



Camarillo's Housing Element Update Community Survey

March 29, 2021, 9:23 AM

Contents

i.	Introduction	2
ii.	Summary of responses	3
iii.	Outcome	14
iv.	Appendix A - Written Responses	15

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

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Summary Of Responses

As of March 29, 2021, 9:23 AM, this forum had:	Topic Start
Attendees: 152	February 26, 2021, 12:03 PM
Responses: 111	
Hours of Public Comment: 5.6	

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

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



















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

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

Camarillo's Housing Element Update Community Survey

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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

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		%	Count
Other		49.5%	55

3. What age range most accurately describes you?

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






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

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

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

Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

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

6. Do you currently own or rent your home?

		%	Count
Own		77.5%	86
Rent		22.5%	25

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

		%	Count
Yes		75.7%	84
No		24.3%	27





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

Answered	111
Skipped	0

Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

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

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

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

		%	Count
Yes		70.3%	78
No		29.7%	33

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











Answered	111
Skipped	0

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







		%	Count
Single Family (detached)		32.4%	36

Camarillo's Housing Element Update Community Survey

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

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






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

Camarillo's Housing Element Update Community Survey

Share your input with the City of Camarillo

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

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

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

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

Maintaining the character of existing residential neighborhoods in the City.

Camarillo's Housing Element Update Community Survey





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		%	Count
Very Important		67.6%	75
Important		13.5%	15
Somewhat Important		11.7%	13
Not Important		7.2%	8

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

		%	Count
Very Important		43.2%	48
Important		30.6%	34
Somewhat Important		17.1%	19
Not Important		9.0%	10

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




		%	Count
Very Important		32.4%	36
Important		23.4%	26
Somewhat Important		19.8%	22
Not Important		24.3%	27

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.





		%	Count
Very Important		36.9%	41

Camarillo's Housing Element Update Community Survey





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

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

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

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

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

Encourage energy conservation through site and building design.





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

Camarillo's Housing Element Update Community Survey

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		%	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

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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

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Outcome

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

APPENDIX A

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

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

APPENDIX A

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

APPENDIX A

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

APPENDIX A

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

APPENDIX A

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

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

APPENDIX A

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

APPENDIX A

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

APPENDIX A

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

APPENDIX A

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

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

APPENDIX A

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

APPENDIX A

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