

Oxnard, California

Oxnard is a city located north of Los Angeles in a fast-growing county that has significant growth management controls. With restrictions on land supply and growing market demand, prices in the metropolitan area are rising at a very rapid rate. Between 1999 and 2004, the median price of a home rose from \$169,000 to \$445,000. Oxnard undertook a series of broad-based regulatory reforms in response to these intense market pressures. These reforms, applicable throughout the entire city, reduce costs and increase supply, resulting in hundreds of affordable units.

Specific Actions Taken:

- **Provides developers with a 25 percent density bonus if 10 percent of units are for very low-income, or 20 percent are for low-income units, through the Density Bonus and Incentive Program.**
- **Waives or reduces most development fees (water, wastewater, drainage, traffic, parks) without income condition for infill housing.**
- **Defers or waives most development fees in exchange for 10 percent of units for very low-income or 20 percent for low-income.**
- **Waives or adjusts development standards where significant numbers of lower income housing units are to be built.**
- **Allows statutory “special use” permits with variances for density, area, yard, height, parking and related requirements if substantial land use improvements result.**
- **Provides for development approvals by administrative staff if projects are consistent with the city’s plans.**