




# City of Camarillo

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## AGENDA REPORT

Date: April 14, 2021

To: Honorable Mayor and Councilmembers  
Planning Commission

From: Greg Ramirez, City Manager 

Submitted by: Joseph R. Vacca, Community Development Director

Subject: **Joint Planning Commission and City Council Update on the Housing Element Second Public Workshop on February 11, 2021**

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### SUMMARY

Staff introduced the initial draft Housing Element goals, policies, and programs for preliminary review at a City Council meeting on October 28, 2020, followed by a second public workshop on February 11, 2021 for public input. This agenda item provides an update on the second public workshop, community survey results, and an additional opportunity to review and provide feedback on the draft goals, policies, and programs prior to inclusion in the draft 2021-2029 Housing Element Update.

### DISCUSSION

#### Background

The State housing law mandates that all jurisdictions periodically update their Housing Element. The City's 2013-2021 Housing Element will expire on October 15, 2021. To comply with this State mandate, the City must prepare, adopt, and submit the adopted 2021-2029 Housing Element Update to the California Department of Housing and Community Development (HCD) by October 15, 2021. The update will cover an 8-year period from October 15, 2021 through October 15, 2029.

The Housing Element Update process includes a robust Community Participation Plan to encourage community input throughout the duration of the project. The Community Participation Plan includes two public workshops, two City Council regular meetings (one meeting with the Planning Commission in attendance), a joint Planning Commission/City Council meeting (this agenda item), and two sets of public hearings. In addition to the planned meetings and workshops, the City conducted an online community survey, and accepts comments throughout the entire duration of the update process via project website ([www.camarillohousingelement.com](http://www.camarillohousingelement.com)), project hotline, email, and phone.

The first public workshop, held on August 27, 2020, introduced the process and the preliminary residential land inventory to the public for input. On October 14, 2020, City Council with the Planning Commissioners in attendance, received an update on the first public workshop. The second City Council regular meeting, held on October 28, 2020, introduced the initial draft goals, policies, and programs. The second public workshop, held on February 11, 2021, introduced the initial draft goals, policies, and programs to the public for input. At this meeting of April 14, 2021, the City Council will receive an update on the second public workshop. The next opportunities for community participation include two sets of public hearings. The first set will be to introduce the draft and the second set will be to adopt the 2021-2029 Housing Element Update.

### Public Noticing

A notice of public meeting has been advertised for the joint Planning Commission and City Council meeting of April 14, with postcards mailed and notices e-mailed to interested parties and stakeholders. In addition, the meeting was advertised on the Government Channel, Marquee sign at the Constitution Park, Facebook message, and the City of Camarillo website calendar. The notice of public meeting and a summary of outreach for this meeting are attached.

### Comments Received at the Second Public Workshop (February 11, 2021)

Staff and the consultant team introduced the initial draft goals, policies, and programs at the second public workshop on February 11, 2021 to receive public comments. The workshop was held via a live Zoom webinar and included a presentation followed by an opportunity to comment.

A notice of public meeting for this request has been advertised for the City Council meeting of March 24, 2021, with notices e-mailed to all funding applicants; posted at Camarillo City Hall, as well as on the City's website ([www.cityofcamarillo.org](http://www.cityofcamarillo.org)); and published in the Camarillo Acorn.

The comments that were received at the workshop are included below, along with the staff responses and recommendations if applicable.

- **Public Comment (Valentina Avalos, member of the public):** Are there any more affordable ownership units available in the Springville development?

**Consultant Team/Staff Response:** No, the affordable ownership units in Springville are occupied. The City has other affordable ownership units throughout the City, such as the new ParkWest townhomes development. The City also provides a Housing Resource Guide publication, available on the City website, listing all affordable development in the City.

**Staff Recommendation:** Not applicable.

- **Public Comment (Jennifer Colie, Advisor to Farmworkers):** Amend program #9 [Inclusionary Housing Programs] to state that the City will proceed with the adoption of an inclusionary housing ordinance in accordance with Government

Code 65850 to require a certain number of affordable units in residential developments and specific plan areas of a specific size. [Government Code 65850 allows the Cities to adopt ordinances that require, as a condition of development of residential rental units, that the development include a certain percentage of residential rental units affordable to lower- and moderate-income households.]

**Consultant Team/Staff Response:** Comment received.

**Staff Recommendation:** Staff recommends not including an inclusionary housing program in the draft 2021-2029 Housing Element Update because the City has sufficient land inventory sites to meet the City's Regional Housing Needs Assessment (RHNA) for lower- and moderate-income units.

- **Public Comment (Jennifer Colie, Advisor to Farmworkers):** It is difficult to find the City Council policies online. The policies are not on the website and not in the municipal code. The City should give more prominence to the housing policies by posting them on the City's website so that the developers are aware of them. The City should also include the housing policies as an appendix in the draft Housing Element.

**Consultant Team/Staff Response:** Comment received.

**Staff Recommendation:** Staff recommends consideration of these requests in the future.

- **Public Comment (Linda Braunschweiger, Chair of the Camarillo Workforce Housing Committee, Vice Chair of the Board for House Farmworkers, and CEO of the Housing Trust Fund Ventura County and Land Trust):** Add a new program "Special Needs Housing – Farmworker Housing Study" to state that the City will work with the County of Ventura, advocacy groups, and agricultural organizations, to plan, fund, and implement a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers. The City will then utilize the survey results to develop targeted programs and strategies to address the verified needs of farmworkers and to support agricultural businesses with a stable and healthy workforce. Program to be completed by 2023.

**Consultant Team/Staff Response:** Comment received.

**Staff Recommendation:** Staff recommends adding a program to work with the advocacy groups and agricultural organizations, to plan and implement a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers. However, the funding for the survey is unknown and is therefore not recommended to be included in the program. Staff does not recommend committing to developing programs and strategies to address the verified needs until survey results are completed.

- **Public Comment (Linda Braunschweiger, Chair of the Camarillo Workforce Housing Committee, Vice Chair of the Board for House Farmworkers, and CEO of the Housing Trust Fund Ventura County and Land Trust):** Add a new program “Contribute Funding to Develop Affordable Housing” to state that the City will continue to support the efforts of the Housing Trust Fund Ventura County and contribute a minimum of \$25,000 annually from ongoing permanent sources appropriate for the Proposition 1 local match; and consider creating a dedicated funding source for affordable housing.

**Consultant Team/Staff Response:** Comment received.

**Staff Recommendation:** Staff does not recommend adding a new program to contribute \$25,000 annually from the General Fund (total of \$200,000 over the 8-year Housing Element planning period), as requested. Staff does not support this request because of future budget uncertainties, and because this funding could be used throughout the county, outside of Camarillo. However, the City Council can consider contributing funding to the Housing Trust Fund Ventura County and establishing a dedicated funding source for affordable housing without a Housing Element program. In addition, Program 5 – Nonprofit Housing Organizations, states that the City will work with nonprofit organizations such as Trust Fund Ventura County, to develop and preserve affordable housing.

- **Public Comment (Jerry Schrum, member of the public):** How does SB 330 inhibit the 400 allotments mentioned in program #2 [Affordable Housing Bonus Points Under Residential Development Control System] and why is the allotment set so high?

**Consultant Team/Staff Response:** Staff explained that developers of all entitled residential projects must apply for development allotments before obtaining building permits. The City only provides 400 development allotments per year. Limiting the development allotments ensures that we have stable growth that does not overextend the infrastructure or strain services to the community. SB 330 prevents the City from enforcing this until 1/1/2025.

**Staff Recommendation:** Not applicable.

In addition to the public comments received at the February 11, 2021 public workshop, the Naval Base Ventura County (NBVC) suggested that the City incorporate military-compatibility programs for new residential sites, by integrating policy recommendations contained in the Navy’s Joint Land Use Study (JLUS) and NBVC Point Mugu Air Installation Compatible Use Zones Study (AICUZ). The City will continue to include NBVC in the review of proposed housing projects for consistency with these two studies.

### Draft Goals, Policies, and Programs

The following draft goals, policies, and programs are proposed for inclusion in the draft 2021-2029 Housing Element Update. Staff made minor text changes for clarification in Policy 3, Program 3, and Program 16. The remaining draft goals, policies, and programs are the same as presented to City Council on October 28, 2020.

**Goal 1:** Protect the qualities that have created a highly desirable living environment in the City.

**Goal 2:** Encourage the availability of a variety of housing types, designs, tenures, and prices to meet the needs of present and future City residents.

**Goal 3:** Ensure that the quality of residential development is adequate to protect the health, safety, and general welfare of all City residents, and to promote housing opportunities for all households.

**Policy 1:** Preserve the high quality of the City's existing housing stock and residential environment.

**Policy 2:** Meet the City's local housing needs commensurate with its fair share of regional needs, including housing that is affordable to all income groups, to the maximum feasible extent.

**Policy 3:** Promote accessibility to housing opportunities by all households, regardless of income, race, color, religion, national origin, ancestry, sex, marital status, age, familial status, disabilities/medical conditions, source of income, sexual orientation, or any other classes protected by local, state, and federal fair housing laws.

**Program 1:** Density Bonus and Other Incentives for Affordable Housing – To maintain a supply of affordable housing and to maximize the number of affordable units available to eligible households, the City will encourage developers of new residential developments to include affordable units, in exchange for receiving density bonus and/or other incentives. Inclusion of affordable housing within residential developments must comply with the guidelines established by the City Council Policy 7.09, Inclusionary Housing (adopted 2006, amended 2015) to minimize differentiation between market-rate units and affordable units. To preserve long-term affordability, residential housing developers of projects with affordable units will enter into an Affordable Housing Agreement with the City, which:

- a. Requires that affordable units be dispersed throughout the development for which the affordable housing obligation is created, incentivized, or otherwise induced.
- b. Requires that affordable units be similar in exterior appearance to market rate units of like plan type (but may include alternate equipment and interior finishes).
- c. Requires that affordable units be available for occupancy at the same time market rate units are available for occupancy in each development phase.
- d. Requires that affordable units be distributed among income groups, in

accordance with the City's density bonus ordinance, or as otherwise negotiated or incentivized.

- e. Requires that affordable units be distributed among a range of unit sizes and types to address the housing needs of a diverse demographic.
- f. Establishes the sales prices or rents of the affordable units for moderate-income and lower-income households (i.e., extremely low-, very low- and low-income); establishes the number, type, and phasing of affordable units.
- g. Requires that affordable units be among a range of unit sizes and types (i.e., single story, two-story, efficiency) to address the housing needs of a diverse demographic.
- h. Limits through deed restriction the initial and subsequent renters/purchasers of affordable units to those certified by the City as being eligible households.
- i. Requires for-sale affordable units to be owner-occupied.
- j. Prohibits buyers of for-sale affordable units from being dependent students, owners of other real property, and owners of liquid assets with a total value of greater than \$100,000.
- k. Limits the resale price of an affordable unit to that which is affordable to the same income category as the seller.
- l. Requires a minimum covenant term of 55 years for rental affordable units.
- m. Requires a minimum covenant term of 55 years for for-sale affordable units, resetting with each subsequent transfer of property title.

Responsible agency: City of Camarillo, Community Development Department  
Timeframe: Ongoing  
Funding source: General fund  
Program objective: Maintain a long-term supply of affordable housing units in the city.

**Program 2:** Affordable Housing Bonus Points Under Residential Development Control System – Title 20 of the Camarillo Municipal Code, Development Control, intends to provide a steady residential growth by allotting 400 dwelling units each year. The allotment process exempts low- and very low-income units as well as projects that contain four or less residential units. In addition, to encourage the provision of affordable housing under the Residential Development Control System, Part B of the allocation scoring criteria awards bonus points to market-rate projects that include affordable housing units. Title 20, Development Control, is not an impediment to providing affordable housing units and complying with RHNA.

Effective January 1, 2020, Senate Bill 330 prohibits the City from implementing its residential development control system on the number of residential permits issued through January 1, 2025.

Responsible agency: City of Camarillo, Community Development Department  
Timeframe: Ongoing  
Funding source: General fund  
Program objective: Increase the supply of affordable housing through the residential development control system.

**Program 3:** Accessory Dwelling Units (ADU) - ADUs provide an effective means of addressing the needs of moderate- and lower-income households, including seniors on fixed incomes. The City will continue to promote ADUs in accordance with the State laws, as well as provide handouts and/or informational displays at the Community Development counter, on City's website, and other appropriate locations detailing the requirements and the process for obtaining approval.

Responsible agency: City of Camarillo, Community Development Department  
Timeframe: Ongoing  
Funding source: General fund  
Program objective: To provide variety of housing options for lower- and moderate-income households, with the goal of approving at least 10 ADUs per year.

**Program 4:** Fair Housing Practices – In order to discourage discriminatory housing practices, the City will contract with the Housing Rights Center to investigate discrimination complaints, fair housing violations, respond to complaints regarding fair housing issues, and provide referral and counseling services to Camarillo residents. In addition, the Housing Rights Center provides fair housing public workshops that discuss the rights of both renters and landlords. The Housing Rights Center also provides local jurisdiction and County staff with annual housing rights training.

Responsible agencies: City of Camarillo, Community Development Department; Housing Rights Center  
Timeframe: Ongoing  
Funding source: CDBG  
Program objective: To discourage discriminatory housing practices in the City of Camarillo.

- Staff comment: California Department of Housing and Community Development (HCD) is in the process of developing the technical memo regarding the new AB 686 requirements on Affirmatively Furthering Fair Housing (AFFH). When more information is available, staff will most likely need to update this program to address the new requirements.

**Program 5:** Nonprofit Housing Organizations – To pursue the development and preservation of affordable housing, the City will continue to collaborate with the Area Housing Authority of the County of Ventura (AHACV) and other nonprofit organizations such as Many Mansions, Habitat for Humanity of Ventura County, Housing Trust Fund Ventura County, House Farmworkers, and Cabrillo Economic Development Corporation.

The City will also provide staff support in completing funding applications and serve as liaison with state and federal funding agencies as well as providing technical assistance on engineering and planning matters. The City will continue to meet with non-profits to discuss potential affordable housing opportunities in the City, especially for very low- and extremely low-income households and housing for persons with special needs (such as the elderly, farmworkers, and persons with disabilities, including persons with developmental disabilities, and other special needs groups).

The City will proactively contact nonprofit housing developers and agricultural stakeholders to share the inventory of properly zoned sites for residential and mixed-use development and funding opportunities. The City will also expeditiously assist builders and stakeholders to pursue funding resources, infrastructure availability, if necessary, and entitlements.

Annually, the City will conduct a meeting with nonprofit housing and supportive service providers to discuss needs in the City and funding opportunities, as part of its CDBG Request for Proposal process. The City will continue to expedite entitlements for affordable housing projects.

Responsible agency:	City of Camarillo, Community Development Department
Timeframe:	Ongoing
Funding source:	General fund
Program objective:	To maximize the uses of all housing resources to assist affordable housing.

**Program 6: Code Compliance** – The City will continue to encourage the maintenance of residential, structural, and site conditions through code compliance efforts. The City maintains a proactive code compliance program that conducts surveys twice a year for property maintenance, responds daily to code compliance issues, and refers property owners to appropriate maintenance and repair assistance programs.

Responsible agency:	City of Camarillo, Community Development Department
Timeframe:	Ongoing
Funding source:	General fund
Program objective:	To maintain and preserve the quality of existing housing stock.

**Program 7: Affordable Housing Preservation Program (ownership units)** – To minimize the number of at-risk owner-occupied affordable units from converting to market-rate, the City will preserve as many units as feasible by implementing the City Council Policy 7.12, Affordable Housing Preservation Program (adopted February 12, 2020). The affordable units identified as at-risk of conversion to market rate will be monitored, and the City will facilitate the extension of affordability covenants through appropriate means, including purchase by the City with grant funding when and if the units become available for purchase. The General Fund may be used to assist with the purchases if the General Fund can be repaid in full by the resale proceeds. Upon resale of the unit, the City will update the affordability agreements to comply with City's affordable housing policies, including extending of the term to 55 years, which will reset with each subsequent transfer of property title.

Responsible agency:	Department of Community Development
Timeframe:	Ongoing
Funding source:	CDBG funds, General fund
Program objective:	To ensure the long-term preservation of affordable



ownership housing units.

**Program 8:** Housing Choice Vouchers Payment Standards – In order to encourage landlord participation in the Housing Choice Vouchers (Section 8) program, the City will support the efforts of the Area Housing Authority of the County of Ventura (AHACV) to petition for increases in the payment standards to reflect local market conditions. The City will also help promote the program by providing links to the AHACV website.

Responsible agencies: City of Camarillo, Community Development Department;  
AHACV

Timeframe: Ongoing

Funding source: Section 8 funds

Program objective: To ensure that Housing Choice Vouchers (Section 8) payment standards support local rent levels.

**Program 9:** Inclusionary Housing Programs – City Council Policy 7.09, Inclusionary Housing (adopted June 14, 2006, amended March 25, 2015), establishes guidelines for the inclusion of affordable housing within residential developments. Based on this policy, each residential development will be reviewed to consider the inclusion of affordable housing units for a range of incomes, including lower and moderate-income households. The guidelines apply to new residential developments and the conversion of existing apartments to condominiums. The City will continue to maintain a monitoring program for the inclusionary housing units to support the successful implementation of this program.

Responsible agency: City of Camarillo, Community Development Department

Timeframe: Ongoing

Funding source: General fund

Program objective: Continue to maintain a monitoring program to support the successful implementation of this program.

Please note, on November 4, 2020, Councilmember Craven requested the City Council Policy 7.09 Inclusionary Housing be reviewed by the Policy Committee and City Council to ensure this policy is being interpreted and implemented correctly by staff. This will occur in the next few months and Housing Program 9 will still be applicable in the Housing Element update, even if any changes are needed and/or completed to City Council Policy 7.09 Inclusionary Housing by the Policy Committee and City Council.

**Program 10:** Adequate Sites – The City has a Regional Housing Needs Allocation (RHNA) of 1,373 units, including 352 extremely low/very low-income, 244 low-income, 270 moderate-income, and 507 above moderate-income units for the 2021-2029 RHNA planning period. The City is committed to ensuring adequate capacity in its residential sites inventory to meet its RHNA.

Responsible agency: City of Camarillo, Community Development Department

Timeframe: Ongoing

Funding source: General fund

Program objective: Provide adequate residential sites and opportunities for

affordable housing commensurate with the City's RHNA.

**Program 11:** Design Flexibility – the City will continue to utilize the Residential Planned Development (RPD) process to provide flexibility from development standards in the approval of development applications. Through the RPD approval process, the City will continue to allow modifications in development standards as an incentive to encourage the development of housing for lower-income households. Periodic review of the Municipal Code requirements is done to ensure design standards do not impede the development of affordable housing.

Responsible agency:	City of Camarillo, Community Development Department
Timeframe:	Ongoing
Funding source:	General fund
Program objective:	To facilitate the development of housing and ensure that development standards do not unnecessarily constrain the development of housing.

**Program 12:** Housing Rehabilitation Assistance – The City utilizes Community Development Block Grant (CDBG) funds to fund a housing rehabilitation program. The program provides grants or loans at below-market interest rates to lower-income households to address health and safety issues, code violations, overcrowding, accessibility, and maintenance and repairs. In addition, the City is working with Habitat for Humanity of Ventura County to provide maintenance and repairs for lower income households through Habitat Home Repair Program.

Responsible agency:	City of Camarillo, Community Development Department
Timeframe:	Ongoing
Funding source:	CDBG
Program objective:	To preserve and conserve the City's affordable housing stock; facilitate rehabilitation of six housing units annually or 48 units during the planning period.

**Program 13:** Seek Grant Funding to Support Housing Activities –The City will apply for grant funding when available to support affordable housing activities. Grant funding applications may include Community Development Block Grant (CDBG) and Permanent Local Housing Allocation (PLHA). CDBG funds may support Habitat for Humanity Home Repair Program to provide lower-income households with needed home repairs. CDBG funds may also support the City's Affordable Housing Property Acquisition Program to preserve existing affordable housing units and/or to provide new affordable housing units. PLHA funding may support the City's citywide First Time Homebuyer Down Payment Assistance Loan Program to help lower-income, moderate-income, and workforce households achieve homeownership.

Responsible agency:	City of Camarillo, Community Development Department
Timeframe:	Ongoing
Funding source:	CDBG, PLHA
Program objective:	To preserve existing and provide new affordable

housing stock; and encourage homeownership at all income levels.

**Program 14:** First Time Homebuyer Down Payment Assistance Loan Program - The City's Economic Development Strategic Plan Action item f., Housing Diversification, states that the City will consider options (including locations, entitlements, etc.) for accommodating specialized urban housing types attractive to all generations, while protecting the quality of Camarillo's established lower density neighborhoods. To help address action item f., the City will encourage affordability and homeownership at all income levels by providing down payment assistance to lower-income, moderate-income, and workforce households. The program will provide down payment assistance loans with available grant funding. The City Council Policy 7.13, First Time Homebuyer Downpayment Assistance Loan Program (February 12, 2020), provides first down payment assistance limited to households selected to purchase a unit through the City's Affordable Housing Preservation Program. The City also has been awarded grant funds through the State's Permanent Local Housing Allocation (PLHA) grant for a citywide down payment assistance loan program limited to lower- and moderate- income households. The City anticipates receiving an annual allocation until 2030. The first allocation is in the amount of \$135,354, but the amount will vary from year to year.

Responsible agency:	City of Camarillo, Community Development Department
Timeframe:	Ongoing
Funding source:	CDBG and any other available grant funds
Program objective:	To encourage affordability and homeownership at all income levels.

**Program 15:** Housing Policies – The City has five existing City Council policies that address affordable housing, including policies 7.6 – Affordable and Senior Housing Programs (adopted 1992, amended 1998), 7.09 – Inclusionary Housing (adopted 2006, amended 2015), 7.12 – Affordable Housing Preservation Program (adopted 2020), 7.13 – First Time Homebuyer Downpayment Assistance Loan Program (adopted 2020), and 11.09 – CDBG Property Acquisition Procedure (adopted 1993, amended 1998). The City will review each policy for internal consistency and for current affordable housing needs, and update if necessary.

Responsible Agency:	City of Camarillo, Community Development Department
Timeframe:	During the 8-year Housing Element period
Funding source:	CDBG and any other available grant funds
Program objective:	To encourage availability of affordable housing to households at all income levels and demographics.

**Program 16:** Zoning Ordinance Amendments – To facilitate shelter development and housing for persons with disabilities, the City will complete the following zoning ordinance amendments to address the following recent changes to State law:

- AB 101 Low Barrier Navigation Centers – requires cities to allow by right in the zones where multi-family and mixed uses are allowed. The low barrier navigation

centers are service enriched shelters that are focused on moving people into permanent housing.

- AB 139 Emergency and Transitional Housing – requires cities to allow shelters to accommodate the homeless point in time count, and to calculate the required parking solely on the number of staff working at the facility and not on the number of beds provided.
- AB 2162 Housing for Persons with Disabilities – requires cities to allow supportive housing by right in zones where multi-family and mixed uses are allowed.

Responsible agency: City of Camarillo, Community Development Department  
 Timeframe: Within 1 year of Housing Element adoption  
 Funding source: General Fund  
 Program objective: To comply with State regulations for facilitating shelter development and to facilitate housing for persons with disabilities.

### Community Participation Plan

A key component to the 2021-2029 Housing Element Update is a robust Community Participation Plan to encourage community input throughout the duration of the project. The Community Participation Plan includes the following opportunities for providing input. In addition to the workshops and meetings listed below, comments can be submitted throughout the entire duration of the update process via project website ([www.camarillohousingelement.com](http://www.camarillohousingelement.com)), project hotline (805-388-5372), email ([planning@cityofcamarillo.org](mailto:planning@cityofcamarillo.org)), and phone (805-388-5360).

COMPLETED WORKSHOPS/PUBLIC MEETINGS		
Event	Date	Purpose
➤ Public Workshop #1	August 27, 2020	Present Housing Element Update process, draft land inventory, and receive input.
➤ City Council Meeting (Planning Commission attended)	October 14, 2020	Present Housing Element Update process, draft land inventory, and report on the Public Workshop #1.
➤ City Council Meeting	October 28, 2020	Introduce initial draft goals, policies, and programs for initial feedback.
➤ Public Workshop #2	February 11, 2021	Present initial draft goals, policies, and programs for input.
➤ Joint City Council/Planning Commission Meeting	April 14, 2021	Present revised draft goals, policies, and programs for feedback, and report on the outcome of the Public Workshop #2 and community survey.
UPCOMING WORKSHOPS/PUBLIC MEETINGS		
Event	Date	Purpose
➤ Planning Commission Public Hearing #1	May 4, 2021 (Tentative)	Present Draft 2021-2029 Housing Element Update.

➤ City Council Public Hearing #1	May 26, 2021 (Tentative)	Present Draft 2021-2029 Housing Element Update and receive direction to submit to HCD for preliminary review.
California Department of Housing and Community Development (HCD) 60-day preliminary review for compliance with housing law.		
➤ Planning Commission Public Hearing #2	August 17, 2021 (Tentative)	Present Final 2021-2029 Housing Element Update for recommendation to the City Council.
➤ City Council Public Hearing #2	September 8, 2021 (Tentative)	Present Final 2021-2029 Housing Element Update for adoption and receive direction to submit to HCD for review and certification. Deadline to submit for HCD review: <b>October 15, 2021.</b>
California Department of Housing and Community Development (HCD) 60-day review for compliance with housing law and certification.		

### Community Survey

Staff developed an online community survey to provide another avenue for the public to comment on community housing needs. The City received a total of 111 responses during the survey period beginning on February 26, 2021 and ending on March 26, 2021. The completed community survey report with community input is attached to this agenda report. An overview of responses is provided, as follows:

- Majority of the survey respondents are long-time Camarillo residents over the age of 45.
- Approximately three-fourths are homeowners and are satisfied with their housing situation.
- Respondents who are not homeowners cited the high cost and lack of financial resources as reasons that prevent them from owning a home.
- Approximately one-third of the respondents feel that the type of housing most needed in the city is detached single-family.
- Approximately two-thirds responded that rezoning to accommodate more units should be in mixed-use and commercial areas, and near the Metrolink station.
- The least favorable areas for rezoning are the existing multi-family, single-family, and agricultural areas.

### Next Steps

After this April 14, 2021 Planning Commission and City Council joint meeting, staff will:

- Work with the consultant team on the draft 2021-2029 Housing Element Update document.
- Prepare for the first set of Planning Commission and City Council public hearings to present the draft 2021-2029 Housing Element Update, tentatively scheduled for May 4, 2021 (Planning Commission) and May 26, 2021 (City Council).

**BUDGET IMPACT**

None. There is no budget impact as a result of this action.

**SUGGESTED ACTION**

Receive the update on the Housing Element second public workshop, community survey results, and provide additional feedback on the draft goals, policies, and programs for inclusion in the draft 2021-2029 Housing Element Update.

**ATTACHMENTS**

Community Survey response report (2/26/2021 through 3/26/2021)  
Notice of Public Meeting  
Summary of outreach for this meeting

Finance Review: MU



# Camarillo's Housing Element Update Community Survey

March 29, 2021, 9:23 AM

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## Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

### Introduction

The City is in the process of updating the Housing Element of the General Plan for the 2021-2029 period as required by State law. The Housing Element establishes policies and programs to address Camarillo's existing and projected housing needs, including the City's share of the regional housing need allocation (or "RHNA"). If you live or work in the City of Camarillo, please complete the following short survey to provide us with your input. Survey limited to one per person.



## Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

### Summary Of Responses

**As of March 29, 2021, 9:23 AM, this forum had:**

Attendees: 152  
Responses: 111  
Hours of Public Comment: 5.6


**Topic Start**

February 26, 2021, 12:03 PM

#### 1. Do you live and/or work in the City of Camarillo?

		%	Count
I live in Camarillo but work somewhere else		19.8%	22
I work in Camarillo but live somewhere else		5.4%	6
I live and work in Camarillo		40.5%	45
I live in Camarillo and do not currently work / I am retired		34.2%	38

#### 2A. If you live in Camarillo, how long have you lived in the City?

		%	Count
0-2 Years		4.6%	5
2-5 Years		18.3%	20
5-10 Years		17.4%	19
10+ Years		59.6%	65

## Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

### 2B. Please specify in which neighborhood you reside.

		%	Count
ARNEILL RANCH		2.7%	3
CALAROSA RANCH (Shea Homes)		0.9%	1
CAMARILLO SPRINGS		2.7%	3
CATALINA ESTATES/ NAVY HOUSING		0.9%	1
LEISURE VILLAGE		7.2%	8
OLD TOWN		4.5%	5
PITTS RANCH AREA		4.5%	5
PONDEROSA CREEK		3.6%	4
RANCHO TOMAS		2.7%	3
SPANISH HILLS		3.6%	4
SPRINGVILLE		3.6%	4
STERLING HILLS		0.9%	1
THE ESTATES		0.9%	1
THE HEIGHTS		5.4%	6
THE MONARCHS (Flynn & Upland)		0.9%	1
THE PINNACLES		0.9%	1
THE REGENCY (Upland, Paseo Noche)		0.9%	1
VILLAGE AT THE PARK		3.6%	4

## Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

		%	Count
Other		49.5%	55

### 3. What age range most accurately describes you?

		%	Count
22-34 years old		10.8%	12
35-44 years old		13.5%	15
45-54 years old		20.7%	23
55+ years old		55.0%	61

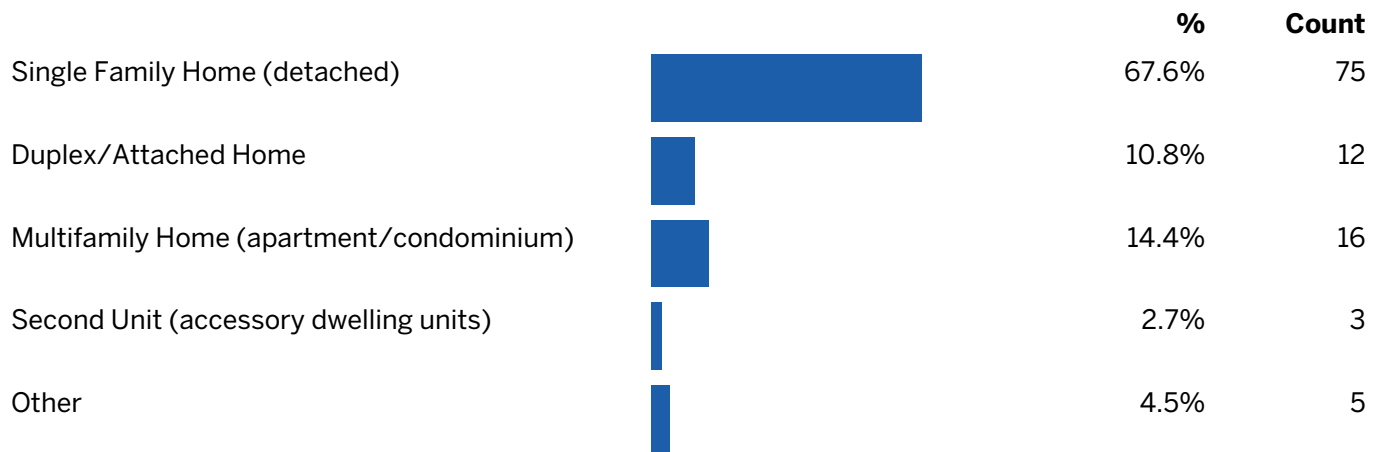
### 4. If you are employed outside of your home, approximately how long is your one-way commute to work?

		%	Count
Less than 5 miles		39.2%	29
5-10 miles		25.7%	19
10-25 miles		21.6%	16
25-40 miles		12.2%	9
More than 40 miles		1.4%	1

### 5. Select the type of housing that best describes your current home:

## Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo



### 6. Do you currently own or rent your home?



### 7A. Are you satisfied with your current housing situation?







### 7B. Please elaborate on why you are satisfied or dissatisfied. (See Appendix A for written responses)

Answered	111
Skipped	0

## Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

### 8. How would you rate the physical condition of the unit you live in?

		%	Count
Excellent condition		47.7%	53
Shows signs of minor deferred maintenance (i.e., peeling paint, chipped stucco, etc.)		31.5%	35
Needs one or more modest rehabilitation improvements (i.e., new roof, new wood siding, etc.)		14.4%	16
Needs one or more major upgrades (i.e. new foundation, new plumbing, new electrical, etc.)		6.3%	7

### 9A. Do you think that the range of housing options currently available in the City of Camarillo meet your needs

		%	Count
Yes		70.3%	78
No		29.7%	33

### 9B. Please elaborate on why or why not. (See Appendix A for written responses)

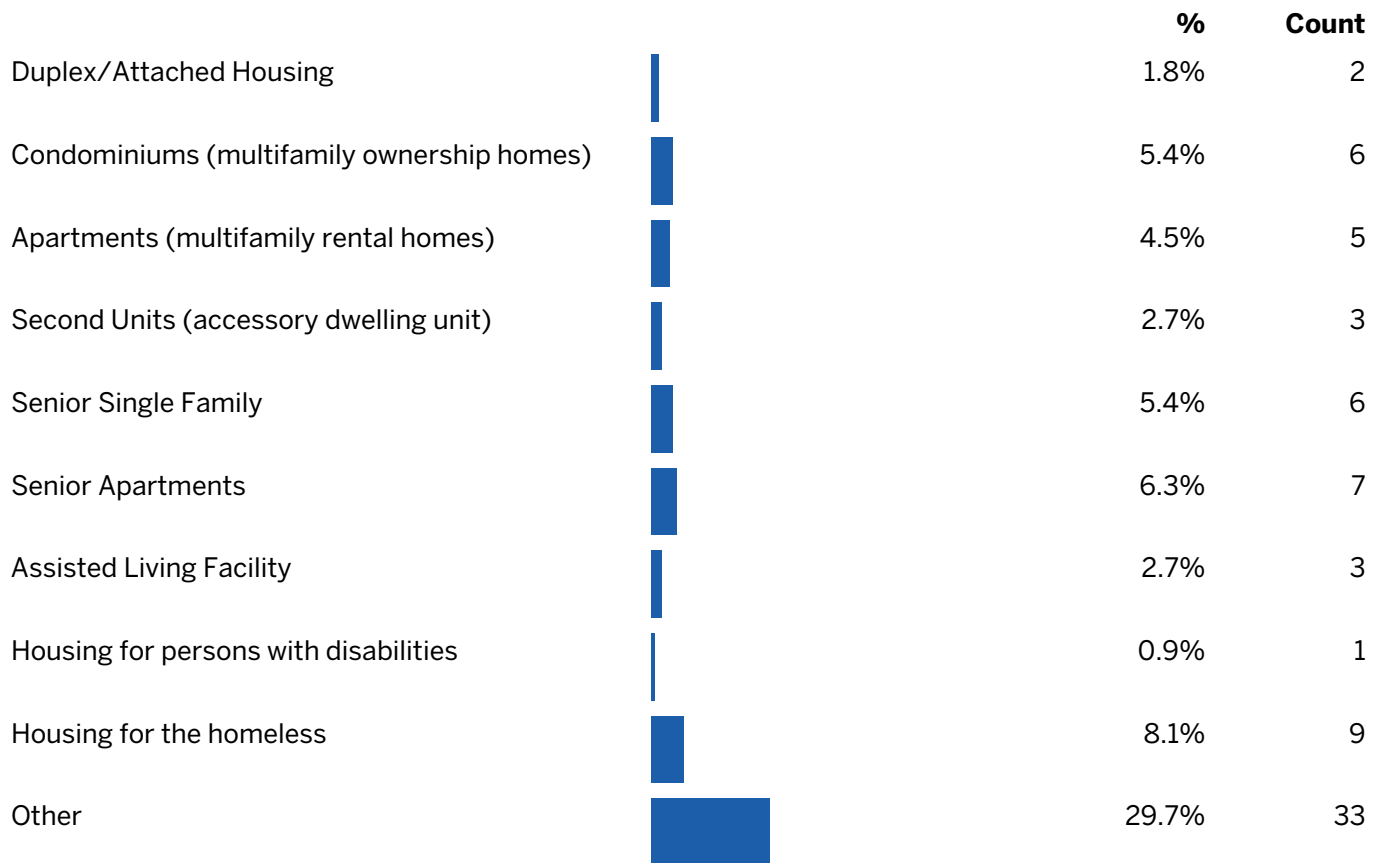
Answered	111
Skipped	0

### 10. What types of housing are most needed in the City of Camarillo?

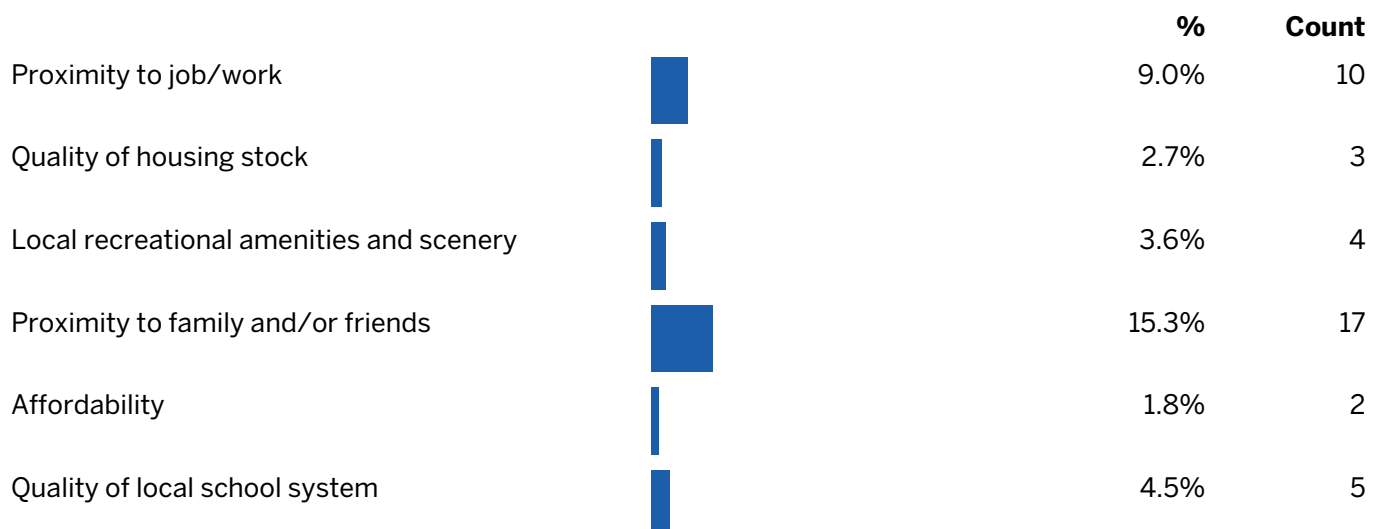
		%	Count
Single Family (detached)		32.4%	36

## Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo








### 11. If you live in the City of Camarillo, why have you chosen to live in the City?








## Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

		%	Count
Safety of neighborhood		27.9%	31
City services and programs		5.4%	6
Proximity to shopping, restaurants, and services, including Old Town Camarillo		2.7%	3
I do not live in Camarillo		1.8%	2
Other		25.2%	28

### 12. If you wish to own a home in Camarillo but do not currently own one, what obstacles are preventing you from owning a home currently? (Choose all that apply)

		%	Count
I cannot find a home within my target price range in Camarillo.		39.1%	18
I cannot find a home that suits my living needs in Camarillo (housing size, disability accommodations).		4.3%	2
I do not currently have the financial resources for an appropriate down payment.		41.3%	19
I do not currently have the financial resources for an adequate monthly mortgage payment.		30.4%	14
I do not currently wish to own a home in Camarillo.		34.8%	16

### 13. How important are the following concerns to you and your family (Very Important, Important, Somewhat Important, Not Important)?

**Maintaining the character of existing residential neighborhoods in the City.**

## Camarillo's Housing Element Update Community Survey

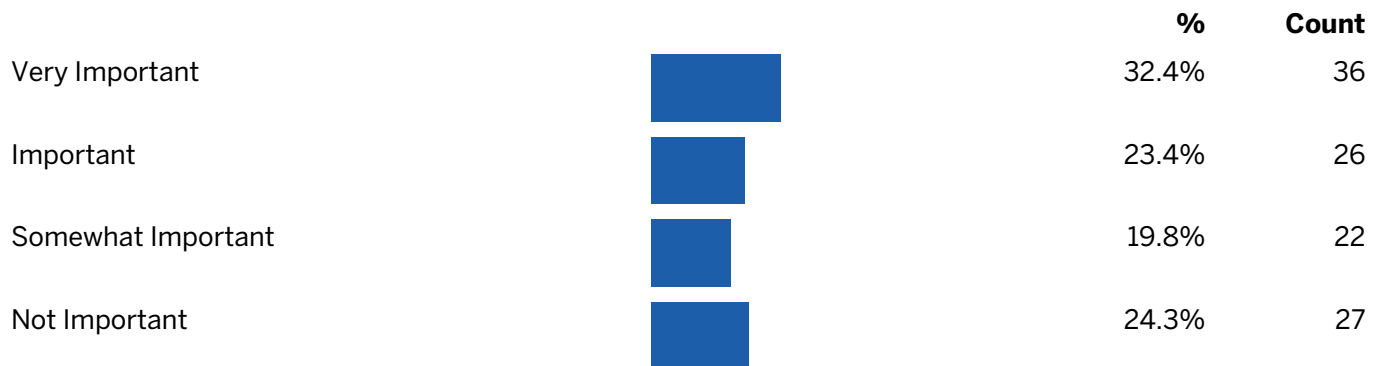
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### Ensuring that children who grow up in Camarillo can afford to live in Camarillo.



### Create mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.



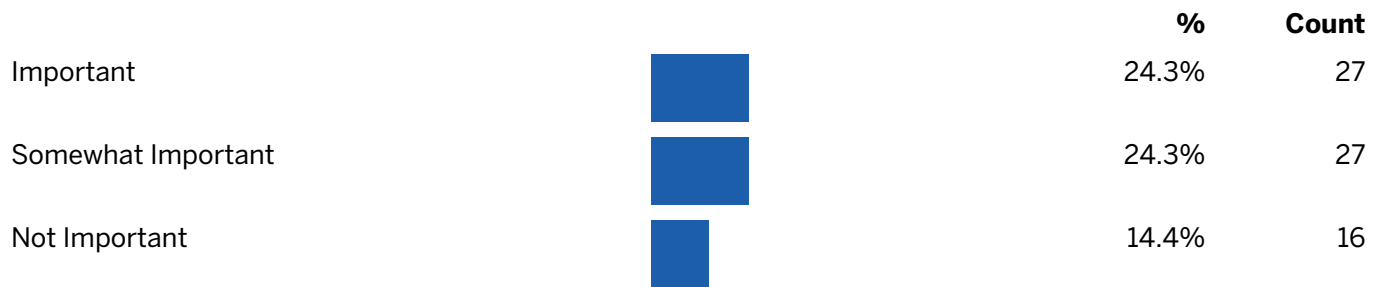
### Ensure that the housing market in Camarillo provides a diverse range of housing types, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of local residents and employers for attracting workers to the community.



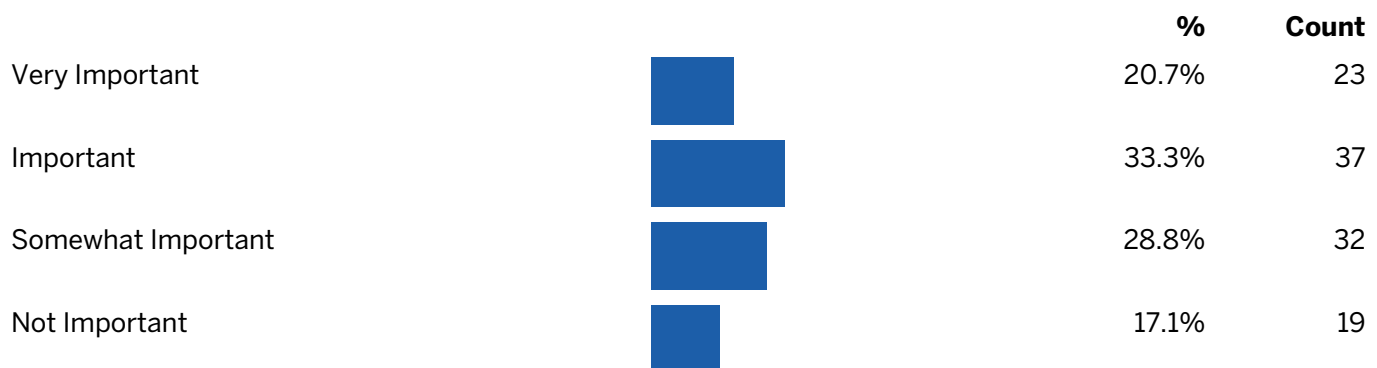


## Camarillo's Housing Element Update Community Survey

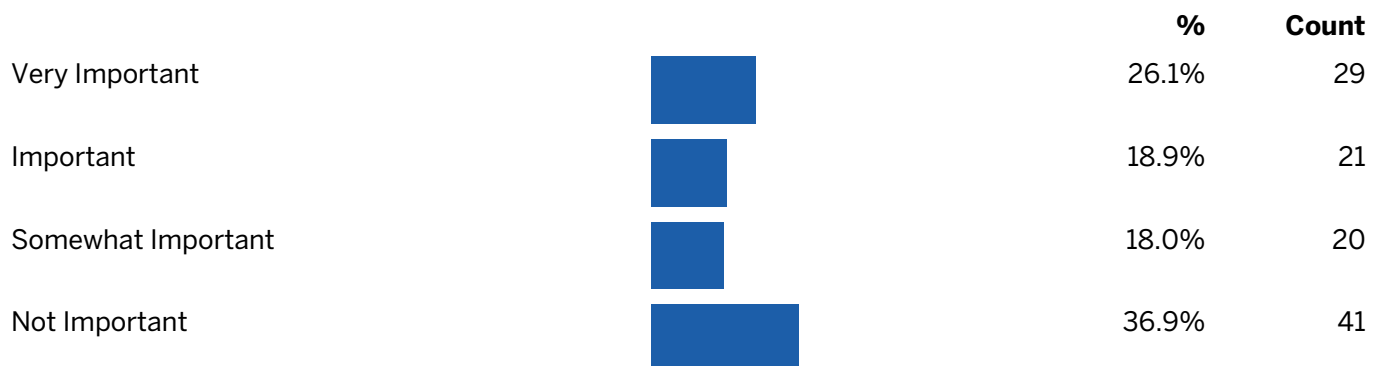
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### Establish special needs housing for seniors, large families, and/or persons with disabilities.



### Integrate affordable housing throughout the community to create mixed-income neighborhoods.



### Encourage energy conservation through site and building design.

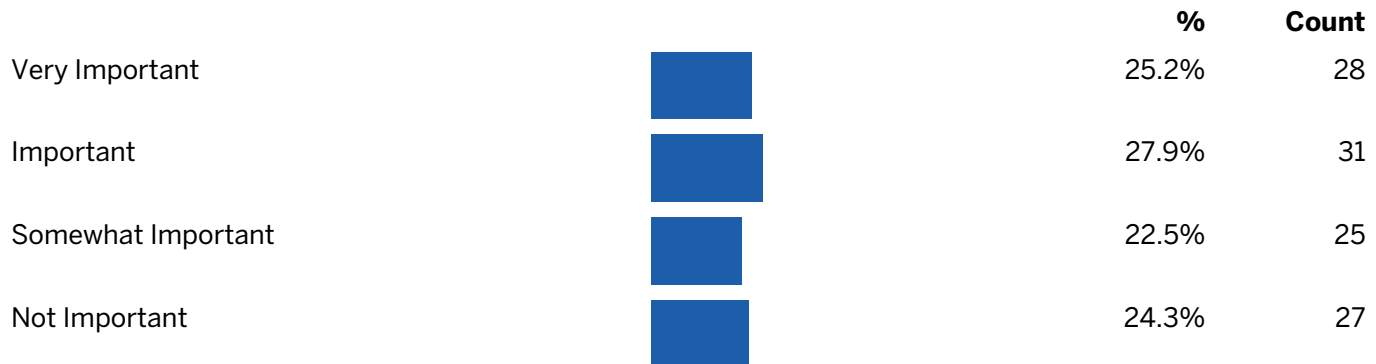


## Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo



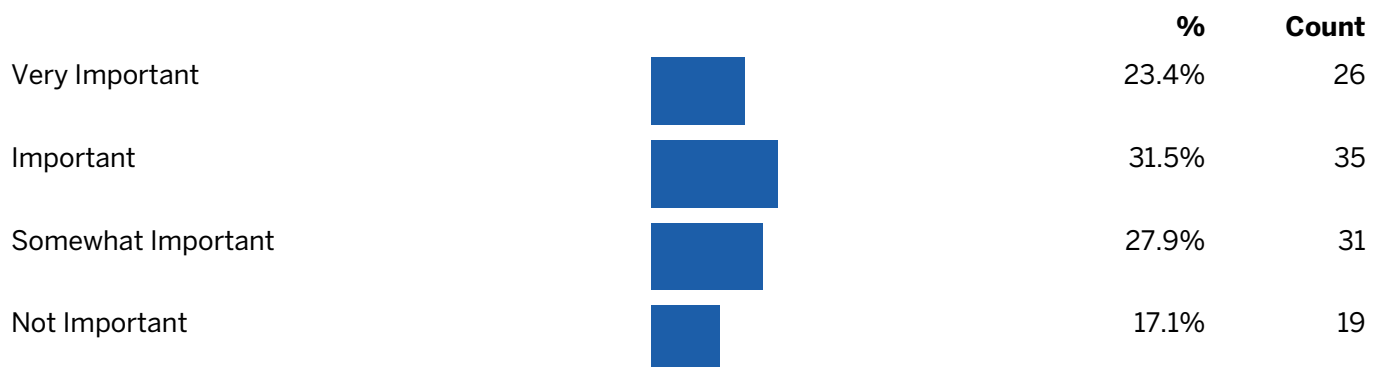
### **Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing.**



### **Encourage the rehabilitation of existing housing stock in older neighborhoods.**










### **Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs.**



## Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

### 14. The City may need to consider rezoning areas during the 2021-2029 Housing Element years to accommodate more housing units as required by State Law. Where do you think these housing units should be accommodated?

		%	Count
Allow more density in single family areas		9.0%	10
Allow more density in multi-family areas		5.4%	6
Allow more density in mixed-use areas		20.7%	23
Allow residential units in commercial areas		22.5%	25
Allow residential units in industrial areas		12.6%	14
Allow residential units in agricultural areas		9.0%	10
Allow more density near the Metrolink station		20.7%	23

### 15. Are there any comments you would like to share with the City of Camarillo relevant to the upcoming Housing Element Update? (See Appendix A for written responses)

Answered	56
Skipped	55

## **Camarillo's Housing Element Update Community Survey**

Share your input with the City of Camarillo

### **Outcome**

Thank you for participating in the Community Survey for the 2021-2029 Housing Element update. For more information and list of Frequently Asked Questions (FAQ) on the Housing Element update, please visit the project's website: [www.camarillohousingelement.com](http://www.camarillohousingelement.com). While on the website, you may also sign up for updates on the progress of the Housing Element update and submit comments at any time.

**7B. Please elaborate on why you are satisfied or dissatisfied [with your current housing situation].**

- We live on a quiet cul-de-sac and the landscaping in the backyard provides complete privacy, so it doesn't see like we're as wedged in with our neighbors as we actually are.
- Rent is too high.
- The acreage gives nice distance from others, feels like we are far away from a city, very peaceful.
- We would like speed bumps on Dunnigan St. because everyone speeds.
- Street and lighting are well maintained by the city. Close to shopping and freeway.
- We enjoy our home and neighborhood.
- Need some financial support from city/county in difficult times. Many cities provide rebates for house owners in many forms, which is very limited in Camarillo.
- There are multiple major home improvements and upgrades that must be made.
- I have an adequate home in a community I have lived in for over 40 years.
- Despite the high cost of rent and living, I feel mine is manageable, the community is safe, and we are within distance to everything we need.
- I feel safe, its aesthetically lovely, i can afford to stay here and I appreciate the amenities (esp. those from Area on Aging Council).
- Nice area, relatively safe but thinking about relocating because too many multiple dwellings being built.
- We moved to Camarillo from Westlake Village because of the over building and crowds in Westlake. We loved the open space and the friendly people of Camarillo. But we have already seen crime rates rise around our business in Mission Oaks Business park. Now you want to convert another industrial area into more dense housing which will make it worse. Stop allowing zone changes or we will look to move our home and business. We already started looking because of traffic, crime and taxes rising here.
- I like my neighborhood. It's a quiet location with little traffic and close to shopping.
- Not enough housing for senior citizens.
- Very clean and safe community near Lokker Park. 1 mile from Ralph's, Starbucks, movie theater, dining.
- I am satisfied with my current housing situation as a homeowner in a quiet part of central Camarillo. Area is nicely landscaped, close to businesses, in a low crime part of town.
- It's beautiful.
- It is not yet overcrowded in Camarillo I hope it does not become overcrowded like Orange County and San Diego.
- We were able to find a relatively low-priced rental, though it's not ideal we needed the savings.
- Love the area and my neighbors.
- Comfortable one story as we age with a manageable yard, friendly neighbors, and convenient park nearby.
- Gated, many amenities.
- Quiet streets. No traffic, noise. Trees. Not large condos or housing like the Springfield area city built. Wildlife.
- Very safe here with 24-hour security.
- I like my neighborhood and location.
- Open space, convenient to stores, schools, shopping, recreational facilities yet private.

- I love the neighborhood.
- Quiet, friendly neighborhood.
- Old town is undervalued because of housing policies.
- Good walkability - convenient to everything.
- Enough house, enough land.
- Like the tract.
- I wish I could afford to own a home in Camarillo, but it seems out of reach.
- It is as large as I need, not fancy.
- Safety. Cost, gardening, water, activities.
- Own home.
- Beautiful, quiet neighborhood. Adequate room.
- The neighborhood and the property the house sits on.
- My home is private and quiet.
- I have a beautiful house in a well-maintained neighborhood and the HOA fees to keep it that way aren't exorbitant.
- Excellent balance between residents and natural open spaces.
- The area I live in is nice - I wish there wasn't so much new development throughout the City.
- Neighbor is quiet; houses are spaced; there is a community atmosphere, even though there are many rentals.
- It meets our needs.
- Too small of a home.
- The location is very convenient for shopping, parks, and services offered by the city.
- I've lived here 40 years; so I must be satisfied.
- Satisfied; but housing costs are too high to rent or buy.
- We own so we have it good. Feel bad for those that don't own because the supply is so low.
- Safe.
- Apartment rental rates too high.
- I am satisfied with our location, our beautiful neighborhood, and our neighbors. I absolutely love Camarillo and its community spirit.
- I love my house.
- Lack of open space.
- Would like a standalone house with no HOA fees, but can't afford the high prices in Ventura County!
- It accommodates our family and guests.
- Location.
- Nice neighborhood & neighbors.
- It's a nice home in a great neighborhood.
- We were barely able to afford a house that fits our family.
- For now, it is ok, but the noise from Santa Rosa is starting to make unbearable.
- The apartment does not have insulation. It is very hot in summer. However, the rent is affordable. Most rentals and homes are expensive in Camarillo.
- I am happy with Camarillo. I wish my kids could afford to live here.
- Beautiful area to live. Easy freeway access. Great weather.

- Old apt. Made in the 70's, no upkeep, paying over \$2,000 just to keep roof over our head. Camarillo is not affordable anymore, Councilmembers always say they care, they don't. They just want to chop up the land, with more expensive housing. We love it here, we might have to leave out of state, sad.
- Nice place and quiet away from all the hustle and bustle.
- Love the neighbors and the neighborhood. Love the weather. Do not like the idea of building out all of Camarillo. Do not like the pot smell when it was growing.
- Train tracks are loud & traffic noise is high.
- I like the privacy.
- Convenient, nice neighbors.
- Excellent community for seniors. Safe and well-tended.
- I love the Leisure Village amenities and conveniences and feel fortunate to live in Camarillo, a pleasant and beautiful city with many positives for seniors, too.
- I'm satisfied renting while I save to purchase a home.
- Quiet.
- Nice home in a great neighborhood.
- Nice neighborhood.
- Live in a single-story home, in a lovely neighborhood in a great city.
- Beautiful area.
- I love my house.
- Gated community, not secure but gated, keeps private streets private.
- Small for the price paid. Compact community.
- I am dissatisfied because I have to drive my kids and work around 20 to 25 minutes.
- Too many adjacent homes in my proximity. Not enough open space and recreational activities for myself or my family. Imposable to go out at night. No walk to dining areas or places just to be once the sun goes down. Would love to have any area with walking paths that allow us to enjoy the hills above my house so we could enjoy the spectacular view of the ocean and the islands.
- I am very pleased that I have roof over my head although I can use some help from the City by granting some home maintenance programs.
- We have lived here for many years and like our neighborhood.
- Love the neighborhood though our HOA is difficult to communicate with. Also, lots of roaming coyote getting very close to our fences and streets.
- Comfortable, one story, nice neighborhood.
- Increase in crime in area.
- EV charger. Walking distance to work. Walking distance to train station. Walking distance to Old Town/Pantess Cellars/Institution. Grocery is not walking distance (dissatisfied). Park is the back yard. Just off freeway to LA/airport/any hobby imaginable. I would love if the agriculture or suburbia in walking distance had some amount of land replaced with a walkable grocery store. Need more density and better transit.
- Good location, great schools, strong sense of community.
- Great family neighborhood: however, we just saw a spike on car thefts. People that live here take pride in it and watch over their neighbors.
- Great neighborhood.
- The home is in a very nice neighborhood and is the perfect size.
- I like the quiet street I live on.

- Not affordable.
- Love it here
- Our city needs more 55 and over newly constructed housing. The Shea Homes community is just way too expensive for most senior citizens to afford. My in-laws want to move to Camarillo, but they need a single-story house that is built in this century and doesn't cost over \$575,000.
- I live in my parent's home rent-free but am not able to achieve independence in a financially prudent way. That situation has been devastating on my psyche because it makes me feel like a failure and that I'm trapped. I'm not the only young person in Camarillo who is stuck in this situation and has to make hard choices about finances and what will best serve our career/future. Most of my friends have moved away from Camarillo because it's expensive, exclusionary, and lacks opportunity and vibrancy.
- Rent is too expensive in a low-income apartment complex.
- Rent is way too high, and I'll have to leave the town I grew up in soon.
- We have plenty of space outside.
- Love the neighborhood, proximity to market, bank, restaurants. Wish I had a one-story house.
- It's small, overpriced (but so is everything during this time), there is no A/C or washer/dryer unit.
- Water Quality.
- Bought 30 years brand new at a very reasonable price.
- I would rather own a home, but the cost is too high.
- House almost paid off. Love Camarillo.
- Safe and attractive neighborhood.



**9B. Please elaborate on why or why not [you think that the range of housing options currently available in the City of Camarillo meets your needs].**

- There seems to be something for everyone, though they sure do get snapped up quickly if you're looking in the non-sketchy areas!
- Not a lot of options.
- We moved here from Westlake Village to leave the congestion. However, here in Camarillo, it feels like too much housing development is going on. The grocery stores are always congested. Prior to COVID, it was difficult to go out to dinner in Camarillo, as the wait time was over an hour. There is too much housing here. We moved here to feel like we are far away from the city life, however with more and more building, it does concern us.
- Yes, we like our neighborhood.
- I hate to see a city grow into agricultural space.
- I believe there are plenty of available housing choices.
- Housing is a problem in the city. No new homes and the houses on city are build 20-30 year back.
- They do but existing housing options are unrealistically expensive/overpriced for what they are.
- Not applicable to me.
- I can afford to rent, but purchasing a home in Camarillo, or Ventura County would be a challenge.
- Keep Camarillo open spaces; I hate seeing the agriculture industry being squeezed out.
- Too many apartments/condos.
- There are plenty of options in housing from Apartments to estates. With Smaller homes and condos in abundance as well.
- Plenty of styles and locations to choose from within the city.
- The cost for a senior citizen who does not qualify as low income. My income is too high for help and not high enough for decent housing.
- Myself and spouse, 4 bedroom, 2 3/4 bath, 3 car garage.
- Meets our need because we have a home. It would be difficult to move here otherwise due to high barriers to entry (high cost, low supply). However, that is partly what makes this a nice little community.
- Personally, I am happy with my current residence.
- We live in a nice neighborhood with a good solid house that was built in the 60s. It's perfect for us.
- We have been saving to buy our first home, and the prices keep going up and the inventory going down.
- Just love the way it is!
- We are settled in and aren't looking to move until it's time for assisted living.
- I think Camarillo is getting highly impacted.
- Good range for all levels. Camarillo is quiet. One thing we have not developed is a community and area to gather as a city. Instead, it seems we are building many houses but don't have an infrastructure for family areas and places to gather other than Old Town.
- We are very senior citizens and do not plan to move.
- I don't plan on moving and I'm in the house I plan to live in for many, many years.
- You need to be careful to offer larger lots as well as medium density.
- Not affordable.
- We aren't planning on moving.

- Old Town; Ventura Blvd. needs widening between Genieve and Colonia. The enormous round planters and colored sidewalks were ill-conceived, there's a borderline derelict shabbiness about the streets, Ventura Blvd in particular. New building Architecture does not consider the history of Camarillo resulting in bizarre faux stone extravagance. Everywhere else values are going up. Not Old Town.
- Would like more middle-income senior housing.
- Houses that I would live in are regularly on the market.
- Currently not looking or a home.
- Everything is so expensive and even both adults working and considered middle class it is hard to purchase a home.
- I am not looking for a change.
- Yes. My home is great for seniors.
- My needs, yes.
- Yes. Need 3,000 plus sq ft. Seems to be plenty of inventory.
- Not looking for other housing. Too expensive.
- There are too many houses being built. The charm of Camarillo is being destroyed.
- Just in Village at the Park there is a range of housing from single-family to apartments and everything in between. This same pattern is available across the City.
- Good mix of single-family dwellings and multi dwelling units.
- There are new developments being built making the City crowded. There should be additional middle schools and high schools to accommodate the additional people.
- I strongly oppose any more building in the city; keep open spaces.
- Single family detached homes are preferred by people moving out from more congested areas.
- Not enough new developments with large plots.
- There are many single-story houses that seniors can choose from.
- I'm in my 70's and if I have to make a move to downsize, I don't see anything affordable. I will probably move out of state.
- Would prefer a more walkable community.
- Not enough homes for people to live in. Many moving out of state.
- Too expensive.
- Needs more affordable senior housing.
- I feel Camarillo has the largest variety of housing types than most cities of similar size and population.
- We have a diverse amount of housing.
- Lack of housing with open space/yards available in \$500-\$800K price range.
- Completely unaffordable for the average buyer.
- It's fine the way things are right now.
- Need more single-story dwellings.
- There are plenty of apartments, condos, townhouses, and single-family homes.
- If I was looking for a new home, I think there are adequate choices available. However, not so much for lower income families.
- We could have purchased new construction, but I wanted to be in this neighborhood.
- Unaffordable to downsize to smaller home.

- Most of the new home ownership opportunities are townhouses. It would be nice to have condo or single-family homes with some private outdoor space for kids.
- Needs affordable housing for my adult kids.
- I am happy with my current home and location.
- Too expensive, rent going up and up. We love it, I believe its greed, we live in an old apartment, they paint and paint outside.
- It's fine for what we want.
- Since we moved here it has gotten a lot more crowded and congested driving.
- Multiple housing areas are available.
- We do not need high density.
- For me it's good, but I think there should be more low-income housing.
- Everything we need is close at hand.
- I am fortunate that my financial situation will allow me to live and die in Camarillo on my income and retirement budget.
- However, it seems that the newer housing consists of a lot of HOA/gated community type which include too many regulations with ugly signs everywhere listing all the things you can't do. This makes for an ugly world.
- Not too crowded.
- I am not currently looking for a new home.
- No new single detached homes with yards being built.
- I have lived in the home for over thirty years. I could not afford to move to Camarillo and may need to look outside of Camarillo for affordable senior housing options.
- Additional housing needs to stop.
- There are many types of housing options available.
- There are many single-family attached homes like townhomes, condos, and plenty of apartments.
- Not enough available Single-Family homes to purchase.
- I been looking for a whole year for a place to rent in Camarillo that accepts section 8 voucher to live in Camarillo because my kids go to school there. So far there is not many places that accept section 8. On the apartments that accepts section 8 is a more the two years waiting list.
- We have too many houses as it is. Stop already. You are turning us into the Valley.
- It does for me at this time since I already own a home, but it could be better for people I know who needed help in home ownership.
- Personally, more affordable housing for seniors would be nice.
- For the most part. We are fortunate to live in such a beautiful place, but I do think it's hard for new potential residents to afford / buy into the market.
- There are several different options available although I would prefer a newer condo for seniors.
- 2 white collar incomes, no kids, plenty of options.
- It meets my needs. I want more density and better transit options. Ideally, I don't care if my place has an EV charger because I can walk everywhere or take a train/metro. A regular bus system could work but generally those have to compete with cars.
- Our home is the perfect size for our family.
- I have always taken pride in our city and how it has remained small and farm like. However, I think we're growing too much and too fast and losing too much farmland. Camarillo is going to turn into the next Oxnard if we're not careful.
- The cost justifies the community.

- We lived in this house for nearly 20 years. The inside has been almost completely remodeled.
- Rent is very high. I'm fortunate to pay under market rate.
- Not enough affordable housing.
- Love it.
- Camarillo needs affordable and newly built housing for senior citizens.
- Not cheap enough. we need more non-luxury multifamily units and more affordable/LITC units as priority #1 to be built immediately with robust City-led investment using funds redirected away from the massive police budget which subsumes 45% of Cam's General Fund (\$8.1mil annually). We need to enable duplexes/fourplexes on all residential parcels regardless of "neighborhood character" which is used to preserve exclusionary zones of single-family homes. Allow lot splits for cheaper homeownership.
- There are no truly affordable options left.
- There are options, but costly compared to where we live now.
- For the most part it meets my needs. Wish there were more lower-priced homes, single story homes for seniors. The new senior housing near St. John Seminar is way too expensive.
- During this time there is nothing to rent and almost impossible finding a two bedroom. There are very little places that are affordable to live in.
- Housing options are good. Do not add low-income housing.
- They do for me and low income and first-time buyers BUT NOT for a single person making a teacher's wage
- The average price for a 3-bedroom home is too expensive.

**15. Are there any comments you would like to share with the City of Camarillo relevant to the upcoming Housing Element Update?**

- It's already so crammed with housing here! How about protesting that State Law instead of squeezing more residences and people into an already crammed space?
- Lower rental rates.
- I purchased a commercial building and home in Camarillo. I love the land and space. It's VERY disappointing to me to see so much development going on. There needs to be a focus on the infrastructure...more grocery stores, etc. It seems that the Planning Commission is not paying attention to that. Also, they need to focus on parking for the units built, keeping in mind, people use their garage as storage units. Cars are filling up the streets. I vote NO on rezoning of commercial areas!
- Some of your questions that said (Choose all that apply) only let you choose one.
- This questionnaire requires an answer to every question. #4 I do not work so I do not have a commute. #12 I already own a home in Camarillo so none of the options apply. For the homeless should include space for them to get work skills and access to therapists so they can be productive in society.
- I personally feel the city is growing too large, and I do not want to see any more housing built. I also think the farmland should stay instead of being built on.
- I think it's worth acknowledging that there is an element of racial segregation in the original creation of Single-Family Residential zoning in the state of California, and that the current housing crisis is partly due to such policies. Link to related article <https://www.kqed.org/news/11840548/the-racist-history-of-single-family-home-zoning>
- SOAR seems to be the largest detriment to our local economy, driving up the cost of living and making it difficult for business to recruit talent difficult to retain talent due to high rents and high cost of living.
- Question #12 is a N/A for me. I own my housing unit. I don't want anymore.
- Stop building so many multifamily dwellings.
- The best part of living in Camarillo is the open space. Look at neighborhoods where you have dense housing and there are issues with parking. Having the street filled with cars parked along them is such an eyesore. In the area where I moved my business 10 years ago, you are allowing commercial land to be converted to dense residential, and with that we have seen issues with traffic, and crime increase around our business. The city had a plan, stick to it. Or those that moved here will leave.
- Housing for seniors on limited retirement income who do not qualify for state aid due to higher but limited income. More discounts for people at least 70 years old.
- No, but survey requires answer to 4 - most retired people may not work outside of the home and no answer for that, and 12 has no answer for own home or could buy another.
- This survey was not well designed since some answer options do not apply yet do not have a choice for does not apply, and some asking for multiple answers do not allow more than one answer. Need a better designed survey. That said, Camarillo housing element should retain the valuable desired peace and quiet in low density areas yet increase mixed-use density in business districts to allow live-work, housing over retail, office over retail, etc. near central business but away from SFR areas.
- Please don't overcrowd Camarillo.

- As a young family that moved here for work and hopes to buy a home and live out our lives here, we have frequently felt that the city prioritizes senior and established home owning communities over renters and new home buyers. Rental prices have gone up 20% in the area since we moved to Camarillo. If you want a string community where the young can help support the old, you need to pay attention to ALL sectors. It needs to work for everyone, but those without property often end up voiceless.
- Please do not approve more housing on agricultural land; rather let's infill empty land within the city. Springfield development is a disgrace; it's way overbuilt for the surrounding area. We live here b/c it's not the overcrowded San Fernando Valley.
- Stop the growth.
- Invest in areas for family and community to gather. If you over develop Camarillo, which I believe the city will over develop, please consider areas for people to gather and programs for families like concerts farmers markets etc. Also traffic. People are fleeing LA, we do not want Camarillo to become LA.
- Offer programs to educate people to be responsible for themselves and not rely on public assistance. Not everyone should be a homeowner if they cannot handle the expensed that go along with home ownership.
- Architectural approval in Old Town needs to be more rigorous. Traffic patterns in OT need more consideration. Enough low-income housing exists in OT.
- I am absolutely opposed to housing growth in Camarillo. We are already seeing a deterioration in quality of life from the high-density apartments and low-income housing that has gone in. Preserve our City please!
- More low-income housing is needed here.
- Affordable housing is so important
- New housing should be dispersed throughout the City to ensure that the concentration does not become too high in anyone area which would create traffic issues. Where the density should be highest should be around freeway interchanges. The commercial areas near the interchanges should be zoned for mixed use.
- No more section 8 or
- I feel integrating housing into retail areas is a great idea.....such as what was done in Old Town Camarillo. Would love to see that done in more areas.
- Increase taxes to cover not receiving states funds for not complying with the housing element law. The housing law kills communities and overpopulated areas until they collapse under their own weight. Having the best community possible means knowing when to STOP forced housing projects. It keeps home prices high which offer GREAT reason to apply oneself to excel at much needed sectors in the job market to obtain financial ability to live in a great community. That's how to build a great Cam.
- Less density! Cramming this area with more and more housing just ruins it for everyone. Stop the crowding!!!
- One of the important things concerning more housing will be the excessive amount of traffic.
- NO MORE HOUSING.
- It would be nice to have first time homebuyer assistance program available.
- Disappointed Camarillo will one day, take all the open land for housing, its beautiful here with the vegetable fields, slowly city is killing the land. We hear the fire trucks go for emergency runs sometimes more than 10 times a day. It wasn't like this 10 yrs. ago. Sad, once you kill the fields land is dead. Money isn't everything, it looks like City Council is what and how they think.

- [illegible]

- Don't assume RHNA allocations are the "objective" perfect standard of how many parcels are needed -- instead prioritize people who are suffering: poor, young, people of color. When cities allow these groups to keep suffering from sky-high rents, paltry min. wages, and racist trauma by NOT creating policies to unequivocally ameliorate the roots of suffering, then they are being biased toward the existing systems inflicting the suffering and are therefore not being fair, neutral, or "objective."
- Please help. Nobody my age is able to stay here anymore, and Camarillo is going to have no space for the younger generations to stay.
- Please support the countywide farm worker housing study, support a dedicated source of funding for affordable housing, and support the local Housing Trust Fund annually.
- How does a condo cost \$500,000!? That's not affordable and please don't invest in HOA developments!
- Do not change zoning for single family neighborhoods to multi-unit housing. Multifamily housing is not appropriate for single family house neighborhoods.



## NOTICE OF JOINT PLANNING COMMISSION AND CITY COUNCIL UPDATE ON THE HOUSING ELEMENT SECOND PUBLIC WORKSHOP

The Housing Element of the General Plan is a State-mandated policy document that identifies Camarillo's existing and future housing needs and establishes clear goals to inform future housing decisions. The City of Camarillo is in the process of updating its Housing Element for the upcoming 2021-2029 planning period. On February 11, 2021, the City of Camarillo held its second public workshop to introduce the draft Housing Goals, Policies, and Programs.

On Wednesday, April 14, 2021, at 5:00 p.m., the Camarillo Planning Commission and the City Council will receive an update on the Housing Element Second Public Workshop. For more information, please visit <https://camarillohousingelement.com> or contact the City of Camarillo Community Development Department at (805) 388-5360 or via email at [planning@cityofcamarillo.org](mailto:planning@cityofcamarillo.org).

If the meeting is held while the Ventura County Public Health Officer's Stay Well at Home Order is still in place, the chambers will be closed to the public. Please check the Agenda on the City's website for instructions on how you can participate in the meeting or contact the City Clerk's Office at 805.388.5397, or by email at [cityclerk@cityofcamarillo.org](mailto:cityclerk@cityofcamarillo.org).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 805.388.5316. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure participation in this meeting. (28 CFR 35.102-35.104 ADA Title II.)

Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Monique Martinez al 805.388.5360.

Jeffrie Madland, City Clerk

**JOINT PLANNING COMMISSION/CITY COUNCIL MEETING**

The Joint Planning Commission/City Council Meeting was advertised as follows:

Advertising Method	Date
➤ Camarillo Acorn advertisement	April 2, 2021
➤ Ventura County Star advertisement	April 2, 2021
➤ Postcard mailing to interested parties and stakeholders	March 31, 2021
➤ Email blast to interested parties and stakeholders	March 31, 2021
➤ Government channel notice (email confirmation is attached)	April 2 – April 14, 2021
➤ Marquee sign message	April 2 – April 14, 2021
➤ Facebook message	April 2, 2021
➤ City of Camarillo website calendar	April 2, 2021
➤ 2021-2029 Housing Element update project website (available at <a href="http://www.camarillohousingelement.com">www.camarillohousingelement.com</a> )	Duration of the project