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Date: 10/11/2021

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

Project: Adopted 2021-2029 Camarillo Housing Element Update

From: Greg Martin, Senior Planner/Project Manager

E-mail: gmartin@rinconconsultants.com

cc:

Re: Adopted Housing Element Update submittal

Thank you very much for accepting this electronic submittal of the Adopted 2021-2029 Camarillo Housing Element Update. Rincon Consultants is submitting this Adopted Housing Element on behalf of the City of Camarillo, which is located in Ventura County, California. This Adopted Housing Element was adopted and approved for submittal to HCD by the Camarillo City Council on Wednesday, September 29th, 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 receiving certification from HCD of the City's 2021-2029 Housing Element Update.

City of Camarillo

2021 - 2029

Housing Element



Adopted September 29, 2021
CC Resolution No. 2021- 99



7.0 City of Camarillo Housing Element

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RESOLUTION NO. 2021-99

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMARILLO ADOPTING THE 2021-2029 HOUSING ELEMENT OF THE GENERAL PLAN

The City Council of the City of Camarillo resolves as follows:

SECTION 1. General Findings. The City Council of the City of Camarillo finds and declares as follows:

- A. The Housing Element is a mandatory Element of the City's General Plan.
- B. The final draft 2021-2029 Housing Element Update of the City of Camarillo's General Plan was considered by the Planning Commission at their special meeting of August 31, 2021, in accordance with the procedure established by the State of California General Plan Guidelines. At that meeting, the Planning Commission recommended that the City Council adopt the 2021-2029 Housing Element Update.
- C. A duly noticed public hearing was held by the City Council on September 29, 2021, at which time all testimony was heard regarding the final draft 2021-2029 Housing Element Update.
- D. The City Council has reviewed the final draft 2021-2029 Housing Element Update, as required by the guidelines for the State of California, and which includes updated demographic/housing information, Regional Housing Needs Assessment (RHNA), and updated housing programs.
- E. The final draft 2021-2029 Housing Element is consistent with the other Elements of the City's General Plan and will not conflict with other policies contained in the General Plan.

SECTION 2. Environmental Review. As set forth in the Negative Declaration (ND 2021-9), updating the Housing Element will not have a significant effect on the environment, as no development is being proposed with this update. The Housing Element is a policy document that will be used when considering future development.

SECTION 3. Project Findings. The City Council, after review of the project, finds:

- A. The State of California requires the adoption of a General Plan, which includes the Housing Element as one of the mandated Elements.
- B. The update to the Housing Element provides more recent information necessary to be considered in making land use decisions, reflecting changes deemed necessary by the State of California Department of Housing and Community Development for the Housing Element to be deemed in compliance with State Housing Element Law.
- C. The update to the Housing Element implements the provisions of the RHNA as mandated by State law.
- D. The final draft 2021-2029 Housing Element land inventory relies on nonvacant sites to accommodate more than 50 percent of the housing needs for lower-income households, which triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period.

E. The existing use on nonvacant sites is not an impediment to residential development because recent residential development projects had similar prior uses, are in the same area, and have the same zoning as the nonvacant sites listed in the land inventory. It is therefore reasonable to foresee that the sites in the land inventory have the same development potential, at the same density, as the recently developed projects. These nonvacant sites are primarily developed with commercial uses, which do not impede additional residential development because units can be built above the existing commercial uses. The building height limit is 35 feet in the Camarillo Old Town (COT) Zone and 40 feet in the Camarillo Commons Mixed-Use (CCM) Zone. The maximum height of 35 and 40 feet would allow second and third story residential development over the existing commercial development that is predominately one story.

F. Updating the Housing Element does not create environmental impacts, as it will be used as a tool for considering projects in making land use decisions which relate to the environment based upon housing issues for the City and region.

G. The update of the Housing Element is consistent with the housing programs in the Element and the goals of other Elements of the General Plan for the City of Camarillo.

SECTION 4. Approval of the 2021-2029 Housing Element Update. The City Council approves the 2021-2029 Housing Element Update of the General Plan.

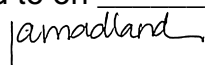
SECTION 5. Office of Record. The record of proceedings upon which this decision is based is located in the Department of Community Development, which is the office of record for the same.

SECTION 6. Effective Date. This Resolution is effective upon adoption.

PASSED AND ADOPTED September 29, 2021.




Mayor

Attested to on 10 / 04 / 2021.


City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Resolution No. 2021-99 was adopted by the City Council of the City of Camarillo at a regular meeting held September 29, 2021, by the following vote:

AYES: Councilmembers: Kildee, Mulchay, Santangelo, Trembley, Mayor Craven
NOES: Councilmembers: None
ABSENT: Councilmembers: None



City Clerk





7.0 City of Camarillo Housing Element

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7.0 City of Camarillo Housing Element

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. The City used an “interested parties list” from the 2020-2024 Regional Consolidated Plan outreach efforts. The interested parties list included a broad spectrum of the public, including groups that might include lower-income households. Appendix D 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. The workshops and meeting events (listed in Appendix D) were advertised in the newspaper, on Facebook, on the Marquee Sign at Constitution Park, on the Government Channel, on the City's website calendar, and notices for each event were sent to the interested parties lists via postcard and email.

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



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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, 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 population

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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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 below and Figure 7-1 on the following page), 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.

B. AGE

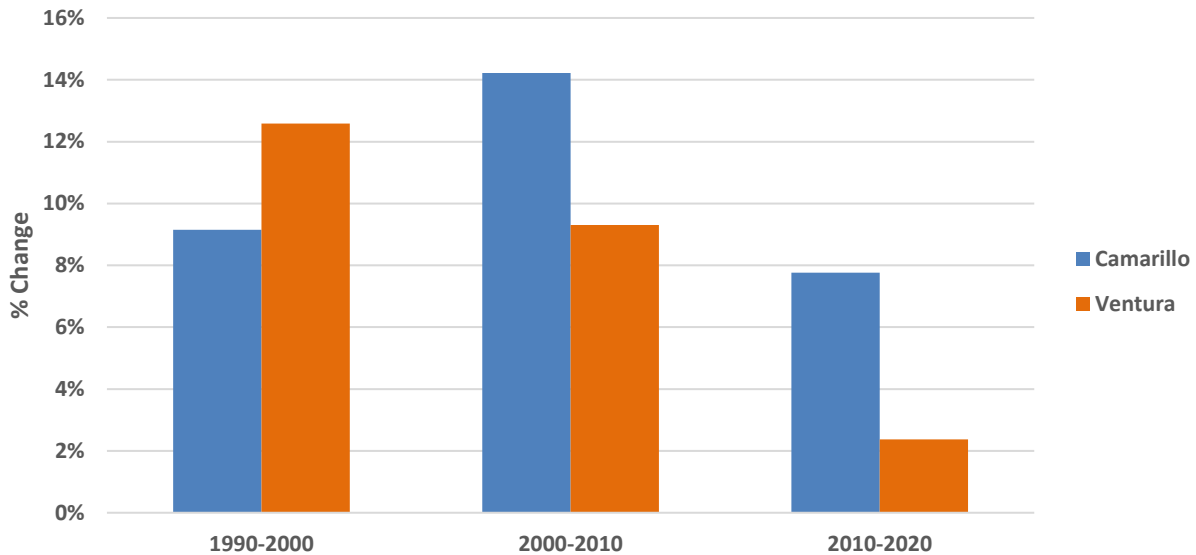
Housing needs can be influenced by a City's age characteristics. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table 7-2 provides a comparison of the City's and County's population by age group in 2018. This table shows that 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).

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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Figure 7-1 Population Growth, 1990-2020 – Camarillo vs. Ventura County



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.

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.



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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).

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



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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 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.

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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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).

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



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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.

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.



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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).
- 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%
<p>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 assistance rather than on precise numbers.</p> <p>Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.</p>									



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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 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



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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,



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adding 48,000 new jobs and bringing the total number of jobs in Ventura County to approximately 397,500 by 2026.

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.



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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					



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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 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



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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 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.						



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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



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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.

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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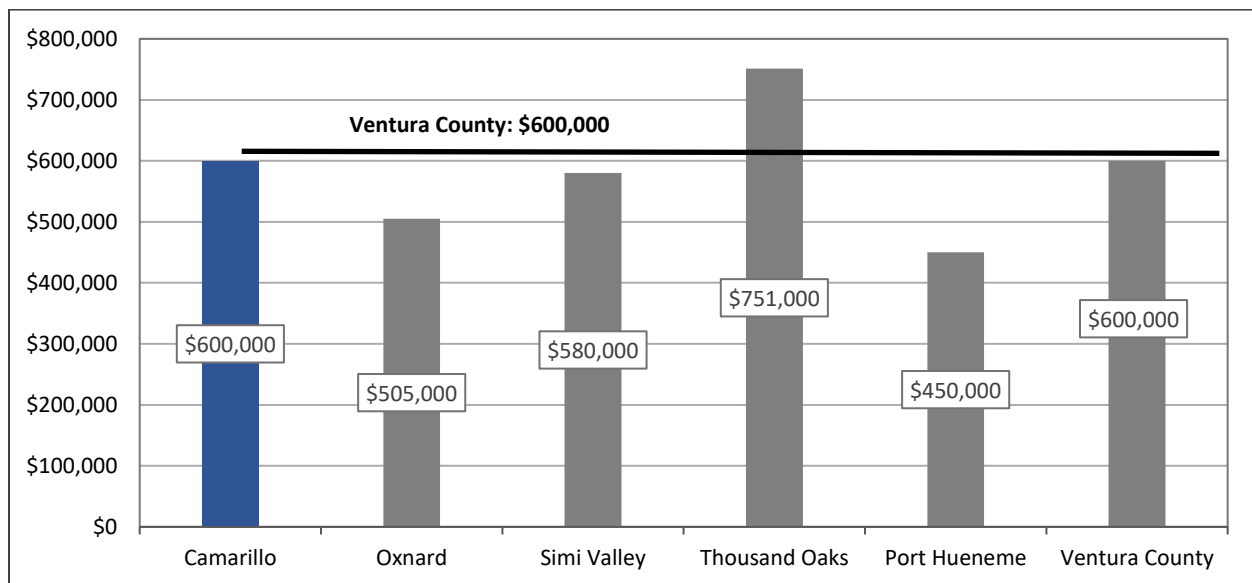
Table 7-17 Housing Vacancy

	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%

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.



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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.

"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%

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 Tallied			
	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.

Under State and federal laws, local governments are required to provide “reasonable accommodation” to persons with disabilities when exercising planning and zoning powers. In



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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. Decision-making criteria for approval of larger group homes (7 or more persons) is provided in Camarillo Municipal Code chapter 19.62.030 – Conditional use permit findings and conditions. A conditional use permit is likely to be approved when the applicant shows, and the Planning Commission finds as follows: that the large group home is at an appropriate location; that the large group home is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the general plan and is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located; that the site for the large group home is adequate in size and shape to accommodate the use and all of the yards, setbacks, walls or fences, landscaping and other features required in order to adjust the use to those existing or permitted future uses on land in the neighborhood; that the site for the proposed large group home relates to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use; that the conditions set forth as part of the approval of the conditional use permit are deemed necessary to protect the public health, safety, and general welfare.

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.



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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.

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.

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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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.

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

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



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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:

- The Springs – 259 single-family units
- 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
- 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

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>



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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.

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.				

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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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

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

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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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 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

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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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).

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.

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



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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, 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.			

Anecdotal comments on farmworker population and income data were provided by the Executive Director of *House Farm Workers!*, a non-profit that advocates for farmworkers in Ventura County. According to the comment, there are approximately 40,000 farmworkers employed in Ventura County, and the average annual farmworker salary is \$20,000 per year¹⁶. The comments suggested that farmworkers in Camarillo and Ventura County are under-counted and more accurate data is needed to assess farmworker housing needs. Therefore, data from the 2017 Census of Agriculture, conducted by the United States Department of Agriculture National Agricultural Statistics Service (NASS) was consulted for comparison. The NASS data did not include subpopulation estimates for Camarillo. According to the data, there were 22,694 hired farmworkers in Ventura County in 2017. Therefore, a comparison of USDA data indicates that the ACS data does not undercount the population of farmworkers. As discussed above, it

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>

¹⁶ The See public comment email in Appendix D.



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could be assumed that 2.4 percent (544) of the County's farmworkers live in Camarillo. Farmworkers are typically categorized into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year-round by the same employer. A seasonal farmworker works on average less than 150 days per year and earns at least half of their earned income from farmwork. Migrant farmworkers are seasonal farmworkers who have to travel to do the farmwork so that they are unable to return to their permanent residence within the same day. Among the 22,694 hired farmworkers in Ventura County, 12,165 were hired as seasonal workers and 3,595 were hired as migrant workers. Therefore, approximately 292 (2.4% of 12,165) seasonal workers and 86 (2.4% of 3,595) migrant farmworkers potentially live within the City.

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 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.

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 income¹⁷.

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:

¹⁷ 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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- 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.

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



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involves focusing new and existing tools and resources on the following three sub-populations of homeless persons and those at risk of becoming homeless.¹⁸

- **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 84,000,¹⁹ 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.

¹⁸ Source: 10-Year Strategy to End Homelessness for Ventura County, June 2007

¹⁹ 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 Ethnicity²				
• 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%
¹ Gender estimates based on responses from a limited sample: Camarillo-18; Ventura County-874. ² 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

No.	Project	Year Built	Unit Type	Total Units	Affordable Units	Covenant Length (years)	Covenant Expiration Date	Document Type	Ownership
Rental Developments									
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



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No.	Project	Year Built	Unit Type	Total Units	Affordable Units	Covenant Length (years)	Covenant Expiration Date	Document Type	Ownership
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
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									
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



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No.	Project	Year Built	Unit Type	Total Units	Affordable Units	Covenant Length (years)	Covenant Expiration Date	Document Type	Ownership
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
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 2020.²⁰ 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 agreement with the City, the factors associated with opting out of the Section 8 contract mitigate against conversion.

²⁰ Southern California Association of Governments Pre-Certified Local Housing Data for the City of Camarillo, August 2020.



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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),²¹ 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 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

²¹ California Government Code Section 65863.10. subdivision (e)(2)21 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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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.²² 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.

²² 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
<p>Market value for at-risk units is estimated with the following assumptions:</p> <ol style="list-style-type: none"> 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 = \$5.66.²³ 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.²⁴

²³ National Apartment Association survey of subsidized properties, 2016 Survey of Operating Income & Expenses in Rental Apartment Communities.

²⁴ 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 household	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				

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

	(A)	(B)	(C)	(D)
Unit Size	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, AMLI 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 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



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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 units²⁵ (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.

²⁵ 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-C-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 floor of a mixed use



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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.

The 4th and 5th Cycle Housing Elements included sites 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. In accordance with AB 1397, realistic capacity for the 6th Cycle sites in the Camarillo Commons Specific Plan is based on a review of the 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 a more recent analysis performed by Rincon Consultants as part of this 2021-2029 (Cycle 6) Housing Element. Both are described below.

Estimating Residential Capacity for Lower-Income Sites

The estimated realistic residential capacity for the lower-income Sites Inventory is based on the achieved density of recently approved and built projects in which overparked strip malls (without big chain/anchor stores) and single-story commercial sites (under-utilized in zones which allow higher density development and up to four stories) have been redeveloped with residential components, as described in more detail below. Most of the lower-income sites are within the Camarillo Commons Specific Plan and Camarillo Old Town area and contain existing development (greater than 50 percent of the total units designated for the development of lower-income households in the Sites Inventory). Only one other site is proposed for lower-income household development, and it is vacant and located directly adjacent and south of the soccer fields at Village at the Park. Most of the units designated for development of lower-income housing are also within zoning designations which allow for mixed uses to include residential at viable densities, as described in more detail below.

ERA Analysis of Camarillo Commons Sites

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.



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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 of Camarillo Commons Sites

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. This conservative approach is a reduction of the realistic capacity of 80 percent of the maximum density allowed assumed for the 5th Housing Element cycle. As indicated in Table 7-39, the maximum allowed density for properties within the Camarillo Commons Specific Plan varies. Therefore, the City could allow more than 30 units per acre under the flexibility of the Plan. Assuming a more conservative maximum density of up to 30 units per acre (the maximum allowed in RPD zones), an 80 percent assumption would provide for 24 units per acre.

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. Although these sites were previously included in the Cycle 5 Housing Element and could potentially be re-developed for commercial uses rather than residential, the City anticipates these sites to accommodate lower-income units because several nearby affordable housing projects are in entitlement processes with viable densities for the development of lower-income household units, as described in more detail in the discussion below on Proposed Projects (Entitled/Not Built) in this section. Projects within or nearby the boundaries of the Camarillo Commons Specific Plan include the former Stockyard Lumber site on Barry Street (RPD-205), Habitat for Humanity on Barry Street (RPD-203), and a Mixed-Use Project on Arniell Road (CUP-400). A maximum density of 20 units per acre represents an assumed realistic capacity of approximately 67 percent of the maximum allowed density. This assumed realistic capacity is also consistent with the adequate minimum default density for the development of lower income housing within an incorporated city that has a population of less than 100,000 within a non-metropolitan county (Ventura County), as specified in Government Code Section 65583.2(c)(3) and the June 20, 2012 HCD Guidance Memorandum regarding the Default Density Standard Option - 2010 Census Update.

The more recent projects the City used in its current analysis of realistic development capacity for lower-income residential 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.



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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. Because these recent projects are in the same area and have the same zoning as the nonvacant sites listed in the land inventory, it is reasonable to foresee that the sites in the land inventory have the same development potential. These nonvacant sites are primarily developed with commercial uses, which do not impede additional residential development because units can be built above the commercial uses. The building height limit is 35 feet in the Camarillo Old Town (COT) Zone and 40 feet in the Camarillo Commons Mixed-Use (CCM) Zone. The maximum height of 35 and 40 feet would allow second and third residential development over the existing commercial development that is predominately one story.

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	25.0	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



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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.

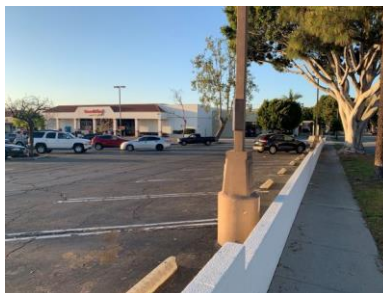
Overview of Area CCG-1



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



Area CCG 4: Pickwick Drive 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.



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Overview of Area CCG 4





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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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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
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, including 100 very low- and low-income, 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 Planning Commission resolution approving this project granted a waiver of the requirement to provide recreational vehicle (RV) parking in exchange for providing five percent of the project, or 20 units, to be restricted to very low-income households. The Planning Commission approved the project subject to the conditions of approval, which were made part of the resolution. Conditions of approval numbers 112 through 115 require that the developer enter into and record an Affordable Housing Agreement with the City prior to issuance of building permits. The agreement must include but is not limited to the following provisions: that 20 very low-income units are provided, that the units will comply with the City Council's Inclusionary Housing Policy, and that the affordable units are seven studios, seven one-bedroom, and six two-bedroom units.

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



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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.

The Barry Street/Former Stock Lumber Site project is a City-initiated project on a City-owned property. The City acquired the property in 2018 and partnered with non-profit housing developers to provide a 36 very low-income and 31 low-income unit residential development. The City purchased the property with Housing Tax Exempt Bond Proceeds, which may only be used on affordable housing activities. The City anticipates the project to receive entitlements and begin construction in 2022. A new program, Program 18 – City-Initiated Affordable Housing Projects, is added to the Housing Element to reflect these 36 very low-income and 31 low-income units included in the City’s land inventory.

The Arneill Road Mixed-Use Site project is a City-initiated project on a City-owned property. The City acquired the property in 2017 and is currently working with RRM Design Group on preparing the entitlements application package for a mixed-use project including nine very low-income units. The City purchased the property with the 2006 Housing Tax Allocation Bonds in Camarillo Corridor Projects Fund, which may only be used on affordable housing activities. A new program, Program 18 – City-Initiated Affordable Housing Projects, is added to the Housing Element to reflect these 9 very low-income units included in the City’s land inventory.

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)*	RPD-205	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.						



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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 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



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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-C-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.

Table 7-C-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.



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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. 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



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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 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



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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 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.

7.4 CONSTRAINTS

7.4.1 Governmental Constraints

A. ZONING DESIGNATIONS AND DEVELOPMENT STANDARDS

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



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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 DUs ³
Rural Density		Single family on rural lots	1,952	4,880
Low Density		Single-family detached in subdivision. 5 du/ac permitted with clustering	2,706	13,530
Low-Medium Density		Single-family in clusters, townhouses, and duplex type units	1,108	11,080
Medium Density		Garden, two-story, or studio apartments	213	3,834
High Density		Two- and three-story apartments	291	8,730
Mobile Home		Mobile homes	148	1,036
Total			6,418	43,090
Current⁴ Number of Dwelling Units in City				27,789
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				

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-C-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).



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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. As of July 5, 2021, California Senate Bill 8 was passed in the Senate and forwarded to the State Assembly SB 8, would amend the Housing Crisis Act of 2019 (SB 330), and extend its provisions for an additional 5 years (to 2030). Should Title 20 be considered an impediment to providing affordable housing units and complying with RHNA, SB 8 would ensure that Title 20 could not be implemented during the 6th Cycle SCAG Planning Period (October 15, 2021 – October 15, 2029). In addition SB 8 would ensure that the RDEB would not conflict with streamlined ministerial projects such as SB 35 and other by-right provisions.

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 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.



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Development applications are evaluated on a variety of criteria, including project design, architecture, and infrastructure improvements necessary to serve the project. 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. 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.

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
- 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



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City's ability to provide for the additional 1,376 housing units established in the RHNA for this planning period.

The City's RDEB is not a constraint to development. Projects that are 100% affordable are exempt from the RDEB process. Projects that are not 100% affordable, but have an affordable component, receive bonus points through the RDEB process which makes the project more likely to receive an allocation if there are competing projects. If a project receives an allotment, but fails to construct the units in one year, the remaining allotment rolls over into the subsequent year. City's RHNA is 1,376 units for the 8-year planning period. With 400 RDEB available allotments per year, there is a potential for 3,200 new housing units over the 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 ¹	7,000 ¹	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 ²	0
Minimum Rear Yard (ft.)	20	20	20	5	10 ³	0	10 ³
Maximum Building Height (ft.)	35	25	25 ⁴	25 ⁵	35 ⁶	45	35 ⁵
Source: Camarillo Zoning Code ¹ Minimum but may be higher depending on subzone ² No interior side yard required; side yard adjacent to a public road equal to the front yard setback requirement ³ Plus 10 additional feet for each 10 feet of building height in excess of 25 feet, not to exceed 50 feet ⁴ Buildings over 25 feet may be permitted subject to a RPD permit ⁵ Buildings over 25 feet may be permitted subject to a CUP ⁶ 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. Although the discretionary process for RPDs and CUPs could be viewed as a constraint to the development of lower-income sites that the City has included in the Cycle 6 Housing Element Sites Inventory, the process allows for flexibility in the design standards in exchange for projects with affordability components. Therefore, these discretionary processes are not considered a constraint.

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



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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.

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



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City is often able to reduce or modify development standards to improve housing affordability. A Residential Planned Development Permit is required for multi-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-acres 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 to accommodate innovative design are approved as appropriate based on the specific merits of the project.



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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 apartment 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.

The City has considered the cumulative impacts of its land use controls upon the cost and supply of housing, including the ability to achieve maximum densities. In response to those cumulative impacts, the City has allowed (and will continue to allow) exceptions or concessions to the development standards in exchange for affordable housing components in proposed developments through the discretionary process of approving Conditional Use Permits and Residential Planned Developments. These exceptions include reduced setbacks and reduced parking requirements, which allow the developer to achieve higher densities and therefore build more housing supply; and reduce the unrecoverable costs of parking construction and smaller building footprints associated with setbacks. In addition, the City offers density bonus incentives in exchange for affordable housing components in proposed developments. The City also offers development review streamlining components such as encouragement of pre-application meetings and simultaneous processing of entitlements to minimize the burdens and costs of the development review process. Therefore, the City and developers have a range of flexible options that help mitigate the cumulative impacts of its land use controls upon the cost and supply of housing. The following discussions provide more detail about these efforts.



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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.

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.



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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, 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. The Community Development Director may approve, conditionally approve, or deny an application for a reasonable accommodation for an existing use or a proposed new use that only requires a ministerial permit or approval. If the project for which the request for a reasonable accommodation is made requires a discretionary permit or approval, then the application for a reasonable accommodation will be heard at the same time as the other discretionary permit or approval. The Director and Approving Bodies must make approval findings which include requirements that the request is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling, that the request will not impose an undue financial or administrative burden on the City, that the request will not result in a fundamental alteration in the nature of the city's zoning code, and that the request will not result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others. These findings are compliant with fair housing laws and therefore not considered a constraint.

- **Reasonable Accommodations Criteria and Process.** The purpose of Reasonable Accommodations, Chapter 16.08 of the Camarillo Municipal Code, is to establish a process for individuals with disabilities seeking equal access to housing to request a reasonable accommodation in the application of the city's land use, zoning, and building standards, regulations, policies, and procedures and to establish relevant criteria to be used when considering such requests. Any individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities may seek relief from any land use, zoning or building standard, regulation, policy or procedure to ensure equal access to housing and to facilitate the development of housing for individuals with disabilities. Requests for a reasonable accommodation must be submitted on an application form provided by the department, or in the form of a letter addressed to the director. If an individual needs assistance in making a request for a reasonable accommodation, the city will provide assistance to ensure that the process is accessible.



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The director will issue a written determination to approve, conditionally approve, or deny a request for a reasonable accommodation within thirty days of acceptance of a complete application. The written determination must explain in detail the basis of the decision, including the director's findings. The director must mail written notice of the determination to the applicant and as part of such notice advise the applicant of the right to appeal the determination. The written decision to approve, conditionally approve, or deny a request for a reasonable accommodation must be based on the following findings, all of which are required for approval: the requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws; the requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling; the requested accommodation will not impose an undue financial or administrative burden on the city as "undue financial or administrative burden" is defined in the fair housing laws; the requested accommodation will not result in a fundamental alteration in the nature of the city's zoning code, as "fundamental alteration" is defined in the fair housing laws; the requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others. Any person who is dissatisfied by the decision made by the director on an application for a reasonable accommodation may appeal the director's decision to the planning commission. The appeal must be filed within ten days of the mailing of the director's decision. Upon the filing of a notice of appeal, the director will set the matter for a hearing before the planning commission to occur not later than forty-five days from the date of filing. Notice of the appeal hearing will be given to the applicant by mail at least ten days prior to the hearing. Any person who is dissatisfied by the decision of the planning commission may make a further appeal to the city council. The planning commission's decision will be final absent an appeal timely filed with the city council.

- **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 Act²⁶ 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

²⁶ California Health and Safety Code Sec. 17021.5 and 17021.6



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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

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"



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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.

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



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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 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 County²⁷.

- **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

²⁷ Ventura County 2020 Homeless Count and Subpopulation Survey Final Report: April 2020.



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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 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, and SRO units must be dispersed throughout the site. The total number of SRO units may not exceed 50 percent (i.e. projects with 100 percent SROs are not allowed) of the total number of residential units on a site. Therefore, this limitation is potentially a constraint on the City’s ability to provide a variety of housing types to accommodate housing at all income levels including housing for extremely-low income households. In particular, this requirement may pose a barrier to the conversion or adaptive reuse of motel or hotels to house people who are experiencing homelessness.
- **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.



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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	1½ spaces in a garage ¹
2 Bedroom	2 spaces in a garage ¹
3 Bedroom	2½ 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	
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. As discussed previously in this section, the flexibility allowed by the RPD and CUP processes and approvals (see notes in Table 7-41) mitigates constraints associated with parking standards in exchange for affordable housing components in proposed residential developments. The City has approved (and will continue to approve) affordable projects with reduced parking standards. Developers can propose and potentially build residential projects with higher densities because more site area is "freed up" by reduced parking requirements.

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



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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. 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



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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.

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:



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- (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
- (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.

INCLUSIONARY ZONING

The City's inclusionary housing requirements do not pose constraints on the development of housing. The existing City Council Policy 7.09 requires that affordable units are dispersed throughout the development with market-rate units, rather than be concentrated in one location; similar exterior appearance to market-rate units; available for occupancy at the same time as market-rate units; and distributed among a range of unit sizes and types. This policy does not prohibit 100% affordable projects or projects for special needs groups. Instead, it ensures that affordable units are of comparable quality and are integrated with the market-rate units for projects that are not 100% affordable. The City's Density Bonus Ordinance mirrors the State Density Bonus Ordinance, and allows for development standards waivers and concessions in exchange for affordable units. While a new residential development may provide affordable units, the developer receives waivers and concessions that partially, or fully, off-set the costs associated with providing affordable units.



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Affordable Housing Agreements are required for all projects that include affordable housing units such as townhomes, single-family homes, and apartments that received an incentive or concession from the City. Projects that are built specifically for persons with disabilities, supporting housing, transitional housing, or emergency shelters are not required to enter into an Affordable Housing Agreement.

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.

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

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. The City is committed to processing single- and multi-family projects expeditiously, but the timing of the process is highly dependent on the responsiveness of the applicant.

Permit processing procedures – the entitlements processing time largely depends on the application completeness at initial submittal, and responsiveness to any City comments as a result of completeness review. The process is summarized as follows:

- 1 Pre-application – the City offers a no-fee pre-application process to allow the applicant to submit preliminary proposal for initial review. This allows the applicant to learn of any potential issues before investing significant time and money into a project and formal application submittal.



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- 2 Development application – completeness review comment letter is issued within 30 days of application submittal, outlining items that need to be addressed before an application is complete.
- 3 Development Advisory Conference – once the application is complete, reviewing agencies provide draft conditions of approval for the proposed project. The applicant reviews the draft conditions at the meeting.
- 4 Public Hearings – project is presented to the Planning Commission and, if applicable, City Council for approval.

ENVIRONMENTAL REVIEW

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most projects in Camarillo are either Categorically 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. Categorically 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. These fees are readily available to all audiences via the fee schedules at the City services counters and online. The City Administrative Services Department is responsible for the online website accessibility statement, which commits the City to making the website accessible to all audiences, including compliance with published accessibility standards and guidance aimed at providing access for individuals with disabilities.

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:

- 1 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)
- 2 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).



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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.

The table below shows the actual fees paid on recent single and multi-family projects in the City of Camarillo, and includes a breakdown of per-unit fee calculations. These fees included those associated with application processing and development impact mitigation fees.



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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		\$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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Fee Category	Fee Amount	
	Single-Family (1 unit)	Multifamily (82 units)
Planning and Application Fees		
Annexation	\$4,561	\$18,057-\$35,926
Variance	\$6,442	\$6,442
Conditional Use Permit	\$6,629-\$19,784	\$6,629-\$19,784
General Plan Amendment	\$18,244 - \$37,613	\$18,244 - \$37,613
Zone Change	\$13,589 - \$36,489	\$13,589 - \$36,489
Planned Development Residential	\$3,582	\$3,582-\$28,670
Plan Review for Single-Family Residence	\$623	\$12,510
Accessory Dwelling Unit	\$893	\$893
Landscape Plan Check	\$598	\$1,978
Subdivision		
Lot line Adjustment	\$2,198	\$2,198
Tentative Tract Map	N/A	\$30,808-\$75,895
Environmental		
Initial Environmental Study	\$447	\$447-\$5,772
Environmental Impact Report, Mitigated	N/A	Consultant actual cost
Impact		
Fire	\$232	\$170
Parks	\$9,408	\$680,581
Water and Sewer	\$8,827	\$492,605
Traffic	\$7296	\$212,366
School	\$7,800	\$7,800
Undergoing utilities in-lieu fee	\$8,061	N/A
Public Works Review Fees	\$2,220	\$40,243
Total	\$157,074	\$1,977,955
Total estimated fees per unit	\$157,074	\$24,121



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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 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 day²⁸. 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 gallons per day²⁹. 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

²⁸ https://cityofcamarillo.org/departments/public_works1/sanitary.php, accessed February 17, 2021.

²⁹ 2015 Camrosa Water District Urban Water Management Plan, Revised 11/15/18.



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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-C-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 Water District, Pleasant Valley Mutual Water District, and the CA-American Water 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, Camrosa³⁰, Crestview³¹ and Pleasant Valley Mutual³² 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-C-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 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 for City water customers (including restriction on watering hours and duration), water impact analysis/offset demand studies for new development and additional water conservation measures that apply upon the

³⁰ <https://www.camrosa.com/about/water-systems/>, accessed February 18, 2021

³¹ <https://www.crestviewwater.org/>, accessed February 18, 2021

³² <https://www.pvmwc.com/reports>



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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 547 gallons per day per capita by 2025 and 42 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 was provided in February 2021 and responses to SWRCB were provided by the March 31, 2021 deadline. 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 mitigated for both water quality and flood control quantity by a comprehensive storm drain/flood control system maintained by both the City and the Ventura County Watershed Protection District. The system collects storm water runoff utilizing streets, gutters, storm drain inlets, pipes, open channels and other conveyances until it reaches downstream waterbodies in the Calleguas Creek Watershed. 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



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limited³³. 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. To control pollutants and runoff volume flowing from impervious surfaces, applicable new development and redevelopment projects must meet the current Permit requirements to mitigate stormwater runoff through infiltration, storage for reuse, evapotranspiration, or bioretention/biofiltration. 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.

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.

³³ Ventura County Watershed Protection District Report on Benefit Assessment Program Fiscal Year 2018/2019.



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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.

The limited availability of buildable land is likely also the biggest contributor to lack of housing affordability for lower-income households in Camarillo. As discussed in Section 7.2.5.D., the median sales price of homes was \$600,000 in 2020, while the maximum affordable home price for moderate-income households ranges from \$292,000-\$455,000 for a range of 1 to 5 person households. Affordable rents ranged from \$420-\$2,600 per month, while average rents ranged from \$1,695-\$5,800. This indicates that moderate-income households may be able to afford rents and smaller homes in Camarillo, but lower-income and larger households will likely have difficulty finding adequately-sized affordable housing for purchase or rent without overpaying (i.e., paying more than 30-35 percent of their household income).

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.

As discussed in Section 7.2.7.D., the average cost to construct one unit in Camarillo would be \$103,575, but that estimate does not consider the cost of land – which would likely increase the estimate considerably.

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



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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 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%
Total	975	75.0%	9.7%	13.8%

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

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.



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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 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.

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.*



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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, 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



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- h. Limits through deed restriction the initial and subsequent renters/purchasers of affordable units to those certified by the City as being eligible households
- i. Requires for-sale affordable units to be owner-occupied
- j. Prohibits buyers of for-sale affordable units from being dependent students, owners of other real property, and owners of liquid assets with a total value of greater than \$100,000
- k. Limits the resale price of an affordable unit to that which is affordable to the same income category as the seller
- l. Requires a minimum covenant term of 55 years for rental affordable units
- m. Requires a minimum covenant term of 55 years for for-sale affordable units, resetting with each subsequent transfer of property title

Responsible Agency: City of Camarillo Community Development Department

Timeframe: Ongoing

Funding Source: General fund

Program Objective: Maintain a long-term supply of affordable housing units in the city

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. As of July 5, 2021, California Senate Bill 8 was passed in the Senate and forwarded to the State Assembly. SB 8 would amend the Housing Crisis Act of 2019 (SB 330), and extend its provisions for an additional 5 years (to 2030). Should Title 20 be considered an impediment to providing affordable housing units and complying with RHNA, SB 8 would ensure that Title 20 could not be implemented during the 6th Cycle SCAG Planning Period (October 15, 2021 – October 15, 2029). The proposed SB 8 would prohibit the residential control system through January 1, 2030. If passed, the City will continue to suspend Title 20.



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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)

On January 1, 2020, new State law went into effect regulating ADUs. To be in compliance with the State law, the City updated its zoning ordinance to be in compliance with the new regulations and submitted the revised zoning ordinance to HCD for review. On June 29, 2021, HCD provided a findings letter stating the City must make the following revisions to the zoning ordinance to be in full compliance:

Permitted Zones: Per State Law, ADUs must be allowed on all lots zoned to allow single family or multifamily dwellings with a proposed or existing dwelling. The City's Municipal Code section 19.56.040 identifies some zones where single family and multifamily residences are allowed, but not all. The ordinance should not list allowable zones because doing so risks excluding, whether by intention or inadvertently, other zones that allow single family and multifamily development, such as agricultural or commercial zones. Instead, the ordinance should note, similar to State statute, that all areas zoned for single family and multifamily development must also allow the development of ADUs. (Gov. Code, § 65852.2, subd. (a)(1).)

Annual Reports: Under Municipal Code section 19.56.100.E, the City requires the owner of a junior accessory dwelling unit (JADU) to not only file a deed restriction requiring owner occupancy but also file an annual report certifying, under penalty of perjury, that the property owner is occupying the primary residence or the JADU. This annual report requirement is an undue constraint well beyond what is allowed under State JADU Law and must be removed. (Gov. Code, § 65852.22, subds. (a)(2), (a)(3); Gov. Code, § 65852.2, subd. (a)(5).)

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 provide handouts at the Community Development counter, on the City's website, and other appropriate locations detailing the requirements and the process for obtaining approval. The City will revise its Housing Resource Guide, a City publication with information on affordable housing in Camarillo, to include the requirements and the process for obtaining approval. The City will also include an article with this information in its City Scene, a quarterly newsletter that is mailed out to all Camarillo residents and businesses.



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Responsible Agency:	City of Camarillo Community Development Department
Timeframe:	Zoning Ordinance Amendment by the end of 2021; Promote ADUs on an ongoing basis
Funding Source:	General fund
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. AFFIRMATIVELY FURTHERING FAIR HOUSING

Appendix C, Affirmatively Furthering Fair Housing (AFFH), of this Housing Element provides an analysis of fair housing issues and trends in Camarillo, including:

1. Higher concentration of residents who identify as Hispanic in Census Tract 54.03,
2. Higher concentration of persons with disabilities in Census Tract 53.04,
3. Limited options of affordable, decent, and safe housing available to single-parent households,
4. Higher concentration of lower-income households in Census Tracts 54.03 and 55.02,
5. Higher number of housing problems among lower-income households and persons in protected classes than affluent households, and
6. Higher concentration of overcrowding in Census Tract 54.03.

Based on the outcomes of the analyses included in Appendix C, the following matrix identifies fair housing issues, contributing factors, and meaningful actions that the City will take during the Cycle 6 Housing Element period (2021-2029) to help overcome the identified issues.

Responsible Agencies:	City of Camarillo Community Development Department; Housing Rights Center
Timeframe:	Ongoing
Funding Source:	CDBG
Program Objective:	To address the following local fair housing issues identified in Appendix C of the Housing Element



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Fair Housing Issues	Contributing Factors	Meaningful Actions
<ul style="list-style-type: none">• Housing Mobility• (Concentration of protected persons, including persons with disabilities, LMI households, single female-headed households, in lower resource areas)	<ul style="list-style-type: none">• Disparities in access to housing opportunities due to high cost of housing in rental and ownership markets.• Lack of public transportation is an impediment to those who cannot or do not drive a car if arrival times are not convenient, not frequent, and overall have long travel times.• Lack of fair housing information to landlords and tenants.• Housing discrimination on the basis of protected class.• Limited fair housing testing of discriminatory practices in private rental and home sales markets.	<ul style="list-style-type: none">• Encourage a range of housing options across all income categories, including affordable housing, to allow residential mobility.• Implement first time homebuyer down payment assistance program to provide homeownership opportunities to very low-, low-, and moderate-income households. Provide multilingual content when appropriate.• Encourage transit-oriented development to better connect workers with jobs.• Expand education and outreach efforts to landlords on fair housing laws through media outlets available to City. Provide multilingual content when appropriate.• Expand scope of services of contract for fair housing services with the Housing Rights Center to include expanded fair housing testing for discriminatory practices, issues, and trends impacting both renters and homebuyers, and require routine reporting of activity.• Include low-income households in the outreach efforts to inform of special local, state, and federal homebuyer assistance in partnership with lending institutions, local associations of realtors, and fair housing providers. Provide multilingual content when appropriate.



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Fair Housing Issues	Contributing Factors	Meaningful Actions
<ul style="list-style-type: none"> • New Housing Choices and Affordability in High Opportunity Areas 	<ul style="list-style-type: none"> • Lack of vacant land for new development as the city is nearing build-out. • High cost of land and construction disincentivize developers to construct affordable housing projects. • Lack of public transportation is an impediment to those who cannot or do not drive a car if arrival times are not convenient, not frequent, and overall have long travel times. 	<ul style="list-style-type: none"> • Encourage a range of housing options across all income categories, including affordable housing, to allow residential mobility. • Implement first time homebuyer down payment assistance program to provide homeownership opportunities to very low-, low-, and moderate-income households. Provide multilingual content when appropriate. • Encourage transit-oriented development to better connect workers with jobs. • Include low-income households in the outreach efforts to inform of special local, state, and federal homebuyer assistance in partnership with lending institutions, local associations of realtors, and fair housing providers. Provide multilingual content when appropriate.
<ul style="list-style-type: none"> • Community Preservation and Revitalization 	<ul style="list-style-type: none"> • Older housing units can result in severe housing problems due to deferred maintenance. • Seniors with some form of physical disability may not continue to live within their home without modification to the property. • Home rehabilitation for housing stock can be an obstacle for low- and moderate-income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors. • Lack of accessible housing options for seniors and persons with disabilities. 	<ul style="list-style-type: none"> • Promote and facilitate the availability of housing rehabilitation programs to address deferred maintenance of the housing stock, and to make accessibility improvements. Provide multilingual content when appropriate. • Encourage development of ADA compliant rental housing units. • Promote universal design principles in new developments to help people with physical disabilities live in a house without modification.



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Fair Housing Issues	Contributing Factors	Meaningful Actions
<ul style="list-style-type: none">• Anti-Displacement	<ul style="list-style-type: none">• Term expiration of the covenants on the affordable rental properties.• Disparities in access to housing opportunities due to high cost of housing in rental and ownership markets.• Lack of fair housing information to landlords and tenants.• Seniors with some form of physical disability may not continue to live within their home without modification to the property.	<ul style="list-style-type: none">• Expand education and outreach efforts to landlords on fair housing laws through media outlets available to City. Provide multilingual content when appropriate.• Expand City website to provide narrative defining Fair Housing, examples of discriminatory practices, summary of local, state, and federal fair housing laws, and information on available services (e.g., Housing Rights Center, California Civil Rights Agency). Provide multilingual content when appropriate.• Establish and implement procedures for the annual review and maintenance of Fair Housing website, providing updates as needed and verifying links to outside agencies.



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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.

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



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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 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



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affordable housing units for a range of incomes, including lower and moderate-income households. The guidelines apply to new residential developments and the conversion of existing apartments to condominiums. The City will continue to maintain a monitoring program for the inclusionary housing units to support the successful implementation of this program.

Responsible Agency:	City of Camarillo Community Development Department
Timeframe:	Ongoing
Funding Source:	GENERAL FUND
Program Objective:	Continue to maintain a monitoring program to support the successful implementation of this program

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. The City will monitor the approval and development of the sites in the Sites Inventory list and implement Government Code Section 65863 (No Net Loss Law and SB 166) by maintaining adequate sites to accommodate its remaining unmet RHNA. If monitoring reveals that the City's actions (approvals or disapprovals) reduce the number of sites identified in the Sites Inventory, the City must identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category, such that there is no net loss of residential unit capacity. This monitoring will include a formal ongoing (project-by-project) evaluation procedure and may include, but not be limited to, the use of spreadsheets or tools such as a No Net Loss Calculation Tool. This monitoring will be incorporated into the City's Annual Progress Reports on Housing. As an additional measure, the City has incorporated a 15-30 percent buffer of sites to ensure that sufficient capacity exists in the Housing Element to accommodate RHNA throughout the planning period.

Responsible Agency:	City of Camarillo Community Development Department
Timeframe:	Ongoing, beginning within six months of the adoption of the Housing Element
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



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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.

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

As an entitlement community, the City receives annual grant allocations. 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:	Annually; within 3 months of the date that a grant Notice Of Funding Availability is issued
Funding Source:	CDBG, PLHA



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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 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: Within three years of the housing element adoption

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:

1. 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
2. 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
3. AB 2162 Housing for Homeless Persons - requires cities to allow supportive housing by right in zones where multi-family and mixed uses are allowed
4. 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
5. Single Room Occupancy (SRO) projects – The California Department of Housing and Community Development (HCD) requires the City to provide a variety of housing types to accommodate housing at all income levels, including housing for extremely low-income households. The City will review and analyze the City's Single Room Occupancy (SRO) regulations, and work with HCD if any revisions are necessary to address potential limitations and constraints of existing regulations for providing a variety of housing types at all income levels, including housing for extremely low-income households.

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

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: Within four years of the housing element adoption



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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

18. CITY-INITIATED AFFORDABLE HOUSING PROJECTS

Process two City-initiated affordable housing projects: Barry Street/Former Stock Lumber site and Arneill Road Mixed-Use site. The City acquired Barry Street/Former Stock Lumber site in 2018 and continues to work with non-profit partners for a potential future development of this site with a 36 very low-income and 31 low-income unit residential development. The City acquired Arneill Road Mixed-Use site in 2017 and continues to work with RRM Design Group on the design for a potential future development of this site with 9 very low-income unit mixed-use development. The City will require Conditions of Approval for the numbers of affordable units prior to issuance of building permits for each of the above housing projects.

Responsible Agency:	City of Camarillo Community Development Department
Timeframe:	2022
Funding Source:	General Fund, SB 2 Grant, Housing Bond Proceeds
Program Objectives:	To entitle City-initiated affordable housing projects (Barry Street/Former Stock Lumber and Arneill Road Mixed-Used sites), providing very-low and low-income units included in the land inventory

19. PROMOTE ENERGY CONSERVATION

The City of Camarillo Building and Safety Division reviews all residential development projects for compliance with the California Building Code, including water and energy efficiency requirements. All new residential development must comply with the requirements, as well as residential remodeling projects. Over 50 percent of existing ownership units and over 45 percent of existing rental units in Camarillo were built prior to 1979. This aging housing stock can benefit from energy conservation options at the time of remodel and upgrades of the units.

To promote energy conservation, including water-efficient landscaping, energy-efficient irrigation systems, and greenbuilding and energy-efficient building standards for new residential development and remodeling projects, the City will distribute information on energy conservation options at the Community Development public counter, on City website, social media, and direct mailing,

Responsible Agency:	City of Camarillo Community Development Department
Timeframe:	Ongoing
Funding Source:	General Fund



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Program Objective: To promote energy conservation options for new residential development and remodeling projects.

20. AFFORDABLE HOUSING PRESERVATION (RENTAL UNITS)

To minimize the number of at-risk renter-occupied affordable units from converting to market-rate, the City will contact local non-profit housing agencies to assess their interest in acquiring and managing at-risk properties, and support their applications for financing programs such as Low Income Housing Tax Credit (LIHTC) to purchase at-risk units. The affordable rental units identified as at-risk of conversion to market rate will be monitored to ensure tenants receive proper notifications.

Responsible Agency: City of Camarillo Community Development Department

Timeframe: Ongoing

Funding Source: General Fund

Program Objective: To preserve rental properties at-risk of conversion to market rate

21. BY-RIGHT AFFORDABLE HOUSING PROJECTS

The City's land inventory includes vacant and nonvacant sites that were utilized in the prior planning period. These vacant sites are identified with Map IDs V3 and V4, and nonvacant sites are identified with Map IDs NV1 through NV14 in Appendix B-Residential Land Inventory 2021-2029.

Because the City utilizes vacant and nonvacant sites from the prior element, these sites must meet the density requirements for housing for lower-income households, and allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households.

Vacant site V3 provides density of 25 units per acre, vacant site V4 and nonvacant sites NV1-NV14 provide for density of 30 units per acre, which meet the density requirements for lower-income housing units.

The City will develop a program to allow by-right approval for residential projects on vacant sites (V3-V4) and nonvacant sites (NV1-NV14), that include 20 percent or more of its units affordable to lower-income households. These projects can include additional affordable units if the developer requests concessions and waivers of development standards through the City's Density Bonus Ordinance.

Responsible Agency: City of Camarillo Community Development Department

Timeframe: Within three years

Funding Source: General Fund



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Program Objective: To allow by-right residential projects, that provide 20 percent or more units designated to lower-income households, proposed for vacant and nonvacant land inventory sites that were utilized in the prior Housing Element.

7.5.3 Quantified Objectives

Under State Housing law, cities are required to include quantified objectives in the Housing Element.³⁴ 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.

34 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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Table 7-44 Quantified Objectives – 2021-2029 City of Camarillo

	Income Category					
	Ex. Low	V. Low	Low	Mod	Above Moderate	Totals
New Construction (RHNA)	0	353	244	271	508	1,376
Rehabilitation Assistance	8	20	20	0	0	48
Conservation of At-Risk Housing	40	0	86	114	30	270



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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 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.

Effectiveness in Addressing Special Needs

With limited funding, one of Camarillo's key strategies for addressing the housing needs of special needs populations is through inclusionary housing and development agreements, either negotiating for new or extending existing long-term affordability covenants. Until its suspension pursuant to SB 330, the City's Residential Development Control System was also another mechanism the City used to facilitate special needs housing because low-income housing units are exempt from the development control system.

Another approach to addressing the housing needs of special needs group is through the City's residential rehabilitation program. Using CDBG funds, the City administers a rehabilitation program that offers repair grants to lower income households. Accessibility improvements are eligible activities under the rehabilitation program. The City has also supported Habitat for Humanity's Habitat Home Repair program, which benefits the elderly, disabled, and veterans.

In recent years, the City has pooled its CDBG funds for the Affordable Housing Property Acquisition program. Funds are used to acquire affordable housing units that are at risk of converting to market rate and resell to lower income households. This program can benefit large households. However, given the expenses involved, the City may only preserve one unit per year.

In addition, the City also focuses its CDBG public service allocation to provide supportive housing services for the special needs groups. These include: the Emergency Assistance program with the Lutheran Social Services; the RAIN Transitional Living Center for the homeless, Our Place Safe



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Haven for the homeless mentally ill, and Subsidized Care for Low Income Patients with the Livingston Memorial Visiting Nurse Association.

In the 2021-2029 Housing Element, the City intends to pursue affordable housing funds, as grants become available to facilitate affordable housing production.



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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. Affordable Housing Agreement</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> <ol style="list-style-type: none"> Establishes the sales prices or rents of the affordable units for lower-income households (i.e., extremely low, very low and low income); Establishes the number, type, and phasing of affordable units; Limits through deed restriction the initial and subsequent renters/purchasers of affordable units to those certified by the City as being eligible households; Requires for-sale affordable units to be owner-occupied; Limits the resale price of an affordable unit to that which 	General Fund	Maintain long-term supply of affordable housing and preclude windfall profits.	<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) 1 unit (CUP-330) 	This program continues to be appropriate and will be included in the 2021-2029 Housing Element.



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Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
<p>is affordable to the same income 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>			All of these projects require approval of an affordable housing agreement prior to issuance of any building permits.	
<p>2. Encouragement of Elderly, Affordable and Rental Housing Through Residential Development Control System Criteria</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</p>	General Fund	Increase supply of elderly affordable or rental housing through the residential development control system.	<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 be 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>	This program continues to be appropriate and will be included in the 2021-2029 Housing Element.



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Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
units as affordable (which would then qualify for a density bonus). In addition to the criteria set forth in Title 20 of the Camarillo Municipal Code, the City Council 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.				



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Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
<p>3. Design and Dispersal of Inclusionary and/or Density-Bonus Affordable Units</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 and/or density-bonus housing projects with affordable units that are:</p> <p>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.</p> <p>b. Similar in exterior appearance to market rate units of like plan type (but may include</p>	General Fund	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.	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.	This program is complete and is not included in the 2021-2029 Housing Element.



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Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
<p>alternate equipment and interior finishes).</p> <p>c. Available for occupancy at the same time market rate units are available for occupancy in each development phase.</p> <p>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.</p> <p>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.</p> <p>f. Subject to an affordability agreement to ensure long-term affordability in accordance with 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>				



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Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
<p>4. Second Units</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>	General Fund	To provide rental units for low-income households.	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.	This program continues to be appropriate and will be included in the 2021-2029 Housing Element.
<p>5. Fair Housing Practices</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>	CDBG	To discourage discriminatory housing practices in the City of Camarillo.	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.	This program continues to be appropriate and will be included in the 2021-2029 Housing Element.
<p>6. Nonprofit Housing Organizations</p> <p>The City will continue to collaborate with the Area Housing Authority of the County</p>	General Fund	To maximize the uses of all housing resources to assist affordable housing.	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	This program continues to be appropriate and will be included in the



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Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
<p>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 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</p>			<p>Housing Property Acquisition Program to maintain and increase the affordable housing stock in the city.</p>	<p>2021-2029 Housing Element.</p>



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Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
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.				
7. Code Compliance The City shall 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	General Fund	To maintain and preserve existing housing stock.	Pro-Active Residential Inspections were conducted in 2019 to ensure residential neighborhoods comply with the Municipal Code. A total of 1,793 cases were 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.	This program continues to be appropriate and will be included in the 2021-2029 Housing Element.



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Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
appropriate maintenance and repair assistance programs.				
<p>8. Preservation of Existing Affordable Housing</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>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</p>	CDC funds, CDBG funds, General Fund	To ensure the long-term preservation of affordable housing.	<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>	This program continues to be appropriate and will be included in the 2021-2029 Housing Element.



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Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
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>9. Housing Choice Vouchers Payment Standards</p> <p>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>	Section 8 Funds	To ensure that Housing Choice Vouchers (Section 8) payment standards support local rent levels.	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.	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>10. Inclusionary Housing Programs</p> <p>In 2006 the City Council adopted an Inclusionary Housing Policy that establishes guidelines for the inclusion of affordable housing within residential developments. Based on this policy, each residential development shall be reviewed to consider the</p>	General Fund	Continue to maintain a monitoring program to support the successful implementation of this program	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 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	This program continues to be appropriate and will be included in the 2021-2029 Housing Element.



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Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
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.			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.	
11. Adequate Sites 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	General Fund	Provide adequate residential sites and opportunities for affordable housing commensurate with the City's RHNA.	The City's adopted Housing Element includes a residential land inventory demonstrating adequate site capacity to meet its RHNA.	This program continues to be appropriate and will be included in the 2021-2029 Housing Element.



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Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
capacity in its residential land inventory to meet its RHNA.				
<p>12. Single Room Occupancy (SRO) Housing</p> <p>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>	General Fund	To provide housing opportunities for extremely low income and special needs households.	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.	This program is complete and is not included in the 2021-2029 Housing Element.
<p>13. Design Flexibility</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>	General Fund	To facilitate the development of housing and ensure that development standards do not unnecessarily constrain the development of housing.	The City works with residential developers in reviewing their applications to achieve the design standards without impeding the development of affordable housing.	This program continues to be appropriate and will be included in the 2021-2029 Housing Element.



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Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
<p>14. Housing Rehabilitation Assistance</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>	CDBG	To preserve and conserve the City's affordable housing stock; facilitate rehabilitation of six housing units annually or 48 units during the planning period.	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	This program continues to be appropriate and will be included in the 2021-2029 Housing Element.



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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					
	Ex. Low	V. Low	Low	Mod	Upper	Totals
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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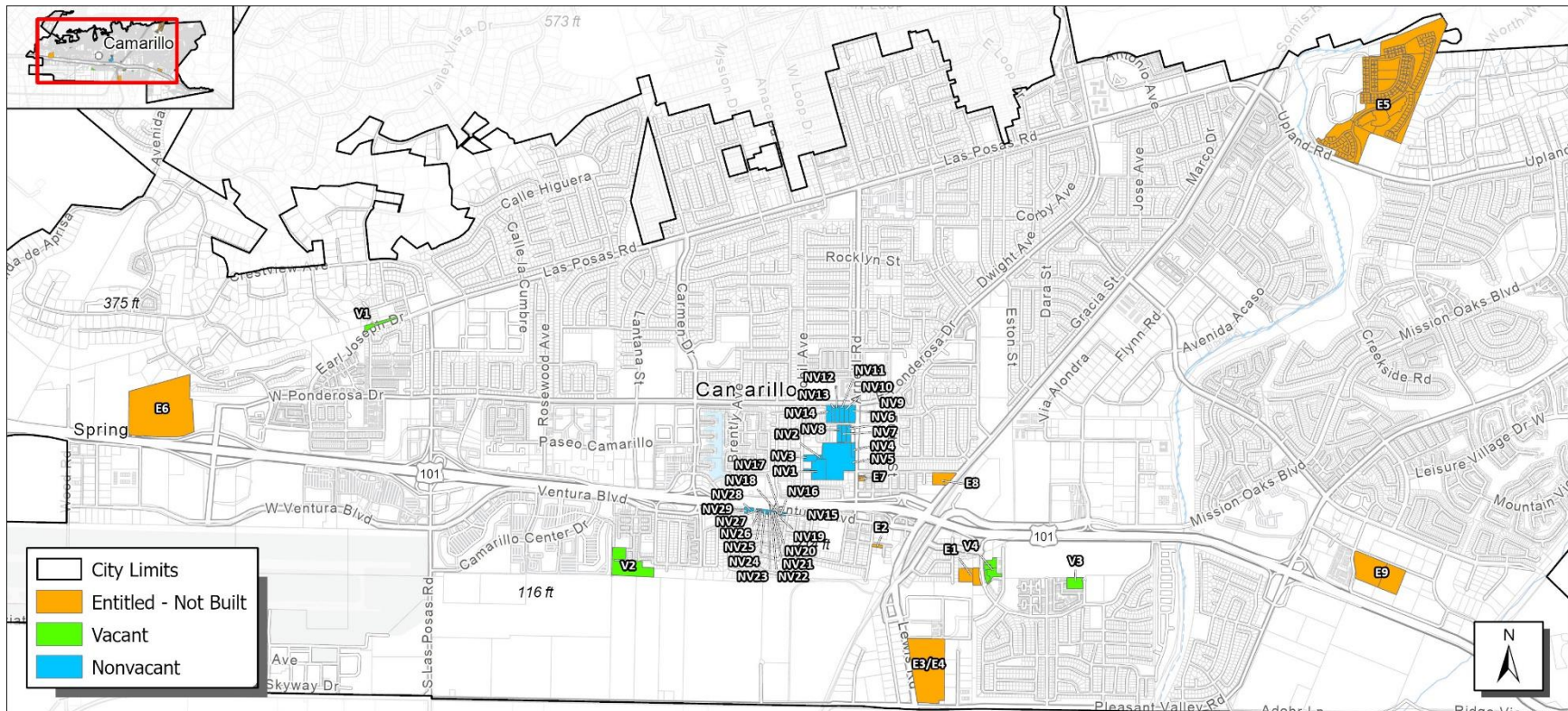
APPENDIX B – RESIDENTIAL LAND INVENTORY 2021-2029

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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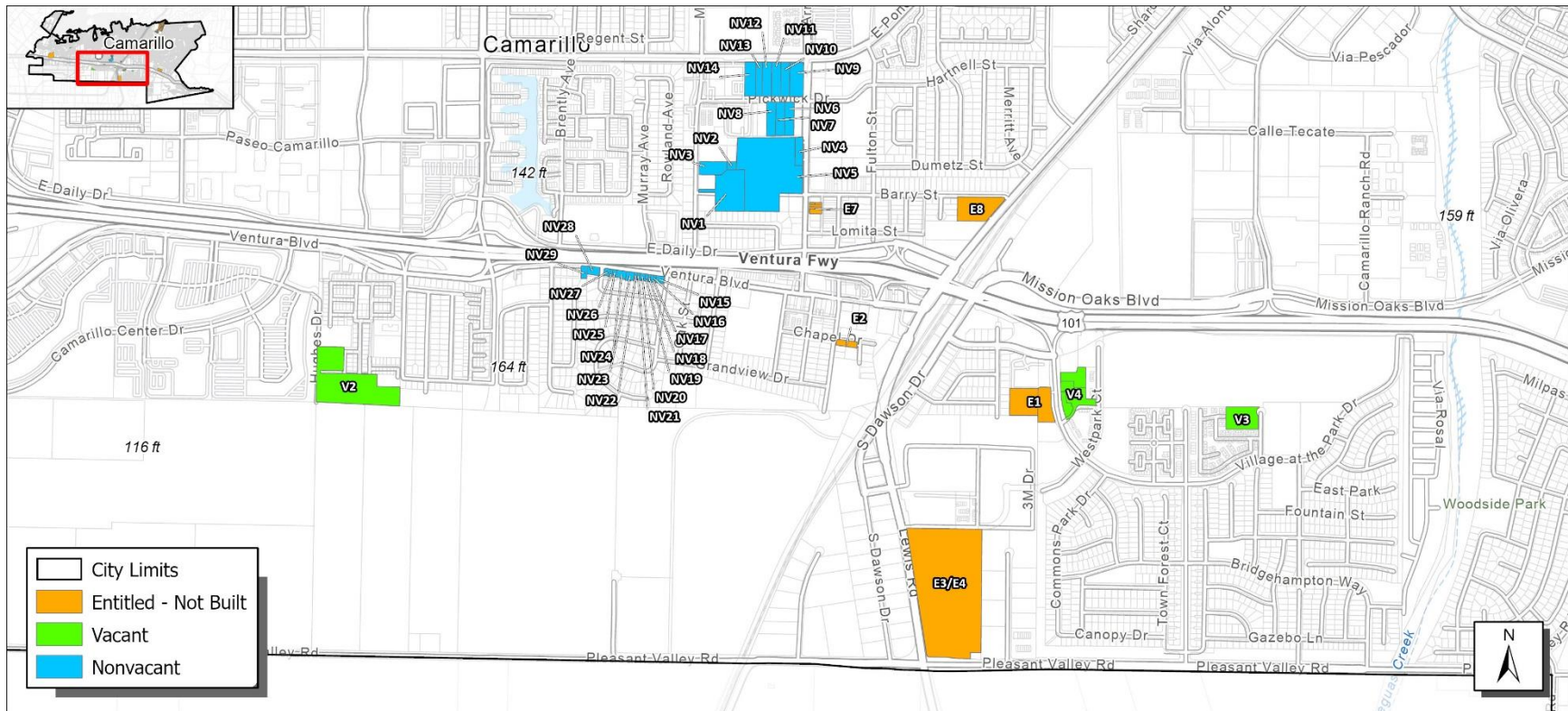
Land Inventory Overview Map





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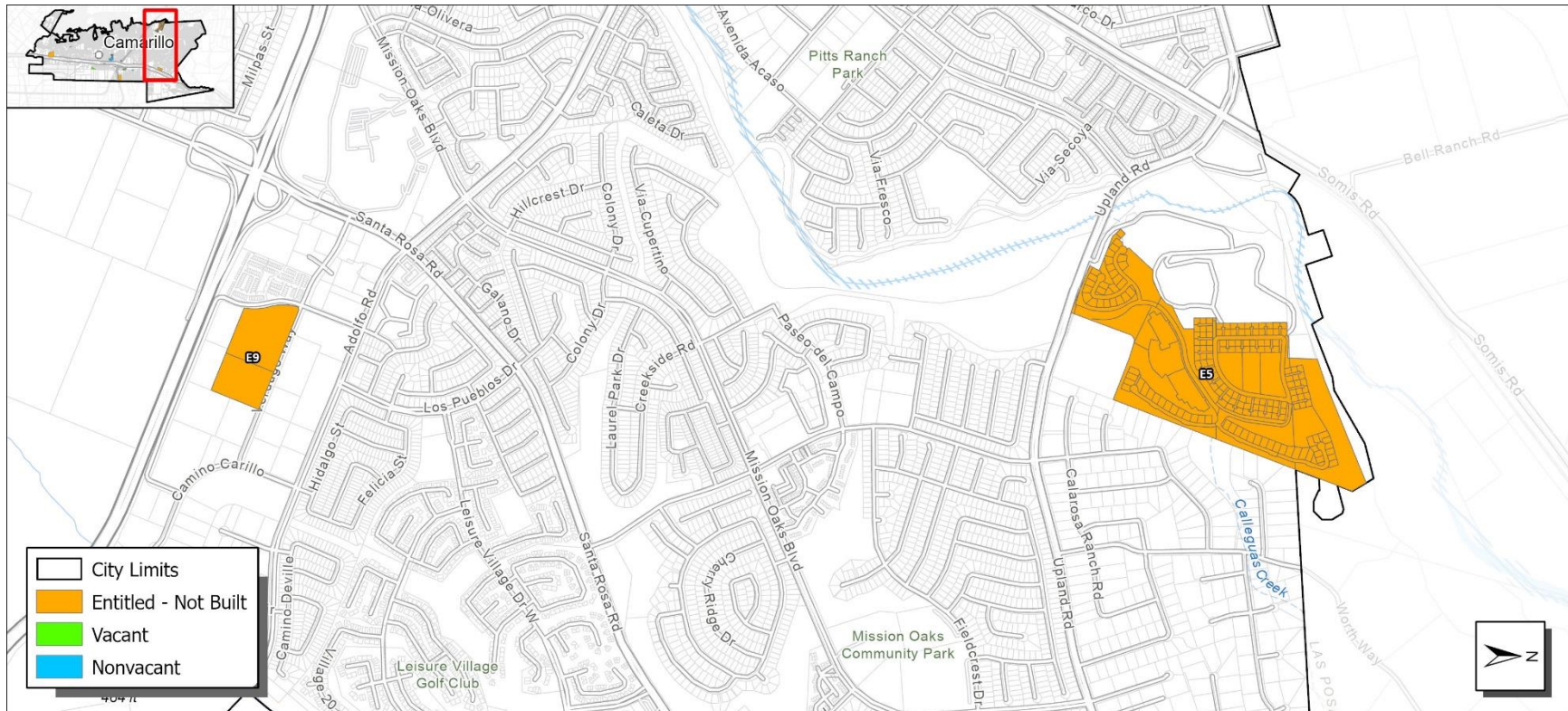
Land Inventory Inset Map 2





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Land Inventory Inset Map 3





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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 projects.



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Table 7-B-1 Entitled Projects – Not Built

Map ID	Location	Existing Use	Acreage	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-98/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 PD-201 amino Ruiz, LLC & ZDI
SUBTOTAL ACRES:			151.3	SUBTOTAL UNITS:		65	35	519	635	



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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

Map ID	Location	Existing Use	Acreage	Zoning Designation	Land Use Designation	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes	Used in Previous Cycle
V1	Earl Joseph Dr.	Vacant 1.89	RPD-10U	Low-Medium Density Residential					18	Sloped Lot	No
V2	236 Hughes Dr.	Vacant	7.81	R-E	Mobile Home Residential			29		Potential Expansion of Camarillo Mobile Home Estates	No
V3	Village at the Park (south of soccer fields)	Vacant	1.95	RPD-25U	High Density Residential	24	25			Vacant housing site	Yes, Cycle 5
V4	Village at the Park (west of soccer fields)	Vacant	3.21	CMU	Commercial				10	Pending approval of CUP-307M92) for Mixed Use Residential	Yes, Cycle 5
Subtotal Acres:			14.86	Subtotal Units:		24	25	29	28		



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Nonvacant Sites

The potential residential capacity of nonvacant sites in the City is summarized in Table 7-B-3. New development has occurred on nonvacant sites in Camarillo without lot consolidation. One example is a mixed-use development with Twenty 88 restaurant and five residential units on a single lot in Camarillo Old Town.



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Table 7-B-3 Nonvacant Sites

Map ID	Location	Existing Use	Acreage	Zoning Designation	Land Use Designation	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Used in Previous Cycle
Camarillo Common Specific Plan										
NV1	305 Arneill Rd.	Bowling Alley; Parking lot	3.35	CCM	Commercial Mixed-Use		84			Yes, Cycle 5
NV2	360 Mobil Ave. (north of bowling alley)	Parking lot	0.2	CCM	Commercial Mixed-Use		5			Yes, Cycle 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			Yes, Cycle 5
NV4	393 Arneill Rd.	FedEx	0.59	CCM	Commercial Mixed-Use		12			Yes, Cycle 5
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			Yes, Cycle 5
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			Yes, Cycle 5
NV7	2210 Pickwick Dr. (south of Pickwick Dr.)		0.84	CCM	Commercial Mixed-Use		17			Yes, Cycle 5
NV8	2172 Pickwick Dr. (south of Pickwick Dr.)		0.84	CCM	Commercial Mixed-Use		17			Yes, Cycle 5



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Map ID	Location	Existing Use	Acreage	Zoning Designation	Land Use Designation	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Used in Previous Cycle
NV9	2291 Pickwick Dr. (north of Pickwick Dr.)	Auto Zone, Dollar Tree; Parking Lot	1.27	CCM	Commercial Mixed-Use		25			Yes, Cycle 5
NV10	2235 Pickwick Dr. (north of Pickwick Dr.)	Bike Shop, Coastal Embroidery, Taekwondo; Parking lot	0.85	CCM	Commercial Mixed-Use		17			Yes, Cycle 5
NV11	2195 Pickwick Dr. (north of Pickwick Dr.)	Auto Parts, Lassen's; Parking lot	0.85	CCM	Commercial Mixed-Use		17			Yes, Cycle 5 Yes, Cycle 5 Yes, Cycle 5
NV12	2167 Pickwick Dr. (north of Pickwick Dr.)	Camarillo Mattress, Jiu Jitsu, Medicine Shop, Outlaws; Parking lot	0.85	CCM	Commercial Mixed-Use		17			Yes, Cycle 5
NV13	2159 Pickwick Dr. (north of Pickwick Dr.)	Best Buy Liquor & Market; Parking lot	0.56	CCM	Commercial Mixed-Use		11			Yes, Cycle 5
NV14	2157 Pickwick Dr. (north of Pickwick Dr.)	Vacant; Parking lot	1.06	CCM	Commercial Mixed-Use		21			Yes, Cycle 5
Old Town Camarillo										
NV15	1980 Ventura Blvd.	Bandits Restaurant	0.16	COT	Commercial		5			No
NV16	1970 Ventura Blvd.	Office	0.08	COT	Commercial		2			No
NV17	1964 Ventura Blvd.	Salon	0.05	COT	Commercial		2			No
NV18	1944 Ventura Blvd.	Salon, Same owner as 1860 E. Ventura Blvd. (not adjacent)	0.05	COT	Commercial		2			No
NV19	1938 Ventura Blvd.	Salon	0.05	COT	Commercial		2			No



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Map ID	Location	Existing Use	Acreage	Zoning Designation	Land Use Designation	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Used in Previous Cycle
NV20	1936 Ventura Blvd.	Restaurant, Same owner as APN 1620101320 (NV 21)	0.11	COT	Commercial		3			No
NV21	No address	Parking lot, Same owner as 1936 E. Ventura Blvd.	0.05	COT	Commercial		2			No
NV22	1912 Ventura Blvd.	Salon	0.05	COT	Commercial		2			No
NV23	1904 Ventura Blvd.	Restaurant	0.19	COT	Commercial		6			No
NV24	1860 Ventura Blvd.	Restaurant, Same owner as 1944 E. Ventura Blvd. (not adjacent)	0.2	COT	Commercial		6			No
NV25	1840 Ventura Blvd.	Restaurant/Retail	0.08	COT	Commercial		2			No
NV26	1820 Ventura Blvd.	Office	0.07	COT	Commercial		2			No
NV27	1800 Ventura Blvd.	Office/Retail	0.11	COT	Commercial		3			No
NV28	1780 Ventura Blvd.	Retail, Same owner as 1760 E. Ventura Blvd.	0.25	COT	Commercial		8			No
NV29	1760 Ventura Blvd.	Retail, Same owner as 1780 E. Ventura Blvd.	0.2	COT	High Density Residential		6			No
Subtotal Acres:			25.04	Subtotal Units:		0	540	0	0	



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APPENDIX C – AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Introduction and Overview of AB 686

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. From July 1, 2020 to March 31, 2021, there were 10 discrimination inquiries initiated by Camarillo residents with the Housing Rights Center. Of those inquiries, one resulted in an open case, two are pending, and seven have been resolved by the counseling services.

The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions

Analysis of the fair housing issues in this section summarizes analysis and conclusions from the 2020 Ventura County Analysis of Impediments to Fair Housing Choice (AI), and is supplemented with additional data as available and appropriate.

Summary of Fair Housing Issues

As part of the Community Development Block Grant (CDBG) program certification process, participating jurisdictions must prepare an analysis of impediments to fair housing choice every five years. The Ventura County AI is an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing. It also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing, and provides solutions and measures that will be pursued to mitigate or remove identified impediments. The regional AI provides a demographic profile of Ventura County, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. Table 7-C 1 shows the regional impediments in Ventura County and recommendations to address each impediment expressed in the AI.



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Table 7-C 1 Impediments to Fair Housing Choice

Category	Impediment	Recommendation
Fair Housing Services and Education	Housing discrimination on the basis of protected class continues throughout Ventura County. Community feedback, cases filed with HUD and the California Department of Fair Employment and Housing (DFEH), and information provided to nonprofit and government organizations show that housing discrimination, intentional or not, occurs within the county.	Ventura County jurisdictions should continue conducting comprehensive and county-wide random testing on a regular basis to identify suspected discriminatory practices. Testing can also identify current discriminatory housing issues and trends. Stronger and more persistent enforcement activity by fair housing service providers is recommended when financially feasible. Jurisdictions should expand education and outreach efforts, with specific efforts outreaching to small rental properties where the owners or managers may not have education or training in state and national fair housing laws.
	Lack of consistently presented and easily accessed fair housing information available online. While many jurisdictions include mention of fair housing requirements on their websites, the extent of the information provided and the format in which the information is presented varies greatly. The fair housing information provided by the City of Camarillo is presented as a series of short videos on their website with little written explanation or an easy to locate link to HRC.	Expand website presence to provide narrative defining Fair Housing, examples of discriminatory practices, summary of local, state, and federal fair housing laws, and information on available services, including links to Housing Rights Center and other agencies such as the California Civil Rights Agency.
	Between 2014 and 2019, 90 hate crimes were reported in Ventura County on the basis of race, ethnicity, ancestry, religion, and sexual orientation.	All Ventura County jurisdictions should continue their efforts to develop and distribute public education and information materials on tolerance, focusing on sexual orientation, racial and ethnic relations, and religion.
	Limited fair housing testing of discriminatory practices in private rental and home sales markets	Expand scope of services of contract for fair housing services with HRC to include expanded fair housing testing for discriminatory practices impacting both renters and homebuyers, and require routine reporting of activity by jurisdictions.



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Category	Impediment	Recommendation
Public Policies (Not relevant; in compliance with the State regulations)	Land use and housing policies that do not comply with state law. Local governments are required by state law to include housing and land-use elements in their General Plans detailing their strategy for addressing the housing needs of their jurisdiction and regulating existing and future housing development.	Maintain state certification of required housing element of local General Plans.
	Several communities have limited community care options for persons with special needs.	Jurisdictions should explore ways to develop supportive housing through non-profit housing developers and service providers. Local jurisdictions should also review their zoning ordinances and permit processing to ensure that they are not inhibiting the development of housing for persons with disabilities if this has not been accomplished through the approved housing element of the General Plan.
	The average wage gap between men and women widens as the level of education increases.	Research the availability of job training and business development opportunities for women to ensure that earning opportunities are available throughout the county. If an education gap is found, fund these programs when possible.
Housing Market	In Ventura County, the region is moderately segregated in relation to race and ethnicity, and is not segregated in relation to housing value. While the county is more racially and ethnically diverse than in any time in the past, housing prices have risen for all residents, regardless of race or ethnicity.	Jurisdictions should continue to offer a range of housing options, including affordable housing, to allow the greatest residential mobility among its residents and allow current residents of all races and ethnicities to continue living in Ventura County.
	Nearly 60 percent of Ventura County housing stock was built before 1980, and 12 percent of housing was built in the last 20 years. Older housing units are potentially most in need of rehabilitation. Home rehabilitation can be an obstacle for low- and moderate-income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors.	All jurisdictions should facilitate the availability of housing rehabilitation programs. Additional funding for housing rehabilitation programs from the private sector is encouraged.
	The senior population in Ventura County is growing and will continue to grow over the next five years. Many seniors have some form of physical disability which, if no modifications to the property occur, will impede these residents from continuing to live within their home and neighborhood.	Home accessibility modifications help existing residents of housing continue to reside in their home. Jurisdictions should promote housing rehabilitation programs to make accessibility improvements available for renters and homeowners. All jurisdictions should promote universal design principles in new rental and owner-occupied housing developments
	Lack of accessible housing options for seniors and persons with disabilities. Seniors and individuals with disabilities often face increased difficulty in finding housing accommodations. A majority of the	Continue ongoing efforts to develop new ADA compliant rental housing units and provide financial assistance for accessibility improvements for both renters, as well as homeowners.



7.0 City of Camarillo Housing Element

Category	Impediment	Recommendation
	allegations of housing discrimination filed with the Housing Rights Center by Ventura County residents were complaints pertaining to physical disability (66 percent) and mental disability (20 percent).	
	Between 25 and 50 percent of the housing units located in entitlement jurisdictions in Ventura County are renter-occupied units, with an average of 36 percent of the housing units available in the county overall renter-occupied. In general, renters are more likely to experience discriminatory lending practices due to conditions in the housing market that are beyond their control.	Continue ongoing outreach efforts to inform lower-income households of special local, state, and federal homebuyer assistance in partnership with lending institutions, local associations of realtors, and fair housing providers.
	Public transportation connects most parts of the county but is not frequent. If the transportation arrival times are not convenient or overall travel times are long, this can be an impediment to employment for those who cannot or do not drive a car.	Transit-oriented development could better connect workers with jobs within the region.
Lending and Insurance Practices (Not relevant; no complaints reported to HRC)	The majority of Ventura County's residents live in single family, owner-occupied homes, but fair housing enforcement efforts tend to focus on the rental market.	All banks and lending institutions should pursue Fair Housing Act training. The Housing Rights Center has experience enforcing fair housing laws within the real estate market, and the county jurisdictions should use this expertise to broaden the provider's mission in Ventura County to include realtors, banks or other lending institutions, and homeowners insurance companies. Education should also be provided to the general public that applies specifically to current or potential members of the general public who interact with these institutions.
Ventura County Regional Analysis of Impediments to Fair Housing Choice, 2020.		



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Analysis of Fair Housing

The California Government Code Section 65583 (10)(A)(ii) requires the City of Camarillo to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. For this analysis, the City has utilized data from a variety of sources such as the American Community Survey (ACS), the California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Area Maps, Healthy Places Index (HPI), and the Urban Displacement Project (UDP).

HCD and TCAC convened in the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table 7-C 2 shows the full list of indicators.

Table 7-C 2 Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty, Adult Education, Employment, Job Proximity, Median Home Value
Environmental	CalEnviroScreen 3.0 pollution Indicators and Values
Education	Math proficiency, Reading proficiency, High school Graduation Rates, Student Poverty Rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020	

The HPI is a tool that was developed by the Public Health Alliance of Southern California in partnership with the Virginia Commonwealth University’s Center on Society and Health in order to predict life expectancy. There are various factors within a city structure that can affect a person’s life expectancy. These factors vary within different groups of people and their community conditions. These conditions include economic stability, neighborhood and built environment, health and access to health care, education, social and community context. HPI provides scores based on community conditions. This tool functions using 25 community characteristics into a single indexed HPI Score’s census tract.

The UDP was developed as a research initiative by the University of California, Berkeley in partnership with the University of California, Los Angeles. The tool was developed with the intention of tracking neighborhood change and identifying areas that are vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level based on data from the 2015 ACS.



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Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity relates to the ability of a local jurisdiction and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants' rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

REGIONAL TRENDS

There are a number of diverse organizations that are active in fair housing activities within the County. These organizations help coordinate the development of the Ventura County Regional Consolidated Plan, which is a collaborative document between the incorporated cities and the unincorporated areas of Ventura County, including Camarillo. The Consolidated Plan is a means of assessing Ventura County's affordable housing and community development needs; analyzing housing markets; articulating priorities, goals, and strategies to address identified needs; and describing the actions that will be taken to implement strategies for affordable housing and community development. Table 7-C 3 shows the local housing and social service organizations that are active in the County that participated in the Consolidated Plan development process.

Table 7-C 3 Organizations Active in Ventura County

Organization	Activities and Capacity
A Community of Friends	Housing, Housing Services, Services for Persons with Disabilities
ARC of Ventura County	Housing Services, Persons with Disabilities Services, Employment Services
Cabrillo Economic Development Corporation	Housing, Housing Services
Casa Pacifica	Housing Services, Health Services Child/Youth Services, Homelessness Services Education Services
Coalition for Family Harmony	Housing Services, Domestic Violence and Sexual Assault Advocacy, Legal Services for Victims of Domestic Violence and Sexual Assault
Community Action	Housing Services, Child Services, Homeless Services
Conejo Valley Village	Senior and Persons with Disabilities Services
Economic Development Collaborative	Economic Development Services
Gabriel's House	Housing, Housing Services, Homeless Services, Women and Children's Advocacy Organization
Habitat for Humanity of Ventura County	Housing, Housing Services
Harbor House	Housing Services, Homeless Services, Homeless Advocacy Organization
Housing Trust Fund of Ventura County	Housing Loan Provider to Develop Housing



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Organization	Activities and Capacity
Law Office of Barbara Macri-Ortiz	Private Attorney Housing Law Legal Services
Private Attorney Housing Law Legal Services	Housing Services, Non-Medical Health Services for People with Chronic Illness or Disability
Lutheran Social Services Community Care	Housing Services, Homeless Services, Health Services
Many Mansions	Housing, Housing Services, Children Services, Education Services, Employment Services
People's Self-Help Housing Corporation	Housing, Housing Services, Child Services
Salvation Army – California South Division	Housing Services, Homeless Services
Senior Alliance for Empowerment	Housing Services, Elderly Persons Services
Senior Concerns	Housing Services, Senior and Persons with Disabilities, Services Legal Services, Senior and Persons with Disabilities, Advocacy Organization
St. Vincent de Paul	Housing Services, Homeless Services
Tri-Counties Regional Center	Housing Services - Persons with Disabilities
Turning Point Foundation	Housing, Housing Services, Homeless Services, Mental Health Services
United Way of Ventura County	Community Development Advocacy Organization
Ventura County Community Development Corporation	Homebuyer and Homeowner Advocacy, Organization Homeownership Assistance and Realty Services
Ventura County Human Services Agency	Housing Services, Homeless Services, Health Services
Area Housing Authority of the County of Ventura	Housing, Housing Services
Source: Ventura County Regional Consolidated Plan, 2020-2024	

FAIR HOUSING ENFORCEMENT

Ventura County contracts with the Housing Rights Center (HRC) of Los Angeles to assist in the administration of its Fair Housing Program and provide services on a regional basis to prevent or eliminate discriminatory housing practices. Participating entities include the Ventura Urban County areas of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula, and the Entitlement Jurisdictions Camarillo, Simi Valley, Thousand Oaks, and San Buenaventura. HRC provides a range of free educational and advocacy services throughout the county in furtherance of the region's shared commitment to providing equal housing opportunities for all residents, regardless of income.

Allegations of housing discrimination are investigated and litigated by HRC on behalf of the County. A total of 93 housing discrimination cases were opened by HRC between July 2020 and the first half of 2021, with a majority of the allegations of housing discrimination filed by the residents of Simi Valley (12.9 percent), Camarillo (14.1 percent) and Thousand Oaks (14.1 percent). Complaints pertaining to physical disability (57 percent) and mental disability (14 percent) were the most common. Discrimination based on national origin (14 percent), familial status (14 percent), and religion (no cases reported) were less frequently reported. Over two



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thirds of the complaints (71 percent) were successfully conciliated by HRC, with roughly one sixth either withdrawn by the client (14 percent) or closed with no enforcement action taken (1 percent). 32 percent (6 complaints) were reported pending as of June 2021.

The services provided by HRC are augmented by the State of California's Department of Fair Employment and Housing (DFEH), which has the authority to investigate and prosecute violations of state civil rights laws on a state-wide basis, including the use of discriminatory language in housing advertisements. State-wide, the Department of Fair Employment and Housing investigated a total of 969 complaints of housing discrimination in 2019, including 14 complaints filed by Ventura County residents.

Fair Housing Testing is a technique used to uncover evidence of discrimination in rental housing. Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of a specific housing discrimination complaint or, as is the case when testing for disability discrimination, as part of an overall effort to determine whether the design or architectural features of a specific rental facility comply with state and federal accessibility requirements. In Ventura County, fair housing testing is used to identify unlawful housing discrimination practices based on the race, color, religion, sex, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters.

In 2018, 10 fair housing tests were conducted by the HRC to investigate complaints of housing discrimination based on race in Simi Valley and Thousand Oaks. Evidence of discrimination was found in three instances in Simi Valley, with White testers receiving preferential treatment as compared to Black or African American testers. The case was referred to the Department of Fair Employment and Housing's litigation unit. A similar number of fair housing tests were conducted by HRC in 2017. If the HRC receives discrimination complaints based on race from Camarillo residents, similar testing can be conducted in the City of Camarillo as in the Cities of Simi Valley and Thousand Oaks.

Local Trends

Camarillo has a strong network of support agencies to carry out fair housing. The City participated in the regional effort to prepare the Ventura County Regional Consolidated Plan for 2020-2024 and the 2020 Regional AI. As a part of the Consolidated Plan and Analysis of Impediments effort, Ventura County conducted an extensive public outreach process to gather resident and stakeholder feedback on housing and community development needs across the county. The input helped capture accurate assessment of community needs. In addition to the Countywide organizations listed in Table 7-C 3, organizations that are active in Camarillo include the Homeless and Housing Coalition and the Work Force Housing Task Force.



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CDBG regulations require that all cities provide a fair housing program to ensure that those seeking housing services are not the subject of discrimination, nor the victim of fraudulent, or otherwise, misinformed landlord activity. Camarillo is part of the Ventura County Fair Housing Consortium and contracts with HRC to offer fair housing counseling and educational seminars to tenants and landlords within the City. From July 1, 2020 to March 31, 2021, there were 10 discrimination inquiries initiated by Camarillo residents with the HRC. Of those inquiries, one resulted in an open case, two are pending, and seven have been resolved by the counseling services. Camarillo funds HRC with \$7,161 from CDBG grants. The Fiscal Year 2020/2021 CDBG amount awarded to the City is \$326,923. Up to 20% of this total amount may be used on grant administration and fair housing. The HRC and the City of Camarillo conducts Housing Rights Workshops to present housing rights information for tenants and community members and uses English- and Spanish-language media sources to promote the Camarillo Housing Rights Workshop. Media sources included: La Opinion, Ventura County Star, Los Angeles Times, Ventura County Reporter, Periodico Vida, and the Camarillo Acorn Newspaper. Social media such as Twitter and Facebook were also used to promote fair housing by sharing stories about fair housing.

FAIR HOUSING ENFORCEMENT

As stated above, 29 percent of Ventura County's 35 housing discrimination cases occurred in Camarillo between 2017 and the first half of 2019. The sole complaint of discrimination based on national origin, filed by a Camarillo resident in 2017, was referred to HRC's litigation department.

The HRC organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. Bilingual media outlets (primarily English and Spanish) and social media platforms are used to promote the conference and scheduled workshops and to provide general information on fair housing. Information on rental housing options gathered from various classified and rental property sources is published on a monthly basis and distributed to the public and to social services representatives throughout the county. Individual assistance is provided to Ventura County landlords and renters, many of whom are low- and moderate-income, seeking information on a variety of general housing topics.

Fair Housing Outreach and Enforcement: Contributing Factors

- Housing discrimination on the basis of protected class
- Lack of fair housing information available online
- Limited fair housing testing of discriminatory practices in private rental and home sales markets



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Segregation and Integration Patterns and Trends

To inform priorities, policies, and actions, the Housing Element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

RACE

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Race is also a known basis for discrimination in housing and lending practices, and concentrations of minority areas tend to experience issues related to overcrowding, housing problems, poverty, and access to opportunity.

Regional Trends

As stated in the Housing Needs Assessment chapter of the Housing Element, 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 46 percent of County residents are non-Hispanic white. The County's proportion of Hispanic residents (42 percent) is also about twice that of Camarillo's (26 percent). The region's Asian population is about seven percent and represents the largest non-Hispanic minority group in the County (Table 7-C 4). There is also a concentration of individuals with Mixtec heritage in the County. Mixtec people are members of an indigenous people of southern Mexico. Linguistic isolation can be an issue in the County's Hispanic and Asian populations. Language barrier can be an impediment to accessing housing of choice. Participants of the fair housing workshops indicated that minority populations, specifically the Mixtec population, have had problems accessing services and information due to language barriers.



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Table 7-C 4 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.				

Figure 7-C 1 shows the minority concentrated areas within the County. Minority concentrated areas are located primarily in east Oxnard and northern parts of the County, which range from 83 to 99 percent.

Local Trends

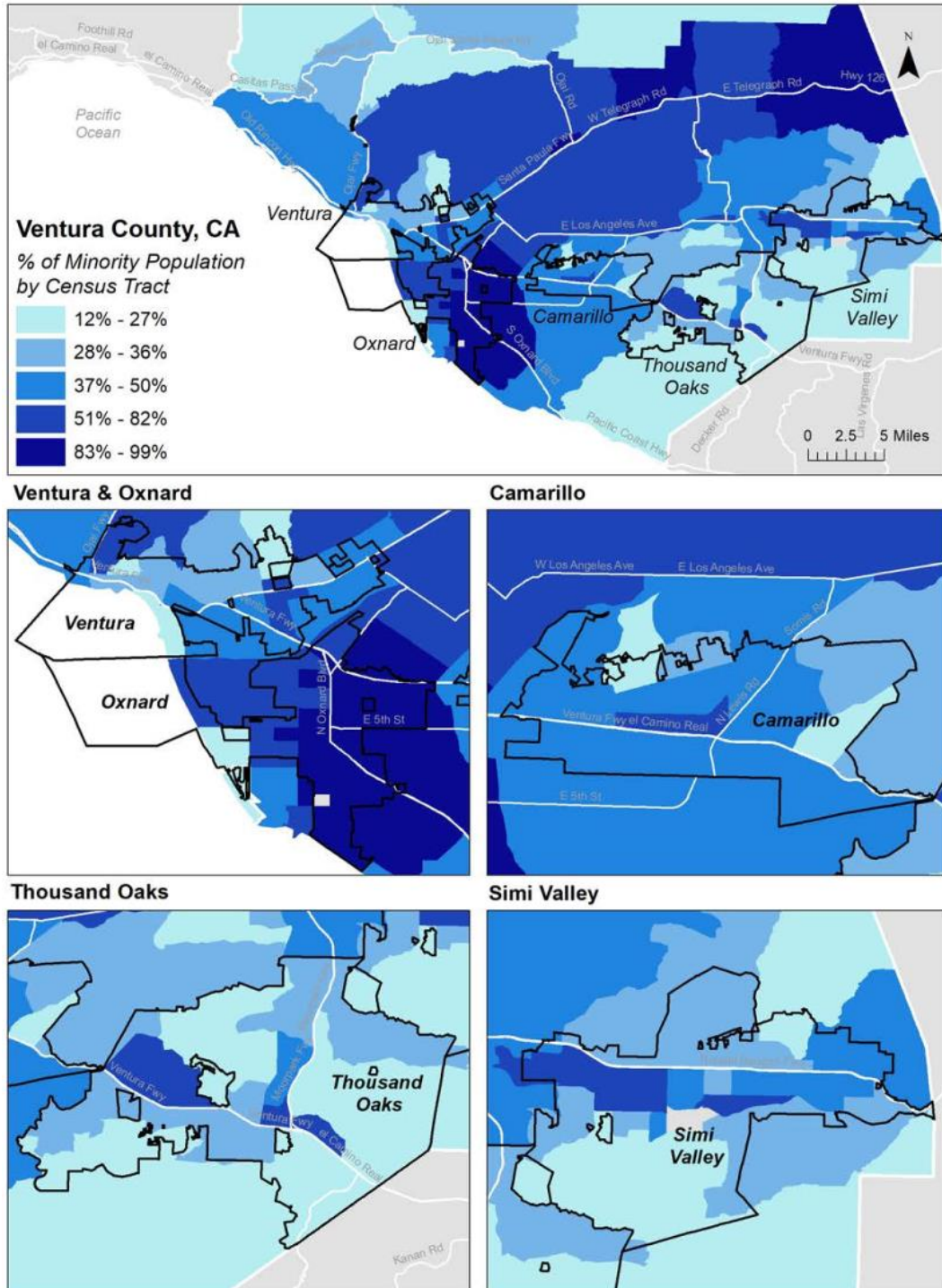
Figure 7-C 1 shows the minority concentrations of 51 to 82 percent occur in the center of Camarillo along U.S. Route 101 (U.S. 101) and North Lewis Road (Census Tracts 55.02 and 54.03). While a few areas were developed between the 1980's and early 2000's, a majority of this area consists of single-family, multifamily, and commercial projects developed in the 1960s and 1970s. The housing stock in this area includes four of seven affordable housing rental properties owned by the Area Housing Authority of Ventura County, including Ellis Terrace Apartments (27 low-income units), Mira Vista Village Senior Apartments (305 very low-income units), Raemere Street Duplexes (2 low-income units), Meadowbrook Apartments (13 very low-income units), Casa Velasquez and Casas De Sueno Apartments (18 very low- and 5 low-income units). The commercial areas in this area include several shopping centers with major retailers as well as multi-tenant offices and boutique retail shops. Major retailers include Vons and Trader Joe's grocery stores, Smart and Final grocery store, Dollar Tree, 99 Cents Only store, and Goodwill retail store.

As shown in Table 7-C 4 above, in Camarillo 58.7 percent residents identify as White, 25.6 percent residents identify as Hispanic or Latino, 10 percent identify as Asian, and 1.5 percent identify as black or African American.



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Figure 7-C 1 Minority Concentrated Areas



Source: Regional AI, 2020



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Race is a known contributor to unfair housing practices. The existence of concentrations of minorities living in one location may be an indicator that some minority groups in Camarillo do not have as many housing choices as nonminority residents. Figure 7-C 2 shows the predominant populations of White and Hispanic populations within each census tract and Figure 7-C 3 shows the percent of non-White residents within each block group. Only one Census Tract (54.03) is predominately Hispanic in Camarillo, while the majority of the City has a total non-White population between 41 and 60 percent.

Housing Element Program 4 – Fair Housing Practices includes meaningful actions to address potential contributing factors to minority concentrations. Examples of meaningful actions include expanding education and outreach efforts to landlords on fair housing laws, expanding the City’s website to provide Fair Housing information, expanding the scope of services of contract for fair housing services with the Housing Rights Center, promoting and facilitating the availability of housing rehabilitation programs to address deferred maintenance of the aging housing stock, including low-income households in the outreach efforts to inform of any available homebuyer assistance, and implementing a first time homebuyer down payment assistance program.

PERSONS WITH DISABILITIES

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care of oneself. 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. 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. From July 1, 2020 to March 31, 2021, there were seven physical and mental discrimination inquiries initiated by Camarillo residents with the Housing Rights Center. Of the seven inquiries, one resulted in an open case, one is pending, and five have been resolved by counseling services.

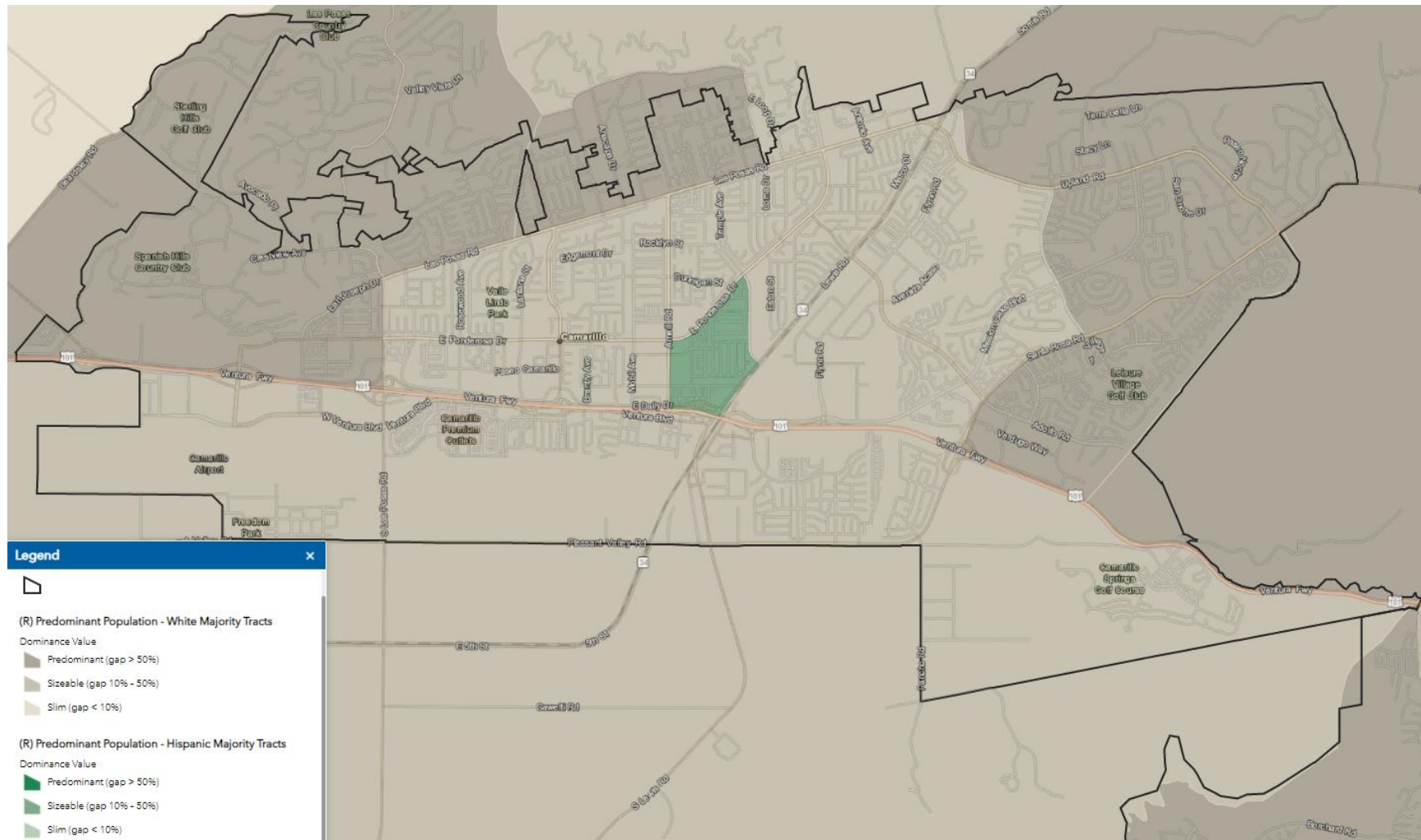
Regional Trends

Physical disability is the most cited basis for discrimination in the region. Mentally ill tenants also face the barrier of stigmatization and biases from landlords and managers. Housing choices for special needs groups, specifically for persons with disabilities, are limited in the region. Many persons with disabilities also face cost burden problems due to their relatively fixed incomes. Figure 7-C 4 shows the population of individuals with disabilities in Ventura County by jurisdiction, in the urban county, and in the unincorporated county. Seniors 65 and over are most



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Figure 7-C 2 Predominant Population - White and Hispanic

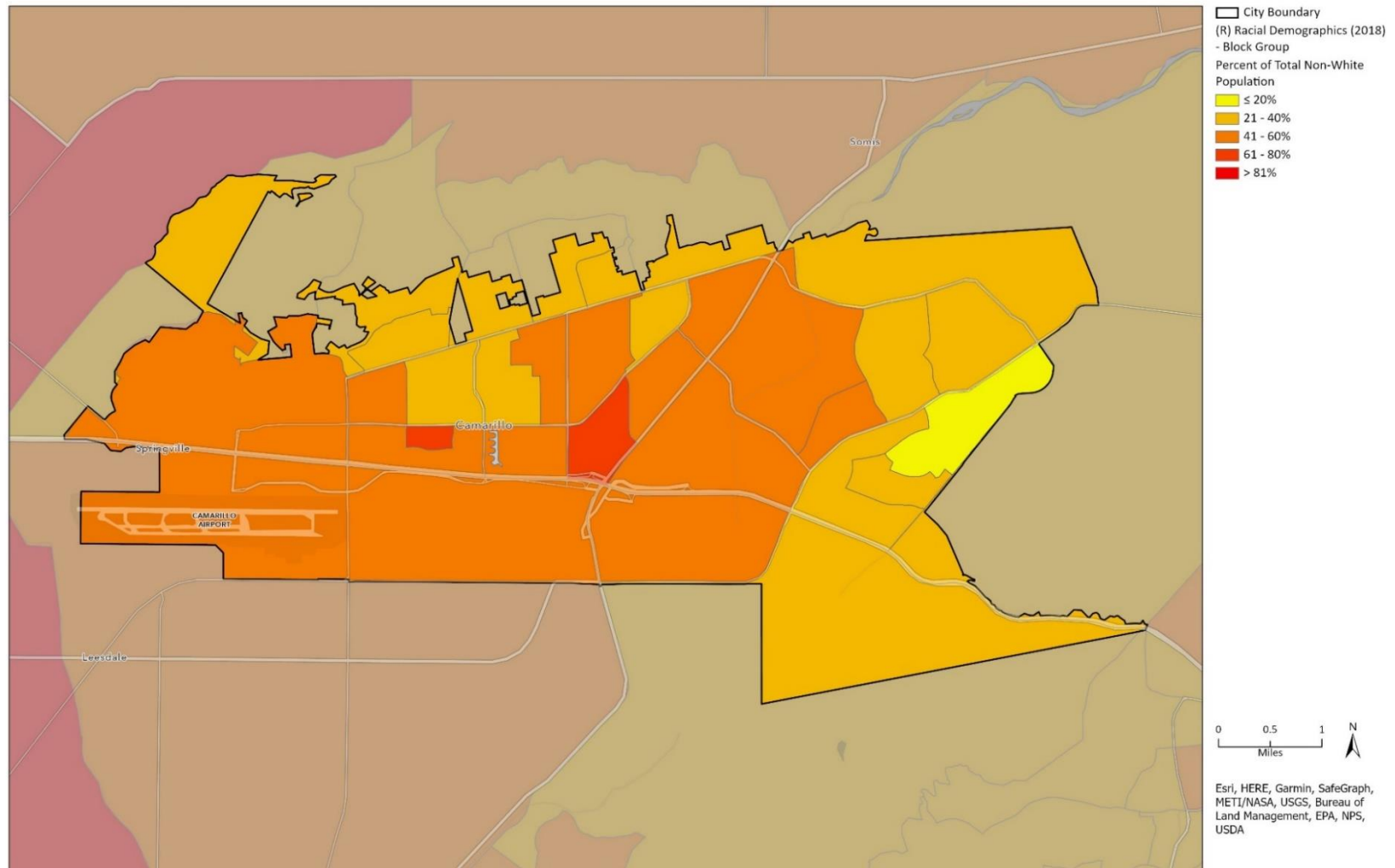


Source: AFFH Data Viewer, 2021



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Figure 7-C 3 Racial Demographics (2018)

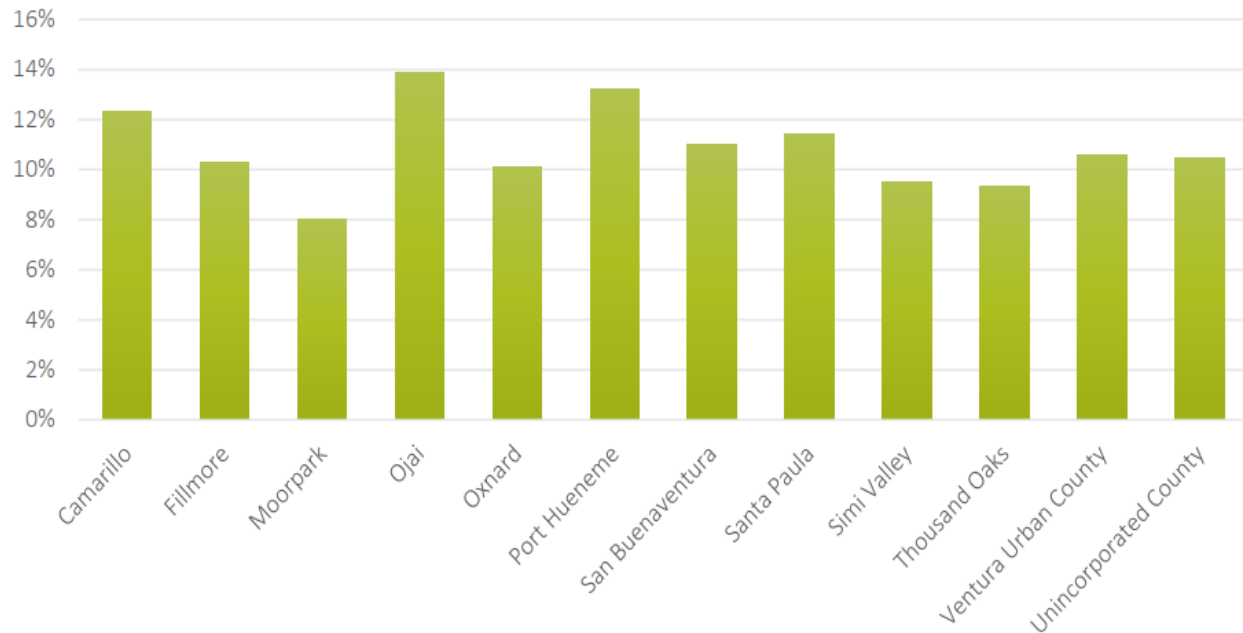




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likely to have one more disability and constitute the majority of individuals with disabilities in Ventura County.

Figure 7-C 4 Total Population Present with a Disability



Source: Regional AI, 2020

Local Trends

According to 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-C 5. Additionally, approximately 415 Camarillo residents with developmental disabilities were being assisted at the Tri-Counties Regional Center (TCRC). Most of these individuals reside in a private home with their parent or guardian and 235 of these persons with developmental disabilities were under the age of 18 as of June 2020, according to California Department of Finance population estimates. Figure 7-C 5 shows the proportions of individuals with disabilities in Camarillo. Tract 53.04, which includes Leisure Village, a community for residents 55 and over, shows the highest concentration (20 to 30 percent) of individuals with a disability.



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Table 7-C 5 Persons with Disabilities by Age – Camarillo

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	All Age Groups
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.				

Leisure Village is the largest senior community in Camarillo, consisting of 2,136 homes on 400-plus acres. Several other communities restricted to residents 55 and over are dispersed throughout Camarillo. These communities include The Springs (259 units) is a single-family community located in the far southeastern part of the City. Four mobile home parks, including Camarillo Mobile Home Park (135 spaces), Casa Del Norte Mobile Home Park (135 spaces), Camarillo Springs Mobile Home Village (261 spaces), and Rancho Adolfo Mobile Home Estates (250 spaces) are all located throughout the City. Four apartment complexes, including Mira Vista Village (305 units), Park Glenn Seniors (18 units), Ponderosa Village (90 units), and Springville Seniors (104 units). Additionally, a 281-unit senior project by Shea Homes is under construction in the far northeastern part of the City. Leisure Village accounts for 53 percent of age-restricted units in Camarillo.

Housing Element Program 4 – Fair Housing Practices includes meaningful actions to address potential contributing factors to concentrations of persons with disabilities. Examples of meaningful actions include encouraging development of ADA compliant rental housing units, and promoting universal design principles in new developments to help people with physical disabilities live in a house without modification.

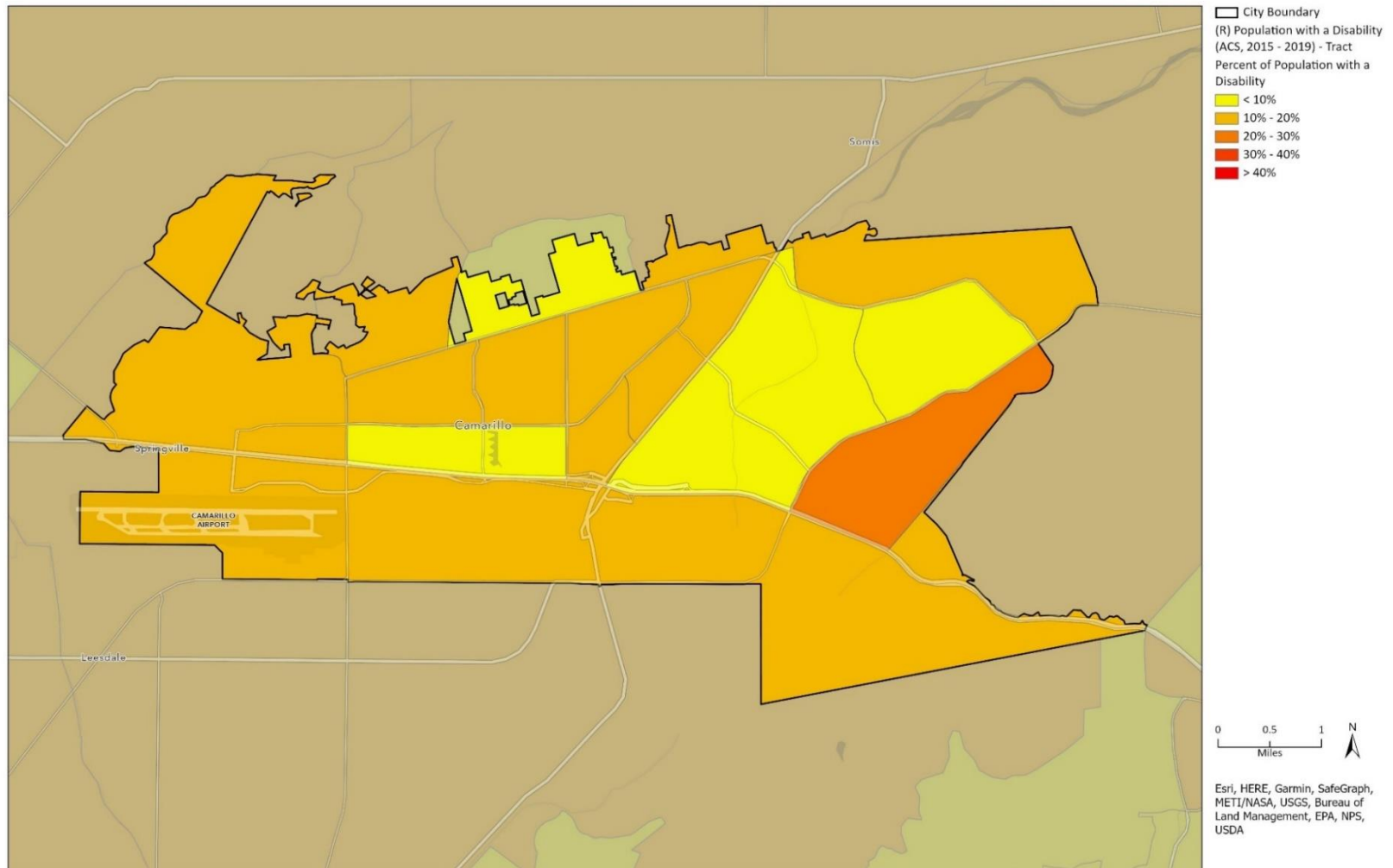
FAMILIAL STATUS

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex, or confining children to a specific location, are also fair housing concerns. Single parent households are also protected by fair housing law. Female headed households with children



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Figure 7-C 5 Population with a Disability





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require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Regional Trends

Nationally, HUD data show that familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to disability and race.³⁵ While the language in federal law about familial status discrimination is clear, the guidelines landlords can use to establish occupancy can be very vague. Although landlords can create occupancy guidelines based on the physical limitations of the housing unit, landlords often impose strict occupancy limitations precluding large families with children. Certain jurisdictions in the county had a higher than average proportion of family households with children and, therefore, may be more vulnerable to this type of discrimination. Approximately 26.3 percent of the region's households are families with children. The County's share of families with children is similar to the cities of Camarillo (26.3 percent), Simi Valley (31.1 percent), Moorpark (34.3 percent), and Thousand Oaks (28.5 percent).

Local Trends

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-C 6). In 2018, 1,478 single-parent families, with their own children under 18 years of age, resided in the City—making up six percent of all Camarillo households. Of these single-parent households, approximately 69 percent were headed by a female.³⁶ 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.³⁷ All census tracts in Camarillo maintain low quantities of single-parent female households and there are no concentrations within the City.

³⁵ U.S. Department of Housing and Urban Development. "Annual Report on Fair Housing FY 2017".

³⁶ 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.

³⁷ 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-C 6 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.				

Housing Element Program 4 – Fair Housing Practices includes meaningful actions to address potential contributing factors to limited options of affordable, decent, and safe housing available to single-parent households. Examples of meaningful actions include offering a range of housing options across all income categories, including low-income households in the outreach efforts to inform of any available homebuyer assistance, and implementing a first-time homebuyer down payment assistance program.

INCOME

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Household income is directly connected to the ability to afford housing. Higher incomes households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

Regional Trends

The area median income (AMI) in Ventura County vary widely across jurisdictions. Fillmore, Ojai, Santa Paula, and Oxnard all have AMI's below the state average, while Camarillo, Moorpark, Simi Valley, and Thousand Oaks have AMI's significantly higher than the state average. Ventura County has a median household income of about \$13,000 higher than the state average (Table 7-C 7).



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Table 7-C 7 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.

Figure 7-C 6 shows the Lower- and Moderate- Income areas in the county by Census Tract. LMI areas occur throughout the County, with concentrations of LMI areas in the northern portion of the County in Santa Paula and Fillmore, and in areas within Ventura and Oxnard. Generally, the urban areas of the County have higher AMI's than the rural areas.

Local Trends

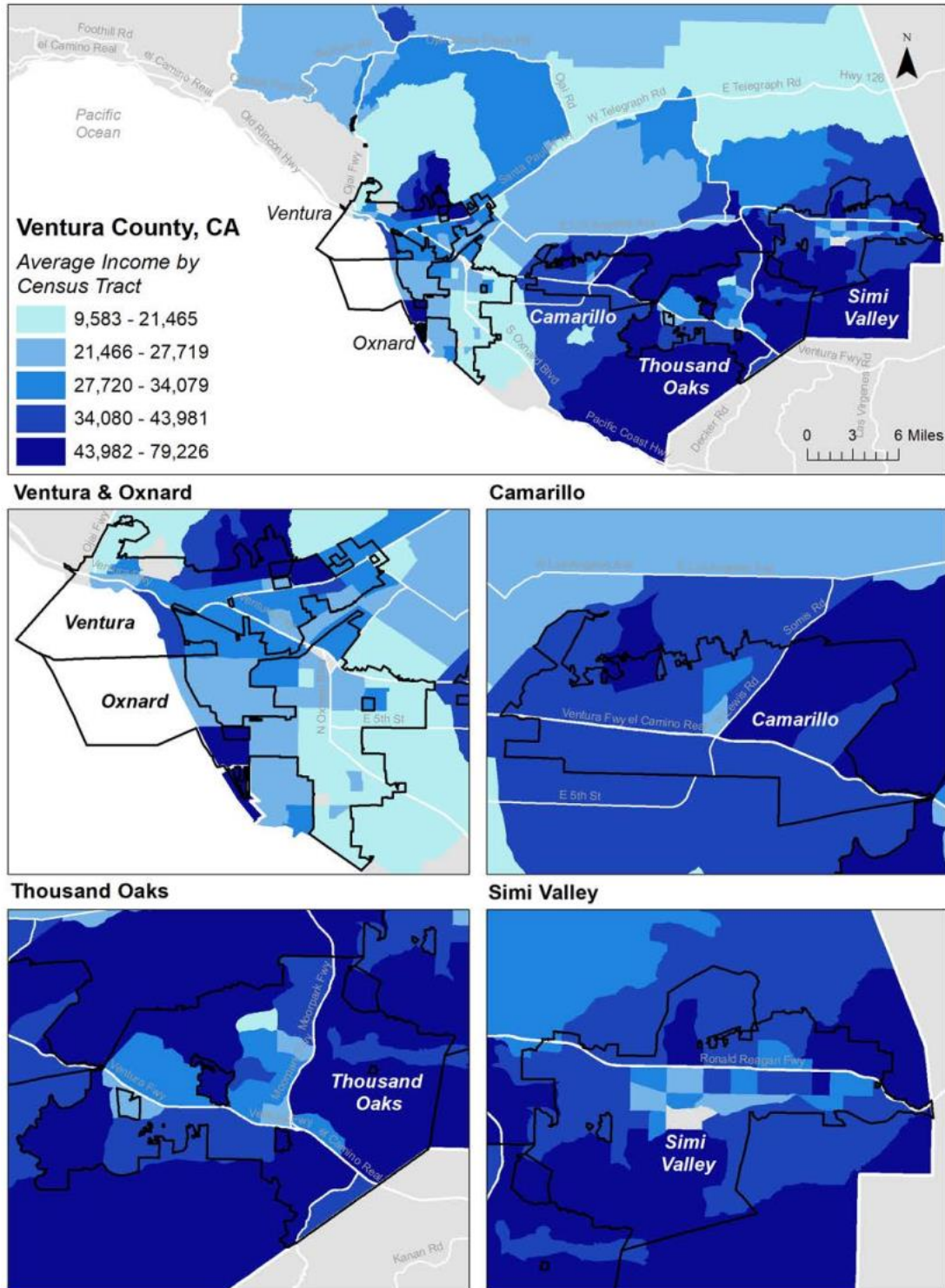
Camarillo's AMI is comparable to Simi Valley and almost \$9,000 more than the average of the region (Table 7-C 7). Only Moorpark, Simi Valley, and Thousand Oaks have higher AMI's than Camarillo in the County. Between 2013 and 2017, approximately 60 percent of Camarillo households earned moderate or above moderate-incomes (Table 7-C 8), while 40 percent of households had lower-incomes.³⁸ Figure 7-C 7 shows lower- and moderate-income populations in the City by Census Tract and Figure 7-C 8 shows AMI by Block Group. Camarillo has concentrations of lower- and moderate-income households between 50 and 75 percent in the center of the City (Census tracts 54.03 and 55.02), while areas with AMI under \$55,000 occur in

³⁸ Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2013-2017 data. CHAS data does not provide a breakdown of household income for those with more than 80 percent AMI as those households are not qualified for federal housing programs.



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Figure 7-C 6 Average Income by Census Tract (Ventura County)



Source: Regional AI, 2020



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the center of the City and in Block Groups to the east. Increasing concentrations of low-income and poverty households are linked to racial and ethnic concentrations and can be an impediment to fair housing. Areas of the City with AMI under \$55,000 include Ellis Terrace Apartments (low-income), and communities restricted to residents 55 and over, including The Springs, Leisure Village, Camarillo Springs Mobile Home Village, and Mira Vista Villa Apartments (low-income).

Table 7-C 8 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 100%)	2,135	8.7%	9.8%
Moderate and Above (over 100%)	14,190	57.6%	50.1%
Total	24,640	100.0%	100.0%

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

Housing Element Program 4 – Fair Housing Practices includes meaningful actions to address potential contributing factors to concentrations of low-income households. Examples of meaningful actions include offering a range of housing options across all income categories, promoting and facilitating the availability of housing rehabilitation programs to address deferred maintenance of the housing stock, including low-income households in the outreach efforts to inform of any available homebuyer assistance, implementing a first-time homebuyer down payment assistance program, and encouraging transit-oriented development to better connect workers with jobs.

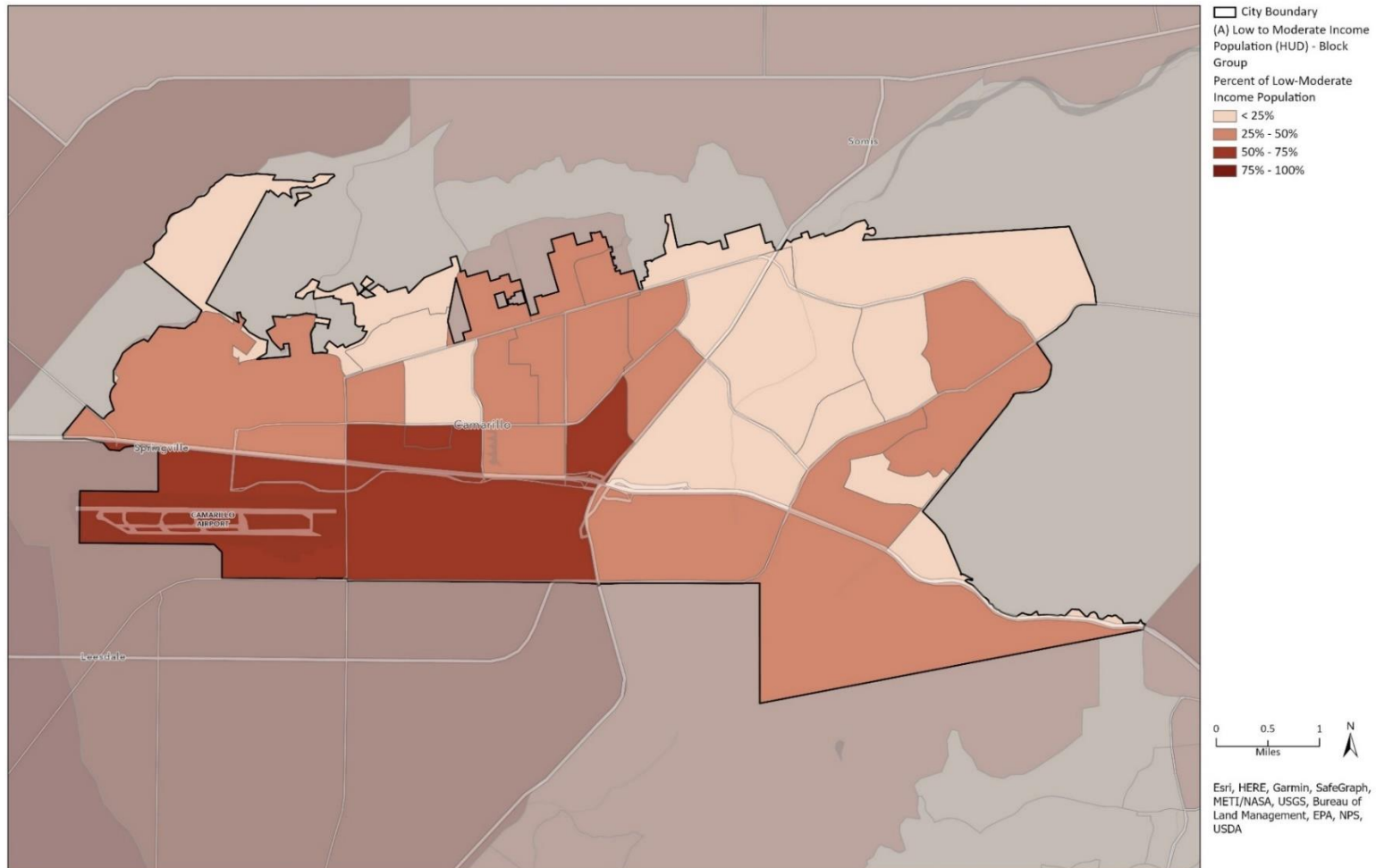
Integration and Segregation: Contributing Factors

- Housing discrimination on the basis of protected class
- Lack of fair housing information available online
- Home rehabilitation to aging housing stock can be an obstacle for low- and moderate-income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors
- Seniors with some form of physical disability may not continue to live within their home without modification to the property
- Lack of accessible housing options for seniors and persons with disabilities
- Disparities in access to housing opportunities due to high cost of housing in rental and ownership markets



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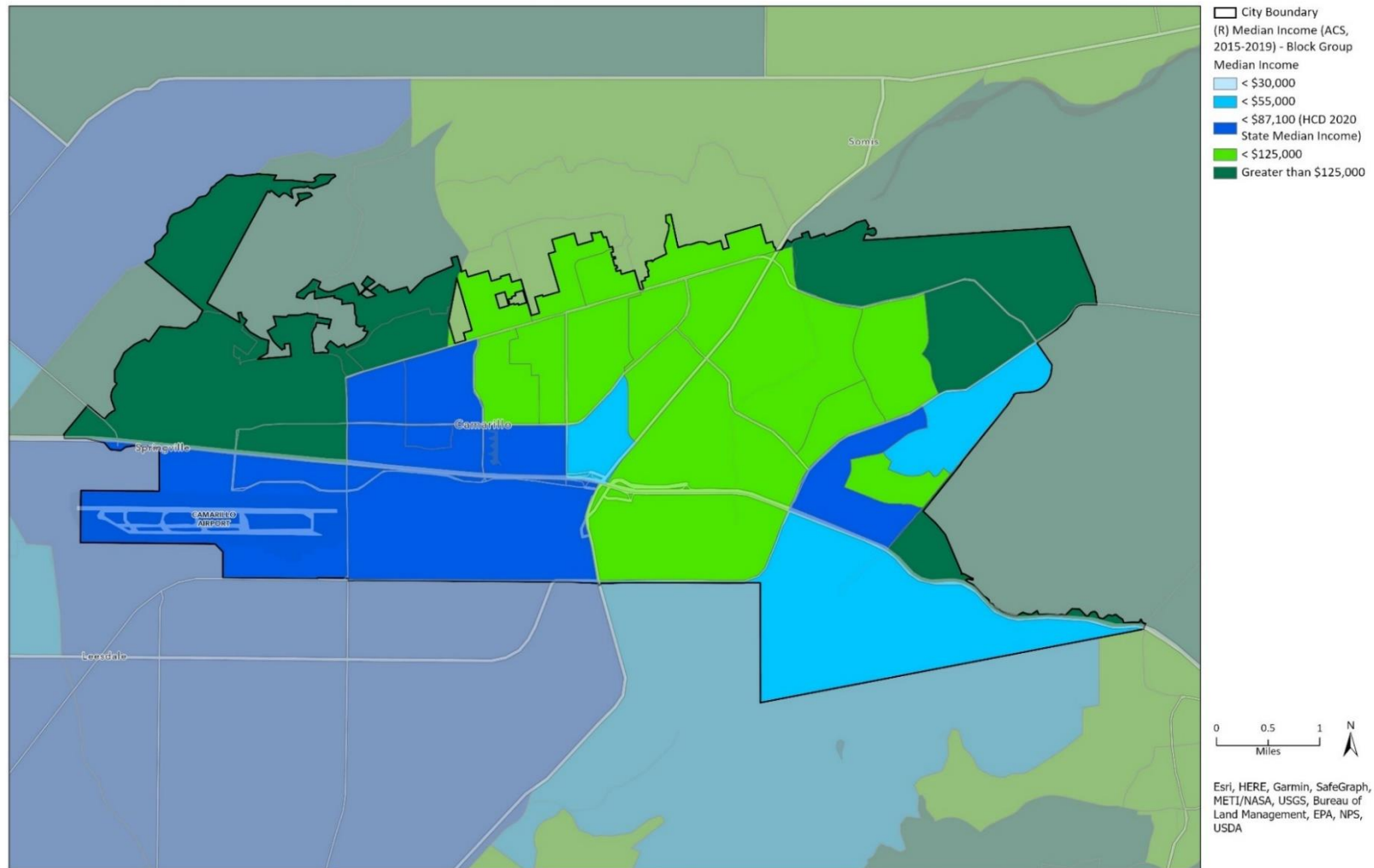
Figure 7-C 7 Low to Moderate Income Population





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Figure 7-C 8 Median Household Income





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Racially and Ethnically Concentrated Areas of Poverty

To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as RECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. For an area to be identified as having a racial and ethnic concentration, the threshold is that a RECAP have a non-White population of 50 percent or more, within metropolitan or micropolitan areas. In locations outside these areas, where the non-White populations are likely to be much smaller than 50 percent, the threshold is set at 20 percent. The poverty test defines areas of “extreme poverty” as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets either the racial or ethnic concentration and also meets the poverty test would be considered a RECAP.

POVERTY AND SEGREGATION

Regional Trends

According to HUD’s 2020 RECAP mapping tool based on the 2009-2013 ACS, there are currently four RECAPs in Ventura County; two are located in Oxnard, one is located in Port Hueneme, and one is located in Santa Paula. There are no RECAPs in Camarillo. Figure 7-C 9 shows areas of poverty in Ventura County. Generally, areas with poverty levels between 23 and 38 percent occur along State Route 126, north of Ventura, and east of Oxnard.

Local Trends

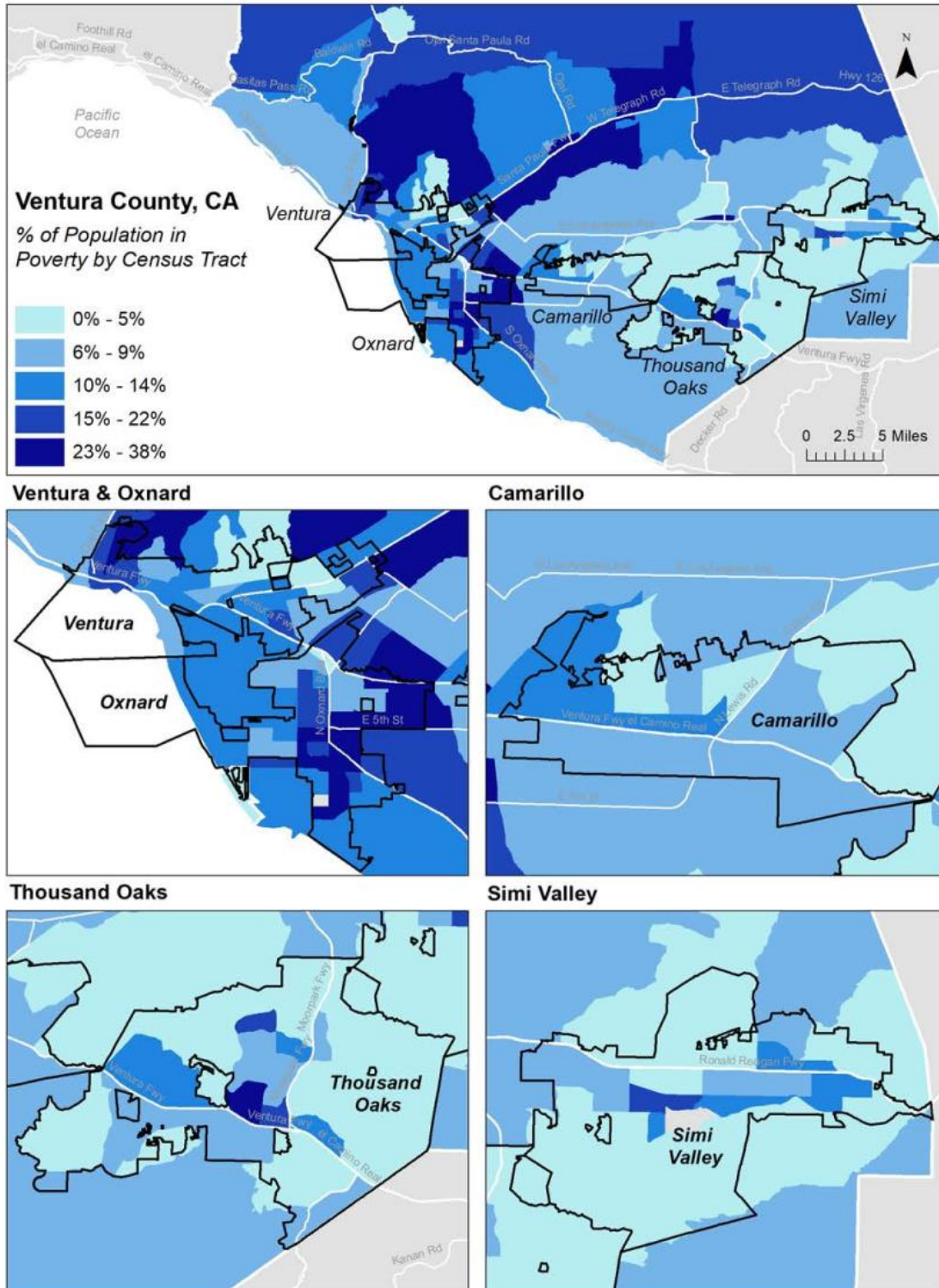
Camarillo does not have any RECAP areas. Local areas of poverty are shown on Figure 7-C 10. As shown on the figure, Camarillo has very little concentrated areas of poverty. Multiple tracts with 10 to 20 percent poverty occur along U.S. 101 and North Lewis Road. RECAP areas are also an indicator of segregation. The level of segregation in Camarillo is low, with most of the City comprised of Latino-white neighborhoods and a mix of three or more races/ethnicities (Figure 7-C 11).

Housing Element Program 4 – Fair Housing Practices includes meaningful actions to address potential contributing factors to concentrations of poverty. Examples of meaningful actions include expanding education and outreach efforts to landlords on fair housing laws, offering a range of housing options across all income categories, including low-income households in the outreach efforts to inform of any available homebuyer assistance, and implementing a first-time homebuyer down payment assistance program.



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Figure 7-C 9 Percent of Population in Poverty

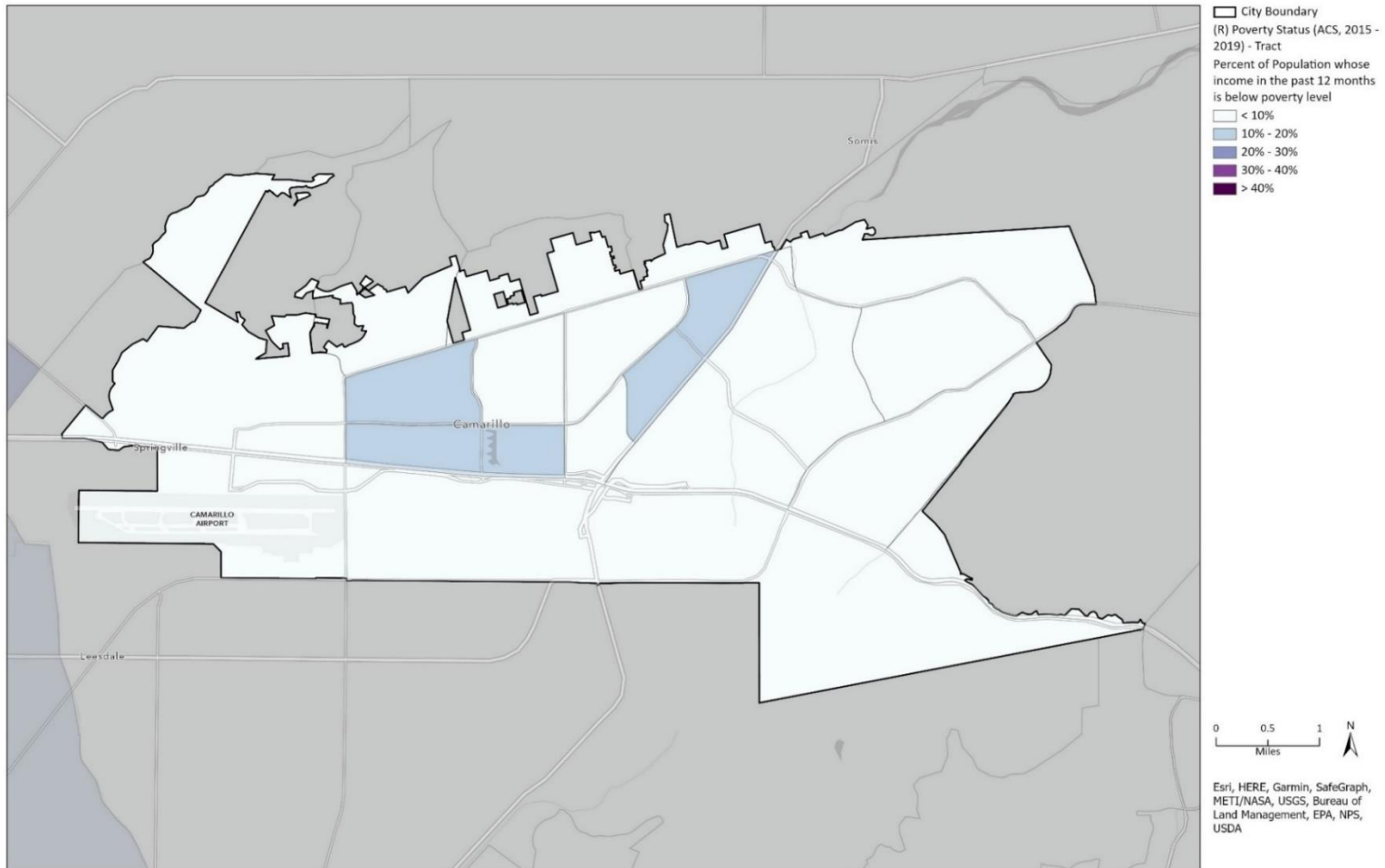


Source: Regional AI, 2020



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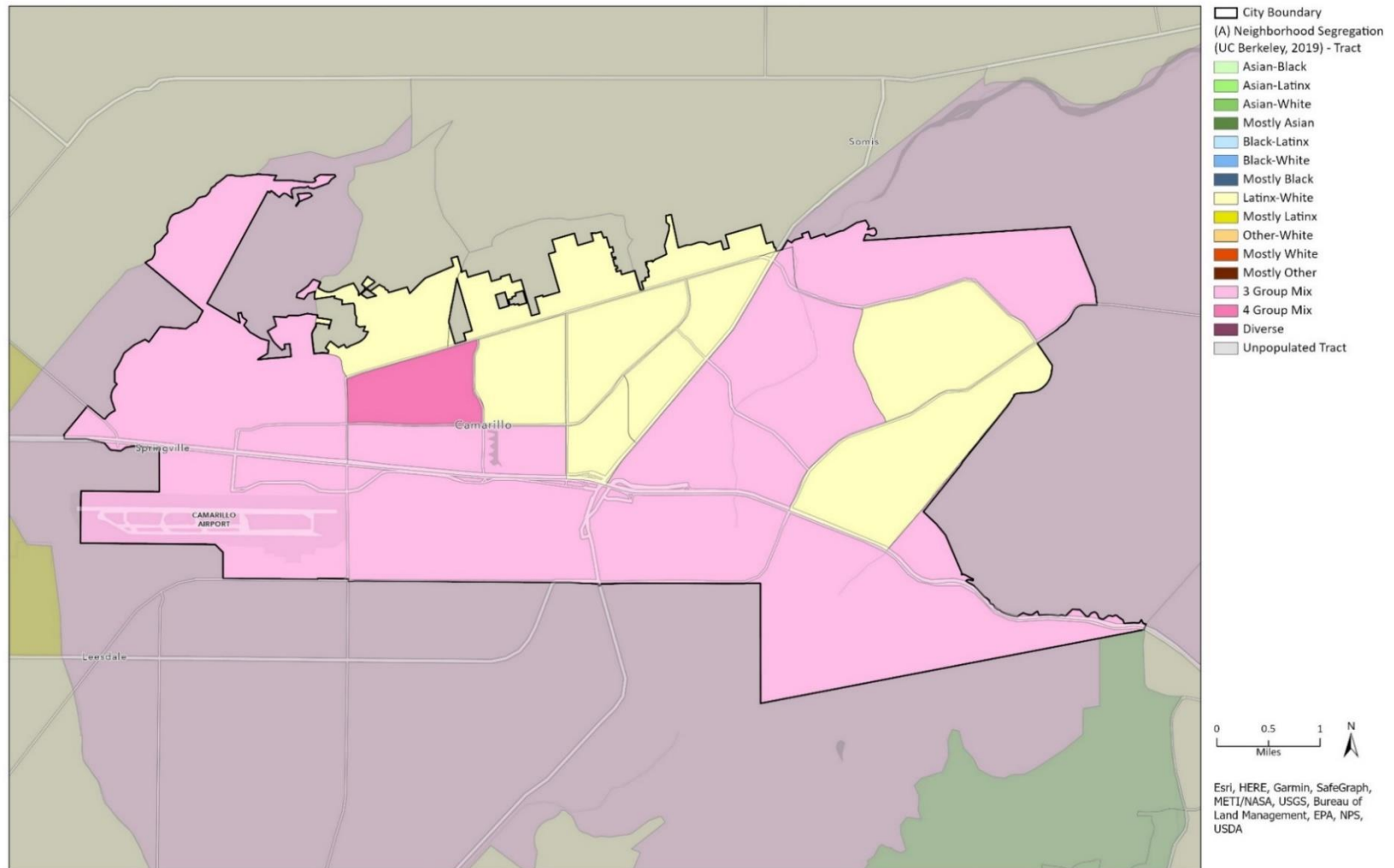
Figure 7-C 10 Poverty Status in Camarillo





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Figure 7-C 11 Neighborhood Segregation





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CONCENTRATED AREAS OF AFFLUENCE

While RECAPs have long been the focus of fair housing policies, one of the key issues in ensuring integrated housing and fair housing choices is the analysis of racially concentrated areas of affluence (RCAAs). According to a policy paper published by HUD, RCAA is defined as affluent, White communities.³⁹ According to HUD's policy paper, Whites are the most racially segregated group in the United States. Converse to the association of residents experiencing disadvantage within neighborhoods with higher concentrated poverty and higher concentrations of people of color, residents in affluent White communities experience distinct advantages. RCAAs have not been studied extensively, nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White population and AMI as proxies to identify potential areas of affluence.

Regional Trends

Figure 7-C 1 shows that minority concentrated areas are primarily located in Oxnard and northern areas of the County, which range from 83 to 99 percent. Areas of minority concentration in the County generally correlate with areas with lower median income (Figure 7-C 6). Ventura County has low minority concentration and high median income in RCAA areas within Ventura, Camarillo, Thousand Oaks, Moorpark, Simi Valley and small but affluent areas of Oxnard.

Local Trends

Camarillo is predominately White and has little concentration of minority population (Figure 7-C 2). Poverty is low with the exception of some areas (10 to 20 percent) along U.S. 101 and North Lewis Road (Figure 7-C 10). Additionally, the AMI in the City is generally high compared to the region. Large portions of Camarillo are identified as affluent, White communities and are considered RCAA areas.

Racially and Ethnically Concentrated Areas of Poverty: Contributing Factors

- Housing discrimination on the basis of protected class
- Home rehabilitation to aging housing stock can be an obstacle for low- and moderate-income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors
- Seniors with some form of physical disability may not continue to live within their home without modification to the property
- Lack of accessible housing options for seniors and persons with disabilities

³⁹ Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).



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- Disparities in access to housing opportunities due to high cost of housing in rental and ownership markets

Housing Element Program 4 – Fair Housing Practices includes meaningful actions to encourage racial integration. Examples of meaningful actions include expanding education and outreach efforts to landlords on fair housing laws, expanding City website to provide narrative defining Fair Housing, expanding scope of services of contract for fair housing services with the Housing Rights Center, offering a range of housing options across all income categories, including low-income households in the outreach efforts to inform of any available homebuyer assistance, and implementing a first-time homebuyer down payment assistance program.

Disparities in Access to Opportunity for Persons with Disabilities

Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity often means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

TRANSPORTATION/TRANSIT

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should strive to link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to locate housing outside of traditionally low-income neighborhoods. The lack of a relationship between public transit, employment opportunities, healthcare, affordable housing and other services may impede fair housing choice for those who cannot or choose to drive a car due to disability, financial constraints, or legal barriers (among other factors). Persons who depend on public transit may have limited choices regarding places to live.

Regional Trends

Mass transportation in Ventura County consists of regional bus systems, city bus systems, ADA paratransit services, and stops along the interstate train system. These include:

- Ventura County Transportation Commission (VCTC) Transit. Six intercity bus routes serve Ventura and Santa Barbara Counties, including the cities of Ventura, Oxnard, Camarillo, Thousand Oaks, Moorpark, Simi Valley, Fillmore, Santa Paula, Newbury Park, Santa Barbara, Goleta, Carpinteria, and the University of California, Santa Barbara and California State University, Channel Islands. Buses are equipped with wheelchair ramps



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- Gold Coast Transit District. A fixed-route and paratransit service (ACCESS) serving the cities of Ojai, Oxnard, Port Hueneme, Ventura, and other unincorporated areas of Ventura County
- Camarillo Area Transit (CAT). Fixed-route bus, Dial-A-Ride shuttle, and trolley service within the City of Camarillo. Discounted fares offered to Senior (65+) and disabled individuals. Vehicles have wheelchair ramps or lifts and tiedowns. The trolley service connects commercial areas with the Metrolink train station
- Metrolink Ventura County Line. Commuter rail line connecting the cities of Ventura, Oxnard, Camarillo, Moorpark, Simi Valley in Ventura County with the San Fernando Valley and the City of Los Angeles
- Amtrak. Interstate train service serving coastal and inland areas of California

The Southern California Association of Governments (SCAG) has developed a mapping tool to identify High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). HQTAs are areas within one-half mile from major transit stops and high-quality transit corridors. Figure 7-C 12 depicts the existing HQTAs within the City of Camarillo. This area is centered on the Metrolink train station, which also serves Amtrak Coast Starlight/Pacific Surfliner passenger trains. SCAG measures access to transportation during regular commuting hours among racial and ethnic groups. Despite transportation options that exist within Ventura County, no census block groups currently have a population that lives within a half-mile radius of a bus, rail, or ferry stop with waiting times less than 15 minutes during peak commute hours. The current access to mass transportation, or lack thereof, is equal among all racial and ethnic groups.⁴⁰

Local Trends

The HQTAs encompass one Census tract and block group with a sizable Hispanic Majority population on the northwest corner of the intersection of Highway 101 and Lewis Road (Figure 7-C 12, Figure 7-C 2 and Figure 7-C 3). Persons with disabilities comprise approximately 0-20 percent of the population in blocks encompassed by the HQTAs (Figure 7-C 12). The HQTAs encompass one Census tract with a higher population of households with Low/Moderate Income (LMI) (Figure 7-C 6). Housing Element Program 4 – Fair Housing Practices includes meaningful actions to encourage transit-oriented development to better connect workers with jobs.

⁴⁰ Ventura County 2020 Analysis of Impediments to Fair Housing Choice.



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Figure 7-C 12 HQTa Map



EDUCATIONAL OPPORTUNITY

Regional Trends

The Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that 42 percent of households with school-aged children experienced high housing cost burden between 2014-2018. Additionally, 21 percent of Households with children living in poverty were Hispanic/Latino, and 20 percent of children in Ventura County were living in Low-Income households⁴¹.

Local Trends

Most of the City areas have positive education scores (Figure 7-C 13). The northwestern portion of the City had slightly lower education scores, but no areas have been identified with the lowest-possible education score. According to the Fair Housing Task Force, no areas have been identified

⁴¹ Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey



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as low resource areas. Kidsdata.org estimated that 39 percent of households with school-aged children experienced high housing cost burden between 2014-2018. Additionally, 19 percent of Households with children living in poverty were Hispanic/Latino, and 16 percent of children in the City are living in Low-Income households⁴².

ECONOMIC AND EMPLOYMENT OPPORTUNITIES

Regional Trends

According to the Regional Ventura County Analysis of Impediments, the unemployment rate of Ventura County was approximately 6.3 percent for Whites and 7.1 percent for Hispanic or Latino.

Local Trends

The unemployment rate of White residents in Camarillo was approximately 5 percent, and 8 percent of Hispanic or Latino residents, according to the Regional Ventura County Analysis of Impediments. As shown in Figure 7-C 15, Census block groups south of Highway 101 and east of Lewis Road had the highest jobs proximity index, while block groups north of Highway 101 and west of Lewis Road had job proximity index scores of 60-80, with a few blocks north of Las Posas Road scoring 40-60. The lower-scoring areas did not overlap with higher concentrations of racial/ethnic minorities or disabled persons, but areas of LMI households (Figure 7-C 7) overlapped with areas scoring 40-60, generally east of Las Posas Road, south of East Ponderosa Drive, north of Highway 101, and west of Lewis Road and Temple Avenue.

The Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force map in Figure 7-C 16, most Census tracts within the City have positive economic outcome scores, while a few tracts scored between 0.5 and 0.75. One of these tracts overlapped with a tract that contains a 68 percent Non-White population (Figure 7-C 2).

Housing Element Program 4 – Fair Housing Practices includes meaningful actions to encourage transit-oriented development to better connect workers with jobs.

ENVIRONMENTAL HEALTH

Regional Trends

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroscreen 3.0 pollution indicators and values. The City of Camarillo had relatively low

⁴² Definition of “low income working family”: children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey



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scores (range 11-60) compared to Oxnard and Santa Paula. Therefore, Camarillo is less impacted by pollution than other Cities in the region (Figure 7-C 17).

Local Trends

Figure 7-C 18 depicts two tracts that scored slightly more positive for TCAC Opportunity Areas Environmental Outcomes: one tract in the northern central part of the City generally north of Las Posas Road between Lantana Street and Loma Drive; and one tract on the eastern side generally between Upland Road and Santa Rosa Road and bounded on the west by Woodcreek Road. These tracts contain Predominantly White Majority populations (Figure 7-C 2). A few tracts scored slightly less positive for Environmental Outcomes: generally bounded by Los Posas Road on the west and North, by East Ponderosa Drive on the south, and by Lewis Road on the east. The rest of the City scored the least positive Environmental Outcomes (generally the southern half). All of the lower-scoring tracts coincided with blocks that contain higher percentage of the Non-White Population (Figure 7-C 3).

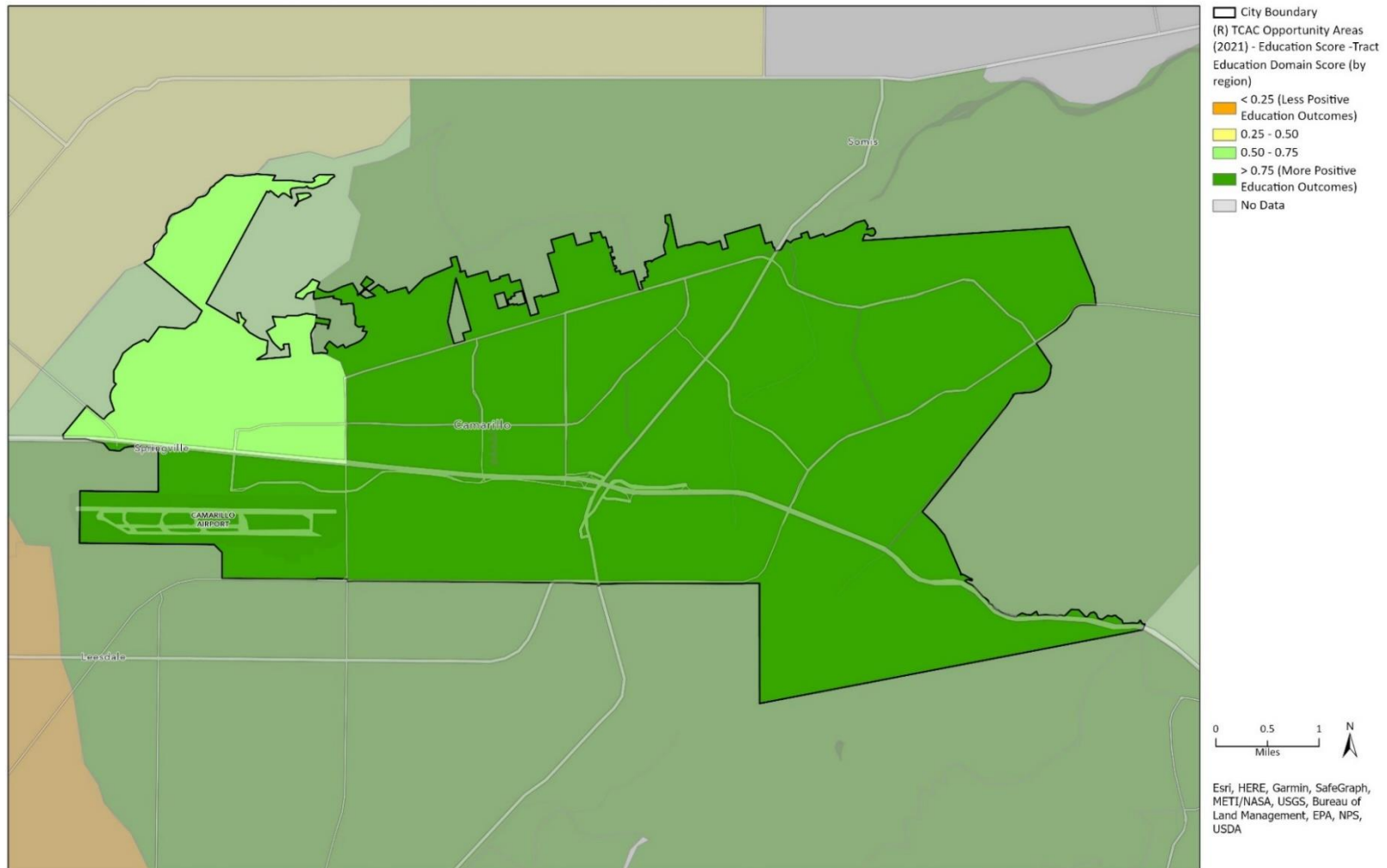
DISPARITIES IN ACCESS TO OPPORTUNITY FOR PERSONS WITH DISABILITIES: CONTRIBUTING FACTORS

- Housing discrimination on the basis of protected class
- Home rehabilitation to aging housing stock can be an obstacle for low- and moderate-income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors
- Seniors with some form of physical disability may not continue to live within their home without modification to the property
- Lack of accessible housing options for seniors and persons with disabilities
- Disparities in access to housing opportunities due to high cost of housing in rental and ownership markets. Public transportation can be an impediment to employment for those who cannot or do not drive a car if arrival times are not convenient, not frequent, and overall have long travel times



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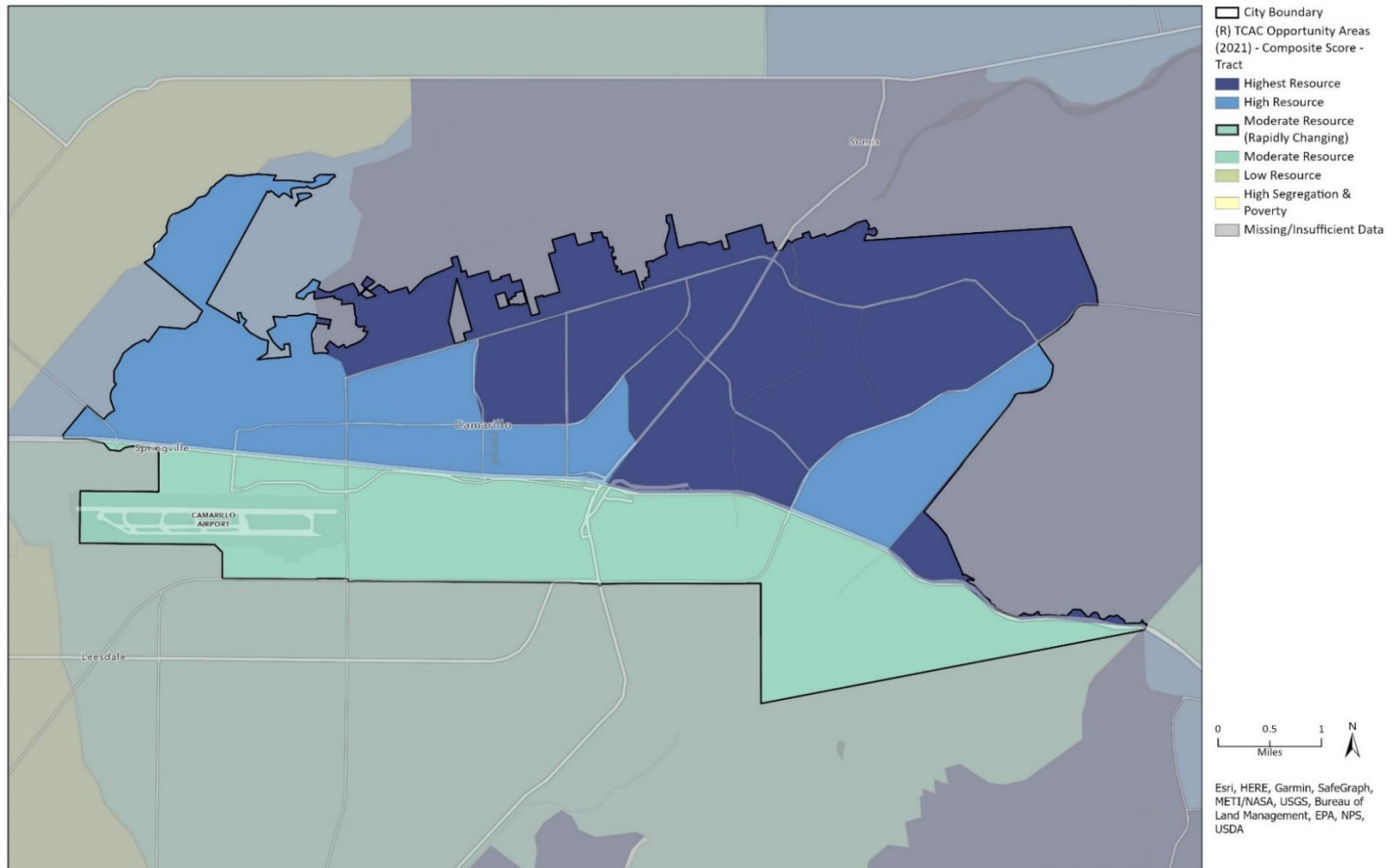
Figure 7-C 13 TCAC Opportunity Areas (2021) - Education Score -Tract





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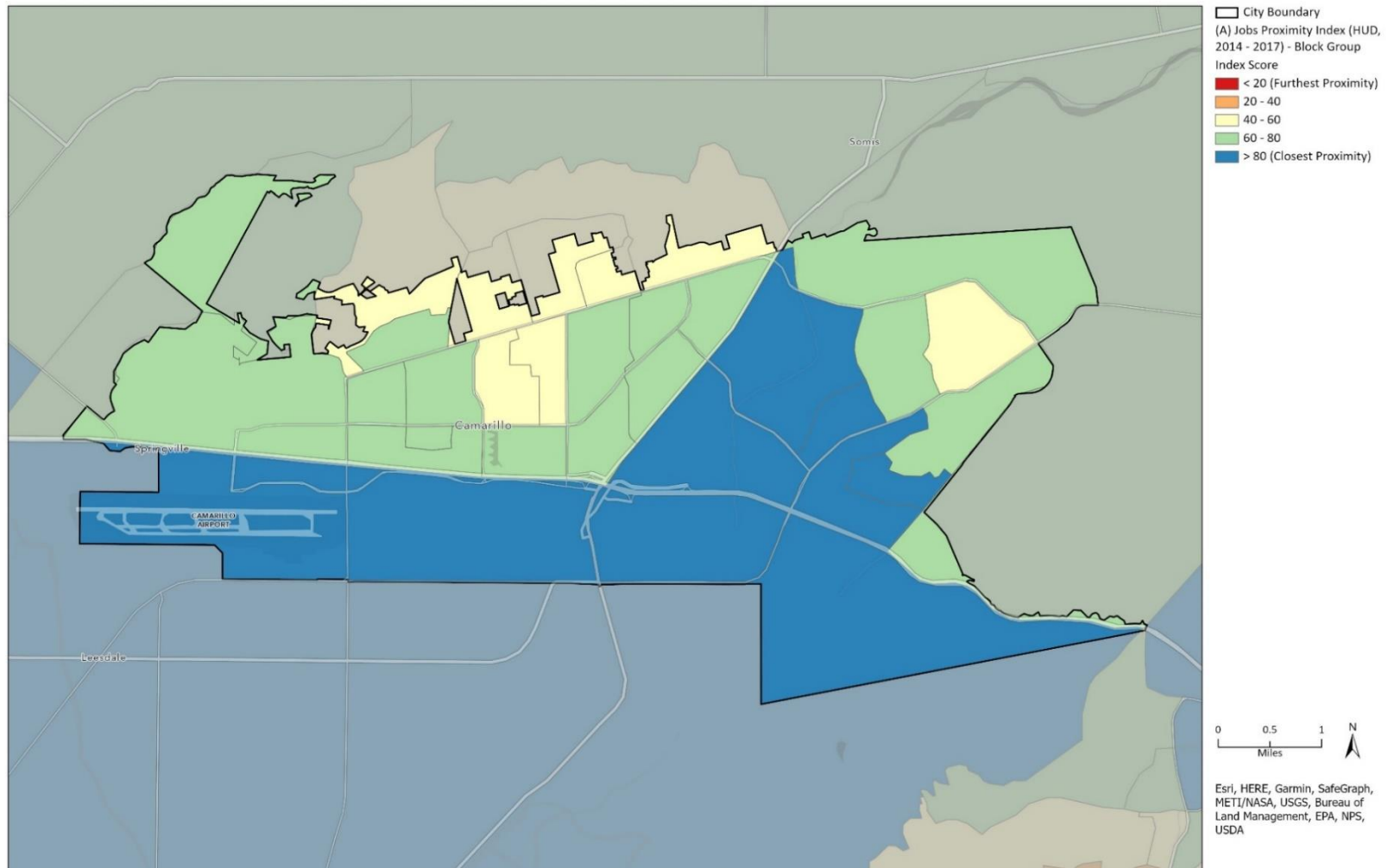
Figure 7-C 14 (R) TCAC Opportunity Areas (2021) – Composite Score - Tract





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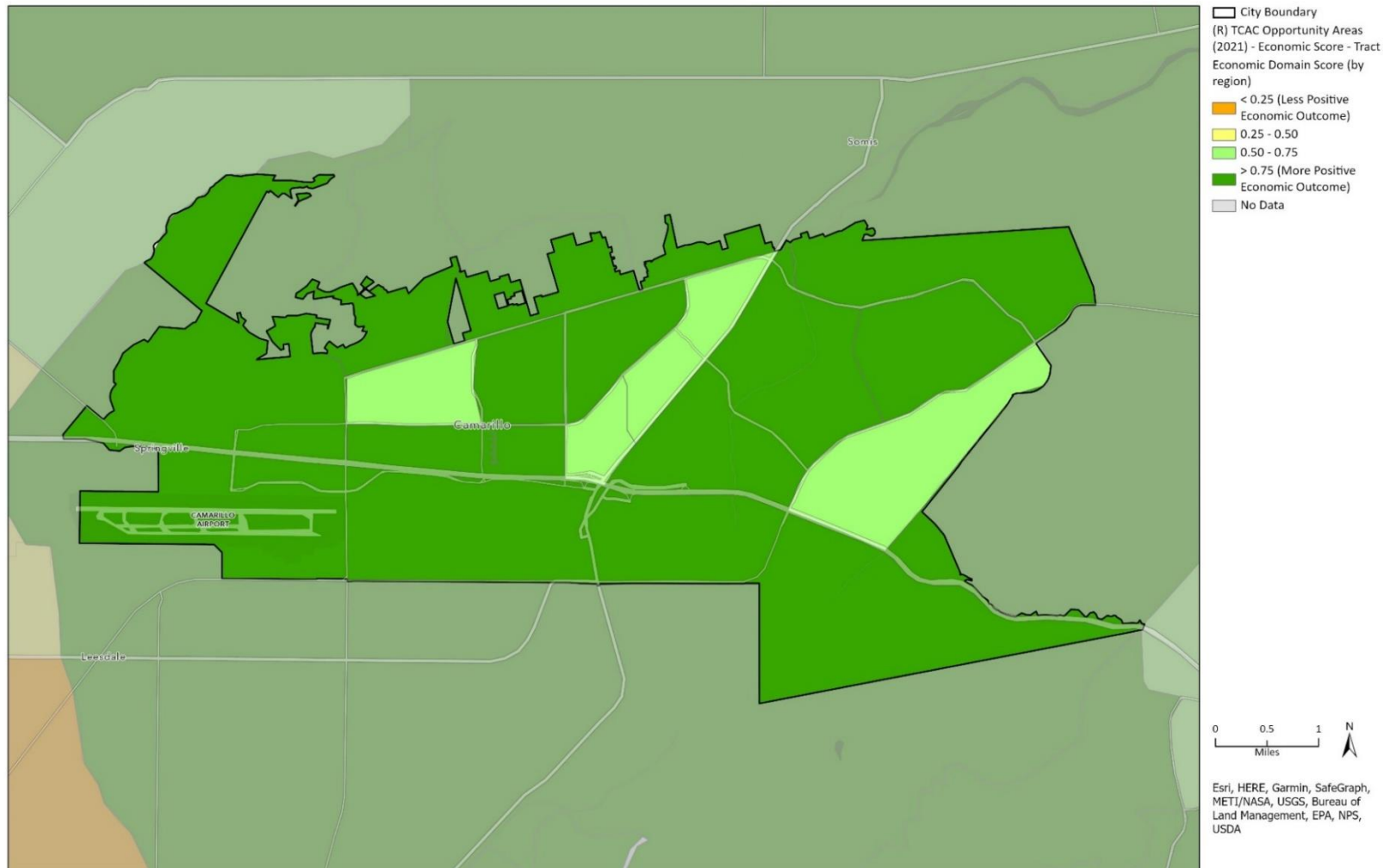
Figure 7-C 15 Jobs Proximity Index (HUD, 2014 - 2017) - Block Group





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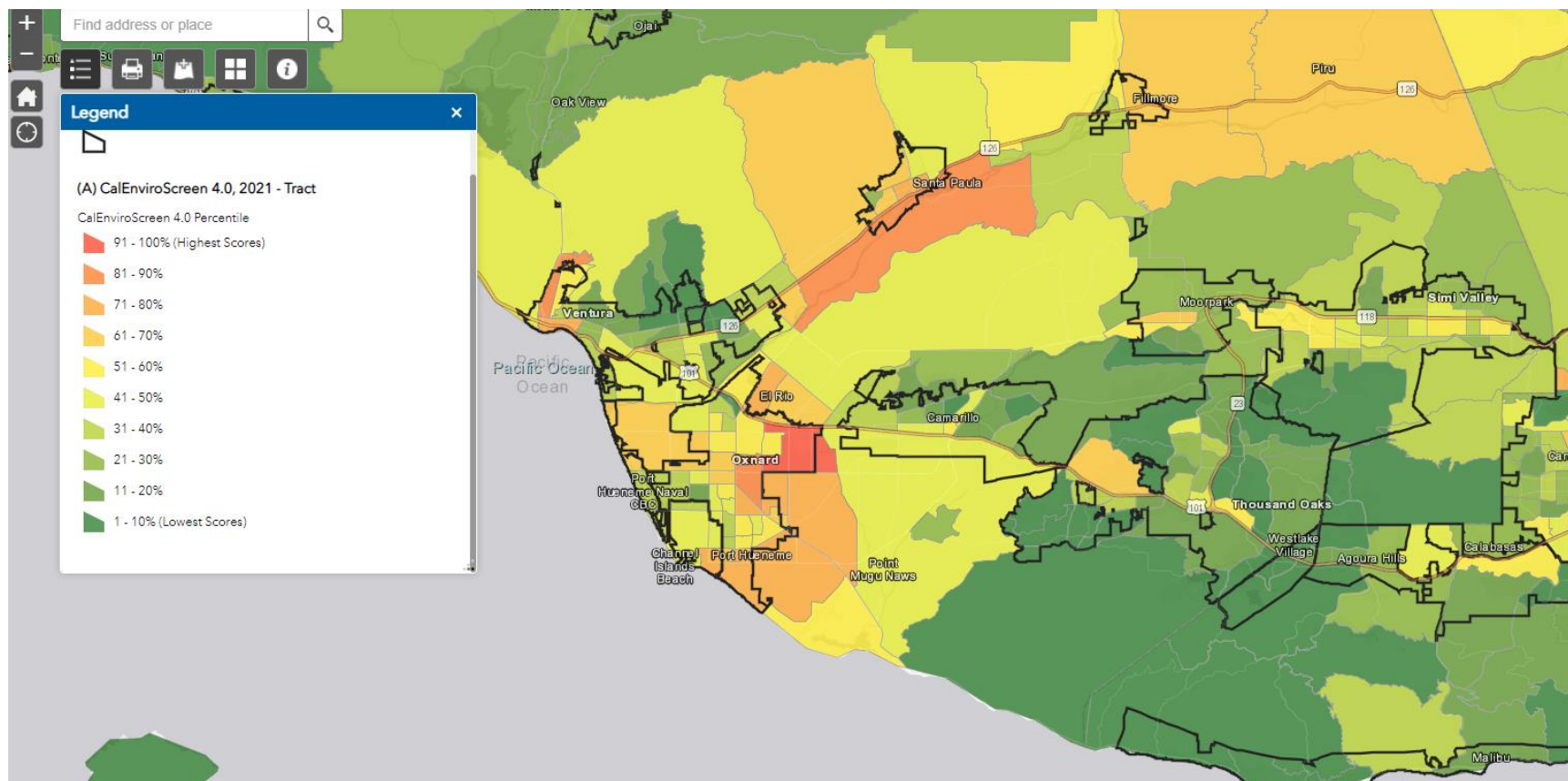
Figure 7-C 16 TCAC Opportunity Areas (2021) - Economic Score - Tract





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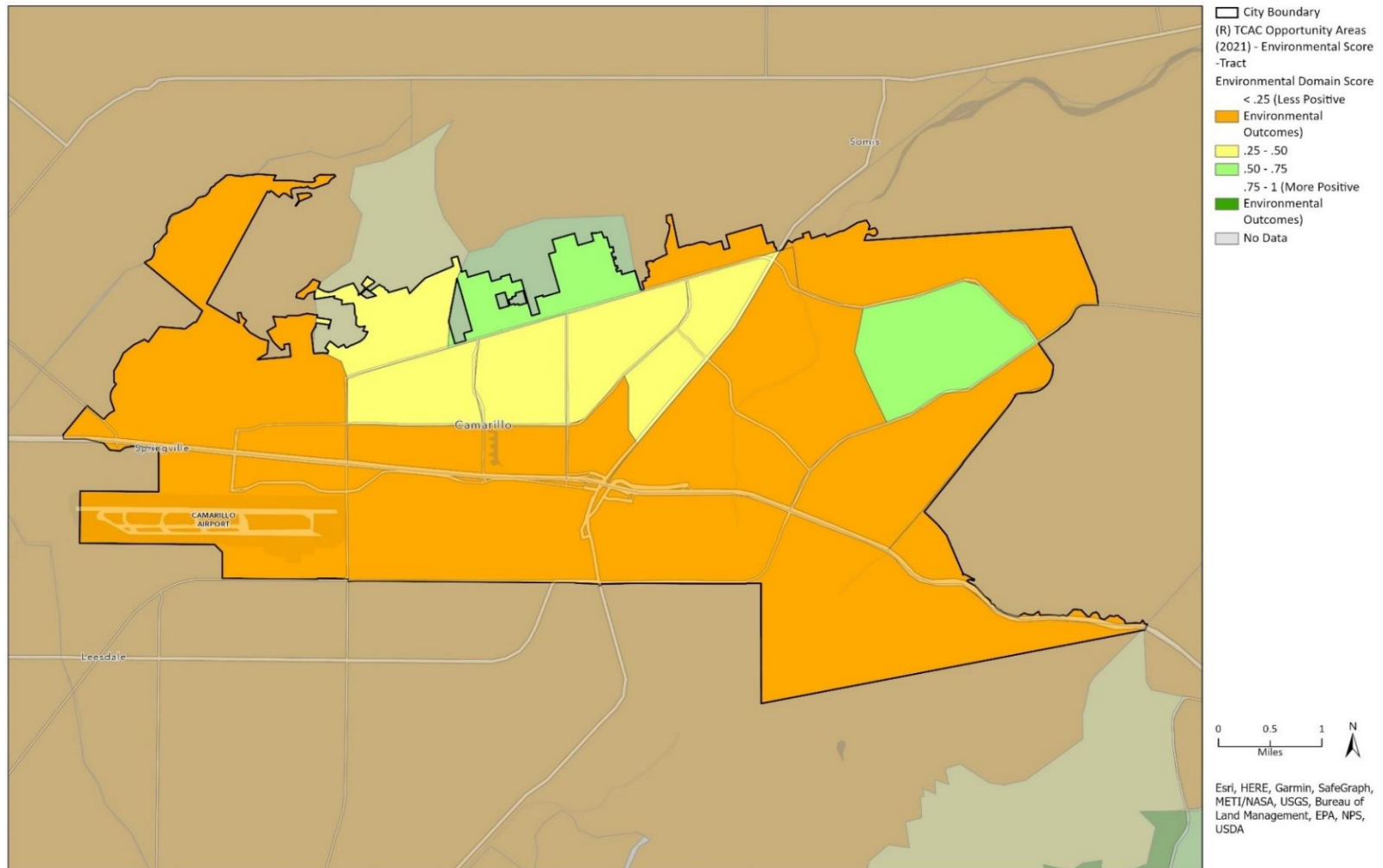
Figure 7-C 17 CalEnviroScreen 4.0, 2021 – Tract





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Figure 7-C 18 TCAC Opportunity Areas (2021) - Environmental Score -Tract





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Disproportionate Housing Needs

Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.

COST BURDEN

Housing cost burden is when a housing cost exceeding 30 percent of a household's gross income. A severe cost burden is a housing cost exceeding 50 percent of a household's gross income. Housing cost burden is particularly problematic for low- and moderate- income households because it leaves little household income to pay for other living expenses. Housing overpayment occurs when housing costs increase faster than income. While housing affordability per se is not a fair housing issue, when minority, senior, and disabled households are disproportionately impacted by housing cost burden issues, housing affordability has a fair housing implication.

Regional Trends

According to the regional AI, about 21 percent of the households are considered lower and moderate income, earning less than 80 percent of the County AMI. Among the household types, elderly and other households had the highest proportion of extremely low- income households, at 18 percent and 12 percent, respectively. At least 35 percent of renter households in every jurisdiction in Ventura County had a housing cost burden.

Housing affordability tends to disproportionately affect minority populations. In Ventura County, Hispanic (56 percent) and Black (42 percent) households had a considerably higher percentage of lower- and moderate-income households than the County as a whole (36 percent). Non-Hispanic Whites (30 percent) had the lowest proportion of households in the lower- and moderate-income categories.

Local Trends

Low-income households and persons in protected classes disproportionately experience severe housing problems. Housing problems include units with physical defects, overcrowded conditions, and housing cost burden. As shown in Table 7-C 9, approximately 74 percent of extremely low-income, 65 percent of very low-income households, and 83 percent of low-income households had one or more housing problems in Camarillo. Low-income households tend to more often be renters than buyers. When comparing by household types, a greater proportion of renter elderly, renter small family, and renter large family households faced housing problems than owner households of the same type. Renters experience a much higher level of housing



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problems (52 percent) compared to owner-households (30 percent), indicating that low-income households experience more housing problems than more affluent households. Renters generally tend to experience cost burdens at higher rates than owners. Burden on renters is higher in areas of the City where AMI is low (Table 7-C 11).



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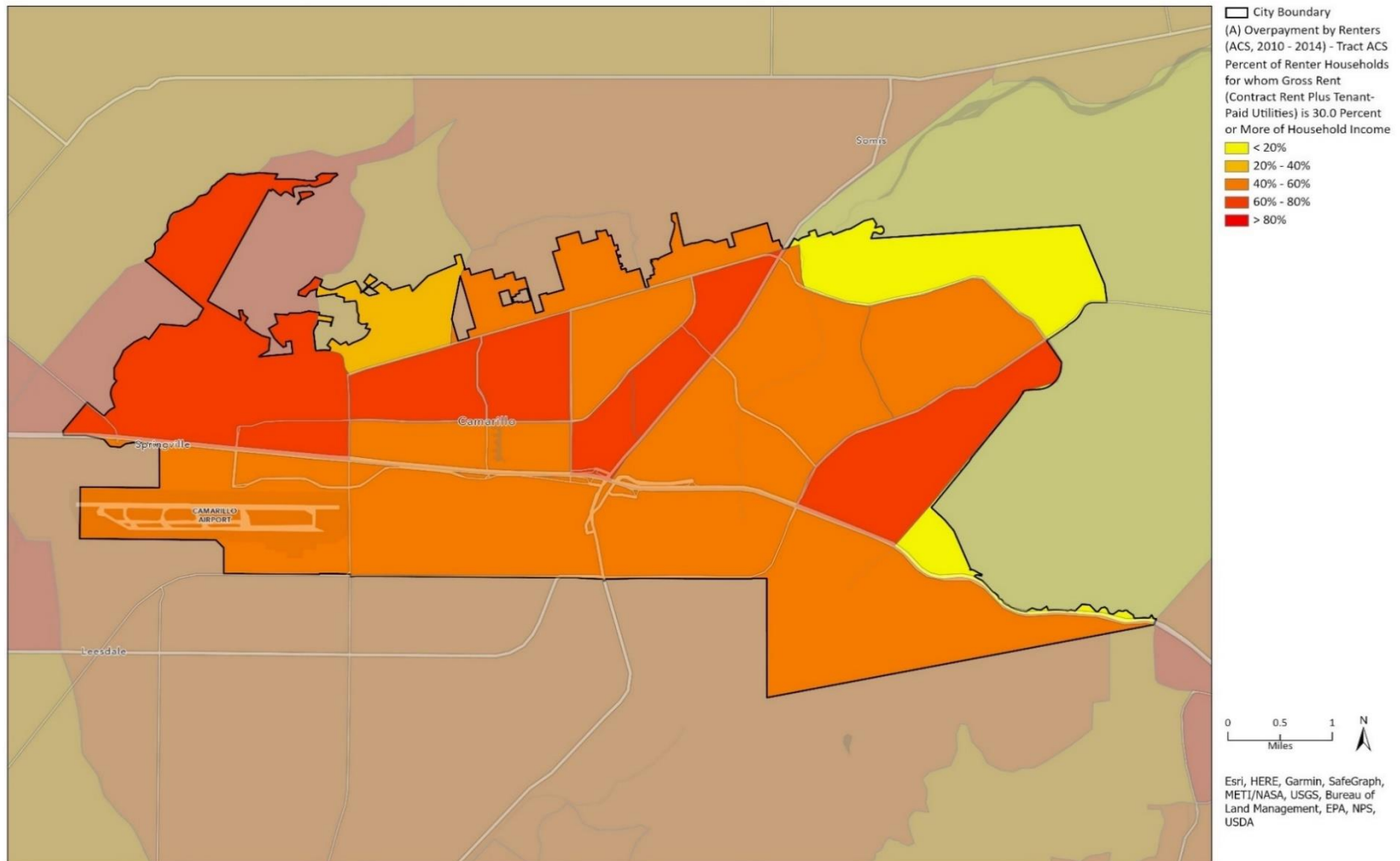
Table 7-C 9 Housing Assistance Needs of Lower Income Households (2013-2017)

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	8,100	1,925	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 assistance rather than on precise numbers. Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.									



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Figure 7-C 19 Overpayment of Renters





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The City uses a portion of its CDBG grant on owner-occupied housing rehabilitation programs. Over the past five years, the program funded 7 to 10 projects per year. This may not be an accurate representation on how many units are in need of repairs because the funds and the capacity to carry out these programs are limited to available resources. According to Table 7-15 Age of Housing Stock by Tenure, in the Housing Element, 52.2 percent (8,643 units of owner-occupied units have been built prior to 1979 and 45.4 percent (3,755 units) of the renter-occupied units have been built prior to 1979. It is reasonable to assume that a portion of these units are substandard because older housing units generally have more housing condition issues. However, the City's Code Compliance Division does not have this data. Windshield surveys of neighborhoods do not provide a reliable assessment of the interior conditions of the home. Table 7-16 Kitchen and Plumbing Facilities by Tenure, in the Housing Element, indicates that 0.1 percent of owner-occupied and 0.2 percent of renter-occupied units lack complete plumbing facilities. It is assumed that a home with a lack of plumbing facilities would likely also contain other major deficiencies. Therefore, approximately 86 owner-occupied units and 75 renter-occupied units in Camarillo could be in need of substantial repairs.

Housing Element Program 4 – Fair Housing Practices includes meaningful actions to promote and facilitate the availability of housing rehabilitation programs to address deferred maintenance of the housing stock, and to make accessibility improvements; to include low-income households in the outreach efforts to inform of any available homebuyer assistance; and to implement a first-time homebuyer down payment assistance program.

OVERCROWDING

Some households may not be able to accommodate high cost burdens for housing but may instead accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to the overcrowded conditions since some cultures tend to have a larger household size than others due to the preference of living with extended family members. Not only is overcrowding a potential fair housing concern, it can potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some landlords or apartment managers may be more hesitant to rent to larger families, thus making access to adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.



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Regional Trends

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Table 7-C 10 summarizes the incidence of overcrowding in Camarillo and Ventura County. Overcrowding was more prevalent among the County's renter-occupied households than among owner-occupied households. Approximately eight percent of the County's renter-occupied households were overcrowded compared to approximately three percent of owner-occupied households. The Cities of Fillmore, Oxnard, and Santa Paula all have significantly higher overcrowding rates than the rest of the County (Figure 7-C 10).

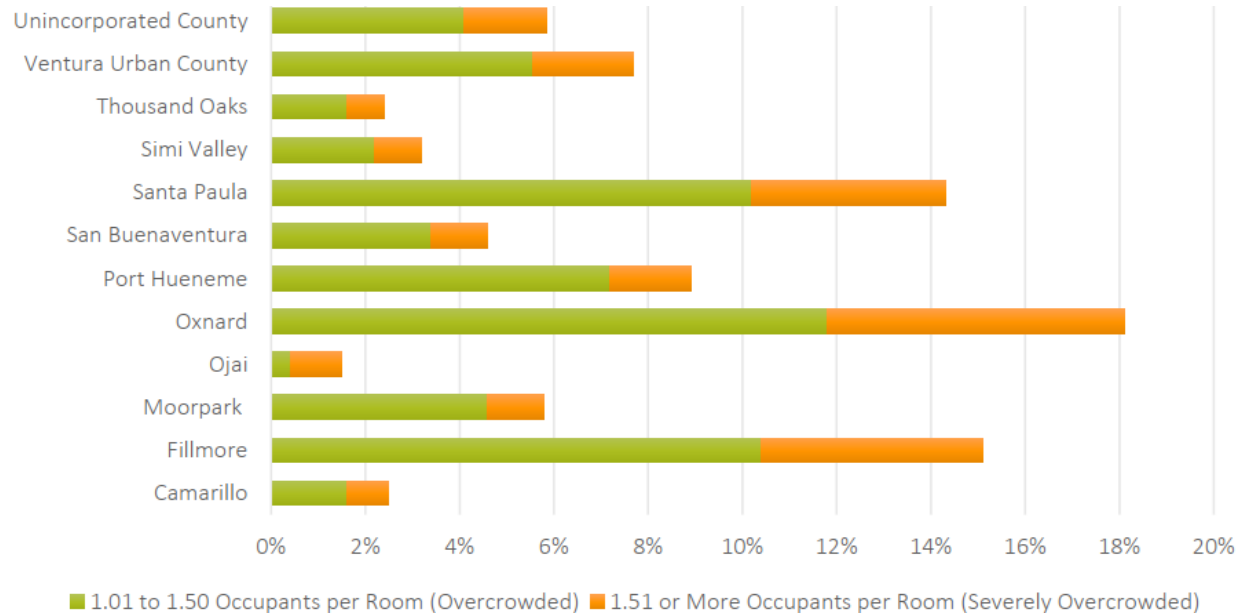
Table 7-C 10 Overcrowding

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	100.0%	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.				



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Figure 7-C 20 Housing Overcrowding By Municipality



Source: U.S. Bureau of the Census, American Community Survey (ACS), 2011-2015

Local Trends

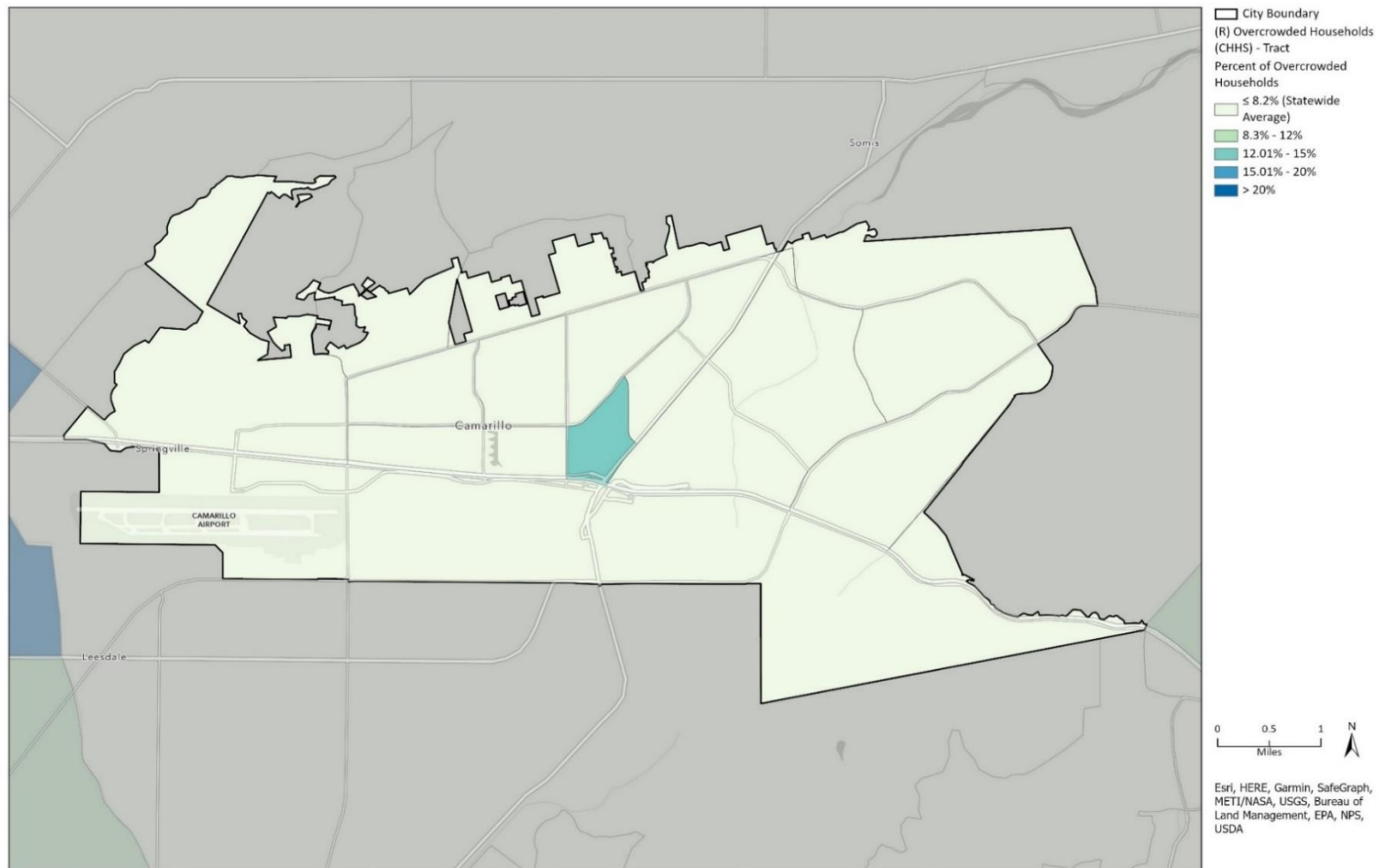
As shown on Table 7-C 10, overcrowding was more prevalent among the City's renter-occupied households than among owner-occupied households. Approximately five percent of the City's renter-occupied households were overcrowded or severely overcrowded compared to less than two percent of owner-occupied households. As shown in Figure 7-C 21 only Census Tract 54.03 has a concentration of overcrowding (12.01 to 15 percent).

Housing Element Program 4 – Fair Housing Practices includes meaningful actions to address potential contributing factors to concentration of overcrowding. Examples of meaningful actions include offering a range of housing options across all income categories, including affordable housing; including low-income households in the outreach efforts to inform of any available homebuyer assistance; and implementing a first-time homebuyer down payment assistance program.



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Figure 7-C 21 Overcrowded Households



Source: AFFH Data Viewer, 2021



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DISPLACEMENT

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
 - Share of renters is above 40%
 - Share of people of color is above 50%
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median
 - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap)

Regional Trends

Throughout the region, residents in the Cities located in northern and western portion of Ventura County are facing relatively more displacement risk than those living in cities in the southern portion of the county. As shown on Figure 7-C 1, minority concentrated areas are located primarily in east Oxnard and northern parts of the County. Additionally, Figure 7-C 9 shows areas with poverty occurs along State Route 126, north of Ventura, and east of Oxnard, while Figure 7-C 6 follows these similar patterns and shows the lowest AMI in the northern parts of the County and east Oxnard. There is significant overlap between minority concentrated areas and areas of poverty, specifically in east Oxnard. East Oxnard maintains the characteristics for a vulnerable community and are at risk of displacement.

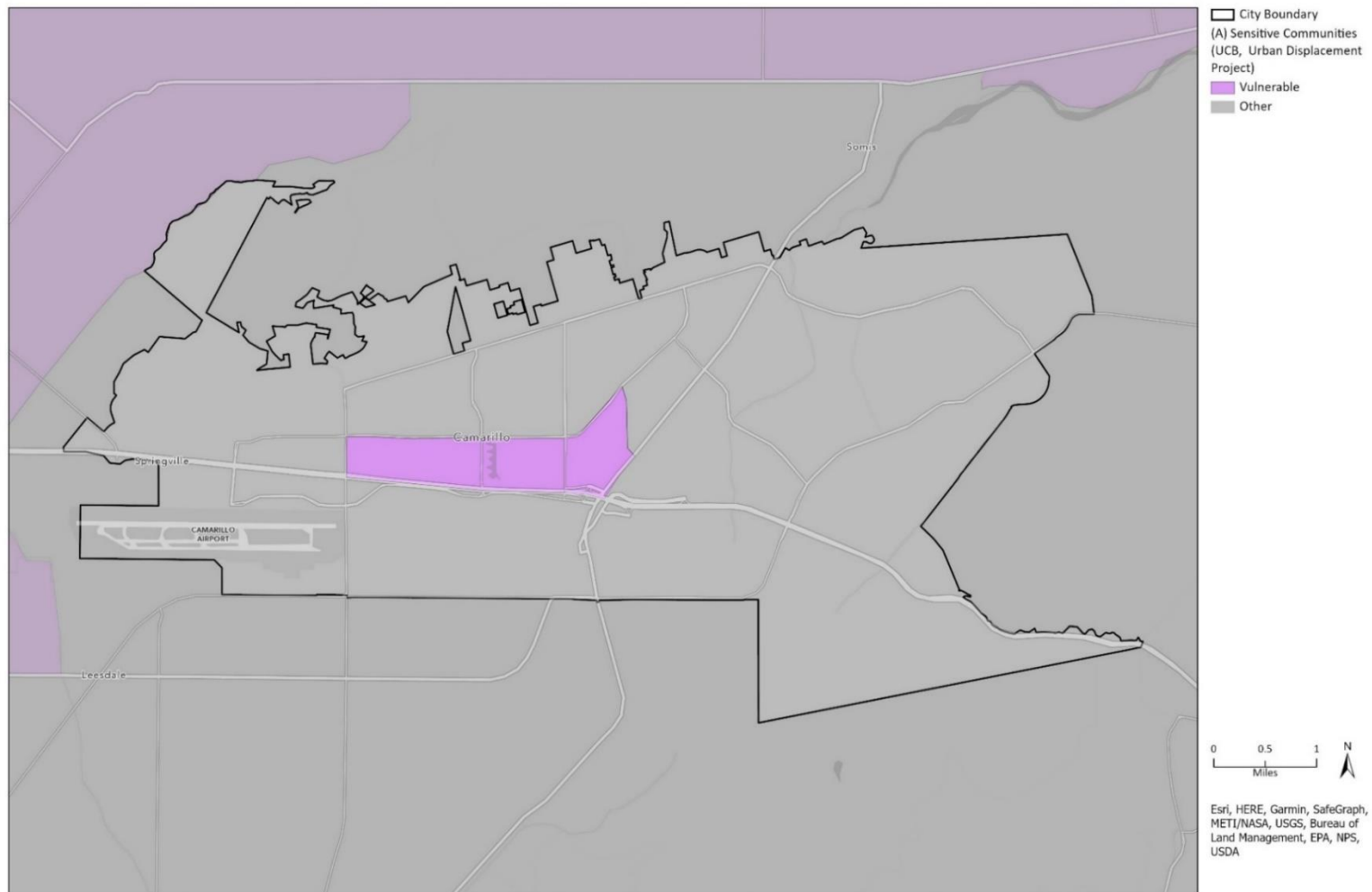
Local Trends

According to the UDP, Census Tracts along U.S. 101 are considered sensitive communities. Figure 7-C 22 highlights vulnerable communities within the City of Camarillo, generally located in the Census tracts between Temple Avenue, Lewis Road, Highway 101, Las Posas Road, and East Ponderosa Drive. These neighborhoods depict areas where a large percentage of residents face a higher risk of displacement due to increasing housing costs relative to other areas in the City. Within this area, there are also high concentrations of racial/ethnic minorities, overcrowding, and LMI households.



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Figure 7-C 22 Sensitive Communities



Source: AFFH Data Viewer, 2021



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Disproportionate Housing Needs: Contributing Factors

- Housing discrimination on the basis of protected class
- Home rehabilitation to aging housing stock can be an obstacle for low- and moderate-income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors
- Seniors with some form of physical disability may not continue to live within their home without modification to the property
- Lack of accessible housing options for seniors and persons with disabilities
- Disparities in access to housing opportunities due to high cost of housing in rental and ownership markets

Sites Inventory

The housing element must demonstrate that there are adequate sites zoned for the development of housing for households at each income level sufficient to accommodate the number of new housing units needed at each income level as identified in the RHNA. In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

OPPORTUNITY AREAS

HCD and TCAC have created opportunity maps to identify areas throughout the state whose characteristics support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution) for low-income families—particularly long-term outcomes for children. The HCD/TCAC Opportunity Areas Map ranks Census tracts in Highest Resource to Low Resource based on these outcomes. A Census tract with a designation of High Resource would indicate that the Census tract has strong educational and economic opportunities, meaning opportunity for current and future residents. Most of the City of Camarillo is considered “High Resource” and “Highest Resource”, while a large area of the southern portion of the City (south of Highway 101) is considered “Moderate Resource” (Figure 7-C 14).

None of the census tracts within the City limit were categorized as “Low Resource” or “High Segregation and Poverty”. For purposes of evaluating fair housing, resource levels designated by the TCAC/HCD map report on access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area



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such as proximity to hazards and air quality. This categorization of the tracts in the City indicated that, across most of the City, residents have moderate to high access to positive economic, educational, and environmental outcomes. Therefore, there was not a strong correlation when determining which areas to avoid or concentrate the location of potential lower income sites.

The City's residential neighborhoods are primarily built out. Sites Inventory opportunity areas were primarily identified as having higher 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

The selected sites for lower income units are mostly concentrated in the Camarillo Commons Specific Plan and the Old Town Camarillo areas on nonvacant sites zoned for mixed-use. This RHNA strategy relies on underutilized commercial properties where residential uses are permitted. No other concentrations of lower income sites would occur as a result of this Sites Inventory. Figure 7-C 23 shows the vacant and nonvacant parcels and pipeline projects identified in the Sites Inventory in relation to the TCAC scores of each Census tract. There are 29 lower income sites located on Mixed-Use sites, while four vacant lower income sites are scattered around the periphery of the Camarillo Commons and Old Town areas.

IMPROVED CONDITIONS

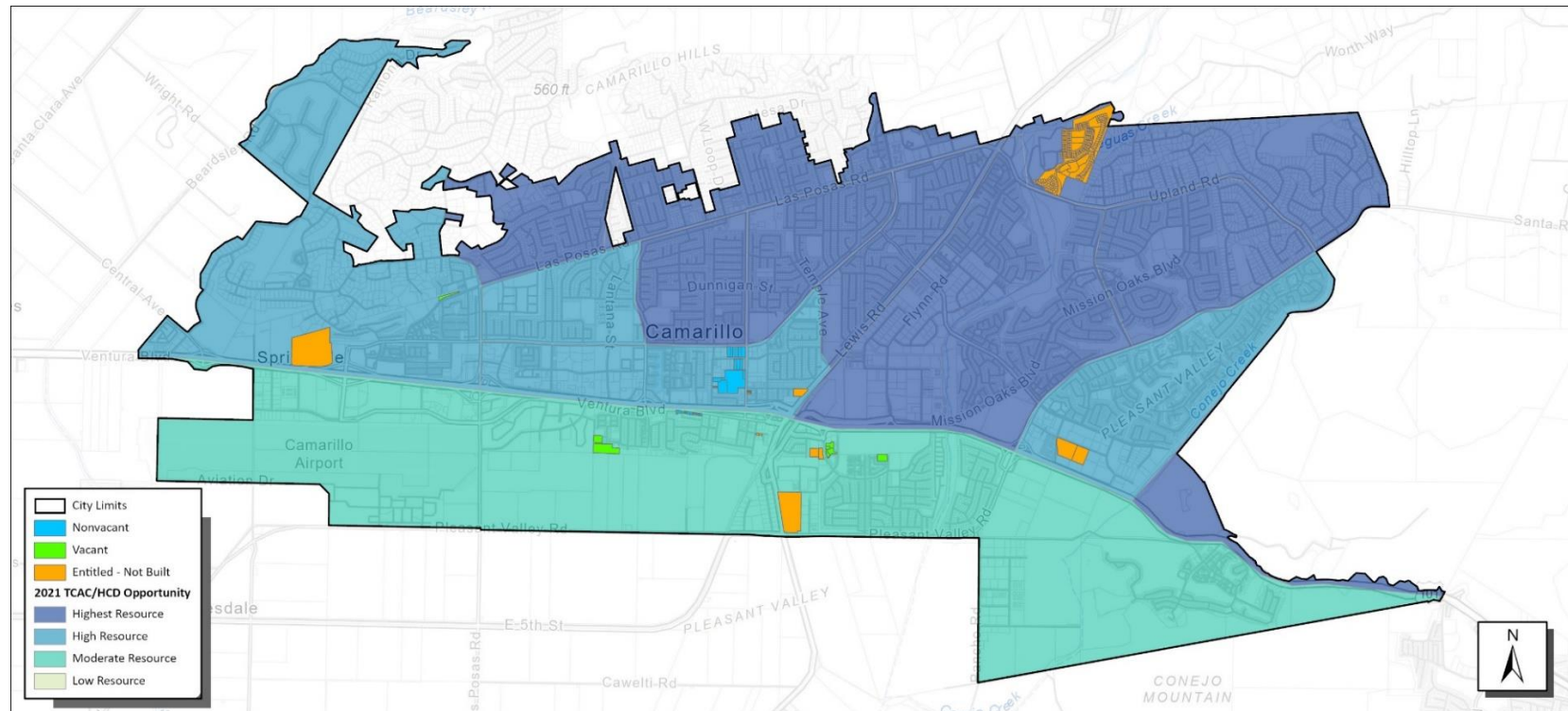
Census blocks with low- and moderate-income (LMI) households (Figure 7-C 7) and the highest concentrated minorities (Figure 7-C 1) are located in one block between Rosewood Avenue, East Ponderosa Drive, Lantana Street, and Paseo Camarillo, and in another block between Arneill Road, East Ponderosa Drive, Temple Avenue, Lewis Road and Highway 101. Most of the sites identified in Appendix B (the Housing Element Sites Inventory) are in high resource areas (Figure 7-C 14). There are no low resource areas within the City. Therefore, lower-income sites are not concentrated in areas of low resource.

Most of the larger capacity lower-income Sites Inventory locations (Camarillo Common Specific Plan) are within in Census blocks with less than 50 percent of the Low-Moderate Income population. Therefore, the larger capacity lower-income sites are not concentrated in areas of low resource or areas of racial and income segregation. In addition, the Sites Inventory locations can accommodate housing of a variety of income levels.



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Figure 7-C 23 Location of Sites Inventory in Relation to TCAC/HCD Opportunity Areas





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INTEGRATION AND SEGREGATION: RACE AND INCOME

Census blocks with both the highest concentration of minority races and LMI populations are located in the central part of the City, as mentioned in the discussion improved conditions above. There is no concentration of sites on these blocks. Lower-income units are largely proposed on mixed use parcels within Old Town Camarillo and the Camarillo Common Specific Plan. These areas are categorized as moderate and high resource areas.

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY AND AFFLUENCE

While Camarillo has no racially/ethnically concentrated areas of poverty (per HUD's definition), some tracts with a high concentration of minorities and LMI populations were found in the central part of the City. Areas surrounding the central portion of the City have larger proportions of white population (Figure 7-C 2) and the highest range in median income in the City (Figure 7-C 8) and can be considered concentrated areas of influence. The vacant sites in the Sites Inventory are located in these affluent areas.

ACCESS TO OPPORTUNITY

The majority of Census tracts within the City of Camarillo are categorized as moderate to highest resource, with the moderate resource tracts being limited to the portion south of Highway 101 (Figure 7-C 23). Housing units in the Sites Inventory are not disproportionately concentrated in low resource areas, and the sites facilitate the development of lower-, moderate-, and above-moderate income units.

Fair Housing Priorities, Goals, and Actions

Figure 7-C 11 identifies fair housing issues in Camarillo and suggests meaningful actions to further fair housing in the City.



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Table 7-C 11 Fair Housing Issues, Contributing Factors, and Meaningful Actions

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<ul style="list-style-type: none">• Housing Mobility• (Concentration of protected persons, including persons with disabilities, LMI households, single female-headed households, in lower resource areas)	<ul style="list-style-type: none">• Disparities in access to housing opportunities due to high cost of housing in rental and ownership markets.• Lack of public transportation is an impediment to those who cannot or do not drive a car if arrival times are not convenient, not frequent, and overall have long travel times.• Lack of fair housing information to landlords and tenants.• Housing discrimination on the basis of protected class.• Limited fair housing testing of discriminatory practices in private rental and home sales market.	<ul style="list-style-type: none">• Encourage a range of housing options across all income categories, including affordable housing, to allow residential mobility.• Implement first time homebuyer down payment assistance program to provide homeownership opportunities to very low-, low-, and moderate-income households. Provide multilingual content when appropriate.• Encourage transit-oriented development to better connect workers with jobs.• Expand education and outreach efforts to landlords on fair housing laws through media outlets available to City. Provide multilingual content when appropriate.• Expand scope of services of contract for fair housing services with the Housing Rights Center to include expanded fair housing testing for discriminatory practices, issues, and trends impacting both renters and homebuyers, and require routine reporting of activity.• Include low-income households in the outreach efforts to inform of special local, state, and federal homebuyer assistance in partnership with lending institutions, local associations of realtors, and fair housing providers. Provide multilingual content when appropriate.



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AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<ul style="list-style-type: none"> • New Housing Choices and Affordability in High Opportunity Areas 	<ul style="list-style-type: none"> • Lack of vacant land for new development as the city is nearing build-out. • High cost of land and construction disincentivize developers to construct affordable housing projects. • Lack of public transportation is an impediment to those who cannot or do not drive a car if arrival times are not convenient, not frequent, and overall have long travel times. 	<ul style="list-style-type: none"> • Encourage a range of housing options across all income categories, including affordable housing, to allow residential mobility. • Implement first time homebuyer down payment assistance program to provide homeownership opportunities to very low-, low-, and moderate-income households. Provide multilingual content when appropriate. • Encourage transit-oriented development to better connect workers with jobs. • Include low-income households in the outreach efforts to inform of special local, state, and federal homebuyer assistance in partnership with lending institutions, local associations of realtors, and fair housing providers. Provide multilingual content when appropriate.
<ul style="list-style-type: none"> • Community Preservation and Revitalization 	<ul style="list-style-type: none"> • Older housing units can result in severe housing problems due to deferred maintenance. • Seniors with some form of physical disability may not continue to live within their home without modification to the property. • Home rehabilitation for housing stock can be an obstacle for low- and moderate-income homeowners who are disproportionately members of minority racial and ethnic groups, people with disabilities, and seniors. • Lack of accessible housing options for seniors and persons with disabilities. 	<ul style="list-style-type: none"> • Promote and facilitate the availability of housing rehabilitation programs to address deferred maintenance of the housing stock, and to make accessibility improvements. Provide multilingual content when appropriate. • Encourage development of ADA compliant rental housing units. • Promote universal design principles in new developments to help people with physical disabilities live in a house without modification.



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AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<ul style="list-style-type: none">• Anti-Displacement	<ul style="list-style-type: none">• Term expiration of the covenants on the affordable rental properties.• Disparities in access to housing opportunities due to high cost of housing in rental and ownership markets.• Lack of fair housing information to landlords and tenants.• Seniors with some form of physical disability may not continue to live within their home without modification to the property.	<ul style="list-style-type: none">• Expand education and outreach efforts to landlords on fair housing laws through media outlets available to City. Provide multilingual content when appropriate.• Expand City website to provide narrative defining Fair Housing, examples of discriminatory practices, summary of local, state, and federal fair housing laws, and information on available services (e.g., Housing Rights Center, California Civil Rights Agency). Provide multilingual content when appropriate.• Establish and implement procedures for the annual review and maintenance of Fair Housing website, providing updates as needed and verifying links to outside agencies.



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APPENDIX D – 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. The first complete draft of the Housing Element was made available for public review and comment for approximately four months, beginning on May 4, 2021. Approximately thirteen comments were received on the complete draft, and the City responses to those (including preliminary drafted portions of the Housing Element) are listed in this Appendix below. In addition, prior to the adoption hearings all interested parties were given the opportunity to review the recommended revisions. The City utilized a previously-gathered contact list of interested parties from the City's efforts on the development of the 2020-2024 Regional Consolidation Plan. The list included housing advocates and stakeholders, including the non-profit "House Farm Workers!".

The City worked diligently to ensure that all economic segments of the community had the opportunity to be involved in the development of the housing element, including publishing notices in the Camarillo Acorn newspaper, mailing postcards and emails to interested parties and housing advocates, providing notices on the local Camarillo Government Channel 10, the Marquee sign in the Constitution Park, on social media (e.g. Facebook), the City website and website visitor calendar, and the project website. In addition, the Assistant Director of Community Development attended the House Farm Workers, Camarillo Housing Task Force Meeting on March 2, 2021, to provide a status update on the Housing Element Update and ways that public comments can be submitted to the City.

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.



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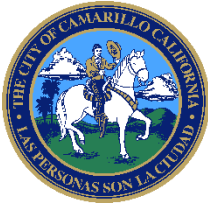
On October 28, 2020, a City Council meeting was held to introduce the Housing Element Update initial draft goals, policies, and programs, and receive City Council feedback on them. A second public workshop was then held on February 11, 2021 to present the draft goals, policies, and programs based on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

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: August 25, 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.



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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
- 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 FOR 60-DAY PRELIMINARY REVIEW

- May 28, 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 31, 2021
- Present final Housing Element Update for recommendation to City Council.

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

- September 29, 2021
- Present final Housing Element Update for adoption and direction to submit to HCD for 90-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 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



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Road and Barry Street properties for 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 think is more accurate. In 2012



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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 rezoning 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.

Staff Recommendation: Not applicable.



7.0 City of Camarillo Housing Element

- **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



7.0 City of Camarillo Housing Element

included in the program. Staff does not recommend committing to developing programs and strategies to address the verified needs until survey results are completed.

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

Consultant Team/Staff Response: Comment received.

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

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

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

Staff Recommendation: Not applicable.

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



7.0 City of Camarillo Housing Element

Planning Commission Public 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 House Farm Workers! requesting a revision to Housing Element Program 5, as follows:

- **Public Comment (Linda Braunschweiger, House Farm Workers!)** “[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.”

Consultant Team/Staff Response: The requested changes to Housing Element Program 5 have been made in this Housing Element Update.

City Council Public Hearing, May 26, 2021

Staff and the consultant team presented the draft Housing Element Update to the City Council on May 26, 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. A letter was received via email before this hearing from Linda Braunschweiger of House Farm Workers! presenting two comments for consideration, summarized as follows:

- **Public Comment (Linda Braunschweiger, House Farm Workers!):** Address HCD’s requirements for affirmatively furthering fair housing (AFFH) in accordance with the State’s newly released guidelines.

Consultant Team/Staff Response: Staff received the comment and incorporated additional analysis into Appendix C AFFH of the final draft 2021-2029 Housing Element Update, consistent with State guidelines.

- **Public Comment (Linda Braunschweiger, House Farm Workers!):** Revise Program 4 Fair Housing Practices to include information on the City’s annual contract with the Housing Rights Center through the City’s Community Development Block Grant (CDBG) program.

Consultant Team/Staff Response: Staff received the comment and revised Program 4 to address her comment and incorporate HCD requirements. The program further includes multi-lingual outreach.



7.0 City of Camarillo Housing Element

Planning Commission Public Hearing, August 31, 2021

The Planning Commission public hearing was held at their special meeting on August 31, 2021. The Planning Commission received a presentation by project consultant, Rincon, Inc., and opened the public hearing. Two written comments and one verbal comment were received. The verbal comments reiterated one of the written comments (Camarillo Mobile Home Estates). Staff responded to comments, but no revision to the Element was required. A summary of comments and staff responses are provided below.

- **Public Comment (Linda Braunschweiger, House Farm Workers!):** The letter suggested that the City's public hearing notices include a title in both, English and Spanish, and move the sentence about assistance to Spanish speakers to the top of the notice instead of the bottom.

Consultant Team/Staff Response: Staff included the comment in the record and is reviewing its public noticing procedure, taking the comment under advisement.

- **Public Comment (Linda Braunschweiger, House Farm Workers!):** The letter suggested that when the City considers future revisions to the Inclusionary Housing Policy, the City will focus on increasing its effectiveness in creating rental and ownership housing opportunities.

Consultant Team/Staff Response: Staff included the comment in the record for reference when the City considers future revisions to the Inclusionary Housing Policy.

- **Public Comment (Residents of Camarillo Mobile Home Estates):** The letter provided information on their neighborhood, raised health and safety concerns related to recurring sewage back up and lack of maintenance of aging infrastructure, issues regarding high rental costs for mobile home spaces and displacement of residents. The letter also included suggestions for improving the City's Housing Resource Guide.

Consultant Team/Staff Response: Staff included the letter in the record and responded at the public hearing that the issues are site specific, and staff will work with the community to help address their concerns and consider their recommendations to update the Housing Resource Guide.



7.0 City of Camarillo Housing Element

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Camarillo's Housing Element Update Community Survey

March 29, 2021, 9:23 AM

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Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

Introduction

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

Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

Summary Of Responses

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

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


Topic Start

February 26, 2021, 12:03 PM

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

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



















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

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

Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

2B. Please specify in which neighborhood you reside.

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

Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

		%	Count
Other		49.5%	55

3. What age range most accurately describes you?

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

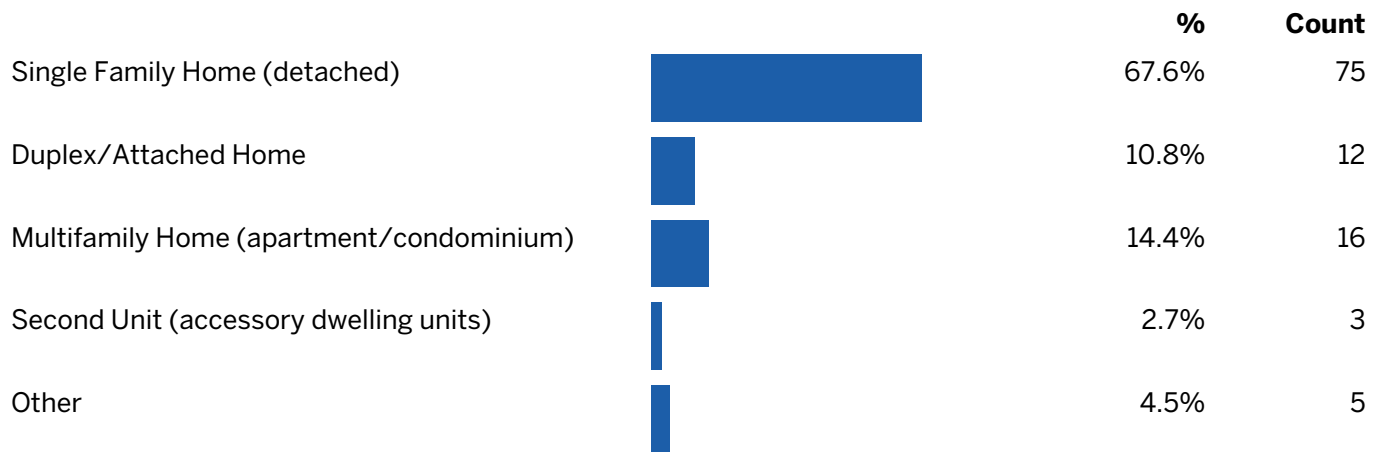
4. If you are employed outside of your home, approximately how long is your one-way commute to work?

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

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

Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo



6. Do you currently own or rent your home?



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







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

Answered	111
Skipped	0

Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

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

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

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

		%	Count
Yes		70.3%	78
No		29.7%	33

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

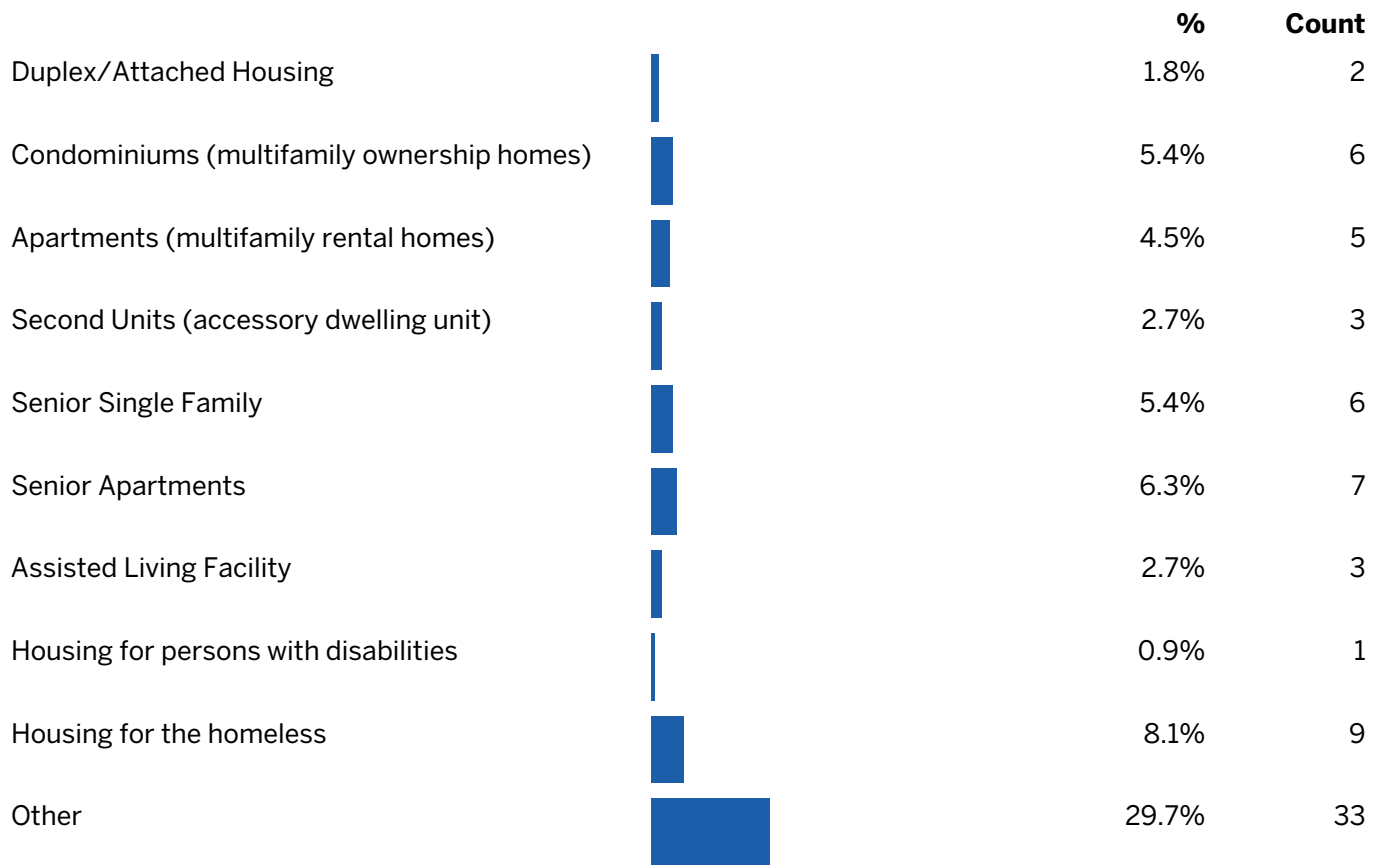
Answered	111
Skipped	0

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

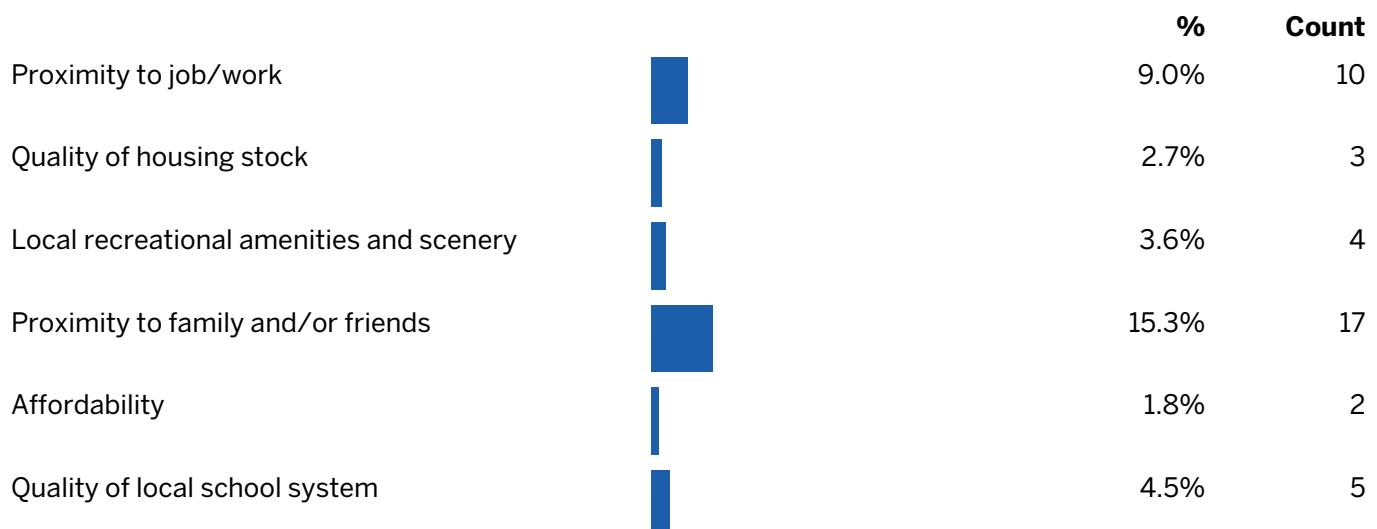
		%	Count
Single Family (detached)		32.4%	36

Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo






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








Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

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

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

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

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

Maintaining the character of existing residential neighborhoods in the City.

Camarillo's Housing Element Update Community Survey

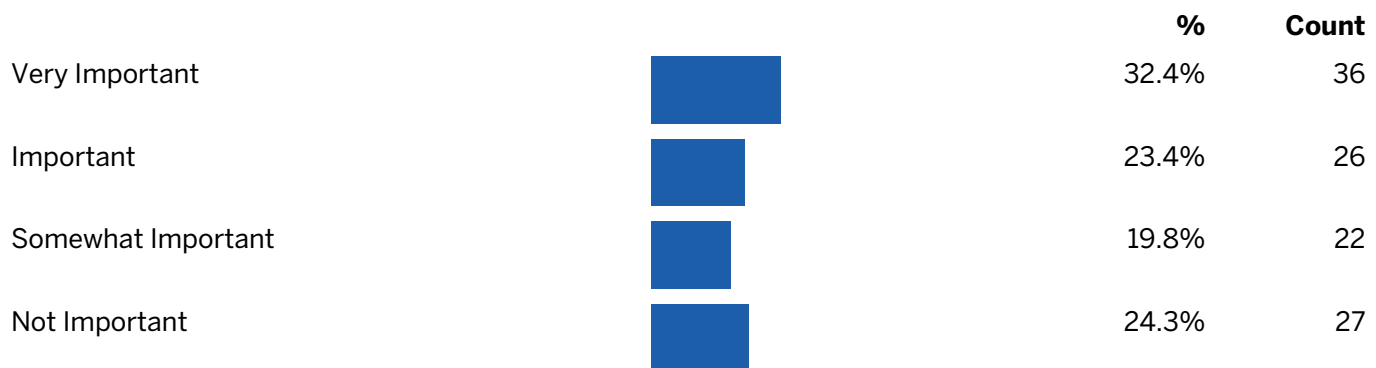
Share your input with the City of Camarillo



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.

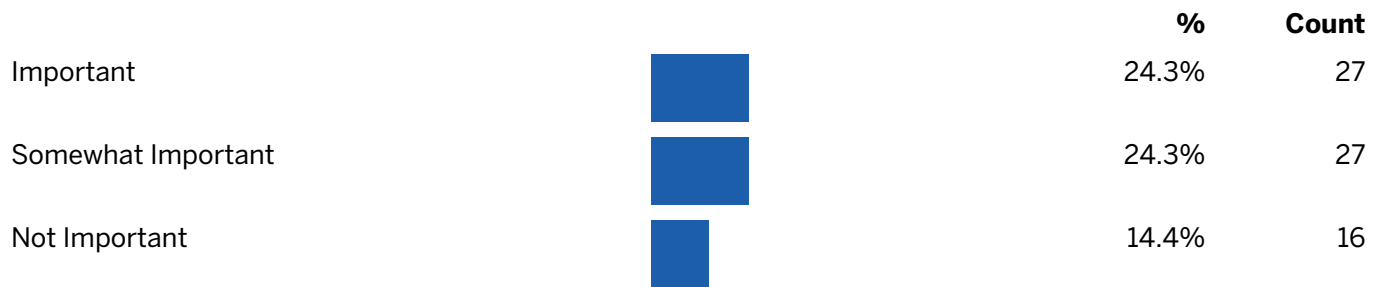


Ensure that the housing market in Camarillo provides a diverse range of housing types, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of local residents and employers for attracting workers to the community.

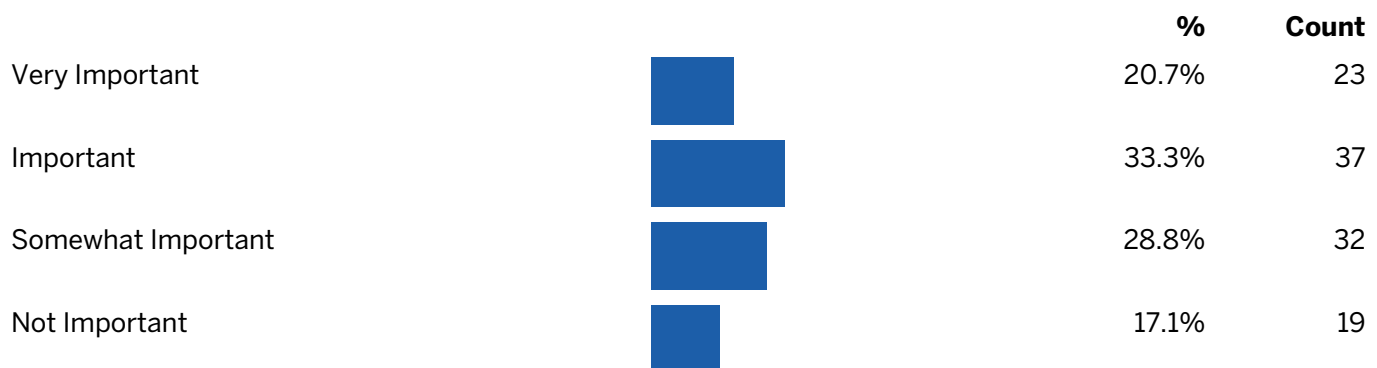


Camarillo's Housing Element Update Community Survey

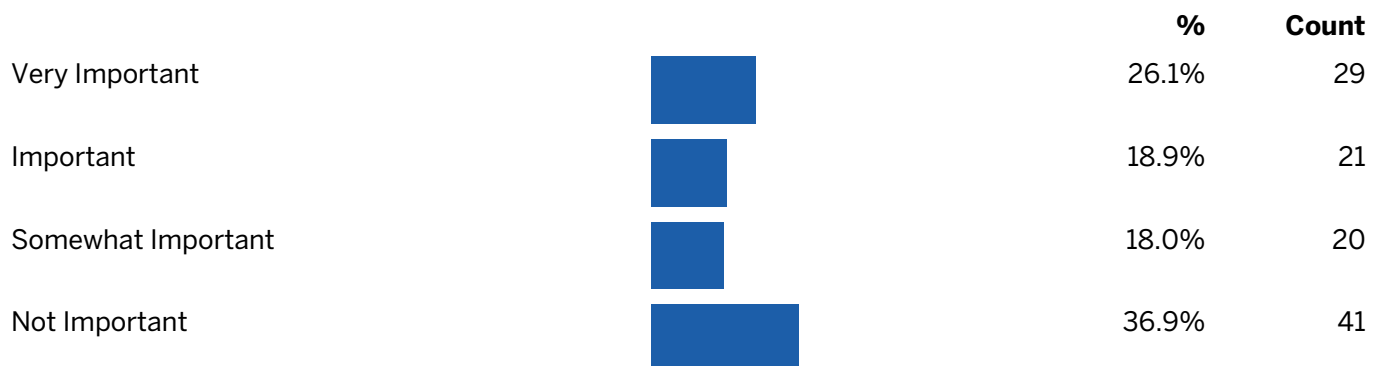
Share your input with the City of Camarillo



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



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



Encourage energy conservation through site and building design.







Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

		%	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 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

- [illegible]

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



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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

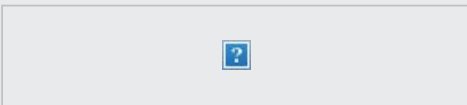
Rincon Consultants, Inc.

Environmental Scientists | Planners | Engineers

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(805)738-5220 x3059

rinconconsultants.com



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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

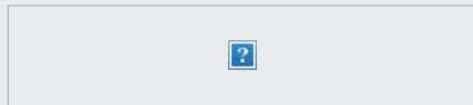
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From: Camarillo Housing Element <comm@camarillohousingelement.com>

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

Email

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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

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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.

Sent from [Camarillo Housing Element](#)



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 'Alondra' being more prominent than the last name 'Serna'.

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



*** [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

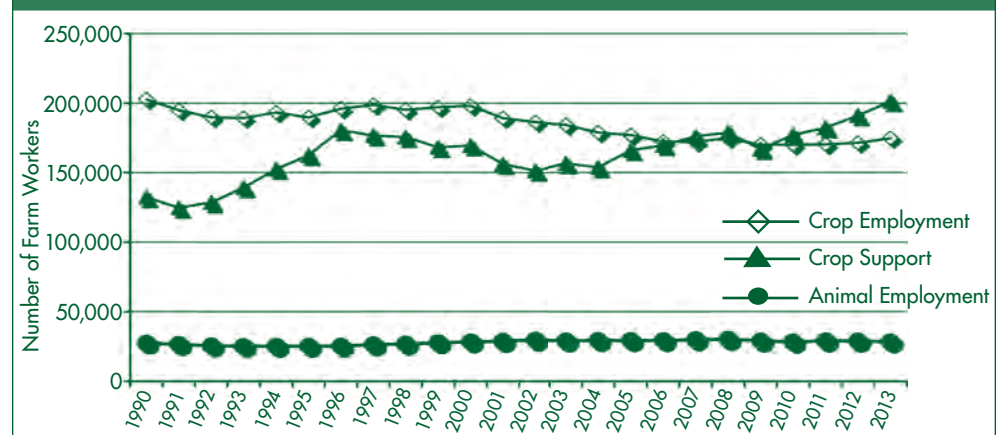
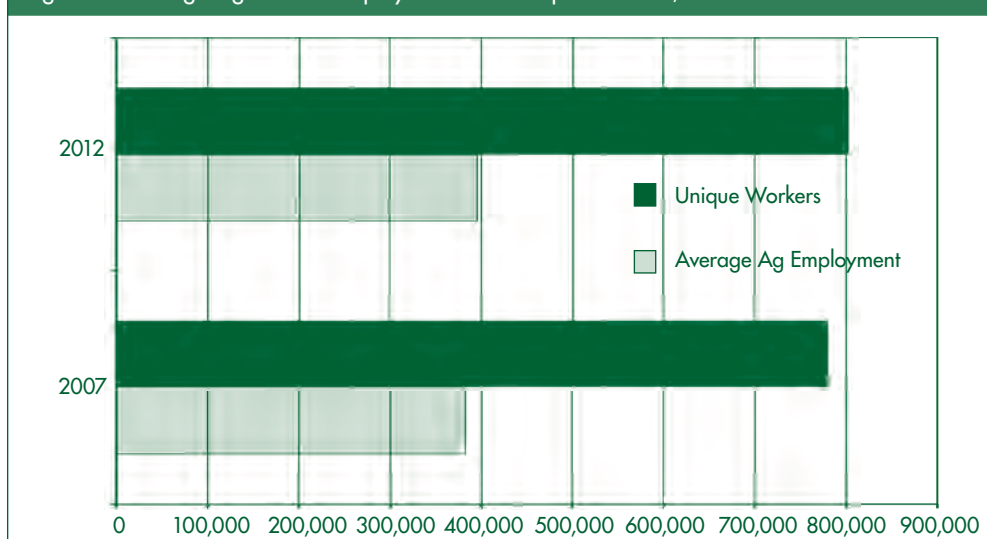


Figure 2. Average Agriculture Employment and Unique Workers, 2007 and 2012



(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
<i>There were 99,247 unique SSNs with maximum earnings from ag employers and with two or more ag employers.</i>				

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.

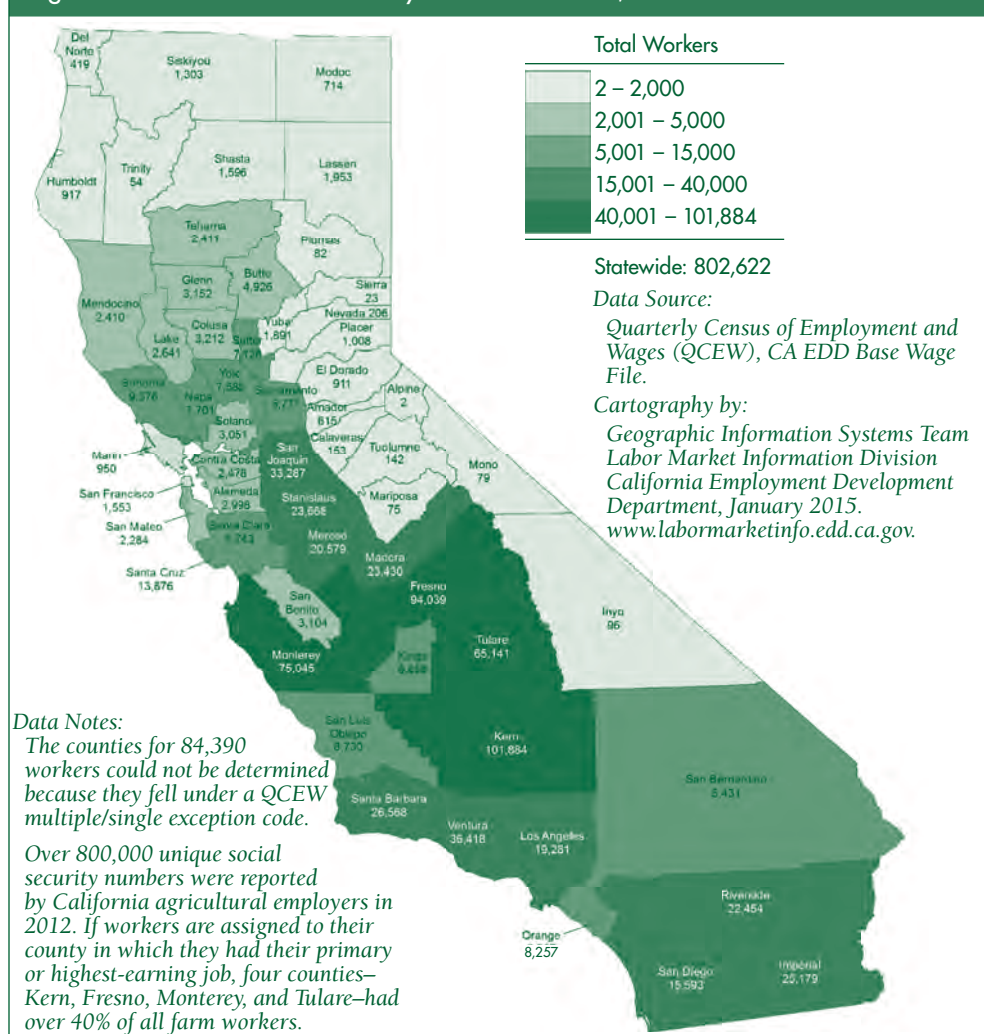
Earnings of Farm Workers: 2012

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

[City of Camarillo](#) | 601 Carmen Drive, Camarillo, CA 93010

P (805) 388-5360 | F (805) 388-5318 | jgutierrez@cityofcamarillo.org

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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@brokawnurserly.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
P (805) 388-5360 | F (805) 388-5318 | planning@cityofcamarillo.org

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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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Oksana Buck

From: City of Camarillo Planning
Sent: Monday, June 21, 2021 2:53 PM
To: Oksana Buck; David Moe
Subject: FW: Comment: Preliminary Draft Affirmatively Furthering Fair Housing (AFFH)

Janessa Gutierrez, Staff Assistant II
[City of Camarillo](#) | 601 Carmen Drive, Camarillo, CA 93010
P [\(805\) 388-5360](tel:(805)388-5360) | F [\(805\) 388-5318](tel:(805)388-5318) | jgutierrez@cityofcamarillo.org

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From: Jennifer Coile <jennifer@coile.com>
Sent: Monday, June 21, 2021 2:50 PM
To: City of Camarillo Planning <Planning@cityofcamarillo.org>
Cc: Linda Braunschweiger <linda@housingtrustfundvc.org>; Ellen Brokaw <ellen@brokawnursery.com>; HFW Assistant <events@housefarmworkers.org>
Subject: Comment: Preliminary Draft Affirmatively Furthering Fair Housing (AFFH)

House Farm Workers! (HFW!) submitted comments on the Draft Housing Element (HE) previously, including a research memo from me, Strategic Advisor to HFW!, about fair housing (FH) services. We appreciate the analysis of fair housing services within the Preliminary Draft AFFH, although the assessment of the services' effectiveness is sparse.

The AFFH addressed many of our comments and we agree that the "Meaningful Actions" for "Fair Housing Services and Education" in Table 7-11 on page 7-53 are specific, appropriate, and reflect the recommendations in the 2020 "Ventura County Analysis of Impediments to Fair Housing Choice."

We urge you to revise Program 4 of the Draft Housing Element, Fair Housing Practices, to incorporate the meaningful actions of expanded education and outreach to landlords, expanded FH website information with annual review for updates, expanded FH testing within the City of Camarillo, and routine reporting of FH services.

Sincerely,

Jennifer Coile, AICP 1982-2012

Strategic Advisor, House Farm Workers!

P.S. Comment to HCD:

As stated in previous comments, we believe that AB 686 has created complex new requirements for Housing Elements adopted after January 1, 2021. For southern California jurisdictions on the eight year cycle of HE update with due date of October 15, 2021, the due date has not been altered in recognition of the difficulties of conducting City business during the COVID-19 pandemic emergency shutdowns. Many have worked hard to meet the October 15, 2021 deadline –such as Ventura County submitting their Draft HE to HCD in mid-March. I personally am disappointed that HCD has not acted in a supportive manner by issuing detailed guidance on AB 686 prior to April 27, 2021, and that example analyses approved by HCD are still not yet available now, towards the end of June.

Agenda

House Farm Workers!

Camarillo Housing Task Force Meeting

March 2, 2021

9:00 – 10:00 AM

Join Zoom Meeting

<https://us02web.zoom.us/j/84112028217?pwd=bU1BallZdHNVd0QwY000MjQvVU8vQT09>

Meeting ID: 841 1202 8217

Passcode: 119974

-
- I.** Introductions
 - II.** Vista Campana Project (former Stock Lumber Property) – Presentation by Doug Menges, Vice President Real Estate, Many Mansions
 - III.** Rancho Sierra Project (Lewis Rd near RAIN) – Presentation by Derrick Wada, Associate Director
 - IV.** Community Development and Housing Element Update (City of Camarillo)
 - V.** House Farm Workers! Update
 - Somis Farm Worker Project
 - Housing Element efforts
 - Farm Worker Housing Study
 - VI.** Announcements

Next Meeting – TBD

Questions & Comments?

From: [Linda Braunschweiger](#)
To: [City of Camarillo Planning](#)
Cc: [Jennifer Coile](#)
Subject: House Farm Workers! HE Memo
Date: Tuesday, August 31, 2021 10:12:31 AM
Attachments: [image001.png](#)
[image002.png](#)
[Camarillo Draft Final HE.Pub Hrq Aug 31.Cmts.HFW .docx](#)

David,

Attached is a memo from House Farm Workers! for the Housing Element record.

Regards,

Linda Braunschweiger

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



360 Mobil Avenue, Suite 213A, Camarillo, CA 93010
Linda@HousingTrustFundVC.org
www.HousingTrustFundVC.org



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learn more about what this means.**



HOUSE FARM WORKERS!

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

August 30, 2021

TO: City of Camarillo:
David Moe, Assistant Director of Community Development
Joseph R. Vacca, Planning Commission Secretary

FROM: Linda Braunschweiger, Vice-Chair, Board of Directors, House Farm Workers!

RE: Planning Commission Public Hearing August 31, 2021
Comments – Final Draft 2021-2029 Housing Element (HE) Update

House Farm Workers! appreciates your consideration of our comments throughout the 2021-2029 Housing Element Update process and thoughtful responses, as documented in Appendix D of the Final Draft HE. We have two further comments:

- 1. Public Participation:** We understand that it is City policy that all “Notice(s) of Public Hearing” are written in English, with one sentence at the bottom: *“Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Monique Martinez al 805.388.5360.”* We believe that there are Persons of Limited English Proficiency (LEPs) in Camarillo who are mono-lingual Spanish speakers. Because you receive funding from the U.S. Department of Housing and Urban Development (HUD), likely you have documented the number of LEPs in a Language Access Plan. We suggest translation of the Notice title – the subject of the public hearing – in Spanish, with the sentence about assistance immediately following, instead of at the bottom of the page. Ideally this would be for all public hearing notices and not just for the Housing Element update process.
- 2. Inclusionary Housing:** We applaud the City’s support of an Inclusionary Housing Policy, and note that recent research confirms that statewide, more affordable housing units have been created through inclusionary housing programs than density bonus policies. The most effective programs are requirements for developments at certain thresholds, not “optional to be considered”, and confirmed by ordinance incorporated in the City Municipal Code. When Camarillo considers future revisions to the Inclusionary Housing Policy, we hope that the City focuses on increasing its effectiveness in creating rental and ownership housing opportunities.

Residents of Camarillo Mobile Estates
c/o 1150 Ventura Blvd. Space 6
Camarillo, CA 93010
August 30, 2021

City of Camarillo Planning Commission
601 Carmen Drive
Camarillo, CA 93010.

RE: Updated information for the Housing Element relative to Camarillo Mobile Estates

We, the undersigned, reside in Camarillo Mobile Estates. We are located just north of the "vacant" parcel labeled V2 in Figure 2 Residential Sites Inventory Map on page 30 of the Final Draft 2021-2029 Housing Element Update and Negative Declaration 2020-9. The parcel is not completely vacant. There is a significant occupied residence on the parcel. We are located just south of the 101 freeway below the vulnerable community in Figure 7-22 Sensitive Communities on page 7-C54 of the Final Draft.

The purpose of this letter is to give the Planning Commission our current perspective on the relationship of Camarillo Mobile Estates to the Housing Element. The situation at Camarillo Mobile Estates has changed significantly in the last sixteen months. We can provide more current data than the studies used in preparing the Housing Element.

Based on the conduct of the park landlord, we believe the proposed expansion of the park on the land labeled V2 would not meet the goals, nor conform to the policies, on page 31 of the Final Draft. We plan to write a letter to Mr. John Novi, the Senior Planner for the proposed expansion. That letter will give the details of our concerns.

We have chosen to organize this letter based on the HCD definition of sensitive communities as presented on page 7-C53 of Final Draft. After the issues in the definition, we have added some additional information about health and safety and legal issues.

The share of very low-income residents is above 20%

We have conducted an informal survey of the park residents. Based on 34% of residents responding, our percentage of very low-income households is 63% compared to 10.5% for the City. (The City percentage is based on Table 7-7 on page 7-11 of Final Draft.)

Share of renters is above 40%

100% of the mobile home owners are renters of a space. Approximately 6% of the residents rent the mobile home.

They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases)

We have had at least four residents displaced in the last six months due to the high cost of rent and the failure of the former owner to sell the lots to the residents as promised for over 14 years.

Our survey showed that 70% of those responding are at risk of displacement.

At least three HUD residents received rent increases over \$550 in the last 6 months. That is an increase of more than a 33%. For one of those renters, the renter had severe wind damage to the home that months later still has not been repaired. Once the increase for that renter was reported to HUD, the management company called and said the amount of the rent increase was a mistake.

Our Park is listed on the same page with affordable housing on the Housing Resource Guide 2020. Investment Property Group has been actively working to turn the park into market rate lots. They have used the threat of market rate rent to coerce residents into signing lease extensions our attorneys cannot explain and IPG refuses to explain.

Space rent is increasing over 90% from one resident to the next. See the attached letter from one new resident.

The combined price of the land per space (\$230,000) plus the recent high cost of purchasing a mobile/manufacture home in the park (\$175,00) puts the combined cost (\$405,000) in our park nearly on a par with the recent high cost of purchasing a mobile/manufactured home in Rancho Adolfo (\$427,000). Yet the monthly expense of residing in Rancho Adolfo was recently reported as \$262, while the monthly expense for a new resident in our park is \$1550.

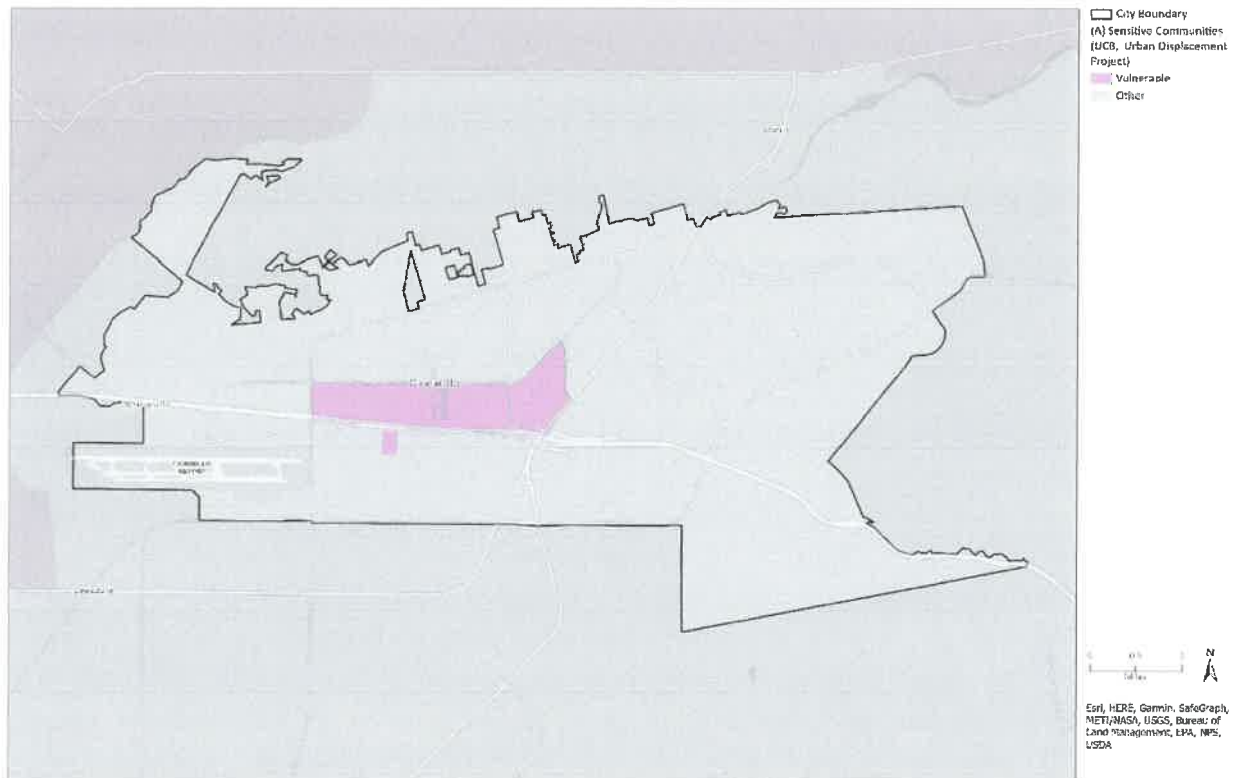
Based on Figure 7-7 on page 7-22 of the AFFH our park is in an area of the city in which 50%-75% of the residents are Low-Moderate Income. Rancho Adolfo is in an area of the city in which 25%-50% of the residents are Low-Moderate Income.

Based on Figure 7-8 on page 7-23 of the AFFH our park is in an area below the state median income, while Rancho Adolfo is in an area above that median.

Based on the evidence, Camarillo Mobile Estates appears to qualify as a sensitive community according to the HCD definition. The following is a proposed modification to Figure 7-22 on page 7-C54 of the Final Draft.

Suggested modification of Figure 7-22 from page 7-48 of APPENDIX C: AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

FIGURE 7-22 Sensitive Communities



Health and Safety Concerns

The current proposed use of the vacant area would degrade the health and safety of the environment for current residents. Investment Property Group and the owner, Brian Fitterer, have had multiple complaints filed against them for not maintaining mobile home parks. Our infrastructure is 50 years old and in need of maintenance. The former owner was performing the state required maintenance of the infrastructure. That state required maintenance was stopped under Investment Property Group. We will be addressing these issues directly in a subsequent letter to the Planning Commission through Mr. John Novi, the Senior Planner for the proposed expansion of the park.

Legal Issues

On page 7-8 (Page 621 of the Final Draft), there is a reference to unlawful practices. We recognize that the City of Camarillo contracts with the Housing Rights Center. We have contacted the Housing Rights Center. We have received no response from the Housing Rights Center. The following are some of our concerns regarding unlawful practices.

The California Mobilehome Residency Law Protection Program has identified seven civil codes potentially violated by the activity of our new landlord. A copy of the letter from the California Mobilehome Residency Law Protection Program is attached to the letter. One of the attorneys working with us has 35 years of experience in mobile home issues. He considers part of the activities of the landlord to be against public policy. According to the Ventura Star a former City Council member called our landlord a "rogue owner." Rogue is defined by Merriam Webster as dishonest. The Cambridge Dictionary defines rogue as "behaving in ways that are not expected or not normal, often in a way that causes damage." Based on our sixteen months of experience we would agree with the former City Council member description.

We are learning that our landlord is not informing prospective residents of the monthly expense involved in residency in the park before the close of escrow. That information is required in escrow by the California State civil code if the landlord is made aware that the mobilehome is for sale. We would suggest a link or reference to California Civil Code 798.74.5 in the Camarillo Housing Resource Guide, such as "Your rights as a prospective park resident are described in Civil Code 798.74.5." The Civil Code number might be a hyperlink to the text of the civil code. We as residents will do our part to make sure the landlord is made aware that a mobile home is for sale. See the attached copy of the California Civil Code 798.74.5. The following is a suggested addition to the Housing Resource guide.

Suggested addition to the Housing Resource Guide:

For your rental rights, see California Civil Code 798.74.5.

Possible location of addition:

Ownership — Existing Mobile Home Parks

Mobile homes offer another housing opportunity in Camarillo. There are five mobile home communities in the City. For your rental rights, see California Civil Code 798.74.5.

Name	Location	Phone No.	MH Space	Issues	
Camarillo Mobile Home Park	1150 East Ventura Blvd.	805.482.0022	Rented	Multi-Family and Mobil Home Rent Review	8
Lamplighter Mobile Home Park	3905 East Pleasant Valley Rd.	805.482.4718	Rented	Property Maintenance and Code Compliance	8
Casa del Norte Mobile Home Park	4388 Central Ave.	805.485.5556	Rented	Real Estate Fraud	9
Camarillo Springs Mobile Home Village	Camarillo Springs	805.484.1650	Owned	Emergency Housing and Assistance	9
Rancho Adolfo Mobile Home Estates	1055 Adolfo Rd.	805.484.2734	Owned		

Property Group. One of those attorneys has 35 years of experience in mobile home issues. That attorney questions whether the leases and lease extensions are being offered in accordance with the California Civil Code.

*please see
reprint of
this paragraph*

Reprint of last paragraph on page 4

Multiple highly educated attorneys have told us they do not know the meaning of the words in the leases and lease extensions being offered by Investment Property Group. One of those attorneys has 35 years of experience in mobile home issues. That attorney questions whether the leases and lease extensions are being offered in accordance with the California Civil Code.

Update on survey percentages after signing of the letter:

Responses: 39%

Very low-income: 64%

Risk of displacement: 68%

Risk of displacement for very low-income: 69%

We apologize for seeing the Final Draft too late to have all figure and table references updated.

Sincerely,

Residents of Camarillo Mobile Estates

Robert Letter 28

Trinidad Quintero 28

Dana Prime

Barbara Williams

Patricia Cuen

~~Patricia Cuen~~

Elena Teixeira

Victoria Calera

Joni Ensign

Geslie Chaille

~~2~~

Eva Kelly

~~Patricia Cuen~~

Grady Kip Kip

Kari Lacey

Mr. Sam Miller

Maryann Hapencourt

Jana Mandolini

Jean Fogel

James R. Hohimer

Mr.

Guy Bantam

John and Cindy Young

Debbie Hame

Mr. Lian

Barbara A. Allen

Bonnie Nash

Myra Livingston

Wennis L. Bowen

Nancy Baker

Holly Hartson

Frank Law

Cheri Carter

Gerry Barnett

H. R. Bell

Monica Dickhoff

Linda M. Vinters

~~Patricia Cuen~~

Eduardo Rosi Perez

Eva Large

Susan M. Nell

To whom it may concern.

We are a residents at Camarillo Mobile Estate. On May 2021 we purchase a Mobile Home and the preview owner were paying rent space and utilities \$ 834.65 and when we sign the lease at the Park the manager told us is going to be \$ 1,550.00 plus utilities, our concern is they can double the rent space for the new owner? This is a Senior Park and most of the people they are on Social Security, how we can found if this is legal? We have proof of the previews owner rent I can attach. We pay the rent for them on May 10 because they let us move early than the closing day of escrow, please let us know if we can do something about it, because we think this is wrong they can raise the space rent more than double?
Thank you .

Sincerely.

Elena Teijeiro Jose Espiritu.
1150 Ventura Blvd spc 127
Camarillo , Ca 93010
08/23/2021

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF CODES AND STANDARDS****MOBILEHOME RESIDENCY LAW PROTECTION PROGRAM**

9342 Tech Center Drive, Suite 500, Sacramento, CA 95826
P.O. Box 278690, Sacramento, CA 95827-8690
(800) 952-8356 / TTY (800) 735-2929 / FAX (916) 263-3383
HCD Website: www.hcd.ca.gov



November 16, 2020

Complaint Number: RL-C-20-13378

GERALD EDWIN BARNETT
1150 VENTURA BOULEVARD
CAMARILLO, CA 93010

Dear GERALD EDWIN BARNETT

The Mobilehome Residency Law Protection Program (MRLPP) has received your complaint regarding alleged Mobilehome Residency Law violation(s) (Civil Code section 798 et seq.).

The following Mobilehome Residency Law civil codes may be applicable to your complaint:

798.15 In-Writing and Required Contents
798.18 Length of Agreement; Comparable Monthly Terms
798.19 No Waiver of Chapter 2.5 Rights
798.30 Notice of Rent Increase
798.32 Fees Charged for Unlisted Services Without Notice
798.37.5 Trees and Driveways
798.53 Management Meetings with Residents

The Department is prohibited from arbitrating, mediating, negotiating, or providing legal advice in connection with MP rent disputes, lease or rental agreements, or disputes arising from rental or lease agreements.

If you would prefer to contact an attorney or a non-profit legal aid provider regarding the matter, you may do so at your own expense. A list of community resources, including nonprofit legal aid providers, can be found here or searchable at <https://mobilehomes.senate.ca.gov>. In addition, the State Bar of California provides a public lawyer referral service and access to legal service programs. For more information, please visit www.calbar.ca.gov or you may contact the State Bar at (866) 442-2529.

If you have any questions or would like further information, contact the MRLPP at (800) 952-8356 or MRLComplaint@hcd.ca.gov. Please reference the above complaint number in any correspondence.

Sincerely,

Robert McCammant
MRLPP Analyst

2020 California Mobilehome Residency Law

798.74.5 RENT DISCLOSURE TO PROSPECTIVE HOMEOWNERS

- (a) Within two business days of receiving a request from a prospective homeowner for an application for residency for a specific space within a mobilehome park, if the management has been advised that the mobilehome occupying that space is for sale, the management shall give the prospective homeowner a separate document in at least 12-point type entitled "INFORMATION FOR PROSPECTIVE HOMEOWNERS," which includes the following statements:

"As a prospective homeowner you are being provided with certain information you should know prior to applying for tenancy in a mobilehome park. This is not meant to be a complete list of information.

Owning a home in a mobilehome park incorporates the dual role of "homeowner" (the owner of the home) and park resident or tenant (also called a "homeowner" in the Mobilehome Residency Law). As a homeowner under the Mobilehome Residency Law, you will be responsible for paying the amount necessary to rent the space for your home, in addition to other fees and charges described below. You must also follow certain rules and regulations to reside in the park.

If you are approved for tenancy, and your tenancy commences within the next 30 days, your beginning monthly rent will be \$_____ (must be completed by the management) for space number _____ (must be completed by the management). Additional information regarding future rent or fee increases may also be provided.

In addition to the monthly rent, you will be obligated to pay to the park the following additional fees and charges listed below. Other fees or charges may apply depending upon your specific requests. Metered utility charges are based on use.

(Management shall describe the fee or charge and a good faith estimate of each fee or charge.)

Some spaces are governed by an ordinance, rule, regulation, or initiative measure that limits or restricts rents in mobilehome parks. These laws are commonly known as "rent control." Prospective purchasers who do not occupy the mobilehome as their principal residence may be subject to rent levels which are not governed by these laws. (Civil Code Section 798.21) Long-term leases specify rent increases during the term of the lease. By signing a rental agreement or lease for a term of more than one year, you may be removing your rental space from a local rent control ordinance during the term, or any extension, of the lease if a local rent control ordinance is in effect for the area in which the space is located.

A fully executed lease or rental agreement, or a statement signed by the park's management and by you stating that you and the management have agreed to the terms and conditions of a rental agreement, is required to complete the sale or escrow process of the home. You have no rights to tenancy without a properly executed lease or agreement or that statement. (Civil Code Section 798.75)

If the management collects a fee or charge from you in order to obtain a financial report or credit rating, the full amount of the fee or charge will be either credited toward your first month's rent or, if you are rejected for any reason, refunded to you. However, if you are approved by management, but, for whatever reason, you elect not to purchase the mobilehome, the management may retain the fee to defray its administrative costs. (Civil Code Section 798.74)

We encourage you to request from management a copy of the lease or rental agreement, the park's rules and regulations, and a copy of the Mobilehome Residency Law. Upon request, park management will provide you a copy of each document. We urge you to read these documents before making the decision that you want to become a mobilehome park resident.

Dated: _____

Signature of Park Manager: _____

Acknowledge Receipt by Prospective Homeowner: _____

- (b) Management shall provide a prospective homeowner, upon his or her request, with a copy of the rules and regulations of the park and with a copy of this chapter.

Bonnie Nash

1972 Ventura Blvd. Space #24

Camarillo, CA 93010

August 29, 2021

To Whom It May Concern:

I am a resident at Camarillo Mobile Home Estates and have lived there for over 3 years. I Have recently been confronted with a notice that the present owner is wanting to make numerous changes to the mobile park. He is petitioning to increase every residence rent by \$170.00 per month. We are senior citizens and most in a very low income bracket. He is also requesting that everyone extend their leases up to 30 years. He also wants to add more rental spaces to our already populated park.

I moved here from a beautiful senior living community to be closer to my family only to now be confronted with this financial hardship. I am a retired senior living on a fixed income and this would create a huge financial hardship to me. Camarillo will be facing an increase of homelessness if this comes to fruition. Due to the elderly people that live in this mobile home park, they are unable to voice their concerns as I am doing now with this letter.

Most concerned resident,

A handwritten signature in cursive script that reads "Bonnie Nash". The signature is written in dark ink and is positioned below the typed name "Bonnie Nash".

Camarillo Chamber of Commerce
Gary Cushing, President/CEO
4001 Mission Oaks Blvd., Suite B
Camarillo CA 93012

PDAP of Ventura County, Inc.
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
Camarillo CA 93010

Channel Islands Social Services
Sharon M. Francis, CEO
P.O. Box 1045
Camarillo CA 93011

Citizens Advisory Committee - VYCF
Dennis Laack, President
3100 Wright Rd
Camarillo CA 93010

Community Coalition United
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
Camarillo CA 93010

United Way of Ventura County
Eric Harrison, President & CEO
702 County Square Drive, Suite 100
Ventura CA 93003

EDC-VC
Bruce Stenslie
4001 Mission Oaks Blvd., Suite A1
Camarillo CA 93012

Palmer Drug Abuse Program
Ginny Connell
450 Rosewood Ave, Ste 215
Camarillo CA 93010

Ventura Co. Fire Protection Agency
Chief Mark Lorenzen
165 Durley Ave.
Camarillo CA 93010

Lutheran Social Services of Southern CA
80 E. Hillcrest Drive, Suite 101
Thousand Oaks CA 91360

Camarillo Premium Outlets
John Best, General Manager
740 E. Ventura Blvd., Suite 504
Camarillo CA 93010

Oxnard Union High
Tom McCoy
309 S. K Street
Oxnard CA 93030

Catholic Charities of Ventura County
Daniel Grimm
303 N. Ventura Avenue
Ventura CA 93001

Camarillo Old Town Association
Christina Chastain
1820 Ventura Blvd.
Camarillo CA 93010

CA State University Channel Islands
Laurita Franklin
1 University Drive, Suite E150
Camarillo CA 93012

Ventura Co Com Dev Corporation
Bertha Garcia
2231 Sturgis Road, Ste A
Oxnard CA 93030

Draft 2021-2029 Housing Element Update

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May 2021

Habitat for Humanity Ventura County
Darcy Taylor
1850 Eastman Ave
Oxnard CA 93030

Area Housing Auth of the Co of Ventura
Michael Nigh
1400 W. Hillcrest Drive
Newbury Park CA 0

Cabrillo Economic Dev Corporation
Margarita De Escontrias
702 County Square Drive, Suite 100
Ventura CA 93003

Many Mansions
Rick Schroeder
1259 E. Thousand Oaks Blvd.
Thousand Oaks CA 91362

People's Self Help Housing Corporation
John Fowler
3533 Empleo Street
San Luis Obispo CA 93401

Ventura County Housing Trust Fund
Linda Braunschweiger
360 Mobil Avenue, Suite 213A
Camarillo CA 93010

California Legal Assistance Corporation
William Figueroa
P.O. Box 1561
Oxnard CA 0

House Farmworkers
Alondra Serna
P.O. Box 402
Santa Paula CA 93061

County of Ventura - CEO/HTF
Tracy McAulay
800 South Victoria Ave
Ventura CA 93009

California Rural Legal Assistance
William Figueroa
338 South A Street
Oxnard CA 93030

Turning Point Foundation
Rena Sepulveda
PO Box 24397
Ventura CA 93002

Co of Ventura Human Services Agency
Marissa Mach
855 Partridge Dr.
Ventura CA 93003

Community Action of Ventura Co. Inc.
Cynder Sinclair
621 Richmond Avenue
Oxnard CA 93030

Mercy House
Larry Haynes
P.O. Box 1905
Santa Ana CA 92702

Ventura County Continuum of Care
Tara Carruth
800 South Victoria Avenue
Ventura CA 93009

Salvation Army Corps Ventura
Sandra Meyer
155 S. Oak Street
Ventura CA 93001

Healthcare Agency
James Boyd
3147 Loma Vista Road
Ventura CA 93003

Interface Children Family Services
Kelly Brown
4001 Mission Oaks Blvd., Suite I
Camarillo CA 0

California Lutheran University
Matthew Fienup
60 West Olsen Road
Thousand Oaks CA 91360

Caregivers: Volunteers Asst the Elderly
Tammy I. Glenn
1765 Goodyear Ave, Suite 205
Ventura CA 93003

Long Term Care Services of Ventura Co
Sylvia Taylor-Stein
2021 Sperry Ave Ste 35
Ventura CA 93003

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

Conejo Valley Senior Concerns, Inc.
Andrea Gallagher
401 Hodencamp Road
Thousand Oaks CA 91359

Independent Living Resource Center
Jennifer Griffin
423 W. Victoria Street
Santa Barbara CA 93101

MICOP
Arcenio Lopez
520 W. 5th Street, Suite F
Oxnard CA 93030

Livingston Mem Visiting Nurse Assoc
Lee Sherman
1996 Eastman Avenue, #1010
Ventura CA 93003

Area Agency on Aging
Victoria Jump
646 County Square Drive, #100
Ventura CA 93003

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May 2021

Email address	First name	Last name
migueljwise@gmail.com		
drdougprosser@gmail.com	Douglas	Prosser
alluremgr@pinnacleliving.com	Pria	Perea
gale.driver@gmail.com	Gale	Driver
rwiegman@juno.com	Richard	Wiegman
gene.potkey@fire.ca.gov	GENE	POTKEY
sunnie@shearertech.com	Sunnie	Schearer
info@pdapofventura.com		
cathy@vchhc.org		
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tsoria@mwbi.org		
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bruce@edcollaborative.com		
vcfd@ventura.org		
jbest@simon.com		
tom.mccoy@oxnardunion.org		
info@camarillooldtown.org		
student.housing@csuci.edu		
mescontrias@cabrilloedc.org		
rick@manymansions.org		
linda@vchousingtrustfund.org		
wfigueroa@crla.org		
info@housefarmworkers.org	Alondra	Serna
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rsepulveda@turningpointfoundation.org		
marissa.mach@ventura.org		
csinclair@ca-vc.org		
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ordelamora@msn.com	Roxanne	Delamora
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vickie.dyer@construction.com	Vickie	Long
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hoffmanstu@gmail.com	Stu	Hoffman
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briggs@cityventures.com		
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beckyharrt@gmail.com	Becky	Hosseini
zach@smithlp.com	Zach	Smith
jodielpena@gmail.com	Jodie	Pena
stevencosgrove@gmail.com	Steven	Cosgrove
travpinoy@gmail.com	Felix	Domingo
casatsun@gmail.com	Virginia	Boll
cathyglue@roadrunner.com	Cathy	Glueckert
gebhere@yahoo.com	Gerry	Barnett
charleejensen5110@gmail.com	Janet	Jensen
unbutton41@aol.com	Dennis	Kramer
hhlingdds@gmail.com	Hillary	Linh
sumaia.sandlin@frontier.com	Sue	Sandlin
robertmyhouse@aol.com	robert	gonzales
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tbillow@att.net	Terry	Billow
castlevillage75@verizon.net	Ann	Thombs
fultonross28@yahoo.com	Gale	Fulton Ross
darcy@habitatventura.org		
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