



City Of Camarillo

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VENTURA COUNTY SUPERIOR COURT

OCT 10 2006

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September 19, 2006

VENTURA COUNTY
GRAND JURY

OFFICE OF THE
PRESIDING JUDGE

The Honorable John R. Smiley, Presiding Judge
Superior Court of California, Ventura County
Hall of Justice, #2120
800 S. Victoria Avenue
Ventura, CA 93009

**Re: 2005-2006 Ventura County Grand Jury Report – Affordable Housing in
Ventura County Cities**

Dear Judge Smiley:

The City of Camarillo found the Grand Jury Report entitled "*Affordable Housing in Ventura County Cities*" to be informative, accepts the findings and respectfully responds to the recommendations of the above-referenced report as follows:

Recommendation R-01

The City of Camarillo is committed to every reasonable effort to work with businesses and developers to actively pursue solutions to the problems associated with the issue of Affordable Housing. The City Council has long had a program of providing affordable units as a part of the development approval process for any new residential development, rental or for-sale units.

Within the past year, through the efforts of the city, there have been 73 new affordable housing units in Camarillo, and over 800 units since the city began its Inclusionary Housing program. The new units include 34 low-income units in the Avalon Bay Apartments, 29 low income condominium units in the Wickford townhouses, and 10 very-low income ownership units in the Olson Company Tesoro Walk development. In addition to the very-low income units, the Tesoro Walk development has 110 "workforce" units priced for the moderate income households.

The city's Inclusionary Housing requirements contractually obligate developments to provide set percentages, generally 15 to 20 percent, of new units be priced for households of various levels of the Camarillo median income. Within the last year, the city has acquired property, and is providing financial support for the future construction of 13 very-low income residential units for qualified very-low income persons.

The Honorable John R. Smiley
Superior Court of California
Page Two

The city has also made available \$2 million to support the Ventura County Housing Authority to acquire a 300-unit rental complex that was coming out of a 30-year "Affordable Housing Contract" with the city. The property owner's intent was to move the units to market-rate rents at the detriment of a large majority of the residents. The joint action of the city and the Housing Authority will assure the units will be available for persons of low- and very-low incomes.

Within the past year, the City Council has conducted several study sessions to further develop programs addressing the issues and opportunities to provide for and deal with the issues of Affordable Housing. The City Council this past June formalized the various goals and programs with the adoption of an Inclusionary Housing policy. A major part of the policy is the affordability agreement that all future residential developments shall have as part of new development and the recordation of each agreement. The city will continue in all its efforts to provide for reasonable programs and will continue to work with both the private and public sectors to continue and increase the opportunities to address the issues of affordable housing.

Recommendation R-02

The City Council and city staff, at the direction of the City Council, has participated in several workshops and worked with community task forces addressing the issue of affordable housing. As stated above, the City Council has conducted special study sessions to present options to address the issue. The city has worked with the Camarillo Chamber of Commerce to form a special taskforce to work with and educate the community, both business and residential, to a better understanding of the issue and need to provide affordable housing for the local workforce. The city recently, conducted a special seminar for the business community on programs available for their employees in obtaining affordable housing. It is recognized that education efforts on programs and services will need to be ongoing.

As part of this response, I have attached the Camarillo City Council's Inclusionary Housing Policy. If we can provide further assistance to the Grand Jury, please contact us.

Sincerely,



Jerry Bankston
City Manager



City of Camarillo

CITY COUNCIL POLICY

Section: Community Development

Date Adopted: June 14, 2006

Last Amended:

Subject: **Inclusionary Housing**

Number: 7.09

Page 1 of 2

PURPOSE

To establish guidelines for the inclusion of affordable housing within residential developments.

POLICY

Pursuant to the City's General Plan Housing Element, each residential development shall be reviewed to consider the inclusion of affordable housing units for a range of household incomes, including lower and moderate income households. These guidelines apply to new residential developments and the conversion of existing apartments to condominiums.

A. General Plan Housing Element

The General Plan Housing Element includes a number of programs that promote affordable housing for various household income categories. These programs include, but are not limited to:

1. Developing specific plans for residential communities to include a range of densities and land use types.
2. Providing density bonuses or reducing development standards in accordance with state law in order to provide affordable housing units.
3. Complying with state law requirements for residential developments within the City's redevelopment project area. This requires that a specified amount of new construction be affordable to lower and moderate income households, as well as using housing set-aside funds and the development review process to promote affordable housing opportunities.
4. Using funding sources such as Community Development Block Grant funds or state tax credit financing to help promote affordable housing programs.

As a result of current practices and future opportunities, the City will continue programs to provide affordable residential housing units within new specific plan areas, within its redevelopment project area, and within new developments that take advantage of density bonus practices as specified under state law and the City's Housing Element.

- B. The City Council may consider inclusionary units, in whole or in part, by construction at a site other than the proposed residential development. This consideration is subject to findings that off-site development would be a more effective and feasible means of implementing the goals of the City's Housing Element.
- C. An affordability agreement shall be recorded to maintain housing affordability in accordance with state and local requirements.