

2. Demographics

2.1 Introduction

Housing costs, out-migration, higher housing production, and demographics are influencing Oxnard's population, housing, and economic change dynamics. People moving into new housing from outside the City are likely to be older than existing residents and have smaller households. New residents also tend to be wealthier and more educated than typical existing residents. Simple population projections (high and low scenarios based on assumptions about the pace of new home-building) imply that Oxnard's 2030 population will be somewhere between 240,000 to 260,000. This estimate is lower than a "market trend" forecast that suggests a 2030 population of 285,000.

Housing costs, out-migration, higher housing production, and demographics are influencing Oxnard's population, housing, and economic change dynamics.

Oxnard's recent real estate market trends benefit the City's finances. The increases in property values have boosted property tax receipts to the City in a dramatic fashion. Oxnard is in good financial health despite recurring fiscal crises at the State level and in many local communities. Oxnard's per-capita taxable sales and retail sales are near the Ventura County-wide average. Oxnard could potentially improve their per-capita taxable sales through retail and tourist development. This would further benefit the City's financial position.

This chapter covers demographics, housing, and economics. The demographics section includes descriptions of the City's current population as well as trends that are impacting future population change. Housing and real estate development and their inter-action with population change are discussed. The economic section includes a description of the labor market, the City's financial situation, and Cost and Services Standards (the ability of the City to provide services to their residents). The remainder of the section is as follows:

- Local and National Demographic Trends (2.2)
- Oxnard's Population Change (2.3)
- Oxnard's 2000 Census Profile (2.4)
- Housing (2.5)
- Population Projections and Growth (2.6)
- Fiscal Conditions (2.7)
- Labor Trends (2.8)
- Jobs (2.9)
- Cost and Service Standards (2.10)

2.2 Local and National Demographic Trends

Demographics is the statistical characterization of human populations in a given geographic area. A community's future is largely a function of what populations are currently in the community, and what population-related trends will play out during the 25-year planning period (2006 to 2030). Some population trends are somewhat stable, such as the general movement of the U.S. population to the southern and western states. Other trends are harder to predict, such as the impact of relatively high housing costs on businesses and households over the long run. Oxnard has some population characteristics that are different from both other Ventura County cities and between different areas of the city. This chapter collects and summarizes information about Oxnard's demographic and related housing trends, and then presents projections to 2030 for planning purposes. The analysis includes the county, region, state, and nation in order to set the context as Oxnard is part of and responds to market and demographic forces from far outside its borders, to various extents.

National

As of January 1, 2006, the U.S. population is just under 298 million, and is projected by the Census Bureau to reach 363 million by 2030, an increase of roughly 2.6 million persons each year. The United Nations projects the 2030 U.S. population at 360,894,000 (see Table 2-1). Most of the Nation's increase is driven by immigration and/or the relatively higher birth rates of children of immigrants. The Population Reference Bureau states:

The volume of legal migration has fluctuated since the 1930s. Immigration has accounted for an increasing portion of population growth as American women began having fewer children. Today one-third of the U.S. population growth is from net migration. The U.S. Census Bureau projects that the U.S. population will reach 403,687,000 by 2050. Of this projected growth, 36 percent may result from immigration, with 46,691,756 new immigrants being added in the next 50 years. <http://www.prb.org/Content/NavigationMenu/PRB/Educators/Human_Population/Migration2/Migration1.htm>

Table 2-1 United States Population Projections, 2000 to 2030

Year	Census Bureau	United Nations
2010	308,936,000	312,253,000
2020	335,584,000	338,427,000
2030	363,584,000	360,894,000

Source: *UN 2004 Revised Population Database, Census Bureau Interim Projections, March 2004*

California

California is the Nation's most populous state, with just over 37 million residents as of July, 2005, according to the California Department of Finance (DOF), or a 1:12 ratio to the national population. Both the Census Bureau and the DOF regularly prepare detailed population projections. The Census Bureau's Interim 2030 state projection for California is shown in Table 2-2 that shows the 1:12 ratio continuing to 2030.

Table 2-2 2030 Population Projection, California and the United States

	Census 2000 Population	2030 Projection
United States	281,421,906	363,584,435
California	33,871,648	46,444,861
Ratio California: United States	1:12.0	1:12.7

Source: *<<http://www.census.gov/population/projections/PressTab1.xls>>UN 2004 Revised Population Database, Census Bureau Interim Projections, March 2004*

DOF's 2030 projected State population of 48,110,671 is 1.66 million higher than the Census Bureau's projection of 46,444,861. This difference of 3.5% is largely due to different birth rate and migration assumptions. State population growth is a combination of the natural increase of our current population, migration from other states, and international migration. These components of change are discussed in detail in a subsequent section. The point is that just as the nation will continue to grow into the foreseeable future, so too will California.

Ventura County

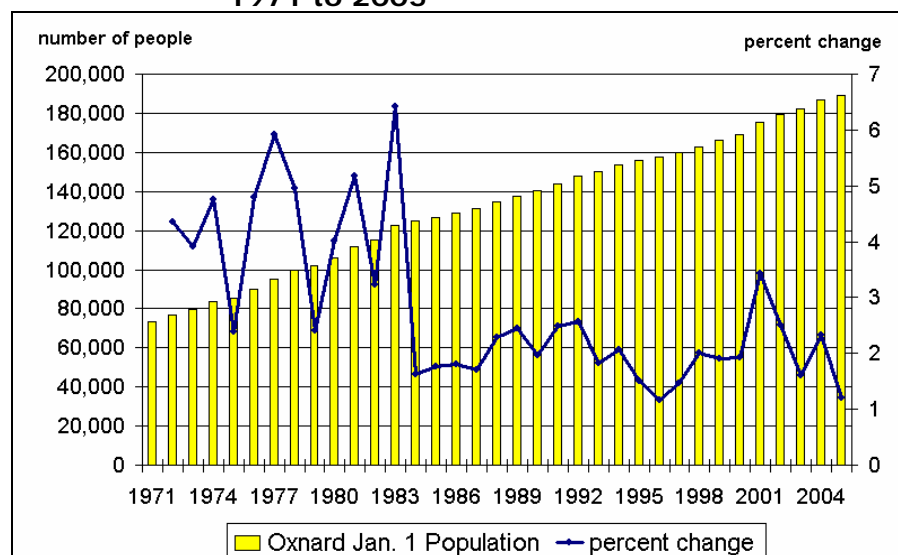
DOF also regularly prepares population projections for the State's 58 counties. The DOF starts with a State projection and then allocates growth to the counties utilizing a complex methodology that takes into account county to county migration revealed by changes in school, motor vehicle, and income tax administrative databases. This "top-down" projection for Ventura County for 2030 is 982,794. The DOF projection differs from that prepared by the Southern California Association of Governments (SCAG), the regional transportation planning agency that includes Ventura County

and Oxnard, that is more a “bottom up” approach that relies more on local land use plans and actual housing production. The SCAG 2030 “Local Input for the 2004 Regional Transportation Plan” (RTP) growth forecast for the county is 966,900, about 16,000 less than the DOF (about 1.6% difference). The SCAG projection does respect the various growth control measures in place in Ventura County and uses somewhat robust assumptions regarding higher density infill development. Using 975,000 as the average of the DOF and SCAG 2030 projections, and based on the DOF’s 2006 County population estimate of 817,000, the county is projected to grow by 158,000 in 24 years (a 19.4% increase), or roughly 6,580 persons per year. The next question is, “If this growth occurs, what share of growth would be anticipated for Oxnard?”

City Of Oxnard

SCAG prepares projections for cities as part of its regular update of the regional transportation plan (RTP). The current RTP (2004) projects a 2030 Oxnard population of 242,500. Using the DOF’s 2006 city population estimate of 190,000, the city’s population would increase by 52,500 over 24 years, or roughly 2,200 people per year. This is about 60% of the annual average city population increase between 2000 and 2006, which was 3,700 people per year, and generally represents a slower growth rate compared to most of the City’s history, especially during the 1970’s up to about 1985 (see Figure 2-1).

Figure 2-1 Oxnard Population and Percentage Change 1971 to 2005



Note: SCAG is preparing another round of population, housing, and jobs projections to the year 2035 for the 2008 RTP which should be available in summer, 2006. DOF released the 2006 city population on May 3, 2006, which was 189,990.

Source: SCAG, 2004

This projected slower growth rate is, in part, due to assumptions regarding smaller households and lower birth rates compared to the 1980's and 1990's, as well as the amount of expected new housing. In addition, there is evidence that the City's population was undercounted in both the 1980 and 1990 censuses, and then had a much better census count in 2000. The improved census count would have 'added' population that was, in reality, already here, and creating a somewhat misleading 1990 to 2000 population increase.

The SCAG projection does not necessarily translate to inevitable growth or desired policy. The American Planning Association (APA) and the International City Managers Association (ICMA) jointly publish *The Practice of Local Government Planning* (known as "The Green Book") which serves as the source for best-practices in the planning profession. The current Third Edition states in several places that population projections should not be immediately considered a planning goal.

When planners project existing population...they do not mean to say that trend is destiny but that if the future turns out like the past, the community will likely have a population that matches the projected value (p. 34).

When using the standard methods of population projection...resist the temptation to assume that these results describe the most probable future (the truth) or the most desirable one (the ideal) (p. 82).

The uncertainty of projections increases (1) the further in time that the projections are extended and (2) the smaller the size of the subareas for which the projections are constructed (p. 83).

Clearly, the SCAG 2030 projection for the City of Oxnard should not be considered a "mandatory" or "inevitable" future population that Oxnard must plan to accommodate. The SCAG projection is a small area projection and subject to increasing error the further the date from the base year, 2005. The 20-year error estimate is 14 percent, according to SCAG's 2006 memorandum on baseline forecasts for the 1008 RTP. It is a guide that roughly shows where Oxnard would be in 25 years under a cluster of demographic and development assumptions that are largely continuations of recent large-scale developments on former agricultural land. Gaining a better understanding of the demographic trends aids us in understanding what amount of growth and population change is inevitable (i.e. already set in motion by the people already here and very unlikely to change), and what growth and proportion of Oxnard's future population can be influenced by the General Plan update. The next sections focus on several key demographic trends.

Growing Diversity

The Nation’s population is growing more diverse, and aging. The Census Bureau projects that of the 81.5 million people anticipated to be added to the Nation between 2000 and 2030, 58% would be Non-Whites. In 2030, Hispanics (of all races) would account for 46% of the change between 2000 and 2030. The resulting 2030 National population would be about 25% Non-White and 20% Hispanic.

Table 2-3 shows the large percentage increases of the over age 65 population beginning in 2010. This is the Baby-boom generation that is large and expected to live longer and in better health than any previous generation.

Table 2-3 Change in U.S. Population by Age, 2000 to 2030

Age	2000-2010	2010-2020	2020-2030
	----- Percent Change -----		
Total	9.5	8.7	8.3
0-4	11.5	7.0	5.8
5-19	0.8	6.7	7.4
20-44	0.4	4.0	5.6
45-64	29.7	3.3	-1.6
65-84	10.8	38.8	30.6
85+	43.5	18.7	32.1

Note: *DOF projections to 2030 by ethnicity are summarized in Table 2-4 showing that, in the year 2030, Ventura County would have a relatively higher percentage of Hispanics than the State or the SCAG region (Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties).*

Source: *U.S. Census Bureau, 2004, "U.S. Interim Projections by Age, Sex, Race, and Hispanic Origin," Internet Release Date: March 18, 2004*

In a manner similar to the national age profile, California’s age profile will also increasingly skew towards the over Age 65 population. The May 2004 DOF projections for Ventura County show 150% to 200% increases in the over Age 65 population groups by 2030, compared to 2000.

Oxnard is already a diverse city in terms of race and Hispanic Origin, as shown in Table 2-4, and will remain diverse given that California, the region, and Ventura County are all trending towards greater diversity. City diversity information is presented in the Census 2000 section.

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Table 2-4 Projected Ethnic Profile, California, SCAG Region, Ventura County, 2030

	State of California		SCAG Region		Ventura County	
White	14,182,100	29.5%	4,990,666	22.9%	204,453	20.8%
Hispanic	22,520,629	46.8%	12,235,508	56.1%	564,076	57.4%
Asian	6,158,956	12.8%	2,386,215	10.9%	143,981	14.7%
Pacific Islander	210,409	0.4%	74,952	0.3%	4,705	0.5%
Black	3,192,662	6.6%	1,540,298	7.1%	11,758	1.2%
American Indian	815,054	1.7%	210,136	1.0%	32,417	3.3%
Multirace	1,030,861	2.1%	389,814	1.8%	21,404	2.2%
TOTAL	48,110,671		21,827,589		982,794	

Source: Department of Finance, *P3 Population Projections by Race / Ethnicity, Gender and Age for California and Its Counties 2000–2050*

2.3 Oxnard's Population Change

There are many reasons why a community's population changes over time. The basic formula is that the future population is a function of migration and natural increase. Each of these components is explained in more detail below.

Migration

Migration is the physical movement of people from one location to another, usually on a permanent basis although seasonal migration plays a somewhat important role in Oxnard.

People move within the City, usually to change their living or financial status, such as moving to a larger home or buying a home for investment reasons. Generally, intra-city migration is not of great concern for the General Plan and is hard to track and project. Residents who 'move up' to newly developed housing and residents who move into nursing homes free up older housing that is usually less expensive.

People move to and from Oxnard to other communities within Ventura County, elsewhere in California, and other states. This domestic migration is regularly measured by the State DOF and Census Bureau and accounted for in state and county projections, although domestic migration can be highly influenced by economic factors (See Figure 2-2). The other component of migration is international (foreign), both documented (legal) and undocumented (generally illegal, but not necessarily). Documented immigration data is from the U. S. Department of Homeland Security while estimates of undocumented immigration are made by various organizations and can vary. Most foreign immigration is into the Oxnard area. Census 2000 shows that 37% of Oxnard residents were born in a foreign country, and 14% were born in another state.

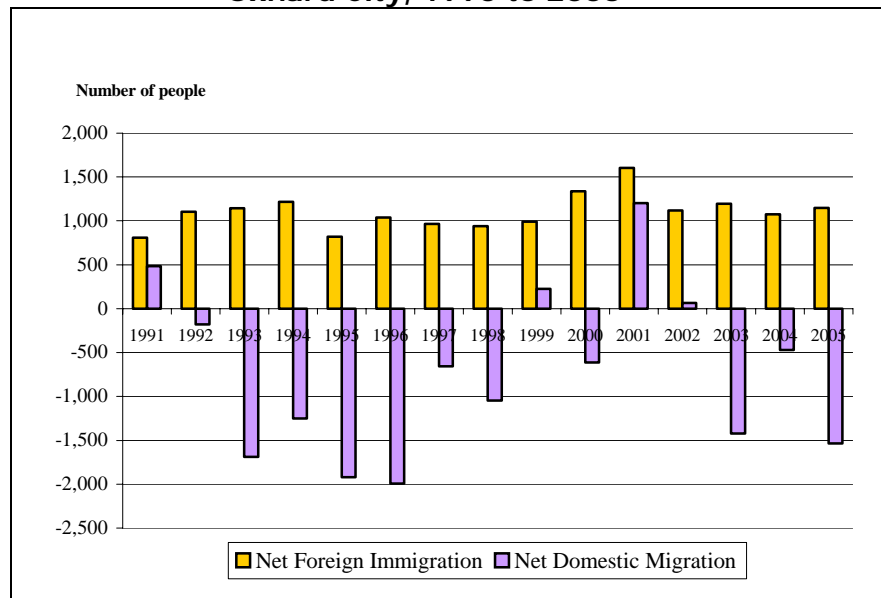
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Ventura County’s agricultural commissioner estimates that 17,000 to 24,000 immigrant workers come to the County each year at peak growing seasons (Ventura County Star, November 30, 2005). If roughly half of these seasonal immigrants reside in Oxnard, the City’s population would increase by 10,000 persons, or roughly five percent. An unknown number of these seasonal workers become permanent residents, either working year round in agriculture, or finding other year-round employment. Almost all migrant agricultural workers were born in Mexico (“The California Farm Labor Force: Overview and trends from the National Agricultural Workers Survey,” Aguirre International, Burlingham, CA 2005).

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UCSB estimates Oxnard gains about 1,000 foreign immigrants per year, as shown in Figure 2-2. About 50% of all immigrants granted legal residency in Ventura County’s in 2004 where from Mexico, and roughly 10% were from the Philippines (Office of Immigration Statistics, Department of Homeland Security).

Figure 2-2 Net Foreign and Domestic Migration, Oxnard City, 1990 to 2005



Source: UCSB Economic Forecast, based on DOF E-6 reports

Natural Increase

Natural Increase is the net change in population due to births and deaths over a set time period. Oxnard has had about three to four times as many births as deaths since 1990, as shown in Table 2-5. Natural increase is a more stable trend than migration. Birth and death rates are both gradually lowered in State and Census Bureau projections. The gradual lowering of birth rates implies, in part, that second and third generation Hispanic

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women born in the United States are likely to have fewer children than their parents or grandparents, if they were direct immigrants. Also, death rates are lower for people in their 60's and 70's as better health and medical treatment combine to extend lifespans.

Table 2-5 Oxnard Net Migration and Natural Increase, 1990 to 2005

Year	Population Change from Natural Causes			Population Change from Migration		
	Births	Deaths	Natural Increase	Net Migration	Net Foreign	Net Domestic
1990	3,682	759	2,923	-1,485	na	na
1991	3,806	742	3,064	1,293	810	483
1992	3,903	747	3,157	926	1,103	-177
1993	3,715	756	2,959	-543	1,143	-1,687
1994	3,754	786	2,968	-33	1,217	-1,250
1995	3,705	753	2,952	-1,100	820	-1,920
1996	3,704	808	2,896	-956	1,039	-1,995
1997	3,599	801	2,798	310	965	-655
1998	3,545	873	2,672	-105	941	-1,046
1999	3,652	853	2,799	1,217	991	226
2000	3,683	904	2,779	721	1,335	-614
2001	3,764	915	2,850	2,866	1,601	1,265
2002	3,813	924	2,889	1,162	1,117	45
2003	3,849	933	2,917	-229	1,194	-1,423
2004	3,839	947	2,892	602	1,074	-472
2005	3,938	959	2,979	-388	1,146	-1,534

Source: UCSB Economic Forecast Project, CA Department of Finance (DOF), and CA Vital Statistics

The net result is that Oxnard's recent population growth is largely a factor of natural increase, while the effect of migration varies from year to year.

Forecasting Migration and Natural Increase

Population projections incorporate migration and natural increase assumptions, largely based on trends calculated over five to 20 years. These assumptions tend to be more accurate the larger the population. At the local level, there are four issues that may influence Oxnard's future:

1. Housing Cost Out-Migration: The recent run-up of housing purchase prices and rents is a factor in an unknown number of people leaving Oxnard for less expensive communities such as Bakersfield and the lower Central Valley, Palmdale and Lancaster, the Inland Empire, and Nevada

and Arizona. This is a statewide trend. Local school districts administrative records provide some evidence to support this suggestion.

2. Higher Housing Production: Oxnard has been issuing about 1,000 permits for new housing units per year, which is a rough match to the five-year (2000-2005) average annual population increase of about 3,700 (i.e. 3.7 persons per unit). Several large projects are in the late planning and/or early construction stages that could double the annual production for several years, and increase in-migration relative to natural increase.

3. Under Age 21 Cohort: In 2005, about 35% of Oxnard's population was under age 21, compared to 30% in the rest of the County. This larger younger population will have a localized impact on Oxnard's future population depending on the birth rates of the women as they age into child bearing years, and how many from this population migrate out for cost-of-living or other reasons.

4. Over Age 55 Cohort: In 2005, Oxnard had a proportionally smaller over-age 55 population than the rest of the county, 16% compared to 22%. The City's newer housing developments may attract older buyers who can afford the relatively higher prices. In other words, substantial numbers of the retiring Baby-Boom have sufficient wealth to afford Oxnard's newest and highest priced homes. These buyers would be in-migrants and their numbers could substantially differ from migration assumptions used in the projections previously presented.

These issues, and others, suggest a detailed look at Oxnard's population is needed to gain a better understanding of how local population and housing factors may impact the City's future.

2.4 Oxnard's Census 2000 Profile

Census Counts: 1990 and 2000

The City's official unadjusted 1990 Census population count was 142,216 while its adjusted count was 147,172, representing an estimated undercount of nearly 5,000 people (about 3.5%, but given the previous discussion regarding agricultural workers, the undercount is probably larger than 5,000). The Census 2000 city population count was 170,358, an increase of 28,142 from the 1990 Census unadjusted count in 10 years, about 2% per year. The 10-year increase would have been 23,186 using the adjusted 1990 Census count of 147,172, about 1.5% per year. Having missed people in earlier censuses, and then counting them in Census 2000, artificially raised the historic rate of population increase. Census 2000 data were not adjusted, as the Census Bureau determined that the adjusted estimates dramatically overstated the level of undercoverage,

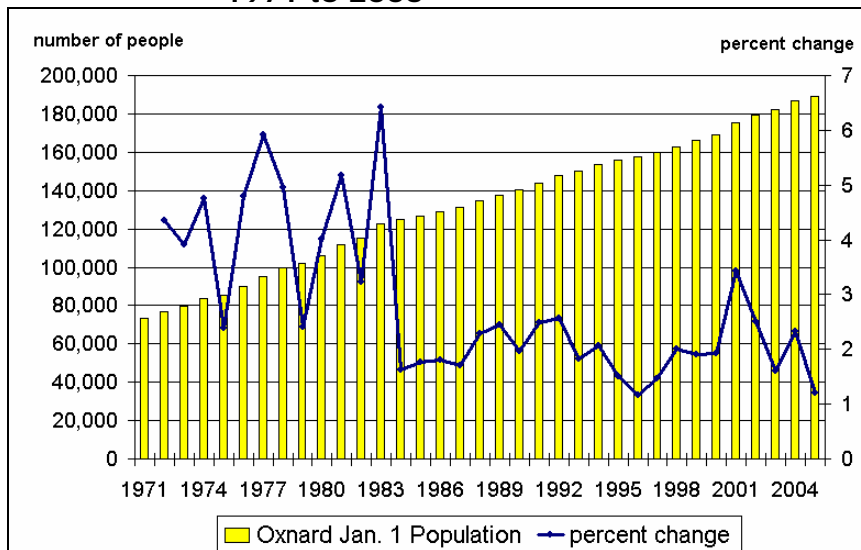
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and that the adjusted Census 2000 data were, therefore, not better than the unadjusted data.

The Census 2000 city population of 170,358 exceeded the current (1990) General Plan's estimated 2020 population of 164,936 by over 5,000 people. This is largely due to the larger than expected increase in household size that, itself, was largely due to the higher than expected birth rate during the late 1980's and early 1990's. Average household size is estimated at 3.9 persons in 2005, well in excess of the citywide estimate of 3 per unit used in the 1990 General Plan for the year 2020. The 1990 General Plan's projection for occupied households of about 55,000 is, in fact, still realistic as the city had only 42,000 households in Census 2000.

Figure 2-3 shows the annual percent change in the city's population, and the city's total population, since 1970. The 1970's and early 1980's saw much more growth as a percent of population compared to recent years, although the actual numbers were comparable. The city grew by over 4,000 people per year between 1975 and 1977 and 1979 and 1983, and between 1999 and 2001.

Figure 2-3 Oxnard Population and Annual Change, 1971 to 2005



Source: US Census, 2000 and California Department of Revenue

Age Profile (pyramid)

The City of Oxnard has a 2000 age profile, shown in Figure 2-4, that is a classic growth profile. The largest cohorts (age groups of people) are under Age 15 and the pyramid remains wide up to Age 44 before it starts

to narrow, indicating a predominance of families. The pyramid also shows how Census-designated Hispanics are predominate in the younger age cohorts, while non-Hispanics tend to be middle-aged.

A population with this type of age distribution would normally be expected to largely continue in this pattern with each cohort simply getting larger, provided birth rates remained steady and the new family households, formed largely by the Hispanic children, would reside in the same community. If households with children leave the community in disproportionately large numbers, or decide to have far fewer children than their parents, then the future age distribution could more resemble that of the City of Ventura (San Buenaventure), also shown in Figure 2-4, where the middle age population is relatively larger (the percent Hispanic would be larger in Oxnard). Economics will play a large role in whichever pattern evolves over the coming 25 years.

Over Age 65 Households

In 2000, there were 13,400 residents over Age 65, of which 2,500 live alone. They represented about six percent of all households, or 1 out of every 18 households. There were 1,200 residents Age 85 and over, generally considered the "frail elderly."

Under Age 18 with One Parent Present

About 4,800 households in 2000 consisted of a child under Age 18 living with one parent, about two-thirds with the mother (no husband present), and one-third with the father (no mother present).

Poverty Status

Of the 168,000 persons for whom poverty status was calculated in Census 2000, 25,500 were below the Federal poverty level in 1999 (15.2%). Nearly 10,000 were under Age 18, and 1,100 were over Age 65, leaving about 14,400 in the labor force (age range of 18 to 64).

Large Households

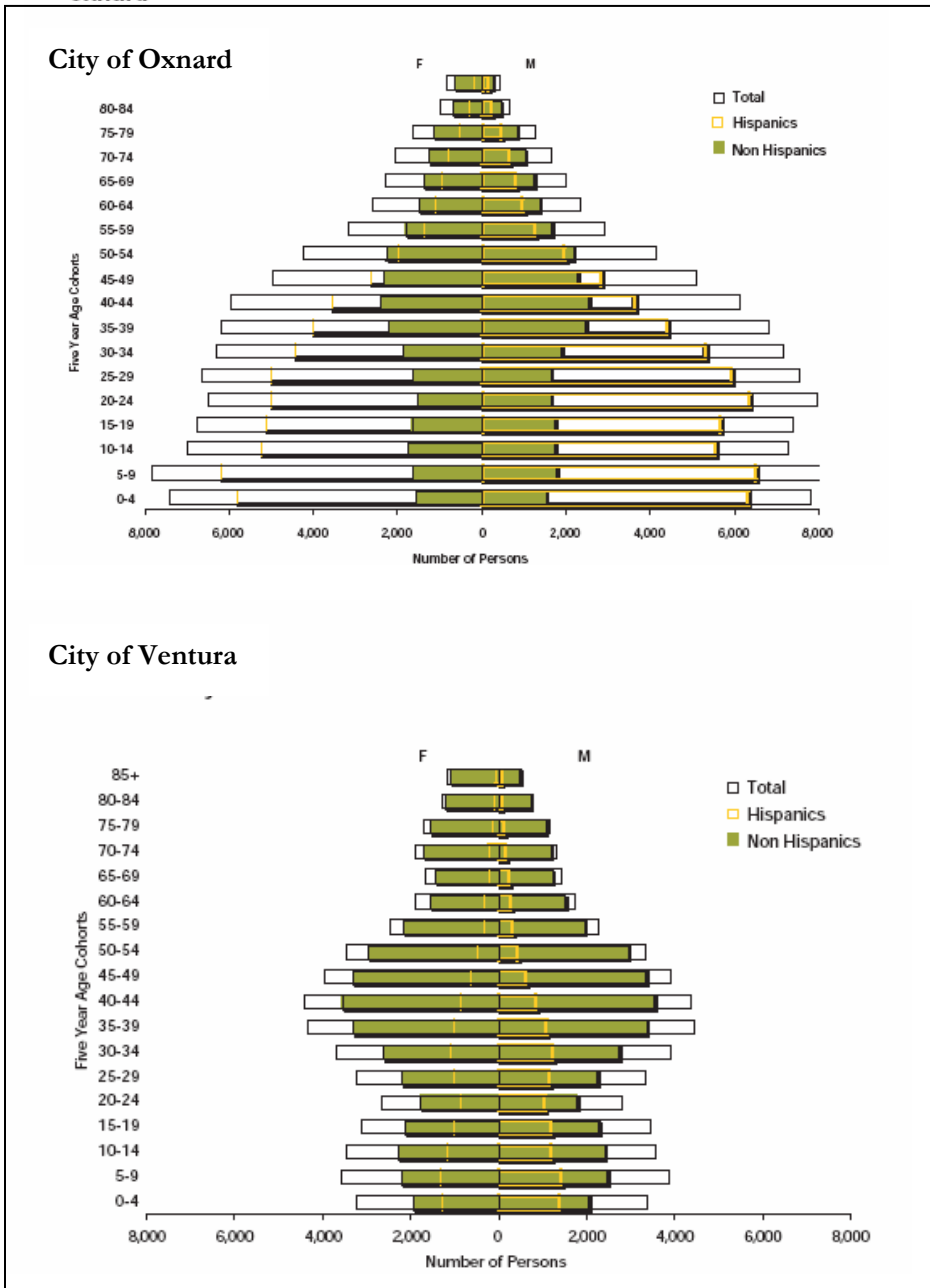
In 2000, the citywide average household size was about 3.9 for 43,577 occupied households. This average masked a wide range of household sizes, from 6,225 single-person households (14%) to nearly 9,000 households with six or more people (21%). Just over 18,000 households consisted of families of three to five persons (41%). About one out of three family households, then, were relatively large with five or more members.

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Armed Forces Members and Veterans

Just under 1,000 Oxnard residents were actively in the Armed Forces in 2000. Approximately 11,600 residents were veterans, of which 3,500 were over Age 65. (These data are from before the Iraq and Afghanistan wars.)

Figure 2-4 Oxnard and Ventura Population Profiles, 2000



Source: US Census, 2000

Group Quarters

In 2000, about 2,600 people lived in Group Quarters in Oxnard of which 500 were in nursing homes. About 1,000 were in various types of small halfway houses for the mentally ill, handicapped, and/or drug/alcohol recovery. Nearly 400 were in agricultural worker dormitories. Another 622 were classified as “Other Noninstitutional” and 32 as “Other non-household living situation.” The last category is the closest the Census Bureau comes to providing a count of the homeless population.

Isolated Due to Language

In 2000, about 21,000 households spoke primarily Spanish at home and 5,787 of these were classified as ‘linguistically isolated’ by the Census Bureau (no household member over Age 5 speaks English well). Another 800 households spoke Asian or another language and were isolated, for a total citywide of about 6,600 households, roughly 1 out of every 7 households.

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Daytime Population

The Census Bureau defines the weekday daytime population as the sum of residents and workers within Oxnard, minus city residents who work outside the city. In 2000, the daytime population was 149,965: 170,358 residents plus 49,018 occupied jobs in the city, minus 69,411 residents who work outside Oxnard (26,145 residents live and work in the city, while 69,411 residents commute out).

2.5 Housing

Relationship to the Housing Element

State law requires the updating of the Housing Element on a cycle independent of the General Plan. The city’s current certified Housing Element is for the period 2000 to 2005, and is due to be updated in 2007 for the five-year period 2006 to 2010. The content of the Housing Element is largely set by housing law and focuses on overall production, affordability, and special needs.

In general, State housing law requires Oxnard to realistically plan and encourage production of a range of housing types determined by the Southern California Association of Governments (SCAG). This assignment represents the State’s interpretation of housing as a “need” that allows past immigration and other growth trends to continue. An alternative view is that the SCAG housing target is a “want” that fosters continued growth, similar to the recent past. Either way, Oxnard will be updating its Housing

Element shortly after completing this update of the General Plan and will have to work with the SCAG-determined regional housing need assignment.

The following information is provided as a summary of housing characteristics typically considered during a General Plan update. The Background Report incorporates by reference the city's current Housing Element as a relatively up-to-date and more detailed discussion of the housing stock, housing needs, and programs and policies.

Housing Stock Profile

The State Department of Finance (DOF) estimates the city had 50,017 housing units as of January 1, 2006. Of this total, 28,509 were detached (57.0%), 4,576 were townhouses (9.2%), 4,447 were in structures with 2 to 4 units (8.9%), 9,539 were in structures with five or more units (19.1%), and 2,946 were mobile homes (5.9%). This 2006 estimate is an increase of 4,851 units from 2000, an increase of 10.7% (or roughly 1.8% per year, or 808 units per year). The six-year change occurred almost entirely with the addition of single-family detached units and units in structures with five or more units (i.e. multifamily). Mobile homes and small multifamily structures had a very small increase.

Tenure and Unit Size

In 2000, just under 25,000 Oxnard households were owner-occupied, about 57 percent. The age distribution of home-owners was skewed towards the older population, which is typical in most communities. Over 64 percent of households over Age 45 owned their homes, peaking at 77% for the over Age 65. In contrast, 64 percent of households between ages 25 and 34 were renters. Owner-occupied units had an average of 5.7 rooms, while renter-occupied units had an average of 3.4 rooms.

Value and Rent

Housing values from 1999 are amusing in 2006, being that they seem so low in comparison to present values. There were only 54 units of over \$1 million value reported in Census 2000, and the median value was \$183,200. In 2000, over 3,800 households owned their homes free and clear, roughly 15 percent of all owners, and most of these owners were probably older. Likewise, the median gross rent in Census 2000 was \$780, and most renters were already paying more than 35 percent of their household income for rent in 2000, a situation that has not improved.

Seasonal/Second Homes

Of the 1,553 vacant units counted in Census 2000, 679 were for seasonal, recreational, or occasional use. Census 2000 had a separate tabulation for

migrant workers, which showed no vacancies. The 679 seasonal units, then, were mostly second homes and beach-oriented rental properties. Another 72 units were vacant and off the market.

Vacancy Rate and Household Size

The 2006 DOF estimated vacancy rate is 3.5 percent and the average household size is 3.9 persons. Compared to the 2000 DOF estimates, the 2006 vacancy rate is the same but the persons per household is up slightly from 3.85 persons per unit. Household size is a statistic that may be misleading. Young families with two small children are counted the same as four adults, but they are different situations. Likewise, the 2006 average household size of nearly four persons per housing unit masks the distribution, as stated in an earlier section.

Substandard (Lacking Complete Plumbing Facilities)

Census 2000 uses the presence of complete plumbing facilities as a proxy for overall housing unit quality. In 2000, only 413 units in Oxnard had incomplete plumbing facilities, barely one percent of the housing stock. These data were based on the occupants' self-response to the census, and were based on a sample of all units.

Mobile and Manufactured Homes

In 2000, over 7,300 residents lived in mobile or manufactured homes, and 77 percent owned their unit. These units were, and remain, an important source of affordable housing for about 1 in 25 Oxnard residents.

Housing Age Profile

The date when housing was constructed is a useful proxy for size, quality, location, and value or rent. In general, older housing is usually smaller in size, has fewer bathrooms and amenities, and is of lower relative value or rent compared to newer housing. Older housing is usually located near the center of a community, while newer housing is located at the edges. Oxnard's many neighborhoods were largely developed as medium and large scale tract developments, and whole neighborhoods are of similar housing style and age.

Over time, some types of housing "age better" than others, in terms of physical quality and market desirability. Over the next 25 years of this General Plan, selected neighborhoods can be expected to change significantly, reflecting Oxnard's changing demographics interacting with the existing and new housing stock. Table 2-6 shows the distribution of the city's housing stock by construction date, as of 2005.

Pre-1940 (3,227 units, 6.5%) housing is a mix of low-scale apartments and small to large homes in central Oxnard. The Henry T. Oxnard Historic

2. Demographics

District is the single largest and best preserved area. Many of these older homes have been remodeled and sit on relatively large lots. Others are small and would be considered below current market standards.

1950 to 1969 (17,240 units, 34.9%) housing represents the postwar 'boom' of tract housing, mostly in South and central Oxnard. These are almost all one-story ranch style homes on relatively large lots, by current standards. Many may have carports or only one garage. These homes have potential for significant expansion and remodeling.

Table 2-6 Oxnard Housing by Date Constructed

Originally Constructed	Number of units	Percent
2000 to 2005	4,216	8.5%
1995 to 1999	2,711	5.5%
1990 to 1994	2,471	5.0%
1980 to 1989	6,890	13.9%
1970 to 1979	12,644	25.6%
1960 to 1969	10,525	21.3%
1950 to 1959	6,715	13.6%
1940 to 1949	2,122	4.3%
1939 or earlier	1,105	2.2%
TOTAL	49,399	
Median year built	1972	

Source: *Census 2000 and CA Department of Finance*

1970 to 1989 (19,534 units, 39.5%) is the period when condominiums and planned developments began to appear in the city, mostly in the west and northwest areas. More of these homes are two-story and many have Homeowners Associations (HOA) that maintain common open space areas. Lots were beginning to be smaller and in the more dense developments, expansion is limited by space and/or other regulations.

1990 to 2005 (9,398 units, 19%) saw reduced lot sizes and mostly two-story homes, and most of these units were for-sale, single-family, and detached relatively large houses. During this period, the latent defect liabilities associated with multiunit condominiums steered most development towards single-family homes on relatively small parcels, and almost all within an HOA framework. These developments were largely located around the northeastern, northwestern, and western areas of Oxnard.

Population and Housing Interaction

This section suggests a conceptual framework for the interaction of the city's current and future population with its current and future housing

stock. Assuming that the city must grow to some extent because of natural increase and housing developments already approved but not yet constructed, there are only six ways growth can be accommodated in terms of housing, as follows:

1. New Housing: New housing development, net of any demolitions required to prepare the site, will continue to play a large role in the City's growth for at least 10 years. There are about 7,000 units either under construction, fully entitled but not yet constructed, or anticipated by the 1990 General Plan and likely to be entitled. New housing, with the exception of required affordable units and public assisted housing, is relatively expensive, compared to the existing housing stock and to the incomes of most Oxnard residents. Still, many residents and in-migrants have accumulated housing equity that can allow them to purchase a new home. In short, if you already own a home, you are more likely to be able to afford a new home. It is renters who are least likely to be able to afford new market-rate homes unless, they are smaller condominium apartments.

2. Larger Existing Households: Natural increase growth largely occurs within existing households, as children are born to existing households. Households may also increase in size as older children continue to live with their parents, and/or relatives are added to create multi-generation extended families. Anecdotal evidence suggests some new homes are being purchased by four and five related wage-earners, none of whom individually have a relatively large income. Within household growth is largely beyond the control of local government. The only indirect tools a local government may have, should it desire to have some influence on within household growth, are regulations on parking and/or additions.

3. Replacement Households: Over the next 25 years, many Oxnard households will dissolve as the residents either consolidate with other households, move into group quarters (i.e. nursing home), move out of Oxnard, or die. These units will come onto the market and be available to in-migrating households, newly formed households out of the local population (i.e. children "getting their own place"), or local households moving within the city (who, in turn, free up another unit). This "churning" of the housing market may gradually reduce household sizes if in-migrant households are generally smaller than the households they replace. Or just as likely, household sizes may increase as young families replace one and two person older households.

4. Reduced Vacancy Rate: The city's vacancy rate in 1990 was 4.72 percent, about 25% higher than in 2006. While the actual numbers of units is not large, filling vacant units with households is another way of adding population that, in some communities, is a significantly large

number. In Oxnard's case, the increase in seasonal vacancies has largely offset the relative reduction in for-rent and for-sale vacancies.

5. New or Expanded Group Quarters: This category has also played a minor role in Oxnard, as the city's group quarters population has remained in the low 2,000's for over 20 years. In other cities, adding a prison or military barracks could play a large role in population change.

6. Homeless and Transient Housing: Oxnard's homeless and transient population is relatively small, but is of continuing concern. Cities around the Gulf Coast were inundated by people displaced by Hurricane Katrina, and suddenly the homeless and transient population was their biggest concern. While not anticipated in the Oxnard area, it remains a possibility that the city could find itself hosting a displaced population due to a nearby natural disaster.

2.6 Population Projections and Growth

As discussed earlier in this section, planning to a population projection is not encouraged by the planning profession. Yet, in reality and because of the nature of State Housing Element law, communities do look at projections as a starting place in a General Plan Update. There are basically two ways of working with projections, expressed as questions. One way is to ask, "What population projection (or growth rate) do we agree on, and where will we build the housing?" The other way is, "What kind of community do we want, how many people will it accommodate, and how does that compare to the projections?" Either approach is a policy decision that is not part of the Background Report.

Below are four projections prepared by Planning staff and the UCSB Economic Forecast Project that set the "projection bookends" for the General Plan Update. (The existing 1990 General Plan projection and the SCAG 2030 forecast have both been discussed earlier in this section.) Each projection begins with the same data for 2005 (using a 2005 city population of 192,232 which is part of the larger data set used by UCSB and retained for continuity purposes), and assumes there are 7,000 new units to be constructed in the city within the next ten years. Each projection has the same birth and death rate assumptions (natural increase), and allows little change in household size.

1. Market Trend Extended: This projection uses historic migration and growth data from 1986 to 2005 and extends this 'market demand trend' to 2030 to calculate how many housing units would be needed to accommodate market-driven growth. Housing production is allowed to rise to whatever level is necessary to accommodate net migration and net natural increase at an average of four persons per unit. The resulting 2030

population is 285,500 and the city adds 23,881 housing units. Overall growth is 50 percent, or 2.0 percent per year.

2. Baseline: Known Projects Plus Natural Increase: This projection assumes 7,000 new units are constructed by 2015, and then allows housing to grow to match population growth due to natural increase. Migration is only allowed after natural increase is accommodated. This projection essentially asks the question, "What is needed to take care of our own growth, assuming current residents stay in Oxnard?" By 2030, the population has grown to 278,500, an increase of 47 percent, or 1.8 percent per year.

3. Baseline Plus 350 Units per Year: This projection is Baseline (No. 2) limited to 350 units each year from 2016 to 2030. By 2030, the population has grown to 239,000, an increase of 26 percent, or 1.0 percent per year. Under these assumptions, "natural increase" local residents have to leave the city because of the lack of housing, and in-migrants are accommodated only in the first ten years.

4. Baseline Plus 750 Units per Year: This projection is Baseline (No. 2) limited to 750 units each year from 2016 to 2030. By 2030, the population has grown to 260,000, an increase of 37 percent, or 1.5 percent per year. Under these assumptions, a much smaller number of "natural increase" local residents have to leave the city because of the lack of housing.

2030 projections for the City range from 238,900 to 285,500.

The four projections are summarized in Table 2-7 below.

Table 2-7 Bookend Projections

Bookend Projections	Market Trend	Baseline (7,000)	Baseline +350/year	Baseline +750/year
2005 Population	189,996	189,996	189,996	189,996
Units added	23,881	22,124	12,250	17,500
Population added	95,525	88,495	49,000	70,000
Average annual population gain	3,821	3,540	1,960	2,800
Overall growth compared to 2005	50.3%	46.6%	25.8%	36.8%
2030 population	285,521	278,491	238,996	259,996
Average annual growth (2005)	2.0%	1.86%	1.0%	1.5%
Migration allowed?	Yes	Almost All	No	No
Natural Increase accommodated?	Yes	Yes	No	No

Source: *City of Oxnard, 2006 and UCSB, 2006*

2.7 Fiscal Conditions

California local government finances have been challenged in recent years and the State of California has responded to its financial problems, in part, by reducing local government funding. Even so, Oxnard has not shared in the financial distress that has become common for many California cities and counties. In fact, the city's finances have actually improved; Oxnard has run operating surpluses in seven of the past ten years and in every year since fiscal 1998. A summary of Oxnard's fiscal status is provided in Table 2-8 and Figures 2-5 and 2-6.

*Oxnard has not
shared in the
financial distress that
has become common
for California Cities*

In fiscal year 2004 Oxnard ran a surplus of \$840,000. While this surplus was down significantly from those of the previous five years, it needs to be viewed in the context of the stresses that California's finances have placed on local government finances and on expenditure and revenue trends. In the current circumstances, many California cities would be pleased to be in the same financial condition as Oxnard.

Oxnard's revenues and expenses have grown, in real and nominal terms, over the past decade, but revenues have grown more rapidly than expenses. In fiscal 1995, the city had revenues of \$114.2 million (2004 dollars) and expenses of \$117.1 million (2004 dollars). By fiscal 2004, revenues had increased to \$145.5 million (2004 dollars), while expenditures had grown to \$144.6 million (2004 dollars).

The composition of the budget has also changed. Public Safety has become an increasingly larger component of spending. That increase has been offset in part by decreases in Community Development spending and increased local revenue streams. On the revenue side, Oxnard has successfully reduced its reliance on volatile State funding and increased its reliance on generally less volatile Property and Sales Taxes and Development and Service fees.

Revenues

Oxnard's nominal revenues have grown 59 percent in the past decade, from \$91.5 million in fiscal 1995 to \$145.5 million in fiscal 2004. In inflation adjusted terms the growth rate was a smaller-but-significant 27 percent.

As mentioned above, California's budget issues have had a serious detrimental impact on local government financing. In Oxnard's case, real inflation adjusted Inter-Governmental transfers fell by a rather large 78 percent, from \$53.7 million (2004 dollars) in fiscal 2000 to \$30.2 million

(2004 dollars) in fiscal 2001. This was after a real cut of over \$3.5 million between fiscal 2000 and fiscal 2001. These transfers have crept back up a bit since fiscal 2001, to a still relatively low \$40.8 million in fiscal 2004.

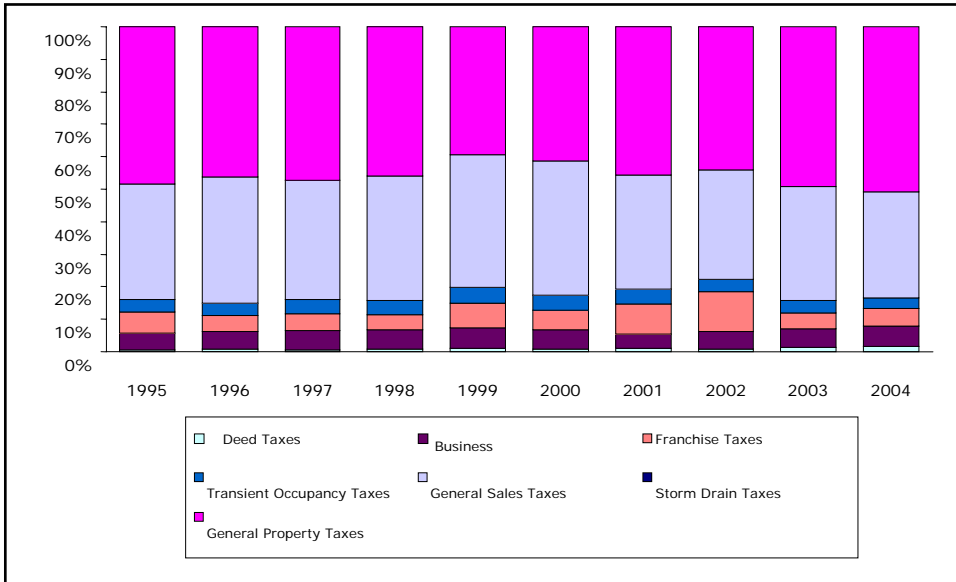
Table 2-8 Government Fiscal Accounts, Oxnard, 1995 to 2004

Year ending June 30 ...	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
	---- thousands of dollars ----									
Expenditures										
General Government	6,890	5,520	7,070	7,016	7,580	7,602	7,713	9,787	9,781	11,444
Public Safety	29,668	29,676	34,058	35,691	32,863	38,888	40,353	44,561	48,495	55,857
Public Works	3,778	3,983	4,081	4,296	3,990	5,170	5,385	4,744	8,410	8,108
Community Development	20,471	22,381	20,109	22,253	25,786	25,248	13,032	15,269	20,455	17,912
Culture/Leisure/Other	8,243	7,738	7,728	7,788	8,772	8,239	7,799	10,362	10,803	14,644
Debt Service	5,499	5,951	4,450	4,139	4,978	6,673	4,738	4,401	6,704	5,011
Capital Outlay	19,253	21,427	27,523	26,262	23,028	23,469	16,294	23,795	22,199	31,640
TOTAL Expenditures	93,803	96,677	105,021	107,446	106,998	115,289	95,314	112,919	126,846	144,616
Revenues										
Taxes	36,276	37,711	36,977	39,024	38,111	42,055	51,637	59,059	59,303	69,686
General Property Taxes	17,568	17,401	17,521	17,963	15,058	17,417	23,575	26,056	29,234	35,427
Storm Drain Taxes	24	2	0	0	0	0	0	0	0	0
General Sales Taxes	12,874	14,675	13,481	14,867	15,499	17,357	18,140	19,846	20,776	22,772
Transient Occupancy Taxes	1,348	1,445	1,627	1,763	1,908	1,877	2,328	2,322	2,248	2,223
Franchise Taxes	2,414	1,873	1,886	1,812	2,842	2,507	4,807	7,085	2,830	3,719
Business License Taxes	1,877	2,039	2,221	2,304	2,432	2,551	2,203	3,195	3,366	4,386
Deed Taxes	171	276	241	316	372	347	584	555	849	1,159
Licenses and Permits	1,050	1,267	1,610	1,391	2,213	2,474	2,211	1,987	2,862	2,183
Inter-Governmental	38,063	41,482	40,930	45,809	49,262	47,736	27,715	37,691	38,509	40,835
Growth/Development Fees	1,647	3,562	3,676	4,332	5,233	11,840	8,049	7,433	8,797	9,004
Charges for Current Svcs	2,413	3,217	2,760	3,721	7,191	6,697	6,070	7,909	12,023	11,105
Fines and Forfeitures	950	884	807	865	1,212	1,699	1,284	1,412	853	1,198
Interest	3,676	3,617	3,743	3,327	4,242	5,209	4,389	4,588	3,859	4,547
Miscellaneous	7,427	7,429	5,459	5,610	5,898	7,009	4,738	5,088	4,784	6,899
TOTAL Revenues	91,501	99,168	95,961	104,079	113,362	124,719	106,093	125,167	130,990	145,458
Balance (Surplus + / Deficit -)	-2,302	2,490	-9,059	-3,367	6,364	9,430	10,779	12,248	4,144	842

Source: City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004

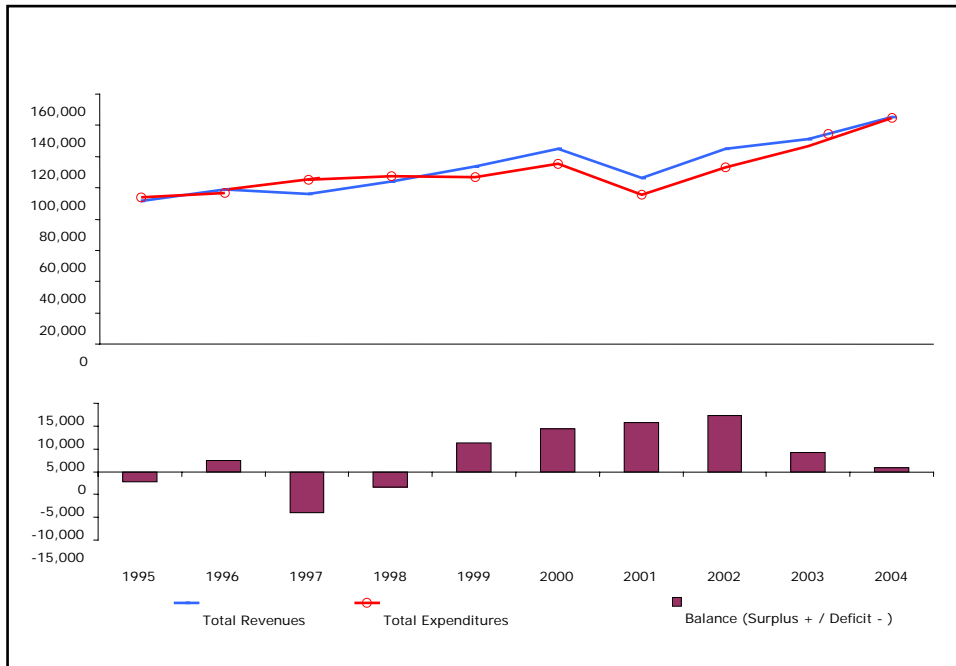
Oxnard coped with the revenue cut at first by dramatically cutting expenses in 2001, particularly Capital Outlays and Community Development. As discussed in the following section, the Community Development cut has turned out to be more or less permanent. Capital Outlays have more than recovered, and total spending has climbed significantly since fiscal 2001. While many revenue sources have increased, in real terms, to help fund the growth in spending, the bulk of new funds have come from Property Taxes, Sales Taxes, and Service Fees. Figures 2-7 and 2-8 present a summary of Oxnard's revenue composition from 1995 to 2004.

Figure 2-5 Tax Composition, Oxnard, 1995 to 2004



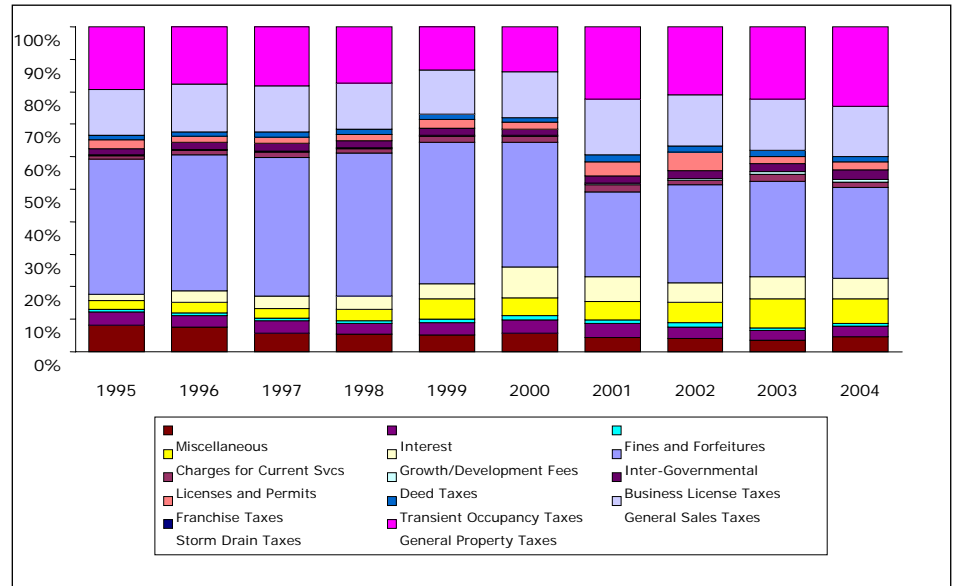
Source: *City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004*

Figure 2-6 Revenues, Expenditures, and Balance, Oxnard, 1995 to 2004



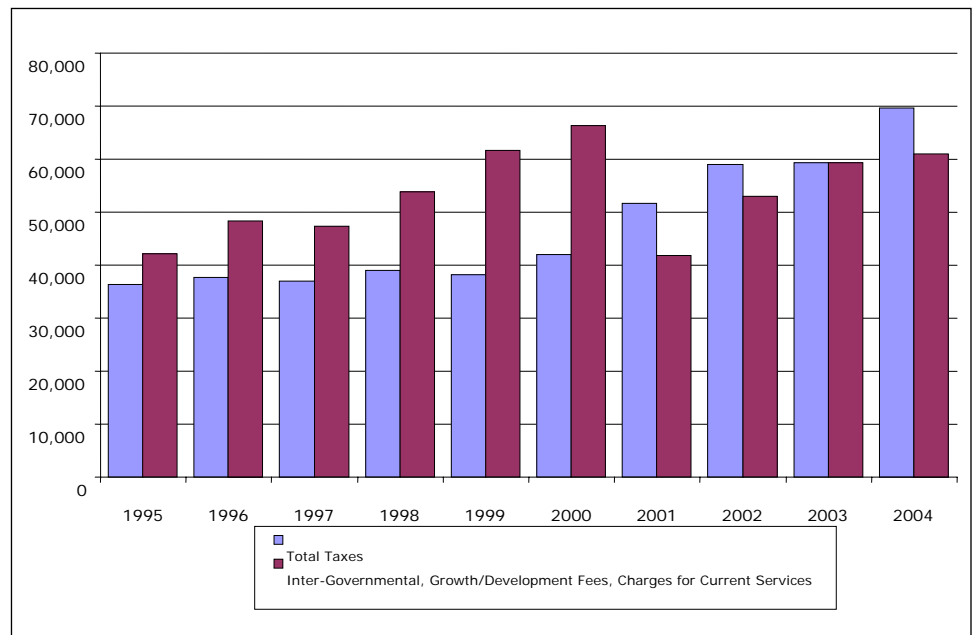
Source: *City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004*

Figure 2-7 Revenue Composition, Oxnard, 1995 to 2004



Source: City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004

Figure 2-8 Selected Revenue Comparison, Oxnard, 1995 to 2004



Source: City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004

A real estate construction boom and rising land values have significantly contributed to Oxnard's current financial health. Development and Service Fees and Property taxes have exceeded forecasts. At the same time, new shopping facilities, particularly The Esplanade, have generated very strong Retail Sales Tax growth.

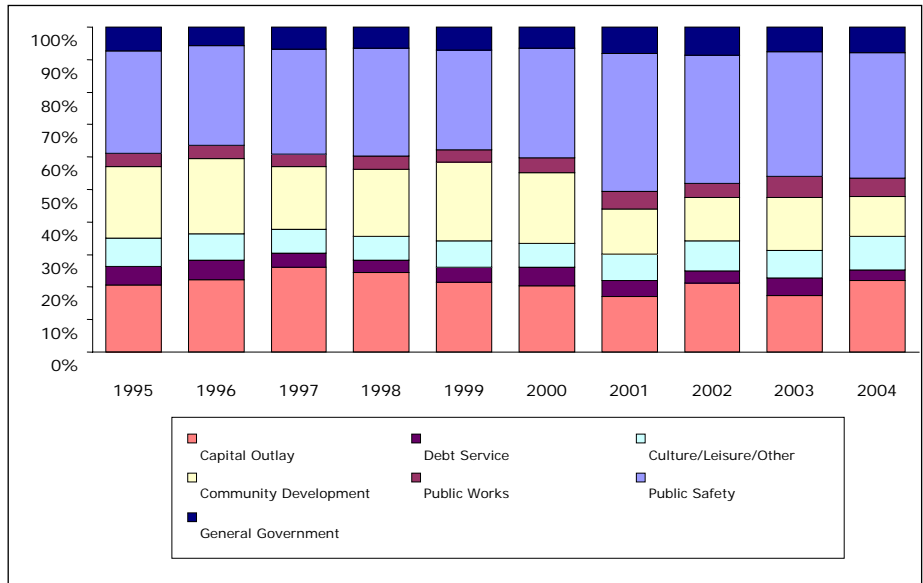
As a result of these changes, Taxes, which lagged Inter-Governmental transfers by approximately \$13 million in fiscal 1999, exceeded Inter-Governmental transfers by approximately \$29 million in fiscal 2004. Given the behavior of the California State Government in recent business cycles, the new revenue structure is probably less volatile than the one that existed in fiscal 1999.

Expenditures

Public Safety and Capital Outlay dominate Oxnard's fiscal 2004, expenditures. Combined, they are over half of the city's expenditures. The trend over the past few years has been for large increases in Public Safety spending, while Capital Outlay spending has been volatile. A summary of Oxnard's expenditure composition is provided in Figures 2-9 and 2-10.

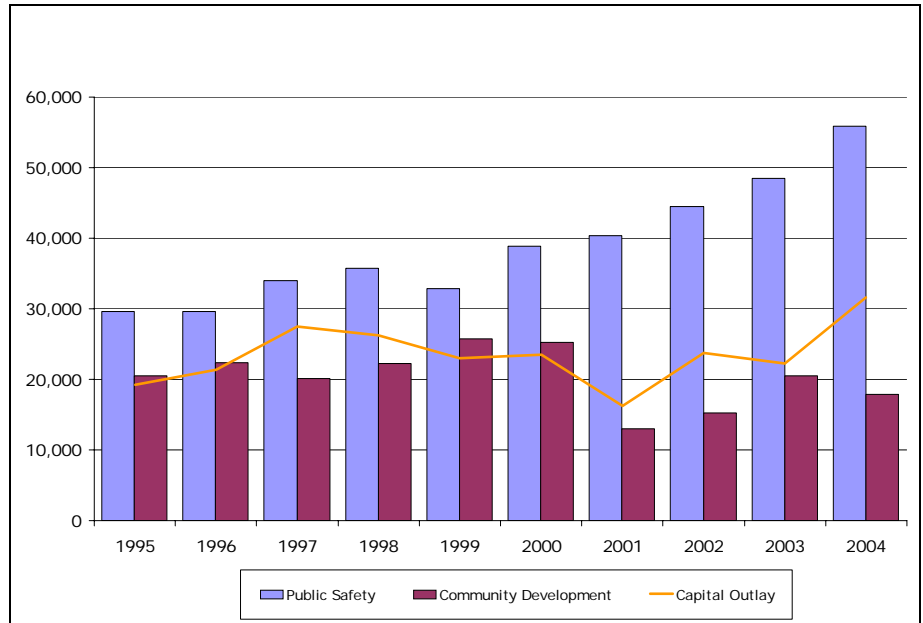
Oxnard's fiscal 2004 Public Safety spending of \$55.9 million (38.6 percent of total fiscal 2004 expenditures) comprised, by far, the largest component of city spending. This is up significantly from the mid-1990's as a percentage of expenditures, but down a bit from the percentage in the early 2000's. In real, inflation adjusted, 2004 dollars, fiscal 2004's Public Safety expenditures are much larger than any previous year. In fact, fiscal 2004's real spending was up 11.5 percent from fiscal 2003's second highest amount, \$50.1 million in 2004 dollars. Tables 2-9 and 2-10 present a summary of expenditures and revenues from 1995 to 2004.

Figure 2-9 Expenditure Composition, Oxnard, 1995 to 2004



Source: City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004

Figure 2-10 Selected Expenditure Comparison, Oxnard, 1995 to 2004



Source: City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004

2. Demographics

Table 2-9 Composition of Revenues and Expenditures, Oxnard, 1995 to 2004

Year ending June 30 ...	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
	----- percent share -----									
Expenditures										
General Government	7.3	5.7	6.7	6.5	7.1	6.6	8.1	8.7	7.7	7.9
Public Safety	31.6	30.7	32.4%	33.2%	30.7%	33.7%	42.3%	39.5	38.2	38.6
Public Works	4.0	4.1	3.9%	4.0%	3.7%	4.5%	5.6%	4.2	6.6	5.6
Community Development	21.8	23.2	19.1%	20.7%	24.1%	21.9%	13.7%	13.5	16.1	12.4
Culture/Leisure/Other	8.8	8.0	7.4%	7.2%	8.2%	7.1%	8.2%	9.2	8.5	10.1
Debt Service	5.9	6.2	4.2%	3.9%	4.7%	5.8%	5.0%	3.9	5.3	3.5
Capital Outlay	20.5	22.2	26.2%	24.4%	21.5%	20.4%	17.1%	21.1	17.5	21.9
TOTAL Expenditures	100	100	100	100	100	100	100	100	100	100
Revenues										
Taxes	39.6	38.0	38.5%	37.5%	33.6%	33.7%	48.7%	47.2	45.3	47.9
General Property Taxes	19.2	17.5	18.3%	17.3%	13.3%	14.0%	22.2%	20.8	22.3	24.4
Storm Drain Taxes	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0.0	0.0
General Sales Taxes	14.1	14.8	14.0%	14.3%	13.7%	13.9%	17.1%	15.9	15.9	15.7
Transient Occupancy Taxes	1.5	1.5	1.7%	1.7%	1.7%	1.5%	2.2%	1.9	1.7	1.5
Franchise Taxes	2.6	1.9	2.0%	1.7%	2.5%	2.0%	4.5%	5.7	2.2	2.6
Business License Taxes	2.1	2.1	2.3%	2.2%	2.1%	2.0%	2.1%	2.6	2.6	3.0
Deed Taxes	0.2	0.3	0.3%	0.3%	0.3%	0.3%	0.6%	0.4	0.6	0.8
Licenses and Permits	1.1	1.3	1.7%	1.3%	2.0%	2.0%	2.1%	1.6	2.2	1.5
Inter-Governmental	41.6	41.8	42.7%	44.0%	43.5%	38.3%	26.1%	30.1	29.4	28.1
Growth/Development Fees	1.8	3.6	3.8%	4.2%	4.6%	9.5%	7.6%	5.9	6.7	6.2
Charges for Current Svcs	2.6	3.2	2.9%	3.6%	6.3%	5.4%	5.7%	6.3	9.2	7.6
Fines and Forfeitures	1.0	0.9%	0.8%	0.8%	1.1%	1.4%	1.2%	1.1	0.7	0.8
Interest	4.0	3.6%	3.9%	3.2%	3.7%	4.2%	4.1%	3.7	2.9	3.1
Miscellaneous	8.1	7.5%	5.7%	5.4%	5.2%	5.6%	4.5%	4.1	3.7	4.7
TOTAL Revenues	100	100	100	100	100	100	100	100	100	100

Source: City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004

Table 2-10 Government Fiscal Accounts Percent Change, Oxnard, 1995 to 2004

Year ending June 30 ...	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
	----- annual percent change -----									
Expenditures (growth)										
General Government	NA	-19.9%	28.1%	-0.8%	8.0%	0.3%	1.5%	26.9%	-0.1%	17.0%
Public Safety	NA	0.0%	14.8%	4.8%	-7.9%	18.3%	3.8%	10.4%	8.8%	15.2%
Public Works	NA	5.5%	2.5%	5.2%	-7.1%	29.6%	4.2%	-11.9%	77.3%	-3.6%
Community Development	NA	9.3%	-10.2%	10.7%	15.9%	-2.1%	-48.4%	17.2%	34.0%	-12.4%
Culture/Leisure/Other	NA	-6.1%	-0.1%	0.8%	12.6%	-6.1%	-5.3%	32.9%	4.2%	35.6%
Debt Service	NA	8.2%	-25.2%	-7.0%	20.3%	34.0%	-29.0%	-7.1%	52.3%	-25.3%
Capital Outlay	NA	11.3%	28.5%	-4.6%	-12.3%	1.9%	-30.6%	46.0%	-6.7%	42.5%
TOTAL Expenditures	NA	3.1%	8.6%	2.3%	-0.4%	7.7%	-17.3%	18.5%	12.3%	14.0%
Revenues (growth)										
Taxes	NA	4.0%	-1.9%	5.5%	-2.3%	10.3%	22.8%	14.4%	0.4%	17.5%
General Property Taxes	NA	-1.0%	0.7%	2.5%	-16.2%	15.7%	35.4%	10.5%	12.2%	21.2%
Storm Drain Taxes	NA	-93.5%	NA	NA	NA	NA	NA	NA	NA	NA
General Sales Taxes	NA	14.0%	-8.1%	10.3%	4.3%	12.0%	4.5%	9.4%	4.7%	9.6%
Transient Occupancy Taxes	NA	7.2%	12.5%	8.4%	8.2%	-1.6%	24.1%	-0.3%	-3.2%	-1.1%
Franchise Taxes	NA	-22.4%	0.7%	-4.0%	56.9%	-11.8%	91.8%	47.4%	-60.1%	31.4%
Business License Taxes	NA	8.7%	8.9%	3.7%	5.5%	4.9%	-13.6%	45.0%	5.4%	30.3%
Deed Taxes	NA	61.0%	-12.7%	31.0%	18.0%	-6.9%	68.3%	-4.9%	53.0%	36.5%
Licenses and Permits	NA	20.6%	27.1%	-13.6%	59.1%	11.8%	-10.6%	-10.1%	44.0%	-23.7%
Inter-Governmental	NA	9.0%	-1.3%	11.9%	7.5%	-3.1%	-41.9%	36.0%	2.2%	6.0%
Growth/Development Fees	NA	116.3%	3.2%	17.9%	20.8%	126.3%	-32.0%	-7.7%	18.4%	2.4%
Charges for Current Svcs	NA	33.3%	-14.2%	34.8%	93.3%	-6.9%	-9.4%	30.3%	52.0%	-7.6%
Fines and Forfeitures	NA	-7.0%	-8.7%	7.2%	40.1%	40.2%	-24.4%	9.9%	-39.6%	40.5%
Interest	NA	-1.6%	3.5%	-11.1%	27.5%	22.8%	-15.7%	4.5%	-15.9%	17.8%
Miscellaneous	NA	0.0%	-26.5%	2.8%	5.1%	18.8%	-32.4%	7.4%	-6.0%	44.2%
TOTAL Revenues	NA	8.4%	-3.2%	8.5%	8.9%	10.0%	-14.9%	18.0%	4.7%	11.0%

Source: City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004

Oxnard's Capital Outlay spending was \$31.6 million in fiscal 2004, or 21.9 percent of total spending. Nominally, this is the highest spending in this category over the past decade. However, when adjusted for inflation, Capital Outlay spending in fiscal 1997 was higher than in fiscal 2004, while Capital Outlay spending in fiscal 1998 was almost identical to that of fiscal 2004. As a percentage of total spending, fiscal 2004's Capital Outlay was below that of 1996 through 1998. A summary of Oxnard's fiscal accounts is provided in Table 2-11.

2. Demographics

Table 2-11 Government Fiscal Accounts (Real), Oxnard, 1995 to 2004

Year ending June 30 ...	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
----- thousands of real 2004 dollars -----										
Expenditures										
General Government	8,602	6,778	8,533	8,351	8,817	8,560	8,399	10,376	10,104	11,444
Public Safety	37,036	36,440	41,104	42,482	38,227	43,788	43,944	47,246	50,096	55,857
Public Works	4,716	4,891	4,926	5,113	4,642	5,821	5,864	5,030	8,687	8,108
Community Development	25,555	27,482	24,269	26,487	29,995	28,429	14,191	16,190	21,130	17,912
Culture/Leisure/Other	10,290	9,502	9,327	9,270	10,204	9,277	8,493	10,987	11,159	14,644
Debt Service	6,865	7,307	5,371	4,927	5,791	7,514	5,159	4,667	6,925	5,011
Capital Outlay	24,034	26,311	33,217	31,259	26,787	26,426	17,744	25,229	22,933	31,640
TOTAL Expenditures	117,097	118,712	126,745	127,890	124,462	129,815	103,795	119,724	131,035	144,616
Revenues										
Taxes	45,284	46,306	44,626	46,449	44,332	47,354	56,231	62,618	61,262	69,686
General Property Taxes	21,931	21,367	21,146	21,381	17,516	19,611	25,672	27,626	30,199	35,427
Storm Drain Taxes	30	2	0	0	0	0	0	0	0	0
General Sales Taxes	16,071	18,020	16,270	17,696	18,029	19,544	19,754	21,042	21,462	22,772
Transient Occupancy Taxes	1,683	1,775	1,963	2,098	2,219	2,113	2,535	2,462	2,322	2,223
Franchise Taxes	3,013	2,299	2,277	2,156	3,306	2,822	5,235	7,512	2,924	3,719
Business License Taxes	2,343	2,504	2,680	2,742	2,829	2,872	2,399	3,387	3,477	4,386
Deed Taxes	214	339	291	376	433	390	636	589	877	1,159
Licenses and Permits	1,311	1,555	1,942	1,656	2,574	2,786	2,408	2,107	2,957	2,183
Inter-Governmental	47,515	50,937	49,396	54,525	57,303	53,751	30,180	39,963	39,780	40,835
Growth/Development Fees	2,056	4,374	4,436	5,157	6,087	13,332	8,766	7,880	9,087	9,004
Charges for Current Svcs	3,013	3,950	3,331	4,429	8,365	7,541	6,610	8,385	12,420	11,105
Fines and Forfeitures	1,186	1,085	974	1,030	1,410	1,913	1,399	1,497	881	1,198
Interest	4,589	4,441	4,518	3,960	4,934	5,866	4,780	4,865	3,986	4,547
Miscellaneous	9,271	9,122	6,588	6,677	6,861	7,892	5,159	5,395	4,942	6,899
TOTAL Revenues	114,224	121,770	115,812	123,883	131,865	140,433	115,533	132,710	135,316	145,458
Balance (Surplus + / Deficit -)	-2,873	3,058	-10,933	-4,007	7,403	10,618	11,738	12,986	4,280	842

Source: City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004, CA Department of Finance

With Public Safety taking a larger portion of the budget, all other categories had to become proportionately smaller. Community Development expenditures dropped from 21.8 percent in fiscal 1995 to only 12.4 percent of the budget in fiscal 2004, while Public Safety expenditures grew from 31.6 percent in fiscal 1995 to 38.6 percent of the budget in fiscal 2004.

2.8 Labor Trends

For Ventura County and Oxnard, jobs and labor force are two population sets that are not balanced within their respective areas. Ventura County, with about 400,000 workers and about 300,000 jobs, has about 100,000 more workers than jobs. Oxnard, with about 85,000 workers and about 60,000 jobs, has about 25,000 more workers than jobs. In both cases, workers commute to other areas, mostly into Los Angeles County.

Oxnard has 25,000 more workers than jobs.

Most of Oxnard's 2005 population Age 16-years and over was either working, (57.8 percent) or voluntarily not in the labor force (36.9 percent). These percentages are similar to West Ventura County and California as presented in Table 2-12. However, Oxnard's 2005 Unemployment Rate of 7.3 percent was significantly higher than Ventura County's 5.1 percent, and exceeded by only Santa Paula's 8.0 percent. In large part, the city's high unemployment rate is largely due to seasonal agricultural employment.

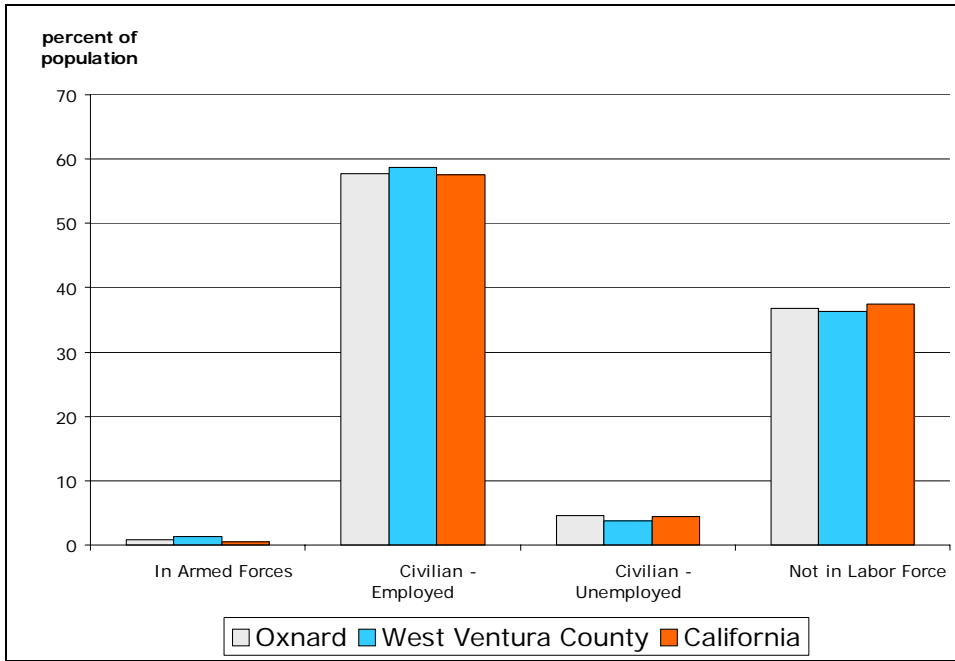
Oxnard's workers differ from Ventura County workers. They are more likely to be Latino, have lower educational attainment, be younger, and have lower incomes. Figures 2-11 and 2-12 present information on Oxnard's employment characteristics.

Table 2-12 Unemployment Rate, Various Areas, 2005

Area	Unemployment Rate
Camarillo	3.5%
Thousand Oaks	3.7%
Simi Valley	4.2%
Ventura City (San Buenaventura)	5.0%
Ventura County	5.1%
California	7.0%
Oxnard	7.3%
Santa Paula	8.0%

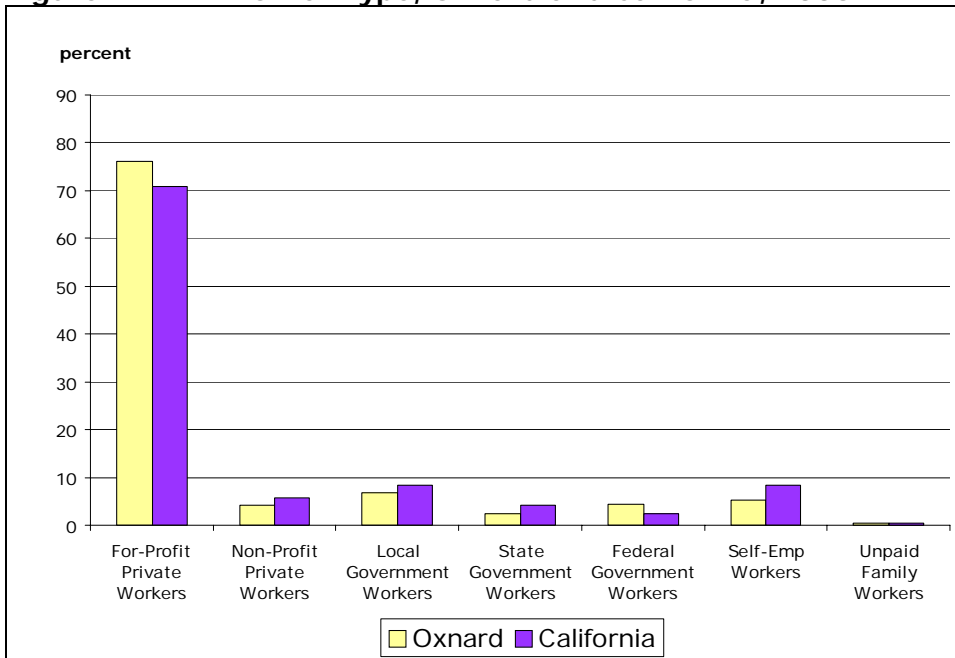
Source: *Site Reports, 2005*

Figure 2-11 Population Age 16-over Employment Status, Oxnard, West Ventura County, and California, 2005



Source: Site Reports, 2005

Figure 2-12 Worker Type, Oxnard and California, 2005

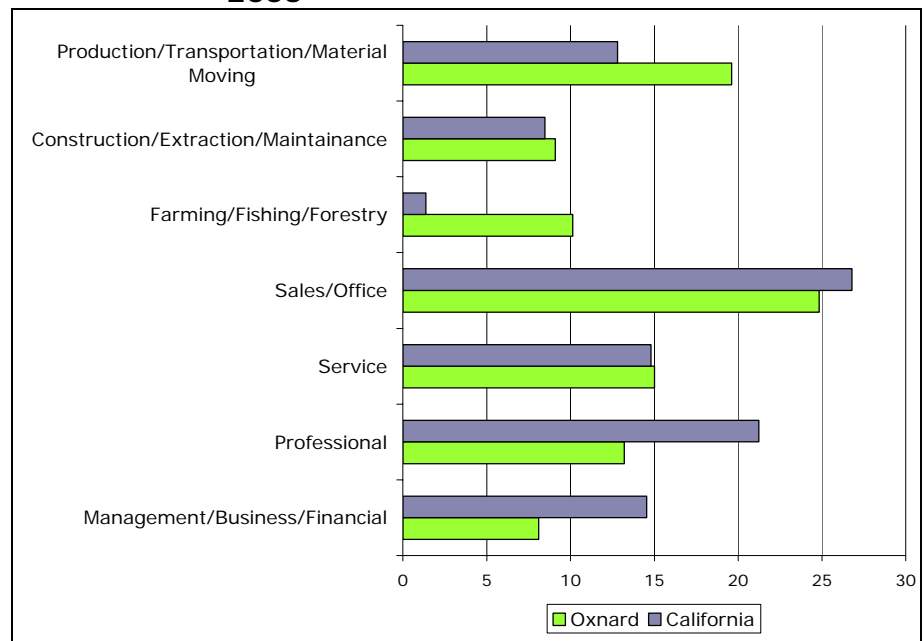


Source: Site Reports, 2005

2.9 Jobs

Oxnard's job composition is quite different than that of California as a whole. Most notably, a large portion of Oxnard's workforce is employed in Agriculture and Production/Transportation/Material Moving. In contrast, a much smaller proportion of Oxnard's workforce is employed in the Professional, and Management/Business/Financial Sectors compared to California, as presented in Figure 2-13. Oxnard also has relatively fewer self-employed workers than is typical in California. About 5.4 percent of the city's workers are self-employed, while about 8.4 percent California workers are self-employed.

Figure 2-13 Occupation Shares, Oxnard and California, 2005

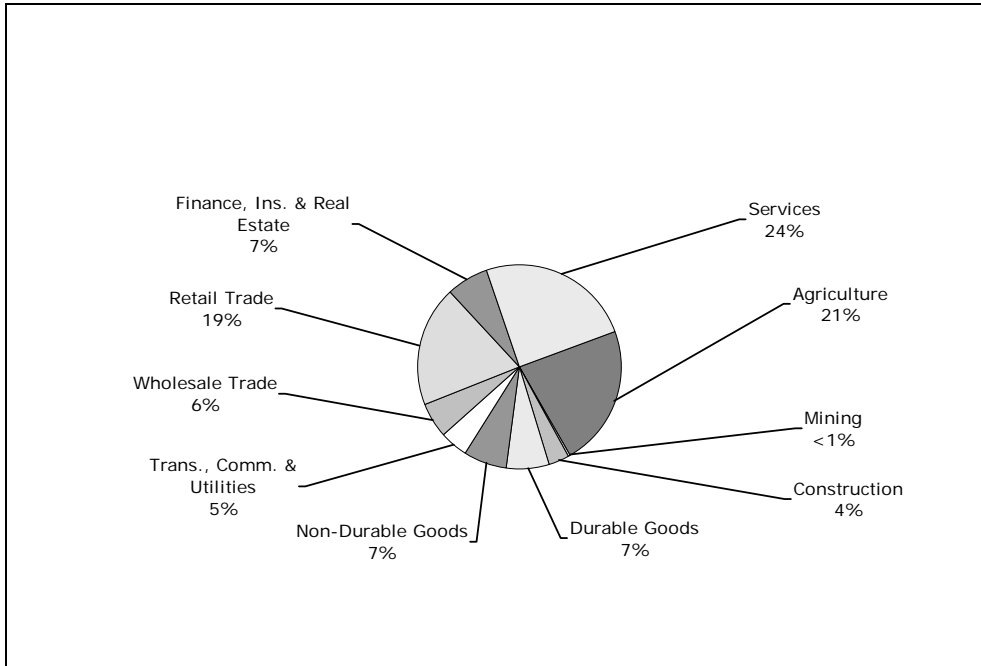


Source: *Site Reports, 2005.*

Note: *Horizontal scale measured in percent*

Even though Oxnard has higher-than-typical representation in the Agricultural and Industrial Sectors, they are not necessarily the City's largest sectors by jobs. The largest sector is the Service Sector, which accounts for about 24 percent (12,682) of all private-sector jobs. Agriculture, with 21 percent (11,605) of private sector jobs, and Retail Trade with 19 percent (10,188) of private sector jobs, are the other major Oxnard private-sector employment industries. In comparison, government (all types), has 7,309 jobs. Figures 2-14 to 2-16 present information on Oxnard's employment distribution. This data is for the Oxnard Metro Area as defined by zip codes 93030-93036.

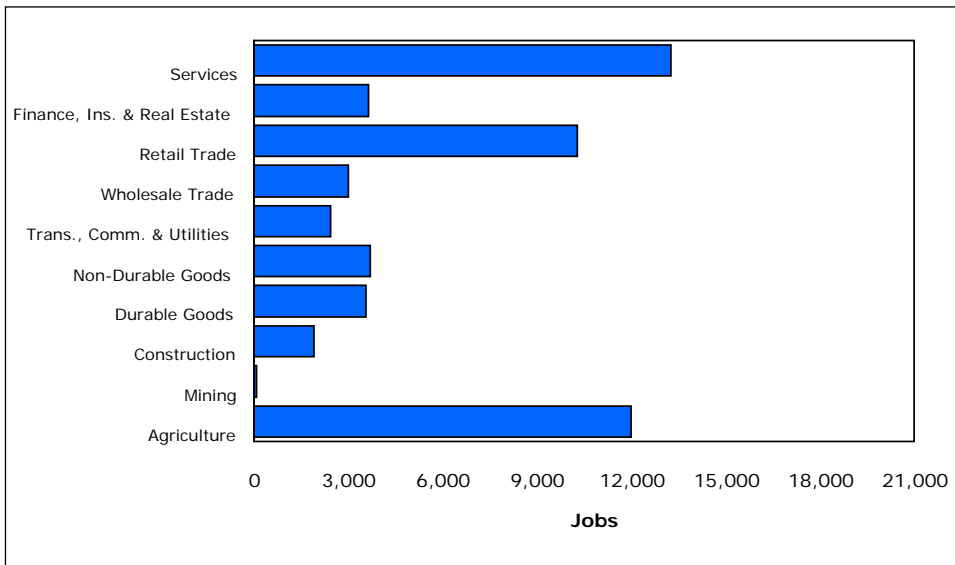
Figure 2-14 Employment Distribution, Oxnard, 2005



Source: California Employment Development Department.

Note: The Metro Area is slightly larger than the incorporated city boundary and is defined by zip codes 93030 to 93036

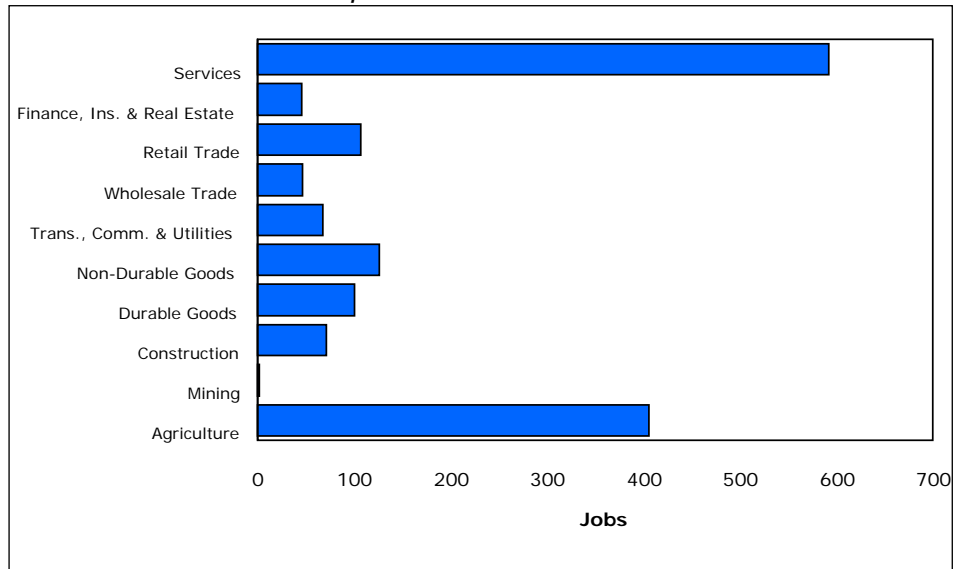
Figure 2-15 Employment by Industry, Oxnard, 2005



Source: California Employment Development Department.

Note: The Metro Area is slightly larger than the incorporated city boundary and is defined by zip codes 93030 to 93036

Figure 2-16 1-year Employment Growth by Industry, Oxnard, 2005



Source: California Employment Development Department.

Note: The Metro Area is slightly larger than the incorporated city boundary and is defined by zip codes 93030 to 93036

Oxnard job growth was relatively high in the 1990s with the exception of 1997. With the recession of 2000-2001, the city saw a decline in the job growth rate. However, it is notable that Oxnard gained jobs in every year of the recession. More recently, Oxnard's job growth has been very strong. Jobs grew by 4.8 percent in 2003 and 3.5 percent in 2004, as presented in Figure 2-17.

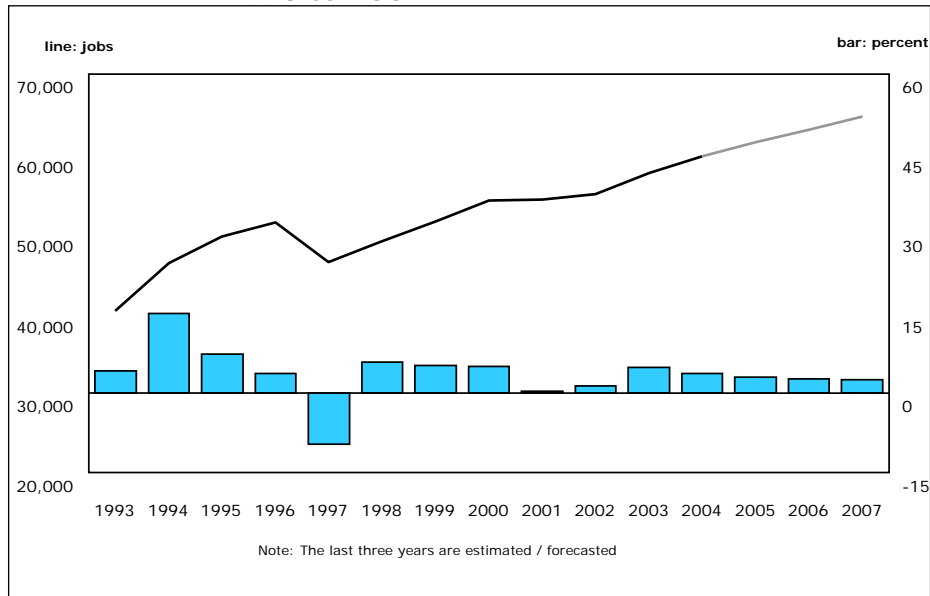
The Durable and non-Durable Manufacturing Sectors were Oxnard's most rapidly growing sectors in 2004, with growth rates of 9.2 percent and 14.6 percent, respectively. However, the larger Service and Agriculture Sectors generated more jobs. In 2004, the Services Sector created 689 net new jobs, while the Agriculture Sector created 332 net new jobs. Somewhat surprisingly, the Finance, Insurance, and Real Estate Sector and the Retail Sector showed job losses in 2004. The very small Mining Sector continued its long-term decline.

Durable goods manufacturing, with a 2004 average annual salary of \$73,850, is Oxnard's highest paying sector. The Finance, Insurance and Real Estate Sector and the small Mining Sector are other well paying industries. Agriculture and Retail Trade are the city's lowest paid sectors with 2004 average annual salaries of \$21,082 and \$23,073, respectively. Figure 2-18 presents a comparison of the average salary by industry for Oxnard in 2004.

2. Demographics

Oxnard experienced consistent salary growth through 2005, even during one 2000-2001 recession. In fact, in three of the past five years the average annual salary grew by over 5 percent. Given the low inflation rate of recent years, many but not all of Oxnard workers are seeing real salary gains. Many of these gains are concentrated in industries where technology gains are generating rapid productivity increases. They also likely represent changes in job distributions, particularly those observed in the Durable Goods Manufacturing Sector. Table 2-13 provides a summary of Oxnard's employment by section. Tables 2-14 to 2-16 present a summary of Oxnard's salary information by job sector and classification for various years.

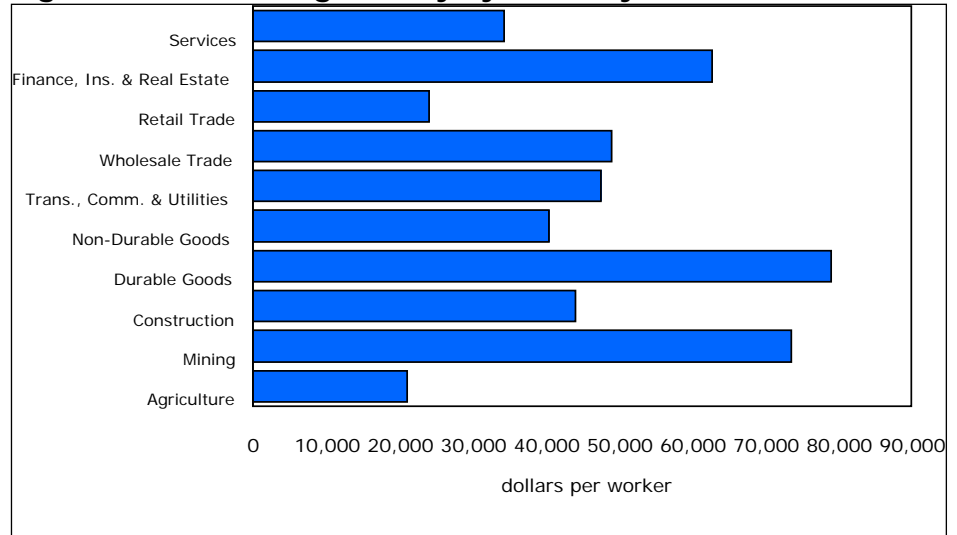
Figure 2-17 Total Employment and Growth, Oxnard, 1993 to 2007



Source: California Employment Development Department.

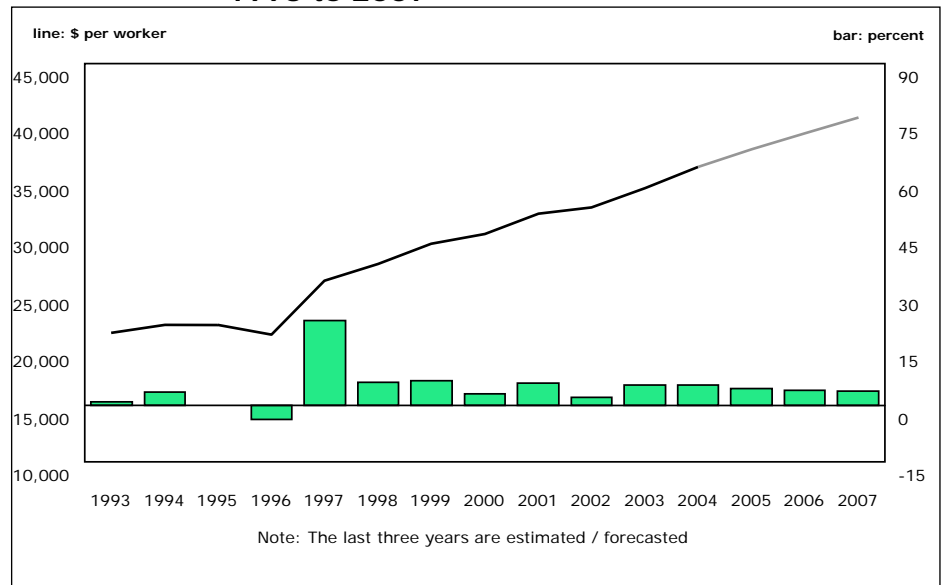
Note: The Metro Area is slightly larger than the incorporated city boundary and is defined by zip codes 93030 to 93036

Figure 2-18 Average Salary by Industry, Oxnard, 2005



Source: California Employment Development Department.
Note: The Metro Area is slightly larger than the incorporated city boundary and is defined by zip codes 93030 to 93036

Figure 2-19 Average Salary and Growth, Oxnard, 1993 to 2007



Source: California Employment Development Department.
Note: The Metro Area is slightly larger than the incorporated city boundary and is defined by zip codes 93030 to 93036

2. Demographics

Table 2-13 Oxnard, Employment by Major Sector, 1991 to 2004

Employment by Industry	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
	---- # of people ----													
Agriculture	8,514	9,260	9,429	8,829	8,600	8,932	9,171	9,815	10,215	11,008	10,323	10,720	11,273	11,605
percent change	na	8.8	1.8	-6.4	-2.6	3.9	2.7	7.0	4.1	7.8	-6.2	3.8	5.2	2.9
Mining	106	133	125	141	125	124	161	119	120	121	109	109	77	76
percent change	na	26.1	-6.0	12.7	-11.4	-0.9	29.9	-26.1	0.9	0.4	-9.9	0.2	-29.1	-1.3
Construction	1,683	1,027	909	985	1,005	928	1,030	1,177	1,566	1,574	1,713	1,723	1,942	1,824
percent change	na	-39.0	-11.5	8.4	2.1	-7.7	11.0	14.2	33.1	0.5	8.8	0.6	12.7	-6.1
Durables Manufacturing	2,394	2,384	2,027	1,771	2,039	2,250	3,126	3,425	3,229	3,240	3,200	3,167	3,163	3,454
percent change	na	-0.4	-15.0	-12.6	15.1	10.4	38.9	9.5	-5.7	0.4	-1.2	-1.0	-0.2	9.2
Non-Durables Manufacturing	2,251	2,462	2,924	2,725	2,726	2,564	2,930	3,021	3,185	3,168	2,728	2,741	3,120	3,577
percent change	na	9.4	18.8	-6.8	0.0	-5.9	14.3	3.1	5.4	-0.5	-13.9	0.5	13.8	14.6
Transp., Comm., & Ut. (2)	1,606	1,678	1,690	1,840	2,486	2,614	2,505	2,580	2,617	2,643	2,567	2,363	2,268	2,371
percent change	na	4.5	0.7	8.9	35.1	5.1	-4.1	3.0	1.4	1.0	-2.8	-8.0	-4.0	4.5
Finance, Ins., & Real Est. (2)	1,426	1,522	1,503	1,514	1,579	1,446	1,411	1,436	1,517	1,540	2,566	2,871	3,659	3,597
percent change	na	6.7	-1.2	0.8	4.3	-8.4	-2.4	1.8	5.6	1.5	66.6	11.9	27.5	-1.7
Retail Trade (2)	8,017	7,602	8,312	8,821	8,822	8,835	8,654	8,807	9,461	9,313	9,708	10,003	10,259	10,188
percent change	na	-5.2	9.3	6.1	0.0	0.1	-2.0	1.8	7.4	-1.6	4.3	3.0	2.6	-0.7
Wholesale Trade	2,299	2,324	2,160	2,376	2,581	2,457	2,783	2,700	2,820	3,037	2,486	2,621	2,932	2,964
percent change	na	1.1	-7.1	10.0	8.7	-4.8	13.3	-3.0	4.4	7.7	-18.1	5.4	11.8	1.1
Services (2)	8,666	8,702	9,539	10,773	11,423	11,680	10,778	12,033	12,663	13,223	12,993	12,156	11,993	12,682
percent change	na	0.4	9.6	12.9	6.0	2.2	-7.7	11.6	5.2	4.4	-1.7	-6.4	-1.3	5.7
Public Sector	3,180	3,067	3,128	3,453	3,945	4,632	4,979	4,765	5,187	5,232	5,869	6,503	6,916	7,309
percent change	na	-3.5	2.0	10.4	14.2	17.4	7.5	-4.3	8.9	0.9	12.2	10.8	6.3	5.7
Private Sector	36,961	37,094	38,618	39,775	41,387	41,829	42,549	45,113	47,393	48,865	48,394	48,473	50,686	52,337
percent change	na	0.4	4.1	3.0	4.1	1.1	1.7	6.0	5.1	3.1	-1.0	0.2	4.6	3.3
TOTAL, All Sectors	40,141	40,161	41,746	43,228	45,331	46,461	47,529	49,878	52,580	54,098	54,264	54,976	57,601	59,646
percent change	na	0.0	3.9	3.6	4.9	2.5	2.3	4.9	5.4	2.9	0.3	1.3	4.8	3.5

Notes: 1. The Oxnard Metropolitan Area is defined by zip codes 93030-93036
2. These sectors had significant changes in classification in 2001

Source: California Employment Development Department

Table 2-14 Oxnard, Salary by Major Sector, 1991 to 2004

Average Salary By Industry	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
	----- dollars -----													
Agriculture	13,992	13,822	14,564	14,836	16,228	16,258	20,177	20,753	20,117	19,815	20,503	20,803	21,348	21,082
percent change	na	-1.2	5.4	1.9	9.4	0.2	24.1	2.9	-3.1	-1.5	3.5	1.5	2.6	-1.2
Mining	42,552	70,962	54,438	51,589	52,804	50,941	45,839	47,370	48,542	50,622	61,299	61,519	66,262	69,960
percent change	na	66.8	-23.3	-5.2	2.4	-3.5	-10.0	3.3	2.5	4.3	21.1	0.4	7.7	5.6
Construction	27,345	30,249	30,034	31,453	31,437	34,863	31,978	33,602	36,261	36,927	36,859	37,764	38,998	41,100
percent change	na	10.6	-0.7	4.7	0.0	10.9	-8.3	5.1	7.9	1.8	-0.2	2.5	3.3	5.4
Durables Manufacturing	31,127	32,553	31,488	28,205	29,733	30,081	50,842	38,981	56,440	54,088	52,173	54,995	57,618	73,850
percent change	na	4.6	-3.3	-10.4	5.4	1.2	69.0	-23.3	44.8	-4.2	-3.5	5.4	4.8	28.2
Non-Durables Manufacturing	23,386	25,590	26,116	27,566	27,863	29,028	32,547	31,866	31,359	32,898	33,211	36,298	39,132	40,030
percent change	na	9.4	2.1	5.6	1.1	4.2	12.1	-2.1	-1.6	4.9	1.0	9.3	7.8	2.3
Transp., Comm., & Ut. (2)	26,359	27,803	28,328	27,120	29,348	30,800	33,623	31,466	35,664	36,604	39,834	40,074	41,443	44,996
percent change	na	5.5	1.9	-4.3	8.2	4.9	9.2	-6.4	13.3	2.6	8.8	0.6	3.4	8.6
Finance, Ins., & Real Est. (2)	26,706	28,124	29,215	29,094	31,666	38,698	46,020	44,379	47,367	51,460	44,396	49,015	55,540	58,324
percent change	na	5.3	3.9	-0.4	8.8	22.2	18.9	-3.6	6.7	8.6	-13.7	10.4	13.3	5.0
Retail Trade (2)	14,027	13,618	14,994	15,091	15,726	15,970	17,031	18,396	19,308	20,077	22,160	21,728	22,354	23,073
percent change	na	-2.9	10.1	0.6	4.2	1.6	6.6	8.0	5.0	4.0	10.4	-2.0	2.9	3.2
Wholesale Trade	28,695	30,154	31,205	30,856	30,459	30,380	29,509	33,902	31,752	33,714	36,823	38,774	45,886	46,987
percent change	na	5.1	3.5	-1.1	-1.3	-0.3	-2.9	14.9	-6.3	6.2	9.2	5.3	18.3	2.4
Services (2)	22,303	22,476	22,169	21,898	22,084	21,788	24,157	26,876	28,435	29,677	30,963	30,476	31,140	32,628
percent change	na	0.8	-1.4	-1.2	0.9	-1.3	10.9	11.3	5.8	4.4	4.3	-1.6	2.2	4.8
Public Sector	29,911	32,928	33,591	30,982	31,403	31,811	32,202	32,361	35,113	39,385	44,246	44,056	43,858	42,783
percent change	na	10.1	2.0	-7.8	1.4	1.3	1.2	0.5	8.5	12.2	12.3	-0.4	-0.4	-2.5
Private Sector	20,262	20,698	20,894	20,882	21,914	22,297	26,292	26,611	28,437	29,050	30,256	30,806	32,758	34,923
percent change	na	2.1	1.0	-0.1	4.9	1.8	17.9	1.2	6.9	2.2	4.2	1.8	6.3	6.6
TOTAL, All Sectors	21,026	21,632	21,846	21,689	22,739	23,246	26,911	27,161	29,095	30,050	31,769	32,373	34,090	35,887
percent change	na	2.9	1.0	-0.7	4.8	2.2	15.8	0.9	7.1	3.3	5.7	1.9	5.3	5.3

Notes: 1. The Oxnard Metropolitan Area is defined by zip codes 93030-93036
 2. These sectors had significant changes in classification in 2001

Source: California Employment Development Department

2. Demographics

Table 2-15 Oxnard Employment and Salary by Detailed Sector, Part 1

NAICS Code	Title	Establishments	Employment (1)	Average Salary
111	Crop Production	141	8,082	21,205
112	Animal Production	1	(2)	(2)
114	Fishing, Hunting, and Trapping	1	(2)	(2)
115	Support Activities for Agriculture and Forestry	37	3,346	21,289
211	Oil and Gas Extraction	1	(2)	(2)
212	Mining (except Oil and Gas)	1	(2)	(2)
213	Support Activities for mining	3	23	82,955
221	Utilities	17	261	63,293
236	Construction Buildings	48	295	40,983
237	Heavy and Civil Engineering Construction	11	305	70,826
238	Speciality Trade Contractors	132	1,177	43,843
311	Food Manufacturing	23	721	27,975
312	Beverage and Tobacco Product Manufacturing	1	(2)	(2)
313	Textile Mills	2	(2)	(2)
314	Textile Product Mills	7	58	27,803
315	Apparel Manufacturing	5	(2)	(2)
321	Wood Product Manufacturing	1	(2)	(2)
322	Paper Manufacturing	7	672	58,887
323	Printing and Related Support Activities	17	385	39,644
324	Petroleum and Coal Products Manufacturing	1	(2)	(2)
325	Chemical Manufacturing	8	1,008	54,191
326	Plastics and Rubber Products Manufacturing	9	369	38,568
327	Nonmetallic Mineral Product Manufacturing	5	116	44,560
331	Primary Metal Manufacturing	7	172	47,518
332	Fabricated Metal Product Manufacturing	39	671	49,946
333	Machinery Manufacturing	19	1,186	371,396
334	Computer and Electric Product Manufacturing	10	277	52,030
335	Electrical Equip., Appliance, and Component Manufacturing	5	152	68,770
336	Transportation Equipment Manufacturing	14	697	41,620
337	Furniture and Related Product Manufacturing	12	156	34,870
339	Miscellaneous Manufacturing	19	473	41,371
423	Merchant Wholesalers, Durable Goods	86	1,322	59,993
424	Merchant Wholesalers, Nondurable Goods	77	1,337	40,720
425	Wholesale Electric Markets, Agents, and Brokers	16	307	53,822
441	Motor Vehicle and Parts Dealers	64	1,480	44,943
442	Furniture and Home Furnishings Stores	31	290	28,148
443	Electronics and Appliance Stores	17	312	25,015
444	Building Material, Garden Equipment, and Supplies	31	520	34,142
445	Food and Beverage Stores	91	1,137	24,000
446	Health and Personal Care Stores	29	304	33,103
447	Gasoline Stations	32	249	22,243

Table 2-15 Oxnard Employment and Salary by Detailed Sector, Part 1 (Continued)

NAICS Code	Title	Establishments	Employment (1)	Average Salary
448	Clothing and Clothing Accessories Stores	53	575	19,411
451	Sporting Goods, Hobby, Book, and Music Stores	25	297	14,918
452	General Merchandise Stores	15	1,440	23,095
453	Miscellaneous Store Retailers	48	358	22,661
454	Nonstore Retailers	6	65	35,921

Notes: 1. Average of October, November, and December, 2. Data unavailable due to confidentiality restrictions, 3. The Oxnard Metropolitan Area is slightly larger than the incorporation boundary and defined by zip codes 93030-93036

Source: EDD-Labor Market Information Division (2004 4th Quarter, 3-Digit North American Industry Classification System (NAICS) data for City of Oxnard, based on zip codes 93030-36

Table 2-16 Oxnard Employment and Salary by Detailed Sector, Part 2

NAICS Code	Title	Establishments	Employment (1)	Average Salary
481	Air Transportation	2	(2)	(2)
484	Truck Transportation	57	619	45,174
485	Transit and Ground Passenger Transportation	7	132	24,079
487	Scenic and Sightseeing Transportation	6	18	9,359
488	Support Activities Transportation	11	111	43,891
491	Postal Service	1	(2)	(2)
492	Couriers and Messengers	5	175	34,823
493	Warehousing and Storage	7	202	56,338
511	Publishing Industries (except internet)	7	18	56,839
512	Motion Picture and Sound Recording Industries	1	(2)	(2)
515	Broadcasting (except internet)	5	68	31,215
516	Internet Publishing and Broadcasting	1	(2)	(2)
517	Telecommunications	19	650	53,731
518	Internet Service, Web Search, and Data Processing	5	22	69,986
522	Credit Intermediation and Related Activities	75	902	64,433
523	Securities, Commodities, and Other Financial	24	237	99,334
524	Insurance Carriers and Related Activities	53	391	66,381
525	Funds, Trusts, and Other Financial Vehicles	1	(2)	(2)
531	Real Estate	121	432	40,481
532	Rental and Leasing Services	31	372	44,777
541	Professional, Scientific, and Technical Services	203	1,473	53,267
551	Management of Companies and Enterprises	14	1,202	59,536
561	Administrative and Support Services	157	3,465	22,809
562	Waste Management and Remediation Services	5	48	33,159
611	Educational Services	37	353	31,111
621	Ambulatory Health Care Services	285	2,286	54,473
622	Hospitals	6	1,268	53,555
623	Nursing and Residential Care Facilities	33	792	26,554
624	Social Assistance	69	841	27,495
711	Performing Arts, Spectator Sports, and Related Industries	12	107	23,922

2. Demographics

Table 2-16 Oxnard Employment and Salary by Detailed Sector, Part 2 (Continued)

NAICS Code	Title	Establishments	Employment (1)	Average Salary
712	Museums, Historical Sites, and Similar Industries	4	16	25,434
713	Amusement, Gambling, and Recreation Industries	19	422	15,057
721	Accommodation	11	294	19,813
722	Food Services and Drinking Places	214	3,220	13,509
811	Repair and Maintenance	135	798	31,253
812	Personal and Laundry Services	49	363	21,681
813	Religious, Grantmaking, Civic, Professional, and Related	33	431	24,994
814	Private Households	35	146	10,396
931	Federal Government	3	45	72,959
932	State Government	13	444	45,926
933	Local Government	70	6,976	46,258
999	Nonclassifiable Establishments	7	16	9,307
TOTAL	All industries	3,078	59,948	43,272

Notes: 1. Average of October, November, and December, 2. Data unavailable due to confidentiality restrictions, 3. The Oxnard Metropolitan Area is slightly larger than the incorporation boundary and defined by zip codes 93030-93036

Source: EDD-Labor Market Information Division (2004 4th Quarter, 3-Digit NAICS data for City of Oxnard, based on zip codes 93030-36)

2.10 Cost and Service Standards

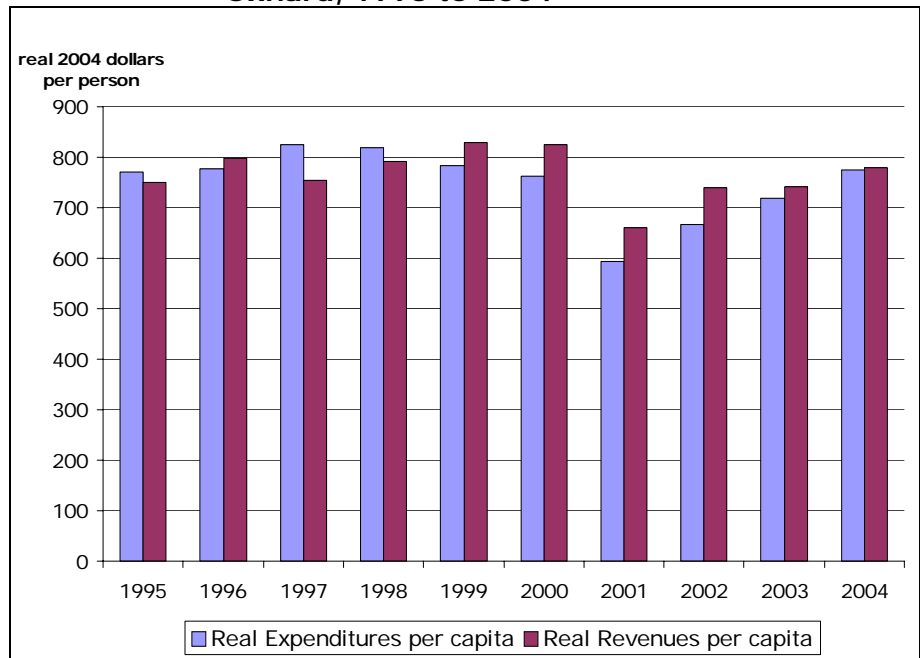
Revenues

City spending is largely determined by revenue, and revenue is subject to shocks. Shocks are events that are at best only partially foreseen. Oxnard's per-capita revenue has shown dramatic variation over the recent past, and the composition of that revenue has also changed. These changes were brought about by, most importantly, California's state government fiscal crises. The housing boom and Oxnard's growth have moderated some of the variation, contributed to the changes in composition, and minimized the impact of the California state government fiscal crises.

Real per-capita revenue ... fell precipitously in 2001, to only about \$660

Oxnard's real (inflation adjusted) per-capita revenue rose from 1995 to 1999, when it peaked at about \$830 (2004 dollars). Real per-capita revenue slipped a bit in 2000, and then it fell precipitously in 2001, to only about \$660 (2004 dollars). Rapid population growth and dramatic cuts in Inter-Governmental transfers were the cause of the 2001 decline. Real per-capita revenue resumed its growth in 2002, but with 2004's real per-capita revenue of about \$780, is still significantly below the 1999 peak of \$830. Information on real expenditures and revenues per capita are presented in Figure 2-20 and Table 2-17.

Figure 2-20 Real Expenditures/Revenues per capita, Oxnard, 1995 to 2004



Sources: *City of Oxnard, CA Department of Finance, United States (US) Bureau of Labor Statistics*

Taxes and Inter-governmental Transfers are Oxnard’s most important sources, but the relationship between Taxes and Inter-Governmental Transfers has changed. Inter-Governmental Transfers were 44 percent of total per-capita revenue in 1998. By 2004, this had fallen to only 28 percent of total per-capita revenue. Taxes by contrast, have become relatively more important. In 1999 and 2000 Taxes represented less than 34 percent of per-capita revenue. By 2004, Taxes represented almost 48 percent of per-capita revenue, nearly 50 percent higher than 2000. Expenditure and revenue details for 1995 to 2004 are presented in Figures 2-21, 2-22, and 2-23.

As is the case with most California cities, Property Taxes and Sales Taxes are Oxnard’s most significant tax sources. In 2004, the city collected an average of \$190 in Property Taxes from each person, and about \$122 in Sales Taxes. Rising real estate values and new construction have contributed to a dramatic increase in city Property Taxes. Real per-capita Real Estate Taxes have almost doubled from about \$110 in 1999 to \$190 in 2004. This Property Tax increase has partially mitigated the impact of cuts in Inter-Governmental Transfers, but it has also increased the city’s exposure to a possible decline in real estate prices or declining construction.

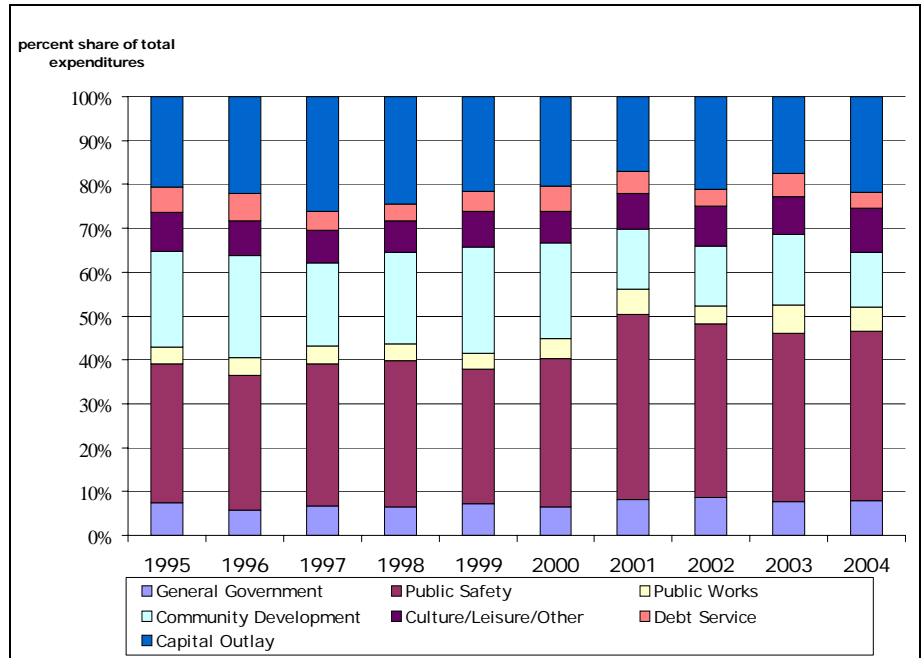
2. Demographics

Table 2-17 Real Expenditures and Revenues per capita, Oxnard, 1995 to 2004

Year ending June 30 ...	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
	----- real 2004 dollars per person -----									
Expenditures (per capita)										
General Government	56.55	44.37	55.51	53.40	55.50	50.25	47.97	57.81	55.41	61.33
Public Safety	243.51	238.51	267.39	271.65	240.62	257.04	250.97	263.24	274.72	299.33
Public Works	31.00	32.02	32.04	32.69	29.22	34.17	33.49	28.02	47.64	43.45
Community Development	168.02	179.88	157.87	169.37	188.81	166.88	81.05	90.20	115.88	95.99
Culture/Leisure/Other	67.66	62.19	60.67	59.28	64.23	54.46	48.51	61.22	61.20	78.47
Debt Service	45.13	47.83	34.94	31.50	36.45	44.11	29.46	26.00	37.98	26.85
Capital Outlay	158.02	172.21	216.08	199.89	168.61	155.12	101.34	140.57	125.76	169.56
TOTAL Expenditures	769.91	777.01	824.50	817.78	783.44	762.01	592.79	667.07	718.58	774.98
Revenues (per capita)										
Taxes	297.74	303.09	290.30	297.02	279.05	277.97	321.14	348.89	335.96	373.44
General Property Taxes	144.20	139.85	137.56	136.72	110.26	115.12	146.62	153.92	165.61	189.85
Storm Drain Taxes	0.20	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Sales Taxes	105.66	117.95	105.84	113.16	113.48	114.73	112.82	117.24	117.70	122.03
Transient Occupancy Taxes	11.07	11.62	12.77	13.42	13.97	12.40	14.48	13.72	12.73	11.91
Franchise Taxes	19.81	15.05	14.81	13.79	20.81	16.57	29.90	41.86	16.03	19.93
Business License Taxes	15.40	16.39	17.43	17.53	17.80	16.86	13.70	18.87	19.07	23.51
Deed Taxes	1.41	2.22	1.89	2.40	2.73	2.29	3.63	3.28	4.81	6.21
Licenses and Permits	8.62	10.18	12.64	10.59	16.20	16.35	13.75	11.74	16.22	11.70
Inter-Governmental	312.41	333.40	321.33	348.66	360.70	315.52	172.36	222.66	218.15	218.83
Growth/Development Fees	13.52	28.63	28.86	32.98	38.31	78.26	50.06	43.91	49.83	48.25
Charges for Current Svcs	19.81	25.86	21.67	28.32	52.65	44.26	37.75	46.72	68.11	59.51
Fines and Forfeitures	7.80	7.10	6.34	6.58	8.87	11.23	7.99	8.34	4.83	6.42
Interest	30.17	29.07	29.39	25.32	31.06	34.43	27.30	27.10	21.86	24.37
Miscellaneous	60.96	59.71	42.86	42.70	43.19	46.33	29.46	30.06	27.10	36.97
TOTAL Revenues	751.02	797.03	753.37	792.16	830.04	824.34	659.82	739.42	742.06	779.49
Balance (Surplus + / Deficit -)	-18.89	20.02	-71.12	-25.62	46.60	62.33	67.04	72.35	23.47	4.51

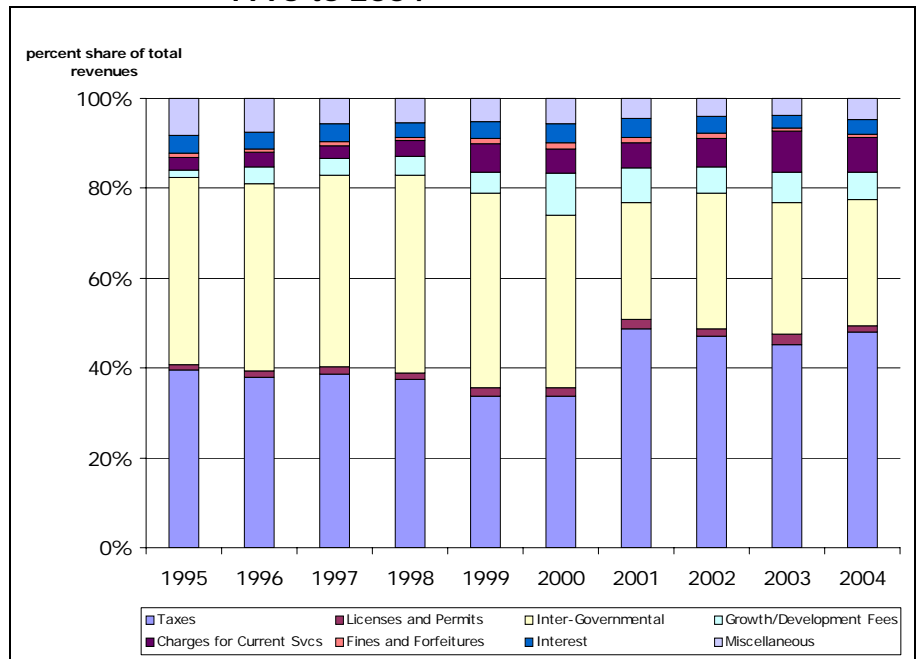
Source: City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004, CA Department of Finance

Figure 2-21 Real Expenditure Detail per capita, Oxnard, 1995 to 2004



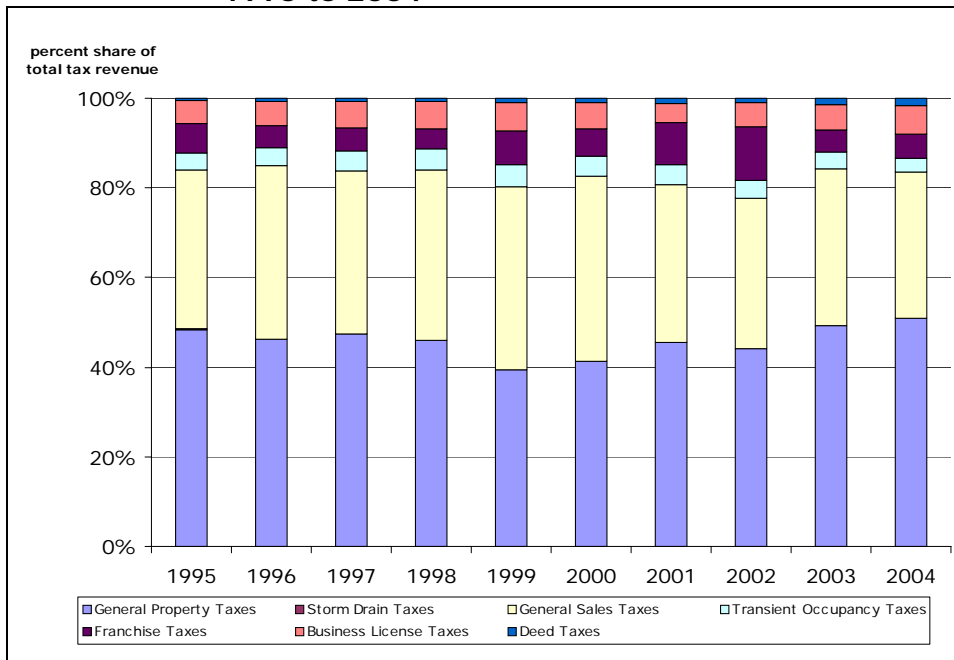
Sources: City of Oxnard, CA Department of Finance, US Bureau of Labor Statistics

Figure 2-22 Real Revenue Detail per capita, Oxnard, 1995 to 2004



Sources: City of Oxnard, CA Department of Finance, US Bureau of Labor Statistics

Figure 2-23 Real Tax Revenue Detail per capita, Oxnard, 1995 to 2004



Sources: *City of Oxnard, CA Department of Finance, US Bureau of Labor Statistics*

Oxnard's thriving residential real estate market has particularly contributed to increased Property Tax revenue. On average, Oxnard collected about \$3,000 in tax revenues per housing unit in 2004. In the same year, the city collected about \$6,200 per million square feet of commercial space. Real per-unit Residential collections grew by 19 percent from 2001 to 2004, while real Commercial collections per million square feet grew by 14 percent. Residential and commercial summaries for real expenditures are provided in Tables 2-18 and 2-19.

Oxnard's real per-capita Retail Sales tax revenue has increased from \$8,400 (2004 dollars) in 1995 to \$10,100 in 2004, an increase of 20 percent. Real per-capita Total Taxable Sales (Retail plus Business-to-Business plus Wholesale Taxable) grew from \$10,000 (2004 dollars) in 1995 to \$11,900 in 2004, an increase of 19 percent. However, this growth has not been steady. Oxnard saw a dramatic decline in both Retail Taxes and Total Taxable Sales in 2000. It took three years for real per-capita sales to recover to 1999 levels. This dramatically exposes the city's risk from changes in market conditions.

Oxnard's estimated 2005 per-capita Retail Sales are the fourth highest in Ventura County, after Thousand Oaks, San Buenaventura, and Camarillo. Oxnard's \$10,900 is about the same as Ventura County's consolidated average of \$11,000. Estimated 2005 per-capita Total Taxable Sales in

Oxnard is the fifth highest in Ventura County, after Thousand Oaks, San Buenaventura, Camarillo, and Ojai. Oxnard's \$12,700 is 13 percent lower than the consolidated average for Ventura County, \$14,600 as presented in Tables 2-20 and 2-21.

Table 2-18 Real Expenditures and Revenues per Housing Unit, Oxnard, 1995 to 2004

Year ending June 30 ...	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
	<i>----- real 2004 dollars per housing unit -----</i>									
Expenditures										
General Government	199.9	156.4	196.0	190.3	199.0	191.5	181.9	219.8	211.6	234.8
Public Safety	860.7	840.8	944.2	967.8	862.6	979.5	951.8	1,000.7	1,049.1	1,145.8
Public Works	109.6	112.9	113.2	116.5	104.7	130.2	127.0	106.5	181.9	166.3
Community Development	593.9	634.1	557.5	603.4	676.9	635.9	307.4	342.9	442.5	367.4
Culture/Leisure/Other	239.1	219.2	214.3	211.2	230.3	207.5	184.0	232.7	233.7	300.4
Debt Service	159.5	168.6	123.4	112.2	130.7	168.1	111.7	98.8	145.0	102.8
Capital Outlay	558.5	607.1	763.0	712.2	604.5	591.1	384.3	534.4	480.3	649.0
TOTAL Expenditures	2,721.2	2,739.0	2,911.5	2,913.6	2,808.6	2,903.9	2,248.2	2,535.8	2,744.1	2,966.5
Revenues										
Taxes	1,052.3	1,068.4	1,025.1	1,058.2	1,000.4	1,059.3	1,218.0	1,326.3	1,282.9	1,429.5
General Property Taxes	509.7	493.0	485.7	487.1	395.3	438.7	556.1	585.1	632.4	726.7
Storm Drain Taxes	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
General Sales Taxes	373.5	415.8	373.7	403.2	406.8	437.2	427.9	445.7	449.5	467.1
Transient Occupancy Taxes	39.1	41.0	45.1	47.8	50.1	47.3	54.9	52.1	48.6	45.6
Franchise Taxes	70.0	53.1	52.3	49.1	74.6	63.1	113.4	159.1	61.2	76.3
Business License Taxes	54.4	57.8	61.6	62.5	63.8	64.2	52.0	71.7	72.8	90.0
Deed Taxes	5.0	7.8	6.7	8.6	9.8	8.7	13.8	12.5	18.4	23.8
Licenses and Permits	30.5	35.9	44.6	37.7	58.1	62.3	52.2	44.6	61.9	44.8
Inter-Governmental	1,104.2	1,175.3	1,134.7	1,242.2	1,293.1	1,202.4	653.7	846.4	833.1	837.6
Growth/Development Fees	47.8	100.9	101.9	117.5	137.4	298.2	189.9	166.9	190.3	184.7
Charges for Current Svcs	70.0	91.1	76.5	100.9	188.8	168.7	143.2	177.6	260.1	227.8
Fines and Forfeitures	27.6	25.0	22.4	23.5	31.8	42.8	30.3	31.7	18.5	24.6
Interest	106.6	102.5	103.8	90.2	111.3	131.2	103.5	103.0	83.5	93.3
Miscellaneous	215.4	210.5	151.3	152.1	154.8	176.5	111.7	114.3	103.5	141.5
TOTAL Revenues	2,654.4	2,809.6	2,660.4	2,822.3	2,975.7	3,141.4	2,502.4	2,810.9	2,833.8	2,983.7
Balance (Surplus + / Deficit -)	-66.8	70.6	-251.2	-91.3	167.1	237.5	254.2	275.0	89.6	17.3

Sources: City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004, CA Department of Finance

2. Demographics

Table 2-19 Real Expenditures and Revenues per million square feet of Commercial Space, Oxnard, 1995 to 2004

Year ending June 30 ...	2000	2001	2002	2003	2004
	---- real 2004 dollars per million feet of commercial space ----				
Expenditures					
General Government	439.6	397.2	466.7	449.1	491.4
Public Safety	2,249.0	2,078.1	2,124.9	2,226.5	2,398.3
Public Works	299.0	277.3	226.2	386.1	348.2
Community Development	1,460.1	671.1	728.1	939.1	769.1
Culture/Leisure/Other	476.5	401.6	494.1	496.0	628.8
Debt Service	385.9	244.0	209.9	307.8	215.1
Capital Outlay	1,357.3	839.1	1,134.6	1,019.2	1,358.6
TOTAL Expenditures	6,667.3	4,908.4	5,384.5	5,823.7	6,209.4
Revenues					
Taxes	2,432.1	2,659.1	2,816.2	2,722.7	2,992.2
General Property Taxes	1,007.2	1,214.0	1,242.4	1,342.2	1,521.2
Storm Drain Taxes	0.0	0.0	0.0	0.0	0.0
General Sales Taxes	1,003.8	934.2	946.4	953.9	977.8
Transient Occupancy Taxes	108.5	119.9	110.7	103.2	95.4
Franchise Taxes	145.0	247.6	337.9	130.0	159.7
Business License Taxes	147.5	113.5	152.3	154.5	188.3
Deed Taxes	20.0	30.1	26.5	39.0	49.8
Licenses and Permits	143.1	113.9	94.8	131.4	93.7
Inter-Governmental	2,760.6	1,427.2	1,797.3	1,768.0	1,753.3
Growth/Development Fees	684.7	414.5	354.4	403.9	386.6
Charges for Current Svcs	387.3	312.6	377.1	552.0	476.8
Fines and Forfeitures	98.2	66.1	67.3	39.2	51.5
Interest	301.3	226.0	218.8	177.2	195.2
Miscellaneous	405.3	244.0	242.6	219.6	296.2
TOTAL Revenues	7,212.7	5,463.5	5,968.5	6,014.0	6,245.6
Balance (Surplus + / Deficit -)	545.3	555.1	584.0	190.2	36.1

Sources: City of Oxnard, Comprehensive Annual Financial Report (CAFR) 2004, CB Richard Ellis

Table 2-20 Total Taxable and Retail Sales per Capita, Oxnard, 1995 to 2004

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Retail Sales per Capita	8.4	8.5	8.6	8.8	9.6	8.9	9.1	9.4	9.7	10.1
Real Total Taxable Sales per Capita	10.0	10.1	10.4	10.5	11.5	10.7	11.0	11.2	11.6	11.9

Sources: City of Oxnard, Comprehensive Annual Financial Report (CAFR), Fiscal Year 2004, CA Department of Finance

Table 2-21 Total Taxable and Retail Sales per Capita, 1995 to 2004

	Nominal Retail Sales	Nominal Total Taxable Sales
Camarillo	12.2	16.2
Fillmore	5.9	6.5
Port Hueneme	2.8	3.2
Moorpark	4.7	6.6
Ojai	10.0	12.9
Oxnard	10.9	12.7
Simi Valley	9.7	11.7
Santa Paula	4.3	5.7
Thousand Oaks	18.1	21.7
San Buenaventura	15.8	18.9
Ventura County	11.0	14.6

Sources: CA Board of Equalization, CA Department of Finance

Expenditures

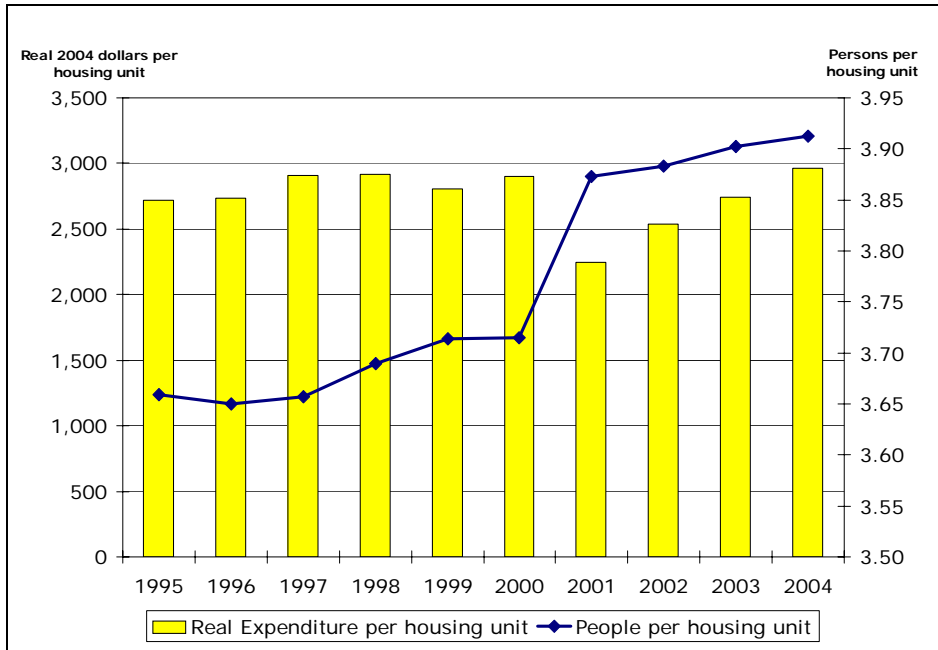
Oxnard responded to changing revenue stream by changing both the amount of city spending and the composition of that spending. Consequently, Oxnard's real per capita expenditures rose from 1995 to 1997, then spending gradually fell until 2000. It is interesting that the city's spending declined prior to the decline in Intra-Government Transfers. It appears that the decline in spending was a response to the use of reserve funds in 1997 and 1998. As with revenues, per capita expenditures fell significantly in 2001. They have been growing ever since. However, real per-capita spending still lags that of the late 1980s.

Oxnard's leaders made a decision to not only cut spending, but to change the composition of that spending in response to California's fiscal crises and to the city deficits of 1997 and 1998. In 2001, Oxnard's real Public Safety expenditures per person increased dramatically, going from about 33 to 42 percent of total per capita expenditures. The Public Safety share has been at or just under 40 percent ever since. The increased Public Safety spending was at the expense of per-capita Capital Outlay and per-capita Community Development. Since 2002, Oxnard has spent more than \$1,000 real dollars per-housing-unit on Public Safety.

Service standards attempt to measure the level of public services that the City's residents receive. In most cases, data is limited to expenditures per capita, or per household.

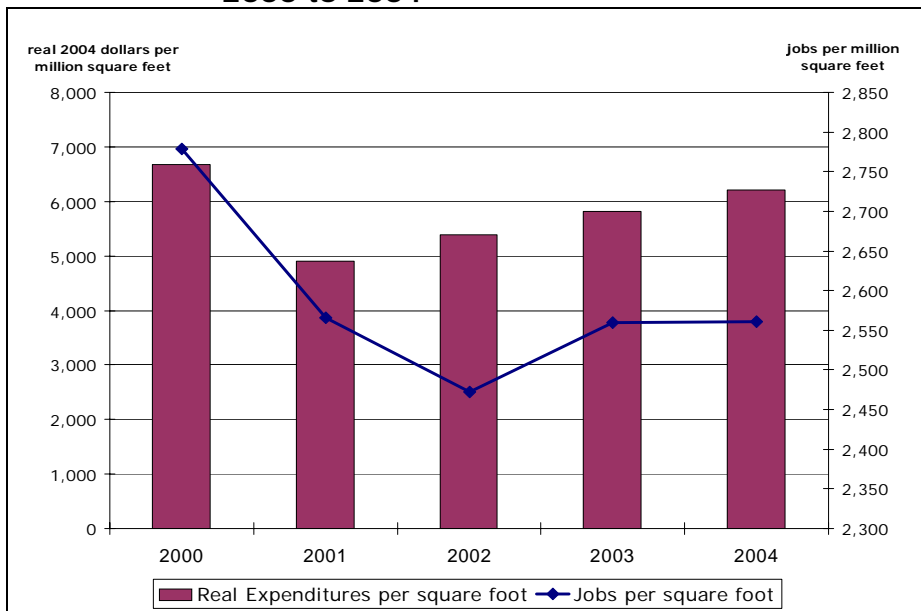
The Service Standard for Oxnard's resident population declined with California's budget crises that began in 2001. Real per-housing-unit expenditures fell significantly. At the same time the number of persons per housing unit rose significantly. Consequently, from 2000 to 2001 Oxnard's expenditure on services for each member in a household fell dramatically. However, from 2002 on, the growth in real per-capita expenditure has exceeded the growth of persons per household. Finally, in 2004 expenditures per-household reached the levels that prevailed before the state's fiscal crises. Figures 2-24 and 2-25 presents a summary of Oxnard's service standard per person from 1995 to 2004.

Figure 2-24 Service Standard for Population, Oxnard, 1995 to 2004



Sources: City of Oxnard, CA Department of Finance, US Bureau of Labor Statistics

Figure 2-25 Service Standard for Jobs, Oxnard, 2000 to 2004



Sources: City of Oxnard, CB Richard Ellis, CA Employment Development Department, US Bureau of Labor Statistics

From 2000 to 2004, the number of jobs per square foot of commercial space fell significantly, while real per-square-foot expenditures, after

falling in 2001, has increased every year since. However, real expenditure per-square-foot is still below those of 2000. On net, per-square-foot expenditure fell by about seven percent from 2000 to 2004, while jobs per-square-foot fell by about eight percent. This implies 2004 job holders received a bit more in public spending and services thereof than job holders did in 2000. Table 2-22 presents commercial office space characteristics for the Oxnard/Port Hueneme area and Figure 2-26 presents a comparison of residential versus commercial revenue generation rates.

Table 2-22 Commercial Space, Oxnard/Port Hueneme, 2000 to 2004

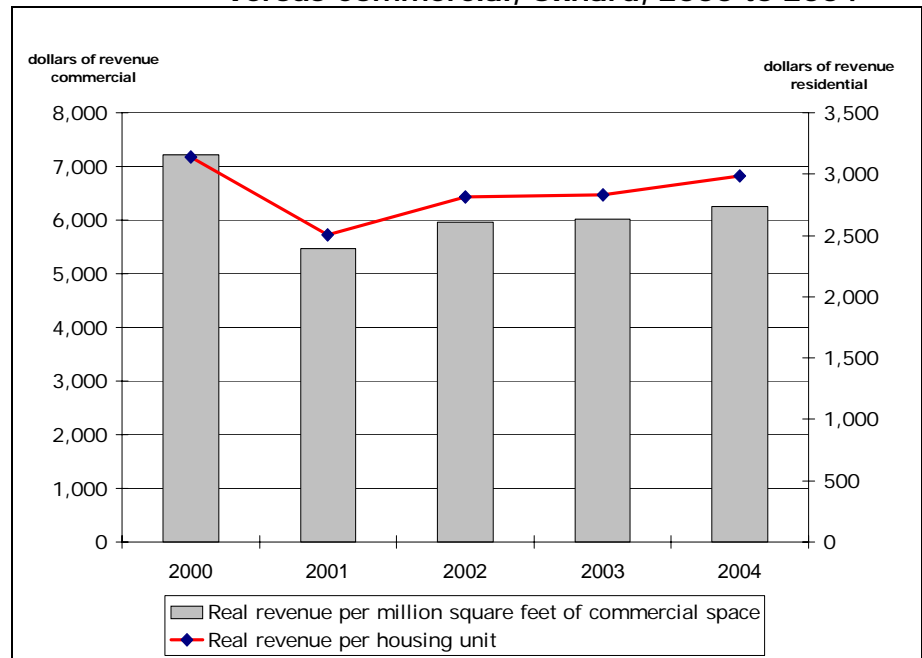
	2000	2001	2002	2003	2004
Total Leasable Industrial Space	15,605,671	16,561,848	17,227,597	17,525,031	18,428,784
Total Leasable Office Space	881,701	1,251,877	1,329,479	1,297,269	1,254,967
Total Leasable Retail Space	2,982,976	3,332,730	3,677,914	3,677,914	3,605,914
TOTAL Commercial	19,470,348	21,146,455	22,234,990	22,500,214	23,289,665

Estimated additions to Retail Base 2001 349,754

Jobs per million square feet	2,778	2,566	2,472	2,560	2,561
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Source: CB Richard Ellis, University of California, Santa Barbara (UCSB) Economic Forecast Project

Figure 2-26 Revenue Generation Rates for Residential versus Commercial, Oxnard, 2000 to 2004



Sources: City of Oxnard, CB Richard Ellis, CA Department of Finance, US Bureau of Labor Statistics