



City of Camarillo

AGENDA REPORT

Date: April 14, 2021

To: Honorable Mayor and Councilmembers
Planning Commission

From: Greg Ramirez, City Manager

Submitted by: Joseph R. Vacca, Community Development Director

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

SUMMARY

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

DISCUSSION

Background

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

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

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

Public Noticing

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

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

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

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

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

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

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

Staff Recommendation: Not applicable.

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

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

Consultant Team/Staff Response: Comment received.

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

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

Consultant Team/Staff Response: Comment received.

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

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

Consultant Team/Staff Response: Comment received.

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

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

Consultant Team/Staff Response: Comment received.

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

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

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

Staff Recommendation: Not applicable.

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

Draft Goals, Policies, and Programs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ownership housing units.

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

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

Timeframe: Ongoing

Funding source: Section 8 funds

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

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

Responsible agency: City of Camarillo, Community Development Department

Timeframe: Ongoing

Funding source: General fund

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

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

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

Responsible agency: City of Camarillo, Community Development Department

Timeframe: Ongoing

Funding source: General fund

Program objective: Provide adequate residential sites and opportunities for

affordable housing commensurate with the City's RHNA.

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

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

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

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

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

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

housing stock; and encourage homeownership at all income levels.

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

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

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

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

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

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

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

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

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

Community Participation Plan

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

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

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

Community Survey

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

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

Next Steps

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

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

BUDGET IMPACT

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

SUGGESTED ACTION

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

ATTACHMENTS

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

Finance Review: MU