

Written materials relating to an item on this agenda that are distributed to the legislative bodies within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office, 300 West Third Street 4th Floor and at the Oxnard main library, 251 South A Street during customary business hours. Agenda reports are also on the City of Oxnard web site at www.oxnard.gov.



AGENDA
OXNARD CITY COUNCIL
COMMUNITY SERVICES, PUBLIC SAFETY,
HOUSING & ECONOMIC DEVELOPMENT COMMITTEE
Council Chambers, 305 West Third Street
April 14, 2026
Special Meeting - 5:45 PM to 6:30 PM

Zoom details to call-in for public comment during a meeting:

1. Dial Phone Number: (888) 475-4499
2. Enter Meeting ID: 833 4825 3303
3. Passcode: 111283

If you wish to speak during public comments or a particular item on the agenda, please sign-on by following the zoom call-in steps listed above. Once the presiding officer calls for public speakers, press *9 to raise your hand to inform the City Clerk you would like to speak during the public speaking section for that particular item on the agenda, while in the zoom waiting room. Press *6 when asked to unmute. Listen to the instructions provided virtually on the phone while on hold in the zoom waiting room. Please note that there is a slight time delay when viewing the meeting via television.

IN ACCORDANCE WITH ASSEMBLY BILL 2449, MEMBERS OF THE LEGISLATIVE BODY MAY MEET IN-PERSON OR REMOTELY. TO PARTICIPATE REMOTELY VISIT WWW.OXNARD.ORG.

To find out how you may provide public comment, please refer to the instructions below or at [www.https://www.oxnard.org/city-meetings/](https://www.oxnard.org/city-meetings/).

The public may view the meeting from home on Spectrum channel 10, Frontier channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings of the meeting are typically available online following the meeting at the City's website at www.oxnard.org/city-meetings.

*Please see the link for the Measure M pre-recorded presentation video for each item listed on this agenda.

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card to the City Clerk.
2. EMAIL COMMENTS OR SIGN UP TO SPEAK REMOTELY BEFORE THE MEETING
 - a. Submit a request to speak remotely by 3 p.m. on the day of the meeting by using the form available at www.oxnard.org/citymeetings.
 - b. Submit an email to cityclerk@oxnard.org by 3 p.m. on the day of the meeting (indicate the agenda item number in the subject line). All email correspondence will be forwarded to the legislative body prior to the start of the meeting and made part of the legislative record.
 - c. Contact the City Clerk's Office at (805) 385-7803 to submit your request.
3. PROVIDING PUBLIC COMMENTS REMOTELY DURING THE MEETING
 - a. Follow Zoom details listed above.

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

Agenda Item Time Estimates include: (Minutes for Presentation + Council Discussion + Public Comment)

- b. Public comments on agenda items will be taken following the announcement of the item. After the item is announced, members of the public may register or otherwise be recognized for the purpose of providing public comment.

Please review the Zoom instructions on the registration page to help ensure there are no technical difficulties during your comments and help you understand public comment procedures using Zoom. Detailed participation instructions can be found at www.oxnard.org/city-meetings.

In the event of a disruption which prevents a legislative body of the City of Oxnard from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the broadcast options are disrupted, but any of the other broadcast options is still available to the public, the legislative body may take further action on items appearing on a meeting agenda without waiting for the disrupted broadcast option(s) to be restored.

A. ROLL CALL, POSTING OF AGENDA, FLAG SALUTE

Consideration of Teleconference Participation pursuant to Assembly Bill 2449.

B. PUBLIC COMMENTS

At a special meeting, a person may address the legislative body only on matters on the special meeting agenda. The presiding officer shall limit public comments to three minutes. After 30 minutes, if all speakers have not had the opportunity to speak, the remaining speakers will be given an opportunity to speak prior to the adjournment of the meeting.

C. CONSENT AGENDA

1. City Clerk Department

SUBJECT: Approval of Minutes.

RECOMMENDATION: That the Community Services, Public Safety, Housing and Economic Development Committee approve the regular meeting minutes for March 24, 2026.

Contact: Luly Lopez, (805) 385-7805

D. REPORTS

1. Housing Department

SUBJECT: FY 2026-27 Annual Action Plan and Citizen Participation Plan.

RECOMMENDATION: The Community Services, Public Safety, and Housing & Development Committee recommends that the City Council:

1. Conduct a public hearing to receive comments, to incorporate any recommended changes, and approve the FY 2026-27 Annual Action Plan (AAP) and the Citizen Participation Plan (CPP) to be submitted to the U.S. Department of Housing and Urban Development (HUD);
2. Authorize the City Manager, or their designee, to incorporate the final grant allocations and approve the corresponding budget appropriations (not subject to the \$220,000 CPP limit) and to make any future budgetary adjustments up to \$220,000; and
3. Authorize the City Manager, or his designees, to execute HUD agreements including certifications, applications, and pertinent documents for submission; and sign all agreements for the implementation including subrecipient and inter/intradepartmental agreements.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/Osu3_z3Pg0A

Contact: Brenda Lopez, (805) 385-8092

E. ITEMS FOR FUTURE AGENDAS

F. ADJOURNMENT



**COMMUNITY SERVICES, PUBLIC SAFETY, HOUSING &
DEVELOPMENT COMMITTEE AGENDA REPORT**

**CONSENT AGENDA
AGENDA ITEM NO. C.1**

DATE: April 14, 2026
TO: Community Services, Public Safety, Housing & Development Committee
FROM: Luly Lopez, City Clerk, (805) 385-7805, luly.lopez@oxnard.org
SUBJECT: Approval of Minutes.

RECOMMENDATION

That the Community Services, Public Safety, Housing and Economic Development Committee approve the regular meeting minutes for March 24, 2026.

BACKGROUND

Approval of minutes.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the five strategic priorities adopted by City Council on March 16, 2021.

FINANCIAL IMPACT

There is no financial impact.

Prepared by: Luly Lopez, City Clerk

ATTACHMENTS

1. Minutes of the Community Services, Public Safety, Housing & Economic Development for March 24, 2026

MINUTES
OXNARD CITY COUNCIL
COMMUNITY SERVICES, PUBLIC SAFETY,
HOUSING & ECONOMIC DEVELOPMENT COMMITTEE
Regular Meeting
March 24, 2026

A. ROLL CALL, POSTING OF AGENDA, FLAG SALUTE

At 8:31 p.m., Committee Member Michaela Perez called to order the regular meeting of the Oxnard City Council Community Services, Public Safety, Housing & Economic Development Committee in the City Hall Council Chambers at 305 West Third Street, Oxnard, California. Member Bert E. Perello and Member Michaela Perez were present. Chair Luis A. Mc Arthur was absent. The City Clerk stated that the agenda was posted on Tuesday, March 17, 2026 at the Library, City Hall kiosk, City Administrative Offices and on the website.

The meeting opened with the pledge of allegiance to the flag of the United States led by Member Perello.

It was moved by Member Perello, seconded by Member Perez, to appoint Michaela Perez as Chair Pro Tem in the absence of Chair Mc McArthur. VOTE: Perello and Perez voted in favor. The motion carried 2-0. Chair Mc Arthur was absent

Staff members present were Ashley Golden, Assistant City Manager; Ken Rozell, Chief Assistant City Attorney; Michelle McCarron, Assistant City Attorney, Karsten Guthrie, Assistant Fire Chief; Candy Campbell, Emergency Services Manager and Lourdes A. López, City Clerk.

Consideration of Teleconference Participation pursuant to Assembly Bill 2449.

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND NON-ACTION ITEMS

No public comments were received.

C. CONSENT AGENDA

1. City Clerk Department

SUBJECT: Approval of Minutes.

RECOMMENDATION: That the Community Services, Public Safety, Housing and Economic Development Committee: 1) approve the regular meeting minutes of the January 27, February 10, 24 and March 10, 2026; and 2) approve the special meeting minutes for March 10, 2026 as presented.

No public comments were received.

It was moved by Member Perello, seconded by Chair Pro Tem Perez, to approve the Information/Consent item as presented. VOTE: Perez and Perello voted in favor; the motion carried 2-0. Chair Mc Arthur was absent.

D. REPORTS

1. City Attorney Department

SUBJECT: Fireworks Ordinance.

RECOMMENDATION: That the Community Services, Public Safety, Housing and Economic Development Committee review and recommend the City Council approve and introduce by title only and waive further reading of an ordinance titled: "ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, AMENDING SECTION 7-56 OF ARTICLE III OF CHAPTER 7; REPEALING SECTION 7-147.1 FIREWORKS OF ARTICLE VIII OF CHAPTER 7; AND ADDING ARTICLE XVI OF CHAPTER 7 PERTAINING TO THE REGULATION OF FIREWORKS, PYROTECHNICS AND PRODUCTION EFFECTS; VIOLATIONS TO THE OXNARD CITY CODE."

No public comments were received. A written comment was received from Connie Heagy.

Assistant City Attorney McCarron and Assistant Fire Chief Guthrie presented and were available to answer the Committee's questions. Discussion ensued among the Committee and staff.

It was moved by Member Perello, seconded by Chair Pro Tem Perez, to approve the recommended item as presented. VOTE: Perello and Perez voted in favor; the motion carried 2-0. Chair Mc Arthur was absent.

2. Fire Department

SUBJECT: Formal Adoption of the 2026 City of Oxnard Emergency Operations Plan (EOP) Update.

RECOMMENDATION: The Community Services, Public Safety, Housing & Development Committee recommend that the City Council:

1. Adopt a resolution formally adopting the 2026 Emergency Operations Plan Update titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
APPROVING THE EMERGENCY OPERATIONS PLAN UPDATE FOR THE
CITY
OF OXNARD AND LETTER OF PROMULGATION

2. Authorize the City Manager to execute the Mutual Aid Agreement with The American Society for the Prevention of Cruelty to Animals (ASPCA) to provide assistance and service to animals impacted by Disasters.

No public comments were received.

Emergency Services Manager presented and was available to answer the Committee's questions. Discussion ensued among the Committee and staff.

It was moved by Member Perello, seconded by Chair Pro Tem Perez, to approve the recommended item as presented. VOTE: Perello and Perez voted in favor; the motion carried 2-0. Chair Mc Arthur was absent.

3. Fire Department

SUBJECT: Amending Chapter 6 of the Oxnard City Code Related to the Disaster Council.

RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee recommend that the City Council adopt an ordinance amending Chapter 6 of the Oxnard City Code titled:

AN ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA AMENDING SECTION 6-5 OF CHAPTER 6 OF THE OXNARD CITY CODE RELATING TO THE DISASTER COUNCIL

No public comments were received.

Emergency Services Manager presented and was available to answer the Committee's questions. Discussion ensued among the Committee and staff.

It was moved by Member Perello, seconded by Chair Pro Tem Perez, to approve the recommended item as presented. VOTE: Perello and Perez voted in favor; the motion carried 2-0. Chair Mc Arthur was absent.

E. ITEMS FOR FUTURE AGENDAS

No requests were made.

F. ADJOURNMENT

There being no further business on the agenda, and without objection, Chair Pro Tem Perez adjourned the meeting at 9:07 p.m.

LOURDES A. LÓPEZ
City Clerk

MICHAELA PEREZ
Chair Pro Tem



**COMMUNITY SERVICES, PUBLIC SAFETY, HOUSING &
DEVELOPMENT COMMITTEE AGENDA REPORT**

**REPORTS
AGENDA ITEM NO. D.1**

DATE: April 14, 2026
TO: Community Services, Public Safety, Housing & Development Committee
FROM: Brenda Lopez, Housing Director, (805) 385-8092, brenda.lopez@oxnard.org
SUBJECT: FY 2026-27 Annual Action Plan and Citizen Participation Plan.

RECOMMENDATION

The Community Services, Public Safety, and Housing & Development Committee recommends that the City Council:

1. Conduct a public hearing to receive comments, to incorporate any recommended changes, and approve the FY 2026-27 Annual Action Plan (AAP) and the Citizen Participation Plan (CPP) to be submitted to the U.S. Department of Housing and Urban Development (HUD);
2. Authorize the City Manager, or their designee, to incorporate the final grant allocations and approve the corresponding budget appropriations (not subject to the \$220,000 CPP limit) and to make any future budgetary adjustments up to \$220,000; and
3. Authorize the City Manager, or his designees, to execute HUD agreements including certifications, applications, and pertinent documents for submission; and sign all agreements for the implementation including subrecipient and inter/intradepartmental agreements.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/Osu3_z3Pg0A

BACKGROUND

The City of Oxnard receives three entitlement grants from the United States Department of Housing and Urban Development (HUD) on an annual basis:

1. Community Development Block Grant Program (CDBG)

Supports low- and moderate-income persons by providing decent housing, a suitable living environment, and expanding economic opportunities. Eligible activities include: public services (youth services, senior services, homeless services) and public improvements/other activities (park improvements, alley and street improvements, facility improvements, homeownership assistance, housing rehabilitation, and economic development), that benefit low- and moderate-income persons.

2. Emergency Solutions Grant Program (ESG)

Supports moving homeless persons into stable housing with supportive services, with the goal of self-sufficiency. Eligible activities include: street outreach, emergency shelter operations, rental assistance and supportive services.

3. HOME Investment Partnerships Program (HOME)

Supports low-income persons with expanded housing opportunities. Eligible activities include: the development of rental housing, renter and homeowner rehabilitation, homebuyer programs, and tenant-based rental assistance.

To receive the three entitlement grants, the City must submit and obtain approval of both a 5-Year Consolidated Plan, which was most recently adopted on May 6, 2025, and an Annual Action Plan (AAP). The FY 2026-27 AAP must be approved by the City Council and submitted to HUD by May 15, 2026.

DISCUSSION

Each year in preparation for submitting the AAP to HUD for approval, the City issues a Notice of Funds Available to solicit proposals from community organizations and City departments for utilizing the coming fiscal year CDBG, ESG, and HOME federal grant funding. The Housing Department receives and evaluates applications, and provides a funding recommendation to the City Council.

Citizen Participation Plan

The Citizen Participation Plan (CPP) ensures public participation in the development of the AAP. The updated CPP covers the period of July 1, 2026 through June 30, 2030 and has been developed to reflect current HUD guidance, including requirements related to timeliness, and will guide the City's implementation of the 5-Year Consolidated Plan and AAP. The plan also provides a clear framework for meaningful public participation consistent with federal requirements (24 CFR 91.105).

The CPP has been revised to remove references to the COVID-19 national emergency, as these provisions are no longer applicable. Additionally, the revised CPP incorporates provisions for the future use of "backup" projects in the AAP, which allows the City Council to pre-approve backup projects that may be implemented during the fiscal year if funds become available, thereby eliminating the need to return for approval through a substantial amendment. A copy of the CPP is attached to this report (Attachment 3).

FY 2026-27 AAP Funding Recommendations and Applications

HUD has not yet published the City's final grant allocations for FY 2026-27. The AAP and program funding for each entitlement grant has been prepared using the FY 2025-26 grant amounts as a baseline. When final allocations are released, all subawards and program allocations will be increased or reduced to reflect actual funding received. If a higher than anticipated amount is received, consideration will be given to those projects that can expeditiously spend CDBG funding during the current fiscal year.

Applications were accepted January 12, 2026 through February 12, 2026. To be eligible, applicants were required to attend a mandatory workshop covering the application process and applicable federal regulations. A total of 22 applications were received, with 10 recommended for funding.

Applications were evaluated using several criteria, with primary emphasis on the applicant's experience administering CDBG and ESG funds and their demonstrated ability to expend funds quickly and efficiently, consistent with program requirements. Funding recommendations are based on highest-ranked applications that are structured to ensure compliance with all applicable program regulations while remaining within available funding limits.

Evaluation Criteria

The following evaluation criteria were used to independently evaluate and rank the applications received:

- Demonstrated experience, capacity, and qualifications to effectively administer funds

- Proven ability to expend funds in a timely manner and deliver services without delays
- Clear, comprehensive, and well-structured program proposal
- Strong, measurable outcomes with a demonstrated ability to achieve them
- For CDBG programs, a clearly defined target population that aligns with a CDBG National Objective
- For ESG programs, a clearly defined homeless population to be served, with an effective outreach and engagement strategy
- Well-supported and justified budget request

A copy of the Funding Recommendations and Applications is attached to this report (Attachment 1). A copy of the Draft FY 2026-27 AAP is attached to this report (Attachment 2).

CDBG

The City is expected to receive approximately \$2,074,781 in CDBG funding. Of this amount, \$414,956.20 will be allocated for program administration. Public services activities are subject to a 15% cap, limiting their funding to \$311,217.15. The remaining balance of \$1,348,607.65, combined with \$445,685.51 in carryover funds from prior years, results in a total of \$1,794,293.16 available for Public Improvements and Other Programs.

Public Service Applications

Thirteen applications were received totaling \$1,266,883, compared to \$311,217.15 available. Five applications are recommended for funding:

Public Service Provider	Program Name	FY 26-27 Recommendation
Oxnard Cultural & Community Services Department	Palm Vista Senior Center	\$45,000
Oxnard Cultural & Community Services Department	Recreation Youth Services (Oxnard PAL, Southwinds Youth Center, and Colonia Gym)	\$146,000
Oxnard Housing Authority	Senior Supportive Services	\$50,000
Shelter Care Resources	Foundation First Basic Needs Assistance	\$35,000
Boys & Girls Club of Greater Oxnard and Port Hueneme	Squires Housing Unit Club	\$35,000
Total		\$311,000*

*Remaining balance of \$217.15 added to CDBG Public Improvement and Other Program allocation

Turning Point Foundation submitted a CDBG application (\$78,073), however, the organization also submitted an application for ESG funding (\$81,237). As both applications requested funding for emergency shelter operations, the recommendation is to solely fund the service provider’s ESG application.

CDBG Public Improvement and Other Program Applications

Six applications were received totaling \$2,390,400 compared to \$1,794,510.31 available. Four applications are recommended for funding:

Public Improvement and Other Programs Provider	Program Name	FY 26-27 Recommendation
Habitat for Humanity of Ventura County	Home Repair Program	\$100,000
Oxnard Housing Authority	D Street Apartments Rehabilitation	\$320,000
Oxnard Public Works Department	Hobson Park East Neighborhood Street Resurfacing and ADA Improvements	\$24,540.31
Oxnard Public Works Department	Cal Gisler Neighborhood Street Resurfacing and ADA Improvements	\$1,350,000
Total		\$1,794,510.31

** The Cal-Gisler Neighborhood Street Resurfacing and ADA Improvement Project was originally awarded \$1,000,000 in the FY 2025–26 AAP; however, on March 17, 2026, the City Council approved reallocating \$900,000 to the La Colonia project to address a funding gap and expedite expenditures for a shovel-ready project to meet CDBG timeliness requirements. It was described in that report that the \$900,000 would be recommended for restoration to the Cal-Gisler Project with FY 2026–27 CDBG funds. The additional \$450,000 recommended reflects a new funding request from Public Works to further address the project’s funding needs.

ESG Applications

The City is expected to receive approximately \$184,400 in ESG funding. Of this amount, \$13,830 will be allocated for program administration. Street outreach and emergency shelter operations activities are subject to a 60% cap, limiting their funding to \$110,640. The remaining balance of \$59,930 is available for homeless prevention and rapid re-housing activities.

Three applications were received totaling \$183,967, compared to \$170,570 available. Mercy House Living Centers submitted an application; however, because the organization has an existing FY 2025–26 award with remaining funds, the recommendation is to extend the current agreement for one year to allow those funds to be expended in lieu of awarding new/additional funding. Of the remaining two applications, only one is recommended for funding:

ESG Program Provider	Program Name	FY 26-27 Recommendation
Turning Point Foundation	Our Place Safe Haven: Emergency Shelter	\$110,640
Total		\$110,640***

***Turning Point Foundation submitted a CDBG application (\$78,073) and an ESG application (\$81,237) totaling \$159,310. This recommendation includes the \$81,237 in ESG funding requested and a partial award of \$29,403 of the original amount requested in CDBG.

The recommendation results in unallocated funds of \$59,930 which will be programmed to an eligible activity at a future date through a second round of funding for homeless prevention and/or rapid rehousing.

HOME

The City is expected to receive approximately \$599,010.76 in HOME funding. Of this amount, \$59,901.08 will

be allocated for program administration. The remaining balance of \$539,109.68 combined with \$1,446,538.38 in carryover funds from prior years, results in a total of \$1,985,648.06 available for future affordable housing developments.

The City did not solicit applications for HOME funding. These funds are typically reserved to address financing gaps in the development of affordable housing projects. Applications are accepted on a rolling basis throughout the year allowing the City to respond to funding opportunities as they arise.

Public Hearings

Staff conducted the first of two required public hearings on January 15, 2026, to solicit community input on housing, community development, and homelessness needs. The second public hearing is scheduled for the City Council meeting on May 5, 2026. In addition to these meetings, the FY 2026-27 AAP and CPP were made available to the public for a 30-day review period from April 4, 2026 through May 5, 2026.

The drafts of the AAP and the CPP are available electronically on the Grants Management website.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to restore and increase quality services and programs that enrich Oxnard's diverse community, promote safe neighborhoods, encourage community engagement, and support our residents in their efforts to improve their quality of life.

FINANCIAL IMPACT

Funding Recommendations identified in this staff report represent new funding allocations that will be incorporated into the FY 2026-27 recommended budget. The FY 2026-27 AAP (Plan) outlines how the City proposes to allocate its entitlement grant programs for the upcoming fiscal year.

The Plan includes \$2,074,781 in CDBG funds, along with \$445,685.51 in unallocated prior-year carryover, for a total of \$2,520,466.51. The Plan also outlines HOME funding allocations totaling \$599,010.76 in new FY 2026-27 entitlement funds, in addition to \$1,446,538.38 in unallocated carryover, for a total of \$2,045,549.14. Finally, the Plan includes \$184,400 in ESG funding for FY 2026-27.

Prepared by: Brenda Lopez, Housing Director

ATTACHMENTS

1. Attachment 1 - FY 2026-27 Funding Recommendation and Applications Received
2. Attachment 2 - Draft FY 2026-27 Annual Action Plan
3. Attachment 3 - Draft FY 2026-29 Oxnard Citizen Participation Plan
4. Attachment 4 - Presentation

CITY OF OXNARD
2026-27 ANNUAL ACTION PLAN (AAP)
Funding Recommendation and Applications Received

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

CDBG Available Resources

HUD CDBG Allocation (Estimate)	\$2,074,781.00
Reprogram Prior Year Resources	\$445,685.51
Total CDBG Resources	\$2,520,466.51

PUBLIC SERVICES

<u>APPLICANT</u>	<u>PROGRAM NAME</u>	<u>Amount Requested</u>	<u>Recommended Award</u>
Applications Recommended for Funding			
Oxnard Cultural & Community Services Department	Palm Vista Senior Center	\$ 113,815.00	\$ 45,000.00
Oxnard Cultural & Community Services Department- Recreation	Recreation Youth Services (Oxnard PAL, Southwinds Youth Center, Colonia Gym)	\$ 275,000.00	\$ 146,000.00
Oxnard Housing Authority	Senior Supportive Services	\$ 50,000.00	\$ 50,000.00
Shelter Care Resources	Foundation First Basic Needs Assistance	\$ 70,000.00	\$ 35,000.00
Boys & Girls Club of Greater Oxnard & Port Hueneme	Squires Housing Unit Club	\$ 35,000.00	\$ 35,000.00
Total Public Services Projects			\$ 311,000.00
Applications Not Recommended for Funding			
Turning Point Foundation	Our Place Safe Haven: Emergency Shelter and Multi-service Navigation Center	\$ 78,073.00	
The Coalition for Family Harmony	Rental Assistance for Survivors of Domestic Violence	\$ 50,000.00	
No Limits for Deaf Children & Families	Services for At-Risk Deaf Youth	\$ 40,000.00	
Peoples' Self-Help Housing	Oxnard Supportive Housing for At-Risk Households	\$ 25,000.00	
Reel Guppy Outdoors, Inc.	Oceans of Opportunity Development Program	\$ 49,995.00	
United Parents	Family & Youth Community Access Hub	\$ 100,000.00	
United Way of Ventura County	Home Safe Program	\$ 300,000.00	
Mixteco Indigena Community Organizing Project (MICOP)	Voz de la Mujer Indigena (Voz)	\$ 80,000.00	

PUBLIC IMPROVEMENTS AND OTHER PROGRAMS

<u>APPLICANT</u>	<u>PROGRAM NAME</u>	<u>Amount Requested</u>	<u>Recommended Award</u>
Applications Recommended for Funding			
Habitat for Humanity of Ventura County	Habitat Home Repair Program	\$ 100,000.00	\$ 100,000.00
Oxnard Housing Authority	D Street Apartments Rehabilitation	\$ 320,000.00	\$ 320,000.00
Oxnard Public Works	Hobson Park East Neighborhood Street Resurfacing Project	\$ 1,000,000.00	\$ 24,510.31
Oxnard Public Works	Cal Gisler Neighborhood Street Resurfacing and ADA Improvement Project	\$ 450,000.00	\$ 1,350,000.00
Total Public Improvements & Other Programs			\$ 1,794,510.31
Applications Not Recommended for Funding			
My Way Home DBA Ventura County Community Development Corporation (VCCDC)	Hope to Home Down Payment Assistance	\$ 318,000.00	
Upwards Care, Inc.	Boost Program	\$ 202,400.00	

PLANNING AND ADMINISTRATION

<u>APPLICANT</u>	<u>PROGRAM NAME</u>	<u>Amount Requested</u>	<u>Recommended Award</u>
Oxnard Housing Dept. / Grants Management Division	CDBG Administration & Planning (20% max)		\$ 414,956.20
Total CDBG Program Administration			\$ 414,956.20
TOTAL CDBG RECOMMENDATIONS			\$ 2,520,466.51

EMERGENCY SOLUTIONS GRANT (ESG)

ESG Available Resources

HUD ESG Allocation (Estimate)	\$184,400.00
Reprogram Prior Year Resources	\$0.00
Total ESG Resources	\$184,400.00

<u>APPLICANT</u>	<u>PROGRAM NAME</u>	<u>Amount Requested</u>	<u>Recommended Award</u>
Applications Recommended for Funding			
Oxnard Housing Department	ESG Administration & Planning (7.5% max)		\$ 13,830
Turning Point Foundation*	Our Place Safe Haven: Emergency Shelter	\$ 81,237	\$ 110,640
ESG Unallocated	Rapid Re-Housing/ Homeless Prevention/ HMIS		\$ 59,930
Total ESG Activities			\$ 184,400
Applications Not Recommended for Funding			
Mercy House Living Centers	Rapid Re-Housing	\$ 72,730.00	
The Kingdom Center	Emergency Shelter	\$ 30,000.00	
TOTAL ESG RECOMMENDATIONS			\$ 184,400.00

* Turning Point Foundation requested \$159,310 total (\$78,073 CDBG; \$81,237 ESG). This recommendation fully funds the ESG request and partially funds CDBG at \$29,403.

HOME INVESTMENT PARTNERSHIP (HOME)

HOME Available Resources

HUD HOME Allocation (Estimate)	\$599,010.76
Reprogram Prior Year Resources	\$1,446,538.38
Total ESG Resources	\$2,045,549.14

Applications Recommended for Funding			
<u>APPLICANT</u>	<u>PROGRAM NAME</u>	<u>Amount Requested</u>	<u>Recommended Award</u>
Oxnard Housing Department - Affordable Housing & Rehabilitation Division (AHRD)	HOME Administration & Planning (10% max)		\$ 34,353.08
County of Ventura	Housing Rights Center - Fair Housing (part of 10% HOME Admin max)		\$ 25,548.00
Oxnard Housing Department - AHRD	Affordable Housing / CHDO Set-Aside (15% minimum)		\$ 1,985,648.06
Total HOME Activities			\$ 2,045,549.14
TOTAL HOME RECOMMENDATIONS			\$ 2,045,549.14
GRAND TOTAL FOR CDBG, ESG, & HOME			\$ 4,750,415.65



FY 2026-27
Annual Action Plan

Draft for Public Review
April 4 – May 5, 2026

City of Oxnard Housing Department
Grants Management Division
435 South D Street

Table of Contents

Executive Summary	2
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	2
PR-05 Lead & Responsible Agencies – 91.200(b)	9
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	10
AP-12 Participation – 91.105, 91.200(c)	18
Expected Resources	22
AP-15 Expected Resources – 91.220(c)(1,2)	22
Annual Goals and Objectives	25
AP-20 Annual Goals and Objectives	25
Projects	31
AP-35 Projects – 91.220(d)	31
AP-38 Project Summary	33
AP-50 Geographic Distribution – 91.220(f)	41
Affordable Housing	42
AP-55 Affordable Housing – 91.220(g)	42
AP-60 Public Housing – 91.220(h)	44
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	46
AP-75 Barriers to affordable housing – 91.220(j)	51
AP-85 Other Actions – 91.220(k)	53
Program Specific Requirements	58
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	58
Community Development Block Grant Program (CDBG)	58
HOME Investment Partnership Program (HOME)	59
Emergency Solutions Grant (ESG)	63

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

The City of Oxnard adopted the Ventura County Regional Consolidated Plan (“Regional ConPlan”) for the 2025–2029 period in May 2025. The Regional ConPlan was developed collaboratively by the County of Ventura and the cities of Camarillo, Fillmore, Moorpark, Ojai, City of Oxnard, Port Hueneme, Santa Paula, San Buenaventura, Simi Valley, and Thousand Oaks.

The Regional ConPlan provides a framework for participating jurisdictions, including Oxnard, to assess affordable housing and community development needs and evaluate local market conditions in order to make data-driven, place-based investment decisions. The consolidated planning process also supports a community-wide dialogue to identify housing and community development priorities and to align funding from the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. These programs aim to assist low- and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities.

The Regional ConPlan establishes broad five-year objectives and strategies to achieve these goals. Specific benchmarks for measuring progress toward the City’s strategies are identified in the Fiscal Year 2026–27 Annual Action Plan (“AAP”).

The FY 2026–27 AAP covers the period from July 1, 2026 through June 30, 2027 and serves as Oxnard’s application for funding under three HUD entitlement programs: CDBG, HOME, and ESG. Estimated current-year entitlements, combined with reallocations and repayments from prior years, bring the total funding available for Program Year 2026–27 to just over \$4.75 million.

This Annual Action Plan describes the resources, programs, activities, and actions the City will undertake during FY 2026–27 to implement the goals and objectives of the Regional ConPlan, as summarized in Table 1 on the following page.

Table 1 – 2025-2029 Consolidated Plan Priorities, Implementing Programs, and FY 2026-27 Goals

Consolidated Plan 5-Year Priority	2026-27 Implementing Programs	2026-27 Goals	Outcome/Objective*
Development of New Affordable Housing	<ul style="list-style-type: none"> Affordable Housing Development (\$1,985,648.06 HOME) 	<ul style="list-style-type: none"> 0 (TBD) households 	<ul style="list-style-type: none"> DH-2
Housing Rehabilitation	<ul style="list-style-type: none"> Habitat for Humanity Home Repair Program (\$100,000 CDBG) 2023 Acq/Rehab of 201 South D Street Project (\$320,000 CDBG) 	<ul style="list-style-type: none"> 4 housing units 10 housing units 	<ul style="list-style-type: none"> SL-1 SL-1
Housing Services	<ul style="list-style-type: none"> No Housing Services Proposed in FY 2026-27. 		
Housing Stability	<ul style="list-style-type: none"> No Housing Stability Projects Proposed in FY 2026-27 		<ul style="list-style-type: none">
Homelessness	<ul style="list-style-type: none"> Shelter Care Resources Foundation First Basic Needs Assistance (\$35,000 CDBG) Turning Point Foundation Emergency Shelter (\$110,640 ESG) 	<ul style="list-style-type: none"> 200 homeless persons 15 homeless persons 	<ul style="list-style-type: none"> SL-1 SL-1
Supportive Services	<ul style="list-style-type: none"> Palm Vista Senior Center (\$45,000 CDBG) Oxnard Housing Authority Senior Supportive Services (\$50,000 CDBG) Oxnard Recreation Youth Services (\$146,000 CDBG) Boys & Girls Club of Greater Oxnard and Port Hueneme Squires Housing Unit Club (\$35,000 CDBG) 	<ul style="list-style-type: none"> 100 seniors 60 seniors 500 youth 40 youth 	<ul style="list-style-type: none"> SL-1 SL-1 SL-1 SL-1
Fair Housing Services	<ul style="list-style-type: none"> Housing Rights Center (\$25,548 HOME) 		
Public Facility Improvements	<ul style="list-style-type: none"> No Public Facility Improvements Proposed in FY 2026-27 		
Street Improvements and Infrastructure	<ul style="list-style-type: none"> 2025 Cal-Gisler Neighborhood Street Resurfacing and ADA Improvements (\$1,350,000 CDBG) Hobson Park East Project (\$24,510.31 CDBG) 	<ul style="list-style-type: none"> 5,345 persons 3,405 persons 	<ul style="list-style-type: none"> SL-3 SL-3
Economic Support for Small Businesses & Job Training	<ul style="list-style-type: none"> No Economic Support for Small Businesses & Job 		

	Training Programs Proposed for FY 2026-27		
Disaster Planning and Recovery	<ul style="list-style-type: none"> No Disaster Planning and Recovery Projects Proposed in FY 2026-27 		
	<ul style="list-style-type: none"> HOME Program Administration (\$34,353.08 HOME) CDBG Program Administration (\$414,956.20 CDBG) ESG Program Administration (\$13,830 ESG) 		

Summarize the Objectives and Outcomes Identified in the Plan

The U.S. Department of Housing and Urban Development (“HUD”) has established three predetermined objectives and outcomes designed to capture the range of community impacts that occur as a result of CDBG, HOME, and ESG-funded programs. Each activity or program funded under these programs must fall under one of three objectives and one of three outcomes. The framework of selecting these objectives and outcomes is known as HUD’s CPD Outcome Performance Measurement System. Here are the objectives and outcomes to choose from:

Objectives

- **Creating Suitable Living Environments** relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment, from physical problems with their environment to social issues.
- **Providing Decent Housing** covers the wide range of housing activities where the purpose is to meet individual family or community housing needs.
- **Creating Economic Opportunities** applies to activities related to economic development, commercial revitalization, or job creation.

Outcomes

- **Availability/Accessibility** applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities.
- **Affordability** applies to activities that provide affordability in a variety of ways to low- and moderate-income people and is appropriate to use whenever an activity is lowering the

cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.

- **Sustainability** applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The Regional ConPlan Needs Assessment was developed by reviewing Census statistical data and building upon already adopted planning documents, coupled with consultation with housing, homeless and service providers, City Departments, and the public via community meetings, public hearings, and a Community Needs Assessment Survey. The result was the formation of eleven areas of priority need, including:

1. **Development of New Affordable Housing** – There is an acute need throughout Ventura County for additional affordable housing for low- and moderate-income households. Demand has increased significantly over the past five years as vacancy rates remain low and market rents continue to outpace wage growth. A household earning minimum wage would need more than 3.5 minimum-wage incomes to afford a market-rate two-bedroom apartment without becoming cost burdened.
2. **Housing Rehabilitation** – There is a continued need to maintain safe and quality housing stock, particularly for low- and moderate-income households. Housing rehabilitation programs help preserve and improve the existing affordable housing supply throughout the region.
3. **Housing Services** – Provide financial and non-financial support to assist first-time homebuyers and families with children in accessing homeownership opportunities. Services may include down payment and closing cost assistance, homebuyer education and counseling, and subsidized property inspections.
4. **Housing Stability** – Provide short- and medium-term rental assistance through tenant-based rental assistance and diversion programs for extremely low-income and low-income households that are at risk of homelessness.
5. **Homelessness Assistance** – In collaboration with the Ventura County Continuum of Care, provide comprehensive services for individuals and families experiencing or at risk of homelessness, including rapid rehousing, emergency shelter, and supportive services.

6. **Supportive Services** – Provide targeted services for vulnerable populations, including youth, seniors, persons with disabilities, victims of domestic violence, veterans, and other high-need populations.
7. **Fair Housing Services** – Provide fair housing education and outreach to landlords, financial institutions, and residents, and offer assistance to individuals and households experiencing or at risk of housing discrimination.
8. **Public Facility Improvements** – Maintain and improve public facilities that serve low- and moderate-income residents and support community services.
9. **Street and Infrastructure Improvements** – Maintain and improve streets, sidewalks, and related infrastructure within low- and moderate-income neighborhoods.
10. **Economic Support and Job Training** – Promote small business development and provide workforce training opportunities to support economic growth and employment within the community.
11. **Disaster Planning and Recovery** – Support disaster preparedness, mitigation, and recovery activities in response to severe weather, fires, earthquakes, or other natural disasters.

Evaluation of Past Performance

HUD requires grantees to provide an evaluation of past performance as part of the consolidated planning process. Through annual monitoring of subrecipients, contractors, community-based organizations, and developers, the City of Oxnard ensures compliance with federal requirements for the CDBG, HOME, and Emergency Solutions Grant (ESG) programs, while also tracking and reporting program outcomes and accomplishments.

Because the current program year, FY 2025–2026, is still in progress, performance outputs and outcomes for these programs will be evaluated in the Consolidated Annual Performance and Evaluation Report (“CAPER”). The CAPER documents the City’s progress toward meeting the five-year goals and objectives established in the Consolidated Plan. The FY 2025–2026 CAPER will be submitted to HUD no later than the end of September 2026.

CAPERs for the previous five program years, covering the FY 2020–2021 through FY 2024–2025 Regional Consolidated Plan period, have been completed and accepted by HUD.

Summary of Citizen Participation Process and Consultation Process

As a condition of receiving CDBG, HOME, and ESG funds, the City of Oxnard must engage stakeholders and residents regarding community needs related to housing, homelessness, and community development. To guide this process, the City has adopted a Citizen Participation Plan (“CPP”) that outlines the outreach, consultation, and public involvement requirements for developing the Regional ConPlan, the AAP, and the CAPER.

All Oxnard residents are encouraged to participate in the planning, development, and implementation of the AAP. Each year, the City holds three public hearings to discuss issues related to the Regional ConPlan and the AAP. The first two hearings focus on identifying community needs and gathering input on the development of the AAP. The third hearing focuses on program performance and community needs related to housing, homelessness, lead-based paint hazards, accessibility, infrastructure, and public services. In accordance with the CPP, Notices of Public Hearing were published at least 15 days prior to each hearing to provide residents with adequate notice.

As part of the development of the FY 2026–27 AAP, outreach was conducted to local organizations and service providers, including the Oxnard Wilson Senior Center (special population services for persons with disabilities), the Oxnard Housing Authority, the Multi-Service Center (resident services in the Oxnard Colonia neighborhood), Oxnard Senior Centers, and neighboring jurisdictions within Ventura County. Public hearing notices were distributed in both English and Spanish. Notices were included in the *Neighborhood News* packets distributed weekly for approximately one month prior to the public meeting to about 250 Oxnard residents. In addition, the notices were published in the *Vida* newspaper in English and Spanish, posted on the City’s website, broadcast on public access television Channels 10 and 35, and posted in public buildings including the Main Library, the City Clerk’s Office, and the Housing Department Administration Building.

The draft FY 2026–27 AAP was made available for public review and comment during a 30-day period from April 4 through May 5, 2026. City Council public hearings were held on January 25 and May 5, 2026, providing residents and interested parties an opportunity to comment on the AAP prior to its adoption and submission to HUD. Public comments received during the comment period will be incorporated into the final plan following the public hearing.

Summary of Public Comments

See Appendix “I” Public Comments for a record of all public comments made during the citizen participation process for the development of the FY 2026-27 AAP.

Summary of Comments or Views Not Accepted and the Reasons for Not Accepting Them

All comments, when made, are accepted in the planning process of the FY 20226-27 AAP.

Summary

The Regional ConPlan identifies the top funding priorities over the next five years. These priorities were established through a needs assessment, housing market analysis, feedback from public meetings, community surveys, and consultation with local stakeholders. Funding these priorities supports HUD's principal goals and objectives. These goals are meant to provide availability, sustainability, and affordability for Oxnard citizens. During the citizen participation process for the development of the 2025-2029 Regional ConPlan and subsequent Annual Action Plans, these top eleven priorities were established:

1. Development of New Affordable Housing
2. Housing Rehabilitation
3. Housing Services
4. Housing Stability
5. Homelessness
6. Supportive Services
7. Fair Housing Services
8. Public Facility Improvements
9. Street Improvements and Infrastructure
10. Economic Support for Small Businesses and Job Training
11. Disaster Planning and Recovery

PR-05 Lead & Responsible Agencies – 91.200(b)

Agency/Entity Responsible for Preparing/Administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	OXNARD	
CDBG Administrator	OXNARD	Housing Department / Grants Management Division
HOME Administrator	OXNARD	Housing Department / Grants Management Division
ESG Administrator	OXNARD	Housing Department / Grants Management Division

Table 2 – Responsible Agencies

The City of Oxnard has designated the Housing Department’s Grants Management Division to develop the Annual Action Plan, the Comprehensive Annual Performance and Evaluation Report, and the Regional Consolidated Plan. The Grants Management Division implements and administers programs and activities under the Plan.

Consolidated Plan Public Contact Information

Lorraine Mendez, Grants and Compliance Manager
City of Oxnard / Housing Department
435 South D Street
Oxnard, CA 93030
(805) 385-7959
Lorraine.mendez@oxnard.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Introduction

Federal regulations require participating jurisdictions to consult with community service providers, neighboring jurisdictions, and other entities with knowledge of local housing and community development needs. To meet these requirements, the City of Oxnard developed and followed a detailed schedule that encourages broad public involvement, with an emphasis on participation by low- and moderate-income residents.

The Regional ConPlan and the AAP represent a comprehensive planning effort led by the Housing Department’s Grants Management Division, with participation from: (1) local government staff and subject matter experts; (2) social service providers; (3) community residents; and (4) other local jurisdictions that receive funding from HUD:

Examples of consultation and coordination efforts include the following:

- Grants Management Division staff work closely with other City departments and programs—including Affordable Housing and Rehabilitation, the Homeless Assistance Division, Development Services, Utilities, Treasury, the Oxnard Housing Authority, Community Development Services, Code Compliance, Geographic Information Systems, Recreation and Community Services, and Finance—to ensure that identified community needs are addressed and that programs are cost-effective and aligned with established goals and objectives.
- Staff from these departments and divisions provide technical input and support throughout the Consolidated Plan and Annual Action Plan development process.
- Throughout the fiscal year, Grants Management staff also conduct HUD program workshops for social service agencies and provide opportunities for residents to participate in public hearings related to the development of the Regional ConPlan and the AAP.

Provide a Concise Summary of the Jurisdiction’s Activities to Enhance Coordination Between Public and Assisted Housing Providers and Private and Governmental Health, Mental Health, and Service Agencies (91.215(l))

In preparing the FY 2026–27 AAP, the City of Oxnard consulted with a variety of agencies, organizations, and community stakeholders through public hearings, workshops, forums, training sessions, and collaborative meetings. Consistent with the City’s Citizen Participation Plan, the City

Council conducted two public hearings on January 15, 2026, and May 5, 2026 to receive public input on housing, homelessness, and community development needs. The Housing Department's Grants Management Division also hosted two grant application workshops on January 14 and January 29, 2026 to assist interested organizations in applying for grant funding. In addition, a series of community fair housing workshops—free and open to the public—were conducted by the Housing Rights Center on February 24, 2026, March 4, 2026 (landlord-focused session), and March 19, 2026 (tenant-focused session). City staff also participated in regional coordination efforts, including: attending board and subcommittee meetings of the Ventura County Continuum of Care to discuss homelessness needs and strategies; facilitating monthly coordination meetings between service providers and the Oxnard Police Department's Homeless Liaison Unit; serving as the City lead for the Ventura County annual Homeless Point-in-Time Count; and participating in monthly Community Intervention Court meetings with the Oxnard Police Department, service providers, and the City Attorney's Office.

Describe Coordination With the Continuum of Care and Efforts to Address the Needs of Homeless Persons (Particularly Chronically Homeless Individuals and Families, Families With Children, Veterans, and Unaccompanied Youth) and Persons at Risk of Homelessness

Ventura County coordinated with homeless service agencies across the Ventura County Continuum of Care Alliance in an effort to share information on homelessness and available resources in the region to coordinate services in order to better address the needs of homeless populations. Consultation with the Continuum of Care provided valuable information on homelessness and available resources in the region. Several agencies and organizations that provided housing and/or supportive services for homeless populations also attended focus group workshops and community meetings. Oxnard Housing Department staff served on the Continuum of Care Governance Board and the Ventura County Task Force on Homelessness, and additionally, a City Council member from the City of Oxnard will join the Governance Board following its expected expansion.

Describe Consultation With the Continuum(s) of Care That Serves the Jurisdiction's Area in Determining How to Allocate ESG Funds, Develop Performance Standards for and Evaluate Outcomes of Projects and Activities Assisted by ESG Funds, and Develop Funding, Policies and Procedures for the Operation and Administration of HMIS

The Continuum of Care (CoC) Data Performance and Evaluation Sub Committee is tasked with establishing performance measures and new policies and procedures for all homeless grant funds and activities. The HMIS Steering Committee is tasked with developing the policies and procedures that govern HMIS, which is administered by the County of Ventura. City of Oxnard Housing Department staff are members of both committees.

Oxnard Housing Department staff consult with the CoC to develop performance standards for, and evaluation of, outcomes for ESG-funded projects and activities. Through participation on subcommittees, Housing Department staff also continue to inform HMIS policies, procedures, operations and administration.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Oxnard
	Agency/Group/Organization Type	PHA Services – Housing Services-homeless Service-Fair Housing Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency / Group / Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Oxnard Public Housing Authority (OHA) and the Affordable Housing Division are under the direction of the Housing Director of the City of Oxnard, as is the Grants Management Division. A bi-monthly management meeting was held for all Housing staff, including OHA staff. The topics were comprehensive and specific with detailed instructions on handling issues which can be related to housing, homelessness and/or community partnership. Because the OHA is a component of the City and a Division of the City Housing Department, coordination occurs on a daily basis.
2	Agency/Group/Organization	Mercy House
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless

	Briefly describe how the Agency / Group / Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular, ongoing discussions are held with Mercy House regarding shelter operations, outreach efforts, and case management services to support effective service delivery and positive outcomes for individuals experiencing or at risk of homelessness in the City of Oxnard.
3	Agency/Group/Organization	People’s Self-Help Housing
	Agency/Group/Organization Type	Non-Profit Housing Developer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency / Group / Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During the current fiscal year, People Self-Help Housing updated their funding application requesting HOME-ARP program funding for the development of a 100% affordable housing development, known as Cypress Place at Garden City Phase II from HOME-ARP funding, which will include a total of 60 rental units, including 1 manager unit. A conditional award letter was issued for HOME-ARP funds as a loan for the development of the project. Final award of funding is conditional on the developer securing all required funding for the project, satisfying all HOME-ARP pre-funding commitment requirements, and City Council approval.
4	Agency/Group/Organization	Many Mansions
	Agency/Group/Organization Type	Non-Profit CHDO
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency / Group / Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During the current fiscal year, Many Mansions submitted a funding application requesting HOME-ARP, HOME, and CDBG program funding for the development of a 100% affordable housing development, known as the Aspire Apartments, which will include 88 units (including 1 manager unit) and a pocket park in support of the affordable housing development. A conditional award letter was issued to Many Mansions for HOME-ARP, HOME, and CDBG funds as three individual loans for the development of the project and the park. Final award of funding is conditional on the developer securing all required funding for the project, satisfying all HOME-ARP pre-funding commitment requirements, and City Council approval.
5	Agency/Group/Organization	County of Ventura Human Services Agency
	Agency/Group/Organization Type	Services-Homeless Services-Health Other Government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied Youth Lead-Based Paint Strategy

	<p>Briefly describe how the Agency / Group / Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Oxnard has developed and implemented a coordinated plan to respond to large homeless encampments, including coordinated outreach, services, and encampment response activities.</p> <p>The City also consults with the Ventura County Public Health Department regarding addresses of housing units where children have been identified as having elevated blood lead levels. Prior to implementation of the FY 2026 Annual Action Plan, the City will request a list of such addresses, if available, in order to identify potential lead hazards in housing units constructed prior to 1978 and take appropriate actions to address those hazards.</p> <p>The City’s Affordable Housing Division does not own or manage housing units. However, any housing units receiving assistance through Community Development Block Grant (CDBG) or HOME Investment Partnerships (HOME) programs—such as through homebuyer assistance or homeowner rehabilitation programs—are administered in compliance with applicable United States Department of Housing and Urban Development (HUD) regulations related to lead-based paint evaluation and mitigation.</p> <p>With respect to housing units owned or assisted by the Oxnard Housing Authority, there have been no reported cases of children with elevated blood lead levels among Public Housing tenants or Housing Choice Voucher (Section 8) participant households. The Oxnard Housing Authority provides informational brochures on lead-based paint hazards to all new program participants and tenants. In addition, maintenance staff regularly attend training and seminars to remain current with the California Department of Public Health lead awareness training requirements.</p>
6	<p>Agency/Group/Organization</p>	<p>Housing Rights Center</p>
	<p>Agency/Group/Organization Type</p>	<p>Service-Fair Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Fair Housing, Discrimination</p>

<p>Briefly describe how the Agency / Group / Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City contracts with a professional fair housing service provider, the Housing Rights Center (HRC), through a regional agreement with the County of Ventura. The HRC provides fair housing counseling, discrimination complaint investigation, complaint processing, and dispute resolution services for Oxnard tenants, home seekers, and housing providers. In addition, twice every year the HRC staff provides free fair housing training seminars for the public, along with a bi-annual training presented to the staff of the Oxnard Housing Authority and city housing staff on their fair housing obligations and responsibilities.</p>
---	--

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Oxnard took a comprehensive approach to developing its Regional ConPlan by consulting with a wide range of stakeholders, including housing, social, and health service providers, as well as local agencies/governments, and the Oxnard Housing Authority. This collaborative process ensures that the ConPlan reflects the diverse needs and perspectives of the community it serves. Further, through the citizen participation process for the development of the FY 2026-27 AAP, it was reaffirmed that the Regional ConPlan continues to reflect the priority needs of the community.

The City is unaware of any Agency types relevant to the Consolidated Plan that were not consulted.

Other Local/Regional/State/Federal Planning Efforts Considered When Preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Ventura County CEO's Office	The goals of the Strategic Plan align with the Continuum of Care by supporting coordinated efforts to ensure individuals experiencing homelessness have access to adequate housing and supportive services, with the overall objective of reducing and preventing homelessness throughout the region.
Oxnard Housing Authority Agency Plan	Oxnard Housing Authority (OHA)	The OHA Agency Plan outlines policies and procedures related to the administration of Public Housing and the Housing Choice Voucher (Section 8) program. These programs support the goals of the Annual Action Plan (AAP) by providing affordable housing opportunities to residents of the City of Oxnard. OHA currently administers several voucher programs, including 15 set-aside homeless preference vouchers per fiscal year, 77 VASH vouchers, 46 Emergency Housing Vouchers, 10 Family Unification Program vouchers, and 40 Mainstream vouchers.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Oxnard Housing Element	State of California Housing and Community Development (HCD)	The City’s adopted Amended 2021–2029 6th Cycle Housing Element was approved by the Oxnard City Council on October 4, 2022 and certified by HCD on October 25, 2022. The Housing Element identifies and analyzes current and future housing needs within the City and establishes housing goals, policies, and programs to support housing production and preservation. It emphasizes meeting the housing needs of lower-income households and special needs populations while facilitating development opportunities for private and nonprofit housing providers.
Regional Housing Needs Allocation (RHNA)	Southern California Association of Governments (SCAG)	The City of Oxnard is located within the SCAG region. For each Housing Element cycle, SCAG determines the Regional Housing Needs Allocation (RHNA) for cities and counties within the region. For the 2021–2029 6th Cycle Housing Element period, SCAG allocated 8,549 dwelling units to Oxnard, including 2,911 units affordable to lower-income households and 1,538 units affordable to moderate-income households. These allocations guide local housing planning efforts and align with the goals of the Strategic Plan to expand affordable housing opportunities.

Table 4 – Other Local / Regional / Federal Planning Efforts

Narrative (optional)

Implementation of the FY 2026–27 AAP requires coordination with and adherence to housing policies and priorities established by the City of Oxnard, the County of Ventura, the Southern California Association of Governments (SCAG), and the State of California.

For the 2021–2029 Regional Housing Needs Allocation (RHNA) cycle, the City must accommodate 2,911 units affordable to lower-income households and 1,538 units affordable to moderate-income households. Between 2021 and 2025, the City issued building permits or initiated construction for 975 lower-income units, representing approximately 30 percent of the lower-income RHNA allocation, and 87 moderate-income units, representing about 5 percent of the moderate-income allocation.

The City has also exceeded Housing Element projections for accessory dwelling unit (“ADU”) production. While the Housing Element projected the development of 283 ADUs during the planning period, the City issued permits for 624 ADUs between 2021 and 2025—approximately 220 percent of the projected total.

To facilitate affordable housing development on sites identified in the 2021–2029 Housing Element, the City amended zoning on approximately 63 parcels to include affordable housing additive zones (–AHP and –AHD), allowing development at densities of up to 30 dwelling units per acre. To date, these zoning changes have resulted in the entitlement and permitting of 951 residential units, including 636 units affordable to very low- and low-income households.

AP-12 Participation – 91.105, 91.200(c)

Summary of Citizen Participation Process/Efforts Made to Broaden Citizen Participation

The City of Oxnard followed HUD's guidelines for citizen and community involvement in the preparation of the Consolidated Plan and Action Plan. Engaging citizens in the planning process is crucial for ensuring that the resulting documents accurately reflect the needs and priorities of the community. Here's a summary of the activities undertaken by the City to encourage citizen participation:

1. **Encouragement of Citizen Participation:** All citizens of Oxnard are encouraged to participate in the planning, development, and implementation of the Annual Action Plan. This inclusive approach ensures that the voices of all community members, including those from diverse backgrounds and perspectives, are heard and considered in the decision-making process.
2. **Regular Contact with CDBG, HOME, or ESG Funded Organizations:** Organizations receiving direct CDBG, HOME, or ESG funding maintain regular contact with City staff. This ongoing communication facilitates collaboration and ensures that funded programs align with the goals and priorities outlined in the Annual Action Plan.
3. **Workshops and Consultation with Other Organizations:** The City consults with other organizations as needed and invites them to participate in public hearings, ensuring that a broad spectrum of community stakeholders—including those not directly funded through CDBG, HOME, or ESG—can provide input on the planning process. As part of this effort, the Housing Department conducted two workshops for CDBG and ESG programs on January 14 and January 29, 2026. These workshops were followed by consultations and technical assistance provided to community members and service providers through emails, phone calls, and meetings.
4. **Notice of Public Hearings:** A Notice of Public Hearing is published at least 15 days prior to each hearing to provide residents with adequate notice. This ensures transparency and allows residents to plan and participate in the hearings effectively.
5. **Public Comment Period:** A draft of the Annual Action Plan was made available for public comment for a minimum of 30 days (April 4 – May 5, 2026), allowing residents ample time to review the plan and provide feedback. This extended comment period demonstrates a commitment to soliciting and considering public input before finalizing the plan.

6. **Public Hearings:** Two public hearings were held by the City of Oxnard to discuss the Annual Action Plan. These hearings provided residents with opportunities to participate in the planning process, offer feedback on the draft plan, and raise questions or concerns. In accordance with the City's Citizen Participation Plan, the first public hearing was held on January 15, 2026, and the final public hearing will be held on May 5, 2026, before the Oxnard City Council. Public comments from residents and interested parties were accepted during both hearings.

Draft

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted / broad community Non-English Speaking - Specify other language: Spanish	A newspaper advertisement was published on December 18, 2026, inviting citizens to attend the Needs and Priorities public hearing on January 15, 2026. English and Spanish versions of Notices were also broadcasted on Public Channel 10/35 and the Public Notice was posted on the City of Oxnard website in both Spanish and English.	See Appendix I – Public Comments.	All comments received or made are accepted.	N/A
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A public hearing was held at the Oxnard Public Library on January 15, 2026, to solicit input on needs and priorities for the FY 2026-27 Annual Action Plan.	See Appendix I – Public Comments.	All comments received or made are accepted.	NA

3	Newspaper Ad	Non-targeted/ broad community Non-English Speaking - Specify other language: Spanish	A newspaper advertisement was published on April 2, 2026, to solicit public comment on the draft 2026/27 Annual Action Plan and to invite citizens to attend the final public hearing to adopt the FY 2026/27 Annual Action Plan, scheduled for May 5, 2026.	See Appendix I – Public Comments.	All comments received or made will be accepted.	N/A
4	Public Hearing	Non-targeted/ broad community Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing Low/mod income Oxnard residents	A final public hearing will be held before the City Council on May 5, 2026, for adoption of the FY 2026/27 Annual Action Plan.	See Appendix I – Public Comments.	All comments received or made will be accepted.	N/A

Table 5 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Oxnard has a comprehensive strategy in place to leverage various funding sources and partnerships to address community development, affordable housing, and homeless needs within the community. Below is a breakdown of the funding sources and planned allocations for FY 2026-27:

CDBG Entitlement Funds: The City of Oxnard will receive approximately \$2,074,781 in CDBG entitlement funds. Additionally, the City will have \$445,685.51 in prior year carryover funds that are available for programming in FY 2026-27, for a total of \$2,520,466.51. These funds will be utilized for public services, public infrastructure improvements, homeowner rehabilitation, rental rehabilitation, and CDBG program administration. The City does not have any income from float-funded activities or surplus from urban renewal settlements, sale of real property, prior period adjustments, CDBG-acquired property available for sale, or lump sum drawdown payments. Nor is the City funding any “urgent need activities.”

HOME Entitlement Funds: The City is expected to receive approximately \$599,010.76 in HOME funding. Of this amount, \$59,901.08 will be allocated for program administration. The remaining balance of \$539,109.68 combined with \$1,446,538.38 in carryover funds from prior years, results in a total of \$1,985,648.06 available for future affordable housing developments.

ESG Entitlement Funds: Approximately \$184,400 is estimated to be awarded to Oxnard as part of the Hearth Emergency Solutions Grant Program. Oxnard will program these funds to emergency shelter and ESG program administration activities.

Anticipated Resources

Program	Source of Funds	Use Of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition, Planning, Economic Development, Housing, Public Improvements, Public Services	\$2,074,781	\$0	\$445,685.51	\$2,520,466.51	\$6,224,343	Entitlement allocation plus prior-year resources.
HOME	Public-Federal	Acquisition, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	\$599,010.76	\$0	\$1,446,538.38	\$2,045,549.14	\$1,797,032.28	Entitlement allocation plus prior year resources.
ESG	Public-Federal	Conversion and rehab for transitional housing, Financial Assistance Overnight, Shelter, Rapid Re-Housing (Rental Assistance), Rental Assistance Services, Transitional Housing	\$184,400.00	0.00	0.00	\$184,400	\$553,200	Entitlement allocation.

Table 6 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Many of the housing, community and homeless services programs described in the Regional

ConPlan will continue to be delivered by nonprofit community-based organizations. And while many non-profit organizations leverage significant financial and in-kind support from individual community members, foundations, and private organizations, federal funds still play a crucial role in implementing the Annual Action Plan.

The City is mandated to provide a 25 percent match for all HOME funds drawn down for HOME activities, excluding those funded by program income or administrative funds. To meet this requirement, the City has historically leveraged resources from other local funds, such as former redevelopment tax increment and, more recently, bond financing and Oxnard Housing Authority funds, in conjunction with HOME assisted affordable housing acquisition and rehabilitation. Due to these past leveraging efforts, the City has accumulated a surplus of match credits. As of the end of September 2025, the City's match surplus was \$21,503,233.81.

In accordance with 24 CFR 576.201, each Emergency Solutions Grants Program (ESG) award requires a one-to-one (1:1) match, meaning that each dollar of ESG funds expended must be matched with an equal amount of non-ESG funds. Subrecipients are responsible for documenting and reporting this match as part of their annual ESG performance reporting, which includes accomplishments achieved, the number of persons assisted, and the sources of matching funds corresponding to the amount expended during the program year.

The City of Oxnard fulfills the required match for administrative funds through the use of General Fund resources, primarily allocated to cover staff salaries associated with the administration and oversight of ESG-funded activities.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City may utilize publicly owned land and facilities to support activities addressing housing and homelessness needs identified in this plan. These include properties owned and operated by the Housing Authority of the City of Oxnard for public housing contribute to addressing affordable housing needs within the jurisdiction. These publicly owned properties support shelter services, affordable housing, and other programs assisting low- and moderate-income residents and individuals experiencing homelessness.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the Supply of Affordable Housing	2026	2027	Affordable Housing	Citywide	Development of New Affordable Housing Housing Rehabilitation	HOME: \$1,985,648.06 CDBG: \$100,000.00 CDBG: \$320,000	Rental units constructed: TBD Household Housing Unit <i>(Affordable Housing Development)</i> Rental units rehabilitated: 4 Household Housing Unit <i>(Habitat for Humanity Home Repair Program)</i> Rental units rehabilitated: 10 Household Housing Unit <i>(2023 D Street Acquisition/Rehabilitation Project)</i>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Increase and Improve Social Services	2026	2027	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Supportive Services	CDBG: \$45,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted <i>(Palm Vista Senior Center)</i>
							CDBG: \$50,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted <i>(OHA Senior Support Services)</i>
							CDBG: \$146,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted <i>(Oxnard Recreation Youth Services)</i>
							CDBG: \$35,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted <i>(Boys & Girls Club of Oxnard and Port Hueneme Squires Housing Unit Club)</i>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Work to End Homelessness	2026	2027	Homeless	Citywide	Homelessness Supportive Services	CDBG: \$35,000.00 ESG: \$110,640.00 ESG: \$13,830.00	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted <i>(Shelter Care Resources/Foundation First Basic Needs Assistance)</i> Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted <i>(Turning Point Foundation/ Our Place Safe Haven: Emergency Shelter and Multi-Service Navigation Center)</i> Other: Not Applicable <i>(ESG Administration & Planning)</i>
4	Create and Maintain Quality Neighborhoods	2026	2027	Non-Housing Community Development	Low- and Moderate-Income Areas	Street Improvements and Infrastructure	CDBG: \$1,350,000.00 CDBG: \$24,510.31	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,345 Persons Assisted <i>(2025 Cal Gisler Neighborhood Street Resurfacing & ADA Improvement Project)</i> Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,405 Persons Assisted <i>(Hobson Park East Neighborhood Street Resurfacing & ADA Improvement Project)</i>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Effective Administration	2026	2027	Planning and Administration	Citywide	Not Applicable	CDBG: \$414,956.20	Other: Not Applicable <i>(CDBG Planning & Administration)</i>
							HOME: \$34,353.08	Other: Not Applicable <i>(HOME Planning & Administration)</i>
				Fair Housing Services			HOME: \$25,548.00	Other: Not Applicable <i>(Housing Rights Center)</i>

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Improve the Supply of Affordable Housing
	Goal Description	Develop and maintain affordable housing opportunities for low- and moderate-income homeowners and renters. <i>(2026-27 Projects: Affordable Housing Development; Habitat for Humanity Home Repair Program; and additional funds to the 2023 D Street Acquisition and Rehabilitation Program)</i>
2	Goal Name	Increase and Improve Social Services
	Goal Description	Increase and improve access to public service programs targeting low- and moderate-income residents. <i>(2026-27 Projects: Palm Vista Senior Center; OHA Senior Supportive Services; Oxnard Recreation Youth Services;; and the Boys & Girls Club of Oxnard and Port Hueneme Squires Housing Unit Club)</i>
3	Goal Name	Work to End Homelessness
	Goal Description	In partnership with the Ventura County Continuum of Care, work to end homelessness within Ventura County by providing housing, emergency shelter and social services to homeless persons or those at risk of homelessness. <i>(2026-27 Projects: CDBG – Shelter Care Resources/Foundation First Basic Needs Assistance; ESG-Turning Point Foundation/Our Place Safe Haven: Emergency Shelter; ESG Administration & Planning)</i>
4	Goal Name	Create and Maintain Quality Neighborhoods
	Goal Description	Enhance and maintain access to livable neighborhoods by improving and maintaining public facilities and infrastructure. <i>(2026-27 Projects: 2025 Cal-Gisler Neighborhood Street Resurfacing and ADA Improvement Project; Hobson Park East Neighborhood Street Resurfacing and ADA Improvement Project)</i>
5	Goal Name	Effective Administration
	Goal Description	Maintain effective housing and community development programs to carry out HUD CPD funded programs and activities. <i>(2026-27 Projects: CDBG Planning & Administration; HOME Planning & Administration; Housing Rights Center)</i>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City has set aside \$1,985,648.06 in HOME Investment Partnerships Program funds for the future development of an affordable housing project to be identified at a later date. These funds will remain reserved until a viable project is identified and evaluated for feasibility, readiness, and consistency with the City’s housing priorities and federal program requirements.

The City may allocate these funds to a project developed either independently or in partnership with a qualified Community Housing Development Organization (“CHDO”). Potential uses include the new construction, acquisition, or rehabilitation of affordable housing units serving low- and very low-income households. Reserving these funds ensures the City can respond to emerging affordable housing opportunities and support projects that expand the supply of quality, affordable housing in Oxnard.

Draft

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has carefully planned how it will use Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants Program (ESG) funds for Fiscal Year 2026–27 to address priority housing, community development, and homelessness needs while complying with program requirements. A summary of the proposed activities and funding amounts is provided below.

These funding decisions support important services and programs in the community, including those serving seniors, individuals experiencing homelessness, and youth. The allocations also ensure the City remains within the required limits for CDBG public services and administration, HOME administration, and ESG street outreach, homelessness prevention, and administration costs. Funding for the Housing Rights Center also reflects the City’s ongoing commitment to fair housing and equal access to housing opportunities for all residents.

Overall, this Annual Action Plan demonstrates the City’s commitment to using federal resources responsibly to strengthen the community and improve the quality of life for Oxnard residents.

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Affordable Housing Development	Citywide	Improve the Supply of Affordable Housing	Development of New Affordable Housing	HOME: \$1,985,648.06
Habitat for Humanity Home Repair Program	Citywide	Improve the Supply of Affordable Housing	Housing Rehabilitation	CDBG: \$100,000
Acquisition/Rehabilitation of 201 South D Street	Citywide	Improve the Supply of Affordable Housing	Housing Rehabilitation	CDBG: \$320,000
Shelter Care Resources Foundation First Basic Needs Program	Citywide	Work to End Homelessness	Homelessness	CDBG: \$35,000
Turning Point Foundation Emergency Shelter	Citywide	Work to End Homelessness	Homelessness	ESG: \$110,640
Palm Vista Senior Center	Citywide	Increase and Improve Social Services	Supportive Services	CDBG: \$45,000
Oxnard Housing Authority Senior Supportive Services	Citywide	Increase and Improve Social Services	Supportive Services	CDBG: \$50,000
Oxnard Recreation Youth Services	Citywide	Increase and Improve Social Services	Supportive Services	CDBG: \$146,000
Boys & Girls Club of Greater Oxnard and Port	Citywide	Increase and Improve Social Services	Supportive Services	CDBG: \$35,000

Hueneme Squires Housing Unit Club				
Housing Rights Center	Citywide	Increase and Improve Social Services	Fair Housing Services	HOME: \$25,548
2025 Cal Gisler Neighborhood Street Resurfacing and ADA Improvements	Low- and Moderate-Income Areas	Create and Maintain Quality Neighborhoods	Street Improvements and Infrastructure	CDBG: \$1,350,000
Hobson Park East Neighborhood Street Resurfacing and ADA Improvements	Low- and Moderate-Income Areas	Create and Maintain Quality Neighborhoods	Street Improvements and Infrastructure	CDBG: \$24,510.31
HOME Program Administration	Citywide	Effective Administration	All	HOME: \$34,353.08
CDBG Program Administration	Citywide	Effective Administration	All	CDBG: \$414,956.20
ESG Program Administration	Citywide	Effective Administration	All	ESG: \$13,830

Table 8 – Project Information

Describe the Reasons for Allocation Priorities and Any Obstacles to Addressing Underserved Needs

The priorities outlined above reflect this year’s emphasis on street improvements in low- and moderate-income neighborhoods, public services for seniors, youth, and individuals experiencing homelessness, and housing rehabilitation activities to improve the City’s stock of affordable housing for low-income residents. Key obstacles include insufficient funding to meet unmet needs, very low vacancy rates, and a lack of affordable rental housing.

The Consolidated Plan also acknowledges ongoing challenges in addressing underserved needs, including sustained demand for public services and limited available funding. The City’s ability to respond to these needs will depend on funding availability, strategic partnerships, data analysis, and continued community input.

AP-38 Project Summary

Project Summary Information

1	Project Name	Affordable Housing Development
	Target Area	Citywide
	Goals Supported	Improve the Supply of Affordable Housing
	Needs Addressed	Development of New Affordable Housing
	Funding	HOME: \$1,985,648.06
	Description	\$1,985,648.06 in HOME funds will be reserved for a future affordable housing development to be identified at a later date. The funds may support a project developed either independently or in partnership with a qualified CHDO and may be used for the new construction, acquisition, or rehabilitation of affordable housing serving low- and very low-income households in Oxnard.
	Target Date	June 30, 2027
	Location Description	To be determined.
	Planned Activities	Same as description
2	Project Name	Habitat for Humanity Home Repair Program
	Target Area	Citywide
	Goals Supported	Improve the Supply of Affordable Housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$100,000
	Description	Habitat for Humanity Home Repair will assist four Oxnard residents with home repairs within the City. The program will provide no-cost home repairs, accessibility modifications, and weatherization upgrades to seven housing units occupied by low-income homeowners. Participating homeowners must continue to occupy the repaired home as their primary residence for a minimum of three years after project completion.
	Target Date	June 30, 2027
	Location Description	The Habitat for Humanity Home Repair Program will be administered from their offices at 1850 Eastman Avenue, Oxnard, CA 93030; however projects sites are to be determined.
	Planned Activities	Same as description

3	Project Name	Acquisition/Rehabilitation of 201 South D Street <i>(additional funds to prior year activity)</i>
	Target Area	Citywide
	Goals Supported	Improve the Supply of Affordable Housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$320,000
	Description	This is a multi-phase and multi-year project involving a ten-unit multifamily property. To increase the affordable housing inventory in Oxnard, the Housing Authority of the City of Oxnard purchased the Levy House in 2024. The property is subject to a Mills Act Program agreement and a Rehabilitation Plan filed with the Ventura County Planning Division's Cultural Heritage Program to restore, maintain, and protect the historic structure. The \$320,000 will fund exterior lead-based paint abatement, exterior painting, and fence replacement.
	Target Date	June 30, 2027
	Location Description	201 South D Street, Oxnard, CA 93030
	Planned Activities	Same as description
4	Project Name	Shelter Care Resources Foundation First Basic Needs Program
	Target Area	Citywide
	Goals Supported	Work to End Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$35,000
	Description	Shelter Care Resources will provide basic necessities to approximately 200 individuals and families experiencing homelessness. Services include a daily and weekly food pantry and the distribution of essential items such as clothing, hygiene products, infant supplies, school supplies, and assorted household goods.
	Target Date	June 30, 2027
	Location Description	940 South A Street, Oxnard, CA 93030
	Planned Activities	Same as description

5	Project Name	Turning Point Foundation Our Place Safe Haven Emergency Shelter and Multi-Service Center
	Target Area	Citywide
	Goals Supported	Work to End Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$110,640
	Description	The project will provide shelter, essential services, and supportive services—including case management and housing and health navigation—to 15 adults experiencing homelessness with mental illness from Oxnard.
	Target Date	June 30, 2027
	Location Description	536 E. Thompson Boulevard, Ventura, CA 93001
	Planned Activities	Same as description
6	Project Name	Palm Vista Senior Center
	Target Area	Citywide
	Goals Supported	Increase and Improve Social Services
	Needs Addressed	Supportive Services
	Funding	CDBG: \$45,000
	Description	The project will provide comprehensive services to 100 seniors at the Palm Vista Senior Center, offering critical support to promote their health, well-being, and social engagement. Services will include nutritious meals, health and wellness programs, educational workshops, and social activities designed to reduce isolation and enhance quality of life. By combining nutrition, health, educational, and social programming, the center will serve as a vital resource for senior residents in the community.
	Target Date	June 30, 2027
	Location Description	801 South C Street, Oxnard, CA 93030
	Planned Activities	Same as description

7	Project Name	Oxnard Housing Authority Senior Supportive Services
	Target Area	Citywide
	Goals Supported	Increase and Improve Social Services
	Needs Addressed	Supportive Services
	Funding	CDBG: \$50,000
	Description	Senior residents will have access to an on-site advocate who will assist approximately 60 seniors by connecting them to community resources that promote independent living and enhance quality of life. This staff member will provide support with housing-related needs, including reasonable accommodations and annual certifications, as well as help seniors access technology and participate in general activities that foster engagement and well-being.
	Target Date	June 30, 2027
	Location Description	401 South C Street, Oxnard, CA 93030
	Planned Activities	Same as description
8	Project Name	Oxnard Recreation Youth Services
	Target Area	Citywide
	Goals Supported	Increase and Improve Social Services
	Needs Addressed	Supportive Services
	Funding	CDBG: \$146,000
	Description	The Recreation Youth Services program will provide improved access to recreational, educational, and enrichment activities for 500 unduplicated youth in low-income neighborhoods. Expanded services—through increased staffing, additional program hours, and multiple locations, including Oxnard PAL, Southwinds Youth Center, and Colonia Gym—will allow more youth to safely participate throughout the year. Programming emphasizes recreational enrichment, physical fitness, and positive youth development through organized sports such as cheer, basketball, and boxing, as well as open gym opportunities, homework help, mentoring, arts, and other youth enrichment activities.
	Target Date	June 30, 2027
	Location Description	Youth services will be administered from the following locations: <ul style="list-style-type: none"> • Colonia Memorial Park Veterans Gym – 195 N. Marquita, Oxnard 93030 • Oxnard Police Activities League (PAL) – 350 South K Street, Oxnard 93030 • Southwinds Youth Center – 300 W. Clara Street, Oxnard 93033
Planned Activities	Same as description	

9	Project Name	Boys & Girls Club of Greater Oxnard and Port Hueneme Squires Housing Unit Club
	Target Area	Citywide
	Goals Supported	Increase and Improve Social Services
	Needs Addressed	Supportive Services
	Funding	CDBG: \$35,000
	Description	The Boys & Girls Clubs of Greater Oxnard and Port Hueneme (BGCOP) proposes to continue and expand out-of-school enrichment programming for 40 youth at the Squires Housing Unit Club, located within the Squires Public Housing neighborhood. As part of the Housing Authority of the City of Oxnard public housing program, the Club site is embedded directly in the neighborhood to provide convenient access and targeted services for resident youth.
	Target Date	June 30, 2027
	Location Description	5243 Squires Drive, Oxnard, CA 93033
	Planned Activities	Same as description
10	Project Name	Housing Rights Center
	Target Area	Citywide
	Goals Supported	Increase and Improve Social Services
	Needs Addressed	Fair Housing Services
	Funding	HOME: \$25,548
	Description	The Housing Rights Center Program will provide fair housing education, counseling and enforcement services to Oxnard residents. This program helps the City to comply with HUD's regulatory requirements to affirmatively further fair housing and includes counseling on landlord/tenant law and other aspects of housing.
	Target Date	June 30, 2027
	Location Description	501 Poli Street, Ventura, CA 93001
	Planned Activities	Same as description

11	Project Name	Cal Gisler Neighborhood Street Resurfacing and ADA Improvement Project <i>(additional funds to a prior year activity)</i>
	Target Area	Citywide
	Goals Supported	Create and Maintain Quality Neighborhoods
	Needs Addressed	Street Improvements and Infrastructure
	Funding	CDBG: \$1,350,000
	Description	The project will reconstruct existing asphalt pavement and install Americans with Disabilities Act (ADA) improvements within the Cal Gisler neighborhood of Oxnard. The scope of work includes milling and repaving asphalt pavement, repairing failed pavement areas, and constructing ADA-compliant curb ramps, sidewalks, and driveways. Additional work includes concrete repairs, adjusting utility covers to finished grade, replacing street name signs, and installing pavement markings and traffic striping. The project will also include furnishing all necessary materials, equipment, supplies, and labor required to complete the proposed improvements.
	Target Date	June 30, 2027
	Location Description	The Cal Gisler Neighborhood Street Improvement Project will take place in predominantly residential low- and moderate-income neighborhoods. Affected Census Tracts include CT 3900, BG 1 and 2.
	Planned Activities	Same as description
12	Project Name	Hobson Park East Neighborhood Street Resurfacing and ADA Improvement Project
	Target Area	Citywide
	Goals Supported	Create and Maintain Quality Neighborhoods
	Needs Addressed	Street Improvements and Infrastructure
	Funding	CDBG: \$24,510.31
	Description	The project will resurface existing asphalt pavement and install Americans with Disabilities Act (ADA) improvements—including curb ramps, sidewalks, and driveways—within the Hobson Park East neighborhood. The work includes milling existing asphalt, placing and compacting new asphalt, excavating and reconstructing failed pavement areas, making concrete repairs, adjusting utility covers to finished grade, replacing street name signs, and installing pavement markings and traffic striping. The contractor will provide all materials, equipment, supplies, labor, and services necessary to complete the improvements and associated work.
	Target Date	June 30, 2028
	Location Description	The Hobson Park East Neighborhood Street Improvement Project will take place in predominantly residential low- and moderate-income neighborhoods. Affected Census Tracts include CT 8601, BG 1, and CT 8602, BG 1, 2, and 3.
Planned Activities	Same as description	

13	Project Name	HOME Program Administration
	Target Area	Citywide
	Goals Supported	Effective Administration
	Needs Addressed	All
	Funding	HOME: \$34,353.08
	Description	The City may use up to 10 percent of the HOME allocation for the overall administration of the HOME Program. The City will use HOME funds to ensure the overall development, management, and coordination (including coordination with Community Housing Development Organizations) and monitoring of all HOME-funded projects/programs to ensure compliance with federal regulations of the HOME program.
	Target Date	June 30, 2027
	Location Description	435 South D Street, Oxnard, CA 93030
	Planned Activities	Same as description
14	Project Name	CDBG Program Administration
	Target Area	Citywide
	Goals Supported	Effective Administration
	Needs Addressed	All
	Funding	CDBG: \$414,956.20
	Description	The City will conduct the following administration/planning activities: (1) General Administration of the overall CDBG Program, including preparation of budget, applications, certifications, and agreements, (2) Coordination of all CDBG-funded capital improvement projects, (3) Coordination of the Public Service Subrecipients, (4) Monitoring of all CDBG projects/programs to ensure compliance with federal regulations, (5) Preparation of the Annual Action Plan, and (6) Preparation of the Consolidated Annual Performance and Evaluation Report (CAPER).
	Target Date	June 30, 2027
	Location Description	435 South D Street, Oxnard, CA 93030
Planned Activities	Same as description	

15	Project Name	ESG Program Administration
	Target Area	Citywide
	Goals Supported	Effective Administration
	Needs Addressed	All
	Funding	ESG: \$13,830
	Description	The ESG Program Administration activity provides funding to support the management, oversight, and coordination of ESG-funded projects and services. Administrative funds can cover staff salaries, training, reporting, monitoring, and other costs directly associated with ensuring program compliance with federal requirements, including 24 CFR 576. This activity enables the City to effectively plan, implement, and evaluate ESG programs, ensuring that emergency shelter, street outreach, homelessness prevention, and rapid rehousing services are delivered efficiently to individuals and families experiencing homelessness. Administrative activities also include maintaining data systems, tracking performance outcomes, preparing federal reports, and coordinating with subrecipients and community partners to maximize the impact of ESG funding.
	Target Date	June 30, 2027
	Location Description	435 South D Street, Oxnard, CA 93030
	Planned Activities	Same as description

AP-50 Geographic Distribution – 91.220(f)

Description of the Geographic Areas of the Entitlement (including areas of low-income and minority concentration) Where Assistance Will Be Directed

The City utilizes CDBG, HOME, and ESG funds for projects and programs operated citywide. However, both CDBG-funded street resurfacing and ADA improvement projects targeted to the most-needy neighborhoods: those census tracts where 51 percent or more of the residents are low- or moderate- income. These areas also generally correspond to areas with the highest concentrations of non-White households.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	72%
Low- and Moderate-Income Areas	28%

Table 9 - Geographic Distribution

Rationale for the Priorities for Allocating Investments Geographically

The City is committed to using federal funds to benefit residents throughout Oxnard. Public service programs will be available citywide and will provide essential support to youth, seniors, and individuals experiencing homelessness. Housing rehabilitation programs will also benefit residents throughout the city. For example, Habitat for Humanity’s Home Repair Program is available to all income-eligible homeowners regardless of where they live in Oxnard. Similarly, the 201 South D Street Acquisition and Rehabilitation Project will provide housing opportunities for eligible households citywide. Approximately 72 percent of the City’s federal funding for FY 2026–27 is allocated to activities that provide a citywide benefit.

In contrast, approximately 28 percent of the federal budget will be invested in street resurfacing and Americans with Disabilities Act (“ADA”) improvements in low- and moderate-income neighborhoods. These projects are critical to improving safety, maintaining infrastructure, and enhancing overall quality of life. Beyond physical upgrades, these investments also help strengthen neighborhood stability and support long-term community and economic vitality.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

HOME funds are used to provide gap-financing for the new construction of multifamily rental housing serving lower-income households in Oxnard. Two affordable housing developments currently under construction, the Cypress Place Phase I project and the Dolores Huerta Gardens Apartments, have received HOME financing and are expected to be completed in the second quarter of 2026. Cypress Place Phase I is a 90-unit (including one manager's unit), 100 percent affordable development that received a \$1,600,000 HOME gap-financing loan and \$1,500,000 in CDBG funding for off-site improvements; the project will include 15 HOME-assisted units. The Dolores Huerta Gardens Apartments project is a 58-unit, including one manager's unit, 100 percent affordable development that received \$1,854,000 in HOME funds and will include 11 HOME-assisted units.

The City has also issued a conditional approval letter for \$1,000,000 in HOME gap-financing for the Aspire Apartments, an 88-unit affordable housing development (including one unrestricted manager's unit). The project is scheduled for consideration by the Oxnard City Council in the second quarter of 2026. If approved, construction is anticipated to begin in the second quarter of 2026 and be completed in the first quarter of 2028. The City is currently conducting a subsidy layering review and has not yet determined the number of HOME-assisted units that will be required but will ensure compliance with HOME per-unit subsidy limits. The City Council will also consider additional funding for the project, including \$1,200,000 in HOME-American Rescue Plan Program ("HOME-ARP") funds to support housing for qualifying populations and \$718,659 in CDBG funds for the development of a pocket park associated with the project.

During FY 2025-2026, People's Self-Help Housing updated its application requesting HOME-ARP funding for Cypress Place at Garden City Phase II, a proposed 60-unit (including one manager's unit), 100 percent affordable rental housing development. The City has issued a conditional HOME-ARP award in the form of a loan, subject to the developer securing all required financing, meeting HOME-ARP commitment requirements, and receiving City Council approval. The City estimates that at least two HOME-ARP units will be designated for qualifying populations. If funded, the project is anticipated to be completed in 2028.

In addition to new construction projects, the City continues to support housing rehabilitation activities using CDBG funds. Habitat for Humanity of Ventura County will continue providing residential rehabilitation assistance to eligible homeowners and is proposing to complete repairs on at least four housing units during FY 2026–27. The Housing Authority of the City of Oxnard

will also continue rehabilitation work at the property located at 201 South D Street, which includes improvements to 10 housing units.

One-Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	14
Special-Needs	0
Total	14

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	14
Acquisition of Existing Units	0
Total	14

Table 11- One Year Goals for Affordable Housing by Support Type

Discussion

The City of Oxnard currently has several affordable housing developments underway that, once completed, will add nearly 30 new affordable rental units to the City’s housing inventory. During the FY 2026–27 program year, anticipated accomplishments for projects funded in FY 2026–27 include the completion of four affordable units proposed by Habitat for Humanity and a 10-unit affordable housing development located at 201 South D Street.

AP-60 Public Housing – 91.220(h)

Introduction

Oxnard Housing Authority (OHA) currently administers 523 public housing units, 1,904 Section 8 rental assistance vouchers, which includes 77 VASH vouchers, 40 Mainstream vouchers, 10 Family Unification vouchers, 46 Emergency Housing vouchers, and provides support services through its Resident Services program and Family Self-Sufficiency (FSS) program. The needs of public housing residents are supported with a Resident Services program which offers a variety of services to families and youth on-site. The FSS program supports and promotes public housing and Section 8 families with homeownership opportunities and economic self-sufficiency. The FSS Program provides one-on-one counseling and individual assistance to families that participate in this program.

Actions Planned During the Next Year to Address the Needs to Public Housing

Modernization and capital improvement projects for public housing units are funded through the City's Capital Fund Program, which targets upgrades and repairs where they are most needed. Each year, the Capital Fund Program evaluates and re-prioritizes projects identified in the Public Housing Authority's five-year plan through the Annual Plan and Annual Statement.

For the Fiscal Year 2026–27, the following capital improvement projects are planned for public housing units:

- CAL 31-3 Colonia Village – Alley Repair: \$250,000
- CAL 31-7 Althea Court – Rebuild 8 Units: \$300,000
- CAL 31-7 Oxnard Townhomes – Furnace Replacement: \$350,000
- Total planned capital improvements for FY 2026–27: \$900,000

These projects reflect the City's ongoing commitment to maintaining safe, functional, and modern public housing, ensuring residents benefit from well-maintained and upgraded facilities.

Actions to Encourage Public Housing Residents to Become More Involved in Management and Participate in Homeownership

The City promotes homeownership opportunities for public housing families by providing homeownership counseling services through the Ventura County Community Development Corporation (VCCDC). Families are made aware of these services through the Family Self-

Sufficiency Program and the distribution of information flyers to all public housing households.

In addition, public housing residents are encouraged to actively participate in tenant associations, which advocate on behalf of tenants and support efforts to improve public housing conditions and the overall quality of the housing stock.

If the PHA is Designated as Troubled, Describe the Manner in Which Financial Assistance will be Provided or Other Assistance

Not Applicable

Discussion

To address the growing demand for affordable housing in the community, the Oxnard Housing Authority and the Housing Department will continue to pursue new sources of funding for housing development projects and actively partner with developers, property owners, and Community Housing Development Organizations (CHDOs) to expand affordable housing opportunities.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Jurisdictions that receive federal funding for homeless assistance are required to conduct a Point-in-Time (PIT) Count of persons experiencing homelessness each year. The 2026 PIT Count was conducted on January 28, 2026, with more than 150 volunteers participating in Oxnard’s count. The results of the 2026 count are currently being tabulated by the Ventura County Continuum of Care and will be published in the annual Homeless Count and Survey Report, expected in Spring 2026.

The January 2025 PIT Count identified 634 individuals experiencing homelessness in Oxnard, including 255 sheltered individuals and 379 individuals living in places not meant for human habitation, such as vehicles, parks, abandoned buildings, transit stations, or encampments. This represents a 24 percent decrease in the number of individuals experiencing homelessness over the past two years. By comparison, the total count was 752 individuals in 2024 and 838 individuals in 2023.

Describe the Jurisdictions One-Year Goals and Actions for Reducing and Ending Homelessness including:

Reaching Out to Homeless Persons (Especially Unsheltered Persons) and Assessing Their Individual Needs

The City of Oxnard will continue outreach to persons experiencing homelessness, particularly those who are unsheltered, through coordinated efforts with nonprofit service providers and regional partners. The City will continue operating its year-round homeless shelter and navigation center located at the Casa de Carmen site, which opened in December 2025. The City contracted Mercy House to operate the navigation center during FY 2025–26 and will select an operator for FY 2026–27 through a competitive Request for Proposals (RFP) process. The navigation center will continue to operate during the program year, providing emergency shelter, housing navigation, and supportive services to individuals experiencing homelessness.

The City will also continue partnering with Mercy House to provide street outreach services to individuals experiencing homelessness throughout the community. Outreach activities will include engagement and needs assessments, housing navigation, employment assistance, health service referrals, and crisis intervention, with the goal of transitioning chronically homeless individuals into stable housing. The Street Outreach Team will coordinate with the Oxnard Navigation Center and Homeless Liaison Officers from the Oxnard Police Department to connect individuals

experiencing homelessness with appropriate shelter, services, and housing resources.

The City will also continue its Encampment Resolution Funding program, which was implemented in partnership with the Ventura County Health Care Agency during FY 2025–26. The program included street outreach and case management services along with non-congregate emergency shelter provided through motel placements for individuals living in encampments. Through proactive engagement and individualized housing plans, more than 40 individuals were successfully transitioned from encampments into permanent housing. These efforts will support the City’s continued work to engage unsheltered residents and connect them with shelter, supportive services, and permanent housing resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Oxnard continues to address the emergency shelter and transitional housing needs of persons experiencing homelessness by maintaining adequate zoning capacity for emergency shelters and by supporting the development and operation of shelter and navigation services within the community.

In 2019, the City began operating a temporary emergency shelter at a former National Guard Armory located at 351 S. K Street. The shelter initially opened with financial assistance from the City and the County of Ventura and later transitioned to operation by Mercy House, a nonprofit homeless service provider. The K Street shelter operated as a 24-hour low-barrier emergency shelter providing immediate housing and supportive services to individuals experiencing homelessness until it closed following the opening of the City’s new Navigation Center facility.

To expand the City’s capacity to provide coordinated services and pathways to permanent housing, the City developed a Navigation Center located at 241 W. 2nd Street on City-owned property. The Navigation Center is now operational and provides a centralized location where individuals experiencing homelessness can access emergency shelter, case management, and supportive services designed to assist them in transitioning into permanent housing.

The development of the Navigation Center resulted from a collaborative planning effort that began in 2020, when the City entered into an Exclusive Negotiating Agreement with a development partner and later executed a Disposition and Development Agreement following approval by the City Council. The project received all required land use entitlements and was developed as a multi-story mixed-use facility that includes shelter space, administrative offices for supportive service providers, and permanent supportive housing units.

Through these efforts, the City has expanded its ability to respond to homelessness by providing emergency shelter, coordinated services, and housing stabilization resources that help individuals

transition from homelessness to permanent housing.

Additional emergency shelter and transitional housing needs in the community are addressed through a network of nonprofit and public service providers. Emergency shelter services are provided by the Ventura County Rescue Mission, which operates a shelter for single adult men with a rotating stay schedule of 10 nights in and 5 nights out; the Kingdom Center, which provides emergency shelter for single women and women with children; the Lighthouse Mission for Women and Children, which serves single women and women with children; and the ESG-funded Turning Point Foundation, which provides shelter and supportive services for individuals experiencing homelessness who have mental health needs.

Transitional housing services are provided by several organizations that support individuals and families in moving toward stable, permanent housing. The Kingdom Center offers transitional housing for single women and women with children. Many Mansions provides transitional housing and supportive services for transition-aged youth, single women, and women with children. The Turning Point Foundation operates programs serving individuals experiencing homelessness with mental health challenges. Additional transitional housing assistance is provided by The Salvation Army, which serves families, single parents, and single individuals, and the Ventura County Human Services Agency, which provides housing and supportive services for families, single parents with children, and single adults.

Helping Homeless Persons (Especially Chronically Homeless Individuals and Families, Families With Children, Veterans and Their Families, and Unaccompanied Youth) Make the Transition to Permanent Housing and Independent Living, Including Shortening the Period of Time That Individuals and Families Experience Homelessness, Facilitating Access for Homeless Individuals and Families to Affordable Housing Units, and Preventing Individuals and Families Who Were Recently Homeless From Becoming Homeless Again

A number of agencies and service providers work collaboratively within the City of Oxnard and throughout Ventura County to assist individuals experiencing homelessness in securing housing and preventing future incidents of homelessness. The Oxnard Housing Authority prioritizes housing assistance for persons experiencing homelessness through the designation of Homeless Set-Aside vouchers within its Housing Choice Voucher Program. The Housing Authority continues to offer permanent housing opportunities through permanent supportive housing developments, including the Central Terrace, Casa Aliento, Dolores Huerta, Ormond Beach Villas, and Casa de Carmen projects.

The Oxnard Housing Authority also utilizes Mainstream Housing Vouchers. Mainstream Housing Vouchers are prioritized for non-elderly adults with disabilities who are currently homeless or transitioning out of institutional settings. These resources support the transition of vulnerable

households into stable housing and help prevent a return to homelessness.

The Ventura County Human Services Agency administers homelessness prevention and rapid re-housing services for these populations and will continue to do so during the upcoming program year. In addition, Ventura County Veterans Services, Ventura County Health Care for the Homeless, and Ventura County Behavioral Health work closely with local service providers to deliver supportive services that help reduce the incidence and recurrence of homelessness.

The Oxnard Housing Authority also partners with the U.S. Department of Veterans Affairs to administer housing assistance through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program, which provides housing vouchers and supportive services to chronically homeless veterans and their families.

Helping Low-Income Individuals and Families Avoid Becoming Homeless, Especially Extremely Low-Income Individuals and Families and Those Who Are: Being Discharged From Publicly Funded Institutions and Systems of Care (Such as Health Care Facilities, Mental Health Facilities, Foster Care and Other Youth Facilities, and Corrections Programs and Institutions); or, Receiving Assistance From Public or Private Agencies That Address Housing, Health, Social Services, Employment, Education, or Youth Needs.

The Ventura County Continuum of Care has documented discharge policies for these systems to ensure that individuals are not discharged into homelessness. Additionally, the Ventura County Human Services Agency will continue to assist qualifying low-income individuals and families to prevent homelessness during FY 2026–27, using Ventura County general fund allocations. Under the Continuum of Care discharge policy, the following practices are in place:

- **Health Care Facilities:** County health care providers follow interdisciplinary discharge protocols. Individuals requiring ongoing medical or nursing care without an identifiable residence may be placed in recuperative care programs. Others are routinely discharged to group homes, board-and-care facilities, or reunite with family and friends.
- **Mental Health Facilities:** The Ventura County Medical Center Psychiatric Inpatient Unit, in coordination with Ventura County Behavioral Health and community partners, provides discharge planning and placement assistance for individuals leaving mental health facilities.
- **Foster Care and Other Youth Facilities:** Transitional services are provided to youth and young adults ages 16–21 to support their successful transition from foster care to independent living and self-sufficiency. In addition to County Children and Family

Services, a Transitional Age Youth (TAY) center operated by Pacific Clinics is available to support eligible youth.

- **Corrections Programs and Institutions:** Upon release, individuals may access transitional or permanent housing programs, group homes, sober living facilities, or reunite with family and friends to prevent homelessness.

The Human Services Agency will continue to administer homelessness prevention and rapid re-housing services for these populations in the upcoming program year. In addition, Ventura County Veterans Services, Health Care for the Homeless, and Ventura County Behavioral Health will continue working closely with service providers to deliver supportive services and reduce the incidence and recurrence of homelessness.

Draft

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

A barrier to affordable housing is a public policy or non-governmental condition that constrains the development or rehabilitation of affordable housing. Examples include land use controls, property taxes, state prevailing wage requirements, environmental regulations, the cost of land, and the availability of financial resources. Unlike impediments to fair housing choice, which generally involve unlawful discrimination or practices that limit equal housing opportunity, barriers to affordable housing are lawful constraints that can affect housing supply and cost.

Barriers to housing affordability can take many forms, including zoning and land use regulations. In Ventura County, several local growth limitations have been enacted through voter-approved ballot measures. While these measures reflect community planning priorities, they can also restrict housing development, limit density, and increase the cost of building new units.

Barriers to exiting homelessness are also significant. The limited availability of permanent, year-round shelter and a shortage of housing units affordable to very low- and low-income households constrain the ability of homeless individuals and families to achieve housing stability. High development costs and limited public funding for affordable housing often prevent developers from building the number of units needed to meet demand, leaving many households without viable housing options. These constraints perpetuate homelessness and reduce housing opportunities for the populations with the greatest needs.

Actions It Planned to Remove or Ameliorate the Negative Effects of Public Policies That Serve as Barriers to Affordable Housing Such as Land Use Controls, Tax Policies Affecting Land, Zoning Ordinances, Building Codes, Fees and Charges, Growth Limitations, and Policies Affecting the Return on Residential Investment

To address market factors and government regulations that can significantly affect production, affordability, safety, and quality of housing, the City directs efforts to ensure that land use controls, development standards, building and related codes, permit processing procedures, fees and exactions, and other regulations are reasonable and effective. While some market conditions are beyond the direct control of any jurisdiction, the City ensures compliance with federal and state legislation while minimizing unnecessary constraints that may increase housing costs.

The City’s Housing Element goal, “*Appropriate Governmental Regulations That Do Not Unnecessarily or Unintentionally Impede the Production of Housing, Especially Lower-Income Housing,*” and its three supporting policies are designed to avoid duplicative or burdensome

regulations that could constrain the development of housing, particularly affordable housing:

- **H-4.1 Regulatory/Fee Constraints:** Periodically review City regulations, building and related codes, ordinances, service fees, and development impact fees to ensure they do not unnecessarily or unintentionally constrain housing production, with a focus on affordable housing.
- **H-4.2 Affordable Housing Incentives:** Offer regulatory incentives and design flexibility for affordable housing, such as relief from residential development standards or fee waivers, consistent with state housing laws.
- **H-4.3 Processing:** Provide streamlined, timely, and coordinated processing of affordable residential development projects to minimize land acquisition costs, holding costs, and upfront development expenses.

These actions collectively support the development of housing that meets the needs of lower-income households while maintaining the City's community vision and regulatory standards.

AP-85 Other Actions – 91.220(k)

Actions Planned to Address Obstacles to Meeting Underserved Needs

The City of Oxnard has identified strategies, activities, and funding sources to implement goals in housing, community development, and homelessness services to benefit residents with unmet needs. Recognizing that funding limitations can constrain service delivery, the City will continue to pursue additional resources through grants, partnerships with external organizations, and advocacy for increased state and federal funding.

The City is committed to enhancing delivery systems for housing, community development, and homelessness services through innovation, streamlined processes, and collaboration with for-profit and nonprofit partners. Federal funds, including CDBG, HOME, and ESG, are prioritized to support affordable rental housing development, address housing availability and quality, promote fair housing practices, and prevent homelessness. These funds also support broader community development needs, such as infrastructure improvements in predominantly low- and moderate-income neighborhoods, which contribute to safer, healthier, and more vibrant communities.

City staff will continue to work closely with private-sector partners, nonprofit service providers, neighboring cities, and other local government agencies to identify eligible projects that meet federal program requirements and ensure timely fund utilization.

Actions Planned to Foster and Maintain Affordable Housing

The City of Oxnard promotes the development and preservation of affordable housing through its Inclusionary Housing Program and other policies identified in the 2021–2029 Housing Element. The Inclusionary Housing Program is one of 44 programs designed to facilitate the construction of new affordable housing and the conservation and rehabilitation of existing units.

To meet the City’s 2021–2029 Regional Housing Needs Allocation (RHNA) of 2,911 lower-income units and ensure adequate development opportunities, the City relies on several housing opportunity sites, including:

- Affordable Housing Additive Zones with an inventory of 2,466 potential units
- 44 vacant or underutilized sites
- 224 units within pending specific plans
- 165 units within pending annexations
- 490 projected accessory dwelling units (ADUs)

The City has adopted inclusionary housing requirements through City Council Ordinances 2980 and 2999. Under the Inclusionary Housing Program, developers may request approval to pay an in-lieu fee rather than construct affordable units on-site. In-lieu fees are adjusted annually based on the Engineering News Record Building Cost Index for the Los Angeles Region. Collected fees are deposited into the City's Affordable Housing In-Lieu Fund, which currently has a balance of approximately \$1.8 million. These funds are used to support affordable housing development, typically through developer loans that leverage additional funding sources.

The City also supports affordable housing development through incentives and programs that may include:

- Expedited or streamlined development review
- Case-by-case modifications to development standards, such as reduced setbacks or parking requirements
- Participation in the State Density Bonus Program
- Down Payment Assistance for low-income homebuyers through the City's partnership with the Ventura County Community Development Commission using CDBG funds

In addition, the Affordable Housing Additive Zone allows residential densities of up to 30 units per acre in designated areas when at least 20 percent of units are affordable, helping expand opportunities for affordable housing development and supporting the City's RHNA goals.

Actions Planned to Reduce Lead-Based Paint Hazards

To protect children and families from lead exposure, the City of Oxnard follows HUD's Lead-Based Paint Regulations (Title X), which focus on notification, lead hazard evaluation, hazard reduction, ongoing maintenance, and response to children with elevated blood lead levels.

The City implements these requirements in all federally funded rehabilitation projects. Housing units constructed prior to 1978 that receive CDBG or HOME assistance are evaluated for lead-based paint hazards unless exempt under federal regulations. When hazards are identified, appropriate measures such as abatement or interim controls are implemented in accordance with HUD requirements. Tenants are notified of test results and clearance reports once remediation is completed.

Lead hazard reduction activities are incorporated into the City's Acquisition/Rehabilitation/New Construction of Affordable Rental Housing Program. In addition, all federally assisted rehabilitation projects include testing for lead-based paint and asbestos to ensure safe living

conditions.

For units assisted through the Housing Choice Voucher and public housing programs, inspections are conducted annually and when new units enter the program. Defective paint surfaces must be corrected, and units occupied by children under six receive additional attention to ensure potential lead hazards are addressed.

The City's Affordable Housing Division does not own or operate housing units. However, all housing activities funded through HOME or CDBG programs, including homebuyer assistance and homeowner rehabilitation, comply with applicable HUD lead-based paint regulations. The Oxnard Housing Authority also provides lead hazard information to tenants and program participants and ensures staff receive training to remain compliant with state and federal lead safety requirements.

Actions Planned to Reduce the Number of Poverty-Level Families

Reducing poverty is a priority for the City of Oxnard. The City works with local agencies and programs to improve the economic well-being of Oxnard residents by providing job skills training, employment opportunities, and support services. Key partners serving Oxnard residents include the City Corp, Oxnard Housing Authority, County of Ventura Human Services Agency, and City youth programs such as the Police Activities League and Southwinds Youth Center.

The City's Economic Development Division also supports Oxnard residents and local businesses by providing guidance for business startups, including assistance with permits, zoning, and home-based businesses. The Division also supports the Oxnard Employee Pipeline, a local skills-training program developed with Oxnard College and the West Ventura County Business Alliance. Oxnard residents who complete the program earn a certificate guaranteeing an interview with participating Oxnard employers offering competitive pay and benefits.

Oxnard residents also benefit from the programs of the Economic Development Collaborative of Ventura County, which promotes local job creation and economic growth through education, training, and business support services. The West Ventura County Business Alliance also advocates for Oxnard and regional businesses, supports economic development, and represents local business interests with government agencies.

Additionally, the Ventura County Workforce Development Board provides workforce services for Oxnard residents, including training, support for veterans, older workers, and individuals with disabilities, as well as business counseling, management guidance, and regulatory compliance. Services are offered at no cost to job seekers and at no or low cost to employers, helping Oxnard

residents access quality jobs, increase household incomes, and improve overall economic stability.

Actions Planned to Develop Institutional Structure

The City of Oxnard’s Grants Management Division plays a central role in administering HUD entitlement grants, including CDBG, HOME, and ESG funds. The Division is responsible for preparing and administering key planning and reporting documents such as the Regional ConPlan, Analysis of Impediments to Fair Housing Choice, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER). These documents establish the City’s priorities, strategies, and outcomes for housing, community development, and homeless activities.

The Grants Management Division also works closely with external partners to strengthen the delivery of housing, community development, and homeless programs. Coordination occurs through workshops, training, and regular meetings, including entitlement grant workshops, affordable housing workshops for homeowners, fair housing trainings, pre-construction meetings, Commission on Homelessness meetings, and County Continuum of Care Council and Housing Committee meetings.

In addition, the City engages a broad range of stakeholders—including nonprofit service providers, for-profit developers, advocacy organizations, neighborhood groups, and private sector partners—to help implement the strategies outlined in the Regional ConPlan. Public notices, community workshops, the City’s website, and other communication channels are used to share information and gather input to ensure the needs of low- and moderate-income residents are effectively addressed.

Actions Planned to Enhance Coordination Between Public and Private Housing and Social Service Agencies

To improve service delivery and address the needs of homeless individuals, low-income families, and other special needs populations, the City of Oxnard has established ongoing partnerships and collaborations with local service providers and City departments. Key partners include the Oxnard Police Department, Oxnard Cultural and Community Services Department, Oxnard Public Works Department, Many Mansions, People’s Self-Help Housing, and the Ventura County Continuum of Care.

During FY 2026–27, the City will continue to strengthen and expand these partnerships to enhance coordination, streamline service delivery, and maximize the effectiveness of programs addressing

housing, homelessness, and supportive services for Oxnard residents.

Draft

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

The information in this section addresses requirements established in HUD regulations that are specific to CDBG, HOME, and ESG Programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0 <i>(The City does not participate in a Section 108 Loan Guarantee Program.)</i>
3. The amount of surplus funds from urban renewal settlements	\$0 <i>(The City does not receive any urban renewal settlement funds.)</i>
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0 <i>(At this time, there have been no additional grant funds returned to the line of credit for new activities or programs.)</i>
5. The amount of income from float-funded activities	\$0 <i>(The City's CDBG Program does not receive income from float-funded activities.)</i>
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities.	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(1)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Other forms of local investments for housing that may be available to projects include financing from the City's in-lieu fees, CDBG, Housing Successor Agency Funds, and Permanent Local Housing Allocation (PLHA) funding. The City also applies for competitive grants in support of affordable housing initiatives and partners with other housing organizations to assist in housing low-income and the unhoused with permanent housing options.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Oxnard does not utilize a resale provision for HOME-assisted homebuyers. Instead, the City recaptures HOME funds to use for future HOME-eligible activities. The recapture provisions and procedures are as follows:

Recapture Provision:

If a homebuyer fails to comply with loan requirements during the affordability period or otherwise defaults, the City may exercise its legal rights, as set forth in the recorded promissory note and deed of trust, to recover the monetary assistance provided to the maximum extent permitted by law.

If recapture is triggered by the sale of the property, whether voluntary or involuntary, including foreclosure, or other default, the City will recover HOME funds from the net proceeds, defined as the sales price minus repayment of any first trust deed (other than HOME funds) and closing costs.

HOME regulations permit the City to recapture the full HOME subsidy in the event of a violation of affordability or term requirements. However, if the net proceeds are insufficient to recover the full subsidy, the City is required to forgive any remaining balance.

During the affordability period, repayment is required if the property is sold, transferred, refinanced without the City's consent, cash is taken out by the homeowner, or the property is

not occupied as the homeowner's primary residence.

Procedures:

HOME assistance is secured through a recorded promissory note and deed of trust filed with the Ventura County Recorder's Office. The City monitors compliance annually by requiring the homeowner to certify that the property remains owner-occupied. If violations are discovered, the City will invoke the recapture provisions.

If the property is transferred during the occupancy period, the City will require repayment from the net proceeds. If the net proceeds are insufficient to fully repay the HOME loan while allowing the borrower to recover their initial investment and documented capital improvements, the City calculates its share as follows:

$$\text{Amount of Loan} / (\text{Amount of Loan} + \text{Borrower's Investment}) = \% \text{ of Net Proceeds}$$

Any remaining balance of the HOME subsidy that cannot be recovered from net proceeds will be forgiven.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

During the affordability period, HOME-assisted homeowners must sell the property to another low-income homebuyer if the property is refinanced without the City's approval, cash is taken out by the homeowner, or the property is no longer occupied as the homeowner's primary residence.

The original homebuyer is entitled to a fair return on investment, including the down payment and documented capital improvements. However, in certain circumstances, such as a declining housing market where the sale price does not exceed the original purchase price, the homeowner may not receive a return. If a home buyer fails to meet program requirements or otherwise defaults during the affordability period, the City will exercise its legal rights under the recorded Resale Restriction Agreement (RRA) secured by a deed of trust.

The City monitors compliance annually, requiring homeowners to certify that the property remains owner-occupied. If violations are discovered, the resale provisions are enforced, and the property must be sold to an eligible low-income household. The new buyer assumes the property subject to the RRA, which maintains the unit's affordability restrictions.

The resale price is set to ensure the property remains affordable for a low-income household earning up to 80% of the area median income, as determined by HUD. Monthly housing costs,

including principal, interest, taxes, insurance, homeowners' association fees, utilities, and maintenance, cannot exceed 30% of the household's monthly income, unless otherwise stated in the RRA.

The RRA specifies the method for calculating the resale price, using one of the following approaches:

1. **Affordable Housing Cost Method:** The resale price is based on the maximum affordable price for a household earning up to 80% of AMI, paying no more than 30% of income for housing costs, but not less than the original purchase price paid by the first homeowner.
2. **CPI-Based Method:** The resale price is adjusted for changes in the Consumer Price Index (CPI) for All Urban Consumers in the Los Angeles-Riverside-Orange Counties area, accounting for documented improvements to the property, depreciation, and costs required to bring the home up to current building codes and make it marketable.

These guidelines ensure that HOME-assisted units remain affordable to successive low-income households while protecting the investment of the initial homeowner.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable; the City currently does not have any plans to invest HOME funds in this type of activity.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable; the City currently does not have any plans to invest HOME funds in this type of activity.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and

91.220(l)(2)(vii).

Not applicable; the City currently does not have any plans to invest HOME funds in this type of activity.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

Not applicable.

Draft

Emergency Solutions Grant (ESG)

Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The City of Oxnard does not provide direct client assistance under the ESG program. Written standards for ESG-funded activities are established by each service provider and vary by type of assistance. However, all providers are required to ensure that recipients meet HUD's minimum eligibility requirements for each funded activity. The Ventura County Continuum of Care maintains written standards for ESG subrecipients and for the HUD Continuum of Care program, which guide the provision of services and ensure compliance with federal requirements.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Ventura County Continuum of Care Alliance has established a centralized coordinated assessment system called Pathways to Home. This system provides a standardized intake process and helps prevent duplication of services across providers. Pathways to Home uses the Homeless Management Information System (HMIS) to track all homeless individuals who seek or receive assistance from participating service providers or directly through the County, ensuring consistent information and coordinated service delivery across the region.

3. Identify the process for making sub-awards and describe the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Oxnard follows a structured process for awarding ESG sub-grants to private nonprofit organizations, including community- and faith-based organizations:

- a) The City issues a Notice of Available Funds (NOFA), which is posted on the City's Housing Department website, at public locations such as the Library, and distributed via email to current and potential service providers throughout Ventura and Orange Counties.
- b) Interested agencies attend an information workshop and application training, which provides guidance on application requirements, deadlines, and submission procedures.
- c) Agencies submit their applications, including project overviews, qualifications, and proposed budgets.
- d) City staff review applications, adjust funding recommendations to comply with available resources and applicable caps, and submit the recommendations to City

- management for review and ultimately to the City Council for approval.
- e) Applicants are notified and encouraged to attend the City Council meeting at which their funding recommendations are considered. Public comments or grievances may be addressed at this time.
 - f) Upon City Council approval, the Mayor and City Council direct the City Manager and staff to proceed with final processing.
 - g) Staff prepare and execute all contracts, completing internal processes necessary to encumber funds for each agency.
 - h) Once contracts are executed, services commence on July 1 of the program year.
 - i) All ESG contracts are awarded for a one-year period.

This process ensures transparency, compliance with HUD requirements, and equitable distribution of ESG funding to eligible service providers serving Oxnard residents.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City meets the homeless participation requirement by having key City staff involved in the consideration of policies and funding decisions regarding facilities and services funded under ESG. The Housing Department Director serves on the Ventura County Continuum of Care Governance Board. In addition, each entity receiving City ESG funding is also asked to provide information as to how they involve the homeless.

5. Describe performance standards for evaluating ESG.

The City of Oxnard has established performance measures to ensure the effective administration of all ESG-funded activities and to track progress toward reducing homelessness. In combination with the Homeless Management Information System (HMIS), these standards help monitor program outcomes, including the length of time individuals and families experience homelessness, the overall incidence of homelessness, and the utilization of emergency shelters. Key performance measures include:

- **Emergency Shelters:** Excluding winter shelters, at least 10% of the homeless individuals or households served during the program year must be placed into transitional or permanent housing.

- **Transitional Housing:** At least 50% of households completing the transitional housing program during the program year must transition into permanent housing. (“Household” includes single individuals and families.)
- **Rapid Re-Housing and Eviction Prevention:** Clients receiving assistance must remain in stable housing for at least three months following program exit. Progress is tracked through case management, documentation, and HMIS entry and exit dates.
- **HMIS Data Entry:** All clients, except victims of domestic violence, must be entered into the regional HMIS within 15 days of receiving services and exited within 30 days of program completion or termination.
- **Minimum Standards:** Sub-grantees are expected to meet the Minimum Standards for Homeless Programs within 30 days of executing their program year contract.
- **Building and Habitability Standards:** Any facility receiving ESG funds for renovation, major rehabilitation, or conversion must comply with local safety and sanitation requirements. Sub-grantees must also ensure that shelters and housing facilities are safe, sanitary, and properly maintained.
- **Monitoring:** City staff review submitted reports, financial statements, audits, and conduct site visits to monitor the proper use of ESG funds and compliance with program requirements.

Through these performance measures, the City ensures that ESG-funded activities are effectively implemented, achieve program goals, and comply with all applicable federal regulations.

Discussion

The City of Oxnard’s Homeless Services Division continues to fund activities in compliance with the HEARTH Act. In partnership with subrecipients, ESG funding provides critical leverage to support programs aimed at reducing and ultimately ending homelessness. ESG regulations limit administrative and planning costs to 7.5% of the grant and allow no more than 60% of funds to be used for street outreach and emergency shelter activities. The remaining ESG funds are allocated to support rapid re-housing programs, ensuring targeted assistance for homeless individuals and families.



FY 2026/27 – 2029/30

Citizen Participation Plan

Draft for Public Review

April 4 – May 5, 2026

City of Oxnard Housing Department
Grants Management Division
435 South D Street
Oxnard, CA 93030

Table of Contents

INTRODUCTION	1
OBJECTIVES	1
GUIDELINES FOR CITIZEN PARTICIPATION	3
Consolidated Plan, Annual Action Plan, Assessment to Fair Housing	3
Consolidated Plan & 1st Year Annual Action Plan.....	4
Assessment to Fair Housing (AHF)Plan	6
Plan Amendments and Revisions	7
Consolidated Plan/Annual Action Plan Amendments.....	7
Assessment to Fair Housing Plan Revisions	8
Consolidated Annual Performance Evaluation Report (CAPER).....	9
PUBLIC COMMENT	10
ACCESS TO MEETINGS FOR PERSONS WITH DISABILITIES AND NON-ENGLISH-SPEAKING PERSONS	10
BACK-UP PROJECTS	10
ACCESS TO INFORMATION AND RECORDS	11
TECHNICAL ASSISTANCE	11
COMMENT AND COMPLAINT PROCESS	12
CHANGES IN FEDERAL FUNDING LEVEL	12
ASSURANCES	12
ANTI-DISPLACEMENT	13
RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN	13
Minimize Displacement	14
Relocation Assistance to Displaced Persons.....	14
One-for One Replacement of Lower-Income Dwelling Units	14
Disclosure and Reporting Requirements.....	15
Replacement not Required Based on Unit Availability	16
DEFINITIONS	17

INTRODUCTION

The City of Oxnard receives annual funding through the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Hearth Act Emergency Solutions Grant (ESG) programs from the U.S. Department of Housing and Urban Development (HUD). These funds are designated for housing, community development, and homelessness activities aimed at assisting low-income individuals.

In compliance with HUD regulations (24 CFR 91.105), the City is required to develop a 5-Year Consolidated Plan to address its affordable housing, community development, and homelessness needs. This includes submitting an Annual Action Plan that outlines specific spending and activities for the program years, as well as a Consolidated Annual Performance and Evaluation Report (CAPER) to assess the City’s achievements and use of CDBG, HOME, and ESG funds.

To ensure meaningful citizen engagement, the City has established a detailed Citizen Participation Plan (“CPP”) that specifies the City’s policies and procedures for engaging citizens and encouraging them to participate in creating, evaluating, and implementing the CDBG, HOME, and ESG programs and the Assessment of Fair Housing (AFH). The Draft FY 2026-27 – 2029-30 CPP was made available for public review and comment from April 4, 2026, to May 05, 2026. The City published a notice in the Vida Newspaper on April 2, 2026, to inform the public about the availability of the document. Community members could review the Draft CPP at the City of Oxnard Housing Department, 435 South D Street, Oxnard, CA during the City’s open operating hours, or at the City’s Housing Grants Management Division website at <https://www.oxnard.gov/housing/grants-management>.

Public input was invited during a regular public hearing of the Oxnard City Council on May 5, 2026, where residents could provide their comments on the Draft CPP. This engagement process is essential for ensuring that the voices of Oxnard residents are incorporated into the planning and implementation of CDBG, HOME, and ESG programs, as well as the Assessment of Fair Housing (AFH).

OBJECTIVES

The City’s CPP is designed to ensure equitable representation of all segments of the community and to facilitate communication between the City and its residents regarding the use of federal funding received from HUD. The CPP outlines policies and procedures intended to encourage meaningful public participation in decisions related to the use of federal funds, particularly CDBG, HOME, and ESG funds.

The intent of the CPP is to engage individuals and groups who are often least likely to participate in the planning process, especially low-income residents living in distressed neighborhoods, public and assisted housing developments, and areas where CDBG funds are proposed to be used. The CPP also requires outreach to public and private organizations that provide housing, health services, social services, and community-based programs, including regional organizations that represent protected classes and organizations that enforce fair housing laws. Outreach efforts also include entities serving populations targeted for assistance under HUD programs covered by the CPP.

This document outlines the guiding principles of citizen participation required under federal regulations and will remain in effect throughout the implementation of the City's federal entitlement programs until the funds are fully expended and closed out.

The Citizen Participation Plan promotes resident involvement in the following key areas:

- Preparation, review, and comment on:
 - ✓ The **Consolidated Plan**, a five-year strategic document outlining the City's goals for federal funding.
 - ✓ The **Annual Action Plan**, which details the projects to be undertaken in the upcoming fiscal year using federal funds.
 - ✓ **Substantial Amendments to the Consolidated Plan and/or Annual Action Plan.**
 - ✓ The **Consolidated Annual Performance and Evaluation Report (CAPER)**, which assesses federally funded activities and accomplishments relative to planned goals and objectives.
 - ✓ The **Assessment of Fair Housing (AFH)**, which analyzes fair housing issues, identifies contributing factors, and outlines goals and strategies to reduce inequities in housing, such as racial segregation and disparities in access to opportunity.
- Providing residents with reasonable and timely access to information, meetings, and records.
- Offering assistance for non-English-speaking and Limited English Proficient (LEP) individuals upon advance request, when such services are available.
- Ensuring reasonable accommodations for individuals with disabilities upon advance request.

GUIDELINES FOR CITIZEN PARTICIPATION

The citizen participation process offers the residents of Oxnard a formal opportunity to engage in the development of housing and community development programs, as well as amendments to adopted plans, in a public forum during designated public hearings that may be held at the City of Oxnard Council Chambers or in facilities in or adjacent to low- and moderate-income neighborhoods. To facilitate meaningful citizen involvement, the City will adhere to the following specific guidelines regarding information access, public notices, and technical assistance, among others, to encourage participation in the preparation of the Consolidated Plan, Annual Action Plan, Assessment of Fair Housing (AFH), and Consolidated Annual Performance and Evaluation Report (CAPER):

1. **Information Access:** The City will provide timely and easy access to relevant information about the planning process, including drafts of the plans and any substantial amendments.
2. **Public Notices:** The City will publish public notices in local newspapers and on its website to inform residents of upcoming meetings, availability of documents for review, and opportunities to provide input.
3. **Meetings:** Regularly scheduled City Council meetings will serve as forums for public discussion. Additional community meetings may be held to gather input from residents.
4. **Technical Assistance:** The City will offer assistance to residents who may need help understanding the planning documents or the participation process, including guidance for non-English-speaking and Limited English Proficient (LEP) individuals upon request.
5. **Feedback Mechanisms:** Citizens will be encouraged to submit comments and feedback through various channels, including written submissions, email, and verbal comments during meetings.
6. **Accessibility:** All meetings and materials will be accessible to individuals with disabilities, ensuring that all residents can participate fully in the process.

Consolidated Plan, Annual Action Plan, Assessment to Fair Housing

The Citizen Participation Plan (CPP) establishes the policies and procedures the City of Oxnard uses to ensure meaningful public involvement in the planning, development, and implementation of federally funded housing and community development programs. The CPP outlines how residents, community organizations, and other stakeholders can participate in decisions related to the use of funds received from the U.S. Department of Housing and Urban Development (HUD).

These participation requirements apply to the development of the Consolidated Plan, the Annual Action Plan, and fair housing planning documents.

The Consolidated Plan is a five-year strategic planning document that identifies the community's housing, homelessness, and community development needs and establishes priorities and goals for addressing those needs. The Annual Action Plan is prepared each year during the five-year planning period and identifies the specific projects, programs, and funding allocations that will be undertaken in the upcoming program year to advance the goals of the Consolidated Plan. Both plans must be developed with opportunities for public participation, review, and comment in accordance with the policies described in the CPP.

Fair housing planning is also incorporated into this process. The Assessment of Fair Housing (AFH) evaluates local and regional fair housing issues, including patterns of segregation, disparities in access to opportunity, and disproportionate housing needs among protected classes. The findings and goals identified in the AFH inform the priorities and strategies contained in the Consolidated Plan and Annual Action Plan. The Citizen Participation Plan ensures that residents, advocacy groups, housing providers, and other stakeholders have the opportunity to provide input on these documents and the policies that guide the City's use of HUD funding.

The following steps will be taken to encourage all Oxnard citizens, including minorities, non-English speaking or limited English proficient (LEP) persons, and persons with disabilities, to participate in the development of the Consolidated Plan, Annual Action Plan, and AFH and afford these citizens an opportunity to review and comment on them:

Consolidated Plan & 1st Year Annual Action Plan

1. **Community Needs Survey and Consultation Workshop:** The City will distribute a Community Needs Survey in English and Spanish to local agencies. A consultation workshop will be conducted with housing, health, homeless, disabled, and other social service providers to identify key community development needs and service gaps.
2. **Community Workshop:** A workshop(s) will be held in English and Spanish to gather citizen input on perceived community needs during the development of the Consolidated Plan. A written Community Needs Survey will also be provided to establish spending priorities for CDBG, HOME, and ESG funds.
3. **Request for Proposals (RFP):** The City will periodically distribute a Notice of Funding Availability (NOFA) to nonprofit organizations and City departments to facilitate public service, housing, public facility/infrastructure, and economic development activities.

4. **Input from Institutions:** The City will seek comments from local and regional institutions, the Continuum of Care, and other organizations—including businesses, developers, nonprofits, and community-based organizations—during the development and implementation of the Consolidated Plan.
5. **Public Housing Resident Participation:** The City will collaborate with public housing agencies to encourage participation from residents of public and assisted housing developments, as well as low-income residents from targeted revitalization areas. Information about consolidated plan activities will be shared with public housing agencies to facilitate discussions at their annual public hearings.
6. **Public Hearings:** Before publishing the City’s Consolidated Plan, the first of two public hearings will be held to solicit public comments (oral and written) on the use of CDBG, HOME, and HESG funds. Notices for the public hearings, including the date, time, location, and a summary of proposed actions, will be published in a local newspaper at least fifteen (15) days in advance. Public hearings will be held at the City Council Chambers at 300 West 3rd Street, or in facilities in or adjacent to low- and moderate-income neighborhoods. Staff will ensure that all locations for public hearing are accessible to individuals with disabilities.
7. **Draft Consolidated Plan/Annual Action Plan:** A summary of the proposed Consolidated Plan and/or Annual Action Plan will be published in a local newspaper, including information on where complete drafts can be reviewed. The summary will outline the expected grant assistance, range of activities, and estimated number of low- and moderate-income individuals benefiting from each activity.
8. **30-Day Public Comment Period:** The publication of the summary will initiate a 30-day public comment period, allowing residents and other interested parties to review the proposed plans and submit comments to the City’s Grants Management Division. Complete drafts will, at a minimum, be available at:
 - City of Oxnard Housing Department: 435 South D Street, Oxnard, CA 93030
 - City of Oxnard Grants Management website:
www.oxnard.gov/housing/grants-management
9. **Second Public Hearing:** A second public hearing will be held before the City Council to provide further opportunities for citizen input on the plans, which must be adopted by the Council. This hearing will again seek input on housing and community development needs. A summary of public comments, including those not accepted and the reasons for their exclusion, will accompany the final Consolidated Plan/Annual Action Plan. Public hearing

notices will be published in a local newspaper at least fifteen (15) days prior to the hearing, and these hearings will take place at 6:00 p.m. in the City Council Chambers, accessible to individuals with disabilities.

Assessment to Fair Housing Plan (AFH)

1. **Data Availability:** Oxnard staff will, at or as soon as feasible after initiating the public participation process, make HUD-provided data and any supplemental information planned for inclusion in the AFH available to residents, public agencies, and other interested parties. This data may be accessible by cross-referencing with HUD's website.
2. **Public Hearing for Community Input:** To gather community feedback on AFH-related data and to promote fair housing within Oxnard's housing and community development programs, at least one public hearing will be held before the proposed AFH is published for comment. This hearing may be combined with the first of two public hearings conducted as part of the Consolidated Plan and Annual Action Plan process.
3. **Public Notice and Comment Period:** A summary describing the contents and purpose of the proposed AFH will be published in a local newspaper at least thirty (30) days prior to the public hearing. This notice will also initiate a 30-day public comment period, allowing citizens to examine the proposed AFH and submit feedback to the City's Grants Management Division. The notice will include details about the date, time, and location of the public hearing for the adoption of the AFH. Public hearings may be held at the Oxnard City Council Chambers at 300 West 3rd Street, Oxnard or at any public facility that is in or adjacent to low- and moderate-income neighborhoods.
4. **Document Access:** Complete copies of the draft AFH will be available for review at the following locations:
 - City of Oxnard Housing Department: 435 South D Street, Oxnard, CA 93030
 - City of Oxnard website at www.oxnard.gov/housing/grants-managment
5. **City Council Hearing to Adopt AFH:** A public hearing before the City Council will be held to provide citizens with further opportunities to comment on the draft AFH, which must be adopted by the Council. A summary of public comments, along with any comments not accepted and the reasons for their exclusion, will be attached to the final AFH.

Plan Amendments and Revisions

Consolidated Plan/Annual Action Plan Amendments

Consolidated Plans and/or Annual Action Plans may be revised during the program year.

- **Minor Amendments:** Any revisions not classified below as a Substantial Amendment are considered minor amendments and do not require public notification or citizen participation prior to implementation. Once completed, the City will publicly disclose the amendment by posting it on the City’s website and will notify HUD of the change. The City will submit a copy of each amendment to HUD as it occurs or at the close of the program year. Minor changes and corrections may be made as long as they do not constitute a substantial amendment. These minor changes, including but not limited to modifications of goal outcome indicators, do not require public review or a public hearing.
- **Substantial Amendments:** The following changes to the City’s Consolidated Plan and/or Annual Action Plan are classified as substantial amendments, requiring public notification and review in accordance with the citizen participation process outlined in 24 CFR 91.105 and 24 CFR 91.115:
 1. A change in allocation priorities or in the method of fund distribution.
 2. An addition, modification, or elimination of a goal in the Consolidated Plan.
 3. The execution of an activity not previously described in the Annual Action Plan using funds covered by the Consolidated Plan, including Program Income.
 4. A proposal to cancel an activity described in the Annual Action Plan, if funded, in the federal Integrated Disbursement Information System (IDIS).
 5. A change in the purpose, scope, location, or beneficiaries of an activity in the Annual Action Plan.
 6. An increase in the use of CDBG, HOME, or ESG funds from one activity to another in the Annual Action Plan by \$220,000 or more.

If an amendment qualifies as a substantial change, citizens will have the opportunity to participate in the planning process by following these steps:

1. The City will publish a notice detailing the contents and purpose of the proposed substantial amendment to the Consolidated Plan and/or Annual Action Plan in a newspaper of general

circulation. This notice will also provide a list of locations where a complete draft of the amended documents can be reviewed.

2. The publication of the notice will initiate a 30-day public comment period, allowing citizens to examine the proposed amendments and submit feedback to the City's Grants Management Division.
3. After the 30-day comment period concludes, the City Council will consider the approval of the substantial amendment to the Consolidated Plan and/or Annual Action Plan. All substantial amendments, along with any amendments to the Citizen Participation Plan, will be reviewed and approved by the City Council. A summary of public comments, including any not accepted and the reasons for their exclusion, will be attached to the final amended document

Assessment to Fair Housing Plan Revisions

An AFH previously accepted by HUD must be revised and submitted to HUD for review under the following circumstances:

1. **Material Changes:** A material change refers to any significant alteration in the circumstances within the jurisdiction that affects the information on which the AFH is based, such that the analysis, fair housing contributing factors, or priorities and goals no longer reflect current conditions. Examples include:
 - Presidentially declared disasters under Title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.) that significantly impact the steps necessary to affirmatively further fair housing.
 - Significant demographic changes.
 - New substantial contributing factors within the jurisdiction.
 - Civil rights findings, determinations, settlements (including Voluntary Compliance Agreements), or court orders.

A revised AFH due to a material change must be submitted within 12 months of the change, unless HUD provides a later date. If the change results from a Presidentially declared disaster, the submission deadline is automatically extended to two years from the disaster declaration date, with potential further extensions granted by HUD upon request for good cause.

2. **HUD Notification:** If HUD issues written notification of a material change requiring revision, it will specify a due date for the revised AFH, considering the nature of the change and the program participant's capacity. The due date may be extended upon a written request from the participant explaining the reasons for the delay.

Within 30 calendar days of HUD's notification, the City may inform HUD in writing if it believes a revision is unnecessary, detailing the specific reasons for this opinion. HUD will respond within 30 days of receiving the City's correspondence, indicating whether it agrees or disagrees. If HUD disagrees, the City must proceed with the revision, and HUD may establish a new due date.

The revised AFH will involve amending analyses, assessments, priorities, and goals to reflect the material change, including any new fair housing issues or contributing factors. The revision does not require a complete overhaul of the AFH; it should focus solely on the material change and relevant adjustments.

Oxnard will adhere to the citizen participation guidelines established for a Consolidated Plan Substantial Amendment, which includes publishing a public notice at least 30 days prior to a public hearing for adopting the Revised AFH and allowing for a 30-day public comment period.

Consolidated Annual Performance Evaluation Report (CAPER)

The City will prepare an annual CAPER to evaluate the progress of the Consolidated Plan and review accomplishments from the previous program year. Once the CAPER is completed, a public notice will be published in a newspaper of general circulation, announcing its availability for review and comment before submission to HUD.

- **Public Review and Comment Period:** This review period will last a minimum of 15 days, commencing on the publication date. During this time, citizens will have the opportunity to examine the CAPER and submit comments to the City's Grants Management Division.
- **Public Hearing:** A public hearing will be held to gather citizens' views on program performance prior to submitting the CAPER to HUD. The public hearing may take place at the City Council Chambers or at any public facility in or adjacent to low- and moderate-income neighborhoods.
- **Summary of Comments:** A summary of public comments, including those not accepted and the reasons for their exclusion, will be attached to the final CAPER.

PUBLIC COMMENT

Public comments, both verbal and written, are welcomed throughout the program year, with particular emphasis during designated public comment periods. Public hearings provide a vital opportunity for citizen input on proposed neighborhood improvement programs, activities, and policies. Each year, the City will conduct at least three public hearings: one to solicit comments on needs and priorities for the development of the Consolidated Plan and/or Annual Action Plan, a second for adopting the Consolidated Plan and/or Annual Action Plan, and a third to accept the Consolidated Annual Performance and Evaluation Report (CAPER) after reviewing program performance. These hearings will be scheduled at convenient times for potential and actual beneficiaries and will be accessible to individuals with disabilities.

Notices for public comment periods will be published on the first day of the period and will conclude with the public hearing. To ensure that all residents are informed, public hearing notices—including date, time, and location—will be published in a local newspaper of general circulation at least 15 days prior to the hearing. Additionally, public notices will be issued for citywide projects, such as the Consolidated Plan, Annual Action Plan, and CAPER, ensuring transparency and community engagement.

ACCESS TO MEETINGS FOR PERSONS WITH DISABILITIES AND NON-ENGLISH-SPEAKING PERSONS

The Citizen Participation Plan shall provide for and encourage participation by all citizens, including minorities, non-English speaking persons, and persons with mobility, visual, or hearing impairments. Persons with disabilities needing special assistance to participate in the meetings shall contact the City Clerk’s Office at least 72 hours prior to the meeting to ensure that mobility, visual or hearing impairments shall be accommodated.

To accommodate non-English speaking persons, a translator shall be provided at each hearing and other translators may be made available upon request with at least three business days’ notice. Requests can be made by email or telephone to the City Clerk’s Office.

BACK-UP PROJECTS

The Annual Action Plan may include a list of “back-up” projects to be funded for the program year under certain circumstances. For instance, if additional funding becomes available from the closeout of past or current projects completed under budget, or if more program income is generated than originally estimated, these funds can be allocated to activities listed as “back-up” projects in the Annual Action Plan. Additionally, if staff has not definitively chosen which public

facility or infrastructure improvement project to fund during the development of the Annual Action Plan, the City may categorize these projects as "back-up" options until further planning is completed. The initiation and funding of these back-up projects will not be considered a substantial amendment, as defined in the Citizen Participation Plan.

Preferential consideration will be given to projects that can effectively utilize CDBG funds in a timely manner, aligning with the City's goal of meeting CDBG timeliness requirements. The City Council will approve the list of back-up projects, which may include various public facility and infrastructure improvements. These back-up projects can be activated whenever funding becomes available, provided that the City receives HUD approval for both the back-up projects and any approved and funded projects as part of its Annual Action Plan submission.

ACCESS TO INFORMATION AND RECORDS

Any citizen, organization, or other interested party may submit written requests for information regarding the Consolidated Plan, Annual Action Plan, AFH, or CAPER, including the City's use of funds under the CDBG, HOME, or ESG programs and the benefit to low- to moderate-income residents during the preceding five years. Copies of the Consolidated Plan, Annual Action Plan, Citizen Participation Plan, CAPER, AFH, amendments or revisions to these Plans, and documents regarding other important program requirements including contracting procedures, environmental policies, fair housing/equal opportunity requirements and relocation provisions, are available to the public during the City's regular business hours, Monday through Friday 8:00 am-5:00 pm and every other Friday from 8:00 am-5:00 pm, in the City's Housing Department located at 435 South D Street, Oxnard, CA 93030. Additional information may be obtained by calling (805) 385-7959 or (805) 385-7493. Upon request, the City will make all information available in a format accessible to persons with disabilities.

TECHNICAL ASSISTANCE

To encourage the submission of views and proposals regarding the Consolidated Plan and Annual Action Plan—especially from residents of target areas and groups representing low- and moderate-income individuals—the City will offer technical assistance to those seeking funding under these programs. This assistance, available upon request, will include resources such as sample proposals, as well as program regulations and guidelines. The goal is to facilitate meaningful participation and ensure that all voices are heard in the planning process.

COMMENT AND COMPLAINT PROCESS

The City will consider any comments from citizens received in writing or orally at public hearings in preparing this Citizen Participation Plan, the Consolidated Plan, Annual Plan, CAPER, AFH, and/or substantial amendments to these plans. A summary of all comments will be attached and submitted to HUD.

The City will respond to written complaints received relating to the Consolidated Plan, Annual Plan, AFH, CAPER, and/or substantial amendments. Written complaints must describe the objection and provide contact information of the complainant. The city will respond to complaints within fifteen (15) working days of receiving the written complaint, acknowledging the letter and identifying a plan of action, if necessary.

Correspondence may be addressed to:

City of Oxnard
Housing Department/Grants Management Division
C/O Lorraine Mendez, Grants and Compliance Manager
435 South D Street
Oxnard, CA 93030

Persons wishing to contact the Los Angeles Area Field HUD Office may address correspondence to:

U.S. Department of Housing and Urban Development
C/O David Chhay, HUD Representative
300 North Los Angeles Street
Suite 4054
Los Angeles, CA 90012

CHANGES IN FEDERAL FUNDING LEVEL

Any changes in the federal funding level after the comment period of either the Draft Consolidated Plan and/or the Draft Annual Action Plan has expired, the resulting effect on the distribution of funds will not be considered an amendment or a substantial amendment.

ASSURANCES

The City of Oxnard assures that the most diligent effort will be made to comply with the process and procedures outlined in this 2026-2029 Citizen Participation Plan.

ANTI-DISPLACEMENT

The City of Oxnard strives to avoid and minimize the displacement of individuals as a result of HUD funded activities. Therefore, to the greatest extent possible, the City:

- Will consider the impact of displacement in the site selection, during the project planning phase.
- Will provide information to displaced individuals on available assistance and relocations benefits.

To further minimize displacement and assist any persons displaced as a result of governmental actions, the City of Oxnard adopted a Residential Anti-Displacement and Relocation Assistance Plan as part of the City's Citizen Participation Plan on May 7, 2024. The updated provisions of that plan are provided below.

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

This Residential Anti-Displacement and Relocation Assistance Plan (RARAP) is prepared by the City of Oxnard (City) in accordance with the Housing and Community Development Act of 1974, as amended; and Department of Housing and Urban Development (HUD) regulations at 24 CFR 42.325 and is applicable to the City's CDBG, including the Section 108 Loan Guarantee Program, and HOME-assisted projects.

Section 104(d) of the Housing and Community Development Act of 1974, as amended (HCD Act), and HUD's CDBG program regulations provide that, as a condition for receiving assistance, as a grantee, the City must certify that it is following a Residential Anti-Displacement and Relocation Assistance Plan (RARAP), which contains two major components:

1. A requirement to replace all occupied and vacant occupiable low-moderate-income dwelling units that are demolished or converted to a use other than low-moderate-income housing in connection with an activity assisted under the HCD Act and 24 CFR 570.606(c)(1); and
2. A requirement to provide certain relocation assistance to any lower income person displaced as a direct result of (1) the demolition of any dwelling unit or (2) the conversion of a low/moderate-income dwelling unit to a use other than a low/moderate-income dwelling in connection with an assisted activity.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, Oxnard will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs;
- Stage rehabilitation of apartment units to allow tenants to remain in the building complex during and after the rehabilitation, working with empty units first;
- Where feasible, give priority to rehabilitation of housing in lieu of demolition to minimize displacement;
- If feasible, demolish or convert only dwelling units that are unoccupied or vacant occupiable¹ dwelling units, especially if units are lower-income units as defined in 24 CFR 42.305; and
- Target only those properties deemed essential to the need or success of the project.

Relocation Assistance to Displaced Persons

The City will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG and HOME Programs, move permanently or move personal property from real property as a direct result of the demolitions of any dwelling unit or the conversion² of a lower-income dwelling unit³ in accordance with requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant will be provided relocation assistance in accordance with the Uniform Act, as amended, and implementing regulations at 49 CFR Part 24.

One-for One Replacement of Lower-Income Dwelling Units

In accordance with section 104(d) of the Housing and Community Development Act of 1974, as amended (HCD Act) (Pub. L. 93-383, 42 U.S. C. 5301 et seq) and the implementing regulations

¹ A **vacant occupiable dwelling** unit means a vacant dwelling unit that is in a standard condition; a vacant dwelling unit that is in a substandard condition, but is suitable for rehabilitation; or a dwelling unit in any condition that has been occupied (except by a squatter) at any time within the period beginning three months before the date of execution of the agreement by the recipient covering the rehabilitation or demolition.

² The term **conversion** means altering a housing unit to either use the dwelling for non-housing purposes, continue to use a unit for housing; but it fails to meet the definition of lower-income dwelling unit; or it is used as an emergency shelter. If a housing unit continues to be used for housing after completion of the project is not considered a “conversion” insofar as the unit is owned and occupied by a person who owned and occupied the unit before the project.

³ A **lower-income dwelling unit** means a dwelling unit with a market rent (including utility costs) that does not exceed the applicable Fair Market Rent.

at 24 CFR 42.375, the City will fulfill its obligation of providing one-for-one replacement housing by replacing all occupied and vacant occupiable lower-income dwelling units⁴ demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG and HOME Programs.

To that end, the City, in fulfillment of 24 CFR 42.375, will replace all units triggering replacement-housing obligations with comparable lower-income dwelling units. Acceptable replacement units that are provided by the City or private developer will meet these requirements:

- The units will be located within the city and, to the extent feasible and consistent with other statutory priorities, located within the same neighborhood as the units replaced.
- The units must be sufficient in number and size to house no fewer than the number of occupants who could have been housed, as determined by the City's local housing occupancy codes, in the units that are demolished or converted.
- The units must be provided in standard condition.
- Replacement units must initially be made available for occupancy up to one year prior to the City publishing information regarding the project initiating replacement housing requirements and ending three years after commencing demolition or rehabilitation related to the conversion.
- Replacement units must remain lower income dwelling units for a minimum of ten years from the date of initial occupancy. Replacement lower-income dwelling units may include public housing or existing housing receiving Section 8 project-based assistance.

Disclosure and Reporting Requirements

Before entering into a contract committing the City to provide funds for a project that will directly result in demolition or conversion of lower income dwelling units, the City will make public by publishing in a newspaper of general circulation and will submit to HUD the following information in writing:

1. A description of the proposed assisted project.

⁴ The term **dwelling** as defined by the URA at 49 CFR 24.2(a)(10) includes transitional housing units or non-housekeeping units (SRO) commonly found in HUD programs. An emergency shelter is generally not considered a "dwelling" because such a facility is usually not a place of permanent, transitional or customary and usual residence.

2. The address, number of bedrooms and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of and assisted project.
3. A time schedule for the commencement and completion of the demolition or conversion.
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of at the replacement lower-income housing that has been or will be provided.
5. The source of funding and a time schedule for the provision of the replacement dwelling units.
6. The basis for concluding that each replacement dwelling unit will remain a lower income dwelling unit for at least ten years from the date of initial occupancy.
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a two-bedroom unit with two one-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items four through seven are unavailable at the time of the general submission, the City will identify the general locations of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the City may submit a request to HUD for a determination that the one-to-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower income dwelling units in standard condition available on a non-discriminatory basis within the area.

DEFINITIONS

Annual Action Plan. A one-year (July 1 – June 30) planning document detailing approved funding allocations for specific eligible activities. The Annual Action Plan is submitted to HUD 45 days prior to the beginning of the program year.

Code of Federal Regulations (CFR). The general and permanent rules and regulations published in the Federal Register by the executive departments and agencies of the U.S. government.

Community Development Block Grant (CDBG). Authorized under Title I of the Housing and Community Development Act of 1974, as amended, the CDBG Program combined multiple federal categorical grants under one regulation. The funds are a block grant that can be used to address critical and unmet community needs including those for housing rehabilitation, public facilities, infrastructure, economic development, public services, and more. The City is provided an annual grant on a formula basis as a CDBG Entitlement recipient. Funds are used to develop a viable urban community by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER is prepared at the end of the program year to detail how funds were actually expended and the extent to which these funds were used for activities that benefitted low- and moderate-income people. The CAPER is submitted to HUD within 90 days of the program year end.

Consolidated Plan. The document that is submitted to HUD that serves as the comprehensive housing affordability strategy, community development plan, and submissions for funding under any of the Community Planning and Development formula grant programs (e.g., CDBG, ESG, HOME, and HOPWA), that is prepared in accordance with the process described in this part.

HOME Investment Partnerships Program (HOME). HOME funds are awarded annually as formula grants to participating jurisdictions (PJs), States and localities, that are used - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

HUD. The U.S. Department of Housing and Urban Development is the federal agency that administers and provides guidance for the Consolidated Plan process and use of federal funds such as CDBG and HOME.

Low- and Moderate-Income Persons. Individuals from households with a total income that does not exceed 80 percent of the median household income for the area adjusted for family size.

FY 2026-27 ANNUAL ACTION PLAN and CITIZEN PARTICIPATION PLAN

Brenda Lopez, Director
Housing Department

Community Services, Public Safety, Housing &
Development Committee
April 14, 2026

BACKGROUND

The City of Oxnard receives three entitlement grants annually from the U.S. Department of Housing and Urban Development (HUD):

1. *Community Development Block Grant (CDBG) Program*: Supports low- and moderate-income persons by providing decent housing, suitable living environments, and expanded economic opportunities.
2. *Emergency Solutions Grant (ESG) Program*: Supports moving homeless persons into stable housing with supportive services, with the goal of self-sufficiency.
3. *HOME Investment Partnerships Program (HOME)*: Supports low-income persons with expanded housing opportunities.

BACKGROUND

1. The City is required to receive HUD approval of a 5-year Consolidated Plan (adopted 5/6/25) and an Annual Action Plan (AAP) to receive entitlement grants.
2. The AAP identifies the activities and funding allocations to be implemented during each fiscal year.
3. The Citizen Participation Plan (CPP) outlines the process for developing and adopting the AAP, including opportunities for public input particularly as it relates to the use of federal funds (24 CFR 91.105).
4. The CPP covers the period of July 1, 2026 through June 30, 2030.
5. City issues a Notice of Funds Available to solicit proposals from community organizations and City departments for utilizing the coming fiscal year entitlement grants.
6. Housing Department receives and evaluates applications, and provides a funding recommendation to the City Council.

DISCUSSION

1. Funding applications were accepted January 12, 2026 through February 12, 2026.
2. Applicants were required to attend a mandatory workshop covering the application process and applicable federal regulations.
3. Twenty-two applications received, with 10 recommended for funding.
4. Applications were ranked based on evaluation criteria including but not limited to: experience using federal funds, timely expenditure of funds, quality of application, and capacity to implement.
5. The FY 2026–27 funding amount from HUD is currently an estimate. Once final allocations are received, all funding amounts will be adjusted proportionally. If funding exceeds expectations, priority will be given to projects that can expend CDBG funds quickly and efficiently within the program year.

CDBG Funding

Funds support public services, public infrastructure improvements, homeowner rehabilitation, rental housing rehabilitation, and program administration.

CDBG Funds Estimated for FY 2026-27	
FY 2026-27 Entitlement (Estimate)	\$2,074,781.00
Prior Year Carryover	\$445,685.51
Total	\$2,520,466.51
Funding Amounts Available By Use	
CDBG Program Administration (capped at 20%)	\$414,956.20
Public Services (capped at 15%)	\$311,217.15
Public Improvements and Other Programs	\$1,794,293.16
Total	\$2,520,466.51

DISCUSSION

Funding Recommendation - CDBG Public Services

- Total funding requested was \$1,266,883; compared to \$311,217.15 available
- Five applications are recommended for funding:

Public Service Provider	Program Name	FY 26-27 Recommendation
Oxnard Cultural & Community Services Dept.	Palm Vista Senior Center	\$45,000
Oxnard Cultural & Community Services Dept.	Recreation Youth Services (Oxnard PAL, Southwinds Youth Center, and Colonia Gym)	\$146,000
Oxnard Housing Authority	Senior Support Services	\$50,000
Shelter Care Resources	Foundation First Basic Needs Assistance	\$35,000
Boys & Girls Club of Greater Oxnard and Port Hueneme	Squires Housing Unit Club	\$35,000
Total		\$311,000

DISCUSSION

Funding Recommendation - CDBG Public Improvements and Other Programs

- Total funding requested was \$2,390,400, compared to \$1,794,510.31 available (includes \$217.15 remaining from the public service allocation).
- Four applications are recommended for funding:

Public Improvements and Other Programs Provider	Program Name	FY 26-27 Recommendation
Habitat for Humanity of Ventura County	Home Repair Program	\$100,000
Oxnard Housing Authority	D Street Apartments Rehabilitation	\$320,000
Oxnard Public Works Department	Hobson Park East Neighborhood Street Resurfacing and ADA Improvements	\$24,510.31
Oxnard Public Works Department	Cal Gisler Neighborhood Street Resurfacing and ADA Improvements	\$1,350,000
Total		\$1,794,510.31

ESG Funding

Funds support street outreach, emergency shelter operations, rental assistance, supportive services, and ESG program administration activities.

ESG Funds Estimated for FY 2026-27	
FY 2026-27 Entitlement (Estimate)	\$184,400
Funding Amounts Available By Use	
ESG Program Administration (capped at 7.5%)	\$13,830
Street Outreach and Emergency Shelter Operations (capped at 60%)	\$110,640
Homeless Prevention / Rapid Re-Housing	\$59,930
Total	\$184,400

Funding Recommendation - ESG

- One application was submitted by Turning Point Foundation for Street Outreach/Emergency Shelter Operations for \$81,237 compared to \$110,640 available.
- Turning Point Foundation also submitted an application for CDBG funds (\$78,073) which was not recommended for funding due to limited funds available. This recommendation includes the \$81,237 in ESG funding requested and a partial award of \$29,403 of the original amount requested in CDBG.

ESG Program Provider	Program Name	FY 26-27 Recommendation
Turning Point Foundation	Our Place Safe Haven: Emergency Shelter	\$110,640
Total		\$110,640

- Two applications were received for Homeless Prevention/Rapid Re-housing totaling \$102,730 compared to \$59,930 available. Neither application was recommended for funding. Therefore, the funds will remain available for a second solicitation in the future.

DISCUSSION

HOME Funding

Funds support program administration and the balance is held for future affordable housing developments.

HOME Funds Estimated for FY 2026-27	
FY 2026-27 Entitlement (Estimate)	\$599,010.76
Prior Year Carryover	\$1,446,538.38
Total	\$2,045,549.14
Funding Amounts Available By Use	
HOME Program Administration (capped at 10%)	\$59,901.08
Affordable Housing Development / CHDO Reserve	\$1,985,648.06
Total	\$2,045,549.14

Funding Recommendation - HOME

- No HOME applications solicited - funds reserved for affordable housing gap financing.
- Applications accepted year-round

HOME Program Provider	Program Name	FY 26-27 Recommendation
Oxnard Housing Department	Affordable Housing Development / CHDO Set-Aside	\$1,985,648.06

Public Hearings

1. First public hearing held on January 15, 2026, to solicit community input on housing, community development, and homelessness needs.
2. Second public hearing is scheduled for the City Council meeting on May 5, 2026.
3. FY 2026-27 AAP and CPP were made available to the public for a 30-day review period (April 4, 2026 through May 5, 2026).
4. AAP and CPP are also available electronically on the Grants Management website.

RECOMMENDATION

The Community Services, Public Safety, and Housing & Development Committee recommends that the City Council:

1. Conduct a public hearing to receive comments regarding the FY 2026-27 Annual Action Plan (AAP) and the Citizen Participation Plan (covers 7/1/26-6/30/30) to be submitted to the U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development;
2. Approve the FY 2026-27 AAP and the Citizen Participation Plan (CPP);
3. Authorize the City Manager, or his designees, to incorporate any recommended changes resulting from public input to the FY 2026-27 AAP and the CPP;

4. Authorize the City Manager, or their designee, to incorporate the final grant allocations into the FY 2026-27 AAP and approve the corresponding budget appropriations to support all of the Programs identified in the AAP (initial final allocation appropriations are not subject to the \$220,000 CPP limit);
5. Authorize the City Manager, or his designees, to make any budgetary adjustments up to \$220,000 to the FY 2026-27 AAP approved by City Council, per the CPP; and
6. Authorize the City Manager, or his designees, to execute HUD agreements including certifications, applications, and other pertinent documents for the submission of the FY 2026-27 AAP; and sign all agreements for the implementation of the AAP including subrecipient and inter/intradepartmental agreements.



End of Presentation