
Overpayment by Income Category – Santa Paula**

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	165		735	
Households overpaying	165	100.0%	650	88.4%
Very low households	800		1,520	
Households overpaying	590	73.8%	1,215	79.9%
Low households	1,025		865	
Households overpaying	560	54.6%	470	54.3%
<b>Subtotal: All lower-income households</b>	<b>1,990</b>		<b>3,120</b>	
<b>Subtotal: Households overpaying</b>	<b>1,315</b>	<b>66.1%</b>	<b>2,335</b>	<b>74.8%</b>
Moderate households	1,095		555	
Households overpaying	385	35.2%	105	18.9%
Above moderate households	1,300		134	
Households overpaying	275	21.2%	60	44.8%
Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS. Table 15.				

## **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 Characteristics

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-9 shows that the city's estimated labor participation rate was approximately 64% of the working-age population, which is slightly lower than the estimated 67% for the county as a whole.

**Table II-9  
Labor Force: Santa Paula vs. Ventura County**

Labor Force Status	Santa Paula		Ventura County	
	Persons	Percent	Persons	Percent
Population 16 years and over	21,203	100.0%	623,606	100.0%
In labor force	13,659	64.4%	419,563	67.3%
Civilian labor force	13,613	64.2%	415,148	66.6%
Employed	11,842	87.0%	385,262	92.8%
Unemployed	1,771	13.0%	29,886	7.2%
Armed Forces	46	0.2%	4,415	0.7%
Not in labor force	7,544	35.6%	204,043	32.7%

Source: Bureau of the Census, 2006-2010 American Community Survey, Table DP-3.

According to recent ACS data, the largest industry sector for city residents was educational services, health care and social assistance, constituting about 17% of the city's working residents (Table II-10). A substantial proportion of the city's working residents were employed in agriculture, construction, manufacturing and retail trade.

**Table II-10  
Employment by Industry – Santa Paula**

Industry	Jobs	Percent
Agriculture, forestry, fishing and hunting, and mining	1,602	13.5%
Construction	1,031	8.7%
Manufacturing	1,335	11.3%
Wholesale trade	638	5.4%
Retail trade	1,112	9.4%
Transportation and warehousing, and utilities	524	4.4%
Information	134	1.1%
Finance and insurance, and real estate and rental and leasing	399	3.4%
Professional, scientific, and management, and administrative and waste management services	1,131	9.6%
Educational services, and health care and social assistance	2,028	17.1%
Arts, entertainment, and recreation, and accommodation and food services	861	7.3%
Other services, except public administration	515	4.3%
Public administration	532	4.5%
<b>Total</b>	<b>11,842</b>	<b>100%</b>

Source: Bureau of the Census, 2006-2010 American Community Survey, Table DP-3.

## 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 industry for the Oxnard-Thousand Oaks-Ventura MSA (Ventura County) along with median hourly wages for the period 2008-2018. Total employment in Ventura County is expected to grow by about 8% during this 10-year period. The overall growth is expected to add 26,500 new jobs and bring the employment of Ventura County to over 371,000 by 2018. The industries with the largest projected job growth are Education/Health Care/Social Assistance, Leisure/Hospitality, Professional and Business Services, and Accommodation/Food Services.

**Table II-11**  
**2008-2018 Industry Employment Projections**  
**Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area**

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2008	2018	Jobs	Percent
	Total Employment	344,900	371,400	26,500	7.7
	Self Employment (A)	25,500	26,000	500	2.0
	Unpaid Family Workers (B)	800	900	100	12.5
	Private Household Workers (C)	2,200	2,600	400	18.2
	Total Farm	25,100	26,700	1,600	6.4
	Total Nonfarm	291,300	315,200	23,900	8.2
1133,21	Mining and Logging	1,200	1,300	100	8.3
23	Construction	16,700	18,000	1,300	7.8
31-33	Manufacturing	35,900	37,000	1,100	3.1
22,48-49	Transportation, Warehousing, and Utilities	6,000	6,500	500	8.3
22	Utilities	1,000	1,200	200	20.0
48-49	Transportation and Warehousing	5,000	5,300	300	6.0
51	Information	5,600	5,700	100	1.8
52-53	Financial Activities	21,100	21,700	600	2.8
54-56	Professional and Business Services	38,300	41,900	3,600	9.4
61-62	Education Services, Health Care, and Social Assistance	31,800	37,200	5,400	17.0
71-72	Leisure and Hospitality	31,500	35,800	4,300	13.7
71	Arts, entertainment, and Recreation	5,100	5,800	700	13.7
72	Accommodation and Food Services	26,500	30,000	3,500	13.2
81	Other Services (excludes 814-Private Household Workers)	10,000	10,800	800	8.0
	Government	43,100	44,900	1,800	4.2
	Federal Government	7,300	7,400	100	1.4
	State and Local Government	35,800	37,500	1,700	4.7

## Notes:

(A) Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.

(B) Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.

(C) Private Household Workers are employed as domestic workers whose primary activities are to maintain the household.

Industry employment is based on the Quarterly Census of Employment and Wages (QCEW) program.

Source: California Employment Development Department, March 2009 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.<sup>2</sup>

According to the Census Bureau, there were approximately 6,130 jobs in Santa Paula<sup>3</sup> compared to 8,749 housing units, for a jobs-housing ratio of 0.70. This ratio is less than half the desired balance of 1.5 jobs per housing unit, making Santa Paula a “jobs-poor” city.

## 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 2010, the housing stock in Santa Paula was comprised mostly of single-family detached homes, which made up 58% of all units, while multi-family units comprised about 24% of the total. About 8% of units were single-family attached (condo) units, while mobile homes comprised just under 10%. 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 2000-2010.

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<sup>2</sup> SCAG 2008 Regional Comprehensive Plan, Land Use & Housing Chapter

<sup>3</sup> 2006-2008 Census Transportation Planning Package

**Table II-12  
Housing by Type**

Structure Type	2000		2010		Growth	
	Units	%	Units	%	Units	%
<b>Santa Paula</b>						
Single-family detached	4,987	72.6%	5,109	58.4%	122	29.9%
Single-family attached	729	13.6%	717	8.2%	-12	-2.9%
Multi-family 2-4 units	762	2.5%	878	10.0%	116	28.4%
Multi-family 5+ units	1,076	7.8%	1,205	13.8%	129	31.6%
Mobile Homes	787	3.6%	840	9.6%	53	13.0%
Total units	8,341	100%	8,749	100%	408	100.0%
<b>Ventura County</b>						
Single-family detached	160,532	63.8%	182,703	64.9%	22,171	73.9%
Single-family attached	27,324	10.9%	30,893	11.0%	3,569	11.9%
Multi-family 2-4 units	16,408	6.5%	15,000	5.3%	-1,408	-4.7%
Multi-family 5+ units	35,285	14.0%	41,779	14.8%	6,494	21.7%
Mobile Homes	12,162	4.8%	11,320	4.0%	-842	-2.8%
Total units	251,711	100%	281,695	100%	29,984	100%

Source: California Department of Finance, Table E-5, 2012

Between 2000 and 2010, multi-family units represented the largest share of growth with 60% of all units built in the city.

## 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-13 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-13  
Age of Housing Stock by Tenure –  
Santa Paula vs. Ventura County**

Year Built	Santa Paula		Ventura County	
	Units	%	Units	%
<b>Owner occupied</b>	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%
<b>Renter occupied</b>	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.

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-14). 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-14  
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
<b>Total</b>	<b>4,019</b>

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. With the downturn in the economy, it is likely that problems such as deferred maintenance have increased in recent years.

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

According to the state Department of Finance, the housing vacancy rate in Santa Paula was approximately 4.6% in 2012. For the county as a whole, the vacancy rate was estimated to be just over 5% (Table II-15).

**Table II-15  
Housing Vacancy –  
Santa Paula vs. Ventura County**

Jurisdiction	Vacancy Rate
Camarillo	4.66%
Fillmore	5.71%
Moorpark	2.37%
Ojai	7.99%
Oxnard	5.64%
Port Hueneme	13.09%
San Buenaventura	5.58%
Santa Paula	4.59%
Simi Valley	2.99%
Thousand Oaks	3.50%
Unincorporated Area	8.76%
County Total	5.25%

Source: Cal. Department of Finance Table E-5, 2012

## 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<sup>4</sup>, 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-16 shows 2013 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 \$670, while the maximum affordable rent for very-low-income households is \$1,116. The maximum affordable rent for low-income households is \$1,780, while the maximum for moderate-income households is \$2,679. These figures are based on a 4-person household and are adjusted for different household sizes.

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

<sup>4</sup> 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-16 have been estimated based on typical conditions.

**Table II-16**  
**Income Categories and Affordable Housing Costs –**  
**Ventura County**

2013 County Median Income = \$89,300	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$26,800	\$670	--
Very Low (31-50%)	\$44,650	\$1,116	--
Low (51-80%)	\$71,200	\$1,780	\$250,000
Moderate (81-120%)	\$107,150	\$2,679	\$400,000
Above moderate (120%+)	\$107,150+	\$2,679+	\$400,000+

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 4% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

#### **b. For-Sale Housing**

Median housing sales price statistics for Ventura County during 2012 (Table II-17) show that housing in Santa Paula is much more affordable than most areas of the county. The median single family sales price was \$269,000, while the median price for condos was \$114,000. Based on the estimated affordable purchase prices shown in Table II-16, some single-family homes and many condos should be affordable to low-income residents. These data illustrate that public subsidies would be required to reduce sales prices to a level that is affordable to very-low-income buyers, however.

**Table II-17  
Housing Sales Prices 2012 –  
Ventura County**

Jurisdiction	Zip Code	Single Family Residences			Condominiums		
		SFR	Price	% chg	Condos	Price	% chg
<b>Countywide</b>		<b>7,234</b>	<b>\$406</b>	<b>2.7%</b>	<b>2,469</b>	<b>\$242</b>	<b>3.1%</b>
Camarillo	93010	417	\$420	1.2%	123	\$298	4.4%
Camarillo	93012	331	\$494	4.9%	276	\$268	-2.5%
Fillmore	93015	150	\$261	-3.4%	12	\$153	20.1%
Moorpark	93021	374	\$475	-3.4%	76	\$218	-3.1%
Newbury Park	91320	483	\$528	1.5%	119	\$320	20.6%
Oak Park	91377	156	\$635	1.8%	80	\$328	-7.6%
Oak View	93022	80	\$300	-1.8%	1	\$170	n/a
Ojai	93023	255	\$445	6.0%	17	\$280	3.7%
Oxnard	93030	332	\$313	-2.8%	79	\$240	1.3%
Oxnard	93033	389	\$246	2.3%	87	\$159	-5.6%
Oxnard	93035	336	\$406	-3.2%	210	\$320	-3.5%
Oxnard	93036	317	\$310	3.3%	110	\$202	-5.6%
Piru	93040	9	\$190	-15.6%	0	n/a	n/a
Port Hueneme	93041	103	\$250	-3.8%	209	\$169	-1.7%
Santa Paula	93060	152	\$269	7.7%	44	\$114	18.8%
Simi Valley	93063	549	\$380	1.3%	147	\$215	0.0%
Simi Valley	93065	844	\$390	2.6%	197	\$260	0.0%
Somis	93066	26	\$775	12.2%	0	n/a	n/a
Thousand Oaks	91360	455	\$461	-0.9%	88	\$235	6.8%
Thousand Oaks	91362	367	\$690	0.7%	256	\$330	6.1%
Ventura	93001	251	\$377	14.0%	68	\$209	-3.7%
Ventura	93003	376	\$403	3.2%	178	\$182	3.7%
Ventura	93004	257	\$379	-1.6%	30	\$258	-2.8%
Westlake Village	91361	168	\$885	9.3%	213	\$459	-2.0%

### c. Rental Housing

An internet search of available rental units in Santa Paula during December 2012 found rents ranging from \$759 to \$2,000 per month<sup>5</sup>, with those units at the upper end of the range being single-family homes.

When market rents are compared to the amounts lower-income households can afford to pay (Table II-16), it is clear that extremely-low and very-low-income households have difficulty finding rental housing without overpaying. However, market rents generally fall into the low-income category. These affordability conclusions are consistent with a 2009 rent survey, which found that all recently-built units rented within the affordable range for lower-income households.

<sup>5</sup> <http://santapaula.olx.com>

## **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**

Recent ACS data estimated that approximately 2,669 people, or 9% of the total population, had some type of disability (see Table II-18). Of those aged 65 and over, about 39% had some form of disability. Included within these disabilities are persons whose disability hinders their ability to live independently (4% of the working age population and 18% of the senior population). Housing opportunities for persons with disabilities 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. During the prior planning period the City amended the Municipal Code to establish procedures to ensure reasonable accommodations for persons with disabilities pursuant to Government Code Sec. 65008 and 65583 (SB 520).

**Table II-18  
Persons with Disabilities by Age -  
Santa Paula**

Disability by Age	Persons	Percent
<b>Under Age 5 - total persons</b>	<b>2,640</b>	<b>--</b>
With a hearing difficulty	17	0.6%
With a vision difficulty	0	0.0%
<b>Age 5 to 17 - total persons</b>	<b>6,409</b>	
With a hearing difficulty	16	0.2%
With a vision difficulty	28	0.4%
With a cognitive difficulty	128	2.0%
With an ambulatory difficulty	67	1.0%
With a self-care difficulty	84	1.3%
<b>Age 18 to 64 - total persons</b>	<b>17,119</b>	
With a hearing difficulty	290	1.7%
With a vision difficulty	268	1.6%
With a cognitive difficulty	504	2.9%
With an ambulatory difficulty	716	4.2%
With a self-care difficulty	223	1.3%
With an independent living difficulty	611	3.6%
<b>Age 65 and over* - total persons</b>	<b>3,101</b>	
With a hearing difficulty	405	13.1%
With a vision difficulty	321	10.4%
With a cognitive difficulty	363	11.7%
With an ambulatory difficulty	994	32.1%
With a self-care difficulty	318	10.3%
With an independent living difficulty	548	17.7%

Source: U.S. Census, 2009-2011 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

### Developmentally Disabled

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;

- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Santa Paula is served by the Tri-Counties Regional Center<sup>6</sup> (TCRC) which is based in Santa Barbara and operates a field office in Oxnard. As of 2011 the Center served approximately 11,300 clients and had 280 staff persons. TCRC reported that it assisted 263 Santa Paula residents in 2012. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. TCRC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability.

## 2. Elderly

According to ACS estimates, there were 1,315 owner households and 722 renter households in Santa Paula where the householder was 65 or older (Table II-19). 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

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<sup>6</sup> [www.tri-counties.org](http://www.tri-counties.org)

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-19  
Elderly Households by Tenure –  
Santa Paula**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	3,181	71%	3,215	82%
65 to 74 years	574	13%	379	10%
75 to 84 years	538	12%	261	7%
85 years and over	203	5%	82	2%
<b>Total Households</b>	<b>4,496</b>	<b>100%</b>	<b>3,937</b>	<b>100%</b>

Source: U.S. Census 2006-2010 ACS, Table B25007

### 3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. About 24% of owner households had five or more members, while nearly 30% of renters were large households (Table II-20). While this distribution indicates a need for large units with four or more bedrooms, there are significantly more small households with one or two persons in Santa Paula. 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-20  
Household Size by Tenure –  
Santa Paula**

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	898	20.0%	829	21.1%
2 persons	1,158	25.8%	715	18.2%
3 persons	596	13.3%	630	16.0%
4 persons	773	17.2%	600	15.2%
5 persons	531	11.8%	754	19.2%
6 persons	321	7.1%	277	7.0%
7+ persons	219	4.9%	132	3.4%
<b>Total households</b>	<b>4,496</b>	<b>100%</b>	<b>3,937</b>	<b>100%</b>

Source: 2006-2010 ACS Table B25009

#### 4. Female-Headed Households

According to ACS estimates, about 11% of owner households and 23% of renter households were headed by a female (Table II-21). 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. 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-21  
Household Type by Tenure –  
Santa Paula**

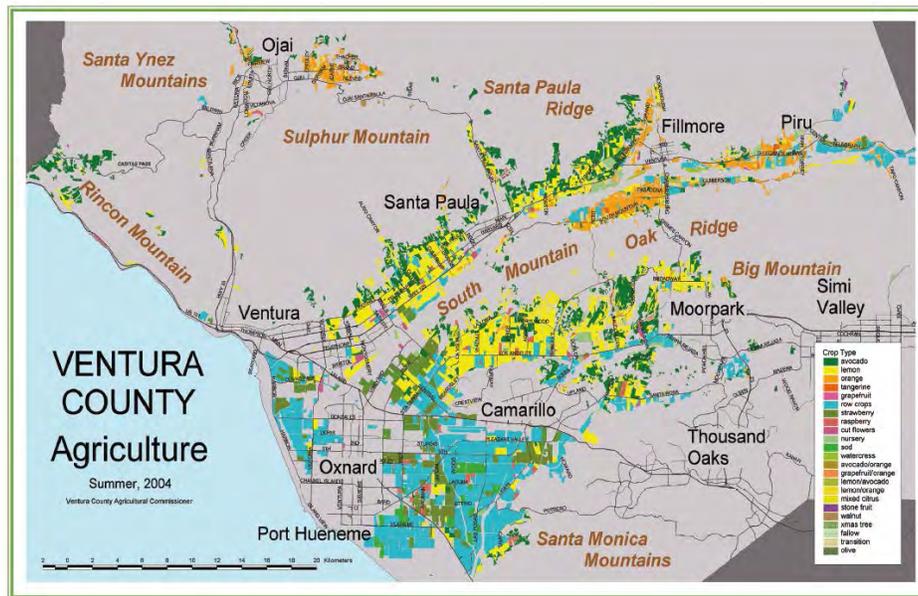
Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	2,607	58.0%	1,747	44.4%
Male householder, no wife present	269	6.0%	315	8.0%
<b>Female householder, no husband present</b>	<b>493</b>	<b>11.0%</b>	<b>897</b>	<b>22.8%</b>
Non-family households	1127	25.1%	978	24.8%
<b>Total households</b>	<b>4,496</b>	<b>100.0%</b>	<b>3,937</b>	<b>100.0%</b>

Source: 2006-2010 ACS Table B11012

## 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 annual crop value of over \$1.8 billion in 2011<sup>7</sup>. 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.

**Figure II-2**  
**Ventura County Agricultural Production Areas**



Accurate statistics regarding agricultural workers in Ventura County, especially migrant workers, are difficult to obtain. One source of data for the Ventura County farmworker population is the Migrant Health Program, housed in the federal Bureau of Primary Health Care, Health Resources and Services Administration<sup>8</sup>. 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-22).

<sup>7</sup> Ventura County Agricultural Commissioner, 2011 Crop Report

<sup>8</sup> 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-22  
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

As part of its technical assistance to member jurisdictions for the 2013 Housing Element Cycle, the Southern California Association of Governments (SCAG) compiled a variety of demographic and employment statistics<sup>9</sup> that included information related to farm workers. According to SCAG’s sources, about 14,500 persons in Ventura County are employed in agricultural occupations. Of these, 1,564 reported Santa Paula as their place of residence (10.8% of the county total), and 635 worked in Santa Paula (4.4% of the county total) (Table II-23). 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.

**Table II-23  
Agricultural Employment –  
Santa Paula vs. Ventura County**

Farm Workers	Workers	% of County Total
Total farm workers in Ventura County <sup>1</sup>	14,487	100%
Farm workers who live in Santa Paula <sup>1</sup>	1,564	10.8%
Farm workers who work in Santa Paula <sup>2</sup>	635	4.4%

Sources:

1. SCAG based on 2005-2009 ACS

2. SCAG based on 2006-2008 Census Transportation Planning Package

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. In compliance with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City amended the Municipal Code 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. The City has also approved non-profit affordable housing developments that respond to the needs of permanent and seasonal farmworkers.

<sup>9</sup> <http://rtpscs.scag.ca.gov/Pages/Housing-Elements-2012.aspx>

## 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.

The homeless count conducted by the Ventura County Homeless and Housing Coalition (VCHHC) in January 2012 reported 60 homeless persons in Santa Paula, which represents about 3% of the county total (Table II-24). The most recent survey by VCHHC identified a number of sub-populations of the homeless, as shown in Table II-25. These include families that might be displaced through evictions, women and children displaced through abusive family life, persons with substance abuse problems, or persons suffering from mental illness.

**Table II-24  
Ventura County Homeless Count: 2012**

Jurisdiction	Number	% of Total
Camarillo	30	1.5%
Fillmore	16	0.8%
Moorpark	5	0.3%
Ojai	41	2.1%
Oxnard	522	27.0%
Port Hueneme	12	0.6%
Santa Paula	60	3.1%
Simi Valley	284	14.7%
Thousand Oaks	90	4.6%
Ventura	701	36.2%
Unincorporated County	175	9.0%
Total	1,936	100%

Source: County of Ventura 2012 Homeless Count  
[http://www.vchhc.org/images/PDFs/2012\\_Ventura\\_HomelessCounty\\_Report.pdf](http://www.vchhc.org/images/PDFs/2012_Ventura_HomelessCounty_Report.pdf)

**Table II-25  
Ventura County Homeless Sub-Populations: 2012**

Sub-Population	% of Total
Chronic Homeless Persons	56%
Men	75%
Persons with a Developmental Disability	20%
Persons with a Physical Disability	42%
Persons with HIV/AIDS	4%
Persons with Mental Illness	28%
Substance Abusers	26%
Veterans	13%
Victims of Domestic Violence	22%
Women	25%
Youth Ages 18 - 24	7%

Source: 2012 Ventura County Homeless Survey  
[http://www.vchhc.org/images/PDFs/2012\\_VenturaSurvey.pdf](http://www.vchhc.org/images/PDFs/2012_VenturaSurvey.pdf)

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

- Substance Abuse and Alcohol

The 2012 Ventura County survey found that more than one-quarter of homeless persons reported problems with alcohol or other substance abuse. The Ventura County Housing and Homeless Coalition has identified a 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

Nearly one-quarter of homeless persons in Ventura County reported being victims of domestic violence. The Ventura County Housing and Homeless Coalition has identified 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

Persons who are homeless and mentally ill have special needs that may not be served 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 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 2012 survey reported that 28% of homeless persons in Ventura County suffered from some form of mental illness. Santa Paula, as part of the Ventura County service area, receives assistance with the homeless mentally ill from the Ventura County Behavioral Health Department.

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, where larger numbers of homeless persons congregate. In Santa Paula, there is one 15-bed recovery and sober living facility (Joshua House) and one permanent supportive housing facility (Harvard Place).<sup>10</sup> The Santa Paula Housing Authority also provides public housing assistance. 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

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<sup>10</sup> Local Emergency Shelter Strategy, pages 20-22

through a multi-jurisdictional agreement. In accordance with SB 2, the City amended the Municipal Code during the previous planning period to allow emergency shelters in the Commercial/Light Industrial zone.

## **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 2013-2023. 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-26 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 no units at risk of converting to market rate during the 2013-2023 time period.

**Table II-26  
Assisted Affordable Housing Developments –  
Santa Paula**

Project	Year	No. of Units	Program	Covenant Expires
Santa Paulan, CEDC 4 <sup>th</sup> 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 Esperanza CEDC 220 S. Garcia St.	1998	14	14 low income rental units (45 Years)	2043
Santa Paula Village 218 N. 8 <sup>th</sup> 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. 8 <sup>th</sup> 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 15 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
145 Ojai St.	2010	2	Condominiums units, 2 very low (75 years)	2085
Rodney Fernandez Gardens/CEDC 210 W. Santa Barbara St.	2011	90	Allow for 90 rental multi-family apartments (33 low and 51 very low) (30 years)	2041
The Orchards at Santa Paula/VC Housing Authority	2012	20	This Project is owned by the Santa Paula Housing Authority. All units are restricted for very low income households (30 years).	2042

Source: City of Santa Paula 2013

## 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 latest RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012 and covers the projection period of

January 2014 to October 2021. 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<sup>11</sup> on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

## 2. 2014-2021 Santa Paula Growth Needs

The total housing growth need for the City of Santa Paula during the 2014-2021 projection period is 1,285 units. This total is distributed by income category as shown in Table II-27.

**Table II-27**  
**2014-2021 Regional Housing Growth Needs –**  
**Santa Paula**

Very Low*	Low	Moderate	Above Mod	Total
288**	201	241	555	1,285
22.4%	15.6%	18.8%	43.2%	100.0%

Source: SCAG 2012

Notes:

\*Includes the Extremely-Low Category

\*\*144 of these are assumed to be Extremely-Low units

A discussion of the City's resources for addressing this growth need is provided in Chapter III.

<sup>11</sup> 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. State law allows individual jurisdictions to establish the extremely-low-income need as one-half of the very-low-income RHNA allocation.

### III. RESOURCES

#### A. Land Resources

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-1, below. The table shows that the city’s land inventory, including projects approved and the potential development of vacant and underutilized parcels, exceeds the RHNA allocation. The Housing Action Plan (Chapter V) contains Program 16 to continue 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 SCAG and approved by HCD, assumed annexation and development of the Sphere of Influence during the current planning period.

**Table III-1  
Land Inventory Summary**

Category	Income Category			
	Lower	Mod	Above	Total
Units approved (Table B-1)	30	50	10	90
Vacant land – residential (Table B-2)	661	266	732	1,659
Vacant land – Sphere of Influence (Table B-3)	0	0	1,371	1,371
Vacant land - commercial/mixed use (Table B-4)	97	0	0	97
Underutilized land – commercial/mixed use (Table B-5)	94	0	0	94
C/LI Overlay Zone (Table B-6)	1,332	0	0	1,332
Potential second units	16	0	0	16
<b>Total Potential Units</b>	<b>2,230</b>	<b>316</b>	<b>2,113</b>	<b>4,659</b>
<b>RHNA 2014-2021</b>	<b>489</b>	<b>241</b>	<b>555</b>	<b>1,285</b>
<b>Adequate Sites?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

Source: City of Santa Paula Planning Dept., 2013

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 \$300,000 in CDBG funds annually, translating to \$2.4 million during the 8-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 2012-13 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 have 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** - In 2011, the California Supreme Court upheld a ruling on AB1x, which dissolved Redevelopment Agency in California. The Santa Paula City Council chose not to be the successor agency of the former Santa Paula Redevelopment Agency. As a result the state assigned a 3 member committee of the Designated Authority of the Former Santa Paula Redevelopment Agency to oversee the Oversight Committee of the Former Santa Paula Redevelopment Agency responsible for the dissolution of the Redevelopment Agency. During 2012-13 this committee has meet and began the process of distributing and closing former agency state operations and property. Two properties were owned by the former agency, the Paseo store front and the downtown Tower Theater.

**Santa Paula Housing Authority** – The Santa Paula Housing Authority provides Section 8 rental subsidies to lower income families and seniors. The Housing Authority currently provides rental assistance to 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. The Housing Authority recently completed a 20-unit senior project (The Orchards) which is fully occupied, and will be constructing another 6-unit affordable senior project (The Grove).

**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 has developed several projects in Santa Paula: The Santa Paulan, a 151-unit senior apartment complex; Casa Garcia, a 14-unit affordable townhouse development for large families; Vista Hermosa, a 24-unit affordable apartment complex on West Santa Ana Street; and Rodney Fernandez Gardens, a 90-unit apartment project. This particular project also includes a child day care center in close proximity to the project site.



Rodney Fernandez Gardens (CEDC)

**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 several 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 recently developed a 2-unit project at 145 S. Ojai Street and received \$200,000 from the RDA to purchase the site. Habitat is currently developing a 2-unit project at Larmon Loop and pursuing development of a 7-unit project at Cemetery Road.

**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 management 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 supportive 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 VCERC 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.<sup>12</sup>

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<sup>12</sup> General Plan Land Use Element (1998), Table LU-6

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

Designation	Maximum Density <sup>1</sup>	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, 2013, the total available residential units (i.e., unallocated) within the City is 892.<sup>13</sup> An additional accumulation of 961 units is anticipated during the current Housing Element cycle ending October 2021. The combined anticipated accumulation of 1,853 units is more than sufficient to meet the City’s RHNA requirement of 1,285 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

<sup>13</sup> Source: City of Santa Paula Planning Department, January 2013.

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 Plan 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  
 \*\*1<sup>st</sup> 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. 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 permitted or conditionally permitted within the Commercial/Light Industrial and Light Industrial zones.

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

In 2012 a Housing Opportunities Overlay Zone<sup>14</sup> was established in the C/LI zone in order to create additional incentives for affordable housing development. Multi-family developments are permitted by-right at a density of 21 units/acre when minimum

<sup>14</sup> Municipal Code Chapters 16.35 and 16.238

affordability standards are met. A commercial component is not required for residential projects in the overlay zone.

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 a 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 second and third story residential above commercial development,



**Citrus Court Apartments Mixed Use Project**

and the requirement to provide private usable open space. The maximum density for residential development in 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 previous planning period as shown in Table IV-3. The average density of these projects is over 30 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
1445 E. Main St.	C-G	36			9		9
Average Density		30.3					

\*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-4 and B-5) 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 the annexation was recorded in February 2013.

The East Area 1 Specific Plan encompasses 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		P*	
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	P	C
Transitional & Supportive Housing	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**	**
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			

\*Permitted subject to minimum affordability requirements

\*\*Permitted subject to the same standards as other residential uses of the same type in the same zone

Source: Santa Paula Development 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 \$26,800 per year for a 4-person household in Ventura County (2012). As discussed in Chapter II, recent Census data reported that 88% of renters and 100% 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.

Definition of "family". 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, the City adopted a Reasonable Accommodation Ordinance in 2013.

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 Census reported that about 11% of all farmworkers in Ventura County lived in Santa Paula (see Table II-23). 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 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 Mountain 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<sup>15</sup> regulates farmworker housing and generally requires that facilities with no more than 36 beds (as group quarters) or 12 separate 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, the Municipal Code permits agricultural employee housing by-right in any zone where agriculture is a permitted use.

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

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 regulations were amended in 2013 to allow emergency shelters by-right subject to the following development standards:

Emergency Shelter Development Standards in the C/LI Zone	
Maximum Number of Beds	60
Minimum separation from another shelter	300 ft.
Minimum floor area per bed	50 sq. ft.
Off street parking	1 space per 10 beds + 1 per employee
Management office on-site	

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

<sup>15</sup> California Health and Safety Code Sec. 17021.5 and 17021.6

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.

The Municipal Code has also been amended to specify that transitional and supportive housing is a residential use subject to only those requirements that apply to other residential uses of the same type in the same zone.

- **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

The Housing Opportunities Overlay regulations<sup>16</sup> allow reduced parking for affordable projects in the C/LI zone consistent with state Density Bonus Law.

**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,

<sup>16</sup> Municipal Code Section 16.35.10

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**

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. The Municipal Code was amended in conformance with state density bonus law in 2013.

#### **k. Inclusionary Housing**

The City's inclusionary housing regulations were adopted in 2005 and amended in 2008 (Chapter 16.13.400 SPMC). These regulations establish minimum affordability requirements for new residential development of ten units or more. Generally, developers must provide one 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.
- 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.

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 Chapter II and Appendix B).

#### **I. 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 changes 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. Projects that are permitted by-right (such as affordable units in the Housing Opportunities Overlay Zone) do not require a public hearing.

- *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 Unified 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. As of 2013, the impact fee for single-family residential units is \$25,978 and for mobile homes the fee is \$18,783. In addition, through a reciprocal agreement with the City, the County levies a traffic impact fee within Santa Paula of approximately \$614 per single-family unit, \$430 for other unit types, and \$185 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**

Number of Units		120
Square Footage		110,000
<b>School Fees</b>		
Mupu School District		
Santa Paula Unified School District	\$2.73/sft	\$300,300
Briggs School District		-
Santa Clara School District		-
Total School Fees		\$418,000
<b>City of Santa Paula Public Works Fees</b>		
Development Impact Fees	\$25,978/unit	\$3,117,360
Water Resource In-lieu Fee	\$4,278/unit	\$513,360
Engineering Plan Review		\$612
Final City/County Tract Map Fees		\$8,670
<b>City of Santa Paula Building &amp; Safety Fees</b>		
Building Permit/Inspection Fee		\$378,803
<b>City of Santa Paula Planning Fees</b>		
Concept/Pre-Application Review by staff		\$675
Vesting Tract Map		\$3,213
Conditional Use Permit		\$3,599
Initial Study/Negative Declaration or EIR		\$6,747
Mitigation Monitoring/Reporting		\$857
Design Review		\$862
Landscape Plan Review		\$259
Plancheck Review		\$589
<b>Miscellaneous City Fees</b>		
Legal Advertising/Noticing		\$334
Attorney Fee		\$643
Growth Management Allocation		\$793
Inclusionary Housing In-Lieu Fee Calculations		\$600
County Traffic Impact Fees	\$614/unit	\$73,680
<b>Total Estimated Fees (including all non-City fees)</b>		<b>\$4,529,656</b>
Estimated Cost Per Square Foot		\$41.18
Estimated Cost Per Unit		\$37,747

Source: City of Santa Paula, Planning Dept. and Fire Dept. Code Enforcement, 2013

\*Minimum deposit to cost

The total development fees identified in Table IV-7 represent the estimated 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 February 2013.

City road improvement standards vary by roadway designation as provided in Table IV-8.

**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 Drain Master Plan was completed in 2008. The Master Plan addresses 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 \$614 per new single-family unit, \$430 per other unit type, and \$185 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. Current (2013) estimates of residential land cost range from \$300,000 to \$375,000 per acre.

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. The City's Building and Safety Department estimates current (2013) construction costs to be approximately \$139 to \$167 per square foot for residential construction.

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 recent crisis in the mortgage industry has affected the availability of real estate loans, although for those homebuyers who can qualify, interest rates are at historic lows.

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 Housing Action Plan sets forth the City's goals, policies, and programs to address the identified housing needs and issues for the 2013-2021 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. 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, and 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 regulations.*

## **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 2013-2021 planning period. Housing programs define the specific actions the City will undertake to achieve the goals and policies listed above.

### **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-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.

**2013-2021 Objective:** Assist 16 owner-households , including 6 very-low- and 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.

**2013-2021 Objective:** 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.

**2013-2021 Objective:** 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.

## 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 2013, 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.

**2013-2021 Objective:** 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.

**2013-2021 Objective:** 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 31<sup>st</sup> 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.

**2013-2021 Objective:** 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.

**2013-2021 Objective:** 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**

##### **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.

**2013-2021 Objective:** Through the County, the Successor Agency will continue to provide MCCs to qualified first-time homebuyers. The objective is to provide a minimum of eight MCCs over the planning period, subject to availability through the County. The Successor 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, seniors or persons with disabilities. 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. Underutilized multi-family parcels 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.

**2013-2021 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 assistance towards rental and ownership projects meeting the needs of extremely-low-, very-low- and low-income renters, including large families, non-migrant agricultural workers, and persons with developmental disabilities. 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, 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 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 City 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.

**2013-2021 Objective:** Identify deteriorated apartment complexes, and cooperate with non-profit housing corporations to acquire and rehabilitate 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 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.

**2013-2021 Objective:** 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.

**2013-2021 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 2013-2021 Housing Element update, a parcel-specific Vacant and Underutilized Sites Inventory was prepared to identify 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 and light industrial 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, such as 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 established the Housing Opportunities Overlay Zone in the Commercial/Light Industrial (C/LI) district. This district encompasses more than 100 parcels totaling approximately 135 acres. The overlay zone regulations allow affordable multi-family housing by-right, subject to approval of an administrative site development permit. Allowable density is equivalent to the R-3 district (i.e., 21 units/acre excluding density bonus).

**2013-2021 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, the city will continue to encourage affordable housing development in the Housing Opportunities Overlay Zone.

## 16. Phased Annexation of Sphere of Influence

To accommodate additional residential growth, the City will continue to 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 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) approved the annexation of East Area 1, and in February 2013 the annexation was recorded. 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.

**2013-2021 Objective:** Continue to 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 appropriate 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 permitted by-right in the Commercial/Light Industrial (C/LI) zone, consistent with state law. The Municipal Code also provides 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. The City will continue to encourage the provision of emergency shelters and transitional/supportive housing consistent with state law.

##### 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 Municipal Code also allows farmworker housing for up to 12 units or 36 persons in group quarters by-right (i.e., without a CUP or other discretionary approval) in zones allowing agricultural uses, as well as group quarters in single-family zones for up to six persons.

**2013-2021 Objectives:** Continue to encourage the provision of emergency shelters, transitional/supportive housing, and farmworker housing consistent with state law.

### 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.

**2013-2021 Objective:** Monitor the effects of Measure L6 and the GMO on an annual basis.

### 19. Density Bonus Ordinance

The Santa Paula Municipal Code density bonus regulations (SPMC Sections 16.13.310, *et seq.*) implement the current provisions of California density bonus law (Government Code Section 65915). The Santa Paula Planning Department will continue to encourage the provision of affordable housing consistent with state density bonus law.

**2013-2021 Objective:** Continue to encourage the provision of affordable housing consistent with state density bonus law.

## 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 SPMC establishes procedures to ensure reasonable accommodation for persons with disabilities.

**2013-2021 Objectives:** 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. The City will also continue to implement the provisions of the Reasonable Accommodation Ordinance to facilitate full access to housing for persons with disabilities.

### 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 2013-2021**

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Upper	
New Construction	144	144	201	241	555	1,285
Rehabilitation	10	10	10	10	--	40
Conservation*			1,302**		--	1,302

\* As discussed in Chapter II, there are no assisted units at risk during this planning period.

\*\*577 Section 8 vouchers + 725 mobile home park spaces



## **Appendix A – Evaluation of the 2008-2014 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. 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 2013 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-1**  
**2008-2014 Housing Element Program Evaluation**  
**City of Santa Paula**

Program	Responsible Agency	Program Objectives	Accomplishments	Future Policies and Actions
1. Owner-occupied Housing Rehabilitation Program	Building & Safety	Assist 6 very-low- and 10 low-income households during 2008-2014	16 units assisted. Provided up to \$50,000 loans and minor \$8,000 grants to correct health and safety problems and fund improvements or overcrowded conditions.	Continue program.
2. Rental Housing Rehabilitation Program	Building and Safety	Provide loans to 3 rental housing projects during 2008-2014	1 Unit assisted. Provided up to \$50,000 loans and minor \$8,000 grants to correct health and safety problems and fund improvements or overcrowded conditions.	Continue program.
3. Housing Code Enforcement Program	Ensure ongoing maintenance & improvement of the housing stock.	Maintain 1 code enforcement staff person and sponsor 1 neighborhood workshop	2008 – 210 cases closed 2009 – 140 cases closed 2010 – 125 cases closed 2011 – 164 cases closed 2012 – 116 cases closed	Continue program.
4. Housing Preservation Program	Building & Safety; Administration	Assist 2 low- and 2 moderate-income owner-households.	No activity	This program is no longer active due to the loss of RDA funding and Economic Development Department staff.
5. Section 8 Rental Assistance Program	Housing Authority	Maintain current levels of assistance and encourage property owners to list available rentals with the Housing Authority.	In 2012, the Santa Paula Housing Authority constructed 20 senior units restricted for very low income households. The Santa Paula Housing Authority currently provides 577 vouchers to very low and extremely low-income residents.	Continue program.
6. Mobile Home Tenant Protection	Building and Safety; Administration	Preserve existing viable mobile home parks as affordable housing & assist tenants if park conversions occur.	The mobile home rent control ordinance has been in place for its 6 parks since 1989.	Continue program.
7. 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. In 2008, Rancho Santa Paula Park was granted a rent increase.	Continue program.
8. Mobile Home Park Resident	Administration	Provide information on the program to	Ongoing – No Activity	Continue program.

Program	Responsible Agency	Program Objectives	Accomplishments	Future Policies and Actions
Ownership Program		interested mobile home park tenants. Where appropriate, support tenant applications for funding.		
9. Down payment & Mortgage Assistance Programs	Administration	Continue to participate in Down payment Assistance Program. Promote programs by area lending institutions.	No activity since March 2007.	This program will be discontinued due to lack of funding and elimination of Economic Development staff.
10. Mortgage Credit Certificate (MCC)	Administration	Provide 8 MCCs if available	The City continues to participate in this countywide program administered through County of Ventura. Approximately 5 MCCs were provided during 2008-12.	This program is administered through the County and City involvement will be continued through the Administration Dept.
11. Workforce & Senior Housing Development	Planning; Administration	Provide financial & regulatory incentives. Focus portion of assistance towards rental projects for lower-income renters, including large families & non-migrant agricultural workers. Conduct annual workshops for developers.	In 2010-11 the City granted over \$500,000 to the Orchards project, a new 20-unit senior project which was created by renovation of an existing convalescent care facility. In addition, the project received assistance in payment of impact fees.	This program should be continued under the Administration Dept. as funding permits.
12. Multi-Family Housing Acquisition & Rehabilitation	Building and Safety; Planning	Identify deteriorated apartment complexes & work with non-profits to acquire & rehabilitate units.	In 2009 City assisted with the tax credit application for an 8-unit multifamily project, Santa Paula Apartments.	Continue program.
13. Affordable Housing Funding Sources	Planning; Administration	Provide information on funding sources to housing developers through annual workshops. Goal is to secure 3 new funding sources. Support applications or grant/funds by non-profits.	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, People's Self Help, and several private affordable housing developers). In 2009/2010 the City supported CEDC's tax credit application for the Paseo Santa Barbara housing project (90 residential units). The City has provided over \$800K in RDA funding for low and moderate income housing projects, supported tax credits and most recently contributed \$50,000 to the VC Housing Trust Fund, the first organization of its kind in VC that will leverage funds with Sattte and private funding to assist the creation of new	Continue program.

Program	Responsible Agency	Program Objectives	Accomplishments	Future Policies and Actions
14. Inclusionary Housing Ordinance	Planning	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.	affordable multifamily housing.  The City supports this program, although there has been no activity in recent years due to the slowdown in development activity.	Continue program.
15. Adequate Sites for Housing Development	Planning	Continue to facilitate residential development and annexation of Sphere areas to meet the City's RHNA objectives. Encourage lot consolidation by granting incentives. Within 90 days after HCD certifies the 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 (SPMC Sections 16.35 and 16.238).	The City has continued to facilitate annexation of Sphere areas as evidenced by the processing of East Area 1. East Area 1 has been approved by LAFCO and was recorded in February 2013. Annexation of the East Area 2 planning area is currently being processed by LAFCO.  The City Council adopted the Affordable Housing Overlay Zone in 2012.	This program should be updated to reflect the current status.
16. Phased Annexation of Sphere of Influence	Planning	Pursue the phased annexation of the Sphere of Influence 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 appropriate sizes (e.g., 1 to 10 acres) to facilitate housing for lower-income households and infrastructure improvement plans. Report annually to HCD regarding progress in making annexation area development sites available commensurate	The City has continued to facilitate annexation of Sphere areas as evidenced by the processing of East Area 1. East Area 1 has been approved by LAFCO and recordation occurred in February 2013.  Annexation of the East Area 2 planning area is currently being processed by LAFCO.	Continue program.

Program	Responsible Agency	Program Objectives	Accomplishments	Future Policies and Actions
		with RHNA allocations for the current planning period.		
17. Zoning for Transitional & Supportive Housing, Emergency Shelters & Migrant Farmworker Housing	Planning	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.	Code amendments for emergency shelters, transitional/supportive housing and employee housing were adopted by the City Council in Spring 2013.	This program has been successfully accomplished and is no longer necessary.
18. Measure L6 and Growth Management Ordinance	Planning	Monitor the effects of Measure L6 and the GMO on an annual basis.	Due to the poor economy, there has been little development activity.	Continue program.
19. Density Bonus Ordinance	Planning; City Attorney	Code amendment application within 90 days of Housing Element certification.	The City Council approved a Density Bonus Ordinance amendment in October 2012.	This program was successfully completed and is no longer necessary.
20. Fair Housing Program	Planning; Fair Housing Council of San Gabriel Valley	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. Refer fair housing complaints to the Fair Housing Council of San Gabriel Valley.	The City continues to contribute \$2,000 annually to this County-administered program; advertising and informational outreach is accomplished; and staff is trained. Free counseling is provided through County contractor available in English and Spanish throughout the year. In addition, a free workshop is held in Santa Paula once a year.	Continue program.
21. Reasonable Accommodation Ordinance	Planning	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.	A Code amendment to establish reasonable accommodation procedures was adopted by the City Council in Spring 2013.	This program was successfully completed and is no longer necessary.

**Table A-2  
Appropriateness of Housing Element Goals and Policies**

Goal	Policy	Appropriateness
<b>GOAL 1</b>	<b>To conserve and improve the quality of existing housing and residential neighborhoods in Santa Paula.</b>	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.
<b>GOAL 2</b>	<b>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.</b>	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.
<b>GOAL 3</b>	<b>To provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.</b>	Still appropriate – retain.
	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.
	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.

Goal	Policy	Appropriateness
	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.
<b>GOAL 4 To mitigate any potential governmental constraints to housing production and affordability.</b>		Still appropriate – retain.
	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.
<b>GOAL 5 To promote equal opportunity for all residents to reside in the housing of their choice.</b>		Still appropriate – retain.
	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.
<b>GOAL 6 To promote smart growth by encouraging well-planned new growth, maximizing existing infrastructure, and supporting vibrant city centers.</b>		Still appropriate – retain.
	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**  
**City of Santa Paula**

Program Category	Quantified Objective	Progress
<b>New Construction*</b>		
Extremely Low	--	--
Very Low	340	52
Low	293	89
Moderate	347	35
Above Moderate	936	15
<b>Total</b>	<b>1,916</b>	<b>191</b>
<b>Rehabilitation</b>		
Extremely Low	25	
Very Low	113	8
Low	97	
Moderate	115	
Above Moderate	--	
<b>Total</b>	<b>350</b>	<b>8</b>
<b>Conservation**</b>		
Extremely Low	--	
Very Low	--	
Low	--	
Moderate	--	
Above Moderate	--	
<b>Total</b>	<b>--</b>	

\*Quantified objective and progress for new construction reflect units built 2006-2012, per the previous RHNA cycle

\*\*There were no units at-risk during the previous planning period

Source: City of Santa Paula, 2013

## Appendix B

### Residential Land Inventory

State law requires the Housing Element to include an inventory of vacant or underutilized sites with the potential for residential development during the planning period. The detailed assumptions and methodology for the residential land inventory are provided below and summarized in Tables B-1 through B-7.

#### 1. Units Approved but Not Yet Built

Projects that are approved but not yet completed are shown in Table B-1. The income categories for approved 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 (Chapter II, Table II-16). This assumption is based on the 2013 maximum affordable rental rate (based on a family of 4) for Low-income units of \$1,780 per month and a market survey of rental units, which found that all recently-built 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 some recent sales were priced at the Low-income level (see Chapter II, Table II-17).

#### 2. Vacant Sites

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<sup>17</sup> 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

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<sup>17</sup> California Government Code Sec. 65583.2.c.3.B

bonus), which is lower than the default density. However, a 2008 survey of local market conditions found that all multi-family rental units in Santa Paula were affordable to lower-income households (including newly-built units) regardless of density. All single-family detached sites were assigned to the above-moderate category.



**Citrus Court Apartments**

### 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.

- 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 from 14 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. Due to high commercial vacancy rates, in 2013 the Citrus Court mixed-use development discussed above was permitted to convert its 10 commercial units into 6 live-work units. Under current market conditions the capacity for residential development is unlikely to be diminished by competing non-residential uses.

### Development Capacity of Small Sites

Except for the annexation areas, Santa Paula does not have a significant number of large vacant residential sites. As a result, many new developments have been on small parcels. A review of recent residential development has shown that it is feasible to produce affordable housing on small parcels even without housing subsidies due to relatively low real estate values in Santa Paula. As noted in Chapter II, market rents in Santa Paula are affordable to low-income households, therefore small infill projects help to serve this need.

Additionally, smaller sites and the City's 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 allocation assigned to Santa Paula was based on the full development capacity of the Santa Paula Sphere of Influence during the 2013-2021 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 approved 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, and the annexation was recorded in February 2013. 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 City's approved Specific Plan and development regulations became effective upon recordation of the annexation in February 2013. 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 recently-adopted Housing Opportunities Overlay Zone (see Program 15) provides 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.

### **3. Residential or Mixed-Use Development Potential in Non-Residential Zones**

In addition to residentially-zoned properties, multi-family residential or mixed-use development is permitted in some commercial and light industrial zones. The realistic capacity for housing development in these areas are discussed below.

#### **Commercial Zones**

Vacant and underutilized commercially-zoned parcels having the potential for mixed-use development are listed in Tables B-4 and B-5, respectively. A total of 97 lower-income units could be accommodated on vacant parcels while 94 lower-income units could be accommodated on underutilized parcels.

The capacity of vacant commercial parcels listed in Table B-4 is based on a density of 25 units/acre. The parcels listed in Table B-6 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 2012 the City Council adopted Ordinance No. 1242 establishing the Housing Opportunities Overlay in the Commercial/Light Industrial (C/LI) Zone (Municipal Code Chapter 16.35). The C/LI overlay regulations allow affordable multi-family development by-right at a density of up to 21 units/acre, excluding density bonus. This overlay zone encompasses more than 100 parcels totaling approximately 135 acres (see Table B-6 and Figure B-4). It is conservatively estimated that there is realistic potential for about 1,300 new multi-family units within the overlay zone during the planning period. This estimate is based on the following assumptions:

- Sites smaller than 1 acre have been excluded from the inventory
- Sites where the assessed value of improvements is greater than the assessed land value have been excluded
- Development density of 20 units/acre

When these criteria are applied to the overlay zone area, 32 parcels remain (out of more than 100 parcels in the overlay zone) with a total of 67 acres. Many of these parcels are either vacant or have marginal improvements, and therefore have a high financial incentive for development.

## **4. Second Residential Units**

The Santa Paula Municipal Code allows 2<sup>nd</sup> units in single-family residential districts, pursuant to state law. During the past decade an average of about 2 second units have been approved per year. It is anticipated that 2<sup>nd</sup> unit development will continue at a similar pace during the 2013-2021 planning period, which would result in 16 additional units. Based on affordability categories (see Chapter II) these units are expected to rent in the very-low- and low-income range.

## 5. Land Inventory Summary

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

Category	Income Category			
	Lower	Mod	Above	Total
Units approved (Table B-1)	30	50	10	90
Vacant land – residential (Table B-2)	661	266	732	1,659
Vacant land – Sphere of Influence (Table B-3)	0	0	1,371	1,371
Vacant land - commercial/mixed use (Table B-4)	97	0	0	97
Underutilized land – commercial/mixed use (Table B-5)	94	0	0	94
C/LI Overlay Zone (Table B-6)	1,332	0	0	1,332
Potential second units	16	0	0	16
<b>Total Potential Units</b>	<b>2,230</b>	<b>316</b>	<b>2,113</b>	<b>4,659</b>
<b>RHNA 2014-2021</b>	<b>489</b>	<b>241</b>	<b>555</b>	<b>1,285</b>
<b>Adequate Sites?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

Source: City of Santa Paula Planning Dept., 2013

This analysis demonstrates that the City's land inventory exceeds the RHNA allocation in all income categories for the current planning period.

**Table B-1  
Approved Residential Projects  
City of Santa Paula**

Project	GP/ Zoning	Density (du/ac)	Approved Projects				Total
			Very Low	Low	Mod	Upper	
220 W. Main Street	CO/C-O	15	20*				20
1483 Ojai Road	RC/R-A	SFR				1	1
234 4 <sup>th</sup> Street	MHDR/R-3	12		1			1
524 13 <sup>th</sup> Street	RMD/R-2	12		1			1
670 Ridgecrest Drive	HR/HR2-PD	SFR				1	1
838 Montclair Drive	HR/HR2-PD	SFR				1	1
250 S. Hallock	I/I	SFR			1		1
Williams Homes North 10 <sup>th</sup> Street	RMD/R-2	SFR			46		46
517-585 E. Harvard Blvd.	C/C-G	32.6		2*	3*	7	12
812-820 E. Santa Barbara St.	C/C-G	16	6*				6
<b>Totals</b>			<b>26</b>	<b>4</b>	<b>50</b>	<b>10</b>	<b>90</b>

These are projects which have been approved and are expected to be completed during the 2014-2021 period.

\*Affordability deed restrictions

Source: City of Santa Paula Planning Department, 2013.

**Table B-2  
Vacant Residential Sites Inventory – City**

Map No.	Site Address	APN	GPI Zoning	Acreage	Density* (du/ac)	Potential Units	Units by Income Category		
							VL/L	Mod	Upper
2	SHASTA DR	380160115	HR/HR2PD	0.33	3	1			1
3	LAVUELTA	1000093215	HR/HR2PD	0.17	3	1			1
4	18 MC KEVETT RD	1000101125	HR/HR2PD	0.23	3	1			1
5	LOMA VISTA	1000111075	HR/HR2PD	0.28	3	1			1
6	LOMA VISTA	1000111225	HR/HR2PD	0.19	3	1			1
8	480 MONTE VISTA DR	1000220165	HR/HR2PD	0.55	3	1			1
9	508 GLADE DR	1000250015	HR/HR2PD	0.37	3	1			1
10	593 GLADE DR	1000250045	HR/HR2PD	0.4	3	1			1
11	563 GLADE DR	1000250095	HR/HR2PD	0.37	3	1			1
13	566 GLADE DR	1000250165	HR/HR2PD	0.37	3	1			1
14	VIEW DR	1000250255	HR/HR2PD	0.44	3	1			1
15	VIEW DR	1000250265	HR/HR2PD	0.44	3	1			1
18	VIEW DR	1000250325	HR/HR2PD	0.44	3	1			1
19	MONTCLAIR DR	1000300045	HR/HR2PD	2.42	1	2			2
22	MONTCLAIR DR	1000300105	HR/HR2PD	1.58	1	1			1
24	MONTE VISTA DR	1000300155	HR/HR2PD	1.44	1	1			1
43	FAGAN AREA	1020140015	HR/HR2PD	20.56	2	41			41
44	FAGAN AREA	1020140035	HR/HR2PD	12.35	3	37			37
67	SPARKLE SUB.	0400200755	SFR/R-1	11.53	4	19			19
7	6 <sup>TH</sup> STREET	1000161155	SFR/R-1	0.57	4	2			2
26	SAY RD	1010062305	SFR/R-1	0.45	4	1			1
27	WOODLAND DR	1010062415	SFR/R-1	0.14	4	1			1
28	WOODLAND DR	1010062485	SFR/R-1	0.28	4	1			1
29	WOODLAND DR	1010062495	SFR/R-1	0.1	4	1			1
30	WOODLAND DR	1010062565	SFR/R-1	0.33	4	1			1
31	WOODLAND DR	1010062595	SFR/R-1	0.39	4	1			1
39	129 GARCIA ALLEY	1010242325	SFR/R-1	0.2	4	1			1
32	RICHMOND DR	1010112195	RMD/R-2	0.39	12	4	4		
33	5—13 <sup>TH</sup> ST	1010122265	RMD/R-2	0.15	12	1	1		
36	430 14 <sup>TH</sup> ST	1010151195	RMD/R-2	0.15	12	1	1		
37	306.5 SYCAMORE ST	1010182115	RMD/R-2	0.31	12	3	3		
42	12 ST/HARVARD BLVD	1010273095	RMD/R-2	1.2	12	14	14		
41	1306 VENTURA	1010283025	RMD/R-2	0.12	12	1	1		
45	CEMETERY RD	1020301015	RMD/R-2	0.81	12	9	9		
38	140 12 <sup>TH</sup> ST	1010221045	MHDR/R-3	0.09	18	1	1		
	East Area 1***	040-0-180-565 040-0-180-435 107-0-200-115 107-0-045-015	SP/SP	501	Varies (see Fig. B-1a)	1,500	627	266	607
<b>TOTALS</b>						<b>1,659</b>	<b>661</b>	<b>266</b>	<b>732</b>

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

Source: City of Santa Paula, 8/2012

\*\*\*See also Figures B-1a through B-1e and discussion in Section IV.A.1 and Chapter V, Program 16

**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
	Fagan Canyon	HE-PD	2,173		450			450
<b>TOTALS-Sphere</b>			<b>8,267</b>		<b>1,371</b>			<b>1,371</b>

\* Existing County of Ventura zoning. Properties will be rezoned upon annexations.

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

Planning Area	Anticipated Parcel Sizes <sup>1</sup>	SFD <sup>2</sup>	SFA <sup>3</sup>	MF <sup>4</sup> / LWU <sup>5</sup>	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
<b>TOTALS</b>		<b>607</b>	<b>266</b>	<b>627</b>	<b>1,500</b>

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
<b>A</b>	<b>Santa Paula Creek Neighborhood</b>					
	RESIDENTIAL: NE,NG1-3	33.1				326
	UNDEVELOPED LAND: PARKS, GREENWAYS	5.1				
	UNDEVELOPED LAND: AGRICULTURAL PRESERVE	14.3				
	ROADS, MEDIANS, ETC.	21.4				
	<b>Subtotal</b>	<b>73.9</b>				<b>326</b>
<b>B</b>	<b>Foothill Neighborhood</b>					
	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				
	<b>Subtotal</b>	<b>223.9</b>				<b>359</b>
<b>C</b>	<b>Santa Paula Creek Civic District</b>					
	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				
	<b>Subtotal</b>	<b>73.8</b>			<b>340,400</b>	
<b>D</b>	<b>Haun Creek Neighborhood</b>					
	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				
	<b>Subtotal</b>	<b>110.1</b>		<b>225,000</b>	<b>35,400</b>	<b>745</b>
<b>E</b>	<b>East Santa Paula Railroad District</b>					
	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				
	<b>Subtotal</b>	<b>19.4</b>	<b>150,000</b>	<b>60,000</b>		<b>70</b>
<b>TOTALS FOR SPECIFIC PLAN AREA</b>		<b>501.1</b>	<b>150,000</b>	<b>285,000</b>	<b>375,800</b>	<b>1,500</b>

Source: HDR Town Planning, 2007

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

Land Use Type <sup>1</sup>	Permit Required by Zone							Reference to SPMC and additional Specific Plan regulations
	CV	NE	NG-1	NG-2	NG-3	NC	RD	
<b>MEDICAL USE TYPES</b> <span style="float:right">Ch. 16.15, Table 15-1</span>								
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	
<b>PERSONAL SERVICE / FINANCIAL USE TYPES</b> <span style="float:right">Ch. 16.15, Table 15-1</span>								
ATM, Bank, Savings and Loan, Credit Union	X	X	X	X	X	P <sup>a</sup>	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	
<b>PROFESSIONAL AND ADMINISTRATIVE USE TYPES</b> <span style="float:right">Ch. 16.15, Table 15-1</span>								
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	
<b>RESIDENTIAL USE TYPES</b> <span style="float:right">Ch. 16.13, Table 13-1</span>								
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

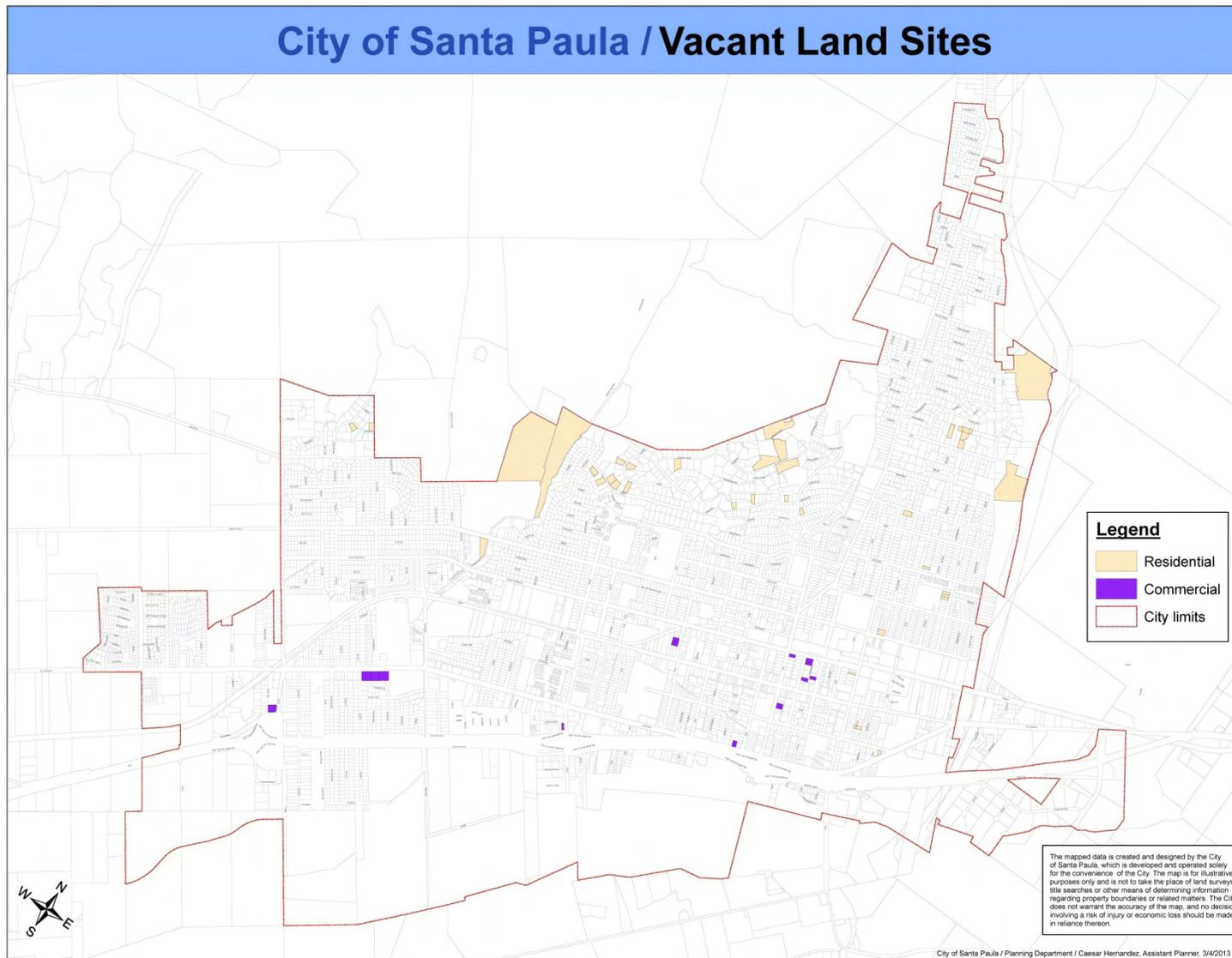
**Figure B-1e  
East Area 1 Specific Plan  
Building Types Allowed by Zone**

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-2



**Table B-4  
Vacant Commercial/Mixed-Use Sites**

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

\*Allowable density is 29 units/acre excluding density bonus  
Source: City of Santa Paula, 2013

**Table B-5  
Underutilized Commercial Sites**

Address	APN	Zone*	Parcel Size (ac)	Realistic Density**	Year Built	Existing Use & Redevelopment Potential	Potential Units by Income Category		
							Lower	Mod	Upper
142 N. 11TH ST	1010211015	C-G	0.31	25	1927	Auto painting shop / Existing corrugated metal building occupies approx. 30% of site. Remaining area is parking lot. Good consolidation potential with adjacent vacant site to west and 11 <sup>th</sup> Street sites to south. Residential development is located across street. Within walking distance to Main Street commercial.	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 11 <sup>th</sup> Street lots to north and south. Residential development is located across street. Within walking distance to Main Street commercial.	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 11 <sup>th</sup> Street sites to north and vacant site to south. Residential development is located across street. Within walking distance to Main Street commercial.	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 consolidation potential with adjacent Yale Street site to west. Residential development is located across street. Within walking distance to Main Street commercial.	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		
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		
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		
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		
614 E. HARVARD BLVD	1030235145	C-G	0.08	25	na	Part of equipment rental yard.	2		

Address	APN	Zone*	Parcel Size (ac)	Realistic Density**	Year Built	Existing Use & Redevelopment Potential	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		
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		
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		
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		
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		
<b>Totals</b>			<b>3.99</b>				<b>94</b>	<b>0</b>	<b>0</b>

\*The General Plan land use designation is "Commercial" for all parcels listed

\*\*Allowable density is 29 units/acre excluding density bonus

Source: City of Santa Paula, 2013

**Table B-6  
C/LI Affordable Housing Overlay Zone Sites**

Address	APN	Acres	Bldg. SF	FAR	Year Built	Land Value	Improvement Value	I/L Ratio	Type of Use	Potential Units
TELEGRAPH RD	970040155	5.0	0	0		2,100,000	0	0.00	Vacant	100
401 S BECKWITH RD	980020155	4.1	18,480	0.1	1979	402,222	263,402	0.65		81
411 S BECKWITH RD	980020165	4.0	12,240	0.07	1979	394,336	246,946	0.63		80
980 W TELEGRAPH RD	980020305	4.0	0	0		363,283	0	0.00	Vacant	80
980 W TELEGRAPH RD	980020315	1.7	0	0		153,484	94,228	0.61		33
	980020325	3.4	0	0		0	0	0.00	Vacant	67
	1010172055	1.4	0	0		233,927	0	0.00	Vacant	27
SANTA PAULA ST	1010172085	1.9	0	0		376,000	0	0.00	Vacant	37
SANTA PAULA ST	1010172095	2.1	0	0		434,000	0	0.00	Vacant	42
215 N 12TH ST	1010183115	1.0	17,875	0.4	1990	624,240	598,230	0.96		20
1260 SANTA PAULA ST	1010183395	1.6	6,412	0.09	1980	278,910	0	0.00	Vacant	32
	1010183415	1.5	0	0		254,578	0	0.00	Vacant	30
1426 E SANTA PAULA ST	1010200175	1.2	15,301	0.29	1960	728,280	520,200	0.71		24
1450 E SANTA PAULA ST	1010200185	1.9	11,616	0.14	1955	235,694	29,177	0.12		37
1460 SANTA PAULA ST	1010200195	1.6	5,417	0.08	1984	206,735	183,337	0.89		32
	1010241135	1.8	0	0		0	0	0.00	Vacant	35
132 N 13TH ST	1010241185	1.5	2,562	0.04	1920	994,500	102,000	0.10		30
	1010250025	1.2	0	0		469,233	0	0.00	Vacant	23
1445 E MAIN ST	1010250045	1.1	0	0		744,800	272,000	0.37		21
1433 E MAIN ST	1010250055	2.0	10,068	0.11	1947	688,744	225,766	0.33		40
1427 E MAIN ST	1010250065	1.0	0	0	1952	351,655	138,373	0.39		20
1415 E MAIN ST	1010250075	1.0	2,022	0.05	1976	155,751	133,075	0.85		20
1409 E MAIN ST	1010250085	2.0	8,080	0.09	1950	320,586	94,709	0.30		40
1345 E MAIN ST	1010250115	2.0	4,802	0.05	1981	0	0	0.00		40
1343 E MAIN ST	1010250125	2.6	13,726	0.12	1928	430,012	303,378	0.71		52
1265 E VENTURA ST	1010260195	1.6	8,885	0.13	1953	152,902	102,745	0.67		32
923 E SANTA BARBARA ST	1030074015	1.9	0	0		0	0	0.00	Vacant	38

Address	APN	Acres	Bldg. SF	FAR	Year Built	Land Value	Improvement Value	I/L Ratio	Type of Use	Potential Units
200 N TENTH ST	1030076015	1.3	0	0		0	0	0.00	Vacant	26
	1070043025	3.9	0	0		209,305	0	0.00	Vacant	78
	1070170220	2.2	0	0		217,263	0	0.00	Vacant	43
HALLOCK DR	1070210045	1.2	0	0		255,410	5,394	0.02		24
HALLOCK DR	1070210065	2.4	0	0		500,085	0	0.00	Vacant	48
<b>TOTALS</b>		<b>67.2</b>								<b>1,332</b>

Note: The General Plan Land Use designation is "Mixed Use Commercial/Light Industrial" for all parcels listed

Figure B-3

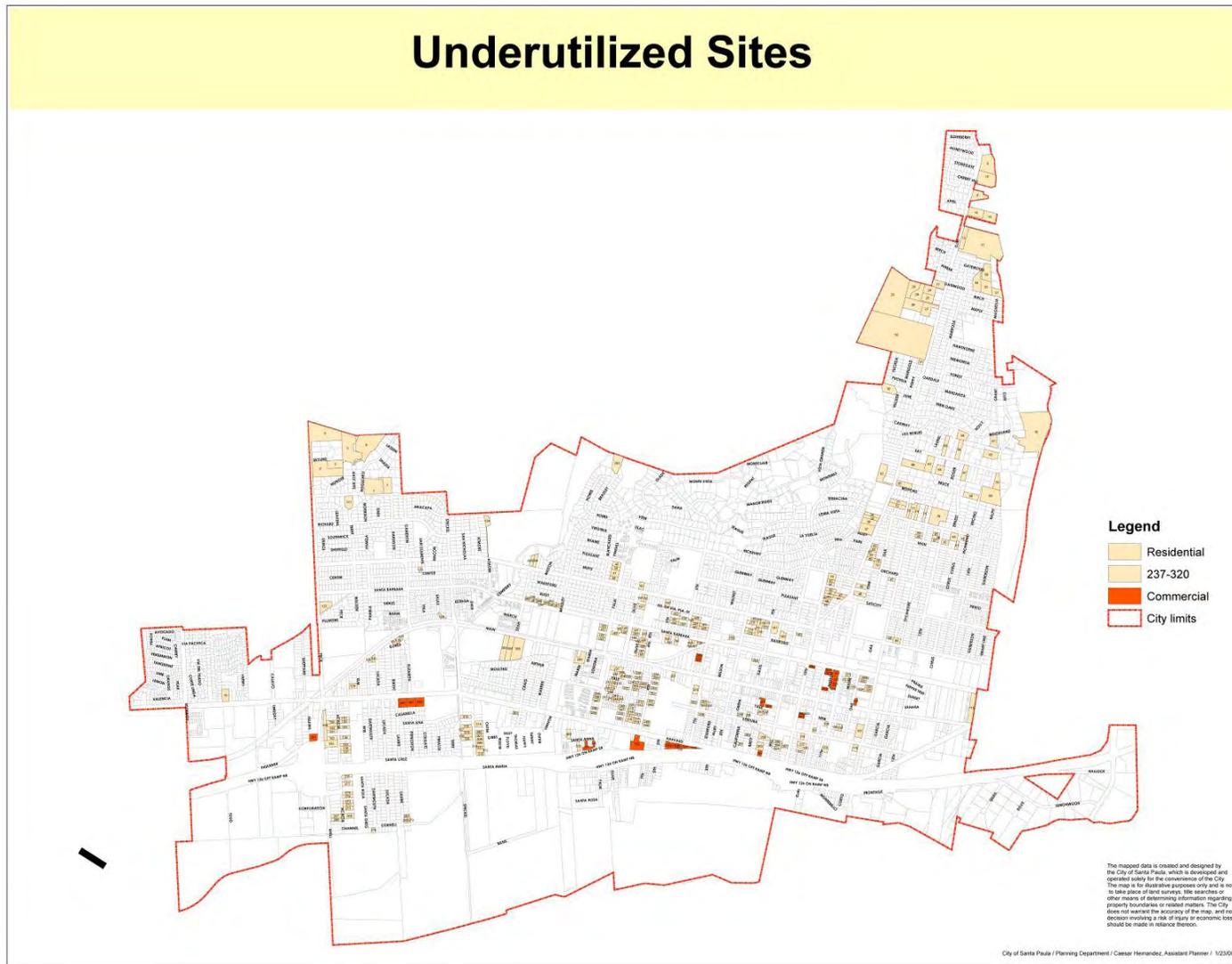
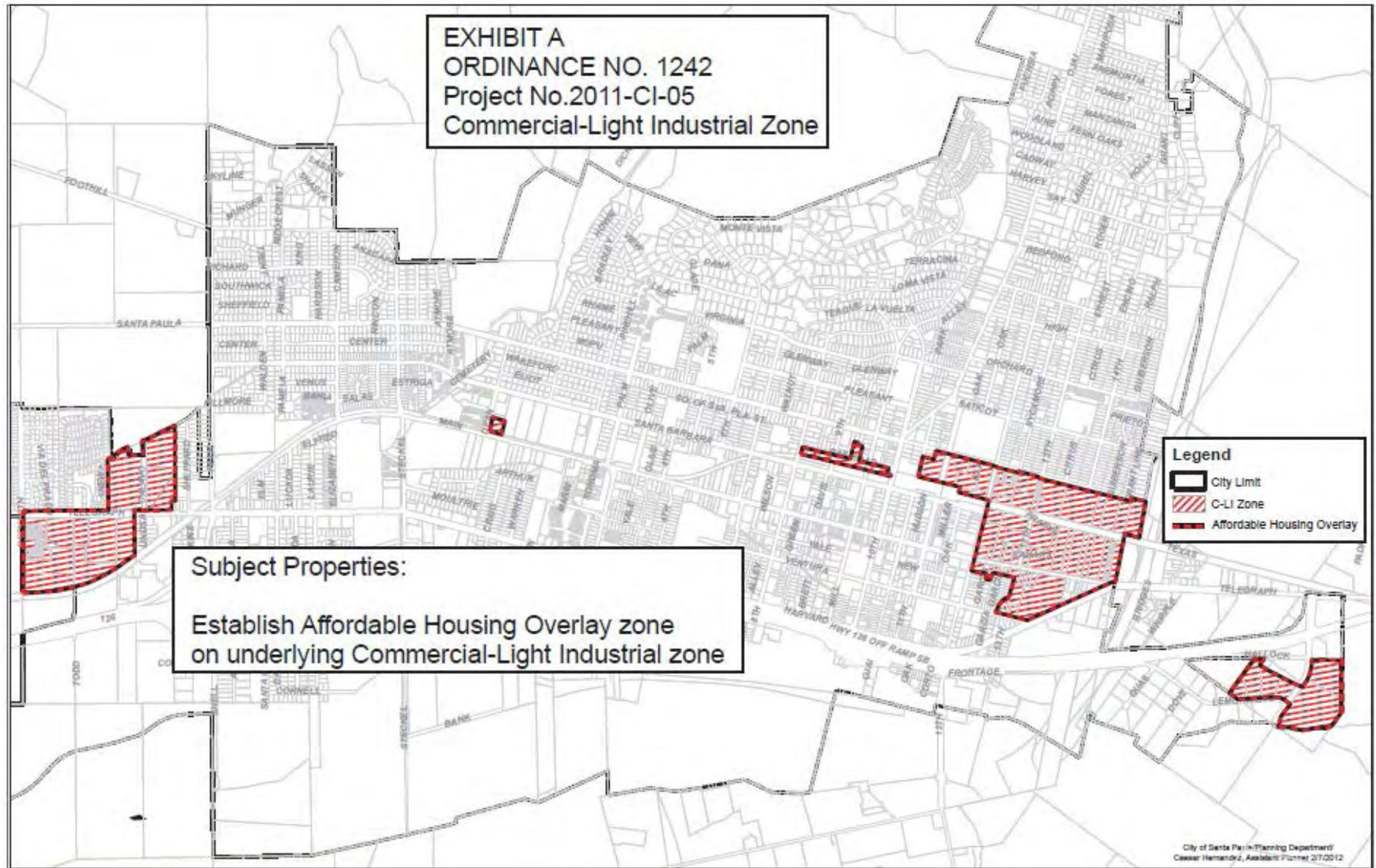


Figure B-4



## 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 Blanchard 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.

Planning Commission study session	March 26, 2013
City Council study session	April 15, 2013
Planning Commission hearing	May 28, 2013
City Council hearing	August 19, 2013

Meeting notices were published in both English and Spanish. . In addition, the following low-income advocacy organizations provided testimony at one or more public meetings.

- California 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	BLANCHARD COMMUNITY LIBRARY ATTN: DAN ROBLES 119 N. 8 <sup>TH</sup> ST SANTA PAULA, CA 93060	S.P. UNION HIGH SCHOOL ATTN: BILL BRAND, SUPT. 404 N. 6 <sup>TH</sup> STREET SANTA PAULA, CA 93060
DOWNTOWN MERCHANTS ASSOC. P.O. BOX 214 SANTA PAULA, CA 93061	S.P. HOUSING AUTHORITY PO BOX 404 SANTA PAULA, CA 93060	SO. CA. EDISON CO. NANCY WILLIAMS, REGION MGR 10060 TELEGRAPH RD. VENTURA, CA 93004
GENERAL TELEPHONE CO. ENGINEERING/PLANNING DEPT 201 FLYNN RD. CAMARILLO, CA 93012	S.P. CHAMBER OF COMMERCE PO BOX 1 SANTA PAULA, CA 93060	SO. CA. GAS CO. ATTN: JIM HAMEL 9400 OAKDALE AVE. CHATSWORTH, CA 91313-2300
THE FILLMORE GAZETTE P.O. BOX 865 FILLMORE, CA 93016	PEGGY KELLEY 825 RAILROAD AVE. SANTA PAULA, CA 93060	VENTURA COUNTY STAR ATTN: MARISUE EASTLAKE P.O. BOX 368 SANTA PAULA, CA 93061
LIMONEIRA COMPANY 1141 CUMMINGS RD. SANTA PAULA, CA 93060	MEXICAN AMERICAN CHAMBER OF COMMERCE P.O. BOX 497 SANTA PAULA, CA 93060	SANTA PAULA TIMES PO BOX 431 SANTA PAULA, CA 93060
LATINO TOWN HALL C/O OUR LADY OF GUADALUPE CH 427 N. OAK STREET SANTA PAULA, CA 93060	SUPERVISOR KATHY LONG, BROWN MAIL # L1880 800 S. VICTORIA AVE VENTURA, CA 93009	RAFAELA FRAUSTO CHILD DEV. RESOURCES 221 VENTURA BLVD. OXNARD, CA 93036
MANY MANSIONS ATTN: MS. LEE MILMAN 1459 E. THOUSAND OAKS BL., STE. C THOUSAND OAKS, CA 91362	HABITAT FOR HUMANITY OF VENTURA COUNTY 167 LAMBERT ST. OXNARD, CA 93030	V.C.HOMELESS AND HOUSING COALITION CATHY BRUDNICKI, EXEC. DIR. 1317 DEL NORTE ROAD, CAMARILLO, CA 93011-0417
AMCAL MULTI HOUSING INC. ATTN: ARJUN NAGARKATTI 30141 AGOURA RD., STE 100 AGOURA HILLS, CA 91301-4332	BIA OF SOUTHERN CALIFORNIA HOLLY SCHROEDER, EXEC. OFFICER 28460 AVENUE STANFORD, STE 110 VALENCIA, CA 91355	PEOPLES' SELF-HELP HOUSING ATTN: JILL MARTINEZ 26 E. VICTORIA ST. SANTA BARBARA, CA 93101
CABRILLO ECONOMIC DEV. ATTN: RODNEY FERNANDEZ 702 COUNTY SQUARE DR VENTURA, CA 93003	DANIELA RAMIREZ HOUSE FARMWORKERS P.O. BOX 402 SANTA PAULA, CA 93061	

**Table C-2**  
**Housing Element Public Comment Summary**

Comment	Response
There is a great need for farmworker housing and the city should try to do more to help.	The level of need for all types of affordable housing is greater than the resources available to produce assisted housing. Cities have limited ability to encourage affordable housing due to the financial subsidies required. In Santa Paula, housing costs are lower than most areas of Ventura County, but public subsidies are still required to meet the needs of very-low- and extremely-low-income households. With the loss of redevelopment funds, cities have even fewer resources available to address these needs. Shrinking general fund revenues in recent years makes it unlikely that the level of city assistance for housing can be increased in the near future. The state legislature is considering financing tools to replace lost redevelopment set-aside funds, but the future is uncertain. Santa Paula has created significant opportunities for affordable housing through its land use plans and zoning regulations, especially the affordable housing overlay zone in the C/LI district, but financial subsidies are still required to produce affordable housing.

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