



Final Draft 2021-2029 Camarillo Housing Element Update

City Council
September 29, 2021

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



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Environmental Review

- The City prepared an Initial Study – Negative Declaration (IS-ND) for the Housing Element Update by the City
- The IS-ND found that all potential environmental impacts of the proposed project would have either no environmental impact or a less than significant environmental impact
- The IS-ND was made available for public review and comment, along with a Notice of Intent (NOI) to adopt a Negative Declaration, from July 23 to August 22, 2021
- Two public comments were received during this period:
 - Ventura County Watershed Protection District – residential development must comply with District’s regulations
 - Santa Ynez Band of Chumash Indians – no further consultation required



Previous Meetings and Workshops

A series of public workshops and meetings, and a community survey were conducted during the Housing Element update:

- Two public workshops
- Two City Council meetings
- One joint Planning Commission/City Council meeting
- Community Survey (online)
- Planning Commission public hearing #1 on the Draft Housing Element Update – May 4, 2021
- City Council public hearing #1 on the Draft Housing Element Update – May 26, 2021
- Planning Commission public hearing #2 on the Final Draft Housing Element Update – August 31, 2021



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HCD Review

- May 28 to July 27, 2021: HCD reviewed the draft Housing Element Update
- July 13: The City and its consultants had a call with HCD to discuss the Draft Housing Element Update
- July 27: HCD gave City its findings letter formalizing its comments on Draft Housing Element Update



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HCD Findings Letter, July 27

- Draft Housing Element addresses many statutory requirements. However, additional analysis and program revisions were necessary to comply with State Housing Element Law.
- Each HCD finding and revision to the draft element are described in detail in the agenda report. Also, included is a redline version of the draft Housing Element showing the changes since May 26, 2021.
- The following slides focus on the revisions to the Housing Element programs since last presented to the City Council on May 26, as required by the HCD findings letter.



**REVISED PROGRAMS
SINCE MAY 26, 2021
PUBLIC HEARING**



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Three Programs – Revised Timeframes

- PROGRAM 13 - SEEK GRANT FUNDING TO SUPPORT AFFORDABLE HOUSING ACTIVITIES
Revised timeframe to “Annually, as NOFAs become available” (revised to comply with Gov. Code § 65583(c)(1-6)).
- PROGRAM 15 - HOUSING POLICIES
Revised timeframe to “Within three years of the housing element adoption” (revised to comply with Gov. Code § 65583(c)(1-6)).
- PROGRAM 17 - HOMELESS STRATEGIC PLAN
Revised timeframe to “Within four years of the housing element adoption” (revised to comply with Gov. Code § 65583(c)(1-6)).



Five Programs – Added Information

- PROGRAM 2 - AFFORDABLE HOUSING BONUS POINTS UNDER RESIDENTIAL DEVELOPMENT CONTROL SYSTEM

With the passage of SB 8, the suspension of the Residential Development Control System is extended through 2030.

- PROGRAM 3 - ACCESSORY DWELLING UNITS (ADU)

Revised to specify how the City will promote ADUs, and commit to amending the ADU ordinance to address HCD comments on the City's recent ADU ordinance amendment. The amendments will clarify that the City allows ADUs in all zones that allow residential uses, and remove the requirement for homeowners to annually certify occupancy of the either the primary dwelling or the junior ADU (revised to comply with Gov. Code § 65583(c)(1-6)).



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Five Programs – Added Information

- PROGRAM 4 - FAIR HOUSING PRACTICES
 - Revised to reflect Affirmatively Furthering Fair Housing (AFFH) analysis and meaningful actions included in Appendix C (revised to comply with Gov. Code § 65583(c)(5)).
- PROGRAM 10 - ADEQUATE SITES
 - Revised to commit to monitoring the land inventory to ensure “No Net Loss” of units if a residential project is approved below the allowable density on a site that is included in the land inventory. If this occurs, the City would need to ensure that the land inventory still provides adequate capacity to meet its Regional Housing Needs Assessment (RHNA) allocation. Staff does not anticipate adequate capacity issues because the land inventory demonstrates that the City can already accommodate 524 additional units (92 very low/low, 277 moderate, and 155 above moderate-income) than required by the RHNA allocation (revised to comply with Gov. Code § 65863).



Five Programs – Added Information

- PROGRAM 16 - ZONING ORDINANCE AMENDMENTS
 - Revised to commit to review and analyze the City's Single Room Occupancy (SRO) regulations, and work with HCD if any revisions are necessary.



REQUIRED NEW PROGRAMS



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Four New Programs

- PROGRAM 18: City-Initiated Affordable Housing Projects

The program commits the City to process two City-initiated affordable housing projects, Barry Street/Former Stock Lumber site and Arneill Road Mixed-Use site, in order to count them as low-income sites in the land inventory (Gov. Code § 65583(a)(3)).

- PROGRAM 19: Promote Energy Conservation

The program commits the City to distribute information on energy conservation options at the Community Development public counter, on City website, social media, and direct mailing promoting energy conservation (Gov. Code § 65583(a)(8)).



Four New Programs

- PROGRAM 20: Affordable Housing Preservation (Rental Units)

The program commits the City to contacting 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. The intent of the program is to minimize the number of at-risk renter-occupied affordable units from converting to market-rate (Gov. Code § 65583(c)(6)).

- PROGRAM 21: By-Right Affordable Housing Projects

The program commits the City to developing a program to allow by-right approval for residential projects on two vacant sites (Village at the Park) and 14 nonvacant sites (Camarillo Commons), that include 20 percent or more of its units affordable to lower-income households. These projects can include additional affordable units (in addition to 20 percent) if the developer requests concessions and waivers of development standards through the City's Density Bonus Ordinance (Gov. Code § 65583.2(c)).



Planning Commission

- Public hearing held during a 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.

Written comment #1 (House Farmworkers!)

- 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.
Staff included the comment in the record and is reviewing its public noticing procedure, taking the comment under advisement.
- Suggested that when the City considers future revisions to the Inclusionary Housing Policy, the City will focus on increasing its effectiveness in creating housing opportunities.
Staff included the comment in the record for reference when the City considers future revisions to the Inclusionary Housing Policy.



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Planning Commission

Written comment #2 (Residents of Camarillo Mobile Home Estates)

- Residents of Camarillo Mobile Home Estates 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.

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 the concerns.

Verbal comment #1 (Representative of Residents of Camarillo Mobile Home Estates)

- On behalf of the Camarillo Mobile Home Estates residents, a representative reiterated their issues outlined in the written comment #2.



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Planning Commission

- Planning Commission discussed the Element and the Negative Declaration, asked staff clarifying questions, and commented on the thoroughness and completeness of the document
- Chairman Talmadge requested that the Negative Declaration include a brief discussion on the current construction of the desalter plant as an additional water source and include that the City's water conservation measures are enforced to address drought conditions. Negative Declaration was revised accordingly
- The Planning Commission did not request any revisions to the final draft Housing Element Update



Planning Commission Recommendation

- At the conclusion of the public hearing and after considering all testimony and information presented at the hearing, the Planning Commission voted unanimously (5-0) to recommend to the City Council approval of ND 2021-9 and approval of 2021-2029 Housing Element Update.



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Statutory Deadline

- If the City adopts the Housing Element by October 15, 2021, it will remain in the 8- year Housing Element cycle
- If this deadline is not met:
 - The Housing Element will be considered out of compliance and could become subject to a 4-year Housing Element cycle, requiring two Housing Element updates versus one, which would double the work and cost for completion
 - Other potential consequences include the loss of various State grant funding



Compliance with State Law

- The 2021-2029 Housing Element is consistent with State Law
- Provides sufficient land to accommodate RHNA:

	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

Next Steps

- After tonight's meeting, Staff will:
 - Work with the consultant team to incorporate any public and City Council comments into the final draft 2021-2029 Housing Element Update
 - Submit the final draft to HCD for a 90-day review for compliance with State housing law
- Once HCD certifies that the Housing Element complies with State housing law, the City's 2021-2029 Housing Element Update will be complete



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Staff Recommendation

- Adopt a resolution adopting the Negative Declaration (ND) 2021-9.
- Adopt a resolution adopting the 2021-2029 Housing Element Update.



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