City of Camarillo

2013-2021
Housing Element

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7.0 City of Camarillo Housing Element

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7.0 City of Camarillo Housing Element

7.1 INTRODUCTION

7.1.1 Overview

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). The Element is to consist of an identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing. It is also required to identify adequate sites for housing and to make adequate provision for the existing and projected needs of all economic segments of the community (§65583).

The guidelines adopted by the Department of Housing and Community Development (HCD) are also to be considered in the preparation of the Element (§65585). Periodic review of the Element is required to evaluate (1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals, (2) its effectiveness in attaining the City's housing goals and objectives and (3) the progress of its implementation (§65588).

7.1.2 Public Participation

Public participation is an important component of the planning process in Camarillo, and this update to the Housing Element has provided Camarillo residents and other interested parties numerous opportunities for review and comment. Appendix C provides a detailed discussion of these opportunities along with a summary of comments received and how those comments have been addressed in the Housing Element update.

Annual reviews of the Housing Element have also been accomplished in accordance with state law. The most recent annual report was placed on the City's website in accordance with the State of California Department of Housing and Community Development guidelines.

7.1.3 Consistency with Other Elements of the General Plan

State law requires that all portions of the General Plan be internally consistent. A number of the General Plan Elements are related to the Housing Element, while others serve as a means to carry out the goals and policies of the Housing Element. Three elements in particular address environmental or man-made factors that limit the location or type of housing that can be developed: Safety, Noise, and Open Space and Conservation. The Safety and Noise Elements address hazards or nuisances that should be avoided in the location of housing, or mitigated in the construction of housing. The Open Space and Conservation Element concerns land resources that should be protected from development. All these factors affect the type,

location, and cost of housing and could also affect the City's ability to meet the goals of the Housing Element.

The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City. The Land Use Element determines the number and type of housing units that can be constructed in the various land use districts. Areas designated for commercial and industrial uses create employment opportunities, which in turn, create demand for housing. The Circulation Element establishes the location and scale of streets, highways and other transportation routes that provide access to residential neighborhoods.

The analysis of available sites for housing as described in this Housing Element is based upon the land use designations in the Land Use Element. The development of the residential areas is tempered in accordance with the limitations and controls as indicated under the Open Space and Conservation Element, Safety Element, and Community Design Element. Because of the requirement for consistency between the various General Plan elements, any proposed amendment to an element will be evaluated against the other elements to ensure that no conflicts occur.

Pursuant to SB 162 and SB 244, the City will review and update, as necessary, its Land Use, Safety and Conservation Elements upon completion of the Housing Element to address flood hazards and management, and the provision of services and infrastructure in disadvantaged unincorporated communities (if any).

7.2 HOUSING NEEDS ASSESSMENT

Camarillo lies in the center of Ventura County, midway between Santa Barbara and Los Angeles. The City is economically diverse and provides a range of employment, lifestyle, and housing opportunities. Since its incorporation in 1964, the City has grown from 10,350 residents to over 65,000 in 2010. Camarillo is nearly 20 square miles in area and is surrounded by agricultural greenbelts and hillside open space. The population is relatively affluent with a median family income of $101,300 in 2011. The 2011 American Community Survey (ACS)[1] indicated Camarillo's median family income was 18 percent greater than that of Ventura County and 44 percent greater than California as a whole ($70,321).

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2014 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes data from the 2010 U.S. Census[2], United States Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), American Community Surveys (ACS), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private vendors. In addition, the City's Consolidated Plan provides useful information for this update of the Housing Element.

7.2.1 Population Characteristics

A. POPULATION GROWTH TRENDS

Camarillo has grown steadily since 1990, with the total population increasing by approximately 14 percent between 2000 and 2010 to an estimated 65,201 persons (see TABLE 7-1 and FIGURE 7-1). The City's 2010 population represents approximately eight percent of the County's total population of 823,318.

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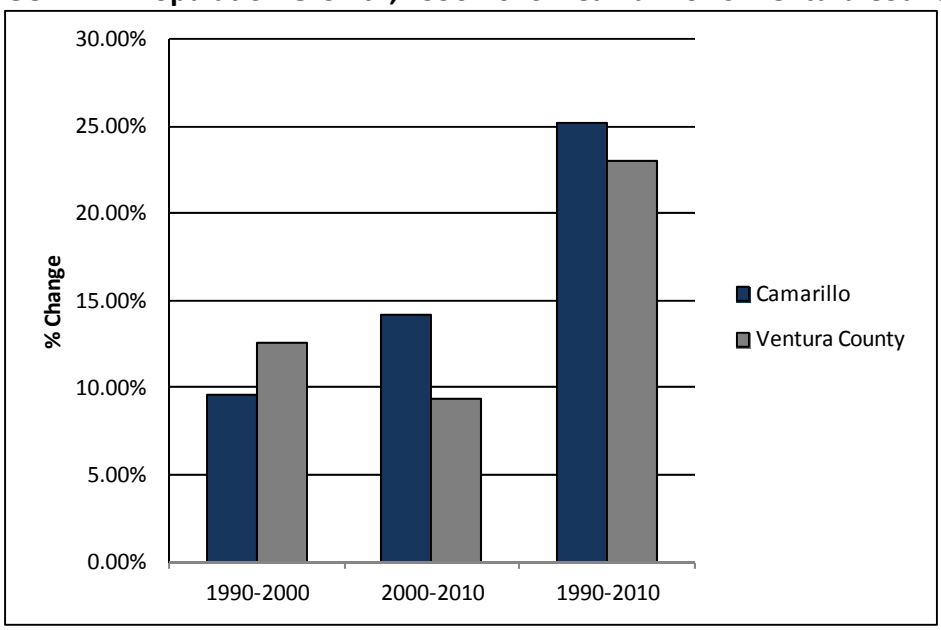
1 U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.

2 Although some more recent Census estimates exist, the 2010 Decennial Census is the most widely accepted benchmark for demographic analysis.

TABLE 7-1 Population Trends, 1990-2010—Camarillo vs. Ventura County

	1990	2000	2010	Growth 1990-2000	Growth 2000-2010
Camarillo	52,100	57,084	65,201	9.6%	14.2%
Ventura County	669,016	753,197	823,318	12.6%	9.3%
Sources: U.S. Bureau of the Census, 1990-2010					

FIGURE 7-1 Population Growth, 1990-2010—Camarillo vs. Ventura County



Sources: U.S. Bureau of the Census, 1990-2010

B. AGE

Housing needs can be influenced by a city's age characteristics. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. TABLE 7-2 provides a comparison of the City's and County's population by age group in 2010. This table shows that the City's population is somewhat older than the County's, with seniors (65 years and over) representing 17 percent of the City compared to only 12 percent of the County. The City's median age also exceeds the County's by five years (41 vs. 36).

TABLE 7-2 Age Characteristics

Age Group	Camarillo		Ventura County	
	Persons	Percent	Persons	Percent
Under 18 years	15,115	23.2%	211,915	25.7%
18 to 24 years	5,164	7.9%	81,371	9.9%
25 to 44 years	15,895	24.4%	216,543	26.3%
45 to 64 years	17,825	27.3%	217,180	26.4%
65 to 74 years	5,195	8.0%	51,396	6.2%
75 to 84 years	3,783	5.8%	30,870	3.8%
85 and over	2224	3.4%	14,043	1.7%
Total	65,201	100.0%	823,318	100.0%
Median Age	40.8		36.2	
Sources: U.S. Bureau of the Census,2010				

C. RACE AND ETHNICITY

The racial and ethnic composition of the City differs from the County in that a lower proportion of Camarillo residents are Hispanic/Latino or other racial minorities. Approximately 62 percent of City residents are non-Hispanic white, compared to 49 percent for the County as a whole. Camarillo's proportion of Hispanic residents (23 percent) is also about one-half that of the County's (40 percent). Asians, at ten percent, represent the largest non-Hispanic minority group in the City (TABLE 7-3).

TABLE 7-3 Race/Ethnicity

	Camarillo		Ventura County	
	Persons	Percent	Persons	Percent
Not Hispanic or Latino	50,243	77.1%	491,751	59.7%
- White	40,324	61.8%	400,868	48.7%
- Black or African American	1,106	1.7%	13,082	1.6%
- American Indian/Alaska Native	139	0.2%	2,389	0.3%
- Asian	6,491	10.0%	54,099	6.6%
- Native Hawaiian/Pacific Islander	107	0.2%	1,353	0.2%
- Other races or 2+ races	2,076	3.2%	19,960	2.4%
Hispanic or Latino (any race)	14,958	22.9%	331,567	40.3%
Total	65,201	100.0%	823,318	100.0%
Sources: U.S. Bureau of the Census, 2010				

7.2.2 Household Characteristics

A. HOUSEHOLD COMPOSITION AND SIZE

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

TABLE 7-4 provides a comparison of households by type for the City and County as a whole, as reported by the 2010 Census. Family households comprised approximately 69 percent of all households in the City, compared to 74 percent for the County. The City also had fewer families with children, more singles living alone, and a noticeably lower average household size than Ventura County. These statistics suggest that there is less need for large units in Camarillo than for other areas of the County.

TABLE 7-4 Household Composition

	Camarillo		Ventura County	
	Households	Percent	Households	Percent
Total Households	24,504	100.0%	266,920	100.0%
Families	17,029	69.5%	197,178	73.9%
- w/ children under 18	7,420	30.3%	94,083	35.3%
Non-Family Households	7,475	30.5%	69,742	26.1%
- Single living alone	5,986	24.4%	53,037	19.9%
Average Household Size	2.64		3.47	
Sources: U.S. Bureau of the Census, 2010				

B. HOUSING TENURE

Housing tenure (owner versus renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle. TABLE 7-5 provides a comparison of the number of owner-occupied and renter-occupied units in the City in 2010. According to the Census, the City has a slightly higher level of homeownership than the County.

TABLE 7-5 Housing Tenure

	Camarillo		Ventura County	
	Units	Percent	Units	Percent
Owner Occupied	17,059	69.62%	174,168	65.25%
Renter Occupied	7,445	30.38%	92,752	34.75%
Total Occupied Units	24,504	100.00%	266,920	100.00%
Sources: U.S. Bureau of the Census, 2010				

C. HOUSEHOLD INCOME

Household income is a primary factor affecting housing needs in a community. Income levels can vary considerably among households, based upon tenure, household type, location of residence, and race/ethnicity, among others. According to the 2007-2011 American Community Survey (ACS), the median household income in Camarillo was $101,334, about 17 percent higher than the Ventura County median income of $86,321 (TABLE 7-6).

TABLE 7-6 Median Household Income – Ventura County and Cities

Jurisdiction	Median Household Income	Percent of County Median Income
Camarillo	$101,334	117%
Fillmore	$60,605	70%
Moorpark	$103,009	119%
Ojai	$63,750	74%
Oxnard	$60,191	70%
Port Hueneme	$52,244	61%
Santa Paula	$53,359	62%
Simi Valley	$89,452	104%
Thousand Oaks	$100,373	116%
Ventura	$66,226	77%
Ventura County	$86,321	100%
California	$70,231	81%
Sources: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.		

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI), which is then adjusted for household size:

- Extremely Low Income- less than 30 percent of the AMI
- Very Low Income- between 31 and 50 percent of the AMI
- Low Income- between 51 and 80 percent of the AMI

- Moderate Income- between 81 and 120 percent of the AMI
- Above Moderate Income- greater than 120 percent of the AMI

Collectively, extremely low, very low, and low income households are referred to as lower income households (up to 80 percent AMI).

The 2010 Census does not contain information on the number of households by income category. However, this analysis was tabulated by the Southern California Association of Governments (SCAG) using the 2005-2009 ACS (TABLE 7-7). As shown, between 2005 and 2009, approximately 36 percent of the City's households earned lower incomes, while approximately 64 percent had earned incomes of moderate or above.

TABLE 7-7 Income Distribution

Income Group	Number of Households	Percent of Total	Ventura County Percent
Extremely Low (30% or less)	2,370	10.4%	12.3%
Very Low (31 to 50%)	2,438	10.6%	11.2%
Low (51 to 80%)	3,409	14.9%	16.5%
Moderate (81 to 100%)	4,367	19.1%	18.6%
Above Moderate (over 100%)	10,319	45.1%	41.4%
Total	22,903	100.0%	100.0%

Source: SCAG, 2005-2009.

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely low-income households are defined as households with an income of not more than 30 percent of area median income. According to the SCAG tabulation, between 2005 and 2009, approximately 2,370 extremely low income households resided in Camarillo, representing 10 percent of the city's total households (TABLE 7-7). Households with extremely low income have a variety of housing situations and needs.

7.2.3 Housing Problems

The SCAG data presented earlier estimating the number of households at each income level does not provide any detail on the specific housing needs and problems faced by the City's lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, does provide detailed information on housing needs by income level for different types of households in Camarillo. Detailed CHAS data based on the 2005-2009 ACS is displayed in TABLE 7-8. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);

- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Most lower and moderate income households cope with housing cost issues either by assuming a cost burden, or by occupying a smaller than needed or substandard unit. Specifically, according to HUD, 68 percent of the City's very low income households and 58 percent of low income households were experiencing one or more housing problems (e.g., cost burden, overcrowding, or substandard housing condition) between 2005 and 2009. The types of housing problems experienced by Camarillo households vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (52 percent) compared to owner-households (37 percent).
- Large renter-families had the highest level of housing problems regardless of income level (67 percent).
- Approximately 71 percent of extremely low income (households earning less than 30 percent of the AMI) and 68 percent of very low-income households (households earning between 31 and 50 percent of the AMI) had housing problems.
- 100 percent of extremely low income large family renters and homeowners spent more than 50 percent of their income on housing.

TABLE 7-8 Housing Assistance Needs of Lower Income Households (2005-2009)

Households by Income, Type, & Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (<30% Ami)	350	370	10	850	750	15	1,095	1,945
Any Housing Problem	59%	84%	100%	71%	68%	100%	71%	71%
Cost Burden >30%	59%	81%	100%	70%	68%	100%	71%	71%
Cost Burden > 50%	50%	69%	100%	59%	46%	100%	56%	57%
Very Low Income (31-50% Ami)	420	415	70	1,185	860	35	1,125	2,310
Any Housing Problem	75%	94%	86%	87%	43%	71%	48%	68%
Cost Burden >30%	75%	93%	86%	86%	43%	71%	48%	68%
Cost Burden > 50%	46%	71%	14%	59%	27%	43%	33%	47%
Low Income (51-80% Ami)	185	615	175	1,270	1,285	215	2,190	3,460
Any Housing Problem	78%	71%	74%	74%	29%	100%	50%	58%
Cost Burden >30%	76%	71%	46%	69%	24%	88%	45%	54%
Cost Burden > 50%	24%	11%	20%	13%	9%	47%	27%	22%
Moderate & Above Income (>80% Ami)	300	1,645	215	2,945	3,055	1,420	12,280	15,225
Any Housing Problem	20%	20%	53%	23%	15%	43%	31%	29%
Cost Burden >30%	17%	14%	28%	16%	15%	37%	30%	27%
Cost Burden > 50%	0%	0%	0%	0%	2%	10%	6%	5%
Total Households	1,255	3,045	470	6,250	5,950	1,685	16,690	22,940
Any Housing Problem	58%	48%	67%	52%	29%	51%	37%	41%
Cost Burden >30%	56%	44%	45%	47%	27%	45%	36%	39%
Cost Burden > 50%	33%	20%	12%	22%	13%	16%	14%	16%

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins of errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

A. OVERCROWDING

Overcrowding is often closely related to household income and the cost of housing. The State Housing and Community Development Department (HCD) considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens. Severe overcrowding occurs when there are more than 1.5 occupants per room. TABLE 7-9 summarizes the incidence of overcrowding in Camarillo. In 2011, overcrowding was more prevalent among the City's renter-households than owner-households. Approximately seven percent of the City's renter-households were overcrowded compared to less than two percent of owner-households.

TABLE 7-9 Overcrowding

Household Type	Camarillo		Ventura County	
	Households	Percent	Households	Percent
Owner Occupied	16,811	100.0%	174,310	100.0%
- Overcrowded	226	1.3%	4,570	2.6%
- Severely Overcrowded	21	0.1%	1,438	0.8%
Renter-Occupied	6,644	100.00%	90,672	100.0%
- Overcrowded	340	5.1%	7,454	8.2%
- Severely Overcrowded	93	1.4%	3,487	3.9%
Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.				

B. HOUSING COST BURDEN (OVERPAYMENT)

Housing cost burden, also known as overpayment, is defined as a housing cost that exceeds 30 percent of a household's gross income. A severe cost burden is a housing cost that exceeds 50 percent of a household's gross income. Housing cost burden is particularly problematic for low and moderate income households in that it leaves little of the household income to pay for other living expenses. Housing overpayment occurs when housing costs increase faster than income. As in most urban communities in California, it is not uncommon in Camarillo to overpay for housing. However, to the extent that overpayment is often disproportionately concentrated among the most vulnerable members of the community, maintaining a reasonable level of housing cost burden is an important contributor to quality of life.

According to 2005-2009 CHAS data (TABLE 7-8 on page 7-10), an estimated 36 percent of owner-households and 47 percent of renter-households were spending more than 30 percent of their gross household income on housing. Because housing cost burden tends to concentrate among the most vulnerable people, reducing cost burden is an important housing goal for the City of Camarillo.

As market rents were generally affordable to moderate income households, renters in this income group were not as impacted by cost burden. Among the different household types, large family households (regardless of tenure) and lower income small family renters were the most impacted by cost burden.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up, resulting in overcrowding and related problems.

7.2.4 Employment

Employment is an important factor affecting housing needs within a community. Wages vary widely by employment sector and affect the type and size of housing residents can afford.

A. CURRENT EMPLOYMENT

TABLE 7-10 shows that the City had a workforce of 33,049 persons, or 65 percent of the working-age population, as reported by the 2007-2011 ACS. The table also shows that the characteristics of the City's labor force are similar to those of Ventura County. About three percent of Camarillo residents worked from home and just over one-third were not in the labor force.

In 2011, approximately 43 percent of the City's working residents were employed in management, business, science, and arts occupations (TABLE 7-11). A much smaller percentage of workers (13.1 percent) were employed in service related occupations such as waiters, waitresses and beauticians. Blue collar occupations such as machine operators, assemblers, transportation, handlers and laborers constituted 14.7 percent of the workforce. Persons working in farming, fishing and forestry made up one percent of the workforce and approximately one percent of the City's employed residents were actively serving in the armed forces in 2011.

TABLE 7-10 Labor Force – Camarillo vs. Ventura County

	Camarillo		Ventura County	
	Persons	Percent	Persons	Percent
In labor force	33,049	65.0%	423,711	67.2%
- Work at home	1,064	3.2%	19,889	4.7%
Not in labor force	17,779	35.0%	207,174	32.8%
- With Social Security income	7,639	15.0%	68,262	10.8%
Total population age 16+	50,828	--	630,885	--
Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.				

TABLE 7-11 Employment by Occupation – Camarillo

	Jobs	Percent
Management, Business, Science, and Arts	13,015	43.3%
Service	3,939	13.1%
Sales And Office	8,701	28.9%
Natural Resources, Construction, and Maintenance	2,120	7.1%
Production, Transportation, and Material Moving	2,296	7.6%
Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.		

B. PROJECTED JOB GROWTH

Future housing needs are affected by the number and type of new jobs created during the planning period. The California Economic Development Department (EDD), in TABLE 7-12, projects job growth by occupation for the Oxnard-Thousand Oaks-Ventura MSA along with median hourly wages. Total employment in Ventura County is expected to grow by eight percent between 2008 and 2018. This growth is expected to add 26,500 new jobs and bring the total number of jobs in Ventura County to approximately 371,000 by 2018.

Generally, residents that are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low paying occupations. TABLE 7-12 illustrates, however, that growth in low-wage service jobs (such as health care support, food preparation and serving, cleaning and maintenance, sales, office/administrative support, and farmworkers) will outpace growth in high-earning occupations.

TABLE 7-12 Projected Job Growth by Occupation, 2008-2018

Oxnard/Thousand Oaks-Ventura Metropolitan Statistical Area

Occupational Title	Annual Average Employment		Employment Change		Median Hourly Wage*
	2008	2018	Numerical	Percent	
Total, All Occupations	344,900	371,400	26,500	7.7%	$17.55
Management Occupations	25,340	26,110	770	3.0%	$48.71
Business and Financial Operations Occupations	15,950	17,580	1,630	10.2%	$30.88
Computer and Mathematical Occupations	8,240	9,260	1,020	12.4%	$37.56
Architecture and Engineering Occupations	8,150	8,630	480	5.9%	$40.68
Life, Physical, and Social Science Occupations	5,220	5,950	730	14.0%	$33.21
Community and Social Services Occupations	3,880	4,140	260	6.7%	$22.49
Legal Occupations	2,170	2,230	60	2.8%	$45.05
Education, Training, and Library Occupations	17,890	18,700	810	4.5%	$25.10
Arts, Design, Entertainment, Sports, and Media Occupations	4,780	5,130	350	7.3%	$23.60
Healthcare Practitioners and Technical Occupations	12,330	14,410	2,080	16.9%	$35.12
Healthcare Support Occupations	7,060	8,630	1,570	22.2%	$13.87
Protective Service Occupations	5,480	5,690	210	3.8%	$19.49
Food Preparation and Serving Related Occupations	25,820	29,430	3,610	14.0%	$9.33
Building and Grounds Cleaning and Maint. Occ.	11,680	12,260	580	5.0%	$11.55
Personal Care and Service Occupations	10,850	12,580	1,730	15.9%	$11.11
Sales and Related Occupations	37,200	40,000	2,800	7.5%	$12.41
Office and Administrative Support Occupations	53,920	56,060	2,140	4.0%	$16.42
Farming, Fishing, and Forestry Occupations	20,750	22,200	1,450	7.0%	$9.27
Construction and Extraction Occupations	17,930	19,030	1,100	6.1%	$21.60
Installation, Maintenance, and Repair Occupations	10,870	11,500	630	6.0%	$22.05
Production Occupations	21,760	22,330	570	2.6%	$14.36
Transportation and Material Moving Occupations	17,830	18,540	710	4.0%	$12.31

Source: California Employment Development Department, March 2009 Benchmark
*2010 wages

A. JOBS-HOUSING BALANCE

A regional balance of jobs to housing helps to ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets can become competitive, requiring households to pay a larger percentage of their income for housing. In addition, a tight housing market can result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas. The current jobs-housing objective within the SCAG region is one new housing unit for every 1.5 jobs.

According to the 2007-2011 ACS, 85 percent of employed Camarillo residents worked in Ventura County, and approximately 36 percent of all workers were employed within the city limits (TABLE 7-13). According to SCAG Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (adopted April 2012), the City of Camarillo is projected to add 3,100 households and 5,600 jobs between 2008 and 2020, equivalent to 1.8 jobs per household.

TABLE 7-13 Job Location for Camarillo Residents

	Persons	Percent
Work in Ventura County	25,459	85.4%
-Work in City of Residence	10,716	35.9%
-Work Outside City of Residence	19,104	64.1%
Work in Another California County	4,204	14.1%
Work Outside California	157	0.5%
Total Workers Age 16+	29,820	--
Source: American Community Survey (ACS), 2007-2011.		

7.2.5 Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

7.0 City of Camarillo Housing Element

A. HOUSING TYPE AND GROWTH TRENDS

As of 2011, the housing stock in Camarillo was comprised mostly of single-family detached homes, which made up about 61 percent of all units. Multi-family units comprised about 17 percent of the City's dwelling units. About 18 percent of housing units were single-family attached units, while mobile homes comprised the remaining four percent of Camarillo's housing stock. TABLE 7-14 provides a breakdown of the City's housing stock by type, along with growth trends, for the 2000-2011 period. Between 2000 and 2011, single-family detached homes represented over 85 percent of all new units in the City.

TABLE 7-14 Housing by Type

Structure Type	2000		2011		Growth	
	Units	Percent	Units	Percent	Units	Percent
Camarillo						
Single-family detached	12,856	58.6%	14,990	61.4%	2,134	16.6%
Single-family attached	4,495	20.5%	4,274	17.5%	-221	-4.9%
Multi-family 2-4 units	826	3.8%	999	4.1%	173	20.9%
Multi-family 5+ units	2,712	12.4%	3,199	13.1%	487	18.0%
Mobile homes	1,057	4.8%	945	3.9%	-113	-10.7%
Total units	21,947	100.0%	24,407	100.0%	2,460	11.2%
Ventura County						
Single-family detached	160,532	63.8%	181,117	64.1%	20,585	12.8%
Single-family attached	27,324	10.9%	31,019	10.2%	3,695	13.5%
Multi-family 2-4 units	16,408	6.5%	15,354	6.2%	-1,054	-6.4%
Multi-family 5+ units	35,285	14.0%	41,798	14.9%	6,513	18.5%
Mobile homes	12,162	4.8%	11,470	4.5%	-692	-5.7%
Total units	251,711	100.0%	280,758	100.0%	29,047	11.5%

Source: U.S. Bureau of the Census, 2000; American Community Survey (ACS), 2007-2011.
Note: The City has not lost any mobile home units between 2000 and 2011. The recorded decrease in units is likely due to the use of ACS, which is based on a small sample size. The 2010 Census no longer provides detailed counts of housing units by type.

B. HOUSING AGE AND CONDITIONS

Housing age is often an important indicator of housing condition. In many communities, housing that was constructed more than 50 years earlier requires careful monitoring for maintenance. In addition, housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

TABLE 7-15 shows the age distribution of the housing stock in Camarillo compared to Ventura County as a whole, as reported in the 2007-2011 ACS.

TABLE 7-15 Age of Housing Stock by Tenure

Year Built	Camarillo		Ventura County	
	Units	Percent	Units	Percent
Owner Occupied	16,811	100.0%	174,310	100.0%
1990 or later	4,711	28.0%	39,328	22.6%
1980-89	3,039	18.1%	32,347	18.6%
1970-79	5,250	31.2%	39,466	22.6%
1960-69	3,016	17.9%	37,752	21.7%
1950-59	618	3.7%	16,867	9.7%
1940-49	112	0.7%	4,034	2.3%
1939 or earlier	65	0.4%	4,516	2.6%
Renter Occupied	6,644	100.0%	90,672	100.0%
1990 or later	1,701	25.6%	18,255	20.1%
1980-89	1,152	17.3%	11,858	13.1%
1970-79	2,155	32.4%	21,429	23.6%
1960-69	1,215	18.3%	19,543	21.6%
1950-59	293	4.4%	10,974	12.1%
1940-49	58	0.9%	3,929	4.3%
1939 or earlier	70	1.1%	4,684	5.2%
Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.				

This table shows that about 23 percent of owner-occupied units and 25 percent of rental units in Camarillo were constructed prior to 1970. These findings suggest that there may be a greater need for maintenance and rehabilitation, including remediation of lead-based paint, for approximately one-quarter of the city's housing stock. The City estimates that there are 10 housing units in need of substantial rehabilitation.

TABLE 7-16 identifies the number of owner-occupied and renter-occupied housing units lacking complete kitchen or plumbing facilities in the City and the County as a whole. This table shows that less than one percent of owner-occupied and renter-occupied units lacked complete plumbing. Less than one percent owner-occupied units and four percent of renter-occupied units lacked complete kitchens. The lack of complete kitchen or plumbing facilities is often an indicator of serious problems, and housing units may need rehabilitation even though they have complete kitchens and plumbing facilities. The City's residential rehabilitation program is available to assist low-income home owners in correcting their housing problems.

The goal of the City's Code Compliance program is to address housing concerns before they become serious problems. The City is monitored on a biannual basis and in the interim, daily

calls from citizens regarding code violations are addressed. The proactive Code Compliance program has helped to reduce structural deterioration by identifying problems and informing residents of programs to assist with improvements.

TABLE 7-16 Kitchen and Plumbing Facilities by Tenure

	Camarillo		Ventura County	
	Units	Percent	Units	Percent
Owner Occupied	16,811	100.0%	174,310	100.0%
Complete kitchen facilities	16,790	99.9%	173,876	99.8%
Lacking complete kitchen facilities	21	0.1%	434	0.2%
Renter Occupied	6,644	100.0%	90,672	100.0%
Complete kitchen facilities	6,356	95.7%	88,876	98.0%
Lacking complete kitchen facilities	288	4.3%	1,796	2.0%
Owner Occupied	16,811	100.0%	174,310	100.0%
Complete plumbing facilities	16,781	99.8%	173,814	99.7%
Lacking complete plumbing facilities	30	0.2%	496	0.3%
Renter Occupied	6,644	100.0%	90,672	100.0%
Complete plumbing facilities	6,604	99.4%	90,198	99.5%
Lacking complete plumbing facilities	40	0.6%	474	0.5%
Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.				

C. VACANCY

Housing vacancy rates, as reported in the 2007-2011 ACS, are shown in TABLE 7-17. The table shows that vacancy rates in the City were relatively low, with just 4.1 percent of rental units and 1.6 percent of for-sale units available for rent or sale, respectively. Vacancy rates for the County were similar to the City's. Rental vacancy rates in the two-percent range indicate nearly full occupancy, and contribute to upward pressures on rents.

TABLE 7-17 Housing Vacancy

	Camarillo		Ventura County	
	Units	Percent	Units	Percent
Total housing units	24,407	100.0%	280,758	100.0%
Occupied units	23,455	96.1%	264,982	94.4%
- Owner occupied	16,811	68.9%	174,310	62.1%
- Renter occupied	6,644	27.2%	90,672	32.3%
Vacant units	952	3.9%	15,776	5.6%
- For rent[1]	274	4.1%	3,742	4.1%
- For sale[2]	262	1.6%	2,323	1.3%
- Rented or sold, not occupied	107	0.4%	1,669	0.6%
- For seasonal or occasional	68	0.3%	3,597	1.3%
- For migrant workers	0	0.0%	47	0.0%
- Other vacant	241	1.0%	4,398	1.6%

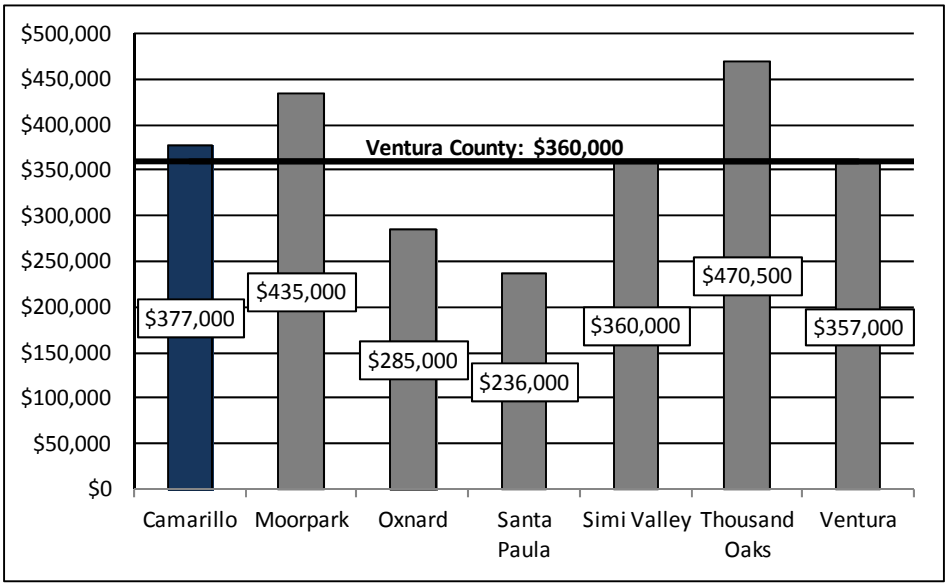
Notes:
1 Estimated percent of all rental units
2 Estimated percent of all for-sale units
Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.

D. HOUSING COSTS AND AFFORDABILITY

FOR-SALE HOUSING

According to DataQuick, a company that collects real estate data, the median home sales price in Ventura County was $360,000 in 2012 (FIGURE 7-2). Camarillo's median home sales price of $377,000 is slightly more than the County median and comparable to neighboring jurisdictions.

FIGURE 7-2 Median Home Sales Price (2012)



Source: DQnews, 2013.

RENTAL HOUSING

TABLE 7-18 summarizes current (2013) market rate rents for apartments in Camarillo, based on a survey of rental listings on Craigslist.org.[3] The table shows that the rents in the City ranged from $825 for a studio to $7,250 for a five bedroom unit. The average rent for all surveyed units in Camarillo was $1,722 per month.

TABLE 7-18 Median and Average Rent by Number of Bedrooms (Jan to Mar 2013)

Number of Bedrooms	Number Listed	Median Rent	Average Rent	Rent Range
Studio	7	$1,095	$1,039	$825-$1,095
1-bedroom	109	$1,250	$1,337	$895-$1,970
2-bedroom	172	$1,740	$1,651	$1,079-$2,145
3-bedroom	56	$2,200	$2,152	$1,000-$3,000
4-bedroom +	32	$2,588	$2,806	$2,100-$7,250
Totals	376	$1,665	$1,722	$825-$7,250
Source: www.craigslist.org, accessed March 25, 2013.				

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability is dependent upon income and housing costs. Using set income guidelines, current housing affordability can be estimated. According to the HCD income guidelines for 2013, the Area Median Income (AMI) in Ventura County was $89,300 (with adjustments for household size). Assuming that the potential homebuyer has sufficient credit and a minimum downpayment (10 percent)[4] and spends no greater than 30 to 35 percent of the household income on housing expenses (i.e., mortgage, taxes and insurance), the maximum affordable home price and rental price can be determined. The maximum affordable home and rental prices for residents of Ventura County are shown in the following table. Households in the lower end of each category can afford less by comparison than those at the upper end.

When market rents (TABLE 7-19) are compared to the amount households can afford to pay for housing, it is clear that extremely low and very low income households will have a difficult time finding housing in the city without incurring a housing cost burden. Based on the rents presented in an earlier table, extremely low, very low, and low income households are not able to rent or purchase homes in Camarillo without overpaying for housing. Median and moderate income households may be able to afford some of the city's smaller apartments and

[3] Most rental listings are posted online instead of in newspapers. Craigslist is one of the most popular sites for rental listings and typically includes listings of large apartment complexes as well as small operations and individual homes.

[4] Many home mortgage loans today are obtained through FHA programs, which require a downpayment of only three percent.

condominiums/townhomes. However, single-family homes are beyond the financial means of many median income households.

TABLE 7-19 Maximum Affordable Housing Costs (2013)

Annual Income Limits		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Owner-ship	Rent	Owner-ship	Taxes/ Insurance	Rent	Sale
Extremely Low Income (0-30% AMI)								
1-Person (studio)	$18,800	$470	$470	$173	$201	$94	$297	$40,729
2-Person (1 bedroom)	$21,450	$536	$536	$202	$232	$107	$334	$45,849
3-Person (2 bedroom)	$24,150	$604	$604	$234	$275	$121	$370	$48,409
4 Person (3 bedroom)	$26,800	$670	$670	$268	$332	$134	$402	$47,478
5 Person (4 bedroom)	$28,950	$724	$724	$308	$383	$145	$416	$45,616
Very Low Income (30-50% AMI)								
1-Person	$31,300	$783	$783	$173	$201	$157	$610	$98,912
2-Person	$35,750	$894	$894	$202	$232	$179	$692	$112,411
3-Person	$40,200	$1,005	$1,005	$234	$275	$201	$771	$123,117
4 Person	$44,650	$1,116	$1,116	$268	$332	$223	$848	$130,564
5 Person	$48,250	$1,206	$1,206	$308	$383	$241	$898	$135,452
Low Income (50-80% AMI)								
1-Person	$49,850	$1,246	$1,246	$173	$201	$249	$1,073	$185,257
2-Person	$57,000	$1,425	$1,425	$202	$232	$285	$1,223	$211,323
3-Person	$64,100	$1,603	$1,603	$234	$275	$321	$1,369	$234,364
4 Person	$71,200	$1,780	$1,780	$268	$332	$356	$1,512	$254,146
5 Person	$76,900	$1,923	$1,923	$308	$383	$385	$1,615	$268,809
Median Income (80-100% AMI)								
1-Person	$62,500	$1,563	$1,823	$173	$201	$365	$1,390	$292,625
2-Person	$71,450	$1,786	$2,084	$202	$232	$417	$1,584	$334,013
3-Person	$80,350	$2,009	$2,344	$234	$275	$469	$1,775	$372,337
4 Person	$89,300	$2,233	$2,605	$268	$332	$521	$1,965	$407,674
5 Person	$96,450	$2,411	$2,813	$308	$383	$563	$2,103	$434,632
Moderate Income (100-120% AMI)								
1-Person	$75,000	$1,875	$2,188	$173	$201	$438	$1,702	$360,506
2-Person	$85,700	$2,143	$2,500	$202	$232	$500	$1,941	$411,397
3-Person	$96,450	$2,411	$2,813	$234	$275	$563	$2,177	$459,767
4 Person	$107,150	$2,679	$3,125	$268	$332	$625	$2,411	$504,608
5 Person	$115,700	$2,893	$3,375	$308	$383	$675	$2,585	$539,169

Sources: HCD, 2013; and Veronica Tam and Associates, 2013.
Assumptions: 2013 HCD income limits; 30.0% gross household income as affordable housing cost; 20.0% of monthly affordable cost for taxes and insurance; 10.0% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Ventura County Utility Allowance, 2012.

Extremely Low Income Households. Extremely low income households earn 30 percent or less of the AMI. Based on financing criteria noted earlier, the maximum affordable home price for an extremely low income household ranges from $40,729 to $45,616 based on 2013 income limits. Homeownership is out of reach for all extremely low income households. Similarly, after deductions for utilities, an extremely low income household can afford to pay $297 to $416 in rent per month, depending on the household size. In practical terms, this means that even a five-person extremely low income household cannot afford an average priced one-bedroom without severe overpayment or overcrowding.

Very Low Income Households. Very low income households earn 30 to 50 percent or less of the AMI. Based on the 2013 income limits, the maximum affordable home price for a very low income household ranges from $98,912 for a household of one person to $135,452 for a five-person household. Based on the sales data presented in FIGURE 7-2, very low income households cannot afford to purchase homes in the City. As illustrated in TABLE 7-19, a very low income household can afford to pay $610 to $898 in monthly rent, after deductions for utilities and depending on household size. Very low income households also cannot afford market rate rental housing in Camarillo.

Low Income Households. Low income households earn 50 percent to 80 percent of the AMI. The maximum affordable home price for a low income household ranges from $185,257 for a one-person household to $268,809 for a five-person household. Based on the sales data presented in FIGURE 7-2, low income households cannot afford a single-family home. However, some low income households may be able to afford some of the City's smaller rental units.

Median Income Households. Median income households earn 80 percent to 100 percent of the AMI. The maximum affordable home price for a median income household ranges from $292,625 for a one-person household to $434,632 for a five-person household. Some median income households are able to afford the City's smaller homes. These households are also generally able to afford market rate rents. Larger households, however, may still have difficulty finding affordable adequately sized rental units.

Moderate Income Households. Moderate income households earn 100 percent to 120 percent of the AMI. The maximum affordable home price for a moderate income household ranges from $360,506 for a one-person household to $539,169 for a five-person household. Most moderate income households can afford homes in the City and are generally able to afford rents in the City. Larger households, nevertheless, may still have difficulty finding affordable adequately sized rental units.

7.2.6 Persons with Special Needs

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Camarillo residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

"Special needs" households in the City include persons with disabilities, seniors, large households, single-parent households, people living in poverty, farmworkers, and the homeless. TABLE 7-20 summarizes the special needs groups within the City.

TABLE 7-20 Special Needs Groups in Camarillo

Special Needs Group	# of Persons or Households	Renters		Owners		% of Total Households or Persons
		Number	Percent	Number	Percent	
Persons with Disabilities[1]	7,084	--	--	--	--	11.0%
Households with Seniors	8,103	--	--	--	--	33.1%
Senior Headed Households	7,277	1,486	20.4%	5,791	79.6%	29.7%
Seniors Living Alone	3,231	1,014	31.4%	2,217	68.6%	13.2%
Large Households	2,848	927	32.5%	1,921	67.5%	11.6%
Single Parent Households	1,684	--	--	--	--	6.9%
Female Headed Households w/ Children	1,161	--	--	--	--	4.6%
People Living in Poverty[2]	3,595	--	--	--	--	5.6%
Military[2]	414	--	--	--	--	0.8%
Farmworkers[2]	330	--	--	--	--	0.5%
Homeless[3]	30	--	--	--	--	<1.0%

Notes:
1. 2010 Census data not available. Estimate is from the ACS, 2009-2011.
2. 2010 Census data not available. Estimate is from the ACS, 2007-2011.
3. 2010 Census data not available. Estimate is from the County of Ventura 2012 Homeless Count.

Sources:
1. Bureau of the Census, 2010.
2. American Community Survey (ACS), 2007-2011.
3. American Community Survey (ACS), 2009-2011.
4. County of Ventura 2012 Homeless Count

A. PERSONS WITH DISABILITIES (INCLUDING DEVELOPMENTAL DISABILITIES)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents in Camarillo have

disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffers from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

The 2010 Census did not collect information on disability. However, according to the 2009-2011 ACS data, approximately 11 percent of Camarillo residents had a disability. The ACS also estimated the number of disabilities by type and person's age for residents with one or more disabilities. Among the disabilities tallied, ambulatory difficulties were the most prevalent (48 percent), while independent living (37 percent) and cognitive (35 percent) difficulties were also common (TABLE 7-21).

TABLE 7-21 Persons with Disabilities by Age – Camarillo

Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	6.6%	23.7%	40.6%	31.2%
With a vision difficulty	19.1%	18.3%	18.2%	18.3%
With a cognitive difficulty	77.6%	36.8%	25.5%	34.9%
With an ambulatory difficulty	10.0%	40.1%	59.7%	47.7%
With a self-care difficulty	10.0%	17.6%	19.4%	17.8%
With an independent living difficulty	--	38.7%	45.9%	38.6%
Total Persons with Disabilities	740	2,431	3,859	7,030*

* Persons under 5 years of age are not included in this table.
Source: Bureau of the Census, American Community Survey (ACS), 2009-2011.

The living arrangement of persons with disabilities depends on the severity of the disabilities and the available resources. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance. Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable with widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

PERSONS WITH DEVELOPMENTAL DISABILITIES

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined in Section 4512 of the Welfare and Institutions Code, developmental disability means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature."

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 978 persons in the City of Camarillo with developmental disabilities, based on the 2010 Census population.

According to the State's Department of Developmental Services, as of November 2012, approximately 361 Camarillo residents with developmental disabilities were being assisted at the Tri-Counties Regional Center. Most of these individuals were residing in a private home with their parent or guardian and 296 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources

Housing opportunities for people with handicaps can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Under State and Federal laws, local governments are required to provide "reasonable accommodation" to persons with disabilities when exercising planning and zoning powers. In 2011, the City revised the Zoning Code to include standards and policies to reasonably accommodate the housing needs of persons with disabilities.

In addition, community care facilities provide a supportive housing environment to persons with special needs in a group situation. According to Community Care Licensing Division records, 33 licensed residential care facilities, including facilities for the elderly, are located in Camarillo. They range in size from six beds to 140 beds and have a total of 739 beds. Residential care facilities that serve six or fewer persons are classified as a residential use and are permitted by-right in all residential zones. Facilities serving more than six persons are conditionally permitted in the R-1, R-E, RPD, and the CPD Zones. There is no spacing or separation requirement on the location of residential care facilities.

Camarillo residents with disabilities can also benefit from the services and programs offered by various City supported organizations, such as OASIS. Curb-to-curb transportation services are available to residents through the Camarillo Area Transit (CAT) Dial-A-Ride program.

B. SENIORS

In 2010, there were 7,277 senior-headed households in Camarillo (TABLE 7-22). Of these households, 445 (about six percent) were living below the poverty level in 2011.[5] Many elderly persons are dependent on fixed incomes, and a substantial percentage are disabled or live alone. Thirteen percent of total households in the City are comprised of seniors living alone. Elderly homeowners may also be physically unable to maintain their homes .

Heads of households in this age group may have a greater level of need than other age groups. Many seniors have fixed incomes and experience financial difficulty in coping with rising housing and living costs. Senior homeowners require help in meeting ongoing housing costs, especially utility and related costs, and often are forced to defer necessary repairs. The high incidence of disabilities in the senior population can also present unique challenges and housing needs for this group.

TABLE 7-22 Elderly Household by Tenure – Camarillo

	Owners		Renters	
Householder Age	Households	Percent	Households	Percent
Total households	17,059	100.0%	7,445	100.0%
Under 65 years	11,268	66.1%	5,959	80.0%
65 to 74 years	2,611	15.3%	539	7.2%
75 to 84 years	2,031	11.9%	499	6.7%
85 and over	1,149	6.7%	448	6.0%
65+ living alone	2,217	13.0%	1,014	13.6%

Source: U.S. Bureau of the Census, 2010.

[5] U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.

Resources

The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

According to Community Care Licensing Division records, there are 30 licensed residential care facilities for the elderly located in Camarillo with a total capacity of 568 beds. Residential care facilities that serve six or fewer persons are classified as a residential use and are permitted by-right in all residential zones. Facilities serving more than six persons are conditionally permitted in the R-1, R-E, RPD, and the CPD Zones. There is no spacing or separation requirement on the location of residential care facilities.

Senior residents can benefit from a number of City programs and services. As a mechanism for seniors to voice their concerns, the Camarillo Council on Aging (CCOA) serves as an advisory body that meets monthly and allows senior residents to make formal recommendations to the City Council and Area Agency on Aging. The CCOA supports an Annual Seniors' Expo and provides an annual Senior Resource Guide to residents. The Pleasant Valley Senior Center receives support from the CCOA and provides an array of special events, recreation and leisure programs, and social services through collaboration with various community organizations. Organizations funded by the City that can provide support to senior residents including OASIS, Long Term Care Ombudsman, Housing Rights Center, FOOD Share, and the Camarillo Health Care District—Senior Hot Meals.

In addition, a number of housing developments in Camarillo specifically accommodate senior residents, including:

- **Camarillo Mobile Home Park -** 110 spaces for seniors
- **Camarillo Springs Country Club Village -** 261 spaces for seniors
- **Casa Del Norte Mobile Home Community -** 134 spaces for seniors
- **Leisure Village -** 2,136 units
- **Mira Vista Village -** 305 apartments
- **Park Glen Senior Apartments -** 18 apartments
- **Ponderosa Village** - 90 apartments
- **Rancho Adolfo Estates -** 250 spaces for seniors

C. LARGE HOUSEHOLDS

Household size is an indicator of need for large units. Large households are defined as those with five or more members. A large household may be a large family (e.g., parents with children and/or extended family members), two or more families sharing the same housing unit, more than five unrelated individuals living together, or any of these combinations. Large households are identified as a group with special housing needs based on the limited availability of affordable, adequately sized housing units. It is not uncommon for large households to have lower incomes or to consist of more than one family. To save on housing costs, many lower income large households resort to residing in smaller units, frequently resulting in overcrowded living conditions. Large households can also put a physical strain on the housing stock, resulting in more wear-and-tear on the dwelling unit.

The City's average household size has dropped from 2.73 persons in 2000 to 2.64 persons in 2010. As shown in TABLE 7-23, the majority of households (regardless of tenure) have only one or two members. About 12 percent of renter households had five or more members, while about 11 percent of owner households were considered large. This distribution indicates that the City's overall need for large units (with four or more bedrooms) is less than its need for smaller units.

TABLE 7-23 Household Size by Tenure – Camarillo

	Owners		Renters	
Household Size	Households	Percent	Households	Percent
1 person	3,634	21.3%	2,352	31.6%
2 persons	6,114	35.8%	2,010	27.0%
3 persons	2,787	16.3%	1,167	15.7%
4 persons	2,603	15.3%	989	13.3%
5 persons	**1,199**	**7.0%**	**532**	**7.1%**
6 persons	**432**	**2.5%**	**244**	**3.3%**
7+ persons	**290**	**1.7%**	**151**	**2.0%**
Total Households	17,059	100.0%	7,445	100.0%
Source: U.S. Bureau of the Census, 2010.				

Resources

Lower and moderate income large households can benefit from various affordable housing programs. Section 8 Housing Choice Vouchers can help relieve overcrowding for very low income households. Large households in the City can also benefit from programs and services offered by City supported organizations, which include the Housing Rights Center, FOOD Share, Area Housing Authority, Habitat for Humanity, and Community Action Partnership.

D. SINGLE-PARENT HOUSEHOLDS

Single-parent households, particularly female-headed families with children, often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, single-parent households usually have more limited options for affordable, decent, and safe housing. As a result, single parents are considered to be among the groups most at-risk to experiencing poverty.

Of the 24,504 households in the City, 10 percent (or 2,386 households) were female-headed family households (TABLE 7-24). In 2010, 1,684 single-parent families (with their own children under 18 years of age) resided in the City—making up seven percent of all Camarillo households. Of these single-parent households, approximately 69 percent were headed by a female (TABLE 7-24). While female-headed households with children represent a small portion of the City's households (five percent), a substantial share of these households (20 percent) are living below the poverty level.[6]

TABLE 7-24 Household Type by Tenure – Camarillo

Household Type	Owners		Renters	
	Households	Percent	Households	Percent
Married couple family	10,727	62.9%	2,838	38.1%
Male householder, no wife present	628	3.7%	450	6.0%
Female householder, no husband present	1,315	7.7%	1,071	14.4%
Non-family households	4,389	25.7%	3,086	41.5%
Total Households	17,059	100.0%	7,445	100.0%
Source: U.S. Bureau of the Census, 2010.				

Resources

General programs and policies designed to preserve and promote affordable housing will benefit single-parent households. Section 8 Housing Choice Vouchers, for example, benefit very low income households, including female-headed families.

Single-parent households can also benefit from childcare and after school programs provided by organizations located in the City, such as the Boys & Girls Club. In addition, the City supports a number of organizations that provide services single-parent households can benefit from, including Interface Children Family Services, RAIN, Housing Rights Center, FOOD Share, and Community Action Partnership.

[6] U.S. Bureau of the census, American Community Survey (ACS), 2007-2011.

E. RESIDENTS LIVING BELOW THE POVERTY LEVEL

Families with incomes below the poverty level, typically those households with extremely low and very low incomes, have the greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2007-2011 ACS found that approximately six percent of all Camarillo residents had incomes below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, as well as other supportive services.

Resources

Households living in poverty can benefit from single room occupancy units (SROs). The Camarillo Zoning Code does not currently define SROs or include specific provisions for their development. However, the City will amend the Zoning Code within two years of adoption of the Housing Element to facilitate the development of this housing type.

The City also provides support to a number of agencies that assist households living in poverty. Organizations providing support services such as emergency and transitional living arrangements, food distribution and meals, and a wide range of social services include Interface Children Family Services, RAIN, OASIS, Saint Vincent de Paul—Winter Warming Shelter, Long Term Care Ombudsman, Housing Rights Center, FOOD Share, Senior Hot Meals, Area Housing Authority, Turning Point Foundation, Habitat for Humanity, and Community Action Partnership.

F. MILITARY HOUSEHOLDS

The military population's influence on the demand for housing takes two forms: (1) existing military households trying to find housing; and (2) former military households trying to remain in the community. Often, the housing needs of military personnel are affected by lower incomes and an uncertain length of residency. In the Ventura County region, military populations are associated with Naval Base Ventura County (NBVC). As of November 2013, approximately 3,713 people lived on the base at both Point Mugu and Port Hueneme. This includes 762 single enlisted personnel living in barracks and families made up of 2,951 persons living in family units ranging in size from two to seven bedrooms.

Under a recent proposal to establish facilities and functions to support the West Coast home basing and maintaining of a fleet of Triton Unmanned Aircraft Systems (Triton UAS) at NBVC, the number of active duty personnel serving at the base could increase. Up to 700 personnel would be stationed at NBVC Point Mugu to support the Triton UAS and gradually relocated to the base and the surrounding areas in phases (from 2014 to 2020). Of the increase, it is estimated that each of the 700 personnel associated with the proposal would be accompanied by an average of 2.4 family members (up to an estimated total of 2,380 people). The additional

personnel would have the choice to obtain non-Navy housing off-installation or Navy-housing on-installation or in the surrounding communities at Navy Public Private Venture Housing (i.e., Lincoln Military Housing).

Dependent on various factors, such as marital status and rank, the Department of Defense adjusts the monthly income of its personnel. Pay scale for active duty personnel is based on a pay grade system and cumulative years of service. For example, pay grades earned can be as low as $1,516 per month at level E-1 ($1,413 for E-1 with less than 4 months of service)[9]. Based on HUD income standards, most enlisted personnel are classified as very-low and low income.

Resources

On-base housing provided by NBVC for its active duty personnel includes a total of 2,156 barrack slots for single enlisted personnel. A total of 1,633 housing units for military personnel with families is available on-base, including, 380 two-bedroom units, 878 three-bedroom units, 371 four-bedroom units, three five-bedroom units, and one seven-bedroom unit. Family housing units on the base is in high demand, with an estimated waiting period of approximately zero to six months, although based on unit type and size the waiting period varies. For two to three-bedroom units the waiting period ranges from three to six months, for four-bedroom units the waiting period ranges from zero to two months, and for three and four-bedroom officer units the waiting period can be as long as one year.

Off-base Navy housing in Ventura County is offered by Lincoln Military Housing, with over 1,221 homes within the local communities available to serve active duty personnel at NBVC. One of Lincoln Military Housing's developments, Catalina Heights, is located in Camarillo. The development has a total of 315 newly constructed units, with a mix of 3 and 4 bedroom town homes for personnel ranked E1 to E6 and 3 and four bedroom detached homes for personnel ranked E-7 to O7.

All active duty personnel are eligible to receive a Basic Housing Allowance (BAH), if they are in non-government quarters. The BAH is a U.S. based allowance prescribed by geographic duty location, pay grade, and dependency status. It provides uniformed Service members equitable housing compensation based on housing costs in local civilian housing market within the United States when government quarters are not provided.

G. FARM WORKERS

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in Ventura County, with a total value of over $1 billion per year.[7] There is strong public sentiment for retaining agricultural production, as reflected in the SOAR (Save Our Agricultural Resources) initiatives that have been approved by voters.

According to the Ventura County Workforce Investment Board, over the past two decades the number of farmworkers in the region has continued to increase – there were 5,000 more agricultural jobs in Ventura County in 2003 than there were in 1983. Agricultural employment in the County remained fairly static (in the range of 16,000 to 18,000 jobs) until 2000, when lemon orchards on the Oxnard Plain gave way to higher value row-crop development, mainly in berries and nurseries. This more intense level of agriculture required greater numbers of production workers, an average of 22,069 employees in 2005. This figure was projected to continue rising to 25,678 in 2010.

In spite of the increase in agriculture sector jobs, wages have not increased correspondingly. Adjusted for inflation, the average annual agricultural worker salary peaked in 1998 at $21,447 and declined to $18,499 in 2005.

The 2007-2011 ACS reported that about 18,000 persons were employed in agricultural occupations in Ventura County. About two percent of the County's farmworkers live in Camarillo (TABLE 7-25). As of 2013, the City has approximately 1,811 acres of agriculturally designated land.

TABLE 7-25 Agricultural Employment

	Camarillo	Percent of County Total	Ventura County
Workers	330	1.8%	17,990
Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.			

Resources

Under California Health and Safety Code 17021.5, farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. In 2012, the City amended its Zoning Code to identify farmworker housing as a permitted use in the A-E zone.

[7] Workforce Investment Board of Ventura County, The Future of Ventura County Agriculture: Issues and Opportunities for Workers and Growers, 2006

H. HOMELESS PERSONS

State law (Section 65583(1) (6)) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (example, living temporarily with family or friends).

Homelessness is a continuing problem throughout California and urban areas nationwide. Camarillo is fortunate, as studies by government agencies and homeless advocacy groups have shown that homelessness is not pervasive in the community. A homeless count conducted by Ventura County Homeless and Housing Coalition in January 2012 indicated that on any given day there may be up to 30 homeless persons in Camarillo (TABLE 7-26). These include families that might be displaced through evictions, women and children displaced through abusive family life, persons with substance abuse problems, or persons passing through Camarillo on Highway 101. Approximately 43 percent of Camarillo's homeless population was comprised of children (persons under age 18). By contrast, children comprised only 11 percent of the County's homeless population. It should be noted, however, that none of the homeless children in the City were unaccompanied youth.

TABLE 7-26 Homeless Profile

	Camarillo		Ventura County	
	Persons	Percent	Persons	Percent
Total Homeless	30	100.0%	1,936	100.0%
Age: Children (under 18)	13	43.3%	214	11.1%
Age: Youth (18-24)	0	0.0%	136	7.0%
Age: Adults (25-61)	17	56.7%	1,487	76.8%
Age: Seniors (62+)	0	0.0%	99	5.1%
Male[1]	7	41.0%	1,206	70.0%
Female[1]	10	59.0%	517	30.0%
Families[2]	6	20.0%	115	5.9%
Race and Ethnicity[3]				
- White	8	62.0%	955	59.2%
- Black/African American	0	0.0%	82	5.1%
- American Indian/Alaskan	0	0.0%	57	3.5%
- Asian or Pacific Islander	0	0.0%	43	2.7%
- Other	0	0.0%	49	3.0%
- Hispanic/Latino	5	38.0%	426	26.4%

Note:
1. Gender estimates based on responses from a limited sample: Camarillo-17; Ventura County-1,723.
2. Combined 2-parent and 1-parent families
3. Race/Ethnicity estimates based on responses from a limited sample: Camarillo-13; Ventura County-1,612.

Source: County of Ventura 2012 Homeless Count

Although there can be many potential causes of homelessness, the most common, as indicated by the findings of the 2012 County of Ventura Homeless Survey, were:

- **Substance Abuse and Alcohol.** Among survey respondents 26 percent indicated that they had a drug or alcohol problem.

- **Domestic Violence.** According to survey findings 22 percent of women and men had been a victim of domestic violence; specifically, among women, 52 percent indicated they had been victims.

Mental Illness. Among survey respondents 38 percent felt that they had a mental health problem, were taking medications for mental health issues, and/or had been hospitalized for mental health issues.

Needs of the Homeless Population

- Shelter and service needs of the homeless population are significantly different depending on the population subgroup. The City's and County's Continuum of Care

approach to homelessness involves focusing new and existing tools and resources on the following three sub-populations of homeless persons and those at risk of becoming homeless[8].

- **Chronic Homeless Persons.** Chronic homeless persons, according to the U.S. Department of Housing and Urban Development (HUD), are individuals who are homeless for one year or more, or four times in three years, and have a disability which is often mental illness and/or substance abuse. They are often the most visible and the hardest to reach of all homeless persons. The 2012 County of Ventura Homeless Survey found that about 56 percent or 1,084 of the approximately 1,936 persons who are homeless in the County on a given day are chronically homeless.

- **Episodic Homeless Persons.** Episodic homeless persons are individuals or families who are homeless for a short period of time – days, weeks, or months – not a year or more.

- **Persons At Risk of Becoming Homeless.** Persons at risk of becoming homeless have limited income and often have to choose between paying their rent or mortgage and other daily living costs which often put them at risk of becoming homeless. It is estimated that residents of households with an annual income of less than $25,000 are seriously at-risk of becoming homeless in Ventura County. This translates to an estimated 6,000 County residents that are at-risk of becoming homeless.

Resources

The Ventura County Local Emergency Shelter Strategy (2011) identifies 115 year-round shelter beds and 229 winter shelter beds in Ventura County. In addition, Ventura County has 345 transitional shelter beds. None of these emergency shelters are located in Camarillo; however, 85 of the County's 345 transitional housing beds (approximately 25 percent) are located in the RAIN facility adjacent to the City of Camarillo.

Various emergency shelter, winter (seasonal) shelter, and transitional and permanent supportive housing options are available to residents throughout Ventura County. The City supports the Saint Vincent de Paul—Winter Warming shelter to provide emergency housing for men, women, and families during the winter months. Another City supported program, the RAIN Transitional Living Center, serves as a transitional shelter and additionally offers various social services such as job search assistance, enforced savings program, transportation, case management, self-sufficiency training, and substance abuse recovery support/counseling. Additional organizations supported by the City offering a wide range of services beneficial to homeless and potentially homeless persons include Interface, Housing Rights Center, FOOD

[8] Source: 10-Year Strategy to End Homelessness for Ventura County, June 2007

Share, Senior Hot Meals, Area Housing Authority, Turning Point Foundation, Habitat for Humanity, and Community Action Partnership.

7.2.7 Assisted Housing at Risk of Conversion

A. INTRODUCTION

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing (i.e., "units at risk" or "at-risk units"). State law requires the following:

- An inventory of restricted low income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk"; and
- Programs for preserving the at-risk units.

The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market rate housing between October 15, 2013, and October 15, 2023. The Housing Plan chapter of this Housing Element includes a program for preserving the at-risk units, which meets the final requirement of State law.

B. INVENTORY OF ASSISTED UNITS

TABLE 7-27 provides a list of developments within the City of Camarillo that participate in a federal, state or local program that provided some form of assistance, either through financial subsidy or a control measure.

Most of the City's affordable housing projects are not at risk during the 2013-2023 at-risk housing analysis period. Only two assisted developments have restrictions that could expire during this time: Ponderosa Village Senior Apartments and Corte Madera apartments.

TABLE 7-27 Assisted Housing Developments – Camarillo

Project	Year	Units	Program	Expires
Not At-Risk				
Ventura Blvd.	2005	1	6-unit mixed-use project with 1 unit restricted for low-income tenant for 20 years City waived or reduced development standards to make the development affordable.	2025
Park Glenn	1998	150	Tax Credits and Multifamily Housing Revenue Bonds. 100 percent for 60 percent of median. (30 years)	2028
Park Glenn Seniors	2000	18	City acquired site with CDBG funds and assisted with permits and off-site improvements. 100 percent L/M income seniors (55 years). Multifamily Housing Revenue Bonds. 40 percent of units to be occupied by L/M income seniors (30 years)	2030/2055
Heritage House	1998	22	Multifamily Housing Revenue bonds. 22 units for very low-income (35 years)	2033
Cedarbrook Walk	2003	34	Condos assisted with CDBG funds, restricted to low-income owners for 30 years.	2033
Pardee/Mulberry Place	2004	9	9 of 87 total units restricted for moderate-income homeowners for 30 years. City reduced development standards and exempted units from the Residential Development Evaluation Board requirements to make the development affordable.	2034
Courtyards at Camarillo Springs	2006	6	6 of 35 total units restricted for low-income owners for 30 years. City waived or reduced development standards to make the development affordable.	2036
Tesoro Walk	2006	10	10 of 120 ownership units restricted to very-low-income buyers for 30 years. City waived or reduced development standards to make the development affordable.	2036
Avalon Bay	2006	37	37 of 249 apartment units restricted to low-income renters for 30 years. City waived or reduced development standards to make the development affordable.	2036
Wickford/Village at the Park	2006	26	26 of 138 total units restricted to low-income owners for 30 years. City waived or reduced development standards to make the development affordable.	2036
Courtyards/Village at the Park	2008	34	34 low-income renter units restricted for 30 years. City waived or reduced development standards to make the development affordable. Tax credit financing was also used.	2038
Mission Walk	2003	7	7 low-income units in a 24-unit ownership project assisted with CDC funds. Restricted for 45 years.	2048
Casa Velasquez	1994	13	City acquired site and paid for permits and off-site public improvements with CDBG funds. 100 percent low and very low income. After 55 years, ownership reverts to the City.	2049
Casa de Sueno	2000	10	CDBG and Tax Credits. City acquired site and paid for permits and off-site improvements with CDBG funds. 100% low and very low income.	2055
Mira Vista Village	1990	305	In 2006, the City assisted the Area Housing Authority in the acquisition of Mira Vista Village, permanently preserving all 305 units as affordable housing to low- and very low-income seniors. The City provided CDBG and redevelopment housing set-aside funds and supported the tax credit application for the purchase of Mira Vista Village.	Permanent
Ellis Terrace	1988	27	CDBG and public housing authority funds were used to build the apartments. 100 percent very low-income. (Owned by Area Housing Authority)	Permanent
Raemere Street Apartments	1991	2	Duplex rehabilitated and owned by the Area Housing Authority for very low-income renters. Property purchased and rehabilitated with CDBG funds.	Permanent
Habitat for Humanity	1996	2	SFD houses assisted with CDBG funds. Habitat For Humanity units are required to be resold to very low income persons.	Permanent
Bradford Apartments	2004	27	Apartments constructed and owned by the Area Housing Authority for low-income renters	Permanent
Meadowbrook Apartments	2008	13	City acquired site with CDBG funds and used both CDC and CDBG funds to assist the development of 13 apartments. Tax credit financing was also used in building the apartments.13 VL rental units owned by the Area Housing Authority.	Permanent
Subtotal		753		

TABLE 7-27 Assisted Housing Developments – Camarillo

Project	Year	Units	Program	Expires
At-Risk				
Ponderosa Village Senior Apartments	1980	90	Section 221(D) (4) mortgage financing for 90 very-low-income senior units, with Section 8	10/31/14
Corte Madera	2000	32	20 percent (32 of 160 rental units) are set aside for lower-income. City waived or reduced development standards to make the development affordable	2020
Subtotal		122		
Total		875		
Source: City of Camarillo, 2013.				

C. UNITS AT RISK

PONDEROSA VILLAGE

Ponderosa Village was constructed in 1979 with a 221 (D) (4) market rate mortgage. The loan was to be paid over a 40-year period. The financing required that at least one of the tenants of the unit is 62 years of age or older.

The use restrictions for Ponderosa Village are a result of the Section 8 new construction opt-out contract that is attached to the property. This Section 8 contract was executed when the market rate mortgage was issued in 1979. The purpose of the Section 8 contract is to ensure that the project's 90 1-bedroom units remain available as senior housing for the life of the contract. HUD pays the owner the difference between the rent paid by the tenant and the fair market rent. Fair market rents are determined and reviewed on a yearly basis by the Ventura County Area Housing Authority and HUD. The Section 8 contract for Ponderosa Village is currently due to expire in 2014.

Ponderosa Village also has an additional use restriction attached to the deed. The City of Camarillo entered into an agreement with the owner of Ponderosa Village prior to the project's construction. This agreement provides an exception to the City's Parking Ordinance and only half the number of parking spaces was provided. Should the project ever convert to a use other than senior housing, parking would need to be provided in compliance with the parking ordinance. The owner of the property would also have the option of reducing the number of dwelling units to meet the parking requirement. This agreement runs in perpetuity with the land and is binding upon all future owners of the property.

If the current or future owner of Ponderosa Village wishes to convert the units to another housing type, it could prove to be prohibitively expensive for the owner to provide the amount of parking spaces required for a development of this size and type, or to reduce the number of dwelling units to correspond with the City's parking ordinance. As long as the development provides housing for seniors the reduced parking standard will apply.

Given the various requirements that will need to be met in order for the affordable units at this project to convert to market-rate, it is unlikely that the owner of Ponderosa Village will decide to pursue this course of action in the near future. Given the current and projected state of the real estate market, and the relative costs associated with adhering to the terms of the agreement with the City, the factors associated with opting out of the Section 8 contract mitigate against conversion.

CORTE MADERA

Affordable units at the Corte Madera apartments were constructed in 2000, under an agreement with the City that waived and reduced development standards in order to make 20 percent of the units (32 units) affordable to lower incomes. The affordability of the 32 units is set to expire in 2020.

D. PRESERVATION COST ANALYSIS

The majority of the City's affordable housing units are deed restricted as permanent or long-term affordable housing. Only a small portion of Camarillo's affordable units are considered to be at risk under Housing Element law. To preserve the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of projects to non-profit ownership; 2) provision of rental assistance to tenants; and 3) extension of affordability covenants.

Of Camarillo's two at-risk projects, affordability covenants are only at risk for one—Corte Madera. For Ponderosa Village, only the property's rent subsidy contract (Section 8) is in danger of expiring. Therefore, the extension of affordability covenants on these projects, while a typical option explored by other communities, may not necessarily be an appropriate option in this instance. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. Given the cost of land, however, the replacement option is the most expensive option. These options are described below.

TRANSFER OF OWNERSHIP

Typically, transferring ownership of an at-risk project to non-profit housing providers is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely and the project would become available for a greater range of governmental assistance.

Ponderosa Village and Corte Madera are owned by for-profit entities. One possible option for preservation is to encourage the acquisition of these properties by nonprofit housing providers. Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. As indicated in TABLE 7-28, the estimated market value of the at-risk units at Ponderosa Village Senior Apartments and Corte Madera Apartments is $16.2 million. This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, among other factors.

TABLE 7-28 Market Value of At-Risk Housing Units

Unit Information	Total
1-Bedroom Units	90
2-Bedroom Units	32
Annual Operating Cost	$397,260
Gross Annual Income	$1,691,851
Net Annual Income	$1,294,591
Market Value	$16,182,390

Market value for at-risk units is estimated with the following assumptions:

1. Average market rent based on Fair Market Rents (FY 2013) established by HUD (One-bedroom unit = $1,116, and Two-bedroom unit = $1,499).
2. Average size is assumed square feet for a two-bedroom apartment.
3. Annual income is calculated on a vacancy rate = 5%.
4. Annual operating expenses per square foot = $4.50.
5. Market value = Annual net project income*multiplication factor.
6. Multiplication factor for a building in good condition is 12.5.

RENTAL ASSISTANCE

Rental subsidies can be used to maintain affordability of the 122 at-risk affordable units. These rent subsidies could be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as fair market rent (FMR) on the unit. In the Oxnard-Thousand Oaks-Ventura, CA MSA, the 2013 FMR was $1,116 for a one-bedroom unit and $1,499 for a two-bedroom unit. As indicated in TABLE 7-29, based on the amount very low- and low-income households can afford to pay in monthly rent, the total cost of subsidizing the rents of all 122 at-risk units is estimated at around $70,190 per month or $842,285 annually. Providing this level of subsidies for at least 55 years would require approximately $97 million, assuming an average inflation rate of 2.5 percent.

TABLE 7-29 Rental Subsidies Required

Unit Size/Household Size	Number of Units	Fair Market Rent[1]	Household Annual Income	Affordable Housing Cost[4]	Monthly per Unit Subsidy[5]	Total Monthly Subsidy
Very Low Income (50% AMI)[2]						
1 Bedroom/2 person household	90	$1,116	$35,750	$579	$537	$48,312
Low Income (80% AMI)[3]						
2 Bedroom/3 person household	32	$1,499	$64,100	$815	$684	$21,878
Total Monthly	122					$70,190
Total Annual Subsidy						$842,285

Notes:
1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2013 HUD FMR for the Oxnard-Thousand Oaks-Ventura, CA MSA.
2. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. Rents are restricted to 80% AMI in these buildings, which puts residents in the Low Income Category, set by the California Department of Housing and Community Development (HCD).
4. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals
5. The monthly subsidy covers the gap between the FMR and the affordable housing cost

Source: Veronica Tam and Associates, 2013

CONSTRUCTION OF REPLACEMENT UNITS

The construction of new low-income housing units as a means of replacing currently at-risk units is an option for Camarillo. The cost of developing housing depends upon a variety of factors including the density and size of the units (i.e., square footage and number of bedrooms), location, land costs and type of construction. Assuming an average construction cost of $90,461 per one-bedroom unit (for a 620-square-foot unit) and $148,094 per two-bedroom unit (for a 1,015-square-foot unit), it would cost approximately $12.8 million to construct 122 affordable replacement units, excluding land costs and other soft costs (such as architecture and engineering). Including land costs, the total costs to develop replacement units would be significantly higher.

TABLE 7-30 Estimated New Construction Costs

Unit Size	(A) Total Units	(B) Estimated Average Unit Size (sq. ft.)	(C) Estimated Gross Building Size	(D) Estimated Gross Building Costs
1-Bedroom	90	620	66,960	$8,141,499
2-Bedroom	20	1,015	38,976	$4,738,994
Total	122	--	105,936	$12,880,493
Average Per Unit Cost:				$105,578

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).
(D) = (C) x $97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).
Source: International Code Council Building Valuation Data, 2013.

E. RESOURCES AND PROGRAMS FOR PRESERVATION

According to §65583(a) (8) (C), the Housing Element should identify public and private nonprofit corporations which have legal and managerial capacity to acquire and manage assisted housing developments. Inclusion on this list should be based on a corporation's expression of interest in acquiring and managing such projects.

Within Ventura County, the Area Housing Authority, Habitat for Humanity, and the Cabrillo Economic Development Corporation have expressed interest in and have the resources to manage, take over, or develop affordable housing in the City. Currently, the Ventura County Area Housing Authority owns and manages over 350 units of low-income public housing projects in the City of Camarillo, including Mira Vista Village, Bradford apartments, Meadowbrook apartments, Ellis Terrace and Raemere Street apartments. The Cabrillo Economic Development Corporation, a notable nonprofit housing developer in the region, also has a significant interest in providing affordable homes and is currently involved in a number of affordable housing projects throughout Ventura County. These include 23 units in the City of Camarillo at the Casa Velasquez and Casa de Sueno apartments.

Since 1983, Habitat for Humanity of Ventura County, an independent Habitat affiliate and locally managed 501(c)(3), has repaired more than 500 homes and built more than 54 new homes for families in need. Habitat homes are purchased by low-income families at affordable prices, thanks to volunteer labor, the support of community organizations, donation of land, and Habitat's no-profit, no-interest mortgages. The City is currently working with Habitat for Humanity in providing housing rehabilitation assistance to low income households using CDBG funds.

Funds for the preservation of affordable housing can be applied for at the federal, state and local level. In the past, the City of Camarillo has assisted in the acquisition of affordable housing

projects by issuing tax-exempt Multi-Housing Revenue Bonds, pursuant to the provisions of the California Health and Safety Code. These bonds were issued to finance the cost of acquiring and developing the project known as Hacienda de Camarillo III and the purchase and renovation of the Park Glenn apartments. Similar financing could possibly be obtained with the assistance of the State for the purposes of acquiring and preserving any at-risk apartments. However, with the dissolution of redevelopment, the City will not be able to issue additional bonds for affordable housing activities.

For the past 15 years, the City of Camarillo has received Community Development Block Grant (CDBG) funds from HUD. However, in recent years, there have been substantial annual reductions in the amount of CDBG funds allocated to the City. As a result, Camarillo can no longer rely on these funds as a long-term financing source for housing. Instead, these funds are now being utilized for housing rehabilitation and assistance activities.

Low-income housing tax credits (LIHTC) may also be a potential resource. LIHTC funds were used to assist in the construction of the Courtyard and the Meadowbrook apartments. The City may also pursue working with the Area Housing Authority to use its ability as a public housing entity to obtain bond financing to acquire properties.

7.3 RESOURCES AND OPPORTUNITIES

This section of the Housing Element provides an overview of resources available to the City.

7.3.1 Land Resources

A. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important, because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to identify adequate sites to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

The RHNA is distributed by income category. For the fifth cycle Housing Element update, the City of Camarillo is allocated a RHNA of 2,224 units as follows:

- Extremely Low Income (up to 30 percent of AMI): 266 units[9] (10 percent)
- Very Low Income (31 to 50 percent of AMI): 273 units (11 percent)
- Low Income (51 to 80 percent of AMI): 366 units (16 percent)
- Moderate Income (81 to 120 percent of AMI): 411 units (18 percent)
- Above Moderate Income (more than 120 percent of AMI): 908 units (41 percent)

While the fifth cycle Housing Element covers a planning period of October 15, 2013 through October 15, 2021, the RHNA for this Housing Element does not commence until January 1, 2014 and covers through October 31, 2021. Housing units constructed or permitted prior to January 1, 2014 do not receive credits for RHNA for this Housing Element cycle.

[9] The City has a RHNA allocation of 539 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. For the purposes of the Housing Element the City's RHNA of 539 very low income units was split into 266 extremely low and 273 very low income units, according to income distribution from CHAS data. For purposes of identifying adequate sites for the RHNA, though, State law does not mandate the separate accounting for the extremely low income category.

B. RESIDENTIAL SITES INVENTORY

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." An analysis of available vacant and underutilized land has been prepared for the City and is described in detail in Appendix B. The results of this analysis are summarized in TABLE 7-35 on page 55. The table shows that the City's vacant and underutilized sites inventory exceeds Camarillo's 2014-2021 RHNA in all income categories, except the moderate income category. Since the surplus of lower-income sites exceeds the moderate shortfall, the intent of the RHNA is satisfied.

SPRINGVILLE SPECIFIC PLAN

The Springville Specific Plan area is located north of the Ventura Freeway on the south side of West Ponderosa Drive in the western portion of the City. The planning area encompasses approximately 173 acres and has historically been used for agriculture. The majority of the project site is designated as Prime Farmland and as Farmland of Statewide Importance. Development on the site has been limited to one farmhouse with associated outbuildings, a retention basin, and agriculture.

The City adopted the Springville Specific Plan in 2008 and future housing development in the planning area will include a mixture of lower income housing, as defined in Sections 50093 and 50079.5 of the Health and Safety Code, at a minimum of 20 percent of total residential development. In exchange for this provision, the City will consider modifications to the RPD requirements in lieu of the alternative density bonus.

Upon buildout, the Springville Specific Plan will allow for the development of 1,350 housing units. As of March 2013, no housing units in the Specific Plan area have been constructed or are under construction. Applications are currently being processed for about one-half of the planning area. One project has already been approved and mass grading for the site began in May 2013. The following table summarizes the remaining residential capacity in the Springville Specific Plan that will be available for the 2014-2021 RHNA planning period.

TABLE 7-31 Remaining Residential Capacity in the Springville Specific Plan

Land Use	Acreage	Density	Anticipated Units	Remaining Capacity			
				Low	Moderate	Market Rate	Total
Low-Medium Density	14.5	10.0	90	18	0	72	90
	6.1		55	11	46	0	57*
	8.2		55	15	0	60	75*
Medium Density	5.9	18.0	63				
	2.5		30	16	0	68	84*
	2.5		30				
	6.1		102	20	82	0	102
	7.0		110	22	88	0	110
	11.5		135	32	0	131	163*
	11.8		150	33	0	132	165*
Mixed Use/Commercial	12.3	25.0	25	10	0	40	50*
High Density	15.0	30.0	375#	0	0	0	0
	2.0		40	40	0	0	40
Senior Housing	3.0	30.0	90	90	0	0	90
Total	**108.4**	--	**1,350**	**307**	**216**	**503**	**1,026**

Sources:
1. Springville Specific Plan, 2008.
2. City of Camarillo, 2013.

* Residential capacity and affordability of units based on pending application.
# Specific Plan approved for 375 units but this project was approved for 384 units. This project could begin construction prior to 2014 and is therefore not included in the estimates of remaining capacity available for the 2014-2021 RHNA.
Note: For sub-areas that do not have applications pending, residential capacity and affordability is calculated based on the acreages and allowable densities specified in the Springville Specific Plan.

CAMARILLO COMMONS SPECIFIC PLAN

The Camarillo Commons Specific Plan area, established with the adoption of the Plan in 2007, encompasses 55 acres and is located in the heart of the City. The planning area is within walking distance of the historic Camarillo Old Town. The vision for the Plan Area is to establish an environment that encourages pedestrian activity by offering and encouraging mixed use development. In 2008, the City amended the Municipal Code to establish the Camarillo Commons Mixed Use (CCM) zone. This zone includes uses such as art studios and galleries, auditoriums, bakery shops (including outside dining tables) dance halls and dance studios, greeting card stores, grocery stores, offices, live/work units, residential units above the first floor of a mixed use building, and stand-alone residential units. All buildings in this zone must be a minimum of two stories and may be up to four stories in height.

The table and discussion that follows summarizes the residential capacity of six opportunity areas in the Camarillo Commons Specific Plan that have been identified as having the most potential for redevelopment based on the following factors:

- Low existing Floor Area Ratio (FAR);
- Older building stock;
- Good street, utilities and infrastructure access; and
- High net increase in potential building intensity and mixture of uses.

Based on the allowable density of the parcels identified, all 634 housing units expected in Camarillo Commons are allocated toward the City's lower-income RHNA.

TABLE 7-32 Residential Capacity in the Camarillo Commons Specific Plan

Area	Zoning	Acreage	Density	Net Realistic Development Capacity
Area A: Mobil Avenue/Pickwick Drive	CCM	9.45	20.0	146
Area B: Pickwick Drive NE	CCM	4.38	25.0	87
Area C: Pickwick Drive SE	CCM	3.35	20.0	52
Area D: Ponderosa Center	CCM	11.70	20.0	186
Area E: Arneill/Daily Drive Frontage	CCM	2.43	20.0	35
Area F: Bowling Alley	CCM	3.35	30.0	80
Area G: Raemere Street Residential Neighborhood	CCM	8.12	18.0	48
Total		**42.78**		**634**

<u>Area A: Mobil Avenue and Pickwick Drive area</u>

Of all the opportunity areas in the Camarillo Commons Specific Plan, Area A has the lowest near term redevelopment potential due to the following factors:

1. Standard existing FAR
2. Newer building stock
3. Multiple ownership of individual office condominiums
4. Post office, fire station, church, office buildings, and high quality building conditions
5. Commercial and office centers that are in good condition and have higher lease rates; and
6. More moderate net increase in potential building intensity and mix of uses.

However, a significant portion of Area A is utilized inefficiently for surface parking at present. Within the Housing Element planning period, it is feasible that the site will be proposed for redevelopment into a mixed use project with a residential component.

Overview of Area A

Area B: Pickwick Dive NE

This five-acre site consists of six existing parcels and is currently developed with approximately 57,000 square feet of commercial retail and office space. It is bounded by Pickwick Drive to the south, Arneill Road to the east, Mobil Avenue to the west, and Ponderosa drive to the north and has very good access to streets and utilities. The Camarillo Drain runs along the northern border of the site parallel with Ponderosa Drive. The Specific Plan proposes both commercial and residential formats with mixed-use development (residential over retail) fronting Arneill Road, Ponderosa drive, and Pickwick Drive and residential uses located internally within the Area. A sizable portion of Area B is currently undeveloped and a majority of the available land is being inefficiently utilized for surface parking, making the site a prime location for redevelopment.

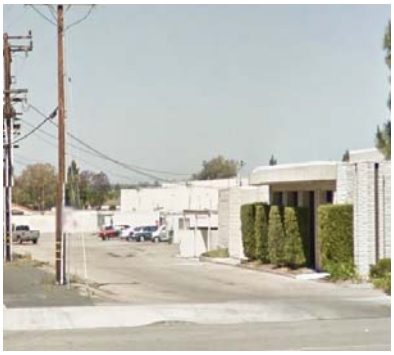
Overview of Area B

Area C: Pickwick Drive SE

This 2.5-acre site consists of three parcels and is currently developed with approximately 20,000 square feet of commercial retail and office space. The site is bordered by Pickwick Drive to the north, the City Fire Station to the west, Arneill Road to the east and the Ponderosa Center to the south. The Specific Plan suggests a mix of stand-alone commercial and office

space for this opportunity area with mixed–use retail, office and residential uses occupying the majority of the site. Currently, a significant portion of Area C is being utilized for surface parking. This inefficient use of the available land, combined with the small scale character of the retail establishments now occupying the site, makes Area C a practical choice for redevelopment. A mixed use project, proposed by LLS, LLC, that includes 32 dwelling units has already been approved on an adjacent parcel, further demonstrating the site's potential for redevelopment.

Overview of Area C



Area D: Barry Street/Aldea Drive

This 10.5-acre site consists of two parcels and is developed with approximately 128,000 square feet of commercial retail and office space. It is one of the largest opportunity areas identified in the Specific Plan area and is bounded by Barry Street to the south, Arneill Road to the east, and the bowling alley to the west. For this site, the Plan suggests a mix of both stand-alone residential in various densities from town houses to apartments, stand-alone commercial, live/work lofts and mixed use retail, office and residential occupying the Arneill Road frontage area. A small plaza and a performing arts facility are also part of the suggested land uses for this area. A majority of this site is currently being inefficiently utilized for surface parking, making Area D a prime location for redevelopment.

Overview of Area D

Area E: Arneill/Daily Drive Frontage

This site has the most constraints that make it a likelier candidate for mid-term redevelopment due to the following factors:

1. Fast food pad on a high volume, major intersection;
2. Newer building stock including a new gas station;
3. More moderate increase in potential building intensity.

A significant portion of Area E is currently being inefficiently utilized for surface parking. Within the Housing Element planning period, it is feasible that this site will be proposed for redevelopment into a mixed use project with a residential component.

Overview of Area E

Area F: Bowling Alley

This 3.5-acre site consists of one parcel and is developed with approximately 24,000 square feet of a single use commercial recreation facility (bowling alley). This site is landlocked with access via an easement along Barry Street, located interior to the Plan Area. The Specific Plan suggests a mix of standalone medium and high density residential townhouses, condominiums, and

apartments for this opportunity area. A majority of this site is currently being inefficiently utilized for surface parking, making Area F a prime location for redevelopment.

Overview of Area F

Area G: Raemere Street Residential Neighborhood

This 8.12-acre site consists of 48 aging duplexes and one triplex. The neighborhood was originally developed in 1957 and many of the housing units are overcrowded. The duplex units are primarily two-bedroom, one-bathroom homes with an attached one-car garage. Only a portion of these residences (approximately 15 properties) are currently owner-occupied. As part of the Camarillo Commons Specific Plan, the City encourages the reuse and residential intensification of the Raemere Street neighborhood. In 2009, the City retained Mainstreet Architects and Planners to develop conceptual site plans for the redevelopment of the neighborhood's existing duplexes. The study proposed a prototype three-unit housing product (triplexes) but also call for the combining of lots to produce additional housing opportunities. Based on the conceptual site plans, Area G will be able to accommodate 147 new housing units to replace the existing 99 units for a total net capacity of 48 units.

Overview of Area G

Estimating Residential Capacity

The estimated residential capacity for the Camarillo Commons Specific Plan is based on an economic analysis of the Camarillo Commons Strategic Plan that was prepared by Economics Research Associates. The analysis evaluated the market demand for higher density residential and mixed use commercial/residential developments, as encompassed by the Camarillo Commons Strategic Plan.

The City's vision for the Camarillo Commons area is a group of new real estate product types to replace the 1960s existing framework. The vision concept is about three times the current scale of development which presently occupies the Camarillo Commons area, largely due to the introduction of residential units at medium to high density. Though the CCM zone permits a greater number of residential units, the Plan was cautious in projecting potential build out

based in the Camarillo Commons area. It is vital that the City require simultaneous housing and commercial floor space development in order to sustain mixed use construction and market viability.

In some areas of Camarillo Commons, a horizontal mix (stand-alone residential and stand-alone commercial next to each other on a given site) of uses is called for; and in other areas, a vertical mix of uses (residential or offices above retail within the same building) is appropriate. Vertical mixed use developments are allowed at a density of 30 units per acre, while stand-alone residential is allowed at 25 units per acre. The City has conservatively estimated that 634 new housing units can be accommodated in the seven opportunity areas within the Specific Plan area. This estimate assumes residential projects will achieve an average of 80 percent of the maximum density allowed, in order to account for internal circulation, landscaping, and parking/setback requirements. Several of the City's recently approved residential projects have achieved 80 percent or more of the maximum density allowed, including:[10]

- AMLI Apartments (within the Springville Specific Plan): 85 percent of maximum density
- Fairfield Realty project: 88 percent of maximum density
- Hiji Mixed Use project: over 170 percent of maximum density
- Hiji TFR project: over 133 percent of maximum density

This conservative estimate of 634 dwelling units represents only a portion of the actual capacity that exists within Camarillo Commons; the proposed horizontal and vertical mix in the planning area has the potential to accommodate up to 1,650 units.

PROPOSED PROJECTS

The City has a number of applications for residential projects pending. In total, these proposed projects will add 723 housing units to the City. The largest of these projects is a proposed development by Fairfield Residential and Hiji Investment Company. This project, Village Gateway, consists of four properties located at the former 3M/Imation facility at 300 South Lewis Road. The current General Plan land use designation for two of the properties is Industrial and the underlying zoning is M-1 (Light Manufacturing). The remaining two parcels are designated General Commercial and are zoned CPD (Commercial Planned Development). Fairfield and Hiji are requesting approval from the City to change the land use, zoning, and specific plan designations of the four parcels to permit the development of multi-family apartment units. This request will change the preferred land use for all four properties to residential and the zoning to RPD-30U. Approval of this General Plan amendment is anticipated in September 2013. A fifth parcel, adjacent to the large parcel owned by Fairfield, is also

[10] It should be noted that not all of the projects identified are located within the Camarillo Commons Specific Plan area. The projects listed are only intended to demonstrate the City's ability to accommodate development at 80 percent of the maximum allowable density.

included as part of the requested General Plan Amendment. This parcel, owned by Rexford Industrial, is currently developed with one structure used for the packaging, storage, and distribution of magnetic media and data recording products. While Rexford is seeking to have the land use designation for its property amended, the zoning for the parcel will remain M-1 at least for the near future. This property is expected to convert to residential uses eventually, but no timetable for this conversion has been discussed. Therefore, this parcel is not included as part of the sites inventory for the 2013-2021 Housing Element.

The remaining proposed projects are expected to contribute approximately 166 market-rate units to the City within the 2014-2021 RHNA planning period. TABLE 7-33 summarizes the residential capacity of these proposed projects.

TABLE 7-33 Residential Capacity of Proposed Projects

Project	Application Number	Residential Capacity				
		Very Low	Low	Mod	Market Rate	Total
Mammana	T-5724	0	0	0	9	**9**
Standard Pacific Easton Crossing	T-5367/RPD-155	0	0	0	77	**77**
Hiji MU	T-5753/CUP-307	0	0	0	36	**36**
LLS, LLC	CPD-219	0	0	0	32	**32**
Hiji/TFR	CUP-337	0	0	0	12	**12**
Village Gateway (Fairfield)	RPD-186, 187, 189	24	0	0	533	**557**
Total		**24**	**0**	**0**	**699**	**723**

OPPORTUNITY AREAS

A handful of opportunity areas within the City have been previously identified as having potential for residential development. The residential capacity of these opportunity areas is summarized in TABLE 7-34 and discussed in more detail below.

Cedar Oak Mixed Use

In April 2010, Camarillo's Community Development Commission (CDC) completed the acquisition of a blighted 0.59 acre site located on Ventura Boulevard between Cedar Drive and Oak Street in Camarillo Old Town. The City acquired the site after private efforts to redevelop the property fell short and the downturn in the economy made the availability of construction financing difficult. Additionally, the site was becoming a nuisance with increased complaints of illegal dumping, vandalism, and graffiti. The CDC contracted with Mainstreet Architects and Planners to develop schematic site and building designs for the subject parcel. The design proposes a mixed-use development with 22 apartment units over approximately 6,000 square feet of leasable, ground-floor commercial space. The courtyard design includes studio, one-,

and two-bedroom units ranging in size from 500 to 1,050 square feet. The City is currently seeking a qualified developer to complete the CDC's vision for the site.

Barry Street/Mathis Apartments

This opportunity area is currently vacant. The General Plan designates the site for Low-Medium density residential land uses (up to 10 units to the acre) and the parcel is zoned RPD (Residential Planned Development). The property is located on Barry Street, which is a low-income area. A duplex has been approved for the site but the project is not yet under construction.

Villa Palazzo

The existing 8-acre, 124-unit apartment project has the potential for redevelopment with approximately 240 units at 30 dwellings to the acre. The General Plan designates the site for High density residential land uses (up to 30 units to the acre) and is zoned RPD -15 (Residential Planned Development, 15 units to the acre). No formal application for the reuse of the property has been submitted but the site remains an opportunity area.

Second Residential Units

The Zoning Code allows second units in single-family residential districts, pursuant to state law. A total of four second unit permits have been issued between 2008 and 2012 for an average of about one unit per year. It is anticipated that second unit development will continue at a similar pace during the 2014-2021 RHNA planning period, which would result in the development of eight second units. Based on affordability categories, these units are expected to be affordable to moderate income households.

TABLE 7-34 Residential Capacity of Opportunity Areas

Project	Acreage	Density	Remaining Capacity				Existing Use
			Lower	Mod	Upper	Total	
Cedar Oak MU	0.59	37	22	0	0	22	Vacant
Village at the Park	1.94	25	49	0	0	49	Vacant
McGauly	16.20	1.5	0	0	18	18	No Entitlement
La Marina	3.28	1	0	0	2	2	Vacant
Barry St./Mathias Apartments	0.18	18	0	2	0	2	Vacant
Spanish Hills	17.71	1	0	0	13	13	Vacant
Villa Palazzo	8.00	30	116*	0	0	116*	124 unit apartment
Village Square, LLC	3.12	5	0	0	12	12	Vacant
Western Pacific Housing	16.65	5	0	0	66	66	Vacant
Keshmeshian Project	54.00	2.5	0	0	56	56	Vacant
Second Units	n/a	n/a	0	8	0	8	n/a
Total	**121.67**		**187**	**10**	**167**	**364**	
* Indicates net unit capacity.							

COMPARISON OF SITES INVENTORY AND RHNA

The City can realistically accommodate 2,747 housing units through its specific plans, proposed projects and opportunity areas. This capacity is more than adequate for accommodating the City's 2014-2021 RHNA of 2,224 units (TABLE 7-35). While the City does have a shortfall of sites for its moderate income RHNA, the surplus of sites for lower income units more than makes up for this deficit.

TABLE 7-35 Land Inventory Summary

	Income Category			
	VL/L	Mod	Above	Total
RHNA	**905**	**411**	**908**	**2,224**
Residential Sites Inventory				
Springville Specific Plan	307	216	503	1,026
Camarillo Commons Specific Plan	586	48	0	634
Proposed Projects	24	0	699	723
Opportunity Areas	187	10	167	364
Subtotal	1,104	274	1,369	2,747
Surplus (Deficit)	**+199**	**-137**	**+461**	**+523**
Source: City of Camarillo, 2013				

There are currently no known service limitations or environmental constraints that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development. Developers may also be required to provide for environmental mitigation in conjunction with development.

7.3.2 Financial and Administrative Resources

A. STATE AND FEDERAL RESOURCES

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). As an Entitlement City, Camarillo participates in the Community Development Block Grant (CDBG) program. The City does not currently participate in other HUD programs such as HOME, Emergency Shelter Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA). The City anticipates receiving approximately $280,000 in CDBG funds annually. The use of these funds is described in detail in the FY 2010- FY 2014 Consolidated Plan. In the past, the City has used CDBG funds for the following activities:

- Housing Rehabilitation
- Fair Housing
- Emergency shelter, transitional and supportive housing assistance

HOUSING CHOICE VOUCHERS (SECTION 8 RENTAL ASSISTANCE)

The City maintains membership in the Area Housing Authority of the County of Ventura (AHACV), which administers the Housing Choice Vouchers (Section 8 Rental Assistance) Program. The Housing Choice Vouchers (HCV) assists families, elderly and disabled households by paying the difference between 30 percent of an eligible household's income and the actual cost of renting a unit.

As of December 2012, 453 households were receiving HCV assistance through AHACV. Among the households assisted are 172 families, 125 elderly households, and 156 disabled households. The waiting list for assistance is closed and AHACV has not accepted applications since Fall 2009. There are currently 121 households from Camarillo on the waiting list.

LOW-INCOME HOUSING TAX CREDIT PROGRAM

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit based upon population toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

B. LOCAL NON-PROFIT HOUSING AGENCIES

There are a number of non-profit housing corporations that are active in Ventura County. In 2006, the City assisted the Area Housing Authority's non-profit "Just People" in purchasing the 305-unit Mira Vista Village apartments. The Housing Authority completed the 34-unit Courtyard apartments in the Village at the Park neighborhood in 2008. The City also partnered with Cabrillo Economic Development Corporation in building the Casa de Sueno and the Casa Velasquez apartments. In addition, Habitat for Humanity of Ventura County has successfully completed two projects for which the City donated the land and waived the development fees. Currently, the City is also working with Habitat for Humanity to rehabilitate housing for lower income households.

C. ENERGY CONSERVATION OPPORTUNITIES

State law requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from depletable sources. These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures so as to take advantage of a southern exposure, shade or prevailing breezes.

In addition to the energy and water conservation measures required of residential development by the California State Subdivision Map Act and the California Building Code, the City encourages conservation by awarding points under the Residential Development Control System for the following features:

- Automatic sprinkler controls.
- Sprinkler controls equipped with automatic rain shut off control.
- Use of drought resistant, low water use plant materials.
- Sensor devices used to regulate sprinkler activity.
- Drip irrigation system employed where most appropriate.
- Landscaping of at least one model home with low water use plants and materials with literature and signs pointing out landscape design purpose.
- Other significant water conservation features as approved by the Board and/or the City Council.
- Solar water heating system installed to serve all dwelling units.
- Effective solar space heating system installed to serve all dwelling units.
- Heat pumps installed in all units.

- Units pre-plumbed for solar water heating system.
- Features capable of conserving 10 percent or more of a building's total annual energy use.
- Solar access plan prepared.
- Units sited to maximize effectiveness of passive solar features considering sun angles, wind direction, natural ventilation and shading devices.
- Renewable energy power generation features.
- Landscaping plan designed to consider solar energy benefits.
- Pool equipment with solar water heating or deed restriction requiring pool solar water heating for future installation.
- Hot water pipes insulated.
- Forced air units and water heaters equipped with automatic timers.
- Southern orientation windows shaded with eave projections, louvers, shutters, trellis or similar shading devices.
- Exterior lights utilize high intensity, low voltage discharge lamps.
- Other significant energy conservation features as approved by the Board and/or the City Council.

7.4 CONSTRAINTS

7.4.1 Governmental Constraints

A. LAND USE PLANS AND REGULATIONS

GENERAL PLAN

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and a city's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Camarillo General Plan Land Use Element provides for six residential land use designations, as shown in TABLE 7-36. The Table does not address the Commercial land use category that includes mixed use commercial developments that could add over 500 residential units.

TABLE 7-36 Residential Land Use Categories – Camarillo General Plan

Designation	Maximum Density[1]	Description	Acreage[2]	Maximum DU's[3]
Rural Density	2.5	Single family on rural lots.	1,827	4,568
Low Density	5	Single-family detached in subdivision. 5 du/ac permitted with clustering.	2,191	10,955
Low-Medium Density	10	Single-family in clusters, townhouses, and duplex type units.	942	9,420
Medium Density	18	Garden, two-story, or studio apartments.	128	2,304
High Density	30	Two- and three-story apartments	221	6,630
Mobile Home	7	Mobile homes	127	889
Total			**5,436**	**34,766**

Notes:
1. Density expressed in dwelling units per gross acre
2. Total acreage including both developed and vacant land
3. Assumes build-out at the maximum allowable density

Source: City of Camarillo General Plan, 2003

The City of Camarillo General Plan is not considered a constraint to the goals and policies of the Housing Element. The City's zoning is consistent with the General Plan, and adequate sites with appropriate densities have been identified to permit construction of the 2,224 housing units allocated by SCAG for the 2014-2021 RHNA planning period.

RESIDENTIAL DEVELOPMENT EVALUATION BOARD

An estimated 3,053 dwelling units within a wide range of densities could be constructed in the City under the General Plan during the 2014-2021 RHNA planning period, as shown in TABLE 7-35. The timing of construction, however, is affected by the allocation of the residential units by the Residential Development Evaluation Board (RDEB).

The RDEB is the result of an initiative adopted as Measure A at a special election on June 2, 1981 *(Title 20 of the Municipal Code for the City of Camarillo)*. The measure to control the quality, distribution and rate of growth within the City in order to preserve its character, create a balance of housing types and provide for needed public facilities and services in an efficient manner. The measure prohibits the issuance of building permits for residential projects (except certain exempt projects) until and unless a Development Allotment has been obtained. A Development Allotment is basically a right to proceed, subject to all applicable requirements to construct a residential unit, including issuance of a building permit. The Development Allotment, once issued, requires construction to commence within two years from the date of the award, unless a time extension is granted for the underlying permit.

Residential projects other than those in specific exempt categories are evaluated by the Residential Development Evaluation Board (i.e., the Planning Commission). Evaluation criteria address the availability of public facilities and services, the quality of design and the contribution made to the public welfare. The projects are then awarded points and ranked according to total points given. The City Council considers the recommendations of the Board and grants development allotments from the ranking list. Certain categories of projects are exempt from the requirement for an allotment, including projects involving four or fewer units and subsidized low income housing or senior citizen housing, among others.

The City Council may award Development Allotments for 400 residential dwelling units each year (plus or minus up to 10 percent at the Council's discretion), unless certain adjustments are made as specified in Title 20. To be eligible to receive allotments, projects must have received prior approval under an appropriate tentative tract map, residential planned development permit, conditional use permits, or mobile home planned development permit. All eligible projects for which a Development Allotment application has been filed will be considered for award of Development Allotments.

Development Allotment applications are processed concurrently with the development permits (subdivision, conditional use permits, and residential planned developments permits) and do not extend the processing time for development permits, though the schedule is established by the Development Allotment review process. The City Council may allocate more than 400 units in any given year if a substantial need can be shown to do so. The extra dwelling units would reduce the number that can be allocated in future years. For example, if 440 dwellings are allocated one year, the following year no more than 360 units may be allocated. In more than

30 years that the City has implemented the allocation process, no more than 400 development allotments have been awarded in a single year.

Once allocated by the City Council, the development allocation is valid as long as the project is active. If the project expires and is reinstated, the development allocation can be reinstated. The intent is that the allocation remains with the land, even though the development permits may expire according to time limits set by state and City regulations.

Development applications are evaluated on a variety of criteria, including project design, architecture and infrastructure improvements necessary to serve the project. Applications are reviewed by the City, school districts, water companies, sewer districts among others, to determine if the development location is adequate and the timing is appropriate. Based on their review, points are assigned to the project. The formula gives preference to in-fill projects over step-out development proposals.

In regard to project design, projects are reviewed for compliance with minimum development standards, as well as for compatibility with other developments in the neighborhood.

Development Allotment applications may be submitted between August 1st and December 31st. There are no exceptions to this requirement. The City Council holds a public hearing to award the Development Allotments, with the concurrent approval of development entitlements, normally during August following the December application deadline. Because this timeline is set and well publicized, developers are able to plan their project schedule according to this timeline. Projects that are exempt from the RDEB requirements may be submitted at any time.

The following residential projects are exempt from the RDEB requirements:

- Projects of not more than four residential dwellings, limited to only one such project per developer per calendar year;
- Fourplexes or lesser-numbered multiple dwellings on a single existing lot;
- Single-family residential units on a single existing lot;
- Rehabilitation or remodeling of an existing dwelling, or conversion of apartments to condominiums, so long as no additional dwelling units are created;
- Those specific units which are formally dedicated for occupancy by low-income persons or senior citizens within a project which is funded or subsidized as a low-income or senior citizen project pursuant to the provisions of applicable federal, state or local laws or programs;
- For the purposes of the RDEB, a project is funded or subsidized pursuant to applicable federal, state or local laws or programs if it receives a loan, grant or continuing financial subsidy for the purpose of developing low-income or senior citizen housing. A project is funded or subsidized pursuant to applicable local laws or programs if it receives

incentives with respect to City programs and standards which are not normally provided to residential developments in the City and which are sufficient to serve as an inducement to the development of low-income or senior citizen housing, as determined by the City; and
- Model home complexes.

Measure A has been implemented for over 30 years and has served to encourage the development of affordable housing. In regard to its overall impact on housing production and the cost of housing, it has resulted in a greater supply of affordable housing than might have been created without the program. This positive impact on the supply of affordable housing is due, in part, to the exemption for low-income and senior housing, which serves to encourage and facilitate these uses.

Because of the exemption for low income and senior housing with subsidies, Measure A is not considered a constraint on the City's ability to provide for the additional 2,224 housing units established in the RHNA for this planning period. The number of Development Allotment applications varies from year to year, but the annual average of Allotments is adequate for the RHNA allocation to 2021.

ZONING DESIGNATIONS AND DEVELOPMENT STANDARDS

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods. The Municipal Code sets forth residential development standards for each zone district.

The seven zones that allow residential subdivisions or attached units as a permitted use are as follows:

- **R-E** Rural Exclusive
- **R-1** Single-Family Residential
- **RPD** Residential Planned Development
- **MHPD** Mobile Home Park Development
- **COT** Camarillo Old Town
- **CCM** Camarillo Commons
- **CMU** Village Commercial Mixed-Use

A summary of the development standards for the seven major zones permitting residential development is provided in TABLE 7-37. These development standards continue to be viewed

as necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered constraints on the development of housing.

TABLE 7-37 Residential and Mixed Use Development Standards

Development Standard	Zoning Designations						
	R-E	R-1	RPD	MHPD	COT	CCM	CMU
Maximum Density (DU/Acre)	4	7	Varies up to 30	7	Varies	Varies	Varies
Minimum Lot Area (sq. ft.)	10,000[a]	7,000[a]	Varies	4,000	Varies	Varies	Varies
Minimum Front Yard (ft.)	20	20	20	10	0	15	0
Minimum Side Yard (ft.)	10	5	5	5	0	0[b]	0
Minimum Rear Yard (ft.)	20	20	20	5	10[c]	0	10[c]
Maximum Building Height (ft.)	35	25	25[d]	25[e]	35[f]	45	35[f]

Source: Camarillo Zoning Code
Notes:
a. Minimum but may be higher depending on subzone
b. No interior side yard required; side yard adjacent to a public road equal to the front yard setback requirement
c. Plus 10 additional feet for each 10 feet of bldg height in excess of 25 feet not to exceed 50 feet
d. Buildings over 25 feet may be permitted subject to a RPD permit
e. Buildings over 25 feet may be permitted subject to a CUP
f. Buildings over 35 feet may be permitted subject to a CUP

Densities range from the lower-density rural residential single-family zones with a maximum of four units per acre to a maximum of 30 units per acre in the RPD Zone. Density bonuses would permit up to 35 percent more units than permitted by the underlying zone.

In the Agricultural Exclusive (A-E) and Open Space (O-S) zones, residential development (primarily individual single-family homes on existing rural lots) is also a permitted use, at very low densities not to exceed 2.5 dwelling units per acre.

While development standards are necessary to preserve the quality and character of development, modifications may be approved when an alternate standard would better serve community interests. For example, height increases were approved in exchange for an affordable housing commitment in the Tesoro Walk, Mission Walk, Wickford and Brookshire projects. In addition, the City approved the Springville Specific Plan with “neo-traditional” community design principles in 2008. Modifications to typical standards were approved to create a compact community designed to encourage bicycling and walking for short trips by providing destinations close to work and home. Modifications included smaller front yards, front porches, increased housing density with smaller and narrower lots, high-quality architecture, centrally located gathering areas, nearby (i.e., within 5 minutes or ¼ mile) shopping and recreational areas, garages that are out of view from public street fronts, alleys, and narrower, interconnected tree-lined streets with wider sidewalks.

The COT (Camarillo Old Town), CMU (Village Commercial Mixed Use) and CCM (Camarillo Commons Mixed Use) zones provide for a horizontal and vertical mixed-use commercial and residential development with varying densities depending on lot size and shape. These zones allow multifamily residential development through a conditional use permit (CUP). Because commercial development is the principal intended use at the street level, a CUP is required to address potential commercial/residential conflicts and to ensure proper location of the residential units above the ground floor or in adjoining locations. Other residential requirements address entrance locations, parking, lighting, refuse storage, usable outdoor area, and recreation area. The parking requirements are the same as for other multifamily units. The CUP is also used to ensure compliance with applicable Specific and Strategic Plans. The CUP requirements are reasonable within a mixed-use context and do not constrain the development of residential units. A Planned Development permit, with findings and conditions, is also required for development of residential and mixed-use projects in these districts and is processed concurrently with the Development Allotment.

Density up to 30 units per acre is allowed in some subzones of the Residential Planned Development District (RPD). In the RPD district, multi-family housing development, including single-family attached units, is permitted with a Residential Planned Development Permit, approved with findings and conditions by the Planning Commission. The application is processed concurrently with the Development Allotment. As shown in Table 7-38, the City's Zoning Code provides for a variety of housing types, including special needs housing discussed in Section IV. A.d.

TABLE 7-38 Permitted Residential Development by Zone

Housing Type Permitted	O-S	A-E	R-E	R-1	RPD	MHPD	CMU	CCM	COT	CPD	M-1	M-2
Residential Uses												
Single-Family Detached	P	P	P	P	P	P						
Single-Family Attached					RPD							
Multi-Family					RPD		C/PD	C/PD	C/PD			
High-Density					RPD		C/PD	C/PD	C/PD			
Manufactured Housing	P	P	P	P	P	P						
Mobile Home				P		C						
Mobile Home Park			C			C						
Second Units			P	P	P							
Special Needs Housing												
Farmworker Housing		P										
Emergency Shelters									C	C	P	C
Care Facility (6 or fewer)			P	P	P							
Care Facility (7+)			C	C	RPD					C		
Assisted Living			C	C	RPD					C		

Source: Camarillo Zoning Code
P = Permitted; C = Conditional Use Permit; RPD = Residential Planned Development Permit; PD=Planned Development Permit

Lower-income housing (including very low and extremely low) can be accommodated in all zones permitting residential use in Camarillo. These include second residential units and farmworker housing that can be developed in the Rural Exclusive Zone, as well as the commercial/residential mixed-use developments that are permitted in the Camarillo Old Town (COT), Village Commercial Mixed Use (CMU) and the Camarillo Commons (CCM) Zones. Housing for farmworkers can also be built in the Open Space (O-S) and Agricultural Exclusive (A-E) Zones as well as any residential district. The R-1 Zone is for single-family residences, although the Municipal Code permits second residential units as a tool in facilitating affordable housing.

The Residential Planned Development (RPD) Zone is the most flexible residential zone category and permits varying densities up to 30 dwelling units per acre. The RPD Zone permits detached single-family residences as well as multi-story apartment structures. This zone specifically encourages the use of innovative approaches in residential design. The Planning Commission, in reviewing RPD projects, can modify development standards, including building setbacks, height, and parking requirements. For a development greater than four units per acre in density, flexibility is permitted in lot area, lot dimensions, setbacks, separation between buildings and building height. Using the RPD Zone and permit process, the City is often able to reduce or modify development standards to improve housing affordability. A Residential Planned Development Permit is required for multi-family residential projects in the RPD zone. Projects

meeting the minimum development standards will be approved, provided all of the findings can be made. Projects which require modifications to the development standards to accommodate innovative design are approved as appropriate based on the specific merits of the project. Recent examples, of innovative projects, include the Avalon Bay apartments and the Tesoro Walk townhouse development where the City waived the recreational vehicle parking, increased building height, permitted tandem parking, and made adjustments to building separation as an incentive for affordable units.

The Camarillo Old Town (COT) Zone, adopted in 1998, permits residences in the Camarillo Old Town area. This area is the first part of the Camarillo Corridor redevelopment project and the City's Community Development Commission actively pursued the reuse of the area with a mix of commercial and residential uses, many of which by nature of their location, would cater to low- and moderate-income persons. The Commission assisted the development of a 24-unit development that included seven low-income and seventeen moderate-income ownership units. Additionally, a mixed-use building was developed on Ventura Boulevard. The building had 4,650 square feet of commercial space on the lower floor with five two-bedroom apartments on the second floor. Projects meeting the minimum development standards will be approved provided all of the findings can be made. Projects which require modifications to the development standards to accommodate innovative design are approved as appropriate based on the specific merits of the project.

The Camarillo Commons (CCM) Zone, adopted in 2007, permits multifamily and mixed use residential in the Camarillo Commons Strategic Plan area and the Community Development Commission actively pursued the reuse of the existing commercial area with a mix of commercial and residential land uses, many of which by the nature of the location would cater to low- and moderate-income persons. The primary purpose of the CCM zone is to provide for a combination of commercial, office, vertical and horizontal mixing of residential units and compatible related development to promote pedestrian use and enjoyment of the mixed-use area. Projects meeting the minimum development standards will be approved, provided all of the findings can be made. Projects which require modifications to the development standards to accommodate innovative design are approved as appropriate based on the specific merits of the project.

The Village Commercial Mixed Use (CMU) Zone, adopted in 2005, permits multifamily and mixed-use residential development. The primary purpose of the CCM zone is to provide for a combination of commercial, office, upper-story residential uses and compatible related development to promote pedestrian use and enjoyment of the mixed-use area. The Village at the Park includes the first use of the CMU Zone with four three-story mixed-use buildings that have 13,500 square feet of ground floor commercial space and 13 two-bedroom apartments units above the commercial space. A conditional use permit is required to establish development criteria regarding building design, and ensure commercial/residential

compatibility. Projects meeting the minimum development standards will be approved, provided all of the findings can be made. Projects which require modifications to the development standards to accommodate innovative design are approved as appropriate based on the specific merits of the project.

No minimum unit sizes are required in any zone, thereby permitting a wide range of unit types.

SPECIAL NEEDS HOUSING

Persons with special needs include those in residential care facilities, persons with disabilities, farmworkers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely-low-income households. The City's provisions for these housing types are discussed below.

Extremely low-income households. Many of the persons and households discussed in this section under the topic of special needs fall within the extremely low-income category, which is defined as 30 percent or less of area median income, or up to $26,200 per year for a 4-person household in Ventura County (2013). As discussed in Chapter 7-2, approximately ten percent of the residents of Camarillo live with extremely low incomes. Residents in this income range are at high risk of overpaying for housing.

A variety of City policies and programs described in the Housing Plan address the needs of extremely low-income households, including those in need of residential care facilities, persons with disabilities, and farmworkers. However, it must be recognized than the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during times of declining public revenues.

Residential Care Facilities. Residential care facilities (i.e., "rest homes") refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. Residential care facilities that serve six or fewer persons are classified as a residential use and are permitted by-right in all residential zones. Facilities serving more than six persons are conditionally permitted in the R-1, R-E, RPD, and the CPD Zones. There is no spacing or separation requirement on the location of residential care facilities. These requirements do not pose a significant constraint on the establishment of such facilities.

Housing for Persons with Disabilities. In some circumstances, persons with disabilities may require modifications to zoning or building standards in order to accommodate special needs such as wheelchair access. The City's building codes require that new residential construction comply with the federal American with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to

the physical disabled. Provisions of fully accessible units may also increase the overall project development costs.

Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

In Camarillo, building or zoning modifications to accommodate persons with disabilities were typically approved over the counter prior to 2011. Examples include widening doorways, making shower/bath areas wheelchair accessible, and lowering the cabinets in kitchens and bathrooms.

A recent example was the use of CDBG rehabilitation funds to make a home accessible for the property owner. The improvements included a wheelchair ramp in the front yard, widening the door into the bedroom and bathroom, and making the shower wheelchair accessible.

Requests to retrofit buildings to provide reasonable accommodation were also routinely approved. For example, a wheelchair ramp in the front yard could be built without a building permit. Widening doorways to permit wheelchair access has required a building permit, as it affects the structural integrity of the building.

In 2011, the City amended the Municipal Code with a new chapter (16.08) concerning reasonable accommodation. It provides a standard process for requesting "relief from any land use, zoning or building standard, regulation, policy or procedure" found in Municipal Code Title 16 (Building and Construction) and Title 19 (Zoning). The new chapter applies to any individual with a disability under fair housing law, a representative of the person, or a developer or provider of housing for individuals with disabilities. An application may be filed at any time the accommodation may be necessary to ensure equal access to housing.

Definition of "family". In some circumstances the manner in which "family" is defined in a city's zoning code can limit persons with disabilities from residing in a house. A restrictive definition of family may limit the number of persons or differentiate between related and unrelated individuals who are living together. In use, a restrictive definition may be used illegally to limit the development and siting of group homes for people with disabilities but not for housing families (as defined by the Bureau of the Census) that are similar in size or situation. Camarillo Municipal Code Section 19.04.310, however, was amended in 2010 to define a "Family" as a "Household," that is "one or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen and eating areas within the dwelling unit." Persons are not distinguished either by the presence of a disability or by any relationship other than residency in the dwelling unit.

Farmworker Housing. Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers and traditional housing that is not restricted to farmworkers.

The state Employee Housing Act[11] regulates farmworker housing and generally requires that facilities with no more than 36 beds or 12 units be treated as an agricultural land use that is not subject to any conditional use permit not required of other agricultural uses in the same zone.

As indicated in TABLE 7-38, farmworker housing is now permitted by right in the Agricultural Exclusive (A-E) district. In addition, the City prepared a procedural guide that explains how to build farmworker housing.

Although no housing exclusively for farmworkers has been built, the City has facilitated the construction of traditional permanent housing for very low-income families. This includes ownership units in the Tesoro Walk townhome development as well as the Meadowbrook and Courtyard apartments. These developments are examples of workforce housing developments for lower-income persons such as farmworkers, factory workers, and retail clerks.

While agricultural uses are permitted within the City's O-S and R-E zones, these zones are not intended for commercial agricultural production. The R-E zone is intended to promote and preserve large lot subdivisions and may support ancillary agricultural uses subject to limitations and conditions. The O-S zone is intended to preserve natural, environmental, and recreational resources. In 2012, the City amended its Zoning Code to remove farmworker housing as a conditionally permitted use in the O-S and R-E zones, making a finding that there are limited agricultural opportunities in these zones. The same amendment made farmworker housing a permitted use in the A-E zone, where agricultural production is the primary intended use.

Emergency Shelters. An "emergency shelter" (defined in Sec. 19.04.306 of the Municipal Code) is "a residential facility, other than a community care facility and other than temporary shelters provided by not-for-profit entities following a disaster, operated by a provider that provides temporary accommodations to persons or families with lower incomes." The term "temporary accommodations" mean that a person or family will be allowed to reside at the shelter for a time period not to exceed six months. A "provider" means a government agency or private nonprofit organization that provides or contracts with recognized community organizations to provide emergency or temporary shelter, and may also provide meals, counseling and other services, as well as common areas for residents of the facility. Such a facility may have individual rooms, but is not developed with individual dwelling units, with the exception of a manager's unit.

[11] California Health and Safety Code Sec. 17021.5 and 17021.6

Pursuant to recent changes in State law (Senate Bill 2), jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the homeless section of the Housing Element Needs Assessment (Chapter 7.2), the homeless count by the Ventura County Homeless and Housing Coalition in January 2012 indicated that on any given day there may be up to 30 homeless persons in Camarillo. While the RAIN transitional housing facility is located on the outskirts of the City, there currently is no emergency shelter to address the needs of homeless adults or families. The City does support the winter warming shelter that is located in the cities of Ventura and Oxnard (shelter is rotated between the cities during the winter).

Pursuant to Senate Bill 2, Camarillo conducted a staff level review of its zoning districts and determined the M-1 (Light Manufacturing) zone is most conducive to provision of an emergency homeless shelter by right. In June 2010, the City amended Title 19 to permit emergency shelters in the M-1 district. Industrial uses in Camarillo are not heavy in nature, and pursuant to the General Plan, consist of the following types of uses: light manufacturing, research and development, warehousing, business parks and offices, supporting retail, restaurants, and similar types of uses. Emergency shelters are also conditionally permitted in the Camarillo Old Town (COT), Commercial Planned Development (CPD), and General Manufacturing (M-2) districts.

The City currently has approximately 492 parcels zoned M-1 with a total acreage of just over 1,150 acres. Most of these parcels are located south of Highway 101 and east of Highway 34. In choosing the M-1 zone, the City considered the following factors:

- There is a greater availability of Industrial land in the City and vacant industrial buildings could more easily be converted for emergency shelter use.
- Converting existing industrial buildings for emergency shelter use is most cost effective, time effective and requires only a Categorical Exemption under CEQA in-fill projects.
- Industrial land is less expensive than residential and commercial land.
- Locating emergency shelters in M-1 Zones is compliant with State Law.

A review of potential sites with the Industrial zoning classification identified underutilized parcels and vacant buildings, providing adequate capacity for provision of an emergency shelter.

The City's industrial development standards for homeless facilities are the same as for any other industrial building and therefore are appropriate to facilitate emergency shelters. In addition to application of M-1 development standards, pursuant Senate Bill 2 the City also adopted specific written, objective standards to regulate certain aspects of emergency shelters to enhance compatibility (Section 19.30.232):

- Maximum number of beds in a shelter is 40
- Management plan required
- Adequate exterior lighting
- Common facilities (such as cooking, laundry) required
- On-site parking – one space per ten beds
- Distance requirement of 300 feet from another emergency shelter

Transitional Housing. The City amended the Zoning Code in May 2013 to define "transitional housing" (as defined in Sec. 19.04.796 of the Municipal Code) as having "the meaning set forth in California Health & Safety Code section 50675.2. Consistent with SB2, transitional housing will be permitted, conditionally permitted or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable state law."

Though permitted, no new transitional housing facilities have been built. However, as noted in Chapter 7.2, there are currently 72 transitional shelter beds in the RAIN transitional housing facility that is located on the outskirts of Camarillo, representing nearly one third of all transitional beds in Ventura County[12]. The RAIN facility operated for five years in the City of Camarillo until the new facility was completed at the present location. The City assisted this organization by donating a commercial kitchen facility acquired from an IHOP restaurant.

Supportive Housing. The City amended the Zoning Code in May 2013 to define "supportive housing" (as defined in Section 19.04.781 of the Municipal Code) as having the "meaning set forth in California Health & Safety Code section 50675.14. Consistent with SB 2, supportive housing will be permitted, conditionally permitted or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable state law." The amendment recognizes the need of people with disabilities or experience of homelessness to live in primarily residential neighborhoods while receiving assistance.

Single Room Occupancy. Single room occupancy (SRO) facilities are small studio-type units that help to address the needs of extremely low-income individuals. The Camarillo Zoning Code does not currently define SROs or include specific provisions for their development. However,

[12] Ventura County Local Emergency Shelter Strategy, 2007, p. 20

the City will amend the Zoning Code within two years of adoption of the Housing Element to facilitate the development of this housing type.

OFF-STREET PARKING REQUIREMENTS

The City's parking requirements for residential zones vary by residential type, housing product, and parking needs. Two enclosed parking spaces are required for a single-family residence and for condominiums and townhouses. Apartment parking requirements are based on the unit size, with studio units requiring one parking space and one-bedroom units requiring 1½ parking spaces. Two-bedroom units require two parking spaces, and three-bedroom units require 2½ spaces. Four-bedroom apartments require three spaces. Guest and recreational vehicle parking spaces are also required for both apartments and condominiums at a rate of one space each per five units for guest and recreational vehicles. Mobile home parks require two tandem parking spaces for each unit. Parking requirements have been reduced in the past for affordable and senior citizen housing projects, including the Tesoro Walk townhomes and Courtyard apartments. The City also recently amended the parking requirements in the Camarillo Commons Specific Plan area to establish standards for parking structures and mixed-use development that promote a pedestrian friendly environment.

TABLE 7-39 Residential Parking Requirements

Type of Unit	Minimum Parking Space Required
Single Family Residence	2 spaces in a garage plus 1 space for recreational vehicle
Mobile Home Park	2 spaces in a carport
Second Residential	1 space
Apartments	
Studio	1 space in a garage[1]
1 Bedroom	1 ½ spaces in a garage[1]
2 Bedroom	2 spaces in a garage[1]
3 Bedroom	2 ½ spaces in a garage[1]
4 Bedroom	3 spaces in a garage[1]
Guest Parking	1 space per five units
Recreational Vehicle	1 space per five units[2]

TABLE 7-39 Residential Parking Requirements

Type of Unit	Minimum Parking Space Required
Condominiums and Townhouses	
All unit sizes	2 spaces in a garage[1]
Guest Parking	1 space per five units where parking is provided in front of garages or 2 spaces per five units where parking is not provided in front of garages
Recreational Vehicle	1 space per five units[2]

Source: Camarillo Zoning Code
Notes:
1. Garage requirement may be modified or waived through RPD /CUP process for projects with affordable housing component.
2. Recreational vehicle requirement may be modified or waived through RPD/CUP projects with affordable housing components.

The City's parking requirements are designed generally for suburban development. In 2010 the City revised its parking requirements for apartments and for condominiums and townhouses in the CCM and COT zones, reducing the maximum requirement for apartments to two spaces and eliminating the requirement for recreational vehicle spaces. These revisions promote higher-density mixed use developments in these zones.

SECOND UNITS

In response to state-mandated requirements and local needs, the City of Camarillo allows the development of second dwelling units by right (i.e., no discretionary approval is required). Either the main unit or the second unit must be occupied by the property owner, and each year the owner is required to file an annual report listing the occupants of the main and second residential dwelling unit in order to ensure compliance with this condition. One additional off-street parking space is required. The second unit, with not more than one bedroom, may not exceed 640 square feet in the R-1 and RPD zones or 700 square feet in the R-E zone, nor be larger than fifty percent of the floor area of the main dwelling in any of the zones.

Second units serve to augment resources for seniors and other segments of the population. The development standards are reasonable to ensure neighborhood compatibility and do not present an unreasonable constraint to development.

DENSITY BONUS

Under State law (Senate Bill 1818 of 2004), cities and counties must provide a density increase up to 35 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low or moderate income households or senior citizen developments. State law also requires

that local governments provide regulatory incentives and concessions to qualifying projects and a process for waiving or reducing development standards under certain circumstances.

The City amended the Municipal Code (Chapter 19.49) in 2011 to implement the State law provisions. The Planning Commission or City Council grants the density bonus with the incentives or concessions at the time an entitlement application is approved. With the new ordinance, Camarillo also maintains its discretion to grant a density bonus that exceeds the minimum bonus described in State law for a qualifying project and to grant a bonus to a project that does not qualify under the specific requirements of State law.

MOBILE HOMES/MANUFACTURED HOUSING

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. Both manufactured housing and mobile homes provide less expensive alternatives to single-family construction. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

In addition to the City's Mobile Home Park Development Zone, individual mobile homes are permitted in the R-1 single-family residential zone, thereby facilitating the construction of housing that is frequently of lower cost than conventionally-constructed units. Five mobile home parks are located in Camarillo. Two of these parks were assisted by the City in converting from rental parks to resident ownership.

CONDOMINIUM CONVERSIONS

In order to reduce the impacts of condominium conversions on residents of rental housing and to maintain a supply of rental housing for low- and moderate-income persons, the City's Municipal Code includes the following provisions for condominium conversions in Chapter 16.50:

a. The prohibition of rent increases for two years from the filing of the conversion application. Thereafter, rent increases are limited to the increase in the Consumer Price Index (CPI).

b. The payment of moving expenses equal to two times the monthly rent.

c. The offering of a lifetime lease, with reasonable annual rent increases, to tenant households whose head of household or spouse is age 62 or older.

d. The offering of a three-year lease, with reasonable annual rent increases, to all tenant households that meet the income limits of the HUD Section 8 program.

e. The limitation of conversions to no more than five percent of the City's potentially convertible rental stock in any one calendar year. Once the yearly limit has been reached, a project may be approved for conversion only if the City Council makes one or more of the following findings:

(1) The developer will provide for a significant increase in housing for low- and moderate-income households or senior citizen households over and above the provisions of this chapter.

(2) The developer will provide for the construction of new rental housing.

(3) The developer will donate an acceptable site or an acceptable amount of funds to the City for construction of new rental or senior citizen housing.

(4) The need and demand for low-cost homeownership to be provided for by this project will outweigh the detriment caused by further reduction of the rental stock.

As a result of these requirements, the potential impact of condominium conversions is not a significant constraint on the preservation of affordable rental housing.

BUILDING CODES

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the California Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Green Building Standards, Plumbing, Mechanical and Electrical Codes, with modifications that are due to local climatic, geologic, and topographic conditions. The modifications concern fire-retardant roofing, swimming pools, wood trusses, and issues related to soils and seismic events. The adopted codes are considered to be the minimum necessary to protect the public's health, safety and welfare. The City has imposed no additional regulations that would unnecessarily add to housing costs.

B. DEVELOPMENT PROCESSING PROCEDURES

RESIDENTIAL PERMIT PROCESSING

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

Camarillo has prepared permit processing guidelines to assist residential builders in applying for development permits for single-family residences, multifamily residential developments, and subdivisions. The guides are comprehensive in nature and address the steps and check points to be followed.

Early consultation with City staff is encouraged to identify issues as soon as possible and reduce processing time. A "pre-submittal conference" is strongly encouraged so that applicants can become acquainted with the information and fees required by each department and agency. Site and architectural plans are also reviewed for consistency with City standards. This conference allows the applicant to determine the feasibility of the project and make adjustments during the preliminary planning stages to minimize costs.

Simultaneous processing of required entitlements (e.g., subdivisions, conditional use permits and residential planned developments permits) is also provided as a means of expediting the review process.

Many residential uses are permitted "by right", with no discretionary review or public hearing required. Such uses include single-family homes, second units, farmworker housing, care facilities, mobile homes, manufactured housing, and emergency shelters (see TABLE 7-38 above).

These procedures help to ensure that the development review process meets all legal requirements without causing a significant unwarranted constraint to housing development.

ENVIRONMENTAL REVIEW

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most projects in Camarillo are either Categorically Exempt or require only an Initial Study and Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Most residential projects require a Negative Declaration and take two to three weeks to complete. Categorically Exempt developments such as second residential units require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

C. DEVELOPMENT FEES AND IMPROVEMENT REQUIREMENTS

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these

fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

TABLE 7-40 through TABLE 7-42 show the development fees associated with a 249-unit apartment project, a 120-unit townhouse project, and a 12-lot single-family subdivision, respectively. As can be seen from the tables, public works and school fees represent the largest development fee. Development fees are estimated at approximately $15,303, $29,442, and $42,887 per unit, respectively.

The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule.

TABLE 7-40 Summary of Apartment Development Fees - 2013

Number of Units	249
Square Footage	242,680
School Fees	
Oxnard High School District	$310,630
Pleasant Valley School District	$465,946
Total School Fees	$776,576
Pleasant Valley Recreation and Park District	$384,000
City of Camarillo Public Works Fees	$2,083,833
Calleguas Municipal Water District Fee	$183,568
Building Permit Fee	$280,000
Community Development Fees	
General Plan Amendment	$7,587
Zone Change	$7,757
Residential Planned Development	$21,699
Development Allocation	$4,189
Environmental Review	$4,388
State Fish and Game	$2,151
Zone Clearance	$2,010
Landscape Plan Check	$1,498
Total Community Development Fees	$51,279
Total Fees	**$3,810,535**
Cost Per Square Foot	$15.70
Cost Per Unit	$15,303

Fees do not include possible cost for an environmental impact report or related consultant fees.

Sources: City of Camarillo Community Development, Public Works and Building & Safety Departments, County of Ventura, Public Works Agency, 2013.

TABLE 7-41 Summary of Townhouse Development Fees - 2013

Number of Units	120
Square Footage	166,884
School Fees	
Oxnard High School	$213,612
Pleasant Valley	$320,417
Total School Fees	$534,029
Pleasant Valley Recreation and Park District	$701,250
City of Camarillo Public Works Fees	$1,559,012
Calleguas Municipal Water District Fee	$331,710
Building Permit Fee	$188,443
Community Development Fees	
General Plan Amendment	$7,587
Zone Change	$7,757
Subdivision Map	$57,188
Residential Planned Development	$21,699
Development Allocation	$4,189
Environmental Review	$4,388
State Fish and Game	$2,969
Zone Clearance	$2,010
Landscape Plan Check	$1,498
Total Community Development Fees	$109,285
Total Fees	**$3,533,014**
Cost Per Square Foot	$21.17
Cost Per Unit	$29,442

Fees do not include possible cost for an environmental impact report or related consultant fees.

Sources: City of Camarillo Community Development, Public Works and Building & Safety Departments, County of Ventura, Public Works Agency, 2013.

TABLE 7-42 Summary of Single-Family Development Fees - 2013

Number of Units	12
Square Footage	28,621
School Fees	
Oxnard High School	$36,635
Pleasant Valley	$54,952
Total School Fees	$91,587
Pleasant Valley Recreation and Park District	$70,153.84
City of Camarillo Public Works Fees	$205,569
Calleguas Municipal Water District Fee	$22,350
Building Permit Fee	$50,000
Community Development Fees	
Subdivision Map	$23,253
Development Allocation	$4,189
Environmental Review	$4,388
State Fish and Game	$2,151
Zone Clearance	$2,010
Landscape Plan Check	$1,498
Total Community Development Fees	$37,489
Total Fees	**$514,638**
Cost Per Square Foot	$17.98
Cost Per Unit	$42,886
Fees do not include possible cost for an environmental impact report or related consultant fees.	
Sources: City of Camarillo Community Development, Public Works and Building & Safety Departments, County of Ventura, Public Works Agency, 2013.	

A sampling of development processing fees from other jurisdictions in Ventura County shows how fees in Camarillo compare with those of other cities. TABLE 7-43 below summarizes the comparison:

TABLE 7-43 Comparison of Development Processing Fees

Application	Neighborhing Jurisdictions			
	Camarillo	Oxnard	Ventura	Thousand Oaks
General Plan Amendment	$7,587	$10,167	$10,055	$7,835
Zone Change	$6,936	$3,091	$5,900	$7,835 ($3,705 with GPA)
Conditional Use Permit/Special Use Permit	$5,038	$4,082	$4,655	$3,155 ($1,010 for a single-family)
Variance	$4,898	$1,875	$5,780	$5,105
Planned Development Permit	$10,291 for 1-25 units; $14,466 for 26-75 units	$3,623	$6,500 for 1-15 units; $8,227 for 16 or more units	NA
Source: Cities of Camarillo, Oxnard, Ventura and Thousand Oaks, 2013				

After the passage of Proposition 13 in 1978 and its limitation on local governments' property tax revenues, cities and counties faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

City road standards vary by design speed and may be adjusted through a specific plan or residential planned development permit. Public residential streets in Camarillo have a 60-foot right of way with two 12-foot travel lanes, parking on both sides of the street and two 10-foot parkways improved with 5-foot sidewalks. The road standard can be modified for hillside areas as well as mixed use-neighborhoods. Within planned communities, private residential streets as narrow as 30 feet have been permitted. The City of Camarillo's public road standards are typical for cities in Ventura County and do not act as a constraint for residential development.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, overpasses and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

D. ARTICLE 34

The citizens of Camarillo in 1984 granted the City the authority to develop, construct and acquire low-rent housing under Article 34 of the California Constitution. The measure authorizes two percent of existing housing units to be developed for low-income housing (i.e., 591 units based on the total of 25,987 units in the City at the beginning of 2013, according to the California Department of Finance). While there are affordable housing units in the City, including housing owned and operated by the Area Housing Authority of the County of Ventura (AHACV) with financial assistance from the City, the City of Camarillo does not operate as a developer or owner of any affordable housing developments and the AHACV is a not a legal entity affiliated with the City. Article 34 does not apply.

7.4.2 Non-Governmental Constraints

A. ENVIRONMENTAL CONSTRAINTS

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, brushfire potential in hillside areas, and agricultural lands. In some cases, development is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act). The City's land use plans have been designed to protect sensitive areas from development and also to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies. The development assumptions contained in the land inventory (Appendix B) are based on the City's current information regarding environmental constraints that could affect development.

B. INFRASTRUCTURE CONSTRAINTS

WASTEWATER

The City is served by two water reclamation plants. The Camarillo Sanitary District Plant, with a design capacity of 6.75 million gallons per day, is currently functioning at 55 percent of capacity and treating 3.7 million gallons per day. Camrosa Water District serves the area easterly of Calleguas Creek with a plant located adjacent to the California State University Channel Islands having a design capacity of 1.5 million gallon per day. The treatment plants are intended to meet the projected population for the City's General Plan. Expansion of these treatment plants may be required if unincorporated county area without sewer service is developed or if changes in land use cause increased wastewater flows. Individual sites will require varying degrees of utility extensions in order to provide service. Some rural parcels will be served by private septic systems until trunk lines reach the area. None of the identified land inventory sites have wastewater service limitations that would preclude the level of development described in TABLE 7-35, Land Inventory Summary.

WATER

Water for City residents is supplied by the City of Camarillo, Camrosa Water District, and several private mutual water companies including Crestview Mutual and Pleasant Valley Mutual. All systems depend to some degree on imported water from approximately 20 turnouts of Metropolitan Water District (MWD) through Calleguas Municipal Water District. In addition to this imported water supply, the City of Camarillo, Camrosa, Crestview and Pleasant Valley Mutual operate 11 wells. System storage capacity is over 35 million gallons. Water and sewer system extensions to individual projects are the responsibility of the developer with fees paid to cover major capital expenditures. None of the identified land inventory sites have water

service limitations that would preclude the level of development described in TABLE 7-35, Land Inventory Summary.

DRY UTILITIES

Gas, electricity, and telephone services are provided by Southern California Gas Company, Southern California Edison, and Verizon Communications (telephone) respectively. All systems are adequate and are upgraded as demand increases. Supplies of natural resources, such as water and gas, currently appear adequate.

STORM WATER DRAINAGE

Storm water runoff is handled by a flood control system maintained by the Ventura County Watershed Protection District. Surface drainage utilizes streets and gutters until it reaches catch basins. Individual projects are required to extend local storm drains or participate in reimbursement districts to defray installation costs for trunk lines. Downstream capacity is limited due to lack of improvements and maintenance by the County Watershed Protection District. The City is also required to implement the current Ventura County Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit. This is required to address water quality and quantity runoff from construction activities and for post-construction runoff from all types of development, including residential projects. All projects must meet the current Permit requirements to retain 95 percent of the water quality storm using infiltration, reuse, or evapotranspiration measures or retention measures. Such infrastructure requirements may add to the cost of development. The stormwater quality permit requirements offer alternative compliance for low income housing projects.

SCHOOLS AND PARKS

The school districts (Pleasant Valley Elementary School District, Somis School District, Mesa Union School District, and Oxnard Union High School District) charge school fees to help pay for buildings and facilities. Parks are developed and maintained by the Pleasant Valley Recreation and Park District using fees or land dedication that is required by the City's Municipal Code Park Dedication Ordinance. The objective of the General Plan is to provide five acres of parkland for every 1,000 residents. The City has been unable to meet this objective due to lack of funds and land area for recreation. Actual development of parks occurs after the construction of dwellings.

ROAD IMPROVEMENTS

To the extent possible, the City requires developers to provide roads and bridges or pay development fees to defray the costs. Other funding sources are also required to support large capital improvements. The City requires dedication of land and improvement of internal streets and bordering streets as part of the subdivision process. The City has constructed two major

cross-town links including Adolfo Road and Upland Road to provide efficient circulation and alternate emergency routes.

The City has a Capital Improvement Program to schedule public improvements including streets, bridges, overpasses and other public works projects to allow for the continued build-out of the City's General Plan. This helps to ensure the progression of improvements to be timely with private development. Competing state and federal mandates require the implementation of congestion management improvements.

C. LAND COSTS

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions and increased after 2000. The downturn in the housing market beginning in 2007 reduced land values, however. Changes in land prices reflect the cyclical nature of the residential real estate market, with land values increasing as market demand for housing grows.

According to a land valuation survey recently conducted by a developer for a high density residential project currently in development, the price of RPD-30 zoned land in the City is approximately $400,000 per acre. After deducting the fees necessary for the development of this land, the City estimates this amount to be closer to $200,000 per acre. Per-unit land cost is directly affected by density. Higher density allows the cost to be spread across more units, reducing the price per unit though often increasing the total cost of a site. The City has approved several projects at densities in the range of 30 units per acre, helping to reduce per-unit land cost.

D. CONSTRUCTION COSTS

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Camarillo are not substantially different than most other cities in Ventura County and the state of California.

E. COST AND AVAILABILITY OF FINANCING

The availability of mortgage financing affects a household's ability to purchase a home. Home purchase loans, both conventional and government-backed, are summarized in TABLE 7-43. Government-backed financing includes loans backed by the Federal Housing Administration (FHA), Veterans Administration (VA), and Rural Service Agency (RSA). During the middle years of the past decade, housing prices were especially high in relation to incomes, and mortgage lending restrictions were substantially loosened, with the result that fewer households relied

on government-backed financing for home purchases. However, more recently, with the gradual recovery of the housing market, government-backed financing has served a major share of homebuyers once again, though the total number of purchases has been comparatively low. A total of 1,028 households applied for loans in 2011 to purchase Camarillo housing units. For government-backed financing, there were 311 applications in 2011, 30 percent of the total.

TABLE 7-44 summarizes the disposition of loan applications for home purchase loans in Camarillo. The rates of approval for conventional loans and government loans are comparable, though the rate for government-backed loans in slightly higher.

TABLE 7-44: Disposition of Home Purchase Loans

Loan Type	Total Applications	% Approved[1]	% Denied[2]	% Withdrawn or Incomplete
Conventional	717	75.2%	9.3%	15.5%
Government-Backed	311	79.4%	10.6%	10.0%
Totals	1,028	76.5%	9.7%	13.8%

Source: Home Mortgage Disclosure Act (HDMA) data, jumbo conforming loans, 2011
Notes:
1. "% Approved" includes all applications approved by the lenders, regardless of whether they were accepted by the applicants.
2. "% Withdrawn or Incomplete" includes all applications withdrawn by the applicants or closed for incomplete information.

The recent (2007) crisis in the mortgage industry affected the availability and cost of real estate loans, although the long-term effects are unpredictable. The credit "crunch" resulted when "sub-prime" lenders made it possible for low-income families or others who could not qualify for standard mortgages to become home owners even though they might not have had the credit history and income to support repayment of the loans.

The problem typically occurs with adjustable rate mortgages (ARM's) after the initial fixed interest rate period expires (often three years) and the interest rate converts to market. Because ARM's often offered "teaser" initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the loan converts to market rate. When property values were increasing, as was the case from 2000 to 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, with declining values, many homeowners owed more than the resale value of their homes, making refinancing impossible. As a result of these conditions, there was a significant rise in foreclosure rates.

The numbers of foreclosures dropped throughout California from high levels during 2007 to a first quarter level during in 2013 that was the lowest first quarter since 2005. For Camarillo, the number of Notices of Default dropped from a first quarter high of 2,648 in 2007 to a first quarter total of 1,255 during 2012, a reduction of 52.6 percent. Then during the following year, from the first quarter of 2012 to the first quarter of 2013, the total dropped from 1,255 to 411, a further reduction of 67.3 percent. With stricter standards now, the number of foreclosures

will probably remain low for the immediate future. However, change in mortgage underwriting standards is likely to have greater impacts on low income families than on other segments of the community.

Camarillo is similar to most other communities with regard to private sector home financing programs. In addition, Camarillo participates in a Mortgage Credit Certificate program that offers homebuyers a tax credit and assists in qualifying for a home loan. The City is also a participant in the California Rural Housing Mortgage Finance Authority homebuyer fund that provides low-interest loan to first-time home buyers. Low-interest loans and grants are also offered through the Community Development Block Grant Program for home improvements to help maintain existing housing units.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of the city.

7.4.3 Fair Housing

Fair housing issues are addressed in Camarillo through anti-discrimination programs and two rent review commissions.

A. ANTI-DISCRIMINATION

State law prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. Camarillo participated in a countywide consortium that prepared an Analysis of Impediments to Fair Housing Choice in 2010. Such impediments are typically any action, omission, or decisions that have the effect of restricting housing choices or the availability of housing on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

Fair housing programs, referral, and counseling for Camarillo residents are funded through the City's CDBG program. The City contracts with the Housing Rights Center, a fair housing agency for these services.

B. RENT REVIEW COMMISSIONS

In addition to the fair housing program, two rent review commissions have been established by the City Council to assist in resolving rental disputes between tenants and landlords. The Rent

Review Commission for Multi-Family Housing assists in the resolution of rental disputes in connection with multi-family residential facilities of five or more units. The Commission's determination is only advisory to tenants and landlords and cannot be appealed to or subject to any review by the City Council. Those filing a complaint may be charged a fee to cover the cost of stationery, postage, clerical support and telephone charges.

Similarly, the Rent Review Commission for Mobile Home Parks assists in the resolution of rental disputes by reviewing proposed rent increases if petitioned to do so by one or more tenants. The Commission evaluates the proposed increase based on actual and anticipated park operating expenses and income, vacancy rates, length of leases and other information to reach a recommendation. If any party finds the recommendation unacceptable, the matter is submitted to binding arbitration, the cost of which is borne equally by the park owner and the petitioning tenant(s). The arbitrator is guided by the criteria established by the City Council in determining what a fair and just return is. The arbitrator's determination is final and conclusive.

7.5 HOUSING PLAN

7.5.1 Goals and Policies

The housing goals of Camarillo are to:

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

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

Goal 3 *Ensure that the quality of residential development is adequate to protect the health, safety and general welfare of City residents.*

In support of these goals, the following policies are adopted:

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

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 arbitrary factors.*

7.5.2 Housing Programs

This section describes the City's housing programs, including the funding source and objectives for the 2013 – 2021 planning period.

1. AFFORDABLE HOUSING AGREEMENT

To maintain a supply of affordable housing, maximize the number of affordable units to eligible households, and preclude windfall profits, the City requires developers of projects (including affordable housing units for which a density bonus exemption or other incentive(s) is granted) to enter into an Affordable Housing Agreement which:

a. Establishes the sales prices or rents of the affordable units for lower-income households (i.e., extremely low, very low and low income);

b. Establishes the number, type, and phasing of affordable units;

c. Limits through deed restriction the initial and subsequent renters/purchasers of affordable units to those certified by the City as being eligible households;

d. Requires for-sale affordable units to be owner-occupied;

e. Limits the resale price of an affordable unit to that which is affordable to the same income category as the seller;

f. Provides for the City to receive any proceeds of the last sale or transfer under the terms of the agreement that are in excess of the amount at which the unit could be purchased; and

g. Affordable housing agreements shall be for a minimum period of 30 years.

Responsible Agency:	Department of Community Development
Timeframe:	Ongoing
Funding source:	General fund
Program objective:	Maintain a long-term supply of affordable housing and preclude windfall profits.

2. ENCOURAGEMENT OF ELDERLY, AFFORDABLE AND RENTAL HOUSING THROUGH RESIDENTIAL DEVELOPMENT CONTROL SYSTEM CRITERIA

In order to encourage the provision of elderly, affordable and rental housing under the Residential Development Control System, Part B of the allocation criteria was amended to award bonus points over and above the other points earned by a project. This action would encourage developers to offer a portion of their project as elderly, affordable or rental housing. This would target projects which are not comprised completely of such housing or which do not offer at least 25 percent of their units as affordable (which would then qualify for a density bonus).

In addition to the criteria set forth in Title 20 of the Camarillo Municipal Code, the City Council has the power to use (and has used) supplemental criteria that are consistent with the intent of the Residential Control System and the General Plan. These criteria include whether the project will enable the City to provide a balance of housing types and values that will accommodate a variety of families including families of moderate income and families of limited or fixed incomes. The City Council also considers the general location, type, value, size and relationship to adjoining properties in order to ensure reasonable public services and not unduly increase the costs for providing such services.

Responsible Agency:	Department of Community Development
Timeframe:	Ongoing
Funding source:	General fund
Program objective:	Increase the supply of elderly affordable or rental housing through the residential development control system.

3. DESIGN AND DISPERSAL OF INCLUSIONARY AND/OR DENSITY-BONUS AFFORDABLE UNITS

In order to minimize the differentiation between affordable and market rate units, and to ensure that no portion of the city contains an overconcentration of affordable units, the City intends to encourage the building of affordable inclusionary housing units in all specific plans and other developments that include market-rate housing. In addition, the City will consider the amendment or creation of policies that encourage developers to design inclusionary and/or density-bonus housing projects with affordable units that are:

a. Dispersed throughout the development for which the affordable housing obligation is created, incentivized or otherwise induced, unless the developer can demonstrate that including the affordable units on-site makes the development economically infeasible.

b. Similar in exterior appearance to market rate units of like plan type (but may include alternate equipment and interior finishes).

c. Available for occupancy at the same time market rate units are available for occupancy in each development phase.

d. Distributed among four target income groups (Extremely-Low, Very Low, Low and Moderate), in accordance with the City's density bonus ordinance, or as otherwise negotiated or incentivized.

e. Distributed among a range of unit sizes and types (i.e. single story, two-story, efficiency) to address the housing needs of a diverse demographic.

f. Subject to an affordability agreement to ensure long-term affordability in accordance with City ordinances and policies.

These proposed policy amendments would not apply to fully affordable housing projects, except to the extent that such a fully affordable housing project will be of a design that

conforms with the City's Community Design Element standards and is compatible with surrounding market rate housing.

Responsible Agency:	Department of Community Development
Timeframe:	Within one year of Housing Element adoption
Funding source:	General fund
Program objective:	Adopt new General Plan policies and/or Zoning Code amendments and/or City Council policies to implement the dispersal and design requirements for affordable housing.

4. SECOND UNITS

Second units provide an effective means of addressing the needs of very low and extremely low income households, including seniors on fixed incomes. The City will continue to allow second units on lots with existing single-family residences, maintaining minimum separation and rear yard requirements to ensure compatibility with adjoining properties, as well as provide brochures and/or informational displays at the Community Development counter and other appropriate locations (with PDF versions for website distribution) detailing the benefits of second units and the process for obtaining approval.

Responsible Agency:	Department of Community Development
Timeframe:	Ongoing
Funding source:	General fund
Program objective:	To provide rental units for low-income households.

5. FAIR HOUSING PRACTICES

In order to discourage discriminatory housing practices, the City supports fair housing programs to investigate discrimination complaints, and provide referral and counseling service. The City contracts with the Housing Rights Center which distributes fair housing materials at various locations throughout the City, including but not limited to City Hall and on the City's website, the Board of Realtors office, and apartment complexes in the City. Fair housing literature is provided in various languages, including English, Spanish, Arabic, and Tagalog. Additionally, the City facilitates fair housing workshops that discuss the importance of fair housing practices for both renters and landlords. The Housing Rights Center also investigates fair housing violations as well as responds to complaints regarding fair housing issues.

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

6. NONPROFIT HOUSING ORGANIZATIONS

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 Farmworkers, and Cabrillo Economic Development Corporation) to pursue the development and preservation of affordable housing. Between 2011 and 2013, the City provided a donation of $100,000 to the Ventura County Housing Trust Fund (VCHTF). These funds, totaling $750,000 from various agencies, were used as loans to future affordable housing projects in Ventura County.

The City will also provide staff and clerical aid in completing funding applications and serve as liaison with state and federal funding agencies as well as providing technical assistance on engineering and planning matters. The City will continue to meet with non-profits to discuss potential affordable housing opportunities in the City, especially for very low and extremely low income households and housing for persons with special needs (such as the elderly, farmworkers, and persons with disabilities, including persons with 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:	Department of Community Development
Timeframe:	Ongoing
Funding source:	General fund
Program objective:	To maximize the uses of all housing resources to assist affordable housing.

7. CODE COMPLIANCE

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

Responsible Agency:	Department of Community Development
Timeframe:	Ongoing
Funding source:	General fund
Program objective:	To maintain and preserve existing housing stock.

8. PRESERVATION OF EXISTING AFFORDABLE HOUSING

The City shall continue to strive to preserve existing affordable housing. This includes avoiding the intrusion of commercial and industrial land uses in existing residential neighborhoods as well as preserving the existing stock of affordable housing. In addition, the City shall assist in minimizing the number of units lost when affordability agreements terminate.

Most of the City's affordable housing projects are not at risk of converting to market rate during the ten-year 2013-2023 at-risk housing planning period. Only two assisted developments have restrictions that could expire during this time: Ponderosa Village Senior Apartments and Corte Madera apartments.

Assisted units identified as at risk of conversion will be monitored, and the City will facilitate the extension of affordability covenants through appropriate means, including purchase by a non-profit organization. The City will also ensure that owners of at-risk housing comply with noticing requirements, tenant education, and include a timeline for the

conversion/preservation of the units. The City will continue to monitor the at-risk units to insure compliance with any statutory requirements.

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

9. 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:	AHACV; Department of Community Development
Timeframe:	Ongoing
Funding source:	Section 8 funds
Program objective:	To ensure that Housing Choice Vouchers (Section 8) payment standards support local rent levels.

10. INCLUSIONARY HOUSING PROGRAMS

In 2006, the City Council adopted an Inclusionary Housing Policy that establishes guidelines for the inclusion of affordable housing within residential developments. Based on this policy, each residential development shall be reviewed to consider the inclusion of affordable housing units for a range of incomes, including lower and moderate income households. The guidelines apply to new residential developments and the conversion of existing apartments to condominiums. Developments within the Springville Specific Plan area are also obligated to provide inclusionary housing units. The City of Camarillo has prepared a public handout that describes the inclusionary housing policy and what is expected from developers. The handout is available at the public counter. The City will continue to maintain a monitoring program for the inclusionary housing units to support the successful implementation of this program.

Responsible Agency:	Department of Community Development

Timeframe:	Ongoing
Funding source:	General fund
Program objective:	Continue to maintain a monitoring program to support the successful implementation of this program

11. ADEQUATE SITES

The City has a Regional Housing Needs Allocation (RHNA) of 2,224 units, including 539 extremely low/very low income, 366 low income, 411 moderate income, and 908 above moderate income units for the 2014-2021 RHNA planning period. The City is committed to ensuring adequate capacity in its residential sites inventory to meet its RHNA.

Responsible Agency:	Department of Community Development
Timeframe:	Ongoing
Funding source:	General fund
Program objective:	Provide adequate residential sites and opportunities for affordable housing commensurate with the City's RHNA.

12. SINGLE ROOM OCCUPANCY (SRO) HOUSING

The Camarillo Zoning Code does not currently define SROs or include specific provisions for their development. The City will amend the Zoning Code within two years of adoption of the Housing Element to facilitate the development of this housing type.

Responsible Agency:	Department of Community Development
Timeframe:	Within two years of Housing Element adoption
Funding source:	General fund
Program objective:	To provide housing opportunities for extremely low income and special needs households.

13. 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:	Department of Community Development
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.

14. HOUSING REHABILITATION ASSISTANCE

The City utilizes CDBG funds to operate a Housing Rehabilitation Program. The program provides loans at below-market interest rates to lower income households to address health and safety issues, code violations, overcrowding, accessibility, and maintenance and repairs. In addition, the City is working with Habitat for Humanity to provide maintenance and repairs for lower income households through Habitat's Neighborhood Revitalization Program.

Responsible Agency:	Department of Community Development
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.

15. PRESERVATION OF MOBILE HOME PARKS

The City previously assisted in the conversion of two mobile home parks to resident ownership. The City will continue to monitor and where possible assist the preservation of mobile home parks as an affordable housing resource.

Responsible Agency:	Department of Community Development
Timeframe:	Ongoing
Funding source:	General Fund, CDBG
Program objective:	To retain affordable housing opportunities in mobile home parks, whenever feasible.

7.5.3 Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in TABLE 7-45.

TABLE 7-45 Quantified Objectives – 2013-2021 City of Camarillo

	Income Category					
	Ex. Low	V. Low	Low	Mod	Upper	Totals
New Construction (RHNA)	266	273	366	411	908	2,224
Rehabilitation Assistance	8	20	20	--	--	48
Conservation of At-Risk Housing	56	73	16	--	--	145

APPENDIX A – EVALUATION OF THE 2008 HOUSING ELEMENT

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element, adopted in 2003 and evaluates the degree to which these programs have been implemented during the previous planning period, 2008 through 2014 (amended by SB 375 to close on October 15, 2013). This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2013-2021 Housing Implementation Program.

Table 7-A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table 7-A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the past planning period.

Table 7-A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

TABLE 7-A-1 Housing Element Program Effectiveness Evaluation – City of Camarillo 2008-2014

Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
1. Affordable Housing Agreement To maintain a supply of affordable housing, maximize the number of affordable units to eligible households, and preclude windfall profits, the City requires developers of projects (including affordable housing units for which a density bonus exemption or other incentive(s) is granted) to enter into an Affordable Housing Agreement.	General Fund	Maintain long-term supply of affordable housing and preclude windfall profits.	The City has implemented affordable housing agreements with a variety of programs for over 30 years. In the last year, Camarillo has had several affordable homes resale in the last year and the affordability agreement was transferred to the new home owners. The 384-unit AMLI apartment complex that was approved in 2011 requires a development agreement for the affordable housing units. The agreement will be completed prior to issuance of any building permits. In addition, the City has approved the following additional residential projects: • 84 units (RPD-172) • 75 units (RPD-183) • 57 units (RPD-184) • 163 units (RPD-178) All of these projects require approval of an affordable housing agreement prior to issuance of any building permits.	This program continues to be appropriate and will be included in the 2013-2021 Housing Element.
2. Design of Affordable Housing In order to minimize the differentiation between affordable and market rate units, require that affordable units included within a project for which a density bonus, exemption or other incentive(s) has been granted are: a. Similar in exterior appearance to market rate units of like plan type and may include alternate	General Fund	Minimize difference between affordable and market rate units.	Camarillo continues to review residential developments to ensure that the affordable units have similar exterior treatments as the market rate units.	This is not an ongoing City requirement and not a specific program. This requirement is discussed in the Housing Constraints section and not included in the 2013-2021 Housing Element as a housing program.

TABLE 7-A-1 Housing Element Program Effectiveness Evaluation – City of Camarillo 2008-2014

Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
equipment b. Available equally in each development phase c. Distributed among four target income groups (Extremely-Low, Very Low, Low and Moderate). d. Include a range of unit sizes to address the needs of seniors, larger households and reduce overcrowding.				
3. <u>Encouragement of Elderly, Affordable and Rental Housing Through Residential Development Control System Criteria</u> In order to encourage the provision of elderly, affordable and rental housing under the Residential Development Control System, Part B of the allocation criteria was amended to award bonus points over and above the other points earned by a project. This action would encourage developers to offer a portion of their project as elderly, affordable or rental housing.	General Fund	Increase supply of elderly affordable or rental housing through the residential development control system.	Camarillo has used the Residential Development Control System as a tool in providing affordable housing for over 25 years. In 2011, the City allocated 300 units under the residential development control system for the 384 unit AMLI apartment development. The developer agreed to provide $200,000 to fund additional affordable housing with $100,000 designated for the Ventura County Housing Trust fund and in return the City permitted 9 additional market rate units. The remaining 75 units are exempt as they are designated for low and very low income persons. As a result of the exemptions the developer was be able to construct the entire apartment complex in 2013.	This program continues to be appropriate and will be included in the 2013-2021 Housing Element.
4. <u>Maintenance of Density Balance</u> Evaluate General Plan Amendment requests that change residential density in	General Fund	Provide a variety of densities and housing in new development.	Camarillo continued to provide for a residential mix in new developments. All developments approved were developed at the density range designated in the General Plan.	This is an ongoing requirement of State law and is merged with Program 19 (discussed later) to formulate a program in the 2013-2021 Housing Element

TABLE 7-A-1 Housing Element Program Effectiveness Evaluation – City of Camarillo 2008-2014

Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
relation to the impact on the distribution of residential densities with consideration given to this provision.				for ensuring adequate sites for the City's RHNA.
5. Second Units Second units provide an effective means of addressing the needs of very-low- and extremely-low-income households, including seniors on fixed incomes.	General Fund	Continue to allow second units on lots with existing single-family residences. Provide brochures and/or informational displays at the Community Development counter and other appropriate locations (with PDF versions for website distribution) detailing the benefits of second units and the process for obtaining approval.	The City's Housing Element was not certified by the State until August 2009, which delayed program implementation. Since certification, the City has continued to market the second residential unit program. The second residential handout material was updated in 2010 and in 2011 and made available on the City's website. Though the City ministerially approves requests for second residential units, only four second unit permits have been issued between 2008 and 2012, for an average of about one unit per year.	This program continues to be appropriate and will be included in the 2013-2021 Housing Element.
6. Fair Housing Practices In order to discourage discriminatory housing practices, the City will support fair housing programs to investigate discrimination complaints, and provide referral and counseling service.	CDBG	Continue to contract with the Housing Rights Center to provide fair housing services to residents. Facilitate fair housing workshops that discuss the importance of fair housing practices for both renters and landlords.	The City continues to offer fair housing services to residents. This service has been provided by the Housing Rights Center and is funded with CDBG funds. On Nov. 29, 2012 and April 7, 2011 a Fair Housing Forum for the public was conducted at the Camarillo Library. An additional fair housing workshop was conducted on June 16, 2011 to train City employees about their obligations under fair housing law.	This program continues to be appropriate and will be included in the 2013-2021 Housing Element.
7. Nonprofit Housing Organizations In order to maximize the use of all In order to maximize the use of all funding sources, the City will continue to support the formation and efforts of	General Fund	Conduct an annual housing forum where all non-profits and housing providers are invited to discuss housing opportunities in the City of Camarillo. Continue to support the formation and efforts of nonprofit organizations and	Camarillo continues to coordinate with non profits and housing providers to see that all housing resources are used to assist affordable housing. The City on December 5, 2012 held a Housing Forum at the Camarillo Library. At the meeting an overview of residential development and housing opportunities was presented. The City in 2011 and 2012 contributed $33,333.33 each year to the Ventura County Housing Trust Fund and will	With the present economic downturn, new residential developments are not being built, and affordable housing opportunities were not available. Camarillo continues to explore future opportunities and when an

TABLE 7-A-1 Housing Element Program Effectiveness Evaluation – City of Camarillo 2008-2014

Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
nonprofit organizations and citizens groups who are eligible to apply for federal and state housing funds and who may sponsor proposals to provide affordable housing.		citizens groups. Continue to cooperate with the Ventura County Area Housing Authority and/or other nonprofit organizations, (such as the Many Mansions and Habitat for Humanity of Ventura County). Provide staff and clerical aid in completing funding applications and serve as initiator and liaison with state and federal funding agencies as well as providing technical assistance on engineering and planning matters. Continue to meet with non-profits to discuss potential affordable housing project opportunities within the City. Continue to expedite entitlements and assist with the financing of non-profit affordable housing projects.	contribute the same amount in 2013 for a total contribution of $100,000. The City is a board member and helps determine which affordable housing project receives housing trust funds. The funds can be used for predevelopment and construction costs associated with affordable housing.	opportunity becomes available, will support the expansion of affordable housing if funding is available. If a project or program is consistent with Camarillo's Housing Element and Consolidated Plan, the City is willing to support applications for HOME funds. This program continues to be appropriate and will be included in the 2013-2021 Housing Element.
8. <u>Article 34 Authority</u> The City has the authority pursuant to an initiative under Article 34 of the California Constitution, to develop, construct, or acquire a low rent housing project. As a result, the City will continue its monitor	General Fund	Compliance with Article 34 to develop construct, or acquire low rent housing projects.	Camarillo continues to monitor its compliance with its Article 34 Authority.	This is a requirement under State law. However, the City does not typically serve as developer or owner of low-cost housing. Furthermore, with the dissolution of the Camarillo Redevelopment Agency, the City's ability to facilitate

TABLE 7-A-1 Housing Element Program Effectiveness Evaluation – City of Camarillo 2008-2014

Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
compliance with this provision.				affordable housing development is greatly compromised. This program is not included in the 2013-2021 Housing Element.
9. Maintenance of Housing In order to encourage the maintenance of existing housing in desirable condition, the City shall continue to encourage the maintenance of residential structural and site conditions.	General Fund	Maintain a proactive code compliance program. Refer property owners to appropriate maintenance and repair assistance programs. Respond to citizens' code compliance issues.	Camarillo continues to provide a proactive code compliance program, in conjunction with Building and Safety.	This program continues to be appropriate and will be included in the 2013-2021 Housing Element.
10. Affordable Housing Site Criteria In order to provide an appropriate residential environment, apply the site selection criteria for non-market rate housing used by HUD and CHFA or other programs established by the City in evaluating affordable housing proposals.	General Fund	Apply the site selection criteria for non-market rate housing used by HUD and CHFA.	In 2011, the City approved the 384 unit AMLI apartment complex that assigned 75 units for low and very low income units. The apartments are in the Springville Specific Plan area that includes parks and is close to schools and commercial shopping. In approving the development made sure the site was an appropriate location and environment for affordable housing. In 2011, the City approved TT-5561, RPD-172, 183, and 184 for Laro Properties in the Springville Specific Plan. The developer proposes to utilize a 2 acre lot for the development of affordable housing. The lot was created as part of TT-5561, which ensured that the site was of adequate size and location appropriate for affordable housing.	Utilizing sound site planning criteria to evaluate project proposals is an ongoing function of the Planning Department. This is not included in the 2013-2021 Housing Element as a specific housing program.
11. Preservation of Existing Affordable Housing The City shall continue to strive to preserve existing affordable housing. This includes avoiding	CDC funds, CDBG funds, General Fund	Assist in minimizing the number of units lost when affordability agreements terminate. Assisted units identified as at risk of conversion will be	Camarillo continues to monitor the affordable housing agreements as well as at-risk housing developments to make sure that affordable housing opportunities are maintained.	Preservation of existing affordable housing is an important strategy. This program continues to be appropriate and will be

TABLE 7-A-1 Housing Element Program Effectiveness Evaluation – City of Camarillo 2008-2014

Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
the intrusion of commercial and industrial land uses in existing residential neighborhoods as well as preserving the existing stock of affordable housing.		monitored and the City will facilitate the extension of affordability covenants through appropriate means. Ensure that owners of at-risk housing comply with noticing requirements, tenant education, and include a time line for the conversion/ preservation of the units. Continue to monitor the at-risk units to insure compliance with any statutory requirements.		included in the 2013-2021 Housing Element.
12. Section 8 Fair Market Rents In order to increase the number of rental units eligible for inclusion in the Section 8 Housing Assistance Payments Program the city should support the efforts of the Area Housing Authority to gain Federal approval of higher fair market rents.	General Fund	Support the efforts of the Area Housing Authority to gain Federal approval of higher fair market rents.	The City is a member of the Area Housing Authority of the County of Ventura that maintains the Housing Choice Vouchers (Section 8) program in Camarillo.	This is part of the City's effort to promote the Housing Choice Vouchers program. This program is included in the 2013-2021 Housing Element.
13. Revenue Bonds/Tax Credits The City will continue to assist applications for tax credits and revenue bonds.	Revenue bonds; low-income housing tax credits	Support future revenue bond applications when opportunities arise.	There were not any applications for revenue bonds/tax credits for affordable housing in 2011 or 2012. Had there been any applications the City would have supported the preparation of the applications.	With the dissolution of the Camarillo Redevelopment Agency, the City's ability to issue bonds for affordable housing in the future is limited. Furthermore, bonds and tax credits are potential funding sources, not a specific City housing program. This is not included in the 2013-2021

TABLE 7-A-1 Housing Element Program Effectiveness Evaluation – City of Camarillo 2008-2014

Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
				Housing Element as a housing program.
14. Density Bonus The City shall comply with the provisions of state law when an eligible developer requests a density bonus or other modifications to development standards such as reduced setbacks or waiver of the recreational vehicle parking requirement.	General Fund	Amend the Municipal Code to comply with state law once the State completes the revisions to density bonus law.	The Housing Element was certified by the State in August 2009, which delayed implementation of this program. The City waited until the State of California had updated State law regarding density bonuses to update the Municipal Code. In September 2012, the City of Camarillo amended the Municipal Code to comply with State law on density bonuses and other development incentives.	The City will continue to offer density bonus as an incentive to encourage affordable housing. However, the zoning amendment is completed and is not included in the 2013-2021 Housing Element as a housing program.
15. Right of First Refusal Where legally possible, require as a condition of approval the right of the City to have the first opportunity to purchase the land that was proposed to include low cost units for sale or rent.	CDBG funds, General Fund	Require as a condition of approval the right of the City to have the first opportunity to purchase the land that was proposed to include low cost units for sale or rent.	Since 2008, the City has not used its right of first refusal to acquire sites for affordable housing.	With the dissolution of the Camarillo Redevelopment Agency and reduced CDBG funds, the City is not likely to be in the position of acquiring land for affordable housing. This program is not included in the 2013-2021 Housing Element.
16. Community Development Block Grant The City's Community Development Block Grant (CDBG) funds are used to support the continuum of care that addresses homelessness, fair housing, social service programs, affordable housing, and residential rehabilitation.	CDBG	Support the City's continuum of care that addresses homelessness, fair housing, public service programs, affordable housing, and residential rehabilitation.	Camarillo continues to support its "continuum of care" as well as the fair housing, economic development, and residential rehabilitation programs with CDBG funds.	CDBG is a funding source. This is not included in the 2013-2021 Housing Element as a separate housing program.

TABLE 7-A-1 Housing Element Program Effectiveness Evaluation – City of Camarillo 2008-2014

Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
17. Inclusionary Housing Programs In 2006 the City Council adopted an Inclusionary Housing Policy that establishes guidelines for the inclusion of affordable housing within residential developments. Based on this policy, each residential development shall be reviewed to consider the inclusion of affordable housing units for a range of incomes, including lower- and moderate-income households.	General Fund	Prepare a procedure guide and maintain a monitoring program for the inclusionary housing units to support the successful implementation of this program.	Developments within the Springville Specific Plan are obligated to provide inclusionary housing units. In addition, the City of Camarillo has prepared a public handout that describes the inclusionary housing policy and what is expected from developers. The handout is available at the public counter.	This program continues to be appropriate and will be included in the 2013-2021 Housing Element.
18. Emergency Shelter and Transitional Housing In 2007, Senate Bill 2 amended state law regarding emergency shelters and transitional housing. Senate Bill 2 generally requires that emergency shelters be permitted by-right in at least one zoning district.	General Fund	Continue to support countywide efforts such as the Winter Warming Shelter and the RAIN transitional housing facility and local organizations in their programs to assist those who are re-establishing themselves Amend the Municipal Code in 2010 in conformance with the emergency shelter provisions of Senate Bill 2. Add transitional housing and supportive housing as permitted uses within residential zone districts.	In 2010, the City amended its Zoning Code to permit emergency shelters by-right in the M-1 zone. The amendment also permitted transitional housing in the RPD zone. However, under the provisions of SB 2, transitional housing, meeting the definition outlined in Health and Safety Code section 50675.2(h), is allowed wherever residential use is permitted, subject to the same standards that apply to that zone. The 2010 amendment permits transitional housing only in PRD-20U zones or greater, while regular single-family housing in the PRD zone has no such restriction. The City amended the Zoning Code again in May 2013 to comply with State law to treat transitional and supportive housing as a residential use and be permitted in the same manner as similar uses in the same zone. The City amended its Zoning Code to include provisions for supportive housing in May 2013.	This program is complete and is not included in the 2013-2021 Housing Element.

TABLE 7-A-1 Housing Element Program Effectiveness Evaluation – City of Camarillo 2008-2014

Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
19. General Plan Amendments As General Plan amendments are evaluated, lands shall be considered for reuse, mixed-use and infill potential, with affordable housing opportunities through the designation of appropriate densities and land use types.	General Fund	Provide opportunities for affordable housing commensurate with the City's regional housing need.	For over 30 years Camarillo has provided for affordable housing opportunities as part of General Plan amendments. No change is anticipated.	This is an ongoing requirement of State law and is merged with Program 4 (discussed earlier) to formulate a program in the 2013-2021 Housing Element for ensuring adequate sites for the City's RHNA.
20. Farmworker Housing The City currently allows farmworker housing in the Residential Planned Development district, and subject to a conditional use permit in the O-S, A-E and R-E districts.	General Fund	Amend the Municipal Code to conform to the State Health and Safety Code (Section 17021.5 and 17021.6) that pertains to farmworker housing.	In 2012, the City amended its Zoning Code to remove farmworker housing as a conditionally permitted use in the OS and RE zones, with findings that these zones are not intended to have agricultural uses as primary uses and there are limited opportunities for agricultural activities in these zones. The amendment also made farmworker housing a permitted use in the AE zone, which is designated for exclusive agricultural uses. The McGrath family is still working with the County of Ventura to receive permits to build farmworker housing on the periphery of Camarillo. In pursuit of assisting the McGrath family the City provided sewer service without which due to high ground water the housing could not be built.	This program has been completed and is not included in the 2013-2021 Housing Element.
21. 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.	General Fund	Continue to allow modifications in development standards as an incentive to encourage the development of housing for lower-income households. Periodically review the Municipal Code requirements to ensure design standards do not impede the development of	Camarillo has been implementing this program for many years. No change is anticipated.	This program continues to be appropriate and will be included in the 2013-2021 Housing Element.

TABLE 7-A-1 Housing Element Program Effectiveness Evaluation – City of Camarillo 2008-2014

Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
		affordable housing.		
22. Reasonable Accommodation Ordinance (Persons With Disabilities) The City will adopt a Reasonable Accommodation Ordinance to facilitate the processing of requests and provide exceptions in zoning and land use regulations for persons with disabilities.	General Fund	Adopt a Reasonable Accommodation Ordinance.	The City adopted a Reasonable Accommodation Ordinance in August 2011. The Ordinance facilitates the processing of requests and provides exceptions in zoning and land use regulations for persons with disabilities.	This program is completed and will no longer be included in the 2013-2021 Housing Element.
23. Residential Rehabilitation Program Continue to implement the City of Camarillo Residential Rehabilitation Program to provide rehabilitation loans for qualifying residents to maintain and enhance residential neighborhoods and preserve affordable housing.	CDBG	Continue to implement the City of Camarillo Residential Rehabilitation Program.	During 2012 Camarillo assisted the rehabilitation of five units including four very low, and one low income units. This brings the total number of units rehabilitated during the planning period to 33, which is significantly greater than the 10 units anticipated when the Housing Element was prepared.	This program continues to be appropriate and will be included in the 2013-2021 Housing Element.
24. Preservation of Mobile Home Parks The City previously assisted the conversion of two mobile home parks to resident ownership. Two additional parks have submitted applications to subdivide their property.	General Fund, CDBG, Mobile Home Park Resident Ownership Program.	Continue to monitor and where possible assist the preservation of mobile home parks as an affordable housing resource.	The Camarillo Mobile Home Park's subdivision application was approved in 2010. The City will monitor the Camarillo Mobile Home Park and will assist with the tenants purchasing of lots, where feasible. The park owner has offered to extend the residents' leases; the impact on residents should be minimized.	This program continues to be appropriate and will be included in the 2013-2021 Housing Element.
25. Definition of Family The City will examine and amend	General Fund	Amend the Zoning Code to define a family as "one or more	The City amended the Municipal Code definition of family to be consistent with current law and to insure it did not	This program is completed and is not included in the

TABLE 7-A-1 Housing Element Program Effectiveness Evaluation – City of Camarillo 2008-2014

Program	Funding Source	Program Objectives	Accomplishments	Appropriateness
its definition of family to ensure it does not act as a constraint on the development, maintenance and improvement of housing for persons with disabilities.		persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."	constrain the development, maintenance, and improvement of housing for persons with disabilities in August 2010.	2013-2021 Housing Element.

TABLE 7-A-2 Appropriateness of Housing Goals and Policies City of Camarillo

Goals	Appropriateness
1. Protect the qualities that have created a highly desirable living environment in the City.	Appropriate - retain
2. Encourage the availability of a variety of housing designs, tenures and prices to meet the needs of present and future City residents.	Appropriate - retain
3. Ensure that the quality of residential development is adequate to protect the health, safety and general welfare of city residents.	Appropriate - retain
Policies	
1. Preserve the high quality of the City's existing housing stock and residential environment.	Appropriate - retain
2. Meet the City's local housing needs commensurate with its fair share of regional needs, including housing that is affordable to all income groups, to the maximum extent feasible.	Appropriate - retain
3. Promote accessibility to housing opportunities by all households, regardless of income, race, color, religion, sex, marital status, age, household size or physical disability.	Appropriate - retain

Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table 7-A-3.

TABLE 7-A-3 Progress in Achieving Quantified Objectives City of Camarillo 2008-2014

	Income Category					
	Ex. Low	V. Low	Low	Mod	Upper	Totals
Objectives						
New Construction*	364	363	591	687	1,335	3,340
Rehabilitation	4	3	3	--	--	10
Conservation	(a)	90	--	--	--	90
Accomplishments						
New Construction*	--	58	608	279	449	1,394
Rehabilitation	--	22	11	0	0	33
Conservation	--	76	0	0	0	76

*Quantified objective for new construction is for the period 1/11/2006-6/30/2014 per the RHNA
(a) Camarillo preserved the 305-unit Mira Vista Village apartments in 2006. Due to technicalities in California State law the City cannot receive credit for the units in the Quantified Objectives.

APPENDIX B – RESIDENTIAL LAND INVENTORY 2013-2021

A. SPRINGVILLE SPECIFIC PLAN

Table 7-B-1 and Figure 7-B-2 summarizes the remaining residential capacity in the Springville Specific Plan.

Table 7-B-1 Springville Specific Plan Sites

Map ID	APNs	Land Use	Acreage	Density	Anticipated Units	Remaining Capacity				Application Number
						Lower	Mod	Upper	Total	
23	1570020200 1570020210 1570030350 1570030180 1570020185	Low-Medium Density	14.5	10	90	18	0	72	90	
			6.1		55	11	46	0	57	T-5561/RPD-184
			8.2		55	15	0	60	75	T-5561/RPD-183
		Medium Density	5.9	18	63					
			2.5		30	16	0	68	84	T-5561/RPD-172
			2.5		30					
			6.1		102	20	82	0	102	n/a
			7		110	22	88	0	110	n/a
			11.5		135	32	0	131	163	RPD-178
			11.8		150	33	0	132	165	RPD-177
		Mixed Use/Commercial	12.3	25	25	10	0	40	50	CUP-350
		High Density	15	30	375	0	0	0	0	n/a
			2		40	40	0	0	40	n/a
		Senior Housing	3	30	90	90	0	0	90	n/a
		Total	**108.4**	--	**1,350**	**307**	**216**	**503**	**1,026**	

Notes:
1. Includes all units that will not be permitted prior to January 1, 2014.

B. CAMARILLO COMMONS STRATEGIC PLAN

The potential residential capacity of the Camarillo Commons Strategic Plan is summarized in Table 7-B-2 and Figure 7-B-3.

TABLE 7-B-2 Camarillo Commons Strategic Plan – Potential Residential Projects Sites

Map ID	APN	Zoning	GP	Lot size (Acres)	Density	Realistic Net Capacity	Existing Use/Site Considerations	Note	From 2008-2014 Housing Element
A: Mobil Avenue/Pickwick Drive									
17	1650080255	CCM	CMU	0.83	20	13	Office building	This area would have mixed use with office or commercial on the lower floor with an average density of 20 units to the acre.	✓
	1650080355	CCM	CMU	0.65	20	10	Church		✓
	1650080515	CCM	CMU	0.98	20	15	Office building		✓
	1650080535	CCM	CMU	0.20	20	3	Office building		✓
	1650080505	CCM	CMU	1.27	20	20	Church		✓
	1650080525	CCM	CMU	0.45	20	7	Church		✓
	1650080595	CCM	CMU	1.37	20	21	Office building		✓
	1650140205	CCM	CMU	0.92	20	14	Shopping center		✓
	1650140195	CCM	CMU	0.93	20	14	B & B hardware		✓
	1650140215	CCM	CMU	1.85	20	29	Post Plaza		✓
Total				**9.45**		**146**			
B: Pickwick Drive NE									
18	1650140015	CCM	CMU	1.27	25	25	Retail	This area would have a mixed use and stand alone high density multi-family residential land uses. The density would range from an average of 20 units to the acre for the mixed uses and to an average of 30 units to the acre for the stand alone multi-family.	✓
	1650140025	CCM	CMU	0.85	25	17	Retail		✓
	1650140035	CCM	CMU	0.85	25	17	Retail		✓
	1650140045	CCM	CMU	0.85	25	17	Retail		✓
	1650140055	CCM	CMU	0.56	25	11	Retail		✓
Total				**4.38**		**87**			

TABLE 7-B-2 Camarillo Commons Strategic Plan – Potential Residential Projects Sites

Map ID	APN	Zoning	GP	Lot size (Acres)	Density	Realistic Net Capacity	Existing Use/Site Considerations	Note	From 2008-2014 Housing Element
C: Pickwick Drive SE									
19	1650140105	CCM	CMU	0.84	20	13	Retail	This area would have mixed-use with office/residential land uses with an average density of 20 units to the acre.	✓
	1650140125	CCM	CMU	0.83	20	13	Retail		✓
	1650140175	CCM	CMU	0.84	20	13	Retail		✓
	1650140185	CCM	CMU	0.84	20	13	Retail		✓
Total				**3.35**		**52**			
D: Ponderosa Center									
20	1650080585	CCM	CMU	10.75	20	172	Ponderosa Center	This area would have mixed-use with office/residential over retail land uses with an average density of 20 units to the acre.	✓
	1650080045	CCM	CMU	0.59	20	9	Ponderosa Center		✓
	1650080435	CCM	CMU	0.36	20	5	Vacant		✓
Total				**11.7**		**186**			
E: Arneill/Daily Drive Frontage									
21	1650080545	CCM	CMU	0.67	20	10	Car wash		✓
	1650080565	CCM	CMU	0.45	20	7	Car wash		✓
	1620033210	CCM	CMU	0.21	20	3	Steak and Hoagie		✓
	1620033280	CCM	CMU	0.18	20	2	Restaurant		✓
	1620033300	CCM	CMU	0.31	20	4	Retail		✓
	1620033320	CCM	CMU	0.61	20	9	Burger King		✓
Total				**2.43**		**35**			

TABLE 7-B-2 Camarillo Commons Strategic Plan – Potential Residential Projects Sites

Map ID	APN	Zoning	GP	Lot size (Acres)	Density	Realistic Net Capacity	Existing Use/Site Considerations	Note	From 2008-2014 Housing Element
F: Bowling Alley									
22	1650080575	CCM	CMU	3.35	30	80	Bowling alley	This area would have stand alone attached residential land uses with an average density of 30 units to the acre.	✓
Total				**3.35**		**80**			
G: Raemere Residential Neighborhood									
24	1620033010	CCM	CMU	0.18	18	1	Duplex	Duplex units characterized by uninsulated two bedroom, one bathroom units with an one car garage. The neighborhood was developed in 1957 and most of the structures are overcrowded and aging.	✓
	1620033020	CCM	CMU	0.15	18	1	Duplex		✓
	1620033030	CCM	CMU	0.15	18	1	Duplex		✓
	1620033060	CCM	CMU	0.15	18	1	Duplex		✓
	1620033070	CCM	CMU	0.15	18	1	Duplex		✓
	1620033090	CCM	CMU	0.15	18	1	Duplex		✓
	1620033100	CCM	CMU	0.15	18	1	Duplex		✓
	1620033110	CCM	CMU	0.15	18	1	Duplex		✓
	1620033120	CCM	CMU	0.30	18	1	Duplex		✓
	1620033130	CCM	CMU	0.22	18	1	Duplex		✓
	1620033140	CCM	CMU	0.16	18	1	Duplex		✓
	1620033220	CCM	CMU	0.15	18	1	Duplex		✓
	1620033230	CCM	CMU	0.15	18	1	Duplex		✓
	1620033240	CCM	CMU	0.15	18	1	Duplex		✓
	1620033250	CCM	CMU	0.15	18	1	Duplex		✓
	1620033260	CCM	CMU	0.15	18	1	Duplex		✓

TABLE 7-B-2 Camarillo Commons Strategic Plan – Potential Residential Projects Sites

Map ID	APN	Zoning	GP	Lot size (Acres)	Density	Realistic Net Capacity	Existing Use/Site Considerations	Note	From 2008-2014 Housing Element
	1620033270	CCM	CMU	0.15	18	1	Duplex		✓
	Subtotal			*2.81*		*17*			
25	1620034010	CCM	CMU	0.20	18	1	Duplex	Duplex units characterized by uninsulated two bedroom, one bathroom units with an one car garage. The neighborhood was developed in 1957 and most of the structures are overcrowded and aging.	✓
	1620034020	CCM	CMU	0.16	18	1	Duplex		✓
	1620034030	CCM	CMU	0.16	18	1	Duplex		✓
	1620034040	CCM	CMU	0.16	18	1	Duplex		✓
	1620034050	CCM	CMU	0.16	18	1	Duplex		✓
	1620034070	CCM	CMU	0.16	18	1	Duplex		✓
	1620034080	CCM	CMU	0.16	18	1	Duplex		✓
	1620034090	CCM	CMU	0.16	18	1	Duplex		✓
	1620034100	CCM	CMU	0.16	18	1	Duplex		✓
	1620034110	CCM	CMU	0.19	18	1	Duplex		✓
	1620034120	CCM	CMU	0.18	18	1	Duplex		✓
	1620034135	CCM	CMU	0.15	18	1	Duplex		✓
	1620034145	CCM	CMU	0.16	18	1	Duplex		✓
	1620034155	CCM	CMU	0.16	18	1	Duplex		✓
	1620034165	CCM	CMU	0.17	18	1	Duplex		✓
	1620034175	CCM	CMU	0.17	18	1	Duplex		✓
	1620034185	CCM	CMU	0.17	18	1	Duplex		✓
	1620034195	CCM	CMU	0.17	18	1	Duplex		✓
	1620034205	CCM	CMU	0.17	18	1	Duplex		✓

TABLE 7-B-2 Camarillo Commons Strategic Plan – Potential Residential Projects Sites

Map ID	APN	Zoning	GP	Lot size (Acres)	Density	Realistic Net Capacity	Existing Use/Site Considerations	Note	From 2008-2014 Housing Element
	1620034215	CCM	CMU	0.16	18	1	Duplex		✓
	1620034225	CCM	CMU	0.16	18	1	Duplex		✓
	1620034230	CCM	CMU	0.21	18	1	Duplex		✓
	1620034240	CCM	CMU	0.19	18	1	Duplex		✓
	1620034250	CCM	CMU	0.17	18	1	Duplex		✓
	1620034260	CCM	CMU	0.15	18	1	Duplex		✓
	1620034270	CCM	CMU	0.15	18	1	Duplex		✓
	Subtotal			*4.36*		*26*			
28	162003106	CCM	CMU	0.15	18	1	Duplex	Duplex units characterized by uninsulated two bedroom, one bathroom units with an one car garage. The neighborhood was developed in 1957 and most of the structures are overcrowded and aging.	✓
	162003107	CCM	CMU	0.15	18	1	Duplex		✓
	162003108	CCM	CMU	0.15	18	1	Duplex		✓
	162003103	CCM	CMU	0.15	18	1	Duplex		✓
	162003104	CCM	CMU	0.20	18	1	Duplex		✓
	162003105	CCM	CMU	0.15	18	0	Triplex		✓
	Subtotal			*0.95*		*5*			
Total				**8.12**		**48**			

TABLE 7-B-2 Camarillo Commons Strategic Plan – Potential Residential Projects Sites

Map ID	APN	Zoning	GP	Lot size (Acres)	Density	Realistic Net Capacity	Existing Use/Site Considerations	Note	From 2008-2014 Housing Element
Summary									
Area A		CCM	CMU	9.45	20	146			
Area B		CCM	CMU	4.38	25	87			
Area C		CCM	CMU	3.35	20	52			
Area D		CCM	CMU	11.70	20	186			
Area E		CCM	CMU	2.43	20	35			
Area F		CCM	CMU	3.35	30	80			
Area G		CCM	CMU	8.12	18	48			
Total				**42.78**		**634**			

C. PROPOSED PROJECTS

Table 7-B-3 and Figures 7-B-3 and 7-B-4 summarizes the residential projects that are currently being proposed within the City of Camarillo.

TABLE 7-B-3 Proposed Projects

Map ID	Project	APN	Housing Type	Zoning	GP	Acres	Density	Residential Capacity					Application Number	From 2008-2014 Housing Element
								Very Low	Low	Mod	Upper	Total		
10	Mammana	1620200015	SF	RE	Rural	3.00	3.0	0	0	0	9	9	T-5724	✓
11	Standard Pacific Easton Crossing	2290150195	SF	RPD-5U	LDR	12.20	6.3	0	0	0	77	77	T-5367/ RPD-155	✓
13	Hiji MU	2290320125	MU	CMU	GC	8.68	4.1	0	0	0	36	36	T-5753/ CUP-307	
14	LLS, LLC	1650140065	MU	CMU	CCM	1.02	31.3	0	0	0	32	32	CPD-219	
15	Hiji/TFR	2290150395	MU	CMU	GC	0.50	24.0	0	0	0	12	12	CUP-337	
16	Village Gateway (Fairfield Realty)	2290070210 2290320105 2290320085 2290320095	MF	Current: M1/CPD New: RPD-30U	Current: I/GC New: Residential	32.37	22.3	24	0	0	533	557	GPA Anticipated September 2013	
Total						**86.55**		**24**	**0**	**0**	**699**	**723**		

D. OPPORTUNITY AREAS

Opportunity areas that have been previously identified by the City as likely opportunities for redevelopment are summarized in Table 7-B-4 and Figures 7-B-4 to 7-B-5.

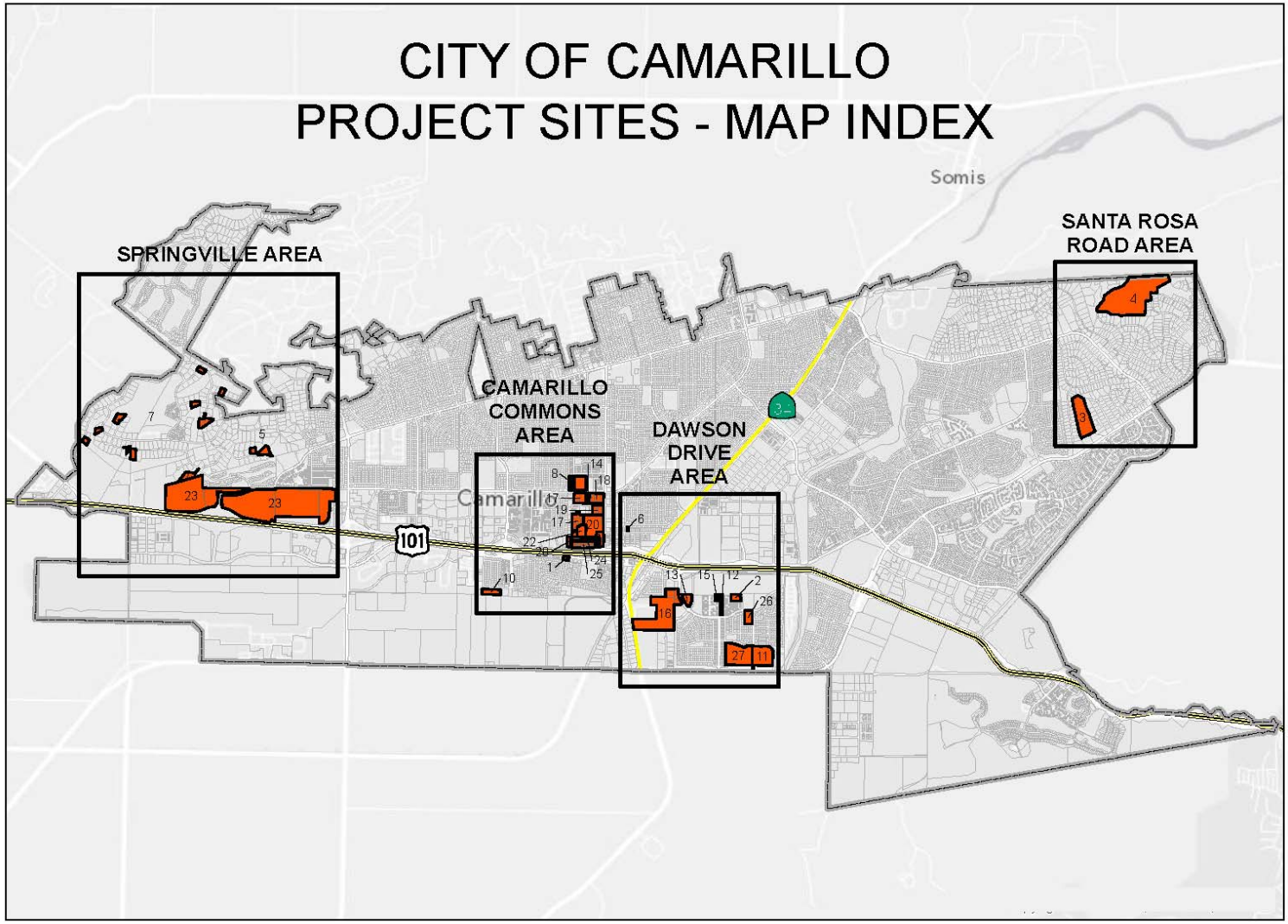
TABLE 7-B-4 Opportunity Areas

Map ID	Project	APN	Housing Type	Zoning	GP	Acreage	Density	Remaining Capacity					Existing Use	From 2008-2014 Housing Element
								Very Low	Low	Mod	Upper	Total		
1	Cedar Oak MU	1620104010 1620135050 1620104060	MF	COT	GC	0.59	37.0	0	22	0	0	22	Vacant	
2	Village at the Park	2290150375	MF	RPD-25UU	High	1.94	25.0	0	49	0	0	49	Vacant - No Entitlement	✓
3	McGauly	1720040025	SF	RE-30 AV	Rural	16.20	1.5	0	0	0	18	18	No Entitlement	✓
5	La Marina	1520201115 1520201145	SF	RE-1AC	Rural	3.28	1.0	0	0	0	2	2	Vacant	✓
6	Barry St./Mathias Apartments	1620014120	MF	RPD	Low Medium	0.18	18.0	0	0	2	0	2	Vacant	✓
7	Spanish Hills	1520242015 1520242075 1520242195 1520243045 1520243055 1520251345 1520251405 1520281175 1520282045 1520282085 1520282095 1520283125 1620135060	SF	RE-1AC	Rural	17.71	1.0	0	0	0	13	13	Vacant	✓
8	Villa Palazzo	1650070555 1650070565	MF			8.00	30.0	0	116	0	0	116	124 unit apartment	✓

TABLE 7-B-4 Opportunity Areas

Map ID	Project	APN	Housing Type	Zoning	GP	Acreage	Density	Remaining Capacity					Existing Use	From 2008-2014 Housing Element
								Very Low	Low	Mod	Upper	Total		
26	Village Square, LLC	2290203105	SF	RPD-5U	Public	3.12	5.0	0	0	0	12	12	Vacant	
27	Western Pacific Housing	229015040	SF	RPD-5U	Low Density Residential	16.65	5.0	0	0	0	66	66	Vacant	
4	Keshmeshian	1720202125 1720202065	SF	--	--	54.00	2.5	0	0	0	56	56	Vacant	
	Second Units	n/a						0	0	8	0	8		
Total						**121.67**		**0**	**187**	**10**	**167**	**364**		

FIGURE 7-B-1


CITY OF CAMARILLO
PROJECT SITES - MAP INDEX
Somis
SPRINGVILLE AREA
CAMARILLO COMMONS AREA
DAWSON DRIVE AREA
SANTA ROSA ROAD AREA
Camarillo
101
23
23
7
5
4
3
8
14
18
19
17
20
22
28
24
25
1
10
6
13
15
12
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26
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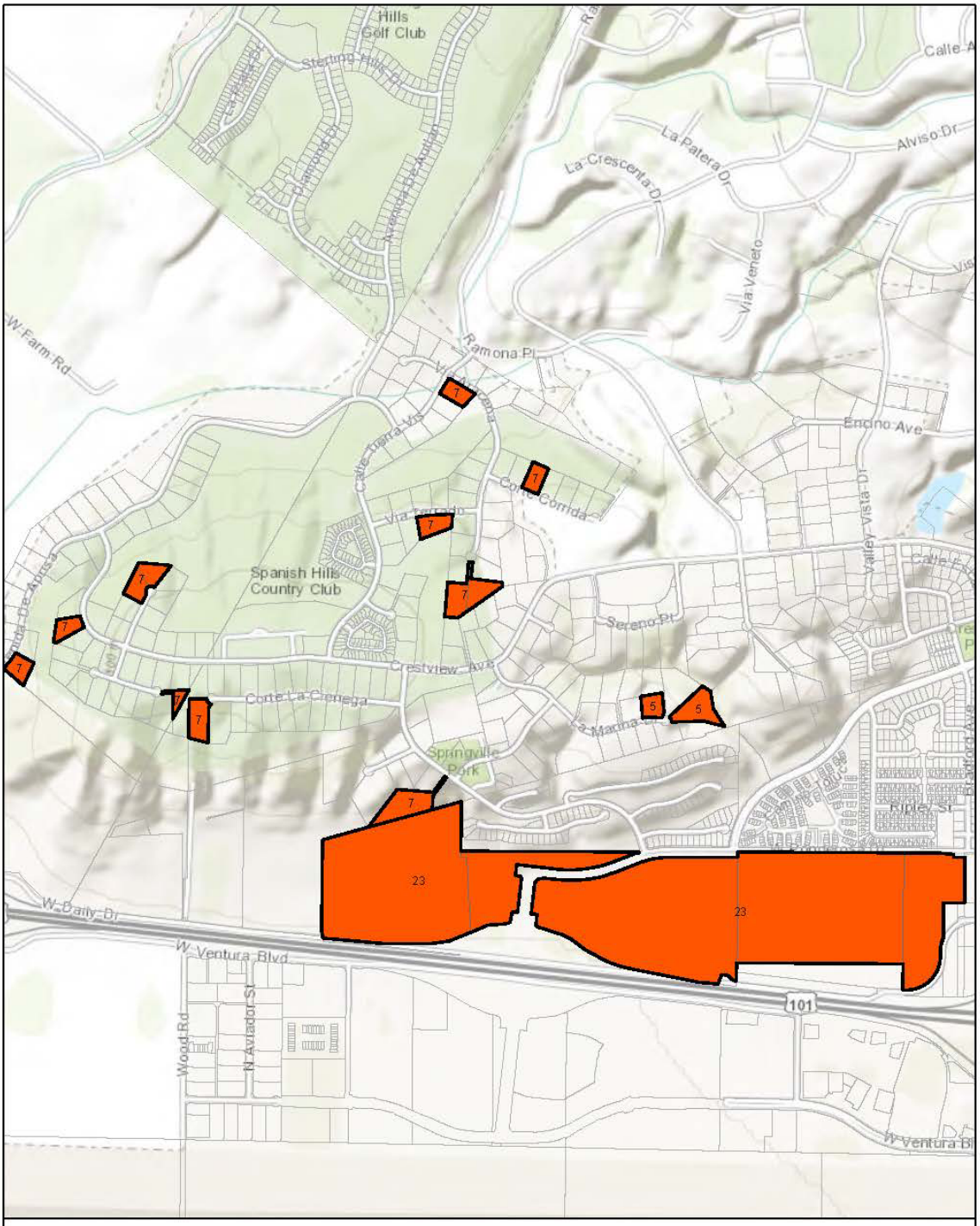
27
11

FIGURE 7-B-2

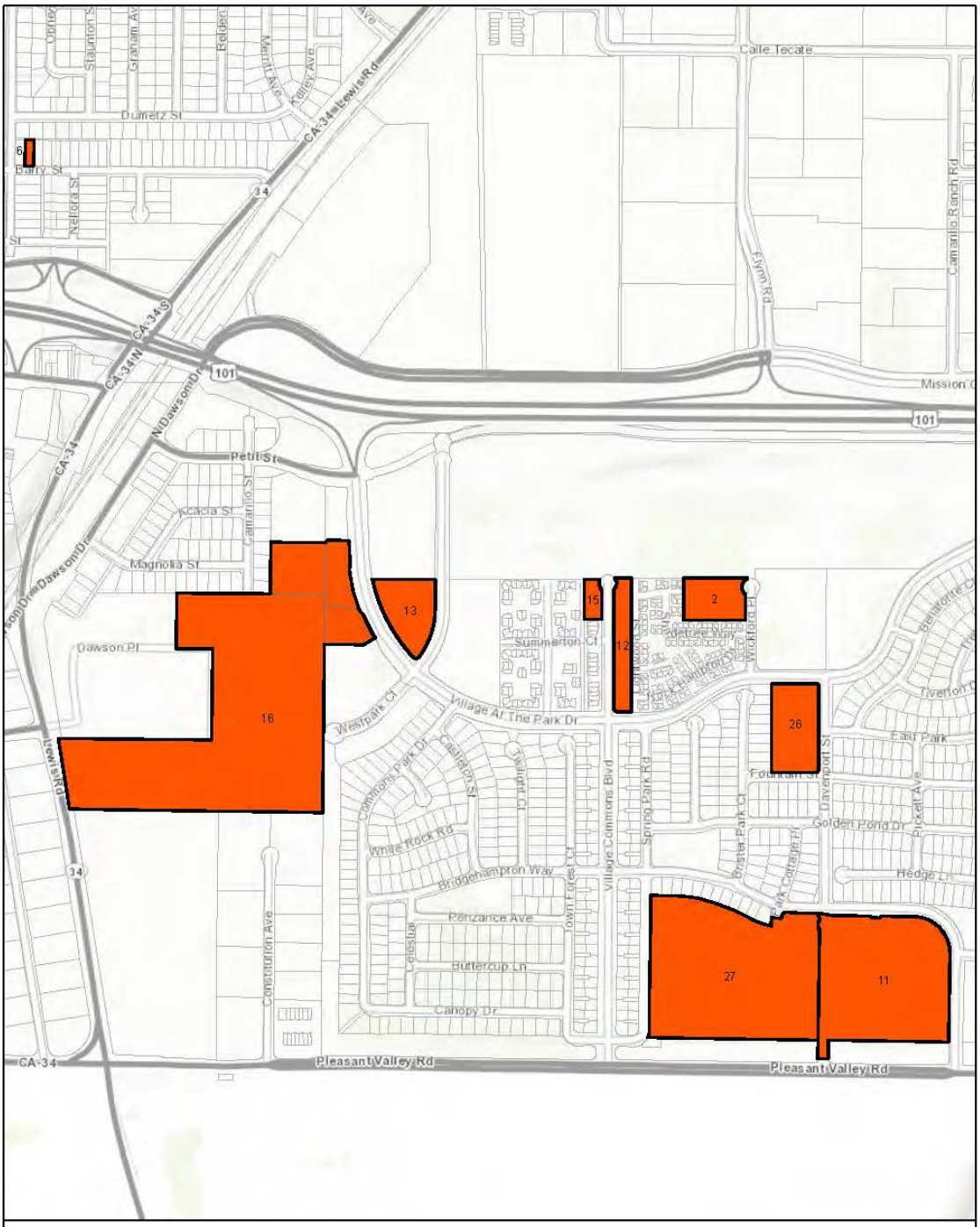


CITY OF CAMARILLO
PROJECT SITES - SPRINGVILLE AREA

FIGURE 7-B-3

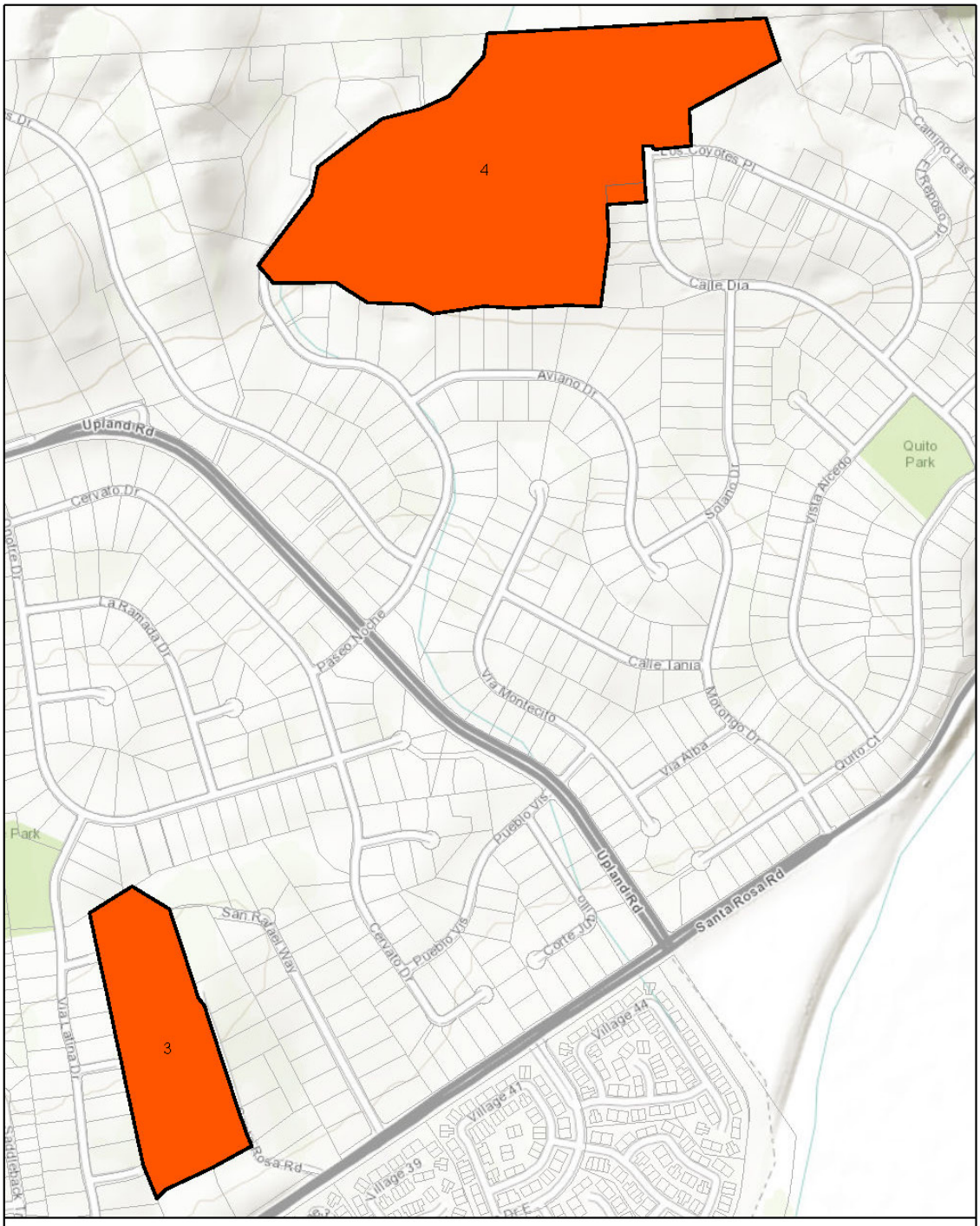
CITY OF CAMARILLO
PROJECT SITES - CAMARILLO COMMONS AREA

FIGURE 7-B-4



CITY OF CAMARILLO
PROJECT SITES - DAWSON DRIVE AREA

FIGURE 7-B-5



CITY OF CAMARILLO
PROJECT SITES - SANTA ROSA ROAD AREA

APPENDIX C PUBLIC PARTICIPATION SUMMARY

This summary of Housing Element public-participation efforts describes opportunities for public involvement along with an explanation of how public comments were incorporated into the Housing Element. In addition, prior to the adoption hearings all interested parties were given the opportunity to review the recommended revisions.

Public participation is an important component of the planning process in Camarillo, and this update to the Housing Element has provided Camarillo residents and other interested parties numerous opportunities for review and comment. These opportunities included public meetings before the Planning Commission and City Council.

The Housing Element update began with a joint City Council and Planning Commission study session on August 28, 2013. The public meeting provided the Planning Commission with an overview of what would be addressed in the 2013-2021 Housing Element and gave the Commission the opportunity to review the document prior to its submittal to HCD for a 60-day review. A representative from the non-profit organization Many Mansions was in attendance at the study session; however, no public comments were received during this meeting.

In addition, on August 29, 2013, City staff met with the Camarillo Work Force Housing Task Force, a diverse group of affordable housing developers, lenders, and advocates, including those advocating advancements in Farmworker Housing. At that meeting, the City presented the draft Housing Element and received comments. City staff received comments regarding the need to correct and enhance one of the site inventory maps and ensure that index 78-1 is correct. No other comments were received at this meeting regarding affordability issues or Farmworker Housing issues, although a representative from House Farm Workers! of Santa Paula was present (the representative is also the Secretary for the Camarillo Work Force Housing Task Force.

City staff has met with the Camarillo Work Force Housing Task Force on an ongoing basis since the adoption of the 2008-2014 Housing Element to discuss not only farmworker housing but also workforce housing in general.

The draft Housing Element was made available for public review on August 9, 2013. Copies were available on the City's website as well as at City Hall, the Camarillo Library, and the Area Housing Authority.

Outreach List

The following agencies were contacted to provide input during the 2013-2021 Housing Element update process.

Agency	Contact	Address
American Red Cross Ventura County	Jim McGee, CEO, Central Coast Region	836 Calle Plano Camarillo, CA 93012
Assoc. for Retarded Citizens	Jim White	5103 Walker St. Ventura, CA 93003
Barbareno/Ventureno Band of Mission Indians	Julie Lynn Tumamait-Stennsile, Chair	365 North Poli St Ojai, CA 93023
Big Brothers Big Sisters of Ventura County	Lynne West, CEO	445 Rosewood Ave, Suite Q Camarillo, CA 93010
Boys & Girls Club of Camarillo	Bill Locker, CEO & President	1500 Temple Ave Camarillo, CA 93010
California Rural Legal Assistance	Cruz Reynoso	P.O. Box 1561 Oxnard, CA 93032-1561
Camarillo Chamber of Commerce	Jennifer Wells, President/CEO	2400 E Ventura Blvd Camarillo, CA 93010
Camarillo Council PTA	Kamala Nahas, President	600 Temple Ave Camarillo, CA 93012
Camarillo Family YMCA	Megan Voshell, Executive Director	3111 Village at the Park Dr Camarillo, CA 93012
Camarillo Hospice Foundation	Sandy Nirenberg, Executive Director	400 Rosewood Ave, Suite 102 Camarillo, CA 93010
Camarillo/Somis Pleasant Valley Lions Cluv	Greg Steinmetz, President	P.O. Box 157 Camarillo, CA 93011
Camarillo Workforce Housing Task Force	Mark Trinidad, Chair	1459 E. Thousand Oaks Blvd. #D Thousand Oaks, CA 91362
Casa Pacifica Centers for Children & Families	Steven Elson, Ph.D., CEO	1722 South Lewis Rd Camarillo, CA 93012
Catholic Charities of Los Angeles, Inc., Ventura County OASIS	Patrice Esseff, Regional Program Director	2532 Ventura Blvd Camarillo, CA 93010
Centers for Family Health		422B Arneill Rd Camarillo, CA 93010
Channel Islands Social Services	Sharon M. Francis, CEO	5251 Verdugo Way, Suite G Camarillo, CA 93012
Citizens Advisory Committee - VYCF	Dennis Laack, President	3100 Wright Rd Camarillo, CA 93010
Community Action of Ventura County	Socorro Lopez-Hanson	621 Richmond Ave Oxnard, CA 93030
Consumer Credit Counseling Srvcs.	Joy Thormodsgard, CEO	80 N. Wood Rd., Ste 312 Camarillo, CA 93010
County of Ventura - Human Services Agency	Tina Mcdonald, RAIN Program Manager	855 Partridge Dr Ventura, CA 93003
FOOD Share	Kristy Pollard	4156 Southbank Rd Oxnard, CA 93036
Friends of the Camarillo Library	Dorothy Penney, President	4101 Las Posas Rd Camarillo, CA 93010
Habitat for Humanity	Stacy Swanson	167 Lambert St, Ste 109

Agency	Contact	Address
		Oxnard, CA 93036
House Farm Workers! Of Santa Paula	Sonja Flores, Coordinator	P.O. Box 402 Santa Paula, CA 93061
Housing Rights Center (HRC)		121 S. Rice Ave Oxnard, CA 93030
Interface Children & Family Services	Tanya Kellam	4001 Nussuib Iajs Bkvd, Suite I Camarillo, CA 93012
Kiwanis Club of Camarillo		P.O. Box 533 Camarillo, CA 93011
Legal Debt Foundation	Marc Mathys, Founder	330 Wood Rd Camarillo, CA 93010
Long Term Care Services of Ventura City Inc	Sylvia Taylor-Stein, Executive Director	2021 Sperry Ave, Ste 35 Ventura, CA93003
Lutheran Social Services of Southern California	Leslie Orth	80 East Hillcrest Dr, #101 Thousand Oaks, 91360
Meadowlark Service League	Anita Lawrence, President	P.O. Box 3063 Camarillo, CA 93011
Mission Without Borders		711 Daily Drive, Suite 120 Camarillo, CA 93010
Pacific Camps Family Resource, Inc.	Bob Harley, Executive Director	380 Mobil Ave. Camarillo, CA 93010
Pleasant Valley Education Foundation	Sharon Taylor, Executive Director	360 Mobil Ave, Suite 213C Camarillo, CA 93010
Pleasant Valley Neighborhood for Learning	Rafaela Fausto, Executive Director	1099 Bedford Dr Camarillo, CA 93010
Rotary Club of Camarillo	Mitchell Crespi, President	P.O. Box 171 Camarillo, CA 93010
Santa Ynez Band of Mission Indians	Vincent Armenta, Chairperson	P.O. Box 517 Santa Ynez, CA 93460
Saving Lives Camarillo	Rabbi Aryeh Lang, Program Director	5800 Santa Rosa Rd, #112 Camarillo, CA 93012
Soroptimist International of Camarillo	Barbara Baham, President	P.O. Box 3081 Camarillo, CA 93011
The Arc of Ventura County		6103 Walker St Ventura, CA 93003
The Camarillo Noontime Optimist Club		P.O. Box 1884 Camarillo, CA 93011
The Children Come First, Inc.	Bill Formanek	2890 Thousand Oaks Blvd Thousand Oaks, 91362
The Society of Saint Vincent de Paul, Council of Los Angeles, Inc.	Gigi Tsontos	210 North Ave 21 Los Angelese, CA 90031
Tri-Counties Regional Center		2401 East Gonzales Rd, Suite 100 Oxnard, CA 93036
Turning Point Foundation	Clyde Reynolds	505 Poli St, Suite 401 Ventura, CA 93002
United Way of Ventura County	David M. Smith, President & CEO	4001 Mission Oaks Blvd, Suite E Camarillo, CA 93012
VCEDA	Bill Buratto	1601 Carmen, Ste 215 Camarillo, CA 93010
Ventura County Area Agency on Aging	Victoria Jump, Director	646 County Square Dr, Suite 100 Ventura, CA 93003

Agency	Contact	Address
Ventura County Childcare Food Program		5450 Ralston St, #112 Ventura, CA 93003
Ventura County Community Foundation	Hugh J. Ralston, President & CEO	4001 Mission Oaks Blvd Camarillo, CA 93012
Ventura Co Homeless & Housing Coalition	Cathy Brudnicki	1317 Del Norte Road, Suite 100 Camarillo, CA 93010
Cabrillo Economic Development Corporation	Nancy Conk, CEO	702 County Square Drive Ventura, CA 93003
Ventura County Community Development Corporation	Nancy Conk, CEO	702 County Square Drive Ventura, CA 93003
Veteran's Standown	Claire Hope	1372 El Lazo Court Camarillo, CA 93012
Women of Substance and Men of Honor, Inc	Rosalinda P. Vint, President & Founder	P.O. Box 771 Newbury Park, CA 91319
AMLI Residential	Jason Armison	3195 Redhill Ave, Loft F Costa Mesa, CA 92626
City Ventures	Bill McReynolds	2850 Redhill Ave, Suite 210 Santa Ana, CA 92705
DR Horton	Julie Williams	21300 Victory Blvd, Suite 700 Woodland Hills, CA 91387
Hiji Investment Co., LLC	Dennis Hardgrove	211 Village Commons Blvd, Suite 15 Camarillo, CA 93012
Laro Properties	Aleks Baharlo	16633 Ventura Blvd, Ste 1330 Encino , CA 91436
Many Mansions, Inc.	Rick Schroeder Mark Trinidad, Senior Project Manager	1459 E. Thousand Oaks Blvd, Ste D Thousand Oaks, CA 91362
Pegh Inv, LLC, Trilliad Dev. Inc.	Valeria Draeger	270 Conejo Ridge Ave, Suite 200 Thousand Oaks, CA 91381
Saint Demetrios Greek Orthodox Church of Camarillo	Gary Heathcote	3398 Willow Lane, Suite 200 Westlake Village, CA 91361
Selleck Properties	David Ghirardelli	5655 Lindere Canyon Rd, #301 Westlake Village, CA 91362
Standard Pacific	Ted McKibbin	757 Nile River Drive Oxnard, CA 93036
Area Housing Authority of the County of Ventura		1400 W Hillcrest Dr Newbury Park, CA 91320
Association of Water Agencies Ventura County	Kelle L. Pistone, Managing Director	5156 McGrath St, Suite 104 Ventura CA 93303
Camarillo Public Libraray		4101 Las Posas Rd Camarillo, CA 93010
Pleasant Valley Recreation & Park District	Daniel LaBrado, District General Manager	1605 E Burnley St Camarillo, CA 93010
Pleasant Valley School District	RaeAnne Michael, Superintendent	600 Temple Ave Camarillo, CA 93010
Ventura County Sherrif's Foundation	Nancy Frawley, Executive Director	P.O. Box 3312 Thousand Oaks, CA 91359
AMS Realty	William Whit	2323 Portola Rd, #150 Ventura, CA 93003
Anchor Community Management	Ann Duval	P.O. Box 2310 Camarillo, CA 93010

Agency	Contact	Address
Association Services of Ventura	Dale Sweatt	P.O. Box 7466 Oxnard, CA, 93031
Community Property Management	Chelsi	P.O. Box 2817 Camarillo, CA 93011
Condoministration	John	P.O. Box 308 Port Hueneme, CA 93044
Ekam, Inc	Carolyn Abul-Haj	P.O. Box 1209 Ventura, CA 93002
Essex Property Trust	Jennifer Arriola	22120 Claredon S, Ste 200 Woodland Hills, CA 91637
Gold Coast Management	Michael Marsh	P.O. Box 1007 Thousand Oaks, CA 91358
Las Posas Gardens HOA	Dave Vizents	P.O. Box 185 Camarillo, CA 93011
Lincoln Military Housing	Susan Sharp, District Manager	1104 Calle El Halcon Camarillo, CA 93010
Management Innovations, Inc	Jennifer Berman	P.O. Box 1777 Santa Ynez, CA 93460
Management Preferred	Pat	340 Rosewood Ave, Suite M Camarillo, CA 93010
Pinnacle Association Management Co	Jean Waal	P.O. Box 700 Port Hueneme, CA 93044
Spectrum Property Services	Adrian Rivas	P.O. Box 5285 Ventura, CA 93005
The Emmons Co	Tish Matthews	1 Boardwalk, Suite 102 Thousand Oaks, CA 91316
Transpacific Companies	Randy Howard	100 E Thousand Oaks Blvd Thousand Oaks, CA 92360
Paramount Management Group	Pat Cox	333 N Lantana, Ste 257 Camarillo, CA 93010
Liesure Village	Judy	200 Liesure Village Dr Camarillo, CA 93012
Preferred Asspciation Management	Nicole	P.O. Box 2157 Camarillo, CA 93011
Euclid Management Company	Mary Carpenter	P.O. Box 800490 Santa Clarita, CA 91360
Ross Morgan & Company	Tammi Gablin	15315 Magnolia Blvd, #212 Sherman Oaks, CA 91403
Concord Consulting & Association Services	Ramona	888 West Ventura Blvd, Ste C Camarillo, CA 93011
Al Fox Realty		33204 Village 33 Camarillo, CA 93012
Bank of America Home Loans	Ryan Rosenthal, Home Loan Manager	1708 S Victoria Ave Ventura, CA 93003
Barlow Williams Realty		5257 Mission Oaks Blvd Camarillo, CA 93012
Broadview Mortgage		771 Daily Drive, Suite 120 Camarillo, CA 93010
California Association of Realtors	Joel Singer, CEO	525 S. Virgil Ave Los Angeles, CA 90020
Century 21 Rolling Oaks		77 Rolling Oaks Dr Thousand Oaks, CA 91361

Agency	Contact	Address
Chase Homeownership Center		165-B Arneill Rd Camarillo, CA 93010
Chicago Title Co		400 Mobil Ave Camarillo, CA 93010
Cobalt Realty Group		770 Paseo Camarillo, Suite 110 Camarillo, CA 93010
County Property Management		1320 Flynn Rd, Suite 301 Camarillo, CA 93012
Guild Mortgage Co	Linda Hall, Branch Manager	711 E Daily Dr, Suite 110 Camarillo, CA 93010
Heritage Real Estate Group	Doug Kubiske, Co-Owner	215 Ventura Blvd Camarillo, CA 93010
Keller Williams Realty	Nancy Amorteguy	1690 Ventura Blvd Camarillo, CA 93010
Loan Production Office		360 Mobil Ave, Ste 101 Camarillo, CA 93010
M.F. Daily Corporation		2357-A Pickwick Dr Camarillo, CA 93010
Pacific Oaks Credit Union		761 Daily Dr, Suite 200 Camarillo, CA 93010
Premier Options Real Estate		1000 Paseo Camarillo, Suite 108 Camarillo, CA 93010
Prospect Mortgage		770 Paseo Camarillo, Suite 100 Camarillo, CA 93010
Prudential California Realty		350 N Lantana G-1 Camarillo, CA 93010
RE/MAX Gold Coast Realtors		601 E Daily Dr, Suite 102 Camarillo, CA 93010
RE/MAX Integrity		1203 Flynn Rd, Ste 210 Camarillo, CA 93012
The Escrow Place, Inc	Ruth Price, President	1203 Flynn Rd, Ste 260 Camarillo, CA 93012
Tri-Emerald Financial Group		770 Paseo Camarillo, Suite 111 Camarillo, CA 93010
Troop Real Esate, Inc		2301 Daily Drive, Suite 1 Camarillo, CA 93010
U.S. Bank Home Mortgage	Mark Monro, Mortgage Loan Originator	601 Daly Drive, Suite 206 Camarillo, CA 93010
Ventura County Coastal Association of Realtors	Randy McCaslin, CEO	2350 Wankel Way Oxnard, CA 93030
Ventura Investment Co	Barton Stern, President	1601 Carmen Dr, Suite 100 Camarillo, CA 93010
Wells Fargo Home Mortgage		601 Daly Drive, Suite 130 Camarillo, CA 93010
Camarillo United Methodist Church		291 Anacapa Dr Camarillo, CA 93010
Chabad Jewish Center of Camarillo	Rabbi Aryeh Lang, Executive Director	5800 Santa Rosa Rd, #112 Camarillo, CA 93012
St. Demetrios Greek Orthodox Church	Rev. Fr. Gary Kyriacou	400 Skyway Drive Camarillo, CA 93010
Temple Ner Ami	Rabbi Lisa Bock	515 Temple Ave Camarillo, CA 93010

Telephone Interviews

In addition to the public meeting discussed above, the City contacted local social service agencies, developers, and community groups to solicit input on housing needs and issues in the community. Three agencies responded and provided input.

Agency: The Society of Saint Vincent de Paul, Council of Los Angeles, Inc –
West Ventura County Winter Warming Shelter
Contact: Gigi Tsontos

The Winter Warming Shelter operates from December 1st through March 31st. The shelter does not have a capacity limit and typically serves approximately 160 persons a night. Gigi stated that there has been a general increase in the number of persons seeking services over time, though the actual number of persons served fluctuates annually. In recent years, the organization has seen an increase in the number of families seeking shelter. Typically, the shelter serves more males than females and most of the clients served come from the larger cities in Ventura. Gigi stated that over time the organization has seen a decrease in the amount of funding it receives from the City and that this has impacted the organization's ability to provide services. However, she added that the decrease is understandable and reflects the community's desire to see additional longer term housing options and ways to prevent people from needing shelters year after year. She also suggested looking at other communities that implement smaller rotating shelters, which are closer to where people need services and have proven successful when operated by volunteers. She also added that more opportunities to create low income/affordable housing would be beneficial and are needed. In interacting with the shelter's clientele, the staff has also noticed that many clients struggle with a wide array of housing issues and need access to supportive services that cater to their specific needs (i.e. disabilities, persons with mental illness, unemployment, etc.).

Agency: FOOD Share
Contact: Kristy Pollard

FOOD Share operates a Countywide food bank for Ventura County and aids food sites and food service programs with the supplies they need to operate. Their Senior Share Program provides food at 32 distribution points throughout the County, two of which are in Camarillo. Kristy stated that over the last few years, the amount of CDBG funding the organization has received from the City to operate the Senior Share program for City residents has fluctuated. She noted that the organization is aware this is a result of changes in the amount of funding the City is allocated from HUD, and that they receive roughly $8,500 annually. Overall, they feel that the City has always been supportive in helping them to provide their services over the years. In the near future, the organization is looking to put together a food policy council in cooperation with other area non-profit organizations. The organization is currently looking at gaps in the system

and identifying what cities and neighborhoods need assistance. Having the assistance of all food entities within the County, as well as cooperation from cities such as Camarillo, would be helpful in achieving this objective.

Agency: Catholic Charities of Los Angeles, Inc., Ventura County OASIS
Contact: Patrice Esseff, Regional Program Manager

The OASIS program is a senior outreach program that includes case management and health services for persons who need access to resources in order to maintain a comfortable lifestyle in their home. Patrice revealed that, over the last few years, the number of clients served has remained stable. The amount of CDBG funding allocated to the organization has decreased in recent years and Patrice acknowledged that this was an issue that affected many non-profit agencies in the region. The decrease in funding has negatively impacted the organization and their ability to offer services. Funding is a critical issue for the agency, since the organization's ability to pay for the most skilled employees is compromised by decreased funding. In regards to the clientele the organization serves, one increasingly common issue is seniors who have underestimated the amount of savings they will need. The organization has noticed that seniors are falling into poverty at an incredible rate as costs continue to rise, making it even more difficult for seniors to live on their own. With funding cuts across the board, the agency has had to cut back almost every service type, which affects the success of the agency's efforts and goals of helping seniors to age in place.

16 Attended 3 excused 6 Not attend

2013 City of Camarillo Citizen Advisory Committee on Land Use

Meeting of August 8, 2013

MEMBER SIGN-IN SHEET

NAME	SIGNATURE
JEANNE ADAMS	Jeanne Adams
MICHAEL BENNETT	
JONATHAN BORING	EXCUSED
MICHELLE GLUECKERT D'ANNA	MEDAnna
TERRANCE DEWOLFE	T. A. DeWolfe
JERRY DOMKE	Jerry Domke
LUIS ESPINOSA	Luis Espinosa
THOMAS FRYE JR	EXCUSED
RAGHU GONIHALLI	
MARCELLA GONZALEZ	
DOUG HEATH	
JERRY HICKS	
HERBERT HOLLER	EXCUSED
DALE JONES	Dale Jones
MATT KOHAGEN	Matt Kohagen
LINDA LE	Linda LeCatherine
DANIEL LONG	
FRANK LUPU	
CATHERINE LYNHAM	Catherine Lynham
PAUL MCCLAREN	Paul J. McC
JAMES MCMULLEN	James McMullen
KARL OTT	
VAL RAINS	Val Rains
DAVID SCHLANGEN	David P. Schlangen
CRAIG SEIPEL	Craig C. Seipel

Join us for a Public Hearing to discuss the Update of the City's Housing Element

The Planning Commission will be discussing the update of the **Housing Element**, a key component of the City's General Plan, and would like your input!

Where:

City Hall Council Chambers
601 Carmen Drive
Camarillo, CA 93010

When:

August 20, 2013
7:30 PM

The City encourages the participation of persons with disabilities in all services, activities and programs provided by the City. For questions or additional information on the meeting, or for those individuals who require a reasonable accommodation in order to participate in the meeting, please contact Michael Smith (805) 388-5367.

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY EDMUND G. BROWN, JR., Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, TRANSORTATION PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-9140
FAX: (213) 897-1337

Flex your power!
Be energy efficient!

October 9, 2013

Mr. Michael B. Smith
City of Camarillo
601 Carmen Drive
Camarillo, CA 93010

RECEIVED
OCT 15 2013
Community Development

IGR/CEQA No. 131012AL-IS/ND
Referenced to IGR/CEQA No. 130829AL
City of Camarillo 2013-2021 Housing Element
Vic. LA-101, Citywide

Dear Mr. Smith:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is the update of the City's Housing Element for the 2013-2021 planning period. The Housing Element is to ensure the availability of housing for all income and socio-economic groups, including those who are disabled, homeless, or low-income status. Although the Initial Study/Draft Negative Declaration (IS/DND) does not include the Housing Element report, Caltrans was able to obtain a copy of the draft Housing Element report from the City's consultant, Ms. Veronica Tam from Veronica Tam and Associates, on August 21, 2013. After reviewing the report and IS/DND, we have the following comment.

In Caltrans' Guide for the Preparation of Traffic Impact Studies, December 2002, "The level of service (LOS) for operating State highway facilities is based upon measures of effectiveness (MOEs). Caltrans endeavors to maintain a target LOS at the transition between LOS 'C' and LOS 'D' on State highway facilities. If an existing State highway facility is operating at less than the appropriate target LOS, the existing MOE should be maintained." The US-101 freeway is currently operating at LOS "F" during the peak hours. When additional vehicle trips are assigned to those freeways, the existing LOS should be maintained.

On page 7-41 of the housing element report, the RHNA Allocation Plan indicates that between 2013 and 2021, the City will need to accommodate the development of 2,224 residential units. Those housing units will generate traffic traveling on the State facilities. Caltrans would like to remind you that this traffic volume will contribute to significant cumulative traffic trips. The decision makers should be made aware that a cumulative traffic impact will occur on the State facilities if any of the 2,224 residential units are built.

Caltrans encourages the City to work with neighboring cities to resolve any cumulative significant traffic impact. The plan to work with the neighboring cities should be discussed in the Circulation/Mobility Element of the General Plan or a new Resolution/Policy should be passed as follows:

"Caltrans improves mobility across California"

Mr. Michael B. Smith
October 9, 2013
Page 2 of 2

- The City will work with neighboring cities to address cumulative significant traffic impact on freeway 101 as a result of developing 2,224 residential units.
- The City will form a fair share fee program working with neighboring cities to improve the State facilities.
- The updated Circulation Element will address the potential cumulative traffic impact from the allowable 2,224 residential units.

Caltrans understands that mitigating cumulative traffic impacts might present challenges. However, it is requested that the City support establishment of a funding process for eventual mitigation of the regional cumulative traffic impacts from medium to large sized developments. Funding of this kind could include citywide traffic impacts fees with neighboring cities and be based on assessments of individual projects. Such funding would help maintain economic vitality and regional livability. A city plan for mitigation of cumulative impacts could include plans for phased transportation improvements.

Caltrans would like to remind you that when updating the Housing Element, the Circulation Element (prepared in 2000) in the General Plan should be updated as well to reflect the consistency of allowing 2,224 residential units. This is referenced in the Government Code Section 65583 (c)(7), "The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals." Caltrans would like to participate and offer its expertise and experience in the review process when the City begins to update the Circulation Element.

Caltrans is aware that an updated Nexus Routine report developed by the City's traffic consultant and staff is referenced in the Resolution No. 2012-23. Please provide Caltrans with a copy of the report or provide direction on how to obtain a copy of the report. Caltrans concurs with the City's adoption of the modified Traffic Circulation Improvement Plan (Exhibit A) in the Resolution No. 2012-23 that includes State ramp improvements. Caltrans recommends potential mainline improvements, in working with the neighboring cities, to be included in this Exhibit or Circulation Element in the future.

Caltrans would like to establish a relationship to assist the City in alleviating potential cumulative traffic impacts on the US-101 that would be created by future development. We would like to explore all traffic congestion solutions on the US-101 including coordination between neighboring cities in an effort to establish a good working relationship. We are looking forward in working with you.

If you have any questions, please feel free to contact Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 131012AL-ND

Sincerely,

DIANNA WATSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

"Caltrans improves mobility across California"

City of Camarillo

601 Carmen Drive, Camarillo, CA 93010 / Ph: 805.388.5360 / Fax: 805.388.5388

October 18, 2013

Ms. Dianna Watson, Branch Chief
Department of Transportation
District 7, Transportation Planning
IGR/CEQA Branch
100 Main Street, MS #16
Los Angeles, CA 90012-3606

Subject: Draft Housing Element-2013-2021 City of Camarillo IGR/CEQA No. 130829AL

Thank you for your letter dated October 9, 2013 regarding the above referenced project.

The Housing Element is a policy document that is part of the Camarillo General Plan and addresses programs and strategies to meet the City's fair share of regional housing. The Housing Element is a mandated document by the State of California. The Land Use Element and the residential zoning classifications are not being changed. Any future housing development will be evaluated through a separate environmental review process in accordance with CEQA.

Your letter indicates your concern for "Traffic Impact Studies" and the "Level of Service" for State highway facilities. The Housing Element is not required to provide a traffic impact study. This would be better reviewed during the update of the City Circulation Element. It is anticipated that the Negative Declaration/Initial Study for the Circulation Element will be sent for public agency review in the next few months.

I have enclosed a copy of two recent projects the Department of Transportation had reviewed, they are the Camarillo Commons Strategic Plan Initial Study/MND 2006-34 and the Springville Specific Plan-Final Environmental Impact Report, and include traffic mitigation measures for the projects.

If you have any questions please feel free to contact Associate Planner, Michael Smith at 805.388.5367 or the Traffic Engineer, Bill Golubics at 805.388.5356.

Respectfully,

David J. Norman, Director
Department of Community Development

MBS* (f:\general plan element\housing\updates from 1999\DOT resp ltr 10-2013)

Enclosure

Copy: Veronica Tam & Associates
Tom Fox, Director Public Works
Bill Golubics, Traffic Engineer
Jackie Lee, Associate Planner

HOUSE FARM WORKERS!
A project of the Ag Futures Alliance Farm Worker Housing Task Force
P.O. Box 402
Santa Paula, CA 93061

Telephone: (805) 921-0430 ***Facsimile: (805) 525-7636***
housefarmworkers@verizon.net

December 14, 2011

City of Camarillo
Attn: Mayor and Members of the City Council
601 Carmen Drive
Camarillo, CA 93010

Re: City of Camarillo Housing Element and Farmworker Housing Ordinance

Dear Members of the Camarillo City Council:

This comment is submitted on behalf of House Farm Workers of Ventura County. The proposed farmworker housing ordinance is not ready to move forward as is. There are still several commitments made by the City in its adopted 2009 housing element that are not reflected in the present farmworker housing ordinance draft. Also, removing the farm worker housing provisions from the RE and OS Zones was never mentioned in program #20, The Farm Worker Housing program, within the adopted housing element. Therefore, this language should be removed from the proposed farmworker housing ordinance.

1) There are clear commitments that the City of Camarillo made in the May 2009 Camarillo adopted housing element regarding farm worker housing, that haven't been fulfilled yet.

In program #20, on page V-11 of the 2009 adopted housing element the following commitments were made:

"In addition to complying with the minimum requirements of the Employee Housing Act the City will (1) remove constraints on the development of housing for farmworkers including minimum parcel size, and requiring the farmworkers to work on the property the housing is located, (2) establish procedures and development standards to promote the certainty in approval, and (3) ensure density requirements will permit a variety of housing types (i.e. multifamily, dormitory, etc.)."

As we see above the City of Camarillo committed to ensuring density requirements that will permit a variety of farm worker housing types including multifamily housing. And yet, the language contained in the proposed farmworker housing ordinance as it is, is far too restrictive concerning density. The proposed farmworker housing ordinance reflects only the bare minimum requirements set forth in the Employee Housing Act. The problem with that is that the Employee Housing Act only addresses housing that is owned and/or operated by agricultural employers under state license. There are very

few of these facilities in Ventura County, and with the exception of Limoneira, to our knowledge no employer has yet to step up to provide housing pursuant to this statute. Part of the reason for this is simply that the minimum standards under the Act are too limited. The Act allows for by-right development of this type of housing with a density restricted to 12 units or 36 beds. The City should consider increasing the minimum standard to at least 50 units or 150 beds in order for such projects to be financially feasible.

Private non-profit developers have developed virtually all of the housing that has been constructed for farm workers in Ventura County during the last thirty years. The Employee Housing Act does not apply to such housing. The City should allow for by-right development of farm worker housing complexes on land zoned Open Space, Agricultural Exclusive and Rural Exclusive, and such complexes should contain at least 50 units and be constructed at a density of at least 20 dwelling units per acre. Camarillo is home to many farm workers who work in the fields, orchards and nurseries surrounding the City. Many of these farm workers live in overcrowded and substandard housing. The City can use this program as a strategy to begin to eliminate the overcrowded and substandard housing that is the daily reality for the City's farm worker population.

It should be noted that according to HCD in its review letter of the City of Fillmore's housing element draft written on December 29, 2008, pg. 2, "Most assisted housing developments utilizing state or federal financial resources typically include at least 50-80 units."

In order to ensure that developers can create rental units that reach the affordability levels necessary to house farm workers, it is necessary to allow farm worker housing complexes on land zoned Open Space, Agricultural Exclusive and Rural Exclusive. It is crucial that we find creative and cost effective vehicles to house the workers who harvest our food. The viability of the rich agriculture industry that surrounds Camarillo is dependent on the farm workers who till the soil and harvest the crops. Camarillo must do its part to ensure the viability of this vital industry.

Program #20 goes on to say… "The City will consider other changes including using its inclusionary housing program for farmworkers as a means of increasing the number of farmworker housing units."

The commitment above would actually be a fantastic program. If this part of the program were implemented, then it would ensure that a certain portion/percentage of affordable housing units produced as a result of the City's inclusionary housing program would be set aside for farm workers and their families. However, since the 2009 housing element was adopted we haven't seen any movement on this program.

Program #20 goes on to say, "The City will identify sites, including where water and sewer services can be made available and will contact nonprofit and agricultural stakeholders to share identified sites for the development of farmworker housing by August 2009."

At the previous Camarillo Planning Commission hearing regarding the farmworker housing ordinance, it was mentioned by planning staff that the City's Farmworker Housing Guide is available for developers who are interested in doing farm worker housing within the City. However, the City's Farmworker Housing Guide is not detailed enough. A copy of the City's Farmworker Housing Guide is attached to this letter. The Guide shows that there are different areas where 520 acres and 421 acres of land zoned AE, and 120 acres and 152 acres of land zoned RE are located within the City limits. However, what would be more helpful is if the City were to provide a list to developers of actual feasible and available sites within those areas, and to include information such as parcel numbers, lot

size, actual number of lots, density per acre allowed, surrounding land uses, condition of the property, previous uses of the property, topography, and most importantly, if the property is connected to existing infrastructure such as sewer and water lines. I spoke to Veronica Garcia, a project manager for Cabrillo Economic Development Corporation, and she gave input regarding what information would be helpful to developers who are looking into the feasibility of a parcel for the creation of farm worker housing. She suggested the list above as well as other property data that would be helpful to include in the list.

2) Removing the farm worker housing provisions from the RE and OS Zones was not included in program #20, The Farm Worker Housing program, within the 2009 adopted housing element.

The language regarding removing farm worker housing provisions from the RE and OS Zones was not included in program #20, the Farm Worker Housing program, within the 2009 adopted housing element and therefore should be removed from the proposed farmworker housing ordinance. The point of the farm worker housing ordinance should be to increase the opportunities for the creation of farm worker housing within the City, not to decrease the amount of zones where farmworker housing is allowed.

Thank you for the opportunity to provide input on the City of Camarillo's Farmworker Housing Ordinance.

Sincerely,

Sonja M Flores

Sonja Flores
Coordinator
House Farm Workers

Enclosures (1)

City of Camarillo
601 Carmen Drive, Camarillo, CA 93010 / Ph: 805.388.5360 / Fax: 805.388.5388

October 22, 2013

Sonja Flores, Coordinator
House Farm Workers
PO Box 402
Santa Paula, CA 93061

Subject: City of Camarillo Housing Element and Farmworker Housing Ordinance

The City of Camarillo offers the following in response to the comments made in your letter dated December 14, 2011:

Removing Farm Worker Housing provisions from the RE and OS zones was not included in the Farm Worker Housing Program (Program 20) of the 2009 Housing Element. These provisions should not have been removed.

The City of Camarillo amended its Farm Worker Housing Ordinance in January 2012. The Ordinance was amended to ensure that the City complies with the requirements of the Health and Safety Code sections 17021.5 and 17021.6 of the Employee Housing Act. These requirements prohibit local jurisdictions from requiring a conditional use permit, zoning variance, or other zoning clearance for farmworker housing that is not required of any other family dwelling of the same type in the same zone or any other agricultural activity in the same zone.

The AE zone is the zone primarily reserved for agricultural uses in the City. In order to comply with the Health and Safety Code, the City removed the Conditional Use Permit requirement for farm worker housing in this zone and allows it as a permitted use.

Though the City's OS and RE zones permit agricultural uses, the OS and RE zones were never intended to be heavily utilized for agricultural activities. The OS zone is intended to provide for the preservation, maintenance and enhancement of valuable natural, environmental and recreational resources while permitting reasonable and compatible uses of land. And the RE zone is intended to promote and preserve large lot subdivisions which are capable of producing and supporting certain ancillary agricultural uses and the keeping of certain domestic animals for personal purposes. Because these zones were not intended primarily for agricultural uses, these zones are not covered in the Farm Worker Housing Ordinance.

The City of Camarillo committed to ensuring density requirements that will permit a variety of farm worker housing types including multi-family housing. Yet, the

language contained in the proposed Farm Worker Housing Ordinance is far too restrictive concerning density ... Part of the reason for this is simply that the minimum standards under the Act are too limited. The Act allows for by-right development of this type of housing with a density restricted to 12 units or 36 beds. The City should consider increasing the minimum standard to at least 50 units or 150 beds in order for such projects to be financially feasible.

Under Health and Safety Code Section 17021.6, only farmworker or employee housing "consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use." The City permits farm worker housing, meeting this Health and Safety Code definition, by-right in the AE zone, as required by State law. The City does not prohibit the development of larger farm worker housing developments. Farm worker or employee housing consisting of more than 36 beds or 12 units may still be allowed within the City, subject to additional review and conditions.

It order to ensure that developers can create rental units that reach the affordability levels necessary to house farm workers, it is necessary to allow farm worker housing complexes on land zoned OS, AE and RE.

See response earlier.

Program 20 (from the 2009 Housing Element) goes on to say "The City will consider other changes including using its inclusionary housing program for farm workers as a means of increasing the number of farm worker housing units." However, since the 2009 Housing Element was adopted we haven't seen any movement on this program.

The City of Camarillo does not have a mandatory Inclusionary Housing Ordinance. However, the City has taken a number of actions to increase its supply of affordable housing. As part of the adopted Springville Specific Plan, the City requires a minimum of 20 percent of total residential units to be affordable to lower income households (10 percent very low and 10 percent low). In exchange for the provision of affordable housing in the Springville Specific Plan area, the City will consider modifications to the RPD requirements or alternative density bonuses.

Residential development in Camarillo has been fairly limited in recent years and the lack of new affordable housing units can be mostly attributed to the lack of development activity in general. Due to the depressed housing market, only two residential building permits were issued between FY 2010 and FY 2013. Furthermore, the dissolution of redevelopment has also significantly impacted the City's ability in providing affordable housing. With the Governor's recent veto of AB 1229 (reverting the Supreme Court decision on inclusionary housing), the City is not in the position to consider inclusionary housing in the immediate future.

While the City of Camarillo is committed to ensuring that affordable housing is available for its lower income residents, the City has decided not to specifically mandate that a portion of affordable units be reserved specifically for farm workers. In order to most efficiently utilize its limited resources and avoid any potential fair housing concerns, the

Sonja Flores
October 22, 2013
Page 3 of 3

City has decided to make its affordable housing resources available to all qualified lower-income households, regardless of occupation or source of income.

Program #20 goes on to say, "The City will identify sites, including where water and sewer services can be made available and will contact nonprofit and agricultural stakeholders to share identified sites for the development of farmworker housing by August 2009."

With the dissolution of redevelopment, the City has to significantly reduce its staff level. Without redevelopment as a tool, the City also does not have the financial capacity to facilitate affordable housing construction. City staff remains available to provide technical assistance to interested property owners and developers. Such housing requires significant public subsidies. However, the City is not in the position to initiate any farmworker housing development.

At the previous Camarillo Planning Commission hearing regarding the farmworker housing ordinance, it was mentioned by planning staff that the City's Farmworker Housing Guide is available for developers who are interested in doing farm worker housing within the City. However, the City's Farmworker Housing Guide is not detailed enough ... what would be more helpful is if the City were to provide a list to developers of actual feasible and available sites within those areas, and to include information such as parcel numbers, lot size, actual number of lots, density per acre allowed, surrounding land uses, condition of the property, previous uses of the property, topography, and most importantly, if the property is connected to existing infrastructure such as sewer and water lines.

The City's Farmworker Housing Guide is an optional resource provided for Camarillo residents and interested parties. The Guide is not required by law and there are no requirements for what must be included in such a Guide. The City's Farmworker Housing Guide, most recently updated in January 2012, includes a brief description of agricultural land in the City, a detailed outline of the development review process for farmworker housing and a list of potential resources for the development of farmworker housing.

The City's 2008 and 2013 Housing Elements contain detailed residential site inventories that include parcel numbers, lot sizes, allowable density, and the existing land uses of residential properties within the City that are available for potential residential development. However, the City of Camarillo has not designated any of these sites specifically for the development of housing for farmworkers.

Respectfully,

David J. Norman, Director
Department of Community Development

MBS:sb (I:\GP ELEMENTS\HOUSING\ UPDATES fr 1999\UPDATE 2013-2021\Response Letter to House FarmWorkers 10-22-13)

Copy Barbara Field, HCD
Veronica Tam, Veronica Tam and Associates

In addition the City received the following email correspondence from the Camarillo Workforce Housing Task Force:

My name is Mark Trinidad, I am Chair of the Camarillo Workforce Housing Task Force, we are a group of volunteers who live/work in Camarillo with the "Mission" of defining the workforce housing needs in Camarillo and advocate and monitor housing goals and policies within the City to ensure planned housing units match the growing needs at every income level.

I appreciate this opportunity to comment on the DRAFT Housing Element update and acknowledge City Staff and Veronica Tam (consultant) who have produced the DRAFT Update pursuant to the 2013-2021 cycle.

Questions

We note both the Springville Specific Plan and Camarillo Commons Strategic Plan were listed in the previous Housing Element (2008-2014) and want to know if the proposed total units within these planned areas are being counted again in this (2013-2021) cycle?

Also, Camarillo Commons Strategic Plan identifies between 634 to1,650 units could be developed in the 'Plan Area'. How many of these potential units will be designated to Very-low and Extremely-low income households? (586) And since the total development capacity is a range. We believe the DRAFT Housing Element should at least establish a minimum % or # of units at the Extremely-Low to Very-Low income levels.

In the 'At-Risk' for converting to 'Market-Rate' section. Does the City have an update to Ponderosa Village Senior Apartments? The DRAFT Housing Element Update list this development covenant expiring in October 2013, therefore 90 senior affordable units may be at 'At-Risk' of converting to 'Market-Rate'.

Recommendation

The Project Sites – Map Index (on Page 7-B15) identifies four (4) areas where sites are identified mostly in relation to Springville Specific Plan, Camarillo Commons Strategic Plan, and Village at the Park. However, what the map and to some degree the DRAFT Housing Element Update largely ignore is the rest of Camarillo. We acknowledge this is because the City is largely 'Built-Out'. However, we believe there are opportunities to develop in in under-developed sites and/or existing retail and commercial centers. These locations are often located near existing amenities such as schools and parks.

We recommend similar policies that allow mixed-use and identified both in the Springville and Camarillo Commons plans be applied to in under-developed and existing commercial/retail centers located outside of these 4 areas.

Again I THANK YOU for the opportunity and we are available to assist Staff in any way we can.

Sincerely,

Mark Trinidad, Chair
Camarillo Workforce Housing Task Force

Mark Trinidad
Senior Project Manager
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City of Camarillo

601 Carmen Drive, Camarillo, CA 93010 / Ph: 805.388.5360 / Fax: 805.388.5388

October 18, 2013

Mr. Mark Trinidad
Senior Project Manager, Housing Development
Many Mansions
1459 E. Thousand Oaks Blvd. #D
Thousand Oaks, CA 91362

Subject: Draft Housing Element-City of Camarillo

The State Department of Housing and Community Development (HCD) forwarded your comments and questions on the Draft City of Camarillo 2013-2021 Housing Element. Your comments were provided to HCD on October 7, 2013 via email. The City of Camarillo offers the following in response to your comments:

Use of Springville Specific Plan & Camarillo Commons Strategic Plan to Fulfill the RHNAs for 4th and 5th Housing Element Cycles

Both Springville Specific Plan and Camarillo Commons Strategic Plan were listed in the 2008-2014 Housing Element as potential sites for accommodating the City's Regional Housing Needs Allocation (RHNA) for the fourth cycle. As permitted by State law, remaining capacity on sites used in the previous Housing Element can be reused again to meet the RHNA for the new (fifth) cycle, so long as the capacity for development remains available.

Therefore, for this 2013-2021 Housing Element, we updated the remaining capacity in these two areas, removing areas where new construction has recently been completed or is under construction. As such, the 2008-2014 Housing Element identified a capacity of 1,350 units in the Springville Specific Plan area. The new 2013-2021 Housing Element estimates a remaining capacity of only 1,026 units. Similarly, the previous Housing Element provided an estimated capacity of 819 units within the Camarillo Commons Strategic Plan area. The updated Housing Element provides a realistic more estimate of only 634 units.

Minimum Percentage of Extremely Low and Very Low Income Units at Camarillo Commons Strategic Plan

Camarillo Commons, as well as all other areas within the City, is identified as an area where the zoning and development standards are adequate to facilitate and encourage the development of housing affordable to lower income households based on density. Pursuant to State law, the City is required to demonstrate feasibility for lower income housing based on State established density thresholds. For the City of Camarillo, that threshold is established at 20 units per acre. These areas and the high density zoning designations are areas where more affordable housing is anticipated and provided for in accordance with State guidelines.

The City of Camarillo has adopted a voluntary inclusionary housing policy to encourage the production of affordable housing, but not a mandatory inclusionary housing ordinance to require affordable units. Camarillo Commons is comprised of smaller properties presently developed with low-intensity residential and commercial uses. Future development in this area is likely to occur as infill developments and not as large-scale developments. Individual developments may wish to comply with the City's voluntary inclusionary housing policy or pursue density bonus incentives, resulting in actual affordable housing production. However, the City is not in the position to impose a minimum requirement for extremely low and very low income units in this area, or any other areas of the City.

At-Risk Status of Ponderosa Village

Ponderosa Village maintains affordable rents. More importantly, Ponderosa Village has use restrictions attached to the property deed of trust. An agreement exists between the owners of Ponderosa Village and the City of Camarillo, the agreement provides parking ordinance exceptions for the project in exchange for the affordability component of the project. The City allowed construction of the apartments with 50% of the required parking, with the idea that seniors and disabled citizens would require public transportation rather than owning personal vehicles. If the apartment building owner proposed market rate housing at the site, they would be required to provide the remaining 50% parking. Adding back 50% of the parking space would require significant re-configuration of the existing site plan (such as changing ingress/egress locations, paths of travel, compliance with open space/landscaping requirements, etc.) New plans and a Major Modification Application for the original Residential Planned Development (RPD) Permit would be required to be submitted, reviewed and approved. The approving bodies for the Major Modification would be the Planning Commission.

Project Sites Mapping – Identifying Additional Areas for Residential/Mixed Use Development

Preserving the City's commercial base and the ability to provide jobs and generate sales tax is also an important goal of the City's General Plan. The Housing Element identifies more than adequate capacity for the City of RHNA, including sites in four different areas of the City – Santa Rosa Road, Dawson Drive, Camarillo Commons, and Springville SP areas. The Housing Element is not intended to provide an exhaustive inventory of vacant and underutilized properties in the City. Residential/mixed use

developments can occur in areas zoned RE, R-1, RPD, MHPD, COT, CCM, and CMU, even if these properties are not specifically identified in the Housing Element as vacant or underutilized.

This is not to say that if conditions were to change or opportunities arise that the City would not object to considering changes, just as it has done in the past with Camarillo Old Town, Camarillo Commons and new mixed-use areas.

Thank you for the opportunity to clarify sections of the draft Housing Element. If you have any questions please feel free to contact Associate Planner, Michael Smith at 805.388.5367.

Respectfully,

David J. Norman, Director
Department of Community Development

Copy: Veronica Tam, Consultant
Barbara Field, HCD