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Background

- State housing law mandates that all jurisdictions periodically update their Housing Elements
- 2013-2021 Housing Element expires on October 15, 2021
- Statutory deadline to adopt the 2021-2029 Housing Element Update is October 15, 2021
- City is working with a consultant team, Rincon Consultants and Veronica Tam & Associates, on the update

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Previous Meetings and Workshops

The following meetings and workshops have been held to communicate with the public and City decision-makers and get their feedback regarding this project:

- August 27, 2020: Public workshop #1 was held to introduce the process and proposed residential land inventory
- October 14, 2020: A City Council meeting (Planning Commission attended) was held to introduce the process and proposed residential land inventory and to provide an update on Public Comment received
- October 28, 2020: A City Council meeting was held to introduce and receive feedback on the initial draft Housing Element goals, policies, and programs



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Previous Meetings and Workshops

- February 11, 2021: Public workshop #2 was held to present revised draft goals, policies, and programs based on the previous meetings and workshops, for initial public feedback
- Open from February 26 until March 26, 2021: An online community survey was conducted to provide another avenue for the public to comment on the community's housing needs
- April 14, 2021: A joint Planning Commission/City Council meeting was held to present public feedback received at the second public workshop and present draft goals, policies, and programs for feedback
- May 4, 2021: A Planning Commission meeting was held to present and get feedback on the Draft Housing Element Update



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2021-2029 RHNA Allocation and Housing Element Land Inventory

- State law requires Housing Elements to include a land inventory identifying enough sites to accommodate a jurisdiction's RHNA Allocation across all income categories
- The City's 2021-2029 Housing Element draft land inventory meets this requirement
- All sites in the draft land inventory are currently zoned appropriately for residential development
- Therefore, no rezoning of new sites is required



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2021-2029 RHNA Allocation and Housing Element Land Inventory

Income Category	2021-2029 RHNA Allocation (units)	Draft 2021-2029 Land Inventory (units)
Very Low	353	689
Low	244	
Moderate	271	548
Above Moderate	508	663
TOTAL	1,376	1,900



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2021-2029 RHNA Allocation and Housing Element Land Inventory

Draft Land Inventory Sites	Income Category			Total
	Very Low/ Low	Moderate	Above Moderate	
Springville Specific Plan			158	158*
Camarillo Commons Specific Plan	487			487
Camarillo Old Town	53			53
Proposed Projects (entitled/not built)	100	519	477	1,096
Vacant Sites	49	29	28	106
TOTAL Draft Land Inventory	689	548	663	1,900
RHNA Allocation	597	271	508	1,376
Land Inventory Surplus	92	277	155	524

* Entitled, not built



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DRAFT GOALS



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2021-2029 DRAFT Goals

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



DRAFT POLICIES



2021-2029 DRAFT Policies

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



CURRENT PROGRAMS TO CARRY FORWARD



2021-2029 DRAFT Programs to carry forward

The following programs are carried forward from the currently adopted Cycle 5 Housing Element, in some cases with minor revisions:

- **Program 1:** Density Bonus and Other Incentives for Affordable Housing
- **Program 2:** Affordable Housing Bonus Points Under Residential Development Control System
- **Program 3:** Accessory Dwelling Units (ADU)
- **Program 4:** Fair Housing Practices
- **Program 5:** Nonprofit Housing Organizations
- **Program 6:** Code Compliance



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2021-2029 DRAFT Programs to carry forward

- **Program 7:** Affordable Housing Preservation (Ownership Units)
- **Program 8:** Housing Choice Vouchers Payment Standards
- **Program 9:** Inclusionary Housing
- **Program 10:** Adequate Sites
- **Program 11:** Design Flexibility
- **Program 12:** Housing Rehabilitation Assistance



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NEW PROGRAMS CURRENTLY IMPLEMENTED



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2021-2029 DRAFT Programs

Program 13: Seek Grant Funding to Support Affordable Housing Activities

- Apply for grant funding when available, to support affordable housing activities such as owner-occupied housing rehabilitation, affordable housing property acquisition, and down payment assistance



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2021-2029 DRAFT Programs

Program 14: First Time Homebuyer Down Payment Assistance Loans

- Provide down payment assistance to households that are selected to purchase an affordable unit through the City's CDBG-funded Affordable Housing Preservation Program. (City Council Policy 7.13, First Time Homebuyer Down Payment Assistance Loan Program)
- City received a grant through the State's Permanent Local Housing Allocation (PLHA) grant program to support the citywide down payment assistance program for lower- and moderate-income households



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2021-2029 DRAFT Programs

Program 15: Housing Policies

- Review each City Council housing policy for internal consistency and for current affordable housing needs, and update if necessary



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NEW PROGRAM STATE-MANDATED



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2021-2029 DRAFT Programs

Program 16: Zoning Ordinance Amendments

- To facilitate shelter development and housing for homeless persons, and to comply with the Employee Housing Act, the City will review and revise the zoning ordinance, as appropriate, to ensure compliance with State law:
 - Low Barrier Navigation Center (AB 101)
 - Emergency and Transitional Housing (AB 139)
 - Housing for Homeless Persons (AB 2162)
 - Employee Housing Act (Health and Safety Code Section 17021.5)



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2021-2029 DRAFT Programs

Low Barrier Navigation Center (AB 101)

- Low barrier navigation centers are service enriched shelters focused on moving homeless people who are working towards self-sufficiency into permanent housing
- Cities must allow low barrier navigation centers by right in zones where multi-family and mixed uses are allowed



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2021-2029 DRAFT Programs

Emergency and Transitional Housing (AB 139)

- Zones where emergency shelters are allowed by right must provide the capacity for a shelter to accommodate the homeless point in time count
- Required parking calculation must be solely on the number of staff working at the facility and not on the number of beds provided

The City allows emergency shelters by right in Light Manufacturing (M-1) zone and with a CUP in General Manufacturing (M-2), Camarillo Old Town (COT), and Commercial Planned Development (CPD) zones



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2021-2029 DRAFT Programs

Housing for Homeless Persons (AB 2162)

- Cities must allow supportive housing by right in zones where multi-family and mixed uses are allowed, if the proposed development:
 - Provides onsite supportive services
 - Is affordable to lower-income households
 - Is subject to affordability covenant for 55 years
 - Reserves 25 percent of the units in the development or 12 units, whichever is greater, to persons with disabilities, homeless families, and homeless youth



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2021-2029 DRAFT Programs

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 cities to consider employee housing for six or fewer employees as a single-family residential use

The City allows agricultural use by right in most zones, including Open Space (OS). It is not allowed in the two mixed-use zones (CCM, COT), Service Commercial (SC) zone, and General Manufacturing (M-2) zone



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NEW PROGRAM PLANNING COMMISSION/ CITY COUNCIL INPUT



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2021-2029 DRAFT Programs

Program 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

This new program is a result of discussions during, and input arising from, the joint Planning Commission/City Council meeting on April 14, 2021



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Planning Commission Comments (5/4/2021 Public Hearing)

- The City received no requests for verbal public comment at this meeting, but did receive a written comment via email from House Farm Workers for minor language revisions to Program 5, Nonprofit Housing Organizations, shown in your Agenda Report
- After reviewing the Draft Housing Element, the Planning Commission provided the following comments



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Planning Commission Comments (5/4/2021 Public Hearing)

- Commissioner Edsall stated his support for the new Program 17, Homeless Strategic Plan, that was introduced at the joint Planning Commission/City Council meeting on April 14, 2021



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Planning Commission Comments (5/4/2021 Public Hearing)

- Commissioner Talmadge asked that more specific language be included on the consideration of density, texture, and character of neighborhoods when reviewing ADU applications
 - Staff reviewed the draft element and added language to Program 3, Accessory Dwelling Units (ADU). These revisions are underlined on page seven of your Agenda Report
 - Staff believes that additional language provides more information, while still complying with the State laws regulating ADUs



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Planning Commission Comments (5/4/2021 Public Hearing)

- Commissioner Vandermeulen and the other members of the Planning Commission commented that the document is complete and comprehensive, contains good information, and is overall a well-done document



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Planning Commission Recommendation (5/4/2021 Public Hearing)

The Planning Commission, by a vote of 4-0 in favor and one absent (Espinosa), recommended that the City Council direct staff to submit the draft 2021-2029 Housing Element Update to HCD for a 60-day preliminary review for compliance with the State housing law. If directed by the City Council, staff will submit the draft element to HCD for review



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Next Steps

After tonight's meeting, staff will:

- Submit the Housing Element to HCD for review and comment if authorized to do so by the City Council
- Work with HCD to address their comments on the Draft Housing Element
- Bring the Final Housing Element to Planning Commission, tentatively scheduled for August 17, 2021
- Bring the Final Housing Element to City Council for adoption and direction to submit to HCD for 60-day review and certification, tentatively scheduled for September 8, 2021, to meet the State deadline for adoption by October 15, 2021



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Staff Recommendation

Direct staff to submit the draft 2021-2029 Housing Element Update to HCD for a 60-day preliminary review for compliance with the State housing law.

