

City of Camarillo
2021 - 2029
Housing Element





7.0 City of Camarillo Housing Element

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7.1 INTRODUCTION

7.1.1 Overview

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). The Element is to consist of an identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing. It is also required to identify adequate sites for housing and to make adequate provision for the existing and projected needs of all economic segments of the community (§65583).

The guidelines adopted by the Department of Housing and Community Development (HCD) pursuant to Section 50459 of the Health and Safety Code are also to be considered in the preparation of the Element (§65585). Periodic review of the Element is required to evaluate (1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals, (2) its effectiveness in attaining the City's housing goals and objectives and (3) the progress of its implementation (§65588).

7.1.2 Public Participation

Public participation is an important component of the planning process in Camarillo, and this update to the Housing Element has provided Camarillo residents and other interested parties numerous opportunities for review and comment. Appendix C provides a summary of these opportunities along with a summary of comments received and how those comments have been addressed in the Housing Element update.

Annual reviews of the Housing Element have also been accomplished in accordance with state law. The most recent annual report was placed on the City's website in accordance with the State of California Department of Housing and Community Development guidelines.

7.1.3 Consistency with Other Elements of the General Plan

State law requires that all portions of the General Plan be internally consistent. A number of the General Plan Elements are related to the Housing Element, while others serve as a means to carry out the goals and policies of the Housing Element. Three elements in particular address environmental or man-made factors that limit the location or type of housing that can be developed: Safety, Noise, and Open Space and Conservation. The Safety and Noise Elements address hazards or nuisances that should be avoided in the location of housing, or mitigated in the construction of housing. The Open Space and Conservation Element concerns land resources that should be protected from development. All these factors affect the type,



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location, and cost of housing and could also affect the City's ability to meet the goals of the Housing Element.

The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City. The Land Use Element determines the number and type of housing units that can be constructed in the various land use districts. Areas designated for commercial and industrial uses create employment opportunities, which in turn, create demand for housing. The Circulation Element establishes the location and scale of streets, highways and other transportation routes that provide access to residential neighborhoods.

The analysis of available sites for housing as described in this Housing Element is based upon the land use designations in the Land Use Element. The development of residential areas is tempered in accordance with the limitations and controls described in the Open Space and Conservation Element, Safety Element, and Community Design Element. Because of the requirement for consistency between the various General Plan elements, any proposed amendment to an element will be evaluated against the other elements to ensure that no conflicts occur.

Pursuant to SB 162 and SB 244, the City will review and update, as necessary, its Land Use, Safety and Conservation Elements upon completion of the Housing Element to address flood hazards and management, and the provision of services and infrastructure in disadvantaged unincorporated communities (if any). Pursuant to SB 379, the City will also update its Safety Element to include a climate change vulnerability assessment and adaptation policies and programs. The City will also update its Safety and Land Use elements to add information specific to Very High Fire Hazard Severity Zones, as required by SB 182.



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7.2 HOUSING NEEDS ASSESSMENT

Camarillo lies in the center of Ventura County, midway between Santa Barbara and Los Angeles. The City is economically diverse and provides a range of employment, lifestyle, and housing opportunities. Since its incorporation in 1964, the City has grown from 10,350 residents to over 70,261 in 2020 (according to the California Department of Finance). Camarillo is nearly 20 square miles in area and is surrounded by agricultural greenbelts and hillside open space. The population is relatively affluent. As shown in TABLE 7-6 in Section 7.2.2.C, the 2018 American Community Survey (ACS) indicated Camarillo's median household income was \$92,913, about 11 percent higher than the Ventura County median income of \$84,017 and about 30 percent higher than the state's median income of \$71,228.

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 6th Cycle Regional Housing Needs Assessment, or RHNA (further explained in Section 7.3.1.A) are examined.

This Housing Needs Assessment utilizes data from the 1990, 2000, and 2010 U.S. Census; United States Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS); American Community Surveys (ACS); California Employment Development Department (EDD); Southern California Association of Governments (SCAG); California Department of Finance and other relevant sources. Supplemental data was obtained through field surveys and from private vendors. In addition, the Ventura County Regional Consolidated Plan 2020-2024¹ (which includes the City of Camarillo) and Regional Analysis of Impediments to Fair Housing Choice provide useful information for this update of the Housing Element.

HCD's Preapproved Data Package prepared by SCAG using the ACS was also used. The ACS is a five percent sample of the population and housing stock and the results of the survey are extrapolated to represent the entire community. Depending on the weighting methods used for each ACS table, the margins of error may differ. As such, the Census Bureau recommends, when using the ACS data, to focus on the percentages for distribution and magnitude, but not on the absolute numbers for each variable. Further, while the 2020 Census data has been released, the Census now contains the "short form" only and therefore provide basic data on

¹ The Ventura County Regional Consolidated Plan identifies housing and community development needs in the region and sets forth a strategic plan for addressing the identified needs. The Consolidated Plan is mandated by federal law and regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income persons. It also satisfies the minimum statutory requirements of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program, and Emergency Solutions Grant (ESG) programs. <https://www.ventura.org/county-executive-office/community-development/hud-plans-reports/5yr-regional-consolidated-plan/>



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population and housing units. For detailed demographic and housing characteristics, ACS continues to be the best source of data.

7.2.1 Population Characteristics

A. POPULATION GROWTH TRENDS

Camarillo has grown steadily since 1990, when it had a population of 52,100. The City’s total population increased by approximately 7.8 percent between 2010 and 2020, from an estimated 65,201 persons in 2010 to an estimated 70,261² persons in 2020 (see TABLE 7-1 and FIGURE 7-1), faster than the growth rate for the County as a whole. The City’s 2020 population represents approximately eight percent of the County’s total population of 848,886.

TABLE 7-1 Population Trends, 1990-2020—Camarillo vs. Ventura County

	1990	2000	2010	2020	Growth 1990-2000	Growth 2000-2010	Growth 2010-2020
Camarillo	52,100	57,084	65,201	70,261	9.6%	14.2%	7.8%
Ventura County	669,016	753,197	823,318	848,886	12.6%	9.3%	3.1%

Sources: California Department of Finance Table E-5 Population and Housing Estimates for Cities, Counties and the State, 2011-2018 with 2010 Census Benchmark; California Department of Finance Table E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990-2000.

FIGURE 7-1 Population Growth, 1990-2020—Camarillo vs. Ventura County



² California Department of Finance Table E-5 Population and Housing Estimates for Cities, Counties and the State, 2011-2020 with 2010 Census Benchmark.



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Sources: California Department of Finance Table E-5 Population and Housing Estimates for Cities, Counties and the State, 2011-2020 with 2010 Census Benchmark; California Department of Finance Table E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990-2000.

B. AGE

Housing needs can be influenced by a City’s age characteristics. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. TABLE 7-2 provides a comparison of the City’s and County’s population by age group in 2018. This table shows that the City’s population is somewhat older than the County’s, with seniors (65 years and over) representing 20 percent of the City compared to only 15 percent of the County. The City’s median age also exceeds the County’s by four years (42 vs. 38).

TABLE 7-2 Age Characteristics

Age Group	Camarillo		Ventura County	
	Persons	Percent	Persons	Percent
Under 18 years	15,799	20.9%	199,599	23.5%
18 to 24 years	6,393	9.5%	81,828	9.6%
25 to 44 years	15,885	23.5%	217,770	25.7%
45 to 64 years	17,624	26.2%	225,480	26.6%
65 to 74 years	6,838	10.2%	71,153	8.4%
75 to 84 years	4,375	6.5%	35,016	4.1%
85 and over	2,289	3.4%	17,266	2.0%
Total	67,543	100.0%	848,112	100.0%
Median Age	42.1		37.9	
Sources: U.S. Bureau of the Census, American Community Survey Table S0101 Age and Sex, 2018 5-yr Estimates.				

C. RACE AND ETHNICITY

The racial and ethnic composition of the City differs from the County in that a lower proportion of Camarillo residents are Hispanic/Latino or other racial minorities. Approximately 59 percent of City residents are non-Hispanic white, compared to 46 percent for the County as a whole. Camarillo’s proportion of Hispanic residents (26 percent) is also about one-half that of the County’s (42 percent). Camarillo’s Asian population is ten percent and represents the largest non-Hispanic minority group in the City (TABLE 7-3).



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TABLE 7-3 Race/Ethnicity

	Camarillo		Ventura County	
	Persons	Percent	Persons	Percent
Not Hispanic or Latino	50,265	74.4%	488,095	57.6%
- White	39,644	58.7%	388,301	45.8%
- Black or African American	983	1.5%	13,677	1.6%
- American Indian/Alaska Native	101	0.1%	2,299	0.3%
- Asian	6,985	10.0%	60,242	7.1%
- Native Hawaiian/Pacific Islander	56	0.1%	1,406	0.2%
- Other races or 2+ races	2,391	3.5%	21,154	2.5%
Hispanic or Latino (any race)	17,278	25.6%	360,017	42.4%
Total	67,543	100.0%	848,112	100.0%

Sources: U.S. Bureau of the Census, American Community Survey Table B03002 Hispanic or Latino Origin by Race, 2018 5-yr Estimates.

7.2.2 Household Characteristics

A. HOUSEHOLD COMPOSITION AND SIZE

Household characteristics are important indicators of the type and size of housing needed in a City. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall. Persons not living in households are classified as living in group quarters. Persons in group quarters (such as dormitories, retirement or convalescent homes, or other group living situations) are included in population totals, but are not considered households because they do not occupy a “housing unit” as defined by the Census.³

TABLE 7-4 provides a comparison of households by type for the City and County as a whole, as reported by the 2018 American Community Survey 5-Year Estimates. Family households comprised approximately 69 percent of all households in the City, compared to 71 percent for the County. The City also had fewer families with children, more singles living alone, and a noticeably lower average household size than Ventura County. If it would like to encourage the creation and retention of more family households in Camarillo, the City could encourage or

³ U.S. Census Bureau, Household and Persons per Household, <https://www.census.gov/quickfacts/fact/note/US/HSD410219>. April 2021



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promote the creation of more affordable and workforce housing to diversify the housing stock and encourage or accommodate housing larger households in the City.

TABLE 7-4 Household Composition

	Camarillo		Ventura County	
	Households	Percent	Households	Percent
Total Households	24,797	100.0%	271,982	100.0%
Families	17,110	69.0%	194,308	71.4%
- w/ children under 18	7,074	28.5%	89,913	33.1%
Non-Family Households	7,687	31.0%	77,674	28.6%
- Single living alone	6,475	26.1%	60,853	22.4%
Average Household Size	2.76		3.08	
Sources: U.S. Bureau of the Census, American Community Survey Table S2501 Occupancy Characteristics 2018 5-yr Estimates.; American Community Survey Table B25010 Average Household Size of Occupied Housing Units by Tenure, 2018 5-yr Estimates.				

B. HOUSING TENURE

Housing tenure (owner versus renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale to accommodate a range of households with varying income, family size and composition, and lifestyle. TABLE 7-5 provides a comparison of the number of owner-occupied and renter-occupied units in the City in 2018. According to the American Community Survey, the City has a slightly higher level of homeownership than the County.

TABLE 7-5 Housing Tenure

	Camarillo		Ventura County	
	Units	Percent	Units	Percent
Owner Occupied	16,527	66.7%	169,964	62.5%
Renter Occupied	8,270	33.4%	102,016	37.5%
Total Occupied Units	24,797	100.00%	271,980	100.00%
Sources: U.S. Bureau of the Census, American Community Survey Table S2501 Occupancy Characteristics 2018 5-yr Estimates.				

C. HOUSEHOLD INCOME

Household income is a primary factor affecting housing needs in a community. Income levels can vary considerably among households, based upon tenure, household type, location of residence, and race/ethnicity, among others. According to the 2014-2018 American Community Survey (ACS), the median household income in Camarillo was \$92,913, about 11 percent higher than the Ventura County median income of \$84,017 (TABLE 7-6).



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TABLE 7-6 Median Household Income – Ventura County and Cities

Jurisdiction	Median Household Income	Percent of County Median Income
Camarillo	\$92,913	111%
Fillmore	\$67,636	81%
Moorpark	\$104,839	125%
Ojai	\$70,403	84%
Oxnard	\$68,303	81%
Port Hueneme	\$65,243	78%
Santa Paula	\$56,875	68%
Simi Valley	\$95,543	114%
Thousand Oaks	\$105,485	126%
Ventura	\$76,076	91%
Ventura County	\$84,017	100%
California	\$71,228	85%

Sources: U.S. Bureau of the Census, American Community Survey (ACS), Table S1901 Income in the Past 12 Months (In 2018 Inflation-Adjusted Dollars) 2018 5-Yr Estimates.

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI), which is then adjusted for household size:

- Extremely Low Income- less than 30 percent of the AMI
- Very Low Income- between 31 and 50 percent of the AMI
- Low Income- between 51 and 80 percent of the AMI
- Moderate Income- between 81 and 120 percent of the AMI
- Above Moderate Income- greater than 120 percent of the AMI

Collectively, extremely low, very low, and low income households are referred to as lower income households (up to 80 percent AMI).

The 2018 American Community Survey does not contain information on the number of households by income category. However, this analysis was tabulated by the U.S. Department of Housing and Urban Development (HUD) Office of Policy Development and Research (PD&R) using the Comprehensive Housing Affordability Strategy (CHAS) data, derived from the U.S. Census Bureau's ACS data (TABLE 7-7). As shown, between 2013 and 2017, approximately 34 percent of the City's households earned lower incomes, while approximately 66 percent had earned incomes of moderate or above. The percentage of lower-income households was lower in Camarillo than in the County as a whole.



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TABLE 7-7 Income Distribution – City of Camarillo and Ventura County

Income Group	City of Camarillo Number of Households	City of Camarillo Percent of Total	Ventura County Percent
Extremely Low (30% or less)	2,370	9.6%	11.5%
Very Low (31 to 50%)	2,585	10.5%	11.7%
Low (51 to 80%)	3,370	13.7%	16.8%
Moderate (81 to 120%)	2,135	8.7%	9.8%
Moderate and Above (over 120%)	14,190	57.6%	50.1%
Total	24,650	100.0%	100.0%

Source: U.S. Department of Housing and Urban Development Office of Policy Development and Research CHAS data, 2013-2017.

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Under State law, extremely low-income households are defined as households with an income of not more than 30 percent of AMI. According to the HUD PD&R tabulation, between 2013 and 2017, approximately 2,370 extremely low income households resided in Camarillo, representing 10 percent of the City’s total households (TABLE 7-7). Households with extremely low income approximately have a variety of housing situations and needs as described in Section 7.2.3 below.

7.2.3 Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD also provides detailed information on housing needs by income level for different types of households in Camarillo. Detailed CHAS data based on the 2013-2017 ACS is displayed in TABLE 7-8. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Most lower and moderate income households cope with housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit. Specifically, according to HUD, 74 percent of the City’s very low income households and 64 percent of low income households were experiencing one or more housing problems (e.g., cost burden, overcrowding, or substandard housing condition) between 2013 and 2017. The types of housing problems experienced by Camarillo households vary according to household income, type, and tenure (see TABLE 7-8). Some examples include:

- In general, renter households had a higher level of housing problems (52 percent) than owner-households (30 percent).



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- Elderly renter families had the highest level of housing problems regardless of income level (66 percent).
- Approximately 76 percent of extremely low income households (households earning less than 30 percent of the AMI) and 74 percent of very low-income households (households earning between 31 and 50 percent of the AMI) had housing problems.
- Over 50 percent of extremely low income elderly and large family renters and homeowners, and 74% of small family renters, spent more than 50 percent of their income on housing.
- Over 60 percent of extremely low-income renters and homeowners spent more than 50 percent of their income on housing.



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TABLE 7-8 Housing Assistance Needs of Lower Income Households (2013-2017)

Households by Income, Type, & Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (<30% AMI)	455	325	90	1,095	745	270	50	1,275	2,370
Any Housing Problem	68%	75%	100%	74%	72%	87%	100%	78%	76%
Cost Burden > 30%	7%	1%	39%	6%	9%	0%	40%	7%	7%
Cost Burden > 50%	60%	74%	61%	52%	63%	87%	60%	39%	45%
Very Low Income (31-50% AMI)	430	430	130	1,165	920	315	55	1,420	2,585
Any Housing Problem	90%	85%	89%	86%	61%	75%	36%	65%	74%
Cost Burden > 30%	21%	45%	29%	28%	27%	34%	0%	10%	22%
Cost Burden > 50%	2%	40%	61%	23%	34%	0%	18%	12%	23%
Low Income (51-80% AMI)	355	545	145	1,415	1,045	640	160	1,955	3,370
Any Housing Problem	94%	83%	90%	83%	35%	61%	66%	49%	64%
Cost Burden > 30%	45%	61%	41%	39%	19%	16%	28%	13%	24%
Cost Burden > 50%	39%	21%	7%	19%	16%	0%	25%	11%	14%
Moderate & Above Income (>80% AMI)	795	1,865	415	4,430	3,580	5,985	1,220	11,895	16,325
Any Housing Problem	38%	21%	39%	27%	13%	13%	32%	17%	20%
Cost Burden > 30%	28%	20%	28%	16%	10%	2%	29%	6%	9%
Cost Burden > 50%	0%	0%	0%	0%	2%	0%	0%	0%	0%
Total Households	2,035	3,165	790	8,105	6,290	7,210	385	16,540	24,640
Any Housing Problem	66%	46%	64%	52%	31%	23%	38%	30%	37%
Cost Burden > 30%	25%	28%	32%	20%	14%	3%	28%	8%	12%
Cost Burden > 50%	21%	17%	19%	14%	16%	10%	6%	7%	9%

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins of errors can be significant. Interpretations of these data should focus on the proportion of households in need of



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assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

A. OVERCROWDING

Overcrowding is often closely related to household income and the cost of housing. The State Housing and Community Development Department (HCD) considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens. Severe overcrowding occurs when there are more than 1.5 occupants per room. TABLE 7-9 summarizes the incidence of overcrowding in Camarillo. In 2018, overcrowding was more prevalent among the City’s renter-occupied households than among owner-occupied households. Approximately three percent of the City’s renter-occupied households were overcrowded compared to less than one percent of owner-occupied households.

TABLE 7-9 Overcrowding

Household Type	Camarillo		Ventura County	
	Households	Percent	Households	Percent
Owner-Occupied	16,527	100.0%	169,964	100.0%
- Overcrowded	122	0.7%	4,353	2.6%
- Severely Overcrowded	59	0.4%	1,074	0.6%
Renter-Occupied	8,270	100.00%	102,016	100.0%
- Overcrowded	284	3.4%	8,559	8.4%
- Severely Overcrowded	137	1.7%	5,070	5.0%

Source: U.S. Bureau of the Census, American Community Survey (ACS) Table S2501 Occupancy Characteristics, 2018 5-yr Estimates.

B. HOUSING COST BURDEN

Housing cost burden is defined as a housing cost that exceeds 30 percent of a household’s gross income. A severe cost burden is a housing cost that exceeds 50 percent of a household’s gross income. Housing cost burden is particularly problematic for low and moderate income households in that it leaves little of the household income to pay for other living expenses. Housing overpayment occurs when housing costs increase faster than income. As in most urban communities in California, it is not uncommon in Camarillo to overpay for housing. However, to the extent that overpayment is often disproportionately concentrated among the most vulnerable members of the community, maintaining a reasonable level of housing cost burden is an important contributor to quality of life.

According to 2013-2017 CHAS data shown in TABLE 7-8 an estimated eight percent of owner-households and 20 percent of renter-households were spending more than 30 percent of their gross household income on housing. It is important to reduce housing cost burden because it tends to concentrate among, and most affect, the most vulnerable people. Goal 2 of this



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Housing Element (Encourage the availability of a variety of housing designs, tenures and prices to meet the needs of present and future City residents), as well as policies and programs listed in Section 7.5 of this Housing Element that encourage or support housing affordability, help address this issue.

As market rents were generally affordable to moderate and above moderate income households, renters and owners in this income group were not as impacted by cost burden. Among the different household types, lower income renters and owners were the most impacted by cost burden.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up, resulting in overcrowding and related problems.

7.2.4 Employment

Employment is an important factor affecting housing needs within a community. Wages vary widely by employment sector and affect the type and size of housing residents can afford.

A. CURRENT EMPLOYMENT

TABLE 7-10 shows that the City had a civilian workforce of 32,700 persons in 2018, or about 59 percent of the working-age population in 2018. The table also shows that the characteristics of the City's labor force are similar to those of Ventura County. About five percent of Camarillo residents worked from home and just over one-third were not in the labor force, with about one-third of those not in the labor force having Social Security income.

Camarillo had a civilian workforce of 34,300 persons in February of 2020, as reported by the California Economic Development Department, an increase of 1,600 persons (about 4.9 percent) from the 2018 civilian workforce of 32,700 persons reported above. The COVID-19 pandemic started to impact employment and labor force around March 2020. By March 2021 the City's civilian workforce had shrunk to 33,300, a decrease of 1,000 persons (about 2.9 percent) compared to February 2020, reflecting a negative impact on the City's civilian workforce from the pandemic-related restrictions on business operations.



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TABLE 7-10 Labor Force – Camarillo vs. Ventura County

	Camarillo		Ventura County	
	Persons	Percent	Persons	Percent
In labor force ¹	32,700	59.3%	441,330	65.7%
- Work at home	1,762	5.4%	23,650	5.9%
Not in labor force	20,022	36.3%	230,724	34.3%
- With Social Security income	8,882	35.8%	84,211	31.0%
Total population age 16+	55,137	--	672,054	--

Source: U.S. Bureau of the Census, American Community Survey (ACS) Table DP03 Selected Economic Characteristics 2018 5-yr Estimates.

1. Calculated using California Employment Development Department Labor Market Division Labor Force Unemployment Rates for August 2020, not seasonally adjusted.

As shown in TABLE 7-11, in 2018 approximately 48 percent of the City’s working residents were employed in management, business, science, and arts occupations. A much smaller percentage of workers (16.6 percent) were employed in service related occupations such as waiters, waitresses and beauticians. Workers in blue collar occupations in production, transportation, and material moving constituted 8.4 percent of the workforce. Persons working in sales and office settings made up 21.7 percent of the workforce, persons working in natural resources, construction, and maintenance occupations made up 5.6 percent of the workforce, and 0.6 percent of the City’s employed residents were actively serving in the armed forces in 2018.

TABLE 7-11 Employment by Occupation – Camarillo

	Jobs	Percent
Management, Business, Science, and Arts	15,859	47.7%
Service	5,516	16.6%
Sales And Office	7,209	21.7%
Natural Resources, Construction, and Maintenance	1,853	5.6%
Production, Transportation, and Material Moving	2,786	8.4%
Armed Forces	331	0.6%

Source: U.S. Bureau of the Census, American Community Survey (ACS) Table DP03 Selected Economic Characteristics 2018 5-yr Estimates.

B. PROJECTED JOB GROWTH

Future housing needs are affected by the number and type of new jobs created during the planning period. TABLE 7-12, shows California Employment Development Department (EDD) projections for job growth by occupation, along with median hourly wages, for the Oxnard-Thousand Oaks-Ventura metropolitan statistical area (MSA) in which Camarillo is located. Total employment in Ventura County is projected to grow by 13.7 percent between 2016 and 2026, adding 48,000 new jobs and bringing the total number of jobs in Ventura County to approximately 397,500 by 2026.



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Generally, residents that are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low-paying occupations. TABLE 7-12 illustrates, however, that growth in low-wage service jobs (such as health care support, food preparation and serving, cleaning and maintenance, personal care and service, and construction and extraction) is expected to outpace growth in high-earning occupations.

**TABLE 7-12 Projected Job Growth by Occupation, 2016-2026
Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area**

Occupational Title	Annual Average Employment		Employment Change		Median Hourly Wage*
	2016	2026	Numerical	Percent	
Total, All Occupations	349,500	397,500	48,000	13.7%	\$19.10
Management Occupations	26,720	30,200	3,480	13.0%	\$52.86
Business and Financial Operations Occupations	17,550	19,850	2,300	13.1%	\$36.01
Computer and Mathematical Occupations	7,190	8,460	1,270	17.7%	\$41.60
Architecture and Engineering Occupations	7,500	8,040	540	7.2%	\$44.79
Life, Physical, and Social Science Occupations	4,690	5,100	410	8.7%	\$38.29
Community and Social Services Occupations	5,850	6,730	880	15.0%	\$24.01
Legal Occupations	2,150	2,420	270	12.6%	\$58.68
Education, Training, and Library Occupations	22,000	24,620	2,620	11.9%	\$24.50
Arts, Design, Entertainment, Sports, and Media Occupations	5,030	5,410	380	7.6%	\$24.52
Healthcare Practitioners and Technical Occupations	15,260	18,250	2,990	19.6%	\$37.04
Healthcare Support Occupations	7,580	9,470	1,890	24.9%	\$17.52
Protective Service Occupations	4,920	5,040	120	2.4%	\$21.68
Food Preparation and Serving Related Occupations	31,550	38,610	7,060	22.4%	\$11.87
Building and Grounds Cleaning and Maint. Occ.	11,350	12,980	1,630	14.4%	\$14.24
Personal Care and Service Occupations	13,610	17,280	3,670	27.0%	\$11.99
Sales and Related Occupations	36,650	41,710	5,060	13.8%	\$14.13
Office and Administrative Support Occupations	47,500	50,560	3,060	6.4%	\$18.72
Farming, Fishing, and Forestry Occupations	18,720	20,070	1,350	7.2%	\$11.57
Construction and Extraction Occupations	13,940	18,300	4,360	31.3%	\$24.39
Installation, Maintenance, and Repair Occupations	11,200	12,480	1,280	11.4%	\$23.02
Production Occupations	20,700	20,980	280	1.4%	\$16.18
Transportation and Material Moving Occupations	17,880	20,610	2,730	15.3%	\$14.12

Source: California Employment Development Department, March 2017 Benchmark
*2018 wages

C. JOBS-HOUSING BALANCE

A regional balance of jobs to housing helps to ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets can become competitive, requiring households to pay a larger percentage of their income for housing. In addition, a tight housing market can result in overcrowding and longer commute times as workers seek more affordable housing in outlying



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areas. The current jobs-housing objective within the SCAG region is one new housing unit for every 1.5 jobs. Camarillo had 27,789 housing units as of 2020 (see TABLE 7-14) and a civilian workforce of 32,700 persons (see TABLE 7-10). Camarillo’s current job-housing ratio is therefore 1.3 housing units for every 1.5 jobs. Comparing this to SCAG’s jobs-housing objective of one new housing units for every 1.5 jobs, Camarillo’s current ratio of 1.3 housing units for every 1.5 jobs exceeds SCAG’s objective.

According to the 2018 5-year estimates from the ACS, approximately 86 percent of employed Camarillo residents worked in Ventura County, and approximately 35 percent of all workers were employed within the City (TABLE 7-13). According to the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Growth Forecast (Connect SoCal, adopted September 2020), the City of Camarillo is projected to add 2,900 households and 4,800 jobs between 2016 and 2045, or 0.9 households for every 1.5 jobs. SCAG’s jobs-housing objective is one new housing units for every 1.5 jobs. Camarillo’s projected ratio of 0.9 new households per 1.5 new jobs is slightly below SCAG’s jobs-housing objective.

TABLE 7-13 Job Location for Camarillo Residents

	Persons	Percent
Work in Ventura County	28,161	86.3%
-Work in City of Residence	11,388	34.9%
-Work Outside City of Residence	21,243	65.1%
Work in Another California County	4,373	13.4%
Work Outside California	98	0.3%
Total Workers Age 16+	32,362	--
Source: American Community Survey (ACS), Table S0801 Commuting Characteristics by Sex, 2018 5-yr Estimates.		

7.2.5 Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community’s housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at risk of loss due to conversion to market rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

A. HOUSING TYPE AND GROWTH TRENDS

As of 2020, Camarillo’s housing stock was comprised mostly of single-family detached homes, which made up about 58 percent of the City’s 27,789 housing units. Multi-family units



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comprised about 21 percent of the City’s housing units. About 12 percent of housing units were single-family attached units, while mobile homes comprised the remaining four percent of Camarillo’s housing stock. TABLE 7-14 provides a breakdown of the City’s housing stock by type, along with growth trends, for the 2010-2020 period. Between 2010 and 2020, multi-family five-plus unit homes represented over 47 percent of all new units in the City.

TABLE 7-14 Housing by Type

Structure Type	2010		2020		Growth	
	Units	Percent	Units	Percent	Units	Percent
Camarillo						
Single-family detached	15,745	61.3%	16,095	57.9%	1,105	7.4%
Single-family attached	4,511	17.6%	4,901	12.4%	390	8.6%
Multi-family 2-4 units	756	2.9%	1,053	3.8%	54	5.4%
Multi-family 5+ units	3,667	14.3%	4,720	17.0%	1,521	47.6%
Mobile homes	1,020	4.0%	1,020	3.7%	75	7.9%
Total units	25,702	100.0%	27,789	100.0%	3,382	13.9%
Ventura County						
Single-family detached	182,703	64.9%	185,184	63.6%	4,067	2.3%
Single-family attached	30,893	11.0%	31,384	10.9%	815	2.6%
Multi-family 2-4 units	15,000	5.3%	16,075	5.5%	721	4.7%
Multi-family 5+ units	41,779	14.8%	46,759	16.1%	4,961	11.9%
Mobile homes	11,320	4.0%	11,358	3.9%	-112	-1.0%
Total units	281,695	100.0%	291,210	100.0%	10,452	3.7%
Source: California Department of Finance Table E-5 Population and Housing Estimates for Cities, Counties and the State, 2010-2020 with 2010 Census Benchmark.						

B. HOUSING AGE AND CONDITIONS

Housing age is often an important indicator of housing condition. In many communities, housing that was constructed more than 50 years ago requires careful monitoring for maintenance. In addition, housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

TABLE 7-15 shows the age distribution of Camarillo’s housing stock compared to Ventura County as a whole, as reported in the 2018 ACS. This table shows that about 52 percent of owner-occupied units and 45 percent of rental units in Camarillo were constructed prior to 1980. These findings suggest that there may be a greater need for maintenance and rehabilitation, including remediation of lead-based paint, for approximately one-half of the City’s housing stock.



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TABLE 7-15 Age of Housing Stock by Tenure

Year Built	Camarillo		Ventura County	
	Units	Percent	Units	Percent
Owner Occupied	16,527	100.0%	171,554	100.0%
2014 or later	73	0.4%	1,168	0.7%
2010-2013	16	0.1%	1,616	0.9%
2000-2009	2,095	12.7%	18,797	11.0%
1980-1999	5,700	34.5%	51,668	30.1%
1960-1979	7,921	47.9%	75,332	43.9%
1940-59	632	3.8%	18,881	11.0%
1939 or earlier	90	0.5%	4,092	2.4%
Renter Occupied	8,720	100.0%	99,672	100.0%
2014 or later	269	3.3%	724	0.7%
2010-2013	236	2.9%	1,849	1.98%
2000-2009	1,063	12.9%	8,878	8.9%
1980-1999	2,947	35.6%	26,145	26.2%
1960-1979	2,996	36.2%	41,977	42.1%
1940-59	683	8.3%	15,162	15.2%
1939 or earlier	76	0.9%	4,937	5.0%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table S2504 Physical Housing Characteristics for Occupied Housing Units, 2018 5-yr Estimates.

TABLE 7-16 identifies the number of owner-occupied and renter-occupied housing units lacking complete kitchen or plumbing facilities in the City and the County as a whole. This table shows that less than one percent of owner-occupied and renter-occupied units lacked complete plumbing. Less than one percent of owner-occupied units and almost two percent of renter-occupied units lacked complete kitchens. The lack of complete kitchen or plumbing facilities is often an indicator of serious problems. Housing units may need rehabilitation even though they have complete kitchens and plumbing facilities. The City works with nonprofit organizations including Habitat for Humanity, to help address housing rehabilitation and code compliance as described in Housing Element programs 12 and 6 (see Section 7.5.2 of this Housing Element).

The goal of the City’s Code Compliance program is to address housing concerns before they become serious problems. All properties within City limits are pro-actively monitored by Community Development Code Compliance Officers on a biannual basis. In addition, Community Development Code Compliance Officers actively respond to calls from citizens regarding code violations. The proactive Code Compliance program has helped to reduce structural deterioration by identifying problems and informing residents of programs to assist with improvements.



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TABLE 7-16 Kitchen and Plumbing Facilities by Tenure

	Camarillo		Ventura County	
	Units	Percent	Units	Percent
Owner Occupied	24,797	100.0%	271,226	100.0%
Complete kitchen facilities	16,512	66.6%	171,328	63.1%
Lacking complete kitchen facilities	15	0.1%	226	0.1%
Renter Occupied	8,270	100.0%	99,672	100.0%
Complete kitchen facilities	7,851	31.7%	97,173	35.8%
Lacking complete kitchen facilities	419	1.7%	2,499	0.9%
Owner Occupied	24,797	100.0%	271,226	100.0%
Complete plumbing facilities	16,512	66.6%	171,280	63.2%
Lacking complete plumbing facilities	15	0.1%	274	0.1%
Renter Occupied	8,270	100.0%	99,672	100.0%
Complete plumbing facilities	8,234	33.2%	99,102	36.5%
Lacking complete plumbing facilities	36	0.2%	570	0.2%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25049 Tenure by Plumbing Facilities and Table B25053 Tenure by Kitchen Facilities, 2018 5-yr Estimates.

C. VACANCY

Housing vacancy rates, as reported in the 2018 ACS 5-Year Estimates, are shown in TABLE 7-17. The table shows that vacancy rates in the City were relatively low, with just 1.4 percent of rental units and 0.3 percent of for-sale units available for rent or sale, respectively. Vacancy rates for the County were similar to the City’s. Rental vacancy rates in the two-percent range indicate nearly full occupancy, and contribute to upward pressures on rents.

D. HOUSING COSTS AND AFFORDABILITY

FOR-SALE HOUSING

According to CoreLogic, a company that collects real estate data, the median home sales price in Ventura County was \$600,000 in 2020 (FIGURE 7-2). Camarillo’s median home sales price of \$600,000 is the same as the County median.



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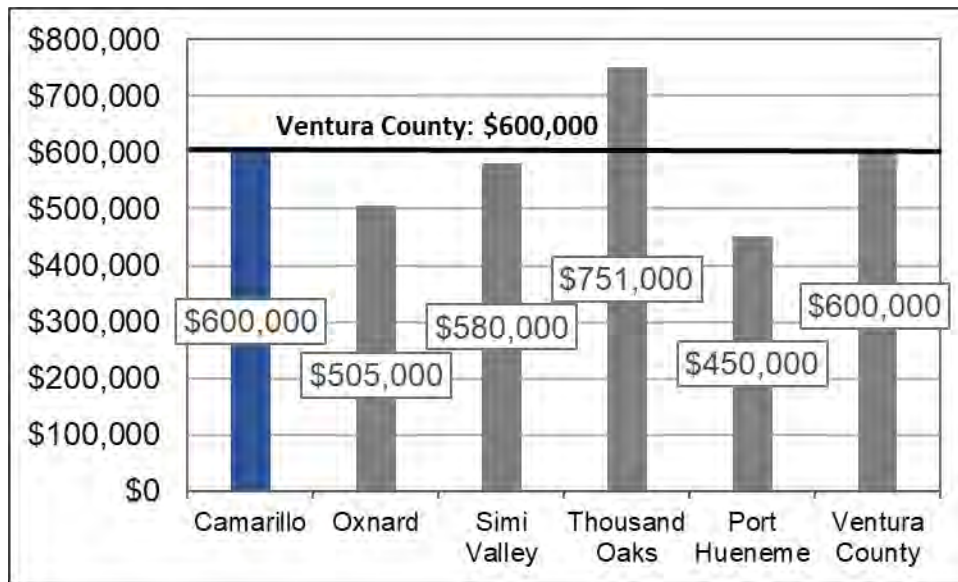
TABLE 7-17 Housing Vacancy

	Camarillo		Ventura County	
	Units	Percent	Units	Percent
Total housing units	25,601	100.0%	287,498	100.0%
Occupied units	24,797	96.9%	271,226	94.3%
- Owner occupied	16,527	64.6%	171,554	59.7%
- Renter occupied	8,270	32.3%	99,672	34.7%
Vacant units	804	3.1%	16,272	5.7%
- For rent ¹	366	1.4%	3,480	1.2%
- For sale ²	73	0.3%	1,797	0.6%
- Rented or sold, not occupied	0	0%	1,359	0.5%
- For seasonal or occasional	178	0.7%	5,490	1.9%
- For migrant workers	0	0.0%	203	0.1%
- Other vacant	187	0.7%	3,943	1.4%

Notes:
 1 Estimated percent of all rental units
 2 Estimated percent of all for-sale units

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25004 Vacancy Status 2018 5-yr Estimates and Table DP04 Selected Housing Characteristics 2018 5-yr Estimates.

FIGURE 7-2 Median Home Sales Price (2020)



Source: CoreLogic, California Home Sale Activity by City, June 2020.



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RENTAL HOUSING

TABLE 7-18 summarizes current (2020) market rate rents in Camarillo, based on a survey of rental listings on Zillow.com.⁴ The table shows that the rents in the City ranged from \$1,300 for a one bedroom unit to \$8,000 for a three bedroom unit. The average rent for all surveyed units in Camarillo was \$2,661 per month.

TABLE 7-18 Median and Average Rent by Number of Bedrooms (September 2020)

Number of Bedrooms	Number Listed	Median Rent	Average Rent	Rent Range
Studio	1	\$1,695	\$1,695	\$1,695
1-bedroom	12	\$1,964	\$1,952	\$1,300-\$2,553
2-bedroom	18	\$2,402	\$2,305	\$1,875-\$2,895
3-bedroom	17	\$3,200	\$3,422	\$2,600-\$8,000
4-bedroom +	7	\$3,500	\$3,932	\$3,050-\$5,800
Totals	55	\$2,402	\$2,661	\$1,300-\$8,000

Source: www.zillow.com, accessed September 4, 2020.

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability is dependent upon income and housing costs. Using set income guidelines, current housing affordability can be estimated. According to HCD income guidelines for 2020, Ventura County AMI for a family of four is \$97,800 (with adjustments for household size). Assuming that the potential homebuyer has sufficient credit and a minimum down payment (5 percent)⁵ and spends no greater than 30 to 35 percent of their household income on housing expenses (i.e., mortgage, taxes and insurance), the maximum affordable home price and rental price can be determined. The maximum affordable home and rental prices for residents of Ventura County are shown in TABLE 7-19. Households in the lower end of each category can afford less by comparison than those at the upper end.

When market rents (TABLE 7-19) are compared to the amount households can afford to pay for housing, it is clear that extremely low, very low, and low income households will have a difficult time finding housing in the City without incurring a housing cost burden. Based on the rents presented in TABLE 7-18, extremely low, very low, and low income households are not able to rent or purchase homes in Camarillo without overpaying for housing.

⁴ Most rental listings are posted online instead of in newspapers. Zillow is one of the most popular sites for rental listings and typically includes listings of large apartment complexes as well as small operations and individual homes.

⁵ Many home mortgage loans today are obtained through FHA programs, which require a downpayment of only three percent.



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TABLE 7-19 Maximum Affordable Housing Costs (2020)

Annual Income Limits ¹		Affordable Housing Cost ²		Utilities, Taxes and Insurance			Affordable Price	
		Monthly Rent	Owner-ship	Rent	Owner-ship	Taxes/ Insurance ^{3,4}	Monthly Rent ⁵	Sale ⁶
Extremely Low Income (0-30% AMI)								
1-Person (studio)	\$23,700	\$593	\$593	\$175	\$175	\$207	\$418	\$48,903
2-Person (1 bedroom)	\$27,100	\$678	\$678	\$181	\$181	\$237	\$497	\$60,366
3-Person (2 bedroom)	\$30,500	\$763	\$763	\$203	\$203	\$267	\$560	\$68,104
4 Person (3 bedroom)	\$33,850	\$846	\$846	\$223	\$223	\$296	\$623	\$76,119
5 Person (4 bedroom)	\$36,600	\$915	\$915	\$248	\$248	\$320	\$667	\$80,701
Very Low Income (31-50% AMI)								
1-Person	\$39,550	\$989	\$989	\$175	\$175	\$346	\$814	\$108,847
2-Person	\$45,200	\$1,130	\$1,130	\$181	\$181	\$396	\$949	\$128,819
3-Person	\$50,850	\$1,271	\$1,271	\$203	\$203	\$445	\$1,068	\$145,066
4 Person	\$56,450	\$1,411	\$1,411	\$223	\$223	\$494	\$1,188	\$116,591
5 Person	\$61,000	\$1,525	\$1,525	\$248	\$248	\$534	\$1,277	\$172,980
Low Income (51-80% AMI)								
1-Person	\$63,250	\$1,027	\$1,027	\$175	\$175	\$419	\$852	\$140,510
2-Person	\$72,300	\$1,174	\$1,369	\$181	\$181	\$479	\$993	\$165,004
3-Person	\$81,350	\$1,320	\$1,540	\$203	\$203	\$539	\$1,117	\$185,775
4 Person	\$90,350	\$1,467	\$1,712	\$223	\$223	\$599	\$1,244	\$207,012
5 Person	\$97,600	\$1,584	\$1,848	\$248	\$248	\$647	\$1,336	\$221,906
Moderate Income (81-120% AMI)								
1-Person	\$82,150	\$1,883	\$2,196	\$175	\$175	\$769	\$1,708	\$291,541
2-Person	\$93,900	\$2,152	\$2,510	\$181	\$181	\$879	\$1,971	\$337,612
3-Person	\$105,600	\$2,421	\$2,824	\$203	\$203	\$988	\$2,218	\$379,959
4 Person	\$117,350	\$2,690	\$3,138	\$223	\$223	\$1,098	\$2,467	\$422,771
5 Person	\$126,750	\$2,905	\$3,389	\$248	\$248	\$1,186	\$2,657	\$454,927

1. HCD, 2020
 2. Affordable costs are calculated based on the California Health and Safety Code Section 50052.5 definitions of affordable housing (between 30 and 35 percent of household income depending on tenure and income level).
 3. 35 percent of monthly affordable cost for taxes and insurance on an annual basis.
 4. Taxes and insurance only apply to owner costs; renters usually do not pay for taxes and insurance.
 5. Affordable Rent = Affordable Rental Cost minus the cost of utilities.
 6. Affordable Home Price Assumptions – Five percent down payment, four percent interest rate for a 30-year fixed-rate mortgage loan.
- Prepared with the assistance of Veronica Tam and Associates.

Median and moderate income households may be able to afford some of the City’s smaller apartments and condominiums/townhomes. However, single-family homes are beyond the financial means of many median and moderate income households.



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Extremely Low Income Households. Extremely low income households earn 30 percent or less of AMI. Assuming potential homebuyers have sufficient credit and a minimum down payment of five percent and spend no more than 30-35 percent of their household income on housing expenses, the maximum affordable home price for an extremely low income household ranges from \$48,903 to \$80,701 based on 2020 income limits. Homeownership is out of reach for all extremely low income households. Similarly, after deductions for utilities, an extremely low income household can afford to pay \$418 to \$667 in rent per month, depending on household size. In practical terms, this means that even a five-person extremely low income household cannot afford an average priced one-bedroom home without severe overpayment or overcrowding.

Very Low Income Households. Very Low income households earn 31 to 50 percent or less of the AMI. Based on the 2020 income limits, the maximum affordable home price for a low income household ranges from \$108,847 for a household of one person to \$172,980 for a five-person household. Based on the sales data presented in FIGURE 7-2, low income households cannot afford to purchase homes in the City. As illustrated in TABLE 7-19, a low income household can afford to pay \$814 to \$1,277 in monthly rent, after deductions for utilities and depending on household size. Low income households also cannot afford market rate rental housing in Camarillo.

Low Income Households. Low income households earn 51 percent to 80 percent of AMI. The maximum affordable home price for a low income household ranges from \$140,510 for a one-person household to \$221,906 for a five-person household. Based on the sales data presented in FIGURE 7-2, low income households cannot afford a single-family home. Low income households also cannot afford market rate rental housing in Camarillo.

Moderate Income Households. Moderate income households earn 81 percent to 120 percent of the AMI. The maximum affordable home price for a moderate income household ranges from \$291,541 for a one-person household to \$454,927 for a five-person household. Moderate income households can afford some smaller homes in the City and are generally able to afford rents in the City. Larger households, nevertheless, may still have difficulty finding affordable adequately sized rental units.

7.2.6 Persons with Special Needs

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Camarillo residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.



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“Special needs” households in the City include persons with disabilities, seniors, large households, single-parent households, people living in poverty, farmworkers, and the homeless. TABLE 7-20 summarizes the special needs groups within the City.

A. PERSONS WITH DISABILITIES (INCLUDING DEVELOPMENTAL DISABILITIES)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents in Camarillo have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffers from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

The 2010 Census did not collect information on disability. However, according to the 2018 ACS data, approximately 12 percent of Camarillo residents have a disability. The ACS also estimated the number of disabilities by type and person’s age for residents with one or more disabilities, as shown in TABLE 7-21.



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TABLE 7-20 Special Needs Groups in Camarillo

Special Needs Group	# of Persons or Households	Renters		Owners		% of Total Households or Persons
		Number	Percent	Number	Percent	
Total Households ¹	24,797	8,270	33.3%	16,527	66.7%	--
Total Persons ²	66,912	--	--	--	--	--
Persons with Disabilities ²	8,193	--	--	--	--	12.2%
Households with Seniors ³	9,180	--	--	--	--	37.0%
Senior Headed Households ⁴	8,228	1,888	23.0%	6,509	79.1%	33.3%
Seniors Living Alone ⁵	3,478	1,136	32.7%	2,342	67.3%	14.0%
Large Households ⁶	2,460	1,031	41.9%	1,429	58.1%	9.9%
Single Parent Households ⁵	3,063	--	--	--	--	12.4%
Female Headed Households w/ Children ⁷	1,019	--	--	--	--	4.1%
People Living in Poverty ⁸	4,686	--	--	--	--	7.0%
Military ⁹	331	--	--	--	--	0.6%
Farmworkers ⁹	556	--	--	--	--	1.7%
Homeless ¹⁰	30	--	--	--	--	<1.0%

Notes:

1. U.S. Bureau of the Census, American Community Survey (ACS), Table S2501 Occupancy Characteristics 2018 5-yr Estimates
2. U.S. Bureau of the Census, American Community Survey (ACS), Table S1810 Disability Characteristics 2018 5-yr Estimates
3. U.S. Bureau of the Census, American Community Survey (ACS), Table DP02 Selected Social Characteristics in the United States 2018 5-yr Estimates
4. U.S. Bureau of the Census, American Community Survey (ACS), Table B25011 Tenure by Household Type (including living alone) and Age of Householder 2018 5-yr Estimates
5. U.S. Bureau of the Census, American Community Survey (ACS), Table B25011 Tenure by Household Type (including living alone) and Age of Householder 2018 5-yr Estimates
6. U.S. Bureau of the Census, American Community Survey (ACS), Table B25009 Tenure by Household Size 2018 5-yr Estimates.
7. U.S. Bureau of the Census, American Community Survey (ACS), Table B11004 Family Type by Presence and Aged of Related Children Under 18 Years 2018 5-yr Estimates.
8. U.S. Bureau of the Census, American Community Survey (ACS), Table S1701 Poverty Status in the Past 12 Months 2018 5-yr Estimates
9. U.S. Bureau of the Census, American Community Survey (ACS), Table DP03 Selected Economic Characteristics 2018 5-yr Estimates
10. County of Ventura 2020 Homeless Count



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TABLE 7-21 Persons with Disabilities by Age – Camarillo

Disability Type	% of Disabilities Talled			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	0.0%	8.2%	29.1%	4.6%
With a vision difficulty	0.0%	0.1%	8.9%	1.8%
With a cognitive difficulty	4.0%	12.3%	15.9%	4.2%
With an ambulatory difficulty	0.8%	11.4%	39.9%	6.8%
With a self-care difficulty	0.9%	4.4%	16.7%	2.9%
With an independent living difficulty	--	10.9%	28.4%	6.1%
Total Persons with Disabilities	374	2,841	4,978	8,193*
*Persons under 5 years of age were not included in this table.				
Source: U.S. Bureau of the Census, American Community Survey (ACS), Table S1810 Disability Characteristics 2018 5-yr Estimates.				

The living arrangement of persons with disabilities depends on the severity of the disabilities and the available resources. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance. Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable if it does not include widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

PERSONS WITH DEVELOPMENTAL DISABILITIES

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined in Section 4512 of the California Welfare and Institutions code, developmental disability means “a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the State Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disability but shall not include other handicapping conditions that are solely physical in nature.”



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As defined by the Developmental Disabilities Assistance and Bill of Rights Act of 2000, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Over the lifetime of a developmentally disabled individual, the first issue in supportive housing is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 1,054 persons in the City of Camarillo with developmental disabilities, based on 2020 California Department of Finance population estimates.

According to the State’s Department of Developmental Services, as of June 2020, approximately 415 Camarillo residents with developmental disabilities were being assisted at the Tri-Counties Regional Center (TCRC). Most of these individuals were residing in a private home with their parent or guardian and 235 of these persons with developmental disabilities were under the age of 18.

Resources

Housing opportunities for people with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.



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Under State and federal laws, local governments are required to provide “reasonable accommodation” to persons with disabilities when exercising planning and zoning powers. In 2011, the City revised the Zoning Code to include standards and policies to reasonably accommodate the housing needs of persons with disabilities. Camarillo Municipal Code, Chapter 16.08 Reasonable Accommodation, establishes a process for individuals with disabilities seeking equal access to housing to request a reasonable accommodation in the application of City’s land use, zoning, and building standards, regulations, policies, and procedures. This process allows any individual with a disability to seek relief from any land use, zoning or building standard, regulation, policy or procedure to ensure equal access to housing. For example, an individual with a physical disability may submit a request for a reduction in the required yard setbacks to accommodate a handicap ramp.

In addition, community care facilities provide a supportive housing environment to persons with special needs in a group situation. According to California Community Care Licensing Division records gathered in 2019 and 2020, 54 licensed residential care facilities, including facilities for the elderly, are located in Camarillo. They range in size from six beds to 150 beds and have a total of 991 beds.

As shown in TABLE 7-40, residential care facilities that serve six or fewer persons are classified as a residential use and are permitted by-right in all residential zones and with a CUP in the CCM zone. Facilities serving more than six persons are conditionally permitted in the R-1, R-E, RPD, CCM, and CPD Zones. There is no spacing or separation requirement on the location of residential care facilities.

Camarillo residents with disabilities can also benefit from the services and programs offered by various City supported organizations, such as Older Adult Services and Intervention Systems (OASIS). OASIS offers senior citizens the critical support they need to remain living within the comfort of their own homes. OASIS offers transportation for daily errands, advocacy and assistance with rapidly evolving computer technologies and processes, and in-home visitations to reduce isolation of older adults. Curb-to-curb transportation services are available to residents through the Camarillo Area Transit (CAT) Dial-A-Ride program.

Any resident who has a developmental disability that originated before age 18 is eligible for TCRC services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. TCRC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability.



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B. SENIORS

As shown in TABLE 7-22, there were 6,509 owner-occupied senior-headed households (those 65 years and over) and 1,719 renter-occupied senior-headed households in Camarillo in 2020. Among persons 60 years and over in Camarillo, 1,988 were living below the poverty level in 2020.⁶ Many elderly persons are dependent on fixed incomes, and a substantial percentage are disabled or live alone. Approximately fourteen percent of total households in the City are comprised of seniors living alone. Elderly homeowners may also be physically unable to maintain their homes.

Heads of households in this age group may have a greater level of need than other age groups. Many seniors have fixed incomes and experience financial difficulty in coping with rising housing and living costs. Senior homeowners require help in meeting ongoing housing costs, especially utility and related costs, and often are forced to defer necessary repairs. The high incidence of disabilities in the senior population can also present unique challenges and housing needs for this group.

TABLE 7-22 Elderly Household by Tenure – Camarillo

Householder Age	Owners		Renters	
	Households	Percent	Households	Percent
Total households	16,527	100.0%	8,270	100.0%
Under 65 years	10,018	60.6%	6,551	79.2%
65 to 74 years	3,104	18.8%	778	9.4%
75 to 84 years	2,332	14.1%	412	5.0%
85 and over	1,073	6.5%	529	6.4%
65+ living alone ¹	2,342	14.2%	1,136	13.7%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table S2502 Demographic Characteristics for Occupied Housing Units.

1. U.S. Bureau of the Census, American Community Survey (ACS), Table B25011 Tenure by Household Type (Including Living Alone) and Age of Householder 2018 5-yr Estimates. 65+ living alone households are a subset of all 65+ households, so the total number of 65+ living alone households and percentage of 65+ living alone households are not used when totaling the numbers and percentages for total households.

Resources

The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

⁶ U.S. Bureau of the Census, American Community Survey (ACS), Table S1701 Poverty Status in the Past 12 Months 2018 5-yr Estimates.



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According to Community Care Licensing Division records, there are 54⁷ licensed residential care facilities for the elderly in Camarillo with a total capacity of 991 beds. Residential care facilities that serve six or fewer persons are classified as a residential use and are permitted by-right in all residential zones. Facilities serving more than six persons are conditionally permitted in the R-1, R-E, RPD, and the CPD Zones. There is no spacing or separation requirement on the location of residential care facilities.

Senior residents can benefit from a number of City programs and services. As a mechanism for seniors to voice their concerns, the Camarillo Council on Aging (CCOA) serves as an advisory body that meets monthly and allows senior residents to make formal recommendations to the City Council and Area Agency on Aging. The CCOA supports an Annual Seniors' Expo and provides an annual Senior Resource Guide to residents. The Pleasant Valley Senior Center receives support from the CCOA and provides an array of special events, recreation and leisure programs, and social services through collaboration with various community organizations. Homeshare is a free program that provides assistance in matching home providers (primarily seniors) with home seekers who are willing to help with household tasks, transportation, companionship, financial support, or a combination of these in exchange for affordable housing. Organizations that have been funded in the past by the City that can provide support to senior residents include OASIS, Livingston Memorial Visiting Nurse Association, Lutheran Social Services, Volunteers Assisting the Elderly (Caregivers), Habitat Home Repair, Long Term Care Ombudsman, Housing Rights Center, FOOD Share, and the Camarillo Health Care District.

In addition, a number of housing developments in Camarillo specifically accommodate senior residents, including:

- **Camarillo Mobile Home Park** – 135 spaces
- **Camarillo Springs Mobile Home Park** – 261 spaces
- **Casa Del Norte Mobile Home Park** – 135 spaces
- **Rancho Adolfo Mobile Home Park** – 250 spaces
- **Leisure Village** – 2,136 single-family attached units
- **Shea Homes at St. John's Seminary** – 281 units (under construction)
- **The Greens at Camarillo Springs** – 248 single-family units (pending approval)
- **Mira Vista Village Apartments** – 305 units
- **Park Glenn Senior Apartments** – 18 units
- **Ponderosa Village Senior Apartments**- 90 units
- **Springville Senior Apartments** – 104 units
- **Alma Via of Camarillo Assisted Living and Memory Care** – 100 residence capacity

⁷ Downloaded Residential Care Facilities for the Elderly on September 9, 2020 from <https://www.cclcdss.ca.gov/carefacilitysearch/DownloadData>



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- **Atria Las Posas Assisted Living and Memory Care** – 140 residence capacity
- **Royal Gardens of Camarillo Assisted Living and Memory Care** – 130 residence capacity
- **Brookdale Assisted Living** – 140 residence capacity
- **Oakmont Assisted Living** – 150 residence capacity

C. LARGE HOUSEHOLDS

Household size is an indicator of need for large units. Under State Housing Element law, large households are defined as those with five or more members⁸. A large household may be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations. Large households are identified as a group with special housing needs based on the limited availability of affordable, adequately sized housing units. It is not uncommon for large households to have lower incomes or to consist of more than one family. To save on housing costs, many lower income large households resort to residing in smaller units, frequently resulting in overcrowded living conditions.

The City's average household size has risen from 2.64 persons in 2010 to 2.76 persons in 2018⁹. As shown in TABLE 7-23, the majority of households (regardless of tenure) have only one or two members. About 13 percent of renter households had five or more members, while about 9 percent of owner households were considered large.

Resources

Lower and moderate income large households can benefit from various affordable housing programs. The City adopted an Affordable Housing Preservation Program in 2020 to purchase existing owner-occupied affordable housing units with expiring Affordable Housing Agreements covenants to preserve the units from converting to market rate, and to update the terms of the Affordable Housing Agreements upon resale. Section 8 Housing Choice Vouchers can help relieve overcrowding for very low income households. Large lower-income households in the City can also benefit from programs and services offered by City supported organizations, which include the Housing Rights Center, FOOD Share, Area Housing Authority, Habitat for Humanity, the 2-1-1 Helpline by Interface Children and Family Services, Project Hope (Camarillo Police Department), and the Ventura County Community Action Partnership.

⁸ California Department of Housing and Community Development (April 2021). Large Families and Female-Headed Households. Retrieved from <https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/large-families-female-head-household.shtml>

⁹ U.S. Bureau of the Census, American Community Survey (ACS), Table B25010 Average Household Size of Occupied Housing Units By Tenure, 2018 5-yr Estimates



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TABLE 7-23 Household Size by Tenure – Camarillo

Household Size	Owners		Renters	
	Households	Percent	Households	Percent
1 person	3,767	22.8%	2,708	32.7%
2 persons	6,067	36.7%	2,340	28.3%
3 persons	2,690	16.2%	1,115	13.5%
4 persons	2,574	15.6%	1,076	13.0%
5 persons	920	6.0%	660	8.0%
6 persons	310	1.9%	281	3.4%
7+ persons	199	1.2%	90	1.1%
Total Households	16,527	100%	8,270	100%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25009 Tenure By Household Size, 2018 5-yr Estimates.

D. SINGLE-PARENT HOUSEHOLDS

Single-parent households, particularly female-headed families with children, often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, single-parent households usually have more limited options for affordable, decent, and safe housing. As a result, single parents are considered to be among the groups most at-risk of experiencing poverty.

Of the City’s 24,797 households, nine percent (or 2,157 households) were female-headed family households (TABLE 7-24). In 2018, 1,478 single-parent families (with their own children under 18 years of age) resided in the City—making up about six percent of all Camarillo households. Of these single-parent households, approximately 69 percent were headed by a female¹⁰. While female-headed households with children represent a small portion of the City’s households (nine percent), a substantial share of these households (25 percent) are living below the poverty level.¹¹

¹⁰ U.S. Bureau of the Census, American Community Survey (ACS), Table B11004 Family Type by Presence and Age of Related Children Under 18 Years, 2018 5-yr Estimates.

¹¹ U.S. Bureau of the Census, American Community Survey (ACS), Table B17010 Poverty Status in the Past 12 Months of Families By Family Type by Presence of related Children Under 18 Years by Age of Related Children, 2018 5-yr Estimates.



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TABLE 7-24 Household Type by Tenure – Camarillo

Household Type	Owners		Renters	
	Households	Percent	Households	Percent
Married couple family	10,453	63.2%	3,594	43.4%
Male householder, no wife present	501	3.0%	405	4.9%
Female householder, no husband present	1,293	7.8%	864	10.4%
Non-family households	4,280	25.9%	3,407	41.2%
Total Households	16,527	100.0%	8,270	100.0%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25011 Tenure By Household Type (Including Living Alone) and Age of Householder, 2018 5-yr Estimates.

Resources

General programs and policies designed to preserve and promote affordable housing will benefit single-parent households. Section 8 Housing Choice Vouchers, for example, benefit very low income households, including female-headed families. The City works with developers to encourage an affordable housing component to their proposed projects. This provides homeownership/rental opportunities to lower- and moderate-income households. On February 12, 2020, the City also adopted two new housing program policies. The Affordable Housing Preservation Program policy was adopted to preserve existing affordable ownership units from converting to market rate. The First Time Homebuyer Down payment Assistance Loan Program policy was adopted to offer limited down-payment assistance for income-eligible households that have been selected to purchase a unit under the Affordable Housing Preservation Program.

Single-parent households can also benefit from childcare and after school programs provided by organizations located in the City, such as the Boys & Girls Club. In addition, the City supports a number of organizations that provide services single-parent households can benefit from, including Interface Children Family Services, RAIN, Housing Rights Center, FOOD Share, Affordable Housing Preservation Program, First Time Homebuyer Down-payment Assistance Load Program, Lighthouse Women and Children’s Mission, Ventura County Rescue Mission, Ventura County Community Development Corporation, and Community Action Partnership.

E. RESIDENTS LIVING BELOW THE POVERTY LEVEL

Families with incomes below the poverty level, typically those households with extremely low and very low incomes, have the greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2014-2018 ACS found that approximately seven percent of all Camarillo



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residents had incomes below the poverty level.¹² These households need assistance with housing subsidies, utility and other living expense subsidies, as well as other supportive services.

Resources

Households living in poverty can benefit from single room occupancy units (SROs). The City of Camarillo Zoning Code was amended to include specific provisions for SROs in 2015. The Zoning Code defines a Single Room Occupancy facility as:

“...a facility with six or more dwelling units where each unit has a minimum floor area of 300 square feet and a maximum floor area of 450 square feet. These dwelling units must have kitchen and bathroom facilities and must be offered on a monthly basis or longer.”

SROs are currently allowed with a Conditional Use Permit in areas designated as Residential Planned Development. An SRO facility must be part of a multi-family residential project; the units must be dispersed throughout the project, and the total number of SRO units may not exceed 50 percent of the total number of residential units in the project.

The City also provides support to a number of agencies that assist households living in poverty. Organizations providing support services such as emergency and transitional living arrangements, food distribution and meals, and a wide range of social services include Interface Children Family Services, RAIN, OASIS, Long Term Care Ombudsman, Housing Rights Center, FOOD Share, Senior Hot Meals, Turning Point Foundation, Habitat for Humanity, Area Housing Authority of the County of Ventura, Camarillo Rent Review Commission, Ventura County Rescue Commission, Livingston Memorial Visiting Nurse Association, Lutheran Social Services of Southern California, and Community Action Partnership.

F. MILITARY HOUSEHOLDS

The military population’s influence on the demand for housing takes two forms: (1) existing military households trying to find housing; and (2) former military households trying to remain in the community. Often, the housing needs of military personnel are affected by lower incomes and an uncertain length of residency. In the Ventura County region, military populations are associated with Naval Base Ventura County (NBVC).

¹² U.S. Bureau of the Census, American Community Survey (ACS), Table S1701 Poverty Status in the Past 12, 2018 5-yr Estimates.



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Military personnel have the choice to obtain non-Navy housing off-installation or Navy-housing on-installation or in the surrounding communities at Navy Public Private Venture Housing (i.e., Lincoln Military Housing).

Resources

On-base housing provided by NBVC for its active duty personnel includes barrack slots for single enlisted personnel, two-bedroom units, three-bedroom units, four-bedroom units, five-bedroom units, and a seven-bedroom unit for families. Family housing units on the base are in high demand, although based on unit type and size the waiting period varies.

Off-base Navy housing in Ventura County is offered by Lincoln Military Housing, with homes in the local communities available to serve active duty personnel at NBVC. One of Lincoln Military Housing's developments, Catalina Heights, is located in Camarillo. The development has a mix of 3 and 4 bedroom townhomes

All active duty personnel are eligible to receive a Basic Allowance for Housing (BAH), if they are in non-government quarters. The BAH is a U.S. based allowance prescribed by geographic duty location, pay grade, and dependency status. It provides uniformed Service members equitable housing compensation based on housing costs in local civilian housing markets within the United States when government quarters are not provided. The NBVC Housing Referral Office offers services such as the "Set Aside Program" (a list of military-friendly landlords who waive security deposits and offer reduced rents in exchange for payment via allotment) and assistance with discrimination complaints and tenant/landlord disputes.

G. FARM WORKERS

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in Ventura County, with a total value of over \$2.2 billion per year.¹³ There is strong public sentiment for retaining agricultural production, as reflected in the SOAR (Save Our Agricultural Resources) initiatives that have been approved by voters.

According to the Ventura County Workforce Development Board (formerly Ventura County Workforce Investment Board), there were 5,000 more agricultural jobs in Ventura County in 2003 than there were in 1983. Agricultural employment in the County remained fairly static (in the range of 16,000 to 18,000 jobs) until 2000, when lemon orchards on the Oxnard Plain gave way to higher value row-crop development, mainly in berries and nurseries. This more intense level of agriculture required greater numbers of production workers, with an average of 22,069 employees in 2005. In 2016, there were approximately 25,200 farmworkers in Ventura County,

¹³ Draft Ventura County Regional Consolidated Plan 2020-2024/Ventura County Agricultural Commissioner).



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although the estimate may be low because farmworkers are historically undercounted. This figure was projected to continue rising to 27,300 in 2026¹⁴.

In spite of the increase in agriculture sector jobs, wages have not increased correspondingly. The average annual agricultural worker salary was \$21,447 in 1998 before it declined to \$18,499 in 2005. The median annual agricultural worker salary was estimated to be \$24,082 in the first quarter of 2018.¹⁵

The 2014-2018 ACS reported that about 23,000 persons were employed in agricultural occupations in Ventura County. About two percent of the County’s farmworkers live in Camarillo (TABLE 7-25). As of 2020, the City had approximately 1,811 acres of agriculturally designated land.

TABLE 7-25 Agricultural Employment

	Camarillo	Percent of County Total	Ventura County
Workers	556	2.4%	23,148
Source: U.S. Bureau of the Census, American Community Survey (ACS), Table DP03 Selected Economic Characteristics, 2018 5-yr Estimates.			

Resources

Under California Health and Safety Code 17021.5, farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. The City’s Zoning Code to identifies farmworker housing as a permitted (“by-right”) use in the A-E Zone.

The Ventura County Farmworker Resource Program will assist farmworkers in finding suitable housing, among other assistance services. California Proposition 1, Housing Programs and Veteran’s Loans Bond (2018), may provide funding specifically for farmworker housing. The Bond included \$300 million for farmworker housing and is available through the Joe Serna, Jr. Farmworker Housing Grant Fund. This state program was created to finance the new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households.

¹⁴ California Employment Development Department, Labor Market Information Division. (2021, February). 2016-2026 Industry Employment Projections: Oxnard-Thousand Oaks -Ventura Metropolitan Statistical Area (Ventura County). Retrieved from <https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html>

¹⁵ California Employment Development Department, Labor Market Information Division (2021, February). 2016-2026 Occupational Employment Projections: Oxnard-Thousand Oaks -Ventura Metropolitan Statistical Area (Ventura County). Retrieved from <https://www.labormarketinfo.edd.ca.gov/data/oes-employment-and-wages.html>



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The recently approved Somis Ranch Farmworker Housing Project, just outside the City of Camarillo in the unincorporated community of Somis, will provide 360 units of farmworker housing. The proposed farmworker housing complex is intended to be 100 percent affordable to farmworkers who qualify as lower income because they make 80 percent or below of the area median income¹⁶.

H. HOMELESS PERSONS

State law (Section 65583(1) (6)) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing, (unless it has been officially condemned), persons living in overcrowded housing (example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (example, living temporarily with family or friends).

Homelessness is a continuing problem throughout California and urban areas nationwide. Camarillo is fortunate, as studies by government agencies and homeless advocacy groups have shown that homelessness is not pervasive in the community. A homeless count conducted by Ventura County Homeless and Housing Coalition in January 2020 indicated that on any given day there may be up to 30 homeless persons in Camarillo (TABLE 7-26). These include families that might be displaced through evictions, women and children displaced through abusive family life, persons with substance abuse problems, or persons passing through Camarillo on Highway 101.

¹⁶ County of Ventura Resource Management Agency (2021, April). Somis Ranch Farmworker Housing Project. Retrieved from <https://www.vcrma.org/somis-ranch-farmworker-housing-project>



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Although there can be many potential causes of homelessness, the most common, as indicated by the findings of the 2020 County of Ventura Homeless Survey, were:

- **Substance Abuse and Alcohol.** Among survey respondents 40 percent indicated that they had a drug or alcohol problem.
- **Persons with Chronic Health Conditions.** According to survey findings 35 percent of the homeless population had chronic health conditions.
- **Mental Illness.** Among survey respondents 23 percent felt that they had a mental health problem, were taking medications for mental health issues, and/or had been hospitalized for mental health issues.

Needs of the Homeless Population

Shelter and service needs of the homeless population are significantly different depending on the population subgroup. The City's and County's Continuum of Care approach to homelessness involves focusing new and existing tools and resources on the following three sub-populations of homeless persons and those at risk of becoming homeless.¹⁷

- **Chronic Homeless Persons.** Chronic homeless persons, according to the U.S. Department of Housing and Urban Development (HUD), are individuals who are homeless for one year or more, or four times in three years, and have a disability which is often mental illness and/or substance abuse. They are often the most visible and the hardest to reach of all homeless persons. The 2020 County of Ventura Homeless Survey found that about 27 percent or 342 of the approximately 1,247 persons who are homeless in the County on a given day are chronically homeless.
- **Episodic Homeless Persons.** Episodic homeless persons are individuals or families who are homeless for a short period of time – days, weeks, or months – not a year or more.
- **Persons At Risk of Becoming Homeless.** Persons at risk of becoming homeless have limited income and often have to choose between paying their rent or mortgage and other daily living costs which often put them at risk of becoming homeless. The Census Bureau noted that 9.8 percent, or approximately 84,000,¹⁸ of Ventura County residents were living below the poverty level as reported in the 2017 American Community Survey. These persons were at risk of becoming homeless.

¹⁷ Source: 10-Year Strategy to End Homelessness for Ventura County, June 2007

¹⁸ Ventura County 2020 Homeless Count and Subpopulation Survey Final Report: April 2020.



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TABLE 7-26 Homeless Profile

	Camarillo		Ventura County	
	Persons	Percent	Persons	Percent
Total Homeless	30	100.0%	1,743	100.0%
Age: Children (under 18)	NA	--	18	1.0%
Age: Youth (18-24)	2	6.7%	77	4.4%
Age: Adults (25-61)	15	50.0%	1,008	57.8%
Age: Seniors (62+)	1	3.3%	162	9.3%
Male ¹	13	43.3%	874	50.1%
Female ¹	5	16.7%	363	20.8%
Families	NA	--	27	1.5%
Race and Ethnicity ³				
- White	14	46.7%	962	55.2%
- Black/African American	2	6.7%	80	4.6%
- American Indian/Alaskan	0	0.0%	33	1.9%
- Asian or Pacific Islander	1	3.3%	5	0.2%
- Other	1	3.3%	160	9.2%
- Hispanic/Latino	2	6.7%	817	46.9%
Note:				
1. Gender estimates based on responses from a limited sample: Camarillo-18; Ventura County-874.				
3. Race/Ethnicity estimates based on responses from a limited sample: Camarillo-18; Ventura County-858.				
Source: County of Ventura 2020 Homeless Count				

Resources

The Ventura County 2020 Homeless Count and Subpopulation Survey identifies 1,853 year-round shelter beds and 85 seasonal shelter beds in Ventura County. In addition, Ventura County has 205 transitional shelter beds. None of these emergency shelters are located in Camarillo; however, 65 of the County’s 205 transitional housing beds (approximately 32 percent) are located in the RAIN facility near the City of Camarillo.

Various emergency shelter, winter (seasonal) shelter, and transitional and permanent supportive housing options are available to residents throughout Ventura County. The City supports the RAIN Transitional Living Center, which serves as a transitional shelter and additionally offers various social services such as job search assistance, enforced savings program, transportation, case management, self-sufficiency training, and substance abuse recovery support/counseling. Additional organizations supported by the City offering a wide range of services beneficial to homeless and potentially homeless persons include Interface, Children and Family Services, Housing Rights Center, FOOD Share, Senior Hot Meals, Area Housing Authority, Turning Point Foundation, Habitat for Humanity, and Community Action Partnership.



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7.2.7 Assisted Housing at Risk of Conversion

A. INTRODUCTION

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing (i.e., “units at risk” or “at-risk units”). State law requires the following:

- An inventory of restricted low income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk”; and
- Programs for preserving the at-risk units.

The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market rate housing between October 15, 2021, and October 15, 2031. The Housing Plan chapter of this Housing Element includes a program for preserving the at-risk units, which meets the final requirement of State law.

B. INVENTORY OF ASSISTED UNITS

TABLE 7-27 provides a list of developments within the City of Camarillo that participate in a federal, state or local program that provided some form of assistance, either through financial subsidy or a control measure.

Most of the City’s affordable housing projects are not at risk during the 2021-2031 at-risk housing analysis period. Only three assisted developments have restrictions that could expire during this time: Ponderosa Village Senior Apartments, Avalon-Mission Oaks (formerly Corte Madera) apartments and Park Glenn Apartments.



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TABLE 7-27 Assisted Housing Developments – Camarillo

RENTAL DEVELOPMENTS									
No.	Project	Year Built	Unit Type	Total Units	Affordable Units	Covenant Length (years)	Covenant Expiration Date	Document Type	Ownership
1.	Casa Velasquez (TCAC)	1994	Rental	13	13 VL	99 (extended in 2018)	2117	Ground Lease with City	Area Housing Authority
2.	Park Glenn Seniors (TCAC)	1999	Rental	18	18 L	65 (extended in 2017)	2083	Affordable Housing Agreement with City	Private
3.	Casas De Sueno	2000	Rental	10	5 L, 5 VL	99 (extended in 2018)	2117	Ground Lease with City	Area Housing Authority
4.	Meadowbrook (TCAC)	2008	Rental	13	13 VL	65	2071	Ground Lease with City	Area Housing Authority
5.	Mira Vista Village (55+)	1990	Rental	305	305 L	55	2061	Affordable Housing Agreement with City	Area Housing Authority
6.	Avalon – Mission Oaks	2000	Rental	160	32 L; 128 Market	20	2021	Affordable Housing Agreement with City	Private - AT RISK
7.	Hillary Ling (2088 Restaurant Bldg.)	2004	Rental	5	1 L; 4 Market	30	2034	Affordable Housing Agreement with City	Private
8.	Avalon – Camarillo	2006	Rental	249	37 L; 212 Market	30	2038	Affordable Housing Agreement with City	Private
9.	Courtyards (Village at the Park) (TCAC)	2008	Rental	34	33 VL; 1 Market	30	2038	Affordable Housing Agreement with City	Private
10.	AMLI Spanish Hills	2014	Rental	384	38 L, 37 VL; 309 Market	30	2044	Affordable Housing Agreement with City	Private
11.	Adagio (TCAC)	2016	Rental	60	30 L, 30 VL	30	2046	Affordable Housing Agreement with City	Private
12.	Springville Seniors (TCAC)	2019	Rental	104	52 L, 51 VL, 1 Market	30	2049	Affordable Housing Agreement with City	Private
13.	Andorra	2018	Rental	426	24 VL; 402 Market	30	2048	Affordable Housing Agreement with City	Private
14.	Cedar Oak	2019	Rental	23	22 Mod, 1 L	55	2074	Affordable Housing Agreement with City	Private



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15.	Camarillo Village Homes	Not Built	Rental	24	3 L; 21 Market	55	Not Built	Affordable Housing Agreement with City will be required	Private	
16.	Ponderosa Village (55+)	1977	Rental	91	91 VL	2	2024	Housing Assistance Payments	Private – AT RISK	
17.	Park Glenn (TCAC)	1999	Rental	150	150 L	30	2029	Regulatory Agreement	Private – AT RISK	
18.	Ellis Terrace	1990	Rental	27	27 L	In perpetuity	NA	Ground Lease with City	Area Housing Authority	
19.	Bradford Apartments	1971	Rental	27	3 VL, 23 L; 1 Market	55	2031	Regulatory Agreement	Area Housing Authority	
20.	Raemere Street Duplex	1953	Rental	2	2 L	None	NA	None	Area Housing Authority	
Total Rental Units				2,125					Total Units At Risk	273

OWNERSHIP DEVELOPMENTS

No.	Project	Year Built	Unit Type	Total Units	Affordable Units	Covenant Length (years)	Covenant Expiration Date	Document Type	Ownership
1.	Cedarbrook Walk	2002	Owner	30	30 L	30	2032	Affordable Housing Agreement with City	Private
2.	Cedarbrook Walk – Nellora Site	2002	Owner	4	4 Mod	30	2032	Affordable Housing Agreement with City	Private
3.	Mission Walk	2003	Owner	24	7 L	45	2048	Affordable Housing Agreement with City	Private
4.	Mulberry Place	2004	Owner	65	7 Mod	30	2034	Affordable Housing Agreement with City	Private
5.	Mulberry Place – Refugio Site	2004	Owner	19	3 Mod	30	2034	Affordable Housing Agreement with City	Private
6.	Courtyards	2005	Owner	35	6 L	30	2035	Affordable Housing Agreement with City	Private
7.	Tesoro Walk	2006	Owner	120	10 VL	30	2036	Affordable Housing Agreement with City	Private
8.	Wickford Place	2006	Owner	135	26 L	30	2036	Affordable Housing Agreement with City	Private



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9.	Aire Springville	2017	Owner	99	1 L, 2 VL	30	2047	Affordable Housing Agreement with City	Private	
10	Teso Robles	2018	Owner	126	13 Mod	30	2048	Affordable Housing Agreement with City	Private	
11.	ParkWest	2019	Owner	87	9 Mod	55 (re-sets with each resale)	2074	Affordable Housing Agreement with City	Private	
12.	Habitat for Humanity Units	2020	Owner	2	2 L	55 (re-sets with each resale)	2075	Affordable Housing Agreement with City	Private	
13.	Camarillo Village Homes	Not Built	Owner	285	20 Mod	55 (re-sets with each resale)	Not Built	Affordable Housing Agreement with City	Private	
Total Ownership Units				1,031					Total Units At Risk	0
Source: City of Camarillo, 2020.										



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C. UNITS AT RISK

PONDEROSA VILLAGE APARTMENTS

Ponderosa Village was constructed in 1979 with a 221 (D) (4) market rate mortgage. The loan was to be paid over a 40-year period. The financing required that at least one of the tenants of the unit is 62 years of age or older.

The use restrictions for Ponderosa Village are a result of the Section 8 new construction opt-out contract that is attached to the property. This Section 8 contract was executed when the market rate mortgage was issued in 1979. The purpose of the Section 8 contract is to ensure that the project's 90 1-bedroom units remain available as senior housing for the life of the contract. HUD pays the owner the difference between the rent paid by the tenant and the fair market rent, funded under HUD's Project-Based Rental Assistance Program and financed by HUD's Section 207/223(f) program. Fair market rents are determined and reviewed on a yearly basis by the Ventura County Area Housing Authority and HUD. The Section 8 contract for Ponderosa Village was set to expire in 2019. Therefore, the California Housing Partnership (CHP) had assessed the risk level to be very high in July 2020.¹⁹ The current contract is set to expire in 2024.

Ponderosa Village also has an additional use restriction attached to the deed. The City of Camarillo entered into an agreement with the owner of Ponderosa Village prior to the project's construction. This agreement provides an exception to the City's Parking Ordinance and only half the number of parking spaces was provided. Should the project ever convert to a use other than senior housing, parking would need to be provided in compliance with the parking ordinance. The owner of the property would also have the option of reducing the number of dwelling units to meet the parking requirement. This agreement runs in perpetuity with the land and is binding upon all future owners of the property.

If the current or future owner of Ponderosa Village wishes to convert the units to another housing type, it could prove to be prohibitively expensive for the owner to provide the amount of parking spaces required for a development of this size and type, or to reduce the number of dwelling units to correspond with the City's parking ordinance. As long as the development provides housing for seniors the reduced parking standard will apply.

Given the various requirements that will need to be met in order for the affordable units at this project to convert to market-rate, it is unlikely that the owner of Ponderosa Village will decide to pursue this course of action in the near future. Given the current and projected state of the real estate market, and the relative costs associated with adhering to the terms of the

¹⁹ Southern California Association of Governments Pre-Certified Local Housing Data for the City of Camarillo, August 2020.



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agreement with the City, the factors associated with opting out of the Section 8 contract mitigate against conversion.

AVALON-MISSION OAKS APARTMENTS

Affordable units at the Avalon-Mission Oaks (formerly Corte Madera) apartments were constructed in 2000, under an agreement with the City that waived and reduced development standards to make 20 percent of the units (32 units) affordable to lower incomes. The affordability of the 32 units was set to expire in 2020. The owner intended to convert the units to market rate but did not notify the tenants in time for the 2020 deadline. The affordability covenant was scheduled to phase out beginning on March 6, 2021. However, under the provisions of California Government Code Section 65863.10, subdivision (e)(2),²⁰ which requires advance notice of scheduled expiration of rental restrictions to prospective tenants, existing tenants, and affected public entities, affordability restrictions for these units will be maintained until the next scheduled expiration date in 2023.

PARK GLENN MULTI-FAMILY APARTMENTS

Park Glenn was acquired and rehabilitated in 1999 with Multifamily Housing Revenue Bonds and Tax Credits under a 30-year Regulatory Agreement. The tax credit required that 100 percent of the 150 units be affordable to lower incomes and the rent shall not exceed 30 percent of an amount equal to 60 percent of the median adjusted gross income for the area. There are 27 efficiency/studio units, 76 one-bedroom units, 45 two-bedroom units, and two exempt two-bedroom units. The affordability of the 150 units is set to expire in 2029.

D. PRESERVATION COST ANALYSIS

The majority of the City's affordable rental housing units are deed restricted as permanent or long-term affordable housing. Only a small portion of Camarillo's affordable units are considered to be at risk under Housing Element law. To preserve the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) acquisition of property/transfer of projects to non-profit ownership; 2) provision of rental assistance to tenants; and 3) extension of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. Given the

²⁰ California Government Code Section 65863.10, subdivision (e)(2) requires that the owner of an assisted housing development that is within three years of a scheduled expiration of rental restrictions shall also provide notice of the scheduled expiration of rental restrictions to any prospective tenant at the time he or she is interviewed for eligibility, and to existing tenants by posting the notice in an accessible location of the property. This notice shall also be provided to affected public entities.



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cost of land and construction, however, the replacement option is the most expensive option. These options are described in more detail below.

Of Camarillo's three at-risk projects, affordability covenants are at risk for both Avalon-Mission Oaks (formerly Corte Madera) and Park Glenn apartments. Extension of affordability covenants is not an option for Ponderosa Village because the property does not contain affordability covenants, but Ponderosa Village apartments does have a Section 8 rent subsidy contract that could potentially expire.²¹ The Section 8 contract was executed in 1979 with an initial term of 20 years. The contract has typically been renewed in 5-year increments. The current contract is set to expire in 2024.

ACQUISITION/TRANSFER OF OWNERSHIP

Typically, acquisition of property and transferring ownership of an at-risk project to non-profit housing providers is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely and the project would become available for a greater range of governmental assistance.

Ponderosa Village apartments, Avalon-Mission Oaks (formerly Corte Madera) apartments, and Park Glenn apartments are owned by for-profit entities. One possible option for preservation is to encourage the acquisition of these properties by nonprofit housing providers. Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. As indicated in TABLE 7-28, the estimated market value of the at-risk units at Ponderosa Village apartments, Avalon-Mission Oaks (formerly Corte Madera) apartments, and Park Glenn multi-family apartments is \$44.8 million. This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, among other factors.

²¹ On December 9, 2020, correspondence with Jeff Levine of Levine Management Group (owner of Ponderosa Village) indicated that the owner has no current plan to convert the development to market rate. Levine Management Group will strive to preserve the project as affordable housing.



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TABLE 7-28 Market Value of At-Risk Housing Units

Unit Information	Total
Studio/Efficiency	27
1-Bedroom Units	166
2-Bedroom Units	77
Annual Operating Cost	\$1,365,226
Gross Annual Income	\$4,953,163
Net Annual Income	\$3,587,937
Market Value	\$44,849,216

Market value for at-risk units is estimated with the following assumptions:

1. Average market rent based on Fair Market Rents (FY 2021) established by HUD (Efficiency Unit = \$1,269, One-bedroom unit = \$1,519, and Two-bedroom unit = \$1,923).
2. Average size is assumed 573 square-feet for efficiency, 620 square-feet for one-bedroom and 1,015 square-feet for two-bedroom apartments.
3. Annual income is calculated on a vacancy rate = 5%.
4. Annual operating expenses per square foot = \$5.66.²²
5. Market value = Annual net project income*multiplication factor.
6. Multiplication factor for a building in good condition is 12.5.

RENTAL ASSISTANCE

Rental subsidies can be used to maintain affordability of the at-risk affordable units. These rent subsidies could be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as fair market rent (FMR) on the unit. In the Oxnard-Thousand Oaks-Ventura, CA MSA, the 2021 FMR was \$1,269 for an efficiency unit, \$1,519 for a one-bedroom unit and \$1,923 for a two-bedroom unit. As indicated in TABLE 7-29, based on the amount very low- and low-income households can afford to pay in monthly rent, the total cost of subsidizing the rents of 270 at-risk units is estimated at around \$214,110 per month or \$2,569,320 annually. Providing this level of subsidies for at least 55 years would require approximately \$297 million, assuming an average annual inflation rate of 2.5 percent, compounding annually.²³

²² National Apartment Association survey of subsidized properties, 2016 Survey of Operating Income & Expenses in Rental Apartment Communities.

²³ If the inflation rate is calculated at 2.5 percent, but not compounding annually (2.5 percent x 55 years), the total subsidy required would be approximately \$141 million.



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TABLE 7-29 Rental Subsidies Required

Unit Size/Household Size	Number of Units	Fair Market Rent ¹	Household Annual Income	Affordable Housing Cost ⁴	Monthly per Unit Subsidy ⁵	Total Monthly Subsidy
Very Low Income (50% AMI)²						
Efficiency/1 person	27	\$1,269	\$45,200	\$678	\$591	\$15,957
1 Bedroom/2 person	198	\$1,519	\$45,200	\$678	\$841	\$166,518
Low Income (80% AMI)³						
2 Bedroom/3 person household	45	\$1,923	\$81,350	\$1,220	\$703	\$31,635
Total Monthly	270					\$214,110
Total Annual Subsidy						\$2,569,320

Notes:

1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2021 HUD FMR for the Oxnard-Thousand Oaks-Ventura, CA MSA.
2. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. Rents are restricted to 80% AMI in these buildings, which puts residents in the Low Income Category, set by the California Department of Housing and Community Development (HCD).
4. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals
5. The monthly subsidy covers the gap between the FMR and the affordable housing cost

Source: Veronica Tam and Associates, 2021

CONSTRUCTION OF REPLACEMENT UNITS

The construction of new low-income housing units as a means of replacing currently at-risk units is an option for Camarillo. The cost of developing housing depends upon a variety of factors including the density and size of the units (i.e., square footage and number of bedrooms), location, land costs and type of construction. As shown in TABLE 7-30, assuming an average construction cost of \$101,911 per efficiency unit (573-square-foot), \$110,270 per one-bedroom unit (620-square-foot) and \$180,523 per two-bedroom unit (1,015-square-foot), it would cost approximately \$28 million to construct 270 affordable replacement units, excluding land costs and other soft costs (such as architecture and engineering). Including land costs, the total costs to develop replacement units would be significantly higher.



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TABLE 7-30 Estimated New Construction Costs

Unit Size	(A)	(B)	(C)	(D)
	Total Units	Estimated Average Unit Size (sq. ft.)	Estimated Gross Building Size	Estimated Gross Building Costs
Efficiency	90	573	18,565	\$2,751,595
1-Bedroom	90	620	123,504	\$18,304,837
2-Bedroom	20	1,015	93,786	\$13,900,258
Total	270	--	235,855	\$27,965,351
Average Per Unit Cost:				\$103,575

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).

(D) = (C) x \$118.57 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).

Source: International Code Council Building Valuation Data, August 2020.

E. RESOURCES AND PROGRAMS FOR PRESERVATION

According to §65583(a) (8) (C), the Housing Element should identify public and private nonprofit corporations with the legal and managerial capacity to acquire and manage assisted housing developments. Inclusion on this list should be based on a corporation’s expression of interest in acquiring and managing such projects.

Within Ventura County, Many Mansions, the Area Housing Authority, Habitat for Humanity, and the Cabrillo Economic Development Corporation have expressed interest in developing affordable housing in the City. Examples of low-income housing projects in the City of Camarillo include Adagio Apartments, Amlí Spanish Hills, Avalon Mission Oaks, Casas de Sueno, Casa Velasquez, Courtyard Apartments, Park Glenn Senior Apartments, Ponderosa Village Senior Apartments, Springville Senior Apartments, Mira Vista Village, Bradford Apartments, Meadowbrook Apartments, Ellis Terrace and Raemere Street apartments. The Cabrillo Economic Development Corporation (CEDC), a nonprofit housing developer in the region, is currently involved in a number of affordable housing projects throughout Ventura County. In 2018, the CEDC extended ground leases on Casa Velasquez and Casas De Sueno until the year 2117. In addition, the CEDC sold Casa Velasquez and Casa de Sueno to the Area Housing Authority of the County of Ventura in 2019. The ground lease extensions and assignment of interest to the Area Housing Authority will help to preserve affordable housing stock beyond the original terms of these two developments.

Since 1983, Habitat for Humanity of Ventura County, an independent Habitat affiliate and locally managed 501(c)(3), has repaired more than 170 homes and built 72 new homes for families in need. Habitat homes are purchased by low-income families at affordable prices, thanks to volunteer labor, the support of community organizations, donation of land, and



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Habitat's no-profit, no-interest mortgages. The City is currently working with Habitat for Humanity in providing housing rehabilitation assistance to low income households using CDBG funds. In 2017, the City used CDBG funds to purchase a vacant lot and sold the land to Habitat for Humanity for the construction of two low-income units at 2515 and 2521 Barry Street in 2019. The two units were completed and sold to low-income households in 2020.

Funds for the preservation of affordable housing can be applied for at the federal, state and local level. In the past, the City of Camarillo has assisted in the acquisition of affordable housing projects by issuing tax-exempt Multi-Housing Revenue Bonds, pursuant to the provisions of the California Health and Safety Code. These bonds were issued to finance the cost of acquiring and developing the project known as Hacienda de Camarillo III and the purchase and renovation of the Park Glenn apartments. Similar financing could possibly be obtained with the assistance of the State for the purposes of acquiring and preserving any at-risk apartments. In 2018, the City used Taxable and Non-Taxable Housing Bonds to purchase a property at 2800 Barry Street (former Stock Lumber yard) and additional funds from these bonds proceeds are earmarked for financial assistance to an affordable housing developer to complete the affordable housing project. The City used bond proceeds to purchase the mixed-use Cedar-Oak property that included 23 affordable units. The City also used bond proceeds to purchase a vacant property on Arneill Road with a proposed mixed-use affordable housing project that would include 9 affordable units.

For over 30 years, the City of Camarillo has received Community Development Block Grant (CDBG) funds from HUD. Some of these funds have been allocated to the City's Affordable Housing Property Acquisition Program for purchase of developed or vacant properties for the purpose of providing affordable housing. These funds have also been utilized for housing rehabilitation and assistance activities, such as the City's Affordable Housing Preservation Program. The Affordable Housing Preservation Program is a tool that the City may use to prevent existing affordable housing units from converting to market-rate.

Low-income housing tax credits (LIHTC) may also be a potential resource for preserving affordable housing stock. LIHTC funds were used to assist in the construction of the Courtyard and the Meadowbrook apartments.

The City adopted an Affordable Housing Preservation Program in 2020 to purchase existing owner-occupied affordable housing units, when funding is available, with expiring Affordable Housing Agreement covenants to preserve the units from converting to market rate, and to update the terms of the Affordable Housing Agreements upon resale.



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7.3 RESOURCES AND OPPORTUNITIES

This section of the Housing Element provides an overview of resources available to the City.

7.3.1 Land Resources

A. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important, because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to identify adequate sites to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

The RHNA is distributed by income category. For the sixth cycle Housing Element update, the City of Camarillo is allocated a RHNA of 1,376 units as follows:

- Extremely Low Income (up to 30 percent of AMI): 176 units²⁴ (12.8 percent)
- Very Low Income (31 to 50 percent of AMI): 177 units (12.9 percent)
- Low Income (51 to 80 percent of AMI): 244 units (17.7 percent)
- Moderate Income (81 to 120 percent of AMI): 271 units (19.7 percent)
- Above Moderate Income (more than 120 percent of AMI): 508 units (36.9 percent)

While this sixth cycle Housing Element covers a planning period of October 15, 2021 through October 15, 2029, the RHNA planning period for this Housing Element begins June 30, 2021 and runs through October 15, 2029. Sites that are expected to have housing units constructed or permitted prior to July 1, 2021 are therefore not included when identifying adequate sites to accommodate the City's RHNA for this Housing Element cycle.

²⁴ The City has a RHNA allocation of 353 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. For the purposes of the Housing Element the City's RHNA of 353 very low income units was split in half, into 176 extremely low and 177 very low income units. For purposes of identifying adequate sites for the RHNA, though, State law does not mandate separate accounting for the extremely low income category.



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B. RESIDENTIAL LAND INVENTORY

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” An analysis of available vacant and underutilized land has been prepared for the City and is described in detail in Appendix B. The results of this analysis are summarized in TABLE 7-37, which shows that the City’s land inventory exceeds Camarillo’s 2021-2029 RHNA in all income categories.

SPRINGVILLE SPECIFIC PLAN

The Springville Specific Plan area is located north of the Ventura Freeway on the south side of West Ponderosa Drive in the western portion of the City. The plan area encompasses approximately 173 acres and has historically been used for agriculture. Upon buildout, the Springville Specific Plan would have allowed for the development of 1,350 housing units. Approximately 158 market rate units remain to be constructed on a site designated as Low-Medium Density Residential under the General Plan. These units are listed in the Entitled/Not Built section of this land inventory.

Overview of Springville Specific Plan RPD-195 Site



CAMARILLO COMMONS SPECIFIC PLAN

The Camarillo Commons Specific Plan area, established with the adoption of the Plan in 2007, encompasses 55 acres and is located in the heart of the City. The plan area is within walking distance of historic Camarillo Old Town. The vision for the plan area is to establish an environment that encourages pedestrian activity by offering and encouraging mixed use development. In 2008, the City amended the Municipal Code to establish the Camarillo Commons Mixed Use (CCM) Zone. Allowed uses in this zone include art studios and galleries, auditoriums, bakery shops (including outside dining tables) dance halls and dance studios, greeting card stores, grocery stores, offices, live/work units, residential units above the first



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floor of a mixed use building, and stand-alone residential units. All buildings in this zone must be a minimum of two stories and may be up to four stories in height.

TABLE 7-31 and the discussion that follows summarizes the residential capacity of four opportunity areas in the Camarillo Commons Specific Plan that have been identified as having the most potential for redevelopment based on the following factors:

- Low existing Floor Area Ratio (FAR)
- Older building stock
- Good street, utilities and infrastructure access
- High net increase in potential building intensity and mixture of uses
- Low ratio of improvement value to land value

TABLE 7-31 lists each area as a Camarillo Commons Group (CCG) numbered CCG 1 through CCG 4. Based on the allowable density of the parcels identified, all 487 housing units included in the land inventory in the Camarillo Commons area are allocated toward the City's lower-income RHNA.

TABLE 7-31 Residential Capacity in the Camarillo Commons Specific Plan

Area	Zoning	Acreage	Density	Net Realistic Development Capacity
Area CCG 1: Bowling Alley	CCM	4.04	25	101
Area CCG 2: Ponderosa Center	CCM	11.34	20.0	227
Area CCG 3: Pickwick Drive SE	CCM	2.52	20.0	51
Area CCG 4: Pickwick Drive NE	CCM	5.44	20.0	108
Total		23.34		487

The 4th and 5th Cycle Housing Elements have also included a residential capacity within the Camarillo Commons Specific Plan area. The 4th Cycle Housing Element land inventory included 550 units, and the 5th Cycle Housing Element land inventory included 634 units. For the 6th Cycle Housing Element, staff was more conservative in calculating the residential capacity of 487 units, which is lower than in the prior two Housing Elements.



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Area CCG 1: Bowling Alley

This 4.04-acre site consists of three parcels and is developed with approximately 37,503 square feet of a single use commercial recreation facility (bowling alley), a parking lot to the north, and an office building to the northwest of the bowling alley. The Specific Plan suggests a mix of standalone medium and high density residential townhouses, condominiums, and apartments for this opportunity area. Most of this site is currently being inefficiently used for surface parking, making it a prime location for redevelopment.

Overview of Area CCG-1





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Area CCG 2: Barry Street/Aldea Drive

This 11.34-acre site consists of two parcels and is developed with approximately 128,000 square feet of commercial retail and office space. It is one of the largest opportunity areas identified in the Specific Plan area and is bounded by Barry Street to the south, Arneill Road to the east, and the bowling alley (in Area CCG 1) to the west. For this site, the Plan suggests a mix of both stand-alone residential in various densities from town houses to apartments, stand-alone commercial, live/work lofts and mixed use retail, office and residential occupying the Arneill Road frontage area. A small plaza and a performing arts facility are also part of the suggested land uses for this area. Most of this site is currently being inefficiently utilized for surface parking, making Area CCG 2 a prime location for redevelopment.

Overview of Area CCG 2





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Area CCG 3: Pickwick Drive SE

This 2.5-acre site consists of three parcels and is currently developed with approximately 20,000 square feet of commercial retail and office space. The site is bordered by Pickwick Drive to the north, the City Fire Station to the west, Arneill Road to the east and the Ponderosa Center to the south. The Specific Plan suggests a mix of stand-alone commercial and office space for this opportunity area with mixed-use retail, office and residential uses occupying the majority of the site. Currently, a significant portion of Area CCG 3 is being utilized for surface parking. This inefficient use of the available land, combined with the small-scale character of the retail establishments now occupying the site, makes Area CCG 3 a practical choice for redevelopment.

Overview of Area CCG 3





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Area CCG 4: Pickwick Dive NE

This 5.4-acre area consists of six parcels and is currently developed with approximately 57,000 square feet of commercial retail and office space. It is bounded by Pickwick Drive to the south, Arneill Road to the east, Mobil Avenue to the west, and Ponderosa drive to the north and has very good access to streets and utilities. The Camarillo Drain runs along the northern border of the site parallel with Ponderosa Drive. The Specific Plan proposes both commercial and residential formats with mixed-use development (residential over retail) fronting Arneill Road, Ponderosa drive, and Pickwick Drive and residential uses located internally within the Area. Most of the available land in CCG 4 is being inefficiently utilized for surface parking, making the site a prime location for redevelopment.

Overview of Area CCG 4





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Estimating Residential Capacity

The estimated residential capacity for the Camarillo Commons Specific Plan is based on an economic analysis of the Camarillo Commons Strategic Plan that was prepared by Economics Research Associates (ERA) as part of the City's 2014-2021 (Cycle 5) Housing Element, and more recent analysis performed by Rincon Consultants as part of this 2021-2029 (Cycle 6) Housing Element. Both are described below.

ERA Analysis

The ERA analysis evaluated the market demand for higher density residential and mixed use commercial/residential developments, as encompassed by the Camarillo Commons Strategic Plan. The City's vision for the Camarillo Commons area is a group of new real estate product types to replace the 1960s existing framework. The vision concept is about three times the current scale of development which presently occupies the Camarillo Commons area, largely due to the introduction of residential units at medium to high density. Though the Camarillo Commons Mixed Use Zone permits a greater number of residential units, the Plan was cautious in projecting potential build out based in the Camarillo Commons area.

In some areas of Camarillo Commons, a horizontal mix (stand-alone residential and stand-alone commercial next to each other on a given site) of uses is called for; and in other areas, a vertical mix of uses (residential or offices above retail within the same building) is appropriate. Mixed use developments are allowed at a density of 20 to 30 units per acre.

The City's Cycle 5 Housing Element estimate assumed that residential projects in this area could achieve an average of 80 percent of the maximum density allowed, to account for internal circulation, landscaping, and parking/setback requirements. It estimated that the net realistic development capacity of this area was 634 units.

Rincon Analysis

As shown in TABLE 7-31, the City conservatively estimates that 487 new housing units can be accommodated in the four opportunity areas within the Camarillo Commons Specific Plan area during this Cycle 6 Housing Element period.

In this Cycle 6 Housing Element the City has used the actual density of more recently approved projects to estimate that the realistic development potential for the land inventory parcels in the Camarillo Commons area is 20 dwelling units per acre (du/acre), except for CCG 1, where the City believes the realistic development potential is 25 du/acre because of a combination of adequate lot size and the likelihood of replacement of uses currently on the site with completely new and potentially solely residential projects rather than mixed use projects.



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The more recent projects the City used in its current analysis are located mostly within the Camarillo Old Town area, where the majority of recent residential development in commercial areas has occurred. As shown in TABLE 7-33, the City estimates that 53 new housing units can be accommodated on 15 sites in the Camarillo Old Town area during this Cycle 6 Housing Element period.

In this Cycle 6 Housing Element, the City has used densities of recently approved mixed-use projects to estimate that the realistic development potential for the land inventory parcels in the Camarillo Old Town area is 30 dwelling units per acre. The projects used in this analysis are identified in TABLE 7-32, including three developments in Camarillo Old Town (Cedar-Oak CUP-330, Dr. Ling CUP-227, Dr. Ling CUP-360). The most recent development in the Camarillo Old Town area is Cedar-Oak mixed-use project with an achieved residential density of 39 du/acre.



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TABLE 7-32 Examples of Recently-Approved Residential projects in Commercial Areas

Project	Description	Address	APNs	GP/Zoning	Existing Uses Prior to Redevelopment	Total Units	Lot Size (acres)	Allowable Density (du/ac)	Achieved Density (du/ac)	Lot Consolidation
Camarillo Old Town (COT)										
Cedar-Oak Mixed-Use Development (HE Site): CUP-330	Mixed-Use Development with a two-and three-story building containing approximately 6,000 square feet of retail/office space and 22 residential units with a building height of up to 45 feet	South side of Ventura Boulevard. Between Oak Street and Cedar Drive	162-0-101-100; 062-0-135-500, -600	General Commercial/Camarillo Old Town	Service station/auto garage, drive-up restaurant, office building, retail plant nursery	23	0.59	N/A	39	Yes, 7 parcels to 3
Ling CUP-227	Construction of a two-story, mixed-use development consisting of approximately 4,650 square feet of ground floor commercial space and a second floor consisting of 5, two bedroom apartment units	West side of Fir Street at Ventura Boulevard	162-0-136-400	General Commercial/Camarillo Old Town	Automobile service station	5	0.29	N/A	17	No



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Ling – Mixed-Use CUP-360	Construction of a two-story, mixed-use development consisting of approximately 2,490 square feet of ground floor commercial space and a second floor consisting of 4, two-bedroom apartment units	SE corner of Ventura Boulevard and Fir Street	162-0-134-150	General Commercial/Camarillo Old Town	Automobile service station	4	0.22		18	No
					COT Average lot size & du/ac		0.37		24	



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CAMARILLO OLD TOWN

Camarillo Old Town is, located along Ventura Boulevard just south of the 101 freeway between Lewis Road and Carmen Drive. It is the original commercial district of the community, and features small-lot, usually single-story commercial development. The City believes this area is not only conducive to residential development because of its proximity to commercial services, but also believes that commercial services in this area can benefit from the economic stimulus and new residents that new residential development can provide.

One example of a recent residential development in this area is the Cedar-Oak Mixed Use Development. In April 2010, Camarillo's Community Development Commission (CDC) completed the acquisition of a blighted 0.59-acre site located on Ventura Boulevard between Cedar Drive and Oak Street in Camarillo Old Town. The City acquired the site after private efforts to redevelop the property fell short and the downturn in the economy made the availability of construction financing difficult. Additionally, the site was becoming a nuisance with increased complaints of illegal dumping, vandalism, and graffiti. The CDC contracted with Mainstreet Architects and Planners to develop schematic site and building designs for the parcel. The design proposed a mixed-use development with 23 apartment units over approximately 6,000 square feet of leasable, ground-floor commercial space. The courtyard design included studio, one-, and two-bedroom units ranging in size from 500 to 1,050 square feet. This development was successfully built according to these specifications, as shown in TABLE 7-32, which also shows two other recent examples of mixed use development in Old Town. The actual achieved density for these projects ranges from 17 to 39 du/acre, so the City assumes that other sites included in the land inventory for this Housing Element in this area could achieve a density of 30 du/acre.

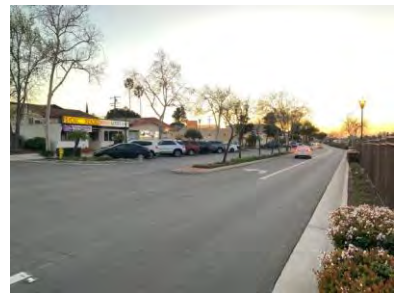
The City has included 15 parcels along the south side of Ventura Boulevard west of Cedar Drive (where the Cedar Oaks Mixed Use Development is located), in the land inventory for this Housing Element because of the following factors:

- Low existing Floor Area Ratio (FAR)
- Older building stock
- Good street, utilities and infrastructure access
- High net increase in potential building intensity and mixture of uses
- Success of previous mixed use development in this area



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Overview of Camarillo Old Town (COT 5-COT 19)



The total residential capacity of the parcels in this area included in this Housing Element’s land inventory is shown in TABLE 7-33. The potential residential capacity of each of the parcels in this area is listed in TABLE 7-B-3 and shown in FIGURE 7-B-3 of Appendix B of this Housing Element. Based on the allowable density of the parcels identified, all 53 housing units included in the land inventory in the Camarillo Old Town area are allocated toward the City’s lower-income RHNA.

TABLE 7-33 Residential Capacity in the Camarillo Old Town Area

Zoning	Acreage	Density	Net Realistic Development Capacity
COT	1.7	31.2	53



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PROPOSED PROJECTS (ENTITLED/NOT BUILT)

The City has a number of residential projects pending that are entitled but not built, and which are not expected to pull building permits before July 1, 2021. In total, these proposed projects will add 1,254 housing units to the City. TABLE 7-34 summarizes the residential capacity of these proposed projects. Table 7-B-1 in Appendix B provides more details on each project.

The largest of these projects is an approved development by Camino Ruiz, LLC. The project would consist of 385 apartments on a vacant property at the southeast corner of Camino Ruiz and Verdugo Way. The General Plan land use designation is High Density Residential and the zoning is RPD-30U (Residential Planned Development, 30 units per acre maximum). This project was approved by the City's Planning Commission on February 2, 2021. Construction on this project is not expected to begin before July 2021 and this parcel is therefore included in this land inventory as units that are expected to be built during the Cycle 6, 2021-2029 Housing Element period.

The next largest of these projects is a proposed development by Camarillo Village Homes, LLC. This project would consist of 285 approved townhomes on a vacant property located at the northeast corner of Pleasant Valley Road and Lewis Road. The General Plan land use designation is Medium Density Residential and the underlying zoning is Residential Planned Development-15U. The applicant had applied for and received a one-year time extension to complete the associated Tentative Tract Map. The one year time extension was set to expire in August 2020. In addition, 24 mixed-use apartments have been approved on an adjacent site under the same Tentative Tract Map with Camarillo Village Homes, LLC. Therefore, construction on this project is not likely to begin before July 2021 and it is included as part of the land inventory for the 2021-2029 Housing Element.

The next largest pending residential project, known as the abandoned St. John's Seminary, is a 281 unit single-family, clustered unit, and townhome development which has been proposed by Shea Homes near the northeast corner of Somis Road and Upland Road. A General Plan Amendment was approved to change the land use designation from Agricultural and Open Space to Low-Medium Density Residential, and the zoning designation was changed from Rural Exclusive-5AC to Residential Planned Development-7U. The project site has been graded and is currently under construction. Sixty of these homes have already been built on this site, have already pulled permits, or are expected to pull permits before July 1, 2021. These units are therefore not included in this Cycle 6 land inventory. Other homes on this site, however, are entitled but have not yet been built are not expected to pull permits before July 2021. Therefore, these 221 units are included in this Cycle 6 land inventory and are listed in TABLE 7-34.



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TABLE 7-34 Residential Capacity of Proposed Projects

Project	Application Number	Residential Capacity				
		Very Low	Low	Mod	Above Mod	Total
Hiji Investment Co.	RPD-189M(2)	0	0	96	0	96
Lustra Development, Inc.	RPD-202	0	1	7	0	8
Camarillo Village Homes, LLC	RPD-196/TT5969	0	0	29	256	285
Camarillo Village Homes, LLC	CUP-369	0	3	21	0	24
Shea Homes	RPD-198/TT-5976	0	0	0	221	221
Ran Rancho	RPD-195/TT-5671M(3)	0	0	0	158	158
City (Arneill Mixed-Use)*	CUP-400	9	0	0	0	9
City (Barry Street/Former Stockyard Lumber site)*	--	36	31	1	0	68
Camino Ruiz, LLC	RPD-201	20	0	365	0	385
Total		65	35	519	635	1,254

*City project currently going through the entitlement process. Entitlement is anticipated in 2021.

VACANT SITES

The City has identified four vacant sites spread throughout the City that have the capacity (due to their zoning, which in all cases allows for residential uses) and realistic development potential for residential development within the 2021-2029 planning period of this Housing Element Update. These sites are therefore included in this residential land inventory. TABLE 7-35 shows the total combined residential development capacity of these sites, which could accommodate an estimated 106 units. Table 7-B-2 in Appendix B provides more details on each site, and Figure 7-B-1 in Appendix B shows how these sites are distributed throughout the City.

TABLE 7-35 Residential Capacity of Vacant Sites

Number of Parcels	Residential Capacity				
	Very Low	Low	Mod	Above Mod	Total
4	24	25	29	28	106

ACCESSORY DWELLING UNITS

Accessory dwelling units (ADUs) as defined are located on the same lot as the primary unit and provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation. An ADU also includes an “efficiency unit” as defined in Health and Safety Code Section 17958.1; and a “manufactured home” as defined in Health and Safety Code section 18007.

The Zoning Code has been amended to include a provision for ADUs, pursuant to state law. ADUs are permitted on legal lots with an existing single-family residence or in conjunction with



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a proposed single-family residence in the City’s residential zones, including: Agricultural Exclusive (A-E), Rural Exclusive (R-E), Single Family (R-1), Residential Planned Development (RPD) and Mobile Home Park Development (MHPD). ADUs are also permitted on legal lots with an existing multi-family residence or in conjunction with a proposed multi-family residence in the following zones: Camarillo Commons Mixed-Use (CCM), Village Commercial Mixed-Use (CMU), Commercial Old Town (COT) and Service Commercial (SC). One ADU is permitted per parcel with an existing or proposed single-family residence. One internal ADU is permitted within an existing multi-family dwelling structure and not more than two detached ADUs may be located on a parcel that has an existing multi-family dwelling. The maximum floor area of an ADU is 1,200 square feet.

Current State law now prohibits development standards from including minimum lot size requirements and maximum size requirements for ADUs under 850 square feet, eliminates owner-occupied requirements, provides more parking exceptions, and reduces the setback requirements to four feet. In 2020, The City amended its zoning ordinance to bring the City regulations into compliance with new State ADU regulations.

A total of 31 ADU building permits have been issued between 2018 and 2020 for an average of about ten units per year. It is anticipated that ADU development will continue at a similar pace during the 2021-2029 RHNA planning period, which would result in the development of 80 ADUs. Based on SCAG’s 6th Cycle Regional ADU affordability analysis, it is assumed that 45.9 percent of the projected units in Ventura County would be lower income, 42.5 percent would be moderate income, and 11.6 percent would be above moderate income. Therefore, as shown in TABLE 7-36, distribution of these proportions across income categories would result in approximately 37 lower income units, 34 moderate income units, and 9 above moderate income units.

TABLE 7-36 Residential Capacity of ADUs

Residential Capacity				
Very Low	Low	Mod	Above Mod	Total
18	19	34	9	80

COMPARISON OF LAND INVENTORY AND RHNA

As shown in TABLE 7-37, the City can realistically accommodate 1,900 housing units through projects that are entitled but not built, vacant sites, and non-vacant sites. This capacity is more than adequate for accommodating the City’s 2021-2029 RHNA of 1,376 units. ADUs are not included in these totals because they cannot be associated with specific sites, but they can in the future be accounted for in the City’s annual General Plan progress reports in terms of their contribution towards achieving the City’s housing needs.



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TABLE 7-37 Land Inventory Summary

	Income Category			
	VL/L	Mod	Above	Total
Entitled/Not Built	100	519	635	1,254
Vacant Sites	49	29	28	106
Nonvacant Sites	540	0	0	540
Total Potential Housing Units	689	548	663	1,900
Cycle 6 RHNA Allocation	597	271	508	1,376
Surplus	92	277	155	524
Source: City of Camarillo, 2021				

There are currently no known service limitations or environmental constraints that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development. Developers may also be required to provide for environmental mitigation in conjunction with development.

7.3.2 Financial and Administrative Resources

A. LOCAL, STATE AND FEDERAL RESOURCES

VENTURA COUNTY HOME CONSORTIUM

The City of Camarillo, the County of Ventura and the Cities of Simi Valley and Thousand Oaks formed the Ventura County HOME Consortium, which takes effect in Program Year 2020-2021. The City of Camarillo joined the Ventura County HOME Consortium because the City does not qualify for an individual allocation of HUD’s HOME Investment Partnership Program (HOME). In addition, the City of Camarillo cannot effectively compete for HOME funds at the State level. Forming a consortium is one strategy that local governments can use to work together to take a more regional and collaborative approach to meeting their affordable housing needs. Forming a consortium also provides a mechanism for jurisdictions that would not otherwise qualify for funding to directly participate in the HOME program or increase the amount of allocation to be invested in affordable housing developments within the areas participating in the consortium.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). As an Entitlement City, Camarillo participates in the Community Development Block Grant (CDBG) program. The City does not currently participate in other HUD programs such as Emergency Shelter Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA). The City anticipates receiving approximately \$327,000 in CDBG funds annually.



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The use of these funds is implemented through Annual Action Plans under the FY 2020 - 2024 Ventura County Regional Consolidated Plan. The Annual Action Plans list activities that the City will undertake to utilize CDBG funds. In the past, the City has used CDBG funds for the following activities:

- Housing Rehabilitation
- Fair Housing
- Emergency shelter, transitional and supportive housing assistance
- First-time Homebuyer Downpayment Assistance Loan Program
- Affordable Housing Property Acquisition Program
- Administration

HOUSING CHOICE VOUCHERS (SECTION 8 RENTAL ASSISTANCE)

The City maintains membership in the Area Housing Authority of the County of Ventura (AHACV), which administers the Housing Choice Vouchers (Section 8 Rental Assistance) Program. The Housing Choice Vouchers (HCV) assists families, elderly and disabled households by paying the difference between 30 percent of an eligible household's income and the actual cost of renting a unit. As of July 2020, 479 households were receiving HCV assistance through AHACV. Among the households assisted are families, elderly households, and disabled households.

LOW-INCOME HOUSING TAX CREDIT PROGRAM

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit based upon population toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FUNDS

HCD administers programs that provide grants and loans (from both state and federal housing programs) to create rental and homeownership opportunities. The programs include the Affordable Housing and Sustainable Communities Program (AHSC), CalHOME, California Emergency Solutions and Housing (CESH), Golden State Acquisition Fund (GSAF), Homekey, Housing for a Healthy California (HHC), Housing Navigators Program, Housing-Related Parks Program, Infill Infrastructure Grant Program (IIG), Joe Serna, Jr. Farmworker Housing Grant (FWHG), Local Early Action Planning Grants (LEAP), Local Housing Trust Fund Program (LHTF), Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP), Multifamily Housing Program (MHP), National Housing Trust Fund, No Place Like Home, Pet Assistance and



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Support Program (PAS), Predevelopment Loan Program (PDLP), Regional Early Action Planning (REAP) Grants, SB 2 Planning Grants Program, Supportive Housing Multifamily Housing Program (SHMHP), Transit Oriented Development Housing Program (TOD), Transitional Housing Program, and Veterans Housing and Homelessness Prevention Program (VHHP).

B. LOCAL NON-PROFIT HOUSING AGENCIES

There are a number of non-profit housing corporations that are active in Ventura County. In 2006, the City assisted the Area Housing Authority's non-profit "Just People" in purchasing the 305-unit Mira Vista Village apartments. The Housing Authority completed the 34-unit Courtyard apartments in the Village at the Park neighborhood in 2008. The City also partnered with Cabrillo Economic Development Corporation (CEDC) in building the Casa de Sueno and the Casa Velasquez apartments. As mentioned in Section 7.2.7.E, the CEDC sold these projects to the Area Housing Authority and acquired a ground lease extension from the City of Camarillo. In addition, Habitat for Humanity of Ventura County has successfully completed two projects for which the City donated the land and forgave a \$250,000 predevelopment loan. The City continues to work with Habitat for Humanity to rehabilitate housing for lower income households by addressing critical health and safety needs within existing homes with CDBG funding. Since 2011 this program has helped 160 individuals and families, including seniors, veterans and people with disabilities. As mentioned in Section 7.2.7.E, the City purchased a property at 2800 Barry Street (former Stock Lumber yard) and is partnering with the Area Housing Authority and Many Mansions to develop 68 low- and very low-income units.

Due to the COVID-19 pandemic, the Coronavirus Aid, Relief and Economic Security Act (CARES Act) made available \$5 billion to the U.S. Department of Housing and Urban Development (HUD) in supplemental CDBG funding to issue grants to local governments to prevent, prepare for, and respond to COVID-19 (CDBG-CV). HUD has issued CDBG-CV funds to local governments in three allocations. The first allocations (CDBG-CV1) were announced on April 2, 2020, providing the City with \$192,347. The second allocations (CDBG-CV2) were announced on May 22, 2020; however, no jurisdiction in Ventura County received funding (CV-2 was only provided to jurisdictions with large homeless populations). The third allocations (CDBG-CV3) were announced on September 11, 2020, providing the City with an additional \$384,106. The City intends to use these funds for public services provided through local non-profit organizations. Examples of funded activities include food, emergency, and rent and utility assistance for households affected by COVID-19.

C. ENERGY CONSERVATION OPPORTUNITIES

State law requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from depletable sources. These requirements apply to such design components as structural insulation, air infiltration and leakage control, lighting, setback



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features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures so as to take advantage of a southern exposure, shade or prevailing breezes. The 2019 California Building Energy Efficiency Standards require all new low-rise residential buildings (i.e., residential buildings three stories or less) to achieve net-zero electricity usage through a combination of energy efficiency measures and rooftop solar photovoltaic systems.



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7.4 CONSTRAINTS

7.4.1 Governmental Constraints

A. LAND USE PLANS AND REGULATIONS

GENERAL PLAN

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under State law, the General Plan elements must be internally consistent and a city's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Camarillo General Plan Land Use Element provides for six residential land use designations, as shown in TABLE 7-38. This table does not address the Commercial land use category that includes mixed-use commercial developments that, if half of each site were developed at the maximum residential density of 18 dwelling units per acre, could add another 531 residential units.

TABLE 7-38 Residential Land Use Categories – Camarillo General Plan

Designation	Maximum Density ¹	Description	Acreage ²	Maximum DU's ³
Rural Density	2.5	Single family on rural lots	1,952	4,880
Low Density	5	Single-family detached in subdivision. 5 du/ac permitted with clustering	2,706	13,530
Low-Medium Density	10	Single-family in clusters, townhouses, and duplex type units	1,108	11,080
Medium Density	18	Garden, two-story, or studio apartments	213	3,834
High Density	30	Two- and three-story apartments	291	8,730
Mobile Home	7	Mobile homes	148	1,036
Total			6,418	43,090
Current⁴ Number of Dwelling Units in City				27,789
Notes:				
1. Density expressed in dwelling units per gross acre				
2. Total acreage including both developed and vacant land				
3. Assumes build-out at the maximum allowable density				
4. As of 2020, as shown in Table 7-14 of this Housing Element				
Source: City of Camarillo General Plan, 2003; City of Camarillo Community Development Department, 2020				



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The City of Camarillo General Plan is not considered a constraint to the goals and policies of the Housing Element. The City's zoning is consistent with the General Plan, and adequate sites with appropriate densities have been identified to permit construction of the 1,376 housing units allocated by SCAG for the 2021-2029 RHNA planning period, as described in Section 7.3.1 of this Housing Element.

RESIDENTIAL DEVELOPMENT EVALUATION BOARD

An estimated 1,900 dwelling units within a wide range of densities could be constructed in the City under the General Plan during the 2021-2029 RHNA planning period, as shown in TABLE 7-37. The timing of construction of some of these units, however, may be affected by the allocation of the residential units by the Residential Development Evaluation Board (RDEB).

California Senate Bill 330 has temporarily suspended the City's RDEB growth control measures beginning January 1, 2020 through January 1, 2025. Therefore, the City would be obligated to process all residential development applications during this five year period outside of a Very High Fire Hazard Severity Zone. After January 1, 2025, however, the City may again exercise its RDEB growth control measures as described below.

The RDEB was the result of an initiative adopted as Measure A at a special election on June 2, 1981 (*Title 20 of the Municipal Code for the City of Camarillo*). This measure is intended to control the quality, distribution and rate of residential growth within the City to preserve its character, create a balance of housing types, and provide for needed public facilities and services in an efficient manner. The measure prohibits the issuance of building permits for residential projects (except certain exempt projects) until and unless a Development Allotment has been obtained. A Development Allotment is basically a right to proceed, subject to all applicable requirements to construct a residential unit, including issuance of a building permit. The Development Allotment, once issued, requires construction to commence within two years from the date of the award, unless a time extension is granted for the underlying permit.

Residential projects other than those in specific exempt categories are evaluated by the Residential Development Evaluation Board (i.e., the Planning Commission). Evaluation criteria address the availability of public facilities and services, the quality of design, and the contribution made to the public welfare. The projects are then awarded points and ranked according to total points given. The City Council considers the recommendations of the Board and grants development allotments from the ranking list. Certain categories of projects are exempt from the requirement for an allotment, including projects involving four or fewer units and subsidized low income housing or senior citizen housing, among others.

The City Council may award Development Allotments for 400 residential dwelling units each year. To be eligible to receive allotments, projects must have received prior approval under an appropriate Tentative tract map, Residential Planned Development Permit, Conditional Use



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permits, or Mobile Home Planned Development Permit. All eligible projects for which a Development Allotment application has been filed will be considered for award of Development Allotments.

Development Allotment applications are processed concurrently with the development permits (Subdivision, Conditional use Permits, and Residential Planned Development Permits) and do not extend the processing time for development permits, though the schedule is established by the Development Allotment review process. Once allocated by the City Council, the development allocation is valid as long as the project is active.

Development applications are evaluated on a variety of criteria, including project design, architecture, and infrastructure improvements necessary to serve the project. Applications are reviewed by the City, school districts, water companies, and sewer districts (among others) to determine if the development location is adequate and the timing is appropriate. Based on their review, points are assigned to the project. The formula gives preference to infill projects.

In regard to project design, projects are reviewed for compliance with minimum development standards, as well as for compatibility with other developments in the neighborhood.

Development Allotment applications may be submitted between August 1st and December 31st. There are no exceptions to this requirement. The City Council holds a public hearing to award the Development Allotments, with the concurrent approval of development entitlements, normally during August following the December application deadline. Because this timeline is set and well publicized, developers are able to plan their project schedule according to this timeline. Projects that are exempt from the RDEB requirements may be submitted at any time.

The following residential projects are exempt from the RDEB requirements:

- Projects of not more than four residential dwellings, limited to only one such project per developer per calendar year
- Fourplexes or lesser-numbered multiple dwellings on a single existing lot
- Single-family residential units on a single existing lot
- Rehabilitation or remodeling of an existing dwelling, or conversion of apartments to condominiums, so long as no additional dwelling units are created
- Those specific units which are formally dedicated for occupancy by low-income persons within a project which is funded or subsidized as a low-income project pursuant to the applicable federal, state or local laws or programs, or which receives a density bonus or other incentives under Chapter 19.49 of the Camarillo Municipal Code. For the purposes of the RDEB, a project is funded or subsidized pursuant to applicable federal, state or local laws or programs if it receives a loan, grant or continuing financial subsidy for the purpose of developing low-income



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- Model home complexes

Measure A has been implemented for almost 40 years and has served to encourage the development of affordable housing. In regard to its overall impact on housing production and the cost of housing, it has resulted in a greater supply of affordable housing than might have been created without the program. This positive impact on the supply of affordable housing is due, in part, to the exemption for low-income and senior housing, which serves to encourage and facilitate these uses.

Because of the exemption for low income and senior housing with subsidies and the current suspension of the RDEB growth control system, Measure A is not considered a constraint on the City's ability to provide for the additional 1,376 housing units established in the RHNA for this planning period.

ZONING DESIGNATIONS AND DEVELOPMENT STANDARDS

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods. The Municipal Code sets forth residential development standards for each zone district.

The seven zones that allow residential subdivisions or attached units as a permitted use are as follows:

- **R-E** Rural Exclusive
- **R-1** Single-Family Residential
- **RPD** Residential Planned Development
- **MHPD** Mobile Home Park Development
- **COT** Camarillo Old Town
- **CCM** Camarillo Commons
- **CMU** Village Commercial Mixed-Use

A summary of the development standards for the seven major zones permitting residential development is provided in TABLE 7-39. These development standards continue to be viewed by the City as necessary to protect the public health, safety and welfare of the community and maintain quality of life, and are not considered constraints on the development of housing.



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TABLE 7-39 Residential and Mixed Use Development Standards

Development Standard	Zoning Designations						
	R-E	R-1	RPD	MHPD	COT	CCM	CMU
Maximum Density (DU/Acre)	4	7	Varies up to 30	7	Varies	Varies	Varies
Minimum Lot Area (sq. ft.)	10,000 ^a	7,000 ^a	Varies	4,000	Varies	Varies	Varies
Minimum Front Yard (ft.)	20	20	20	10	0	15	0
Minimum Side Yard (ft.)	10	5	5	5	0	0 ^b	0
Minimum Rear Yard (ft.)	20	20	20	5	10 ^c	0	10 ^c
Maximum Building Height (ft.)	35	25	25 ^d	25 ^e	35 ^f	45	35 ^f
Source: Camarillo Zoning Code Notes: a. Minimum but may be higher depending on subzone b. No interior side yard required; side yard adjacent to a public road equal to the front yard setback requirement c. Plus 10 additional feet for each 10 feet of building height in excess of 25 feet, not to exceed 50 feet d. Buildings over 25 feet may be permitted subject to a RPD permit e. Buildings over 25 feet may be permitted subject to a CUP f. Buildings over 35 feet may be permitted subject to a CUP							

Densities range from the lower-density rural residential single-family zones with a maximum of four units per acre to a maximum of 30 units per acre in the RPD Zone. Density bonuses would permit up to 35 percent more units than permitted by the underlying zone.

In the Agricultural Exclusive (A-E) and Open Space (O-S) zones, residential development (primarily individual single-family homes on existing rural lots) is also a permitted use, at very low densities not to exceed 2.5 dwelling units per acre.

While development standards are necessary to preserve the quality and character of development, modifications may be approved when an alternate standard would better serve community interests. For example, waivers of recreational vehicle parking were granted in exchange for an affordable housing commitment in the following ownership projects: Teso Robles Townhomes (RPD-194), Camarillo Village Homes (RPD-196), and ParkWest Townhomes (RPD-188). Height increases were approved in exchange for an affordable housing commitment in the Tesoro Walk, Mission Walk, Wickford and Brookshire projects. In addition, the City approved the Springville Specific Plan with “neo-traditional” community design principles in 2008. Modifications to typical standards were approved to create a compact community designed to encourage bicycling and walking for short trips by providing destinations close to work and home. Modifications included smaller front yards, front porches, increased housing density with smaller and narrower lots, high-quality architecture, centrally located gathering areas, nearby (i.e., within 5 minutes or ¼ mile) shopping and recreational areas, garages that are out of view from public street fronts, alleys, and narrower, interconnected tree-lined streets with wider sidewalks.



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The COT (Camarillo Old Town), CMU (Village Commercial Mixed Use) and CCM (Camarillo Commons Mixed Use) zones provide for a horizontal and vertical mixed-use commercial and residential development with varying densities depending on lot size and shape. These zones allow multifamily residential development through a Conditional Use Permit (CUP). Because commercial development is the principal intended use at the street level, a CUP is required to address potential commercial/residential conflicts and to ensure proper location of the residential units above the ground floor or in adjoining locations. Other residential requirements address entrance locations, parking, lighting, refuse storage, usable outdoor area, and recreation area. The parking requirements are the same as for other multifamily units. The CUP is also used to ensure compliance with applicable Specific and Strategic Plans. The CUP requirements are reasonable within a mixed-use context and do not constrain the development of residential units.

Density up to 30 units per acre is allowed in some subzones of the Residential Planned Development Zone (RPD). In the RPD Zone, multi-family housing development, including single-family attached units, is permitted with a Residential Planned Development Permit, approved with findings and conditions by the Planning Commission. As shown in TABLE 7-40, the City's Zoning Code provides for a variety of housing types, including special needs housing discussed in Section 7.2.6 of this Housing Element and under the heading of "Special Needs Housing" below.



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TABLE 7-40 Permitted Residential Development by Zone

Housing Type Permitted	O-S	A-E	R-E	R-1	RPD	MHPD	CMU	CCM	COT	CPD	M-1	M-2
Residential Uses												
Single-Family Detached	P	P	P	P	P	P						
Single-Family Attached					RPD							
Multi-Family					RPD		C/PD	C/PD	C/PD			
High-Density					RPD		C/PD	C/PD	C/PD			
Manufactured Housing	P	P	P	P	P	P						
Mobile Home				P		C						
Mobile Home Park			C			C						
Second Units (ADUs)		P	P	P	P	P	P	P	P			
Single Room Occupancy					C							
Special Needs Housing												
Farmworker Housing		P	P	P	P	P						
Emergency Shelters									C	C	P	C
Care Facility (6 or fewer)			P	P	P			C				
Care Facility (7+)			C	C	RPD			C		C		
Assisted Living			C	C	RPD			C		C		
Source: Camarillo Zoning Code												
P = Permitted; C = Conditional Use Permit; RPD = Residential Planned Development Permit; PD=Planned Development Permit												

Lower-income housing (including very low and extremely low) can be accommodated in all zones permitting residential use in Camarillo. These include ADUs and farmworker housing that can be developed in the Rural Exclusive Zone, as well as the commercial/residential mixed-use developments that are permitted in the Camarillo Old Town (COT), Village Commercial Mixed Use (CMU) and the Camarillo Commons (CCM) Zones. Housing for farmworkers can also be built in the Open Space (O-S) and Agricultural Exclusive (A-E) Zones as well as any residential district.

The Residential Planned Development (RPD) Zone is the most flexible residential zone category and permits varying densities up to 30 dwelling units per acre. The RPD Zone permits detached single-family residences as well as multi-story apartment structures and Single Room Occupancy units. This zone specifically encourages the use of innovative approaches in residential design. The Planning Commission, in reviewing RPD projects, can modify development standards, including building setbacks, height, and parking requirements. For a development greater than four units per acre in density, flexibility is permitted in lot area, lot dimensions, setbacks, separation between buildings and building height. Using the RPD Zone and permit process, the City is often able to reduce or modify development standards to improve housing affordability. A Residential Planned Development Permit is required for multi-



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family residential projects in the RPD Zone. Projects meeting the minimum development standards will be approved, provided all of the findings can be made. Projects which require modifications to the development standards to accommodate innovative design are approved as appropriate based on the specific merits of the project.

Recent examples of innovative projects in the RPD Zone, include the Avalon Bay apartments and the Tesoro Walk townhouse development where the City waived the recreational vehicle parking, increased building height, permitted tandem parking, and made adjustments to building separation as an incentive for affordable units. Waivers of recreational vehicle parking were granted in exchange for an affordable housing commitment in the rental projects: Camarillo Village Homes (CUP-369), Thomas Construction (RPD-202), Camino Ruiz (RPD-201), and Andorra (RPD-186/187). Waivers of reduction of required rear yard and increase in allowable building coverage were granted to Lustra Development (RPD-391) in exchange for affordable housing commitment. Reduction in building separation and setbacks, waiver of the recreational vehicle parking, increase in allowable building height, and a reduction in the number of enclosed parking spaces were granted to AMLI (RPD-173) in exchange for an affordable housing commitment.

The Camarillo Old Town (COT) Zone, adopted in 1998, permits residences in the Camarillo Old Town area. This area is the first part of the Camarillo Corridor redevelopment project and the City's Community Development Commission actively pursued the reuse of the area with a mix of commercial and residential uses, many of which by nature of their location would cater to low- and moderate-income persons. For example, a mixed-use project (CUP-227) was developed on a 0.29-acre site on Ventura Boulevard with 4,650 square feet of commercial space on the lower floor with five two-bedroom apartments on the second floor. Another example is the Cedar Oak project (CUP-330), a mixed-use development with a two-story and three-story building with approximately 6,000 square feet of retail/office and 22 residential units on a 0.59-acre site. Projects meeting the minimum development standards will be approved provided all of the findings can be made. Projects which require modifications to the development standards to accommodate innovative design are approved as appropriate based on the specific merits of the project.

The Camarillo Commons (CCM) Zone, adopted in 2007, permits multifamily and mixed use residential in the Camarillo Commons Strategic Plan area and the Community Development Commission actively pursued the reuse of the existing commercial area with a mix of commercial and residential land uses, many of which by the nature of the location would cater to low- and moderate-income persons. The primary purpose of the CCM zone is to provide for a combination of commercial, office, vertical and horizontal mixing of residential units and compatible related development to promote pedestrian use and enjoyment of the mixed-use area. Projects meeting the minimum development standards will be approved, provided all of the findings can be made. Projects which require modifications to the development standards



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to accommodate innovative design are approved as appropriate based on the specific merits of the project.

The Village Commercial Mixed Use (CMU) Zone, adopted in 2005, permits multifamily and mixed-use residential development. The primary purpose of the CMU Zone is to provide for a combination of commercial, office, upper-story residential uses and compatible related development to promote pedestrian use and enjoyment of the mixed-use area. A Conditional Use Permit is required to establish development criteria regarding building design, and ensure commercial/residential compatibility. Projects meeting the minimum development standards will be approved, provided all of the findings can be made. Projects which require modifications to the development standards to accommodate innovative design are approved as appropriate based on the specific merits of the project. No minimum unit sizes are required in any zone, thereby permitting a wide range of unit types. The Village at the Park was the first use of the CMU Zone with four three-story mixed-use buildings that have 13,500 square feet of ground floor commercial space and 13 two-bedroom apartments units above the commercial space.

The Springville Specific Plan Area contains a site with CMU zoning at the southwest corner of West Ponderosa Drive and Camino Tierra Serra. Approximately four (4) acres of the site was developed as a portion of the Specific Plan Mixed Use Village Square (“village center”) under Conditional Use Permit 350. The project included 50 apartment units (Las Posas Apartments) and 6,000 square feet of commercial space in a horizontal mixed use pattern with two residential buildings, one mixed-use building, and two ancillary garage structures. The mixed use building consists of commercial space on the ground floor and 10 residential units on the second floor. One residential building contains 22 apartment units and the other residential building contains 18 apartment units. The project also contains an outdoor common area that includes a patio area with seating, overhead trellis, and built-in barbeque island. The project was designed to provide a pedestrian connection between the residential developments to the east and the undeveloped commercial site to the west.

SPECIAL NEEDS HOUSING

Persons with special needs include those in residential care facilities, persons with disabilities, farmworkers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely-low-income households. The City’s provisions for these housing types are discussed below.

Extremely low-income households. Many of the persons and households discussed in this section under the topic of special needs fall within the extremely low-income category, which is defined as 30 percent or less of area median income, or up to \$33,850 per year for a 4-person household in Ventura County (2020). As discussed in Section 7.2.2.C of this Housing Element, approximately ten percent of Camarillo residents live with extremely low incomes. Residents in this income range are at high risk of overpaying for housing.



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A variety of City policies and programs described in the Housing Element address the needs of extremely low-income households, including those in need of residential care facilities, persons with disabilities, and farmworkers. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during times of declining public revenues.

Residential Care Facilities. Residential care facilities (i.e., “rest homes”) refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. Residential care facilities that serve six or fewer persons are classified as a residential use and are permitted by-right in all residential zones. Facilities serving more than six persons are conditionally permitted in the R-1, R-E, RPD, and CPD Zones. There is no spacing or separation requirement on the location of residential care facilities. These requirements do not pose a significant constraint on the establishment of such facilities.

Housing for Persons with Disabilities. In some circumstances, persons with disabilities may require modifications to zoning or building standards to accommodate special needs such as wheelchair access. The City’s building codes require that new residential construction comply with the federal American with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physical disabled. Provisions of fully accessible units may also increase the overall project development costs.

Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with to ensure the development of safe and accessible housing.

In Camarillo, building or zoning modifications to accommodate persons with disabilities are typically approved over the counter. Examples include widening doorways, making shower/bath areas wheelchair accessible, and lowering the cabinets in kitchens and bathrooms.

Requests to retrofit buildings to provide reasonable accommodation were also routinely approved. For example, a wheelchair ramp in the front yard could be built without a building permit. Widening doorways to permit wheelchair access has required a building permit, as it affects the structural integrity of the building.

Chapter 16.08 of the City’s Municipal Code concerns reasonable accommodation. It provides a standard process for requesting “relief from any land use, zoning or building standard,



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regulation, policy or procedure”. This chapter applies to any individual with a disability under fair housing law, a representative of the person, or a developer or provider of housing for individuals with disabilities. An application may be filed at any time the accommodation may be necessary to ensure equal access to housing.

Definition of “family”. Under Camarillo Municipal Code Section 19.04.310 a “Family” is a “Household,” that is “one or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen and eating areas within the dwelling unit.” Persons are not distinguished either by the presence of a disability or by any relationship other than residency in the dwelling unit.

Farmworker Housing. Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers and traditional housing that is not restricted to farmworkers.

The state Employee Housing Act²⁵ regulates farmworker housing and generally requires that facilities with no more than 36 beds or 12 units be treated as an agricultural land use that is not subject to any Conditional Use Permit not required of other agricultural uses in the same zone. As indicated in TABLE 7-40, farmworker housing is now permitted by right in the Agricultural Exclusive (A-E) district.

Although no housing exclusively for farmworkers has been built in the City, the City has facilitated the construction of traditional permanent housing for very low-income families. This includes ownership units in the Tesoro Walk townhome development and the Springville Aire Townhomes, and rental units in the following projects:

- AMLI Spanish Hills
- Adagio
- Springville Seniors
- Andorra
- Ponderosa Village
- Bradford
- Meadowbrook
- Courtyards
- Casa Velasquez
- Casas de Sueno

²⁵ California Health and Safety Code Sec. 17021.5 and 17021.6



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These developments are examples of workforce housing developments for lower-income persons such as farmworkers, factory workers, and retail clerks.

While agricultural uses are permitted within the City's O-S and R-E zones, these zones are not intended for commercial agricultural production. The R-E zone is intended to promote and preserve large lot subdivisions and may support ancillary agricultural uses subject to limitations and conditions. The O-S zone is intended to preserve natural, environmental, and recreational resources. The City's Zoning Code also includes farmworker housing as a permitted use in the A-E zone, where agricultural production is the primary intended use.

Employee Housing: Pursuant to the Employee Housing Action (Health and Safety Code Section 17021.5), employee housing for six or fewer employees is a residential use and subject to regulations that apply to other residential dwellings of the same type in the same zone. The City will amend the Zoning Ordinance to address the provision of employee housing.

Emergency Shelters. An "emergency shelter" (defined in Sec. 19.04.306 of the Municipal Code) is "a residential facility, other than a community care facility and other than temporary shelters provided by not-for-profit entities following a disaster, operated by a provider that provides temporary accommodations to persons or families with lower incomes." The term "temporary accommodations" mean that a person or family will be allowed to reside at the shelter for a time period not to exceed six months. A "provider" means a government agency or private nonprofit organization that provides or contracts with recognized community organizations to provide emergency or temporary shelter, and may also provide meals, counseling and other services, as well as common areas for residents of the facility. Such a facility may have individual rooms, but is not developed with individual dwelling units, with the exception of a manager's unit.

Pursuant to State law (Senate Bill 2) of 2007, jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development, and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the "Homeless Persons" section of this Housing Element (Section 7.2.6.H) , the homeless count by the Ventura County Homeless and Housing Coalition in April 2020 indicated that on any given day there may be up to 30 homeless persons in Camarillo. While the RAIN transitional housing facility is located just outside the City, there currently is no emergency shelter within City limits to address the needs of homeless adults or families.



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Pursuant to Senate Bill 2 of 2007, Camarillo conducted a staff level review of its zoning districts and determined the M-1 (Light Manufacturing) Zone is most conducive to provision of an emergency homeless shelter by right. In June 2010, the City amended Title 19 to permit emergency shelters in the M-1 district. Industrial uses in Camarillo are not heavy in nature, and pursuant to the General Plan, consist of the following types of uses: light manufacturing, research and development, warehousing, business parks and offices, supporting retail, restaurants, and similar types of uses. Emergency shelters are also conditionally permitted in the Camarillo Old Town (COT), Commercial Planned Development (CPD), and General Manufacturing (M-2) districts.

The City currently has approximately 492 parcels zoned M-1 with a total acreage of just over 1,150 acres. Most of these parcels are located south of Highway 101 and east of Highway 34. In choosing the M-1 Zone, the City considered the following factors:

- There is a greater availability of Industrial land in the City and vacant industrial buildings could more easily be converted for emergency shelter use
- Converting existing industrial buildings for emergency shelter use is most cost effective, time effective and requires only a Categorical Exemption under CEQA infill projects
- Industrial land is less expensive than residential and commercial land
- Locating emergency shelters in M-1 Zones is compliant with State law

A review of potential sites with the Industrial zoning classification identified underutilized parcels and vacant buildings, providing adequate capacity for provision of an emergency shelter.

The City's industrial development standards for homeless facilities are the same as for any other industrial building and therefore are appropriate to facilitate emergency shelters. In addition to application of M-1 development standards, pursuant to Senate Bill 2 of 2007, the City also adopted specific written, objective standards to regulate certain aspects of emergency shelters to enhance compatibility (Section 19.30.232):

- Maximum number of beds in a shelter is 40
- Management plan required
- Adequate exterior lighting
- Common facilities (such as cooking, laundry) required
- On-site parking – one space per ten beds
- Distance requirement of 300 feet from another emergency shelter

AB 139, which passed in 2019, requires that parking standards for emergency shelters be based on the amount needed to accommodate staff at the shelter, not based on the number of beds. This Housing Element Update includes a new program (Program 16, Zoning Ordinance



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Amendments) that requires the City to bring its Zoning Ordinance into compliance with this and other recent State laws within one year of adoption of Housing Element.

Transitional Housing. The City amended the Zoning Code in May 2013 to define “transitional housing” (as defined in Sec. 19.04.796 of the Municipal Code) as having “the meaning set forth in California Health & Safety Code section 50675.2. Consistent with SB 2, transitional housing will be permitted, conditionally permitted or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable State law.”

Though permitted, no new transitional housing facilities have been built. However, as noted in Chapter 7.2, there are currently 65 transitional shelter beds in the RAIN transitional housing facility that is located on the outskirts of Camarillo, representing nearly one third of all transitional beds in Ventura County²⁶.

Supportive Housing. The City amended the Zoning Code in May 2013 to define “supportive housing” (as defined in Section 19.04.781 of the Municipal Code) as having the “meaning set forth in California Health & Safety Code section 50675.14. Consistent with SB 2, supportive housing will be permitted, conditionally permitted or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable State law.” The amendment recognizes the need of people with disabilities or experience of homelessness to live in primarily residential neighborhoods while receiving assistance.

AB 2162 became effective on January 1, 2019 and requires that supportive housing meeting specific requirements be permitted by right in zones where multi-family and mixed-use development is permitted. AB 2162 also requires that if supportive housing is within 1/2 mile of a public transit stop, then the City cannot enforce minimum parking requirements on it. This Housing Element Update includes a new program (Program 16, Zoning Ordinance Amendments) that requires the City to bring its Zoning Ordinance into compliance with this and other recent State laws within one year of adoption of Housing Element.

Single Room Occupancy. Single room occupancy (SRO) facilities are small studio-type units that help to address the needs of extremely low-income individuals. The Camarillo Zoning Code was amended in 2015 to facilitate the development of this housing type in Section 19.16.025 within the Residential Planned Development Zone. A “Single-room occupancy facility” is defined as a facility with six or more dwellings units where each unit has a minimum floor area of 300 square feet and a maximum floor area of 450 square feet. These dwelling units must have kitchen and bathroom facilities and must be offered on a monthly basis or longer. SROs are allowed with a Conditional Use Permit and are subject to additional standards, including a

²⁶ Ventura County 2020 Homeless Count and Subpopulation Survey Final Report: April 2020.



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maximum of one SRO facility per lot, minimum separation distance of 500 feet between SRO facilities, minimum unit size of 300 square feet, maximum unit size of 450 square feet, maximum occupancy of two persons per unit, mandatory kitchen and bathroom in each unit, adequate laundry facilities on-site, SROs must be part of a multi-family residential project, SRO units must be dispersed throughout the site, and the total number of SRO units may not exceed 50 percent of the total number of residential units on a site.

Low Barrier Navigation Center. As defined by Government Code §65660, a Low Barrier Navigation Center means a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier refers to practices to reduce barriers to entry and may include but not be limited to: presence of partners, storage of possessions, pets, and privacy tools.

AB 101 established that Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, if it meets certain requirements. Therefore, the City cannot impose certain requirements or conditions or other discretionary review procedures. This Housing Element Update includes a new program (Program 16, Zoning Ordinance Amendments) that requires the City to bring its Zoning Ordinance into compliance with this and other recent State laws within one year of adoption of Housing Element.

OFF-STREET PARKING REQUIREMENTS

The City's parking requirements for residential zones vary by residential type, housing product, and parking needs. Two enclosed parking spaces are required for a single-family residence and for condominiums and townhouses. Apartment parking requirements are based on the unit size, with studio units requiring one parking space and one-bedroom units requiring 1½ parking spaces. Two-bedroom units require two parking spaces, and three-bedroom units require 2½ spaces. Four-bedroom apartments require three spaces. Guest and recreational vehicle parking spaces are also required for both apartments and condominiums at a rate of one space each per five units for guest and recreational vehicles. Mobile home parks require two tandem parking spaces for each unit. The City has granted waivers of recreational vehicle parking in exchange for an affordable housing commitment in both ownership projects including Teso Robles Townhomes (RPD-194), Camarillo Village Homes (RPD-196), and ParkWest Townhomes (RPD-188); and rental projects including Camarillo Village Homes (CUP-369), Thomas Construction (RPD-202), Camino Ruiz (RPD-201), AMLI (RPD-173), and Andorra (RPD-186/187). Parking requirements in the Camarillo Commons Specific Plan area establish standards for parking structures and mixed-use development that promote a pedestrian friendly environment.



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TABLE 7-41 Residential Parking Requirements

Type of Unit	Minimum Parking Space Required
Single Family Residence	2 spaces in a garage plus 1 space for recreational vehicle
Mobile Home Park	2 spaces in a carport
Second Residential	1 space
Apartments	
Studio	1 space in a garage ¹
1 Bedroom	1 ½ spaces in a garage ¹
2 Bedroom	2 spaces in a garage ¹
3 Bedroom	2 ½ spaces in a garage ¹
4 Bedroom	3 spaces in a garage ¹
Guest Parking	1 space per five units
Recreational Vehicle	1 space per five units ²
Condominiums and Townhouses	
All unit sizes	2 spaces in a garage ¹
Guest Parking	1 space per five units where parking is provided in front of garages or 2 spaces per five units where parking is not provided in front of garages
Recreational Vehicle	1 space per five units ²
Source: Camarillo Zoning Code	
Notes:	
1. Garage requirement may be modified or waived through RPD /CUP process for projects with affordable housing component.	
2. Recreational vehicle requirement may be modified or waived through RPD/CUP projects with affordable housing components.	

The City’s parking requirements are designed generally for suburban development. In 2010 the City revised its parking requirements for apartments and for condominiums and townhouses in the CCM and COT zones, reducing the maximum requirement for apartments to two spaces and eliminating the requirement for recreational vehicle spaces. These revisions promote higher-density mixed use developments in these zones.

ACCESSORY DWELLING UNITS

ADUs serve to augment resources for seniors and other segments of the population. Chapter 19.56 of the Camarillo Municipal Code (last revised in June 2020 to comply with recent changes to the State law regulating ADUs) regulates ADUs. In response to State-mandated requirements and local needs, the City allows the development of Accessory Dwelling Units (ADU) by right (i.e., no discretionary approval is required) in all residential zones, including single-family, multi-family, and mixed-use zones. Beginning January 1, 2025, either the main unit or the ADU must be occupied by the property owner, and each year the owner is required to file an annual report listing the occupants of the main unit and ADU to ensure compliance with this condition.



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The maximum size standards for ADUs, as spelled out in Section 19.56.060 of the Municipal Code, are as follows:

1. The maximum size of an internal or attached ADU with one bedroom or less may not exceed eight hundred fifty square feet.
2. The maximum size of an internal or attached ADU with more than one bedroom may not exceed one thousand square feet, or one thousand two hundred square feet if the lot is one or more acres in size.
3. The maximum size of a detached ADU is as follows:
 - (a) Eight hundred fifty square feet if one bedroom or less
 - (b) One thousand square feet if more than one bedroom, or one thousand two hundred square feet if the lot is one or more acres in size; or
 - (c) Eight hundred square feet if combined on a lot with a JADU (an ADU that is no more than five hundred square feet in size and contained entirely within a single-family residence)

The City's development standards for ADUs ensure neighborhood compatibility and do not present an unreasonable constraint to development. These standards allow ADUs to be permitted in multi-family zones, prohibits development standards from including minimum lot size requirements and maximum size requirements under 850 square-feet, eliminates owner-occupied requirements until January 1, 2025, provides more parking exceptions, and reduces the setback requirements to four feet.

DENSITY BONUS

Under State law (Senate Bill 1818 of 2004), cities and counties must provide a density increase up to 35 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low or moderate income households or senior citizen developments. State law also requires that local governments provide regulatory incentives and concessions to qualifying projects and a process for waiving or reducing development standards under certain circumstances.

The City amended the Municipal Code (Chapter 19.49) in 2020 to implement the State law provisions. The density bonus provided by this chapter only applies to housing developments consisting of five or more dwelling units. The Planning Commission or City Council grants the density bonus with the incentives or concessions at the time an entitlement application is approved. Under this ordinance, Camarillo also maintains its discretion to grant a density bonus that exceeds the minimum bonus described in State law for a qualifying project and to grant a bonus to a project that does not qualify under the specific requirements of State law.



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MOBILE HOMES/MANUFACTURED HOUSING

There is often an economy of scale in manufacturing homes in a manufacturing facility rather than on site, thereby reducing cost. Both manufactured housing and mobile homes provide less expensive alternatives to single-family construction. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

In addition to the City's Mobile Home Park Development Zone, individual mobile homes are permitted in the R-1 single-family residential zone, thereby facilitating the construction of housing that is frequently of lower cost than conventionally-constructed units. Five mobile home parks are located in Camarillo. Two of these parks were assisted by the City in converting from rental parks to resident ownership.

CONDOMINIUM CONVERSIONS

To reduce the impacts of condominium conversions on residents of rental housing and to maintain a supply of rental housing for low- and moderate-income persons, the City's Municipal Code includes the following provisions for condominium conversions in Chapter 18.50:

- a. The prohibition of rent increases for two years from the filing of the conversion application. Thereafter, rent increases are limited to the increase in the Consumer Price Index (CPI)
- b. The payment of moving expenses equal to two times the monthly rent
- c. The offering of a lifetime lease, with reasonable annual rent increases, to tenant households whose head of household or spouse is age 62 or older
- d. The offering of a three-year lease, with reasonable annual rent increases, to all tenant households that meet the income limits of the HUD Section 8 program
- e. The limitation of conversions to no more than five percent of the City's potentially convertible rental stock in any one calendar year. Once the yearly limit has been reached, a project may be approved for conversion only if the City Council makes one or more of the following findings:
 - (1) The developer will provide for a significant increase in housing for low- and moderate-income households or senior citizen households over and above the provisions of this chapter
 - (2) The developer will provide for the construction of new rental housing



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- (3) The developer will donate an acceptable site or an acceptable amount of funds to the City for construction of new rental or senior citizen housing
- (4) The need and demand for low-cost homeownership to be provided for by this project will outweigh the detriment caused by further reduction of the rental stock

As a result of these requirements, the potential impact of condominium conversions is not a significant constraint on the preservation of affordable rental housing.

BUILDING CODES

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the California Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Green Building Standards, Plumbing, Mechanical and Electrical Codes, with modifications that are due to local climatic, geologic, and topographic conditions. The modifications concern fire-retardant roofing, swimming pools, wood trusses, and issues related to soils and seismic events. The adopted codes are considered to be the minimum necessary to protect the public's health, safety and welfare. The City has imposed no additional regulations that would unnecessarily add to housing costs.

B. DEVELOPMENT PROCESSING PROCEDURES

RESIDENTIAL PERMIT PROCESSING

State Planning and Zoning law provides permit processing requirements for residential development. Within the framework of State requirements, the City has structured its development review process to minimize the time required to obtain permits while ensuring that projects receive careful review.

Camarillo has prepared a pre-application review form to assist residential builders in applying for development permits for single-family residences, multifamily residential developments, and subdivisions. The form is comprehensive in nature and address the steps and check points to be followed.

Early consultation with City staff is encouraged to identify issues as soon as possible and reduce processing time. A "pre-application" is strongly encouraged so that applicants can become acquainted with the information and fees required by each department and agency. Site and architectural plans are also reviewed for consistency with City standards. This application allows



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the applicant to determine the feasibility of the project and make adjustments during the preliminary planning stages to minimize costs.

Simultaneous processing of required entitlements (e.g., Subdivisions, Conditional Use Permits and Residential Planned Developments permits) is also provided as a means of expediting the review process.

Many residential uses are permitted “by right”, with no discretionary review or public hearing required. Such uses include single-family homes, ADUs, farmworker housing, care facilities, mobile homes, manufactured housing, and emergency shelters in the M-1 Zone (see TABLE 7-40 above).

These procedures help to ensure that the development review process meets all legal requirements without causing a significant unwarranted constraint to housing development.

ENVIRONMENTAL REVIEW

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most projects in Camarillo are either Categorical Exempt or require only an Initial Study and Negative Declaration or Mitigated Negative Declaration. Developments that may create significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Categorical Exempt developments such as ADUs require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

C. DEVELOPMENT FEES AND IMPROVEMENT REQUIREMENTS

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

A sampling of development processing fees from other jurisdictions in Ventura County shows how fees in Camarillo compare with those of other cities. TABLE 7-42 summarizes the comparison. Development fee examples for two recent projects in Camarillo are as follows:

- Entitlement fees for the 426-unit Andorra Apartments project totaled \$63,018 (\$147.93 per unit). This project included 24 very low-income units. Public Works fees for the project (Engineering, Water, CSD) totaled \$3,650,000 (\$8,568 per unit)



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- Entitlement fees for the 87-unit ParkWest Townhomes project totaled \$25,705 (\$295.46 per unit). This project included 9 moderate-income units. Public Works fees for the project (Engineering, Water, CSD) totaled \$1,400,000 (\$16,092 per unit).

After the passage of Proposition 13 in 1978 and its limitation on local governments' property tax revenues, cities and counties faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

City road standards vary by design speed and may be adjusted through a Specific Plan or Residential Planned Development permit. Public residential streets in Camarillo have a 60-foot right of way with two 12-foot travel lanes, parking on both sides of the street and two 10-foot parkways improved with 5-foot sidewalks. The road standard can be modified for hillside areas as well as mixed use-neighborhoods. Within planned communities, private residential streets as narrow as 30 feet have been permitted. The City of Camarillo's public road standards are typical for cities in Ventura County and do not act as a constraint for residential development.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, overpasses and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.



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TABLE 7-42 Comparison of Development Processing Fees

Application	Neighboring Jurisdictions							
	Camarillo		Oxnard		Ventura		Thousand Oaks ¹	
	\$	Type	\$	Type	\$	Type	\$	Type
General Plan Amendment	\$18,244 - \$37,613	Fee	\$15,223	Deposit	\$11,270	Fee	\$6,500	Deposit
Zone Change	\$18,244 - \$36,489	Fee	\$4,873	Deposit	\$7,782	Fee	\$9,030 (\$4,305 with GPA)	Fixed Fee
Conditional Use Permit/Special Use Permit	\$6,629 (simple) \$19,784 (complex)	Fee	\$7,995	Deposit	\$4,842 (Residential)	Deposit	\$15,000 (Type A)	Deposit
					\$3,080 (Alcohol ²)		\$5,035 (Type B)	Fixed Fee
					\$7,961 (Other Non-Residential)		\$3,785 (Type C)	Fixed Fee
Variance	\$6,442	Fee	\$3,056	Fixed Fee	\$1,576 (Admin. Minor)	Fee	\$6,165 (\$3,700 with other entitlement)	Fixed Fee
					\$6,794 (Major)			
					\$7,923 (Admin., PC ³)			
Planned Development Permit	\$3,582 for 1-4 multiple units	Fee	\$7,995	Deposit	\$7,265 for 1-15 units	Fee	\$15,000	Deposit
	\$13,577 for 5-25 units				\$9,459 for 16+ units			
	\$19,114 for 26-75 units				\$8,152 for non-residential			
	\$28,670 over 75 units							

Source: Cities of Camarillo 2019, Oxnard 2016, Ventura 2020, Thousand Oaks 2017

¹ Special Use Permits: Type A includes wireless communication facilities. Type B requires Planning Commission Review and modification to existing site improvements. Type C requires site plan and architectural review - administrative review per TOMC 9-4.2804(a)(4).

² For restaurant, winery, or brewery

³ PC = Planning Commission



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D. ARTICLE 34

The citizens of Camarillo in 1984 granted the City the authority to develop, construct and acquire low-rent housing under Article 34 of the California Constitution. The measure authorizes two percent of existing housing units to be developed for low-income housing (i.e., 226 units based on the total of 27,789 units in the City at the beginning of 2020, according to the California Department of Finance). While there are affordable housing units in the City, including housing owned and operated by the Area Housing Authority of the County of Ventura (AHACV) with financial assistance from the City, the City of Camarillo does not operate as a developer or owner of any affordable housing developments and the AHACV is a not a legal entity affiliated with the City. Article 34 does not apply.

7.4.2 Non-Governmental Constraints

A. ENVIRONMENTAL CONSTRAINTS

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, brushfire potential in hillside areas, and agricultural lands. In some cases, development is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act). The City's land use plans have been designed to protect sensitive areas from development and also to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies. The development assumptions contained in the land inventory (Appendix B) are based on the City's current information regarding environmental constraints that could affect development.

B. INFRASTRUCTURE CONSTRAINTS

WASTEWATER

The City is served by two water reclamation plants. The Camarillo Sanitary District Plant is a Subsidiary District of the City of Camarillo, with a design capacity of 7.25 million gallons per day, is currently functioning at 48 percent of capacity and treating 3.5 million gallons per day²⁷. Camrosa Water District serves the area easterly of Calleguas Creek (in the southern portion of Ventura County) with the Round Mountain Water Treatment Plant located adjacent to the California State University Channel Islands currently producing at its design capacity of 1 million

²⁷ https://cityofcamarillo.org/departments/public_works1/sanitary.php, accessed February 17, 2021.



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gallons per day²⁸. The treatment plants are intended to meet the projected population for the City's General Plan. Expansion of these treatment plants may be required if unincorporated county area without sewer service is developed or if changes in land use cause increased wastewater flows. Individual sites will require varying degrees of utility extensions to provide service. Some rural parcels will be served by private septic systems until trunk lines reach the area. None of the identified land inventory sites have wastewater service limitations that would preclude the level of development described in TABLE 7-37, Land Inventory Summary.

WATER

Water for City residents is supplied by the City of Camarillo, Camrosa Water District, and several private mutual water companies including Crestview Mutual Pleasant Valley Mutual, CA-American Water District, Calleguas Municipal Water District, and the United Water Conservation District. All systems depend to some degree on imported water from approximately 20 turnouts of Metropolitan Water District of Southern California (MWDSC) through Calleguas Municipal Water District. In addition to this imported water supply, the City of Camarillo, Camrosa²⁹, Crestview³⁰ and Pleasant Valley Mutual³¹ operate 15 wells. The City Council approved construction of a new desalter plant in June 2019. The construction began in September 2019 and is anticipated to be completed in the Fall 2021. The new desalter will produce and deliver approximately 3.4 million gallons of water supply per day to City customers.

System storage capacity is over 35 million gallons. Water and sewer system extensions to individual projects are the responsibility of the developer with fees paid to cover major capital expenditures. None of the identified land inventory sites have water service limitations that would preclude the level of development described in TABLE 7-37, Land Inventory Summary.

California Senate Bill 1087 requires that water use projections of an Urban Water Management Plan (UWMP) include the projected water use for single family and multi-family residential housing for lower income households as identified in the housing element of any city, county, or city and county in the service area of the supplier. According to Camrosa's 2015 UWMP, the City of Camarillo's current (Cycle 5, 2013-2021) Housing Element does not identify the number or specific location of low income households in the City, nor does it project the number or location of low income households in the future. It also states, however, that both the 2015 City of Camarillo Urban Water Management Plan and the 2015 Camrosa Water District UWMP have accounted for water use projections for low income households for the Cycle 5 Housing

²⁸ 2015 Camrosa Water District Urban Water Management Plan, Revised 11/15/18.

²⁹ <https://www.camrosa.com/about/water-systems/>, accessed February 18, 2021

³⁰ <https://www.crestviewwater.org/>, accessed February 18, 2021

³¹ <https://www.pvmwc.com/reports>



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Element. Information contained in this Cycle 6 Housing Element will be incorporated into projections in the next update of the City of Camarillo and Camrosa Water District UWMPs.

Camarillo Municipal Code Chapter 14.12, Water Conservation Measures (last amended in 2016) includes requirements for permanent water conservation measures (including restriction on watering hours and duration), and additional water conservation measures that apply upon the effective date of the City Council's establishment of the relevant water supply condition stage (Stage 1 through Stage 4). Chapter 14.14 adopts the State's model water efficient landscape ordinance as the water efficient landscape ordinance of the City of Camarillo.

The City will also be required to comply with the requirements of AB 1668 and SB 606. These bills (approved in 2018) are a long-term water conservation framework to address effects of climate change. The legislation identifies water efficiency needs to be achieved by both the urban and agricultural sectors. The legislation requires urban water use standards to be set for: indoors, outdoors, industrial, institutional and commercial, and water loss. Urban water suppliers will be required to stay within annual water budgets, based on these standards, for their service areas. Water efficiency standards are to be in place by June 30, 2022. Regular reporting by water purveyors will begin in 2023. Overall compliance of water efficiency standards are to be achieved by 2025. The statewide water use goal is a reduction of 20 percent from 2013 usage. The Indoor water use standard is 55 gallons per day per capita by 2025 and 50 gallons per day per capita by 2030.

Outdoor water use standards are being prepared by the California Department of Water Resources (DWR) and the State Water Resources Control Board (SWRCB). The first step is to quantify amount of outdoor water area for each water purveyor through aerial photography taken in 2018. Initial information on each water purveyor's service area is to be provided in February 2021 and response to SWRCB are needed by March 31, 2021. Performance standards for outdoor, commercial, institutional and industrial water use are anticipated to be approved by June 2022. Water leak or water loss standard adopted in July 2020 and annual reporting is already in place at this time.

DRY UTILITIES

Gas, electricity, and telephone services are provided by Southern California Gas Company, Southern California Edison, and Verizon Communications (telephone) respectively. All systems are adequate and are upgraded as demand increases. Supplies of natural resources, such as water and gas, currently appear adequate.

STORM WATER DRAINAGE

Storm water runoff is handled by a flood control system maintained by the Ventura County Watershed Protection District. Surface drainage utilizes streets and gutters until it reaches



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catch basins. Individual projects are required to extend local storm drains or participate in reimbursement districts to defray installation costs for trunk lines. Downstream capacity is limited due to lack of funding for capital improvements and maintenance by the County Watershed Protection District. An existing shortfall between District costs and revenues will likely expand into the future and downstream capacity will remain limited³². The City is also required to implement the current Ventura County Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit. This is required to address water quality and quantity runoff from construction activities and for post-construction runoff from all types of development, including residential projects. All projects must meet the current Permit requirements to retain 95 percent of the water quality storm using Best Management Practices (BMPs) such as infiltration, reuse, or evapotranspiration measures or retention measures. Such infrastructure requirements may add to the cost of development. The stormwater quality permit requirements offer alternative compliance for low income housing projects.

SCHOOLS AND PARKS

The school districts (Pleasant Valley Elementary School District, Somis School District, Mesa Union School District, and Oxnard Union High School District) charge school fees to help pay for buildings and facilities. Parks are developed and maintained by the Pleasant Valley Recreation and Park District (PVRPD) using fees or land dedication that is required by the City's Municipal Code Park Dedication Ordinance. The objective of the General Plan is to provide five acres of parkland for every 1,000 residents. The City has been unable to meet this objective due to lack of funds and land area for recreation. Actual development of parks occurs during or after the construction of dwellings.

Recent efforts by the City related to parks include updating the City's Quimby Ordinance, revitalizing Dizdar Park, developing a Downtown park, and working with PVRPD to develop park impact fees for infill residential projects.

ROAD IMPROVEMENTS

To the extent possible, the City requires developers to provide roads and bridges or pay development fees to defray the costs. Other funding sources are also required to support large capital improvements. The City requires dedication of land and improvement of internal streets and bordering streets as part of the subdivision process. The City has increased circulation and alternate emergency routes by completing construction of the Springville Drive interchange and associated extensions of Ponderosa Drive and Ventura Boulevard, as well as the widening of Santa Rosa Road between Via Latina Drive and San Rafael Way.

³² Ventura County Watershed Protection District Report on Benefit Assessment Program Fiscal Year 2018/2019.



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The City has a Capital Improvement Program to schedule public improvements including streets, bridges, overpasses and other public works projects to allow for the continued build-out of the City's General Plan. This helps to ensure the progression of improvements to be timely with private development. Competing state and federal mandates require the implementation of congestion management improvements.

C. LAND COSTS

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions. For example, land values increased after 2000, decreased during the recession and downturn in the housing market that began in 2007, and then gradually increased during the subsequent decade. Changes in land prices reflect the cyclical nature of the residential real estate market, with land values increasing as market demand for housing grows.

Due to the limited availability of buildable land, land cost has become the largest cost associated with building new homes in coastal areas of Ventura County. Residential growth in the City during the 2021-2029 period covered by this Housing Element will most likely occur as infill development in the areas identified in Section 7.3.1.B, Residential Land Inventory, of this Housing Element.

D. CONSTRUCTION COSTS

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Camarillo are not substantially different than most other cities in Ventura County and the state of California.

E. COST AND AVAILABILITY OF FINANCING

The availability of mortgage financing affects a household's ability to purchase a home. Home purchase loans include both conventional and government-backed loans. Government-backed financing includes loans backed by the Federal Housing Administration (FHA), Veterans Administration (VA), and Rural Service Agency (RSA). During the middle years of the past decade, housing prices were especially high in relation to incomes, and mortgage lending restrictions were substantially loosened, with the result that fewer households relied on government-backed financing for home purchases. However, more recently, with the gradual recovery of the housing market, government-backed financing has served a major share of homebuyers once again, though the total number of purchases has been comparatively low. A total of 975 households applied for loans in 2019 to purchase Camarillo housing units. For



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government-backed financing, there were 231 applications in 2019, or approximately 24 percent of the total.

TABLE 7-43 summarizes the disposition of loan applications for home purchase loans in Camarillo. The rates of approval for conventional loans and government loans were comparable, though the rate for government-backed loans was slightly higher. These statistics are similar to those reported during the previous Housing Element planning period.

TABLE 7-43: Disposition of Home Purchase Loans

Loan Type	Total Applications	% Approved ¹	% Denied ²	% Withdrawn or Incomplete
Conventional	744	74.9%	7.8%	17.3%
Government-Backed	231	75.2%	6.1%	18.6%
Totals	975	75.0%	9.7%	13.8%

Source: Home Mortgage Disclosure Act (HMDA) data, 2019

Notes:

1. “% Approved” includes all applications approved by the lenders, regardless of whether they were accepted by the applicants.
2. “% Withdrawn or Incomplete” includes all applications withdrawn by the applicants or closed for incomplete information.

During the first quarter of 2020, approximately 300 foreclosures occurred in Ventura County (RealtyTrac 2020). During the following months of April and May, foreclosures declined substantially due to the acute impact of the COVID-19 public health crisis. In mid-March, the governor issued Executive Order N-28-20, which authorized local governments to halt evictions and slow foreclosures through the end of May. The Executive Order also requests that banks and other financial institutions halt foreclosures during the COVID-19 crisis. Due to the economic repercussions of COVID-19, including sharp increases in unemployment and associated reductions in income, foreclosure rates could increase in the aftermath of the public health crisis.

Camarillo is similar to most other communities with regard to private sector home financing programs. In addition, Camarillo participates in a Mortgage Credit Certificate program that offers homebuyers a tax credit and assists in qualifying for a home loan. The City is also a participant in the California Rural Housing Mortgage Finance Authority homebuyer fund that provides low-interest loans to first-time home buyers. Low-interest loans and grants are also offered through the Community Development Block Grant Program for home improvements to help maintain existing housing units.

Under State law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (“redlining”). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of the City.



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7.4.3 Fair Housing

Fair housing issues are addressed in Camarillo through anti-discrimination programs and two rent review commissions.

A. ANTI-DISCRIMINATION

State law prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. Camarillo participated in a countywide consortium that prepared a Regional Analysis of Impediments to Fair Housing Choice in 2020. Such impediments are typically any action, omission, or decisions that have the effect of restricting housing choices or the availability of housing on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

In the Ventura County 2020 Analysis of Impediments to Fair Housing Choice report, the primary impediments to fair housing in Camarillo were identified as the following:

- Housing discrimination on the basis of protected class
- Hate crimes on the basis of race, ethnicity, ancestry, religion, and sexual orientation
- Disparities in access to homeownership opportunities
- Limited fair housing testing of discriminatory practices in private rental and home sales markets
- Widening wage gap between women and men as level of education increases
- Rising housing prices
- Disproportionate number of minority racial and ethnic groups, people with disabilities, and seniors experiencing difficulty with rehabilitation of older housing units
- Lack of accessible housing options for seniors and persons with disabilities
- Seniors with disabilities leaving their homes because they can't make the necessary modifications that would accommodate their disability

Fair housing programs, referral, and counseling for Camarillo residents are funded through the City's CDBG program. The City contracts with the Housing Rights Center, a fair housing agency for these services.

B. RENT REVIEW MEDIATION

In addition to the fair housing program, the Camarillo City Council adopted a rent review mediation ordinance and established a Rent Review Remediation Commission to assist in resolving rental disputes between tenants and landlords. The Rent Review Remediation



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Commission assists in the resolution of rental disputes in connection with multi-family residential facilities of five or more units, and the resolution of rental disputes in mobile home parks (with 25 or more spaces) by reviewing proposed rent increases if petitioned to do so by one or more tenants. The Commission's determination is only advisory to tenants and landlords and cannot be appealed to or subject to any review by the City Council. Those filing a complaint may be charged a fee to cover the cost of stationery, postage, clerical support and telephone charges.

The Commission evaluates the proposed increase based on actual and anticipated park operating expenses and income, vacancy rates, length of leases and other information to reach a recommendation. If any party finds the recommendation unacceptable, the matter is submitted to binding arbitration, the cost of which is borne equally by the park owner and the petitioning tenant(s). The arbitrator is guided by the criteria established by the City Council in determining what a fair and just return is. The arbitrator's determination is final and conclusive.

The California Tenant Protection Act (AB 1482) was effective January 1, 2020. AB 1482 provides for an annual cap on rent increases at 5 percent plus local inflation, not to exceed a total of 10 percent; applies to most apartments and other multi-family buildings containing two or more units; does not apply to buildings constructed within the past 15 years; and prohibits evictions without just cause.



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7.5 HOUSING PLAN

7.5.1 Goals and Policies

The housing goals of Camarillo are to:

- 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 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 promote housing opportunities for all households.*

In support of these goals, the following policies are adopted:

- 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.*

7.5.2 Housing Programs

This section describes the City's housing programs, including the funding source and objectives for the 2021-2029 planning period.

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 development 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,



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amended 2015) to minimize differentiation between market-rate units and affordable units. To preserve long-term affordability, residential housing developers of projects with affordable housing 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



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Funding source: General fund
Program objective: Maintain a long-term supply of affordable housing units in the city

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

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 the 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



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Program objective: To provide a variety of housing options for lower- and moderate-income households, with the goal of approving at least 10 ADUs per year

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

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 work with the advocacy groups, agricultural organizations, and the County of Ventura to plan and implement a countywide survey of farmworkers, agricultural employers, and housing providers to further define housing conditions, needs, and barriers and how they can be addressed.



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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

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.

7. AFFORDABLE HOUSING PRESERVATION (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



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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: City of Camarillo Community Development Department

Timeframe: Ongoing

Funding source: CDBG funds, General fund

Program objective: To ensure the long-term preservation of affordable ownership housing units.

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.

9. INCLUSIONARY HOUSING

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.



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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

10. ADEQUATE SITES

The City has a Regional Housing Needs Allocation (RHNA) of 1,376 units, including 353 extremely low/very low income, 244 low income, 271 moderate income, and 508 above moderate income units for the 2021-2029 RHNA planning period. The City is committed to ensuring adequate capacity in its residential land 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

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.



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12. HOUSING REHABILITATION ASSISTANCE

The City utilizes Community Development Block Grant (CDBG) to fund housing rehabilitation programs for lower income households to address health and safety issues, code violations, overcrowding, accessibility, and maintenance and repairs.

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.

13. SEEK GRANT FUNDING TO SUPPORT AFFORDABLE 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.

14. FIRST TIME HOMEBUYER DOWN PAYMENT ASSISTANCE LOANS

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



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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 (adopted February 12, 2020), provides 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. PLHA is an annual grant program. The City’s 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

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:	Ongoing
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



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16. ZONING ORDINANCE AMENDMENTS

To facilitate shelter development and housing for persons with disabilities (AB 101, AB 139, AB 2162), and to comply with the Employee Housing Act (Health and Safety Code Section 17021.5), the City will review and revise the zoning ordinance, as appropriate, to ensure compliance with 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 Homeless Persons - requires cities to allow supportive housing by right in zones where multi-family and mixed uses are allowed
- Employee Housing Act (Health and Safety Code Section 17021.5) – requires cities to consider farmworker housing with up to 36 beds or 12 units an agricultural use and be similarly permitted. Furthermore, it requires the cities to consider employee housing for six or fewer employees as a single-family residential use

Responsible Agency: City of Camarillo Community Development Department

Timeframe: Within one year of adoption of Housing Element

Funding source: General Fund

Program objective: Bring the City’s Zoning Ordinance into compliance with AB 101, AB 139, AB 2162, and the Employee Housing Act



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17. HOMELESS STRATEGIC PLAN

Develop a Strategic Plan for providing Emergency and Transitional Housing to accommodate the homeless community in Camarillo, based on the Ventura County point-in-time count.

Responsible Agency:	City of Camarillo Community Development Department
Timeframe:	Ongoing
Funding Source:	General Fund or other available sources
Program Objective:	To establish a Plan for prioritizing, resourcing, and locating emergency and transitional housing for the homeless community in Camarillo



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7.5.3 Quantified Objectives

Under State Housing law, cities are required to include quantified objectives in the Housing Element.³³ According to HCD, the quantified objectives should estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve, based on needs, resources, and constraints. Ideally, construction objectives will be equal to identified needs. However, when a locality has determined total housing needs exceed the locality’s ability to meet those needs with existing resources, the quantified objectives may be less than the total identified need as specified in the locality’s regional housing need allocation. Under these circumstances, localities may target limited resources to areas of greatest need (based on the analysis completed). The housing element, however, must describe the analysis used to establish the quantified objectives.

The City’s quantified objectives for new construction, rehabilitation and conservation are presented in TABLE 7-44. The quantified objectives for new construction equal the City’s Cycle 6 RHNA allocation, the objectives for rehabilitation assistance is an estimate based on historical trends of such City assistance and an estimate of what the City can reasonably achieve during the 2021-2029 Cycle 6 Housing Element period, and the objectives for conservation equals the total number of at-risk housing units as described in Section 7.2.7.C of this Housing Element.

TABLE 7-44 Quantified Objectives – 2021-2029 City of Camarillo

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Above Moderate	
New Construction (RHNA)	0	353	244	271	508	1,376
Rehabilitation Assistance	8	20	20	0	0	48
Conservation of At-Risk Housing	0	0	0	--	--	0

33 California Department of Housing and Community Development. Program Overview and Quantified Objectives.

<https://www.hcd.ca.gov/community-development/building-blocks/program-requirements/program-overview.shtml#:~:text=The%20quantified%20objectives%20should%20estimate,level%20during%20the%20planning%20period.&text=The%20housing%20element%2C%20however%2C%20must,to%20establish%20the%20quantified%20objectives.%20Objectives%20for%20new%20construction%20=%20the%20RHNA%20Rehab%20Assistance%20is%20an%20estimate%20based%20on%20what%20we%20think%20the%20City%20could%20reasonably%20achieve%20from%202021-2029%20Conservation%20=%20number%20of%20at%20risk%20units.> Accessed April 29, 2021.



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APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous housing element, adopted in 2003 and evaluates the degree to which these programs have been implemented during the previous planning period, 2013 through 2021 (amended by SB 375 to close on October 15, 2021). This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2021-2029 Housing Implementation Program.

Table 7-A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table 7-A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the past planning period.

Table 7-A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.



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TABLE 7-A-1 Housing Element Program Effectiveness Evaluation – City of Camarillo 2013-2021

Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
<p>1. <u>Affordable Housing Agreement</u></p> <p>To maintain a supply of affordable housing, maximize the number of affordable units to eligible households, and preclude windfall profits, the City requires developers of projects (including affordable housing units for which a density bonus exemption or other incentive(s) is granted) to enter into an Affordable Housing Agreement which:</p> <p>a. Establishes the sales prices or rents of the affordable units for lower-income households (i.e., extremely low, very low and low income);</p> <p>b. Establishes the number, type, and phasing of affordable units;</p> <p>c. Limits through deed restriction the initial and subsequent renters/purchasers of affordable units to those certified by the City as being eligible households;</p> <p>d. Requires for-sale affordable units to be owner-occupied;</p> <p>e. Limits the resale price of an affordable unit to that which is affordable to the same income</p>	<p>General Fund</p>	<p>Maintain long-term supply of affordable housing and preclude windfall profits.</p>	<p>The City has implemented affordable housing agreements with a variety of programs for over 36 years. In 2016, The City executed two affordable housing agreements. In 2017, the City extended (until the year 2082) an affordability agreement on 18 existing very-low income units at Park Glenn Senior Apartments. In 2018, the City extended affordability agreements on four low- and very-low income units, executed and recorded 11 affordable housing agreements, and extended ground leases to 99 years with Cabrillo Economic Development Corporation. In 2019, the City executed three new affordable housing unit agreements and acquired 1 low-income unit and resold it with a 55-year extension of the affordability covenant. In 2020 the City purchased and resold 2 low-income units with updated affordable housing agreements to extend the affordability covenants to 55 years, resetting with each future property transfer. Homebuyers of affordable units in the newly constructed Habitat for Humanity and ParkWest Townhome projects entered into Affordable Housing Agreement and Resale Restrictions, in which Master Affordable Agreements are in place for those developments.</p> <p>The City has approved the following additional residential projects with deed-restricted units:</p> <ul style="list-style-type: none"> • 1 unit (RPD-202) • 2 units (RPD-203) • 2 units (CUP-391) • 25 units (RPD-173) • 3 units (RPD-193) • 13 units (RPD-194) • 103 units (CUP-357) 	<p>This program continues to be appropriate and will be included in the 2021-2029 Housing Element.</p>



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<p>category as the seller;</p> <p>f. Provides for the City to receive any proceeds of the last sale or transfer under the terms of the agreement that are in excess of the amount at which the unit could be purchased; and</p> <p>g. Affordable housing agreements shall be for a minimum period of 30 years.</p>			<ul style="list-style-type: none"> • 1 unit (CUP-330) <p>All of these projects require approval of an affordable housing agreement prior to issuance of any building permits.</p>	
<p>2. <u>Encouragement of Elderly, Affordable and Rental Housing Through Residential Development Control System Criteria</u></p> <p>To encourage the provision of elderly, affordable and rental housing under the Residential Development Control System, Part B of the allocation criteria was amended to award bonus points over and above the other points earned by a project. This action would encourage developers to offer a portion of their project as elderly, affordable or rental housing.</p> <p>This would target projects which are not comprised completely of such housing or which do not offer at least 25 percent of their units as affordable (which would then qualify for a density bonus).</p> <p>In addition to the criteria set forth in Title 20 of the Camarillo Municipal Code, the City Council</p>	<p>General Fund</p>	<p>Increase supply of elderly affordable or rental housing through the residential development control system.</p>	<p>Camarillo has used the Residential Development Control System as a tool in providing affordable housing for over 31 years. In 2011, the City allocated 300 units under the residential development control system for the 384 unit AMLI apartment development. The developer agreed to provide \$200,000 to fund additional affordable housing with \$100,000 designated for the Ventura County Housing Trust fund and in return the City permitted 9 additional market rate units. The remaining 75 units are exempt as they are designated for low and very low income persons. As a result of the exemptions the developer was able to construct the entire apartment complex in 2013.</p> <p>Camarillo's Development Control Ordinance provides a steady annual residential growth to properly manage and provide adequate services provided by City, schools, parks, and other public utility and service agencies. In 2017, updates to this Ordinance clarified that if a project contains affordable units beyond the project's minimum requirement, or if the project contains at least 5% of the total units for very low income household, the project may receive 15 bonus points in project evaluation for development Allotments. The residential development control system provisions were suspended in accordance with SB 330 for five years starting January 1, 2020.</p>	<p>This program continues to be appropriate and will be included in the 2021-2029 Housing Element.</p>



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<p>has the power to use (and has used) supplemental criteria that are consistent with the intent of the Residential Control System and the General Plan. These criteria include whether the project will enable the City to provide a balance of housing types and values that will accommodate a variety of families including families of moderate income and families of limited or fixed incomes. The City Council also considers the general location, type, value, size and relationship to adjoining properties to ensure reasonable public services and not unduly increase the costs for providing such services.</p>				
<p>3. <u>Design and Dispersal of Inclusionary and/or Density-Bonus Affordable Units</u></p> <p>To minimize the differentiation between affordable and market rate units, and to ensure that no portion of the city contains an overconcentration of affordable units, the City intends to encourage the building of affordable inclusionary housing units in all specific plans and other developments that include market-rate housing. In addition, the City will consider the amendment or creation of policies that encourage developers to design inclusionary</p>	<p>General Fund</p>	<p>Adopt new General Plan policies and/or Zoning Code amendments and/or City Council policies to implement the dispersal and design requirements for affordable housing.</p>	<p>City Council Inclusionary Housing Policy (adopted June 2006, amended March 2015) requires that affordable units are dispersed throughout the project, are similar in exterior appearance to market-rate units, are in equal proportion to size and type of market-rate units, and are subject to Affordable Housing Agreements. These requirements are applied to all new affordable housing projects. On March 25, 2020, the City Council approved an amendment to CMC Chapter 19.49 - Density Bonus and Other Incentives to incorporate recent changes to the State Density Bonus Law, including those implemented by Assembly Bill 1763.</p>	<p>This program is complete and is not included in the 2021-2029 Housing Element.</p>



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<p>and/or density-bonus housing projects with affordable units that are:</p> <ul style="list-style-type: none">a. Dispersed throughout the development for which the affordable housing obligation is created, incentivized or otherwise induced, unless the developer can demonstrate that including the affordable units on-site makes the development economically infeasible.b. Similar in exterior appearance to market rate units of like plan type (but may include alternate equipment and interior finishes).c. Available for occupancy at the same time market rate units are available for occupancy in each development phase.d. Distributed among four target income groups (Extremely-Low, Very Low, Low and Moderate), in accordance with the City's density bonus ordinance, or as otherwise negotiated or incentivized.e. Distributed among a range of unit sizes and types (i.e. single story, two-story, efficiency) to address the housing needs of a diverse demographic.f. Subject to an affordability agreement to ensure long-term affordability in accordance with				
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<p>City ordinances and policies.</p> <p>These proposed policy amendments would not apply to fully affordable housing projects, except to the extent that such a fully affordable housing project will be of a design that conforms with the City's Community Design Element standards and is compatible with surrounding market rate housing.</p>				
<p>4. <u>Second Units</u></p> <p>Second units provide an effective means of addressing the needs of very-low- and extremely-low-income households, including seniors on fixed incomes. The City will continue to allow second units on lots with existing single-family residences, maintaining minimum separation and rear yard requirements to ensure compatibility with adjoining properties, as well as provide brochures and/or informational displays at the Community Development counter and other appropriate locations (with PDF versions for website distribution) detailing the benefits of second units and the process for obtaining approval.</p>	<p>General Fund</p>	<p>To provide rental units for low-income households.</p>	<p>In 2017, the City Council adopted a new Chapter 19.56 to the Camarillo Municipal Code to comply with recent State legislation (AB 2299 and SB 1069), which added certain new standards governing what the State now refers to as accessory dwelling units (ADU). The revised standards for accessory dwelling units apply to units constructed in the R-E (Rural Exclusive); R-1 (Single-Family Residential); and RPD (Residential Planned Development) Zones. In 2018, the City amended Chapter 19.56 to comply with State legislation (AB 494 and SB 229) that revised the standards governing the parking requirements for ADUs. On May 27, 2020, the City Council approved an amendment to CMC Chapter 19.56 to comply with new standards required by the State.</p>	<p>This program continues to be appropriate and will be included in the 2021-2029 Housing Element.</p>



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<p>5. <u>Fair Housing Practices</u></p> <p>To discourage discriminatory housing practices, the City will support fair housing programs to investigate discrimination complaints, and provide referral and counseling service.</p>	<p>CDBG</p>	<p>To discourage discriminatory housing practices in the City of Camarillo.</p>	<p>The City awarded \$7,161 of CDBG funds to pay for the fair housing services provided by the Housing Rights Center. The services are available to Ventura County residents, including the City of Camarillo. The City distributed fair housing materials throughout the City, including the City's website. HRC also held two informational meetings at the Camarillo Public Library.</p>	<p>This program continues to be appropriate and will be included in the 2021-2029 Housing Element.</p>
<p>6. <u>Nonprofit Housing Organizations</u></p> <p>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 Farmworkers, and Cabrillo Economic Development Corporation) to pursue the development and preservation of affordable housing. Between 2011 and 2013, the City provided a donation of \$100,000 to the Ventura County Housing Trust Fund (VCHTF). These funds, totaling \$750,000 from various agencies, were used as loans to future affordable housing projects in Ventura County.</p> <p>The City will also provide staff and clerical aid in completing funding applications and serve as liaison with state and federal funding agencies as well as providing technical assistance on engineering and planning</p>	<p>General Fund</p>	<p>To maximize the uses of all housing resources to assist affordable housing.</p>	<p>The City has used CDBG funds to fund Habitat for Humanity's Home Repair Program and the City's Owner-Occupied Housing Rehabilitation Program to help low-income households with the necessary home repair. The City has funded its own Affordable Housing Property Acquisition Program to maintain and increase the affordable housing stock in the city.</p>	<p>This program continues to be appropriate and will be included in the 2021-2029 Housing Element.</p>



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<p>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.</p>				
<p>7. <u>Code Compliance</u> The City shall continue to</p>	<p>General Fund</p>	<p>To maintain and preserve existing housing stock.</p>	<p>Pro-Active Residential Inspections were conducted in 2019 to ensure residential neighborhoods comply with the Municipal Code. A total of 1,793 cases were</p>	<p>This program continues to be appropriate and will be included in the 2021-2029</p>



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<p>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.</p>			<p>addressed between 2014-2020. Common code violations in residential neighborhoods include storage of trash and debris in public view, inoperable vehicles, graffiti, vehicles and recreational vehicles parked on unapproved surface, trash receptacles stored in public view, and failure to maintain landscape. Code violations in commercial neighborhoods include illegal signage and required trash enclosures.</p>	<p>Housing Element.</p>
<p>8. <u>Preservation of Existing Affordable Housing</u></p> <p>The City shall continue to strive to preserve existing affordable housing. This includes avoiding the intrusion of commercial and industrial land uses in existing residential neighborhoods as well as preserving the existing stock of affordable housing. In addition, the City shall assist in minimizing the number of units lost when affordability agreements terminate.</p> <p>Most of the City's affordable housing projects are not at risk of converting to market rate during the ten-year 2013-2023 at-risk housing planning period. Only two assisted developments have restrictions that could expire during this time: Ponderosa Village Senior Apartments and Avalon-Mission Oaks (formerly Corte Madera) apartments.</p>	<p>CDC funds, CDBG funds, General Fund</p>	<p>To ensure the long-term preservation of affordable housing.</p>	<p>The City continues to monitor its affordable housing agreements for termination dates. The City acquired four existing low-income properties between 2017-2019 and the affordability covenant terms were set to 55 years. No housing projects were at risk of converting to market rate between 2014 and 2019.</p> <p>No housing projects were at risk of converting to market rate during 2020. In 2020 the City resold two existing low-income properties that were purchased by the City. When the property was resold to eligible households, the affordability covenant term was reset to 55 years and will reset with each future transfer of title. On February 12, 2020, the City Council adopted a new City Council Policy for the Affordable Housing Preservation Program. The intent of the program is to preserve at-risk units from converting to market rate upon the covenant expirations. The program allows the City to purchase affordable units as they come on the market, update the covenant terms, and resell the units to qualified lower-income households. On February 12, 2020, the City Council adopted a companion new City Council Policy for the First Time Homebuyer Down payment Assistance Loan Program to provide assistance to the buyers selected to purchase a home via the Affordable Housing Preservation Program.</p>	<p>This program continues to be appropriate and will be included in the 2021-2029 Housing Element.</p>



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<p>Assisted units identified as at risk of conversion will be monitored, and the City will facilitate the extension of affordability covenants through appropriate means, including purchase by a non-profit organization. The City will also ensure that owners of at-risk housing comply with noticing requirements, tenant education, and include a timeline for the conversion/preservation of the units. The City will continue to monitor the at-risk units to insure compliance with any statutory requirements.</p>				
<p><u>9. Housing Choice Vouchers Payment Standards</u> 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.</p>	<p>Section 8 Funds</p>	<p>To ensure that Housing Choice Vouchers (Section 8) payment standards support local rent levels.</p>	<p>The City is a member of the Area Housing Authority of the County of Ventura that maintains the Housing Choice Vouchers (Section 8) program in Camarillo. The City assisted AHA in Spring 2017 in distributing Section 8 voucher applications and providing basic program information to interested residents.</p>	<p>This is part of the City's effort to promote the Housing Choice Vouchers program. This program continues to be appropriate and will be included in the 2021-2029 Housing Element.</p>
<p><u>10. Inclusionary Housing Programs</u> In 2006 the City Council adopted an Inclusionary Housing Policy that establishes guidelines for the</p>	<p>General Fund</p>	<p>Continue to maintain a monitoring program to support the successful implementation of this program</p>	<p>In 2016, the City ensured that the Affordable Housing Agreements executed for RPD-193 Springville Condos, and RPD-194 Teso Robles Townhomes complied with all Inclusionary Housing Policy requirements. In 2017, the City ensured that the amended and restated Affordable Housing Agreement executed for the Park Glenn Senior</p>	<p>This program continues to be appropriate and will be included in the 2021-2029 Housing Element.</p>



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<p>inclusion of affordable housing within residential developments. Based on this policy, each residential development shall 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. Developments within the Springville Specific Plan area are also obligated to provide inclusionary housing units. The City of Camarillo has prepared a public handout that describes the inclusionary housing policy and what is expected from developers. The handout is available at the public counter. The City will continue to maintain a monitoring program for the inclusionary housing units to support the successful implementation of this program.</p>			<p>Apartments complied with all Inclusionary Housing Policy requirements. Developments within the Springville Specific Plan are obligated to provide inclusionary housing units. In addition, the City of Camarillo has prepared a public handout that describes the inclusionary housing policy and what is expected from developers. The handout is available at the public counter. The City has ensured that approved development with affordable units meets the City's Inclusionary Housing Policy requirements. In 2020 the City continued to ensure that approved development with affordable units meets the City's Inclusionary Housing Policy requirements.</p>	
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<p>11. <u>Adequate Sites</u> The City has a Regional Housing Needs Allocation (RHNA) of 2,224 units, including 539 extremely low/very low income, 366 low income, 411 moderate income, and 908 above moderate income units for the 2014-2021 RHNA planning period. The City is committed to ensuring adequate capacity in its residential land inventory to meet its RHNA.</p>	<p>General Fund</p>	<p>Provide adequate residential sites and opportunities for affordable housing commensurate with the City's RHNA.</p>	<p>The City's adopted Housing Element includes a residential land inventory demonstrating adequate site capacity to meet its RHNA.</p>	<p>This program continues to be appropriate and will be included in the 2021-2029 Housing Element.</p>
<p>12. <u>Single Room Occupancy (SRO) Housing</u> The Camarillo Zoning Code does not currently define SROs or include specific provisions for their development. The City will amend the Zoning Code within two years of adoption of the Housing Element to facilitate the development of this housing type.</p>	<p>General Fund</p>	<p>To provide housing opportunities for extremely low income and special needs households.</p>	<p>In 2015 the City amended the Zoning code to facilitate the development of this housing type. Chapters 19.04 and 19.16 of Title 19 (Zoning) of the City of Camarillo Municipal Code were amended pertaining to the definition of and permitted zone for Single-Room Occupancy Facilities. The amendment added a definition for SRO, established zones for such use, and added specific SRO facility development standards.</p>	<p>This program is complete and is not included in the 2021-2029 Housing Element.</p>



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<p>13. <u>Design Flexibility</u></p> <p>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.</p>	<p>General Fund</p>	<p>To facilitate the development of housing and ensure that development standards do not unnecessarily constrain the development of housing.</p>	<p>The City works with residential developers in reviewing their applications to achieve the design standards without impeding the development of affordable housing</p>	<p>This program continues to be appropriate and will be included in the 2021-2029 Housing Element.</p>
<p>14. <u>Housing Rehabilitation Assistance</u></p> <p>The City utilizes CDBG funds to operate a Housing Rehabilitation Program. The program provides 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 to provide maintenance and repairs for lower income households through Habitat's Neighborhood Revitalization Program.</p>	<p>CDBG</p>	<p>To preserve and conserve the City's affordable housing stock; facilitate rehabilitation of six housing units annually or 48 units during the planning period.</p>	<p>The City provided CDBG funding for Habitat for Humanity's Home Repair Program and City's Owner-Occupied Housing Rehabilitation Program to assist low-income households with necessary home repairs. The Programs collectively provided assistance for approximately 23 units between 2014-2019. In 2020 the City continued to provide CDBG funding for Habitat for Humanity's Home Repair Program and City's Owner-Occupied Housing Rehabilitation Program to assist low-income households with necessary home repairs</p>	<p>This program continues to be appropriate and will be included in the 2021-2029 Housing Element.</p>



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TABLE 7-A-2 Appropriateness of Housing Goals and Policies City of Camarillo

Goals	Appropriateness
1. Protect the qualities that have created a highly desirable living environment in the City.	Appropriate - retain
2. Encourage the availability of a variety of housing designs, tenures and prices to meet the needs of present and future City residents.	Appropriate - retain
3. Ensure that the quality of residential development is adequate to protect the health, safety and general welfare of city residents.	Appropriate – retain, but revise to add language clarifying that this goal is meant to protect the health, safety, and general welfare of all City residents, and to promote housing opportunities for all households
Policies	
1. Preserve the high quality of the City's existing housing stock and residential environment.	Appropriate - retain
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 extent feasible.	Appropriate - retain
3. Promote accessibility to housing opportunities by all households, regardless of income, race, color, religion, sex, marital status, age, household size or physical disability.	Appropriate - retain



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Progress in Achieving Quantified Objectives from Cycle 5 Housing Element

The City’s progress in achieving the quantified objectives from its Cycle 5 (2013-2021) Housing Element for new construction, rehabilitation and conservation, are presented in Table 7-A-3.

TABLE 7-A-3 Progress in Achieving Quantified Objectives City of Camarillo 2013-2021

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Upper	
Objectives						
New Construction*	266	273	366	411	908	2,224
Rehabilitation	8	20	20	--	--	48
Conservation	56	73	16	--	--	145
Accomplishments						
New Construction*	**	127	107	875	922	2,031
Rehabilitation	--	2	21	0	0	23
Conservation	--	--	7	0	0	7
*Quantified objective for new construction is for the period October 15, 2013 to October 15, 2021 per the RHNA Planning Period.						
**Included in the Very Low Income Unit total.						



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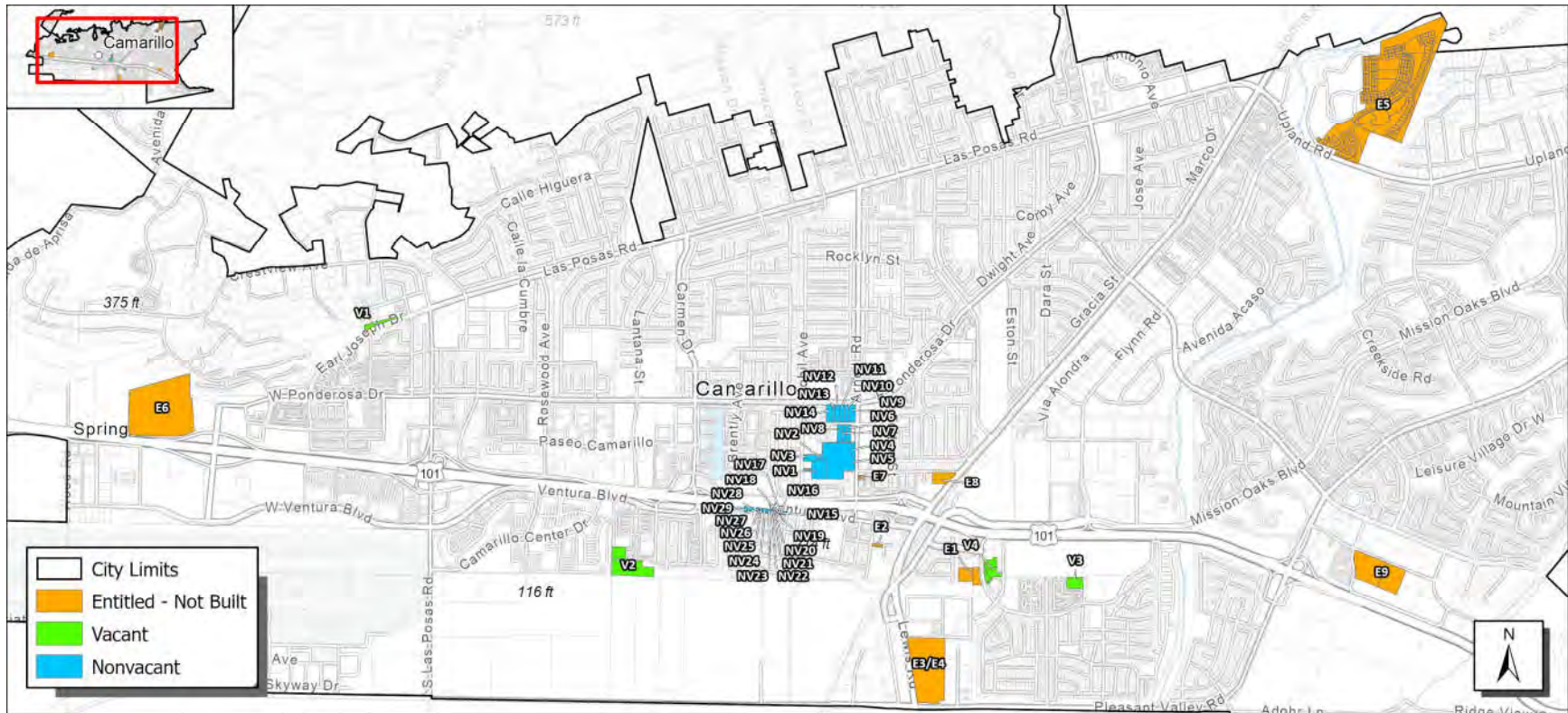
APPENDIX B – RESIDENTIAL LAND INVENTORY 2021-2029

The overview map and inset maps on the following page shows the location of the sites included in the City's 2021-2029 Residential Land Inventory. These sites are listed in the tables following the overview map and the inset maps.



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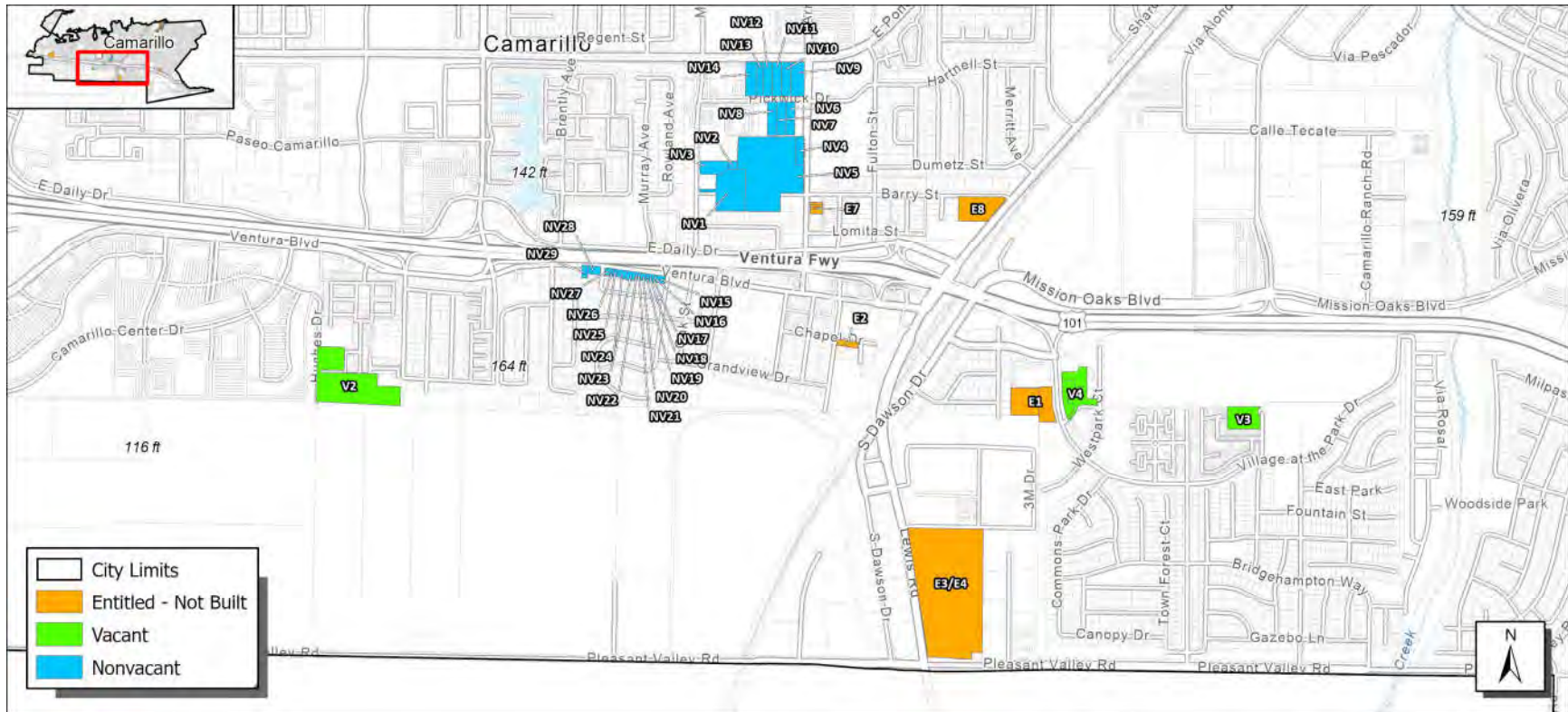
LAND INVENTORY OVERVIEW MAP





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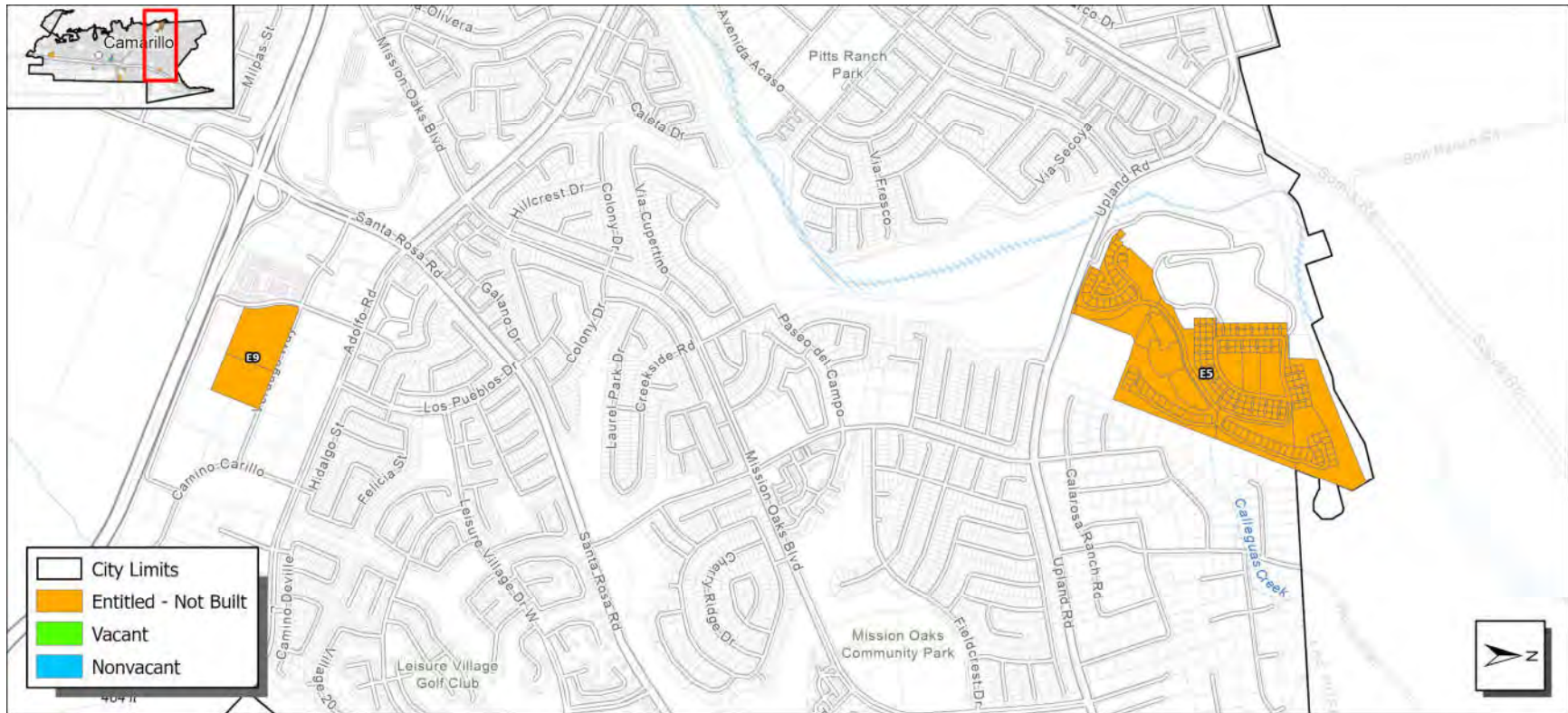
LAND INVENTORY INSET MAP 2





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LAND INVENTORY INSET MAP 3





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A. ENTITLED PROJECTS – NOT BUILT

Table 7-B-1 summarizes the capacity of residential projects in the City that are entitled but not built, and which are not expected to pull building permits before July 1, 2021, and Figure 7-B-1 shows the location of these .



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Table 7-B-1

ENTITLED PROJECTS - NOT BUILT										
Map ID	Location	Existing Use	Acreege	Zoning Designation	Land Use Designation	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Project
E1	West of Village at the Park	Vacant	4.63	RPD-30U	High Density Residential			96		Apartments RPD-189M(2) HIJI
E2	SE corner of Glenn Dr. and Chapel Dr.	Parking lot	0.34	RPD	High Density Residential		1	7		Rental Townhomes RPD-202 Lustra
E3	NE corner of Pleasant Valley and Lewis Rd.	Vacant	19.88	RPD-15U	Medium Density Residential			29	256	Townhomes RPD-196/TT5969 Camarillo Village Homes
E4	NE corner of Pleasant Valley and Lewis Rd.	Vacant	3.44	CMU	Commercial Mixed-Use		3	21		Mixed Use Rental CUP-369 Camarillo Village Homes
E5	Somis/Upland Rd.	Vacant	83.1	RPD-7U	Low-Medium Density Residential				221	Single-Family, Cluster, Townhomes 55+; RPD-198/TT5976; Shea Homes
E6	West Springville	Vacant	22.87	RPD	Low-Medium Density Residential				158	Single-Family RPD-195/TT5671M(3) Ran Rancho
E7	Arneill Rd.*	Vacant	0.35	CPD	General Commercial	9				Mixed-Use Rental CUP-400 City Project
E8	Former Stock Lumber site*	Vacant	2.52	M1	Industrial/Commercial	36	31	1		Single-Family, Rental City Project
E9	SE corner of Verdugo Way and Camino Ruiz	Vacant	14.17	RPD-30U	High Density Residential	20		365		Apartments RPD-201 Camino Ruiz, LLC & ZDI
SUBTOTAL ACRES:			151.3	SUBTOTAL UNITS:		65	35	519	635	

*City projects currently going through the entitlement process. Entitlement is anticipated in 2021.



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B. VACANT SITES

The potential residential capacity of vacant sites in the City is summarized in Table 7-B-2.



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Table 7-B-2 Vacant Sites

VACANT SITES										
Map ID	Location	Existing Use	Acreage	Zoning Designation	Land Use Designation	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
V1	Earl Joseph Dr.	Vacant	1.89	RPD-10U	Low-Medium Density Residential				18	Sloped lot
V2	236 Hughes Dr.	Vacant	7.81	R-E	Mobile Home Residential			29		Potential expansion of Camarillo Mobile Home Estates
V3	Village at the Park (south of soccer fields)	Vacant	1.95	RPD-25U	High Density Residential	24	25			Vacant housing site
V4	Village at the Park (west of soccer fields)	Vacant	3.21	CMU	Commercial				10	Pending approval of CUP-307M(2) for Mixed Use Residential
SUBTOTAL ACRES:			14.86	SUBTOTAL UNITS:		24	25	29	28	



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C. NONVACANT SITES

The potential residential capacity of nonvacant sites in the City is summarized in Table 7-B-3.



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Table 7-B-3 Nonvacant Sites

NONVACANT SITES									
Map ID	Location	Existing Use	Acreage	Zoning Designation	Land Use Designation	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Camarillo Common Specific Plan									
NV1	305 Arneill Rd.	Bowling Alley; Parking lot	3.35	CCM	Commercial Mixed-Use		84		
NV2	360 Mobil Ave. (north of bowling alley)	Parking lot	0.2	CCM	Commercial Mixed-Use		5		
NV3	360 Mobil Ave. (northwest of bowling alley) – east half of lot only	Office building, Parking lot	0.49	CCM	Commercial Mixed-Use		12		
NV4	393 Arneill Rd.	FedEx	0.59	CCM	Commercial Mixed-Use		12		
NV5	255 Arneill Rd. (east of bowling alley)	Goodwill; Wendy's; Smart & Final; 99 Cents Only - Good Morning Café - and other small businesses; Parking lot	10.75	CCM	Commercial Mixed-Use		215		
NV6	2258 Pickwick Dr. (south of Pickwick Dr.)	Shear Talent, Fujiya, Rock City Studios, Take Five Cocktails & Grill, Happy Feet massage, Chinese restaurant, Comics, Baptist church, Classic Kids, Animal Hospital; Parking lot	0.84	CCM	Commercial Mixed-Use		17		
NV7	2210 Pickwick Dr. (south of Pickwick Dr.)		0.84	CCM	Commercial Mixed-Use		17		
NV8	2172 Pickwick Dr. (south of Pickwick Dr.)		0.84	CCM	Commercial Mixed-Use		17		
NV9	2291 Pickwick Dr. (north of Pickwick Dr.)	Auto Zone, Dollar Tree; Parking Lot	1.27	CCM	Commercial Mixed-Use		25		



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NV10	2235 Pickwick Dr. (north of Pickwick Dr.)	Bike Shop, Coastal Embroidery, Taekwondo; Parking lot	0.85	CCM	Commercial Mixed-Use		17		
NV11	2195 Pickwick Dr. (north of Pickwick Dr.)	Auto Parts, Lassen's; Parking lot	0.85	CCM	Commercial Mixed-Use		17		
NV12	2167 Pickwick Dr. (north of Pickwick Dr.)	Camarillo Mattress, Jiu Jitsu, Medicine Shop, Outlaws; Parking lot	0.85	CCM	Commercial Mixed-Use		17		
NV13	2159 Pickwick Dr. (north of Pickwick Dr.)	Best Buy Liquor & Market; Parking lot	0.56	CCM	Commercial Mixed-Use		11		
NV14	2157 Pickwick Dr. (north of Pickwick Dr.)	Vacant; Parking lot	1.06	CCM	Commercial Mixed-Use		21		
Old Town Camarillo									
NV15	1980 Ventura Blvd.	Bandits Restaurant	0.16	COT	Commercial		5		
NV16	1970 Ventura Blvd.	Office	0.08	COT	Commercial		2		
NV17	1964 Ventura Blvd.	Salon	0.05	COT	Commercial		2		
NV18	1944 Ventura Blvd.	Salon	0.05	COT	Commercial		2		
NV19	1938 Ventura Blvd.	Salon	0.05	COT	Commercial		2		
NV20	1936 Ventura Blvd.	Restaurant	0.11	COT	Commercial		3		
NV21	No address	Parking lot	0.05	COT	Commercial		2		
NV22	1912 Ventura Blvd.	Salon	0.05	COT	Commercial		2		
NV23	1904 Ventura Blvd.	Restaurant	0.19	COT	Commercial		6		



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NV24	1860 Ventura Blvd.	Restaurant	0.2	COT	Commercial		6		
NV25	1840 Ventura Blvd.	Restaurant/Retail	0.08	COT	Commercial		2		
NV26	1820 Ventura Blvd.	Office	0.07	COT	Commercial		2		
NV27	1800 Ventura Blvd.	Office/Retail	0.11	COT	Commercial		3		
NV28	1780 Ventura Blvd.	Retail	0.25	COT	Commercial		8		
NV29	1760 Ventura Blvd.	Retail	0.2	COT	High Density Residential		6		
SUBTOTAL ACRES:			25.04	SUBTOTAL UNITS:		0	540	0	0



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APPENDIX C PUBLIC PARTICIPATION SUMMARY

This summary of Housing Element public-participation efforts describes opportunities for public involvement along with an explanation of how public comments were incorporated into the Housing Element. In addition, prior to the adoption hearings all interested parties were given the opportunity to review the recommended revisions.

Public participation is an important component of the planning process in Camarillo, and this update to the Housing Element has provided Camarillo residents and other interested parties numerous opportunities for review and comment. These opportunities included public meetings and workshops before the Planning Commission and City Council. The community participation plan for the project as of April 2021 is shown below.

The Housing Element update public involvement process began with a public workshop on August 27, 2020, the purpose of which was to explain the Housing Element Update process, present the preliminary proposed residential land inventory, receive public input, and gauge preferences regarding possible opportunity sites/areas of potential change.

Next a City Council (Planning Commission attended) meeting was held on October 14, 2020. The purpose of this meeting was, as with the August 27 workshop, to explain the Housing Element Update process, present the preliminary proposed residential land inventory, receive public input, and gauge preferences regarding possible opportunity sites/areas of potential change. Public input received at the August 27 workshop was also presented at this meeting, and City Council feedback was received.

On October 28, 2020, a City Council meeting was held to introduce the Housing Element Update initial draft goals, policies, and programs, and receive City Council feedback on them. A second public workshop was then held on February 11, 2021 to present the draft goals, policies, and programs based on the first public workshop and joint study session for initial public feedback.

A joint Planning Commission/City Council meeting was held on April 14, 2021 to present public feedback received at the second public workshop and present the draft goals and policies for City Council and Planning Commission feedback. A Planning Commission meeting was then held on May 4, 2021. The purpose of this meeting was to present the draft Housing Element Update to the Planning Commission, receive their feedback on the document, and receive and forward any recommendations regarding the document to the City Council for their consideration at the upcoming May 26, 2021 meeting.

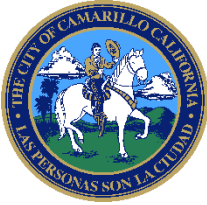


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The Housing Element Update process is currently ongoing and this section will be updated with information regarding future opportunities for public involvement (such as the May 26 City Council meeting) after they occur.



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2021-2029 HOUSING ELEMENT UPDATE COMMUNITY PARTICIPATION PLAN SUMMARY

Updated: April 20, 2021

PUBLIC WORKSHOP #1:

- August 27, 2020
- Present Housing Element Update process and preliminary proposed residential land inventory. Receive public input and gauge preferences regarding possible opportunity sites/areas of potential change.

CITY COUNCIL MEETING (PLANNING COMMISSION ATTENDED):

- October 14, 2020
- Present Housing Element Update process, preliminary proposed residential land inventory, and public input received at the first public workshop. Receive City Council/Planning Commission feedback.

CITY COUNCIL MEETING – INITIAL DRAFT HOUSING GOALS, POLICIES, AND PROGRAM

- October 28, 2020
- Introduce Housing Element Update initial draft goals, policies, and programs, and receive City Council feedback.

PUBLIC WORKSHOP #2:

- February 11, 2021
- Present draft goals and policies based on the first public workshop and joint study session for initial public feedback.

COMMUNITY SURVEY:

- February 26 – March 26, 2021
- Conduct an online community survey to provide another avenue for the public to comment on the community housing needs.

JOINT CITY COUNCIL/PLANNING COMMISSION MEETING:

- April 14, 2021
- Present public feedback received at the second public workshop and present draft goals and policies for feedback.

PUBLIC HEARING #1 - PLANNING COMMISSION - REVIEW OF DRAFT HOUSING ELEMENT:

- May 4, 2021
- Present and receive feedback on the draft Housing Element Update before sending it to the State Department of Housing and Community Development (HCD) for preliminary 60-day review.

PUBLIC HEARING #2 - CITY COUNCIL - REVIEW OF DRAFT HOUSING ELEMENT:

- May 26, 2021



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- Present and receive feedback on the draft Housing Element Update before sending it to the State Department of Housing and Community Development (HCD) for preliminary 60-day review. Receive direction to submit draft Housing Element Update to HCD.

HCD SUBMITTAL: JUNE 2021

- Submit the draft Housing Element update to HCD for 60-day preliminary review period and comments.

PUBLIC HEARING #3 - PLANNING COMMISSION - RECOMMENDATION TO CITY COUNCIL ON FINAL HOUSING ELEMENT:

- August 17, 2021
- Present final Housing Element Update for recommendation to City Council.

PUBLIC HEARING #4 - CITY COUNCIL - FINAL HOUSING ELEMENT ADOPTION:

- September 8, 2021
- Present final Housing Element Update for adoption and direction to submit to HCD for 60-day review and certification.



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COMMUNITY SURVEY

In addition to the planned meetings and workshops, the City conducted 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 full community survey and results are included at the end of this appendix. The City also accepts comments throughout the entire duration of the update process via the project website (www.camarillohousingelement.com), project hotline, email, and phone.

PUBLIC COMMENTS RECEIVED AT PUBLIC WORKSHOPS AND MEETINGS

First Public Workshop, August 27, 2020

At this workshop, Staff and the consultant team introduced the Housing Element Update process and the preliminary proposed residential land inventory; and received public input and gauged preferences regarding possible opportunity sites/areas of potential change. The comments that were received at or in connection with this workshop are summarized below, along with the staff responses and recommendations if applicable.

- **Public Comment:** The draft land inventory shows that the redevelopment sites will accommodate 601 lower-income units within the Camarillo Commons Strategic Plan area and the Camarillo Old Town. Why does the land inventory not show a mix of income levels for the redevelopment areas?

Consultant Team/Staff Response: Per State regulations, units built on sites that allow a minimum density of 20 units per acre are counted as low- and very low-income. The land inventory shows that 601 lower-income units could be developed on redevelopment sites, based on this minimum density. It does not automatically mean that all 601 units will be developed, nor that all 601 will be low- and very low-income units.

- **Public Comment:** Is there a plan for mixed-use development, with housing above retail/office uses?

Consultant Team/Staff Response: Yes, Camarillo Commons Strategic Plan and Camarillo Old Town (COT) Zone provide the potential for mixed-use development.

- **Public Comment:** The land inventory shows that entitled, but not yet built, projects include 418 above moderate-income units and only 164 moderate income and 82 lower-income units. Why aren't more lower-income units already entitled?

Consultant Team/Staff Response: The housing developers propose the type of housing units (market rate vs. affordable) for development. However, the City is proactive in incentivizing the development of affordable housing units. Recent examples include the City's purchase of Arneill Road and Barry Street properties for



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the purpose of providing the sites for affordable housing projects in the low-income category.

- **Public Comment:** General Fund money that may not be needed for police could be used to incentivize affordable housing development.

Consultant Team/Staff Response: Comment noted into the record.

- **Public Comment:** The RHNA allocation includes a total of 596 lower-income and a total of 777 moderate- and above moderate-income units. This disparity does not address the affordable housing need. Priorities should be focused on homelessness prevention.

Consultant Team/Staff Response: The RHNA allocation is not a maximum, but a minimum housing need, and more can be accommodated. The California Department of Housing and Community Development's (HCD) focus is on the lower- and moderate- housing need; however, HCD also requires the City to address housing needs at all income levels. The City must provide a land inventory in its Housing Element to demonstrate that enough land is zoned and is appropriate for housing development at all income levels prescribed by the RHNA allocation. However, the type of development that is constructed mostly depends on the market demand and the developers' interest.

City Council Meeting (Planning Commission Attended), October 14, 2020

Staff and the consultant team presented the Housing Element Update process, preliminary proposed residential land inventory, and public input received at the first public workshop; and received City Council/Planning Commission feedback. The comments that were received at or in connection with this meeting are summarized below. There were no staff responses to, or recommendations regarding, these comments at this meeting.

- **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).** The commenter briefly introduced House Farmworkers and thanked the City for opportunity to provide input. She said the Housing Element Update should address different types of farmworker housing including permanent year-round affordable housing for families and individuals, seasonal migrant housing, and permanent affordable housing for retired, disabled, and senior farmworkers. The annual average wage for Ventura County farmworkers is not enough to provide for affordable housing given local housing costs. This cost burden leads to housing unit overcrowding and sharing of housing. Due to COVID-19, current State minimum standards for seasonal farmworker housing (such as minimum living space square footage requirements) may be inadequate to provide for safe social distancing. House Farmworkers think SCAG's data for the number of farmworker housing are dated and too low; and referred the City to a report from UC Davis they



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think is more accurate. In 2012 the City prepared a farmworker housing guide that explained how to build farmworker housing. Is it up-to-date, and is it still available? They could not find it on the City's website. Please confirm and clarify the rezoned of the R-E zones, which are the only City zone in which farmworker housing as defined by the State is allowed. They recommend the City work cooperatively with local growers, ag-related business, the Farm Bureau, and farmworker advocates. The Housing Trust Fund and Housing Land Trust are "here to help" and have resources and opportunities for funding for affordable housing for farmworkers.

- **Public Comment (Dennis Hardgrave, Development Planning Services).** The commenter said that they represent several of the land inventory properties, and some of the entitled projects listed in the Housing Element land inventory. They have worked with the City on several projects over the years. He thinks that fully developing all the units listed in the land inventory in the Camarillo Commons area is potentially unrealistic, and the community may not support that intensity of development. Given that, he thinks that the City should look at developable vacant sites and other potential sites such as the vacant commercial site in the Springville Specific Plan area.
- **Public Comment (Priscilla Cisneros, Board Member of House Farm Workers).** The commenter said that affordable housing benefits not only agricultural workers, but also the agricultural industry (by providing a stable workforce), the community, and the economy. She suggested the following actions in the Cycle 6 HE: create a program for the City to collaborate with agricultural employers to identify sites and pursue funding sources available through HCD and USDA Development Programs; and work in collaboration with all agricultural stakeholders to determine available resources and shortfalls.

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. The comments that were received at this workshop are summarized 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.



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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



7.0 City of Camarillo Housing Element

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.



7.0 City of Camarillo Housing Element

Planning Commission Hearing, May 4, 2021

Staff and the consultant team presented the draft Housing Element Update to the Planning Commission on May 4, 2021 and received feedback on it to incorporate into the Draft Housing Element Update to send to the State Department of Housing and Community Development (HCD) for preliminary 60-day review. An email comment was received before this hearing from Linda Braunschweiger of Housing Trust Fund Ventura County requesting a revision to Housing Element Program 5, as follows:

“[W]e would appreciate if you would edit the sentence as follows: “The City will work with the advocacy groups, agricultural organizations, **AND THE COUNTY OF VENTURA** to plan and implement a countywide survey of farmworkers, **AGRICULTURAL** employers, and housing providers to further define housing conditions, needs and barriers **AND HOW THEY CAN BE ADDRESSED.**” Caps/bold there only to show the changes.”

The requested changes to Housing Element Program 5 have been made in this Housing Element Update.



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:	Topic Start
Attendees: 152	February 26, 2021, 12:03 PM
Responses: 111	
Hours of Public Comment: 5.6	

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

		%	Count
Single Family Home (detached)		67.6%	75
Duplex/Attached Home		10.8%	12
Multifamily Home (apartment/condominium)		14.4%	16
Second Unit (accessory dwelling units)		2.7%	3
Other		4.5%	5

6. Do you currently own or rent your home?

		%	Count
Own		77.5%	86
Rent		22.5%	25

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

		%	Count
Yes		75.7%	84
No		24.3%	27





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





		%	Count
Duplex/Attached Housing		1.8%	2
Condominiums (multifamily ownership homes)		5.4%	6
Apartments (multifamily rental homes)		4.5%	5
Second Units (accessory dwelling unit)		2.7%	3
Senior Single Family		5.4%	6
Senior Apartments		6.3%	7
Assisted Living Facility		2.7%	3
Housing for persons with disabilities		0.9%	1
Housing for the homeless		8.1%	9
Other		29.7%	33

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






		%	Count
Proximity to job/work		9.0%	10
Quality of housing stock		2.7%	3
Local recreational amenities and scenery		3.6%	4
Proximity to family and/or friends		15.3%	17
Affordability		1.8%	2
Quality of local school system		4.5%	5

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

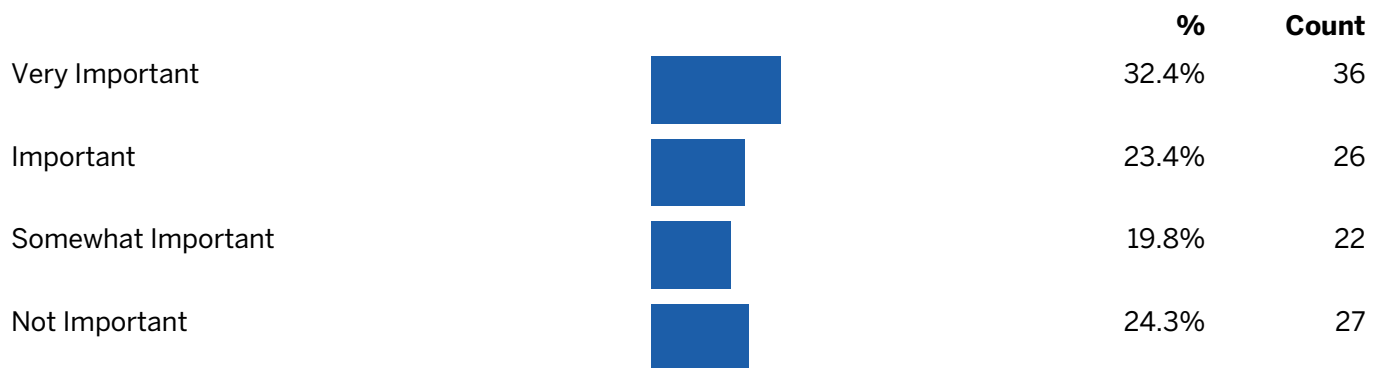
Share your input with the City of Camarillo



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





Share your input with the City of Camarillo

		%	Count
Important		24.3%	27
Somewhat Important		24.3%	27
Not Important		14.4%	16

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

		%	Count
Very Important		20.7%	23
Important		33.3%	37
Somewhat Important		28.8%	32
Not Important		17.1%	19

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

		%	Count
Very Important		26.1%	29
Important		18.9%	21
Somewhat Important		18.0%	20
Not Important		36.9%	41

Encourage energy conservation through site and building design.





		%	Count
Very Important		30.6%	34
Important		38.7%	43
Somewhat Important		21.6%	24

Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

		%	Count
Not Important		9.0%	10





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

		%	Count
Very Important		25.2%	28
Important		27.9%	31
Somewhat Important		22.5%	25
Not Important		24.3%	27

Encourage the rehabilitation of existing housing stock in older neighborhoods.

		%	Count
Very Important		34.2%	38
Important		45.9%	51
Somewhat Important		14.4%	16
Not Important		5.4%	6








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

		%	Count
Very Important		23.4%	26
Important		31.5%	35
Somewhat Important		27.9%	31
Not Important		17.1%	19

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. 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.

APPENDIX A

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.

APPENDIX A

- 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.

APPENDIX A

- 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.

APPENDIX A

- 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 in 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.

APPENDIX A

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.

APPENDIX A

- 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.

APPENDIX A

- 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.

APPENDIX A

- 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.

APPENDIX A

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.

APPENDIX A

- 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.

APPENDIX A

- 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.

From: [Camarillo Housing Element](#)
To: [Stephanie Jones](#)
Subject: [EXT] New Entry: Camarillo Housing Element Comment Form
Date: Friday, August 21, 2020 9:45:51 PM

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Name

Jerry Schrum

Email

jdschrum@gmail.com

Postal Code

93010

Leave a Comment

I am particularly interested in efforts to convert parcels zoned as Open Space to other uses such as housing.

Sent from [Camarillo Housing Element](#)

From: [Camarillo Housing Element](#)
To: [Stephanie Jones](#)
Subject: [EXT] New Entry: Camarillo Housing Element Comment Form
Date: Wednesday, October 14, 2020 10:43:27 PM

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Name

Kendall Lousen

Email

kendall.p.lousen@navy.mil

Postal Code

93043

Leave a Comment

In receipt of the 2021-2029 Housing Element Update (6th Cycle RHNA allocations units/sites), does City of Camarillo anticipate change in Land Use or Zoning to accommodate the 1,373 RHNA allocation units for the 8-year planning target? Given the City's close proximity to Naval Base Ventura County, I think it would be Advantageous to ensure the City of Camarillo's Housing Element Update incorporate military-compatibility program Goals and Strategies for new residential planned sites, by integrating policy recommendations contained in the Navy's Joint Land Use Study and NBVC Point Mugu Air Installation Compatible Use Zones Study. As the New CPLO for Naval Base Ventura County, I am excited to talk more with. City of Camarillo Community Development Department staff on ways to incorporate military-community compatible strategies for housing options/sites that are consistent with your City's general plan and support our military readiness operations. Lastly, the Navy welcomes the opportunity to participate in the City of Camarillo's Housing Element Update and any foreseeable General Plan Amendments, thank you.

Greg Martin

From: Comm
Sent: Friday, April 9, 2021 2:25 PM
To: Greg Martin
Cc: David Moe; Joe Power; Steve Conner
Subject: FW: [EXT] New Entry: Camarillo Housing Element Comment Form

New entry – see below.

Best,
Morgan Stickney, Marketing and Communications Coordinator
Rincon Consultants, Inc.
Environmental Scientists | Planners | Engineers
(760)384-8961 mobile
(805)738-5220 x3059
rinconconsultants.com



 Please consider the environment before printing this email.

From: Camarillo Housing Element <comm@camarillohousingelement.com>
Sent: Wednesday, March 31, 2021 5:55 PM
To: Comm <Comm@rinconconsultants.com>
Subject: [EXT] New Entry: Camarillo Housing Element Comment Form

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Name

hillary ling

Email

hhlingdds@gmail.com

Postal Code

93066

Leave a Comment

Like to understand more of the City's housing plan/needs.

Thank you.

Sent from [Camarillo Housing Element](#)

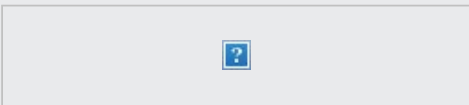
From: [Morgan Stickney](#)
To: [Greg Martin](#)
Cc: [David Moe](#); [Veronica Tam \(Veronica.Tam@vtaplanning.com\)](#); [Joe Power](#); [Steve Conner](#)
Subject: FW: [EXT] New Entry: Camarillo Housing Element Comment Form
Date: Tuesday, February 9, 2021 8:17:05 AM
Attachments: [image002.png](#)

New entry – see below

Best,

Morgan Stickney, Marketing and Communications Coordinator

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From: Camarillo Housing Element <comm@camarillohousingelement.com>
Sent: Monday, February 8, 2021 3:43 PM
To: Comm <Comm@rinconconsultants.com>
Subject: [EXT] New Entry: Camarillo Housing Element Comment Form

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Name

Ken Melvin

Email

ken.melvin@paccongroup.com

Postal Code

91320

Leave a Comment

Good afternoon, I was reviewing your draft housing element documents this afternoon & noticed 6910 Calle Dia (Map ID V4) indicated on your Vacant Sites draft land inventory document. This site is indicated for 56 new homes. I'm familiar with this property, it lies within the State's APE & City's own EQ overlay. It is highly unlikely homes can be built at

this location, I would suggest you consult with the Public Works department to review this (and possibly other sites indicated).

Thanks

-Ken

Sent from [Camarillo Housing Element](#)

From: [Comm](#)
To: [Greg Martin](#)
Cc: [David Moe](#); [Veronica Tam \(Veronica.Tam@vtaplanning.com\)](#); [Joe Power](#); [Steve Conner](#)
Subject: FW: [EXT] New Entry: Camarillo Housing Element Comment Form
Date: Monday, March 8, 2021 11:07:36 AM
Attachments: [image002.png](#)

New comment form entry – see below.

Best,

Morgan Stickney, Marketing and Communications Coordinator

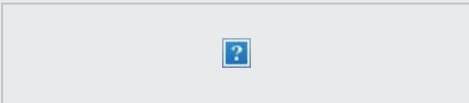
Rincon Consultants, Inc.

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 Please consider the environment before printing this email.

From: Camarillo Housing Element <comm@camarillohousingelement.com>

Sent: Saturday, March 6, 2021 2:26 AM

To: Comm <Comm@rinconconsultants.com>

Subject: [EXT] New Entry: Camarillo Housing Element Comment Form

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Name

Melissa Khalil

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Postal Code

91320

Leave a Comment

affordable housing

From: [Camarillo Housing Element](#)
To: [Stephanie Jones](#)
Subject: [EXT] New Entry: Camarillo Housing Element Comment Form
Date: Wednesday, August 26, 2020 12:13:23 AM

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Name

Jeri Belzer

Email

jbsellsre4u@yahoo.com

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93010

Leave a Comment

I am extremely concerned about John Zaruka's plan to rezone and sell portions of the Sterling Hills Golf Course (currently zoned open space) to build approximately 100 to 129 units along Beardsley Road. If this project is allowed to move forward, it will have a devastating impact upon the Sterling Hills Community. These homes were sold based on the premise the golf course would always remain a golf course, insuring both golf course and open space views. Property values will decrease. Increased traffic along Beardsley Road and throughout Las Posas Estates will impact all residents in the area. Infrastructure is insufficient for such a project and the proposed housing is not consistent with existing homes. In conclusion there is the concern that Mr. Zaruka may want to sell more or all of the golf course if he successful, he has been involved in this practice before in California.



HOUSE FARM WORKERS!

Promoting safe, decent, and affordable housing
for Ventura County farm workers since 2004.

August 27, 2020

Community Development Department
601 Carmen Drive
Camarillo, CA 93010

Re: Camarillo Housing Element Update Workshop
Submitted via email: planning@cityofcamarillo.org

Dear Community Development Department,

On behalf of *House Farm Workers!* I am writing to voice our interest in participating in the Housing Element process. *House Farm Workers!* is a 501 (c) (3) non-profit organization that supports safe, decent, secure, and affordable housing for farm workers in Ventura County through education and advocacy.

Ventura County's farms and ranches employ over 40,000 men and women. These farm workers are critical to Ventura County's \$2 billion-a-year agricultural industry. Farm workers on average make \$20,000 per year. Yet one needs to make over \$70,000 per year to afford a 2-bedroom apartment in our county. The combination of low wages and high housing costs means farm workers often must pool their resources to live in overcrowded apartments, motel rooms or houses. Sometimes they live in garages or sheds neither intended nor fit for human habitation.

As a marginalized and vulnerable group, farm workers are often hidden from view. As a result, there is often an inaccurate picture of how many farm workers may live and work in a community. Camarillo's existing 2014-2021 Housing Element did not have accurate data on farm workers. In fact, the Element listed that Ventura County had 18,000 farm workers, when there were 35,000 farm workers during that time. As a result, the city of Camarillo estimated only 330 farm workers lived in Camarillo, when in reality, that number was probably closer to 1,000. This is significant, because we know that farm workers need access to affordable housing that is either designated for farm workers or is at the very low or extremely low-income levels. Accurate data in the Housing Element is essential to ensure that your farm worker families are able to access safe, decent, and secure housing.

Many families that live in substandard housing have been here multiple generations and have contributed tirelessly to our community. Our essential farm workers and other members of our



HOUSE FARM WORKERS!

Promoting safe, decent, and affordable housing
for Ventura County farm workers since 2004.

workforce deserve a safe and affordable place to call home. Let's work together to make that happen. I'd be happy to answer any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Alondra Serna". The signature is fluid and cursive, with the first name being more prominent.

Alondra Serna
Executive Director

Greg Martin

From: linda@housingtrustfundvc.org
Sent: Thursday, October 15, 2020 10:28 PM
To: jvaca@housingtrustfundvc.org; Oksana Buck
Subject: Camarillo HE - UC Davis Study
Attachments: Davis FW study.pdf

Joe and Oksana,

Attached is a summary of the UC Davis farm worker study I mentioned Wednesday at the HE discussion. This report is recommended by John Krist at the Farm Bureau as presenting a more accurate count of farm workers. Hope you find the information helpful.

Regards,

Linda Braunschweiger

CEO, Housing Trust Fund Ventura County
805-407-2455 Direct | 805-384-1144 Office



360 Mobil Avenue, Suite 213A, Camarillo, CA 93010

Linda@HousingTrustFundVC.org

www.HousingTrustFundVC.org



We earned a 2020 Platinum Seal of Transparency from GuideStar. Click the seal to visit our profile and learn more about what this means.

*** [BECOME A SPONSOR](#) in support of our 9th Annual "Everyone Deserves a Home" event to benefit affordable workforce housing. ***

California Farm Labor: Jobs and Workers

Brandon Hooker, Philip Martin, and Andy Wong

The combination of labor-intensive crops, tighter border controls, and new programs that may give some unauthorized foreigners a temporary legal status has increased interest in the number of farm workers and their stability. During the 1990s, there were an average three unique farm workers or Social Security Numbers reported by California farm employers for each year-round equivalent farm job. Analysis of data for 2007 and 2012 find two workers per job, a significant increase in stability. The ratio of workers to jobs may fall further as farmers mechanize, offer higher wages and benefits to retain current workers, or turn to guest workers.

California has led the nation in farm sales since 1950, largely because of the state's specialization in high-value fruit and vegetable crops. California's farm sales of \$45 billion in 2012 included \$17.2 billion worth of fruits and nuts, \$6.8 billion worth of vegetables and melons, and \$3.5 billion worth of horticultural specialties such as greenhouse and nursery products. The value of field crops such as cotton, hay, and rice was \$5 billion, making crop sales \$32.5 billion or 73% of the state's farm sales.

Livestock and poultry sales were \$12.1 billion, including \$6.9 billion or 57% from milk. Fruit, vegetable, and horticultural (FVH) crops accounted for 85% of the state's crop sales and 61% of farm sales.

The production of many fruits and vegetables is labor-intensive, meaning that labor represents 20–40% of production costs. In the 2012 Census of Agriculture, California farmers reported paying \$5.9 billion for workers they hired directly and \$3.3 billion for contract labor; that is, workers

brought to farms by nonfarm entities such as farm labor contractors. California, which accounted for one-eighth of U.S. farm sales, accounted for a quarter of U.S. farm labor expenses.

Hired workers do most of the work in labor-intensive FVH agriculture. According to the National Agricultural Workers Survey, over 85% of the state's farm workers were born in Mexico, and over 60% of crop workers employed on the state's crop farms have been unauthorized for the past decade—10 percentage points higher than the U.S. average of 50%. Farm employers say that farm workers present seemingly valid documentation and SSNs when they are hired.

The state's Employment Development Department (EDD) obtains data on farm workers and their wages when it collects unemployment insurance taxes from employers. Employers who pay more than \$100 in quarterly wages are required to register with the EDD and pay taxes of up to 6% on the first \$7,000 in earnings of each worker's earnings to cover the cost of unemployment insurance benefits for laid-off workers.

We extracted all SSNs reported by agricultural employers (NAICS 11) to EDD in 2007 and 2012, and tabulated their farm and nonfarm jobs in California. This allowed us to assign

workers with more than one job to their primary commodity and county; that is, to the NAICS code and county of the employer(s) where they had their maximum earnings. We excluded about 2,337 SSNs from 2007 and 892 from 2012 because of data concerns.

Farm Jobs and Farm Workers: 2012

Average employment on the state's farms is derived from employer reports of workers on the payroll for the pay period that includes the 12th of the month. Most farm workers are paid weekly, so 412,000 workers employed in 2013 is the average employment of workers on the payroll during the second week of the month. If employment surges or falls in the third or fourth weeks, these additional workers are not included in the average employment data, which is a monthly snapshot, summed, and divided by 12 months. However, our analysis captures these additional workers.

Figure 1 shows two major changes in average farm employment since 1990. First, average employment in agriculture rose 10%. Second, there was a change in who employs farm workers; a decline in direct-hire employment on crop farms (NAICS 111), stable employment of direct-hire workers in animal agriculture (NAICS 112), and a 50% increase in crop support employment

Figure 1. Average Employment in California Agriculture, 1990–2013

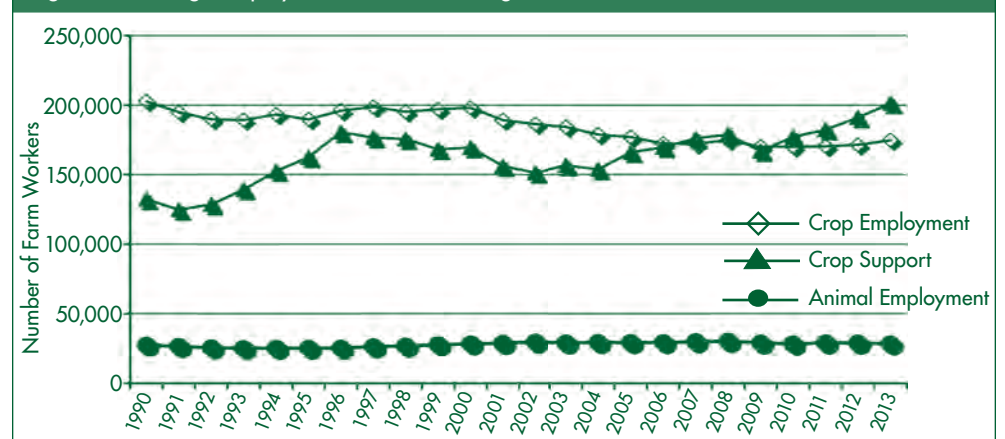
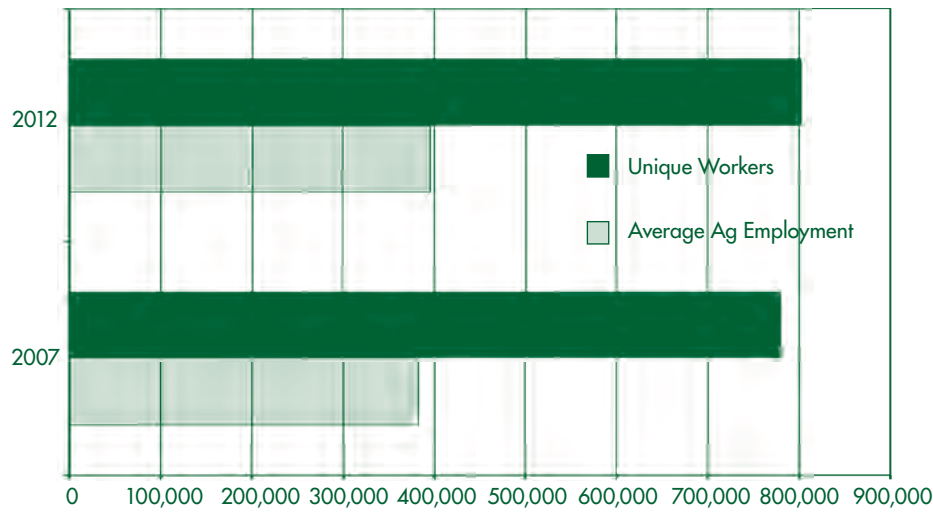


Figure 2. Average Agriculture Employment and Unique Workers, 2007 and 2012



(1151), most of which represents workers brought to farms by farm labor contractors. Since 2010, average employment by crop support establishments has been rising by 10,000 a year. In

2013 crop support firms brought more workers to crop farms—an average of over 200,000—than the 175,000 workers that crop farms hired directly.

How many unique farm workers are

hired during a year? Average employment is an estimate of full-time equivalent jobs, not the total number of farm workers. Figure 2 shows that when average employment in California agriculture was 399,000 in 2012, there were 803,000 unique SSNs reported by agricultural establishments—a two-to-one worker to job ratio. In 2007 when average employment was 386,000, there were 780,000 unique SSNs—also a two-to-one worker to job ratio.

The 803,000 farm workers in 2012 earned a total \$14.1 billion, including \$10.3 billion or over 70% from agricultural employers (NAICS code 11). Average earnings for all workers with at least one farm employer were almost \$18,000 in 2012 while average earnings for primary farm workers, defined as those who had their maximum earnings in agriculture, were \$15,000.

Workers can be assigned to the primary NAICS or commodity in which they had the highest earnings. For example, 675,000 of the 803,000 farm workers had their highest earnings from a farm employer, and 491,000 of these primary farm workers had only one agricultural employer in 2012.

Table 1 shows that 56% of the primary farm workers in 2012 were employed by crop support employers (NAICS 1151), followed by 23% who were employed by fruit and nut farming establishments (NAICS 1113). These two sectors had the lowest average earnings, explaining why overall average earnings for primary farm workers were only \$15,000 even though all commodities except crop support and fruit and nut had higher average earnings.

There is significant variance in earnings by sector. Workers whose maximum earnings were with crop support firms (NAICS 1151) earned an average \$11,700 in 2012 while those employed in animal agriculture earned over \$25,000. Average earnings for directly hired workers on crop farms varied from a high of \$23,500 in

Table 1. California Farm Workers and Earnings, 2012

	Primary Workers	Earnings (\$mil)	Average Earnings (\$)	Only Job	Share
NAICS Agriculture	674,645	10,324.30	15,303	490,615	73%
1111 Oilseed/Grain Farming	4,625	114.8	24,825	3,299	71%
1112 Vegetable/Melon Farming	47,254	1,028.80	21,733	32,250	68%
1113 Fruit/Tree Nut Farming	152,542	2,441.80	16,007	103,708	68%
1114 Greenhouse/Nursery Production	34,953	821.1	23,494	27,139	78%
1119 Other Crop Farming	18,161	461	25,389	13,241	73%
1121 Cattle Ranching and Farming	25,662	705.1	27,480	20,728	81%
1123 Poultry and Egg Production	2,879	76.8	26,689	2,171	75%
1129 Other Animal Production	2,804	70.8	25,270	2,169	77%
1151 Support Crop Production	378,960	4,337.30	11,709	280,606	74%
1152 Support Animal Production	3,114	77.2	24,795	2,593	83%
Nonfarm	127,977	3,798.10	29,678	1,849	1%
All Workers with One Ag Job	802,622	14,122	17,595		

Primary workers are SSNs with maximum earnings in this NAICS sector. 674,645 or 84% of the 803,514 unique SSNs reported by agricultural employers had maximum earnings in ag NAICS sectors. Table excludes 2,187 workers employed in forestry, fishing, and hunting.

greenhouses and nurseries to \$21,700 on vegetable farms and \$16,000 on fruit and nut farms. Average worker earnings were lowest in sectors with the highest share of seasonal jobs.

Three-fourths of the \$10 billion in agricultural earnings were from three NAICS codes: 1151 crop support activities, \$4.3 billion, 1113 fruits and nuts, \$2.4 billion, and 1112 vegetables, \$1 billion. Other major sources of agricultural earnings were NAICS 1114 greenhouses and nurseries, \$821 million, and NAICS 1121 cattle and dairy, \$705 million.

If the state's 800,000 farm workers are assigned to the NAICS code where they had maximum earnings in 2012, several groups of workers can be identified. Almost 675,000 or 84% of farm workers had their maximum earnings from agricultural establishments, including:

- 379,000 or 56% whose maximum earnings were from NAICS 1151 crop support establishments
- 153,000 or 22% whose maximum earnings were from NAICS 1113 fruit and nut establishments
- 47,000 or 7% whose maximum earnings were from NAICS 1112 vegetable establishments.

Among the 675,000 primary farm workers in 2012, over 85% were employed by crop support firms (often labor contractors), fruit and nut farms, and vegetable and melon farms.

Second, there were 491,000 farm workers who had only one job in one NAICS sector in 2012; that is, three-fourths of workers whose maximum earnings were from agricultural establishments worked in only one agricultural NAICS sector such as fruit and nut farming. These "one-farm employer" workers were in the same three sectors:

- 281,000 or 57% were in NAICS 1151 crop support
- 104,000 or 21% were in NAICS 1113 fruits and nuts
- 32,000 or 6% were in NAICS 1112 vegetables and melons.

Table 2. Workers with Farm and Nonfarm Jobs, 2012

	2 Ag Earners	Share	1 Ag, 1 Nonag	2 Ag, 1 Nonag
Primary Ag Workers	99,247	15%	61,467	23,316
1111 Oilseed/Grain Farming	645	14%	542	139
1112 Vegetable/Melon Farming	9,153	19%	3,816	2,035
1113 Fruit/Tree Nut Farming	30,607	20%	11,757	6,470
1114 Greenhouse/Nursery Production	2,969	8%	4,028	817
1119 Other Crop Farming	2,799	15%	1,534	587
1121 Cattle Ranching/Farming	1,788	7%	2,603	543
1123 Poultry/Egg Production	144	5%	494	70
1129 Other Animal Production	228	8%	348	59
1151 Support Crop Production	50,416	13%	35,493	12,445

There were 99,247 unique SSNs with maximum earnings from ag employers and with two or more ag employers.

A closer look at workers whose maximum earnings were with farm employers finds that two-thirds of directly hired fruit and vegetable workers were employed by one fruit or vegetable establishment, and three-fourths of crop support workers were employed by one crop support firm. Over three-fourths of workers in livestock production were employed by one livestock establishment.

Third, there were 99,000 primary farm workers, one-sixth of those whose maximum earnings were from agricultural establishments, with at least two farm employers in 2012. Of primary farm workers with at least two farm employers, one-half had their maximum earnings from NAICS 1151 crop support establishments, but only one-seventh of crop support workers had two farm employers. About 20% of those whose maximum earnings were from fruit and vegetable farmers had at least two farm employers, as did one-eighth of those with maximum earnings from crop support establishments.

Over 61,000 farm workers had at least one farm and at least one nonfarm employer, and over 60% of these farm and nonfarm workers had their maximum earnings from NAICS 1151 crop support establishments, followed by 20% whose maximum earnings were from fruit farmers. The most

common nonfarm jobs were in waste management and manufacturing.

There were 23,000 primary farm workers with at least two farm employers and at least one nonfarm employer. Half of these workers had their maximum earnings in crop support services and a quarter in fruit and tree nut farming. Their nonfarm employers were in waste management, manufacturing, and trade.

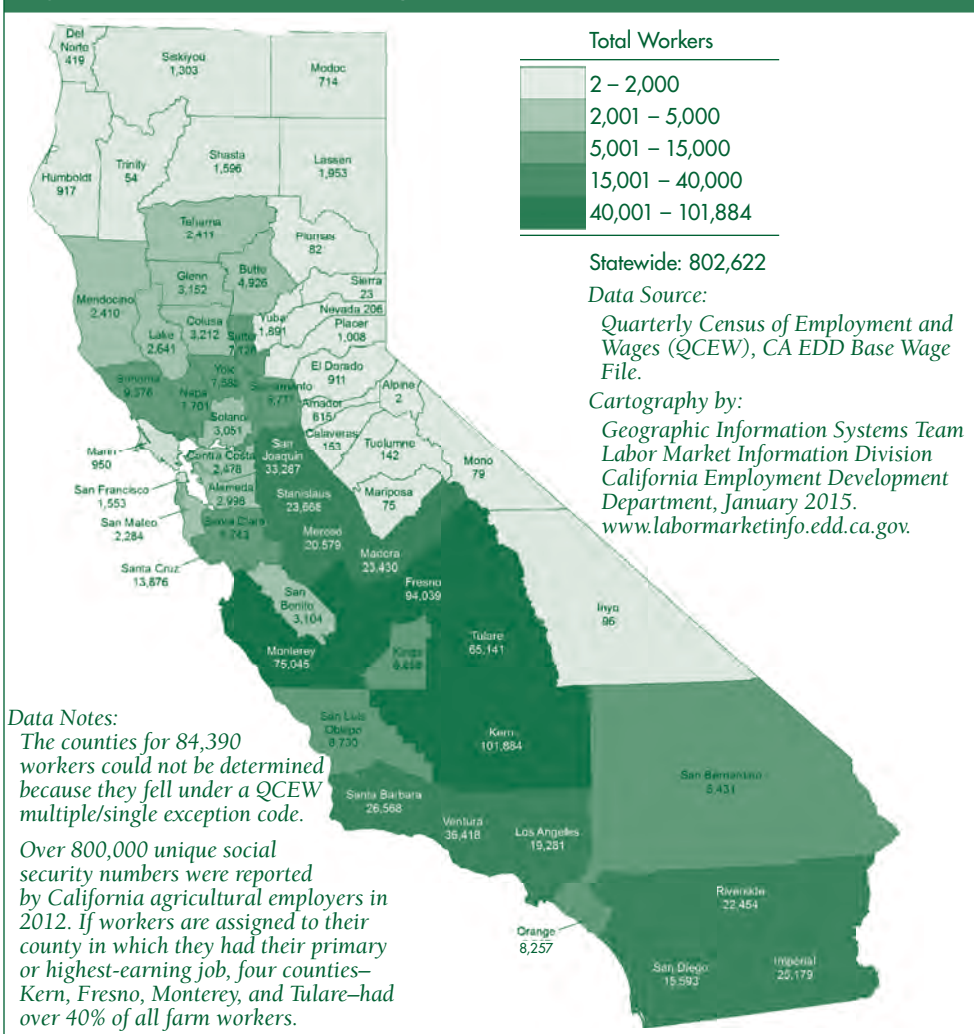
Earnings of Farm Workers: 2012

The average earnings of primary farm workers varied by NAICS or commodity, and median earnings were significantly lower than mean earnings, reflecting high-paid supervisors and managers included in the data. The highest average earnings in sectors with at least 1,000 workers were the \$27,600 in cattle ranching and farming (NAICS 1121).

Mean annual earnings were generally higher in animal than in crop agriculture, likely reflecting more hours of work each year. Indeed, if mean earnings are divided by average hourly earnings in 2012, as determined by a separate survey of agricultural employers, workers whose maximum earnings were in animal agriculture generally averaged close to 2,000 hours a year, compared with 500 to 1,500 hours in most crop activities.

There was a wide variance in average

Figure 3. Where Workers' Primary Jobs Are Located, 2012



earnings; the standard deviation was generally larger than mean earnings. If workers are ranked by their earnings from lowest to highest, the 25th percentile marks the earnings, \$1,125, at the top of the lowest quarter of workers earners, meaning that one-fourth of those employed by labor contractors in 2012 earned less than \$1,125. Similarly, a quarter of workers in fruit and nut farming earned less than \$3,700. The 75th percentile marks the earnings of three-fourths of workers ranked from low to high, so that a quarter of FLC employees earned more than \$12,700 and a quarter of fruit and nut farming employees earned more than \$20,700 in 2012.

Conclusions

Average monthly employment of hired workers in California agriculture rose

10% over the past decade, reaching almost 412,000 in 2013. Analysis of the unique social security numbers (SSNs) reported by agricultural establishments in 2007 and 2012 suggests that there were an average two workers for each year-round equivalent job, making the total farm workforce twice the average employment or about 800,000.

Of these 800,000 farm workers:

- Three-fourths had their maximum earnings with an agricultural employer, and these primary farm workers earned an average \$15,000 in 2012.
- Over 85% of the 675,000 primary farm workers were employed by crop support firms (often labor contractors), fruit and nut farms, and vegetable and melon farms.
- Three-fourths of the primary farm workers, 490,000, had only

one farm employer in 2012 and fewer than 100,000 had two or more farm employers.

- Four counties—Kern, Fresno, Monterey, and Tulare—had over 40% of all primary farm workers.

These data suggest a more stable workforce than is sometimes assumed, with most farm workers attached to one farm employer, often a labor contractor.

Three-fourths of farm workers had their primary or maximum earnings from agricultural employers, and one sector, crop support services, accounted for 56% of the 675,000 primary farm workers. In 2012 three-fourths of workers in crop support services were hired by farm labor contractors.

An earlier study reported almost three workers for each year-round farm job in the 1990s, and more workers with more than one farm job. The reduction from three to two farm workers per average job in California agriculture could reflect fewer false SSNs, more stability in worker-employer relationships, or a combination of both.

Suggested Citation:

Hooker, B., P.L. Martin, and A. Wong. "California Farm Labor: Jobs and Workers." *ARE Update* 18(6): 5-8. University of California Giannini Foundation of Agricultural Economics.

Brandon Hooker and Andrew Wong are research specialists at California Employment Development Department. Philip Martin is an emeritus professor in the ARE department at UC Davis who can be reached at martin@primal.ucdavis.edu.

For additional information, the authors recommend:

Khan, A., P.L. Martin and P. Hardiman. "Expanded Production of Labor-intensive Crops Increases Agricultural Employment." *California Agriculture*. Jan-Mar. 2004: 35-39. <http://californiaagriculture.ucanr.org/landingpage.cfm?article=ca.v058n01p35&fulltext=yes>

From: City of Camarillo Planning <Planning@cityofcamarillo.org>
Sent: Tuesday, May 4, 2021 3:34 PM
To: Joe Vacca <jvacca@cityofcamarillo.org>; David Moe <dmoe@cityofcamarillo.org>; Oksana Buck <obuck@cityofcamarillo.org>; Monique Martinez <mmartinez@cityofcamarillo.org>
Subject: FW: HE Request for Program 18 Addition

Janessa Gutierrez, Staff Assistant II
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PLEASE NOTE: Camarillo City Hall is open to walk-in traffic, during regular business hours Monday through Friday from 8:00 a.m. to 5:00 p.m. Although in-person business is now available, the City strongly encourages the community to take advantage of the City’s online, phone, and email options, to help prevent the spread of COVID-19. For information about how to access services, please see the City’s Frequently Asked Questions at www.cityofcamarillo.org/covid19.

From: Linda Braunschweiger <linda@housingtrustfundvc.org>
Sent: Tuesday, May 4, 2021 3:07 PM
To: City of Camarillo Planning <Planning@cityofcamarillo.org>
Cc: David Moe <dmoe@cityofcamarillo.org>; Jennifer Coile <jennifer@acmeplanning.com>; Ellen Brokaw <ellen@brokawnursery.com>
Subject: RE: HE Request for Program 18 Addition

Joe Vacca & Planning Department Staff,

Per my discussion with David Moe, we now see that the Farm Worker Housing Study has been moved into Program 5 of the Housing Element. Unfortunately, we did not see this in our review of the document. It is no longer necessary to read or include in the file my previous letter sent via email at 1:56 today.

However, we would appreciate if you would edit the sentence as follows: “The City will work with the advocacy groups, agricultural organizations, **AND THE COUNTY OF VENTURA** to plan and implement a countywide survey of farmworkers, **AGRICULTURAL** employers, and housing providers to further define housing conditions, needs and barriers **AND HOW THEY CAN BE ADDRESSED.**” Caps/bold there only to show the changes.

We thank the Planning Staff for including the Program into the Housing Element. We appreciate the work the City of Camarillo is doing on this Housing Element.

Linda Braunschweiger
CEO, Housing Trust Fund Ventura County
CEO, Housing Land Trust Ventura County
805-407-2455 Direct | 805-384-1144 Office

Greg Martin

From: Lousen, Kendall P CIV USN NAVB VCTY PT MUGU CA (USA)
<kendall.p.lousen@navy.mil>
Sent: Friday, February 5, 2021 10:45 AM
To: Destiny Timms; Greg Martin; Steve Conner
Cc: Lousen, Kendall P CIV USN NAVB VCTY PT MUGU CA (USA); Gathman, Jonathon L (Jon)
CIV USN NAVB VCTY PT MUGU CA (USA); Jacobsen, Kimberly M CIV USN NAVFAC SW
SAN CA (USA)
Subject: RE: Meeting w/ Rincon
Attachments: NBVC Economics VIP_APR2018_FINAL.pdf

Destiny / Greg / Steve –

I understand the City of Camarillo's Housing Element Text was from the 5th cycle (2013), which predates the Navy's completed 2015 JLUS and AICUZ Study to get incorporated in the last housing update. So we encourage the City of Camarillo General Plan/Housing Team to visit the NBVC 2015 Joint Land Use Study (JLUS) and NBVC 2016 Air Installations Compatible Use Zones (AICUZ) Study for Point Mugu to include military compatibility planning and policy framework to reflect NBVC's Military household needs in the 6th cycle Housing Element Update for Camarillo.

- **JOINT LAND USE STUDY (JLUS, Sept. 2015):** The NBVC JLUS was completed through local efforts and sponsor VCTC, with the participation of NBVC, County of Ventura, Cities of Camarillo, Port Hueneme, and Oxnard, the Oxnard Harbor District, and other stakeholders as well as members of the public. The JLUS assessed 25 compatibility factors, such as Air Quality, AT/FP, Energy Development, Frequency Spectrum, Housing, Land Use, Noise and Vibration, Water Quality / Quantity. The JLUS identified 82 compatibility issues, and 136 strategies to address the issues. It is important to note that JLUS are community driven efforts, developed with support from the military installation and DoD; but military are not the lead either in planning or implementation by the military. The reason for this community leadership role is to respect the role of local government in land use decision making, and to build support for Communities to execute the Navy JLUS strategies. Below, are the websites to access the NBVC JLUS docs.
 - ➔ NBVC JLUS – Executive Summary: <https://www.ventura.lafco.ca.gov/wp-content/uploads/Joint-Land-Use-Study-Executive-Summary.pdf>
 - ➔ NBVC JLUS – Background Report: <https://s29450.pcdn.co/wp-content/uploads/Joint-Land-Use-Study-Background-Report.pdf>
 - ➔ NBVC JLUS – Final Report: <https://www.ventura.lafco.ca.gov/wp-content/uploads/Joint-Land-Use-Study-Report-1.pdf>

- **AIR INSTALLATIONS COMPATIBLE USE ZONES (AICUZ):** NBVC released an update to the Point Mugu AICUZ Study (Endorsed by CNO, Jul. 2016), which defines the noise and safety footprint for the Point Mugu airfield, and provides recommendations to address any identified incompatible land uses. The AICUZ update is an important companion to the NBVC JLUS, as it includes more up-to-date noise and safety contours, which incorporates key mission and operational changes that were not available before the JLUS was finalized. AICUZ identifies airfield noise contours, expressed as Community Noise Equivalent Level contours, as well as Clear Zones and Accident Potential Zones, which identify areas where an aircraft accident is most likely to occur, if an accident were to take place. The AICUZ Study combines noise contours, accident potential zones, and land use compatibility analysis, and provides analysis of community development trends, land use tools, and strategies to prevent incompatible development. Below, please find the website to access the NBVC 2015 AICUZ Study for Point Mugu.

➔ Point Mugu AICUZ Study:

https://www.cnrc.navy.mil/content/dam/cnrc/cnrcsw/NBVC/pdfs/FINAL_NBVC%20Point%20Mugu%20AICUZ%20Study_December%202015.pdf

Furthermore, it is essential that both NBVC and City of Camarillo develop mutually compatible goals and policy framework of their Housing Element to satisfy the needs of both our communities. Let me know if you have any specific questions/need additional information from NBVC, thank you.

--

Respectfully,

Kendall P. Lousen ("Kenny")

NBVC - Community Planning Liaison Officer

O: 805-989-9746

C: 805-405-0659

E: kendall.p.lousen@navy.mil

From: Destiny Timms <dtimms@rinconconsultants.com>

Sent: Friday, February 5, 2021 8:59 AM

To: Lousen, Kendall P CIV USN NAVB VCTY PT MUGU CA (USA) <kendall.p.lousen@navy.mil>

Cc: Greg Martin <gmartin@rinconconsultants.com>

Subject: [Non-DoD Source] Meeting w/ Rincon

Good morning Kendall,

This is a reminder that you are scheduled for phone call meeting today with Rincon Consultants regarding the Camarillo Housing Element at 1:00 PM with Greg Martin and Steve Conner.

They would like to have the phone call via Microsoft Teams. If you are okay with that, you will receive an invite today before 1:00 and you can use your phone to chime in using the invite provided (you may have to create an account via the app) . In addition, we can chime in other team members that you mentioned during are call yesterday if they are available.

Let me know if you have any questions.

Thanks!

Sent from [Mail](#) for Windows 10

Greg Martin

From: Jeffrie Madland
Sent: Friday, October 16, 2020 10:24 AM
To: Joe Vacca; David Moe; Oksana Buck
Subject: FW: Housing Element First Workshop Input

Forwarding this comment re Housing Element Workshop:

From: Philip Lansdown <integra491@gmail.com>
Sent: Thursday, October 15, 2020 4:40 PM
To: City Clerk Internet EMAIL Group <cityclerk@cityofcamarillo.org>
Subject: Housing Element First Workshop Input

2021-2029 Housing Element Update

With respect to the valued services rendered by the City and Environmental Consulting firms, I believe the inclusion of professional business and economic forecasts would contribute greatly to any 2021-2029 building projections.

The Ventura and Californian economies have changed considerably and with the likely imminent reversal of the federal tax stimulus and covid-19 bail out funds, the long-term demand for housing will be greatly affected.

Provision should be made to include contributions from those important disciplines.

Phil Lansdown

Greg Martin

From: City of Camarillo Planning
Sent: Tuesday, August 25, 2020 10:30 AM
To: Oksana Buck; David Moe
Cc: Monique Martinez
Subject: FW: Camarillo Housing Element Update

Please see public comment below.

Community Development Department

[City of Camarillo](#) | 601 Carmen Drive, Camarillo, CA 93010
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Beginning June 29, 2020, Camarillo City Hall will be open to the public, Monday through Friday from 8:00 a.m. to 5:00 p.m. PLEASE NOTE: Face coverings are required to enter City Hall. We encourage all community members to continue to utilize services that are available online, or over the phone, as much as possible in order to maintain social distancing and help slow the spread of COVID-19. For more information and updates, please visit www.cityofcamarillo.org/covid19.

From: Maureen Jones <maureen.jones@epsilonconversant.com>
Sent: Tuesday, August 25, 2020 10:12 AM
To: camarillosustainablegrowth@gmail.com; City of Camarillo Planning <Planning@cityofcamarillo.org>
Subject: RE: Camarillo Housing Element Update

Enough housing is going up – Camarillo needs better street lighting at night and speed bumps in residential areas (like Granada Street off Carmen/Ventura Blvd). Camarillo needs updated schools K-12th. Adolfo HS is falling down; classes are overcrowded, etc. Any further low income housing is going to bring with it much more crime, drop in home values and everything else that goes along with it. Starting about 3 each day the 101 North is a parking lot!!

We don't need "new" housing we should be repurposing existing buildings/homes. We don't need more housing we need to bring Camarillo's integrity, security and beauty back into.

More is not better (except if you're one of the corrupt public officials lining their pockets with bribes from developers and the like). Residents voted against a 90+ housing unit where kMart was. This will happen I'm sure even when our residents voted against it. Our counsel members and government offices are the only ones benefitting from new developments with all the kickbacks and freebies.

Troop is trying to make America great again. Let's see if we can't do the same for Camarillo. Bring in representatives who don't have hidden agendas and truly want to see Camarillo prosper again.

From: Camarillo Sustainable Growth <camarillosustainablegrowth@gmail.com>
Sent: Tuesday, August 25, 2020 9:47 AM
To: Maureen Jones <maureen.jones@epsilonconversant.com>
Subject: Camarillo Housing Element Update

Greg Martin

From: David Moe <dmoe@cityofcamarillo.org>
Sent: Tuesday, May 18, 2021 9:52 AM
To: Greg Martin
Cc: Oksana Buck
Subject: [EXT] FW: Housing Element Workshop

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

From: Jerry Schrum <jdschrum@gmail.com>
Sent: Sunday, September 13, 2020 4:14 PM
To: David Moe <dmoe@cityofcamarillo.org>
Subject: Housing Element Workshop

David,

I listened to the presentation during the Camarillo Housing Element workshop a few weeks ago, and I understand the requirement for the City to update the housing development plan. Although I understand the need for more housing, I also have a concern about saving the areas currently zoned as Open Space within our City. I have read the extensive section within the General Plan that discusses the need & the virtues of Open Space areas and I was wondering if there is an opportunity to insert into the upcoming housing element plan a statement or condition to retain our current limited Open Space areas? Being somewhat unfamiliar with this process, it was not clear to me how and where that sort of input could be added during the process.

Jerry Schrum
2997 Patina Ct, Camarillo, CA 93010
805-415-1219

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Ginny Connell, Executive & Clinical Dir
450 Rosewood Ave. Suite 215
Camarillo CA 93010

Ventura County Homeless & Hsng Co
Cathy Brudnicki, Executive Director
1317 Del Norte Road, Suite 100
Camarillo CA 93010

Pleasant Valley School District
Doctor Angelica Ramsey
600 Temple Ave
Camarillo CA 93010

American Red Cross Ventura County
Jim McGee, CEO, Central Coast Region
836 Calle Plano
Camarillo CA 93012

Camarillo Hospice Foundation
Sandy Nirenberg, Executive Director
400 Rosewood Ave, Suite 102
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Sharon M. Francis, CEO
P.O. Box 1045
Camarillo CA 93011

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Dennis Laack, President
3100 Wright Rd
Camarillo CA 93010

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June Ewart, Community Coordinator
391 S. Dawson Drive, Suite 1A
Camarillo CA 93012

Kiwanis Club of Camarillo
Doug Hill, President
P.O. Box 533
Camarillo CA 93011

Legal Debt Foundation
Marc Mathys, Founder
330 Wood Rd
Camarillo CA 93010

Meadowlark Service League
Anita Lawrence, President
P.O. Box 3063
Camarillo CA 93011

Mission Without Borders
Tammy Soria
711 Daily Drive, Suite 120
Camarillo CA 93010

Pacific Camps Family Resource, Inc.
Bob Harley, Executive Director
380 Mobil Ave.
Camarillo CA 93010

Rebuilding Together Ventura County
Barbara Stein, Executive Director
509 Daily Drive
Camarillo CA 93010

Rotary Club of Camarillo
Mitchell Crespi, President
P.O. Box 171
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United Way of Ventura County
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Oxnard Union High
Tom McCoy
309 S. K Street
Oxnard CA 93030

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Camarillo Old Town Association
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Oxnard CA 93030

Draft 2021-2029 Housing Element Update

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May 2021

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Michael Nigh
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702 County Square Drive, Suite 100
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Many Mansions
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May 2021

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Date: 5/28/2021

To: California State Department of Housing and Community Development (HCD)

Project: Draft 2021-2029 Camarillo Housing Element Update

From: Greg Martin, Senior Planner/Project Manager

E-mail: gmartin@rinconconsultants.com

cc:

Re: Draft Housing Element Update submittal

Thank you very much for accepting this electronic submittal of the Draft 2021-2029 Camarillo Housing Element Update. Rincon Consultants is submitting this Draft Housing Element on behalf of the City of Camarillo, which is located in Ventura County, California. This Draft Housing Element was approved for submittal to HCD for your review by the Camarillo City Council on Wednesday, May 26th. After receiving HCD's comments on this Draft Housing Element the City and its Housing Element consulting team (including Rincon and Veronica Tam & Associates) will work with HCD to address those comments, with a goal of adopting a Final Housing Element by the statutory deadline of October 15th, 2021.

Thank you very much, and please let me know if you have any questions or requests. We look forward to working with you towards the goal of completing, adopting, and receiving certification from HCD of the City's 2021-2029 Housing Element Update.