

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMARILLO APPROVING AND AUTHORIZING THE LOANS FOR THE PURCHASE OF PROPERTIES LOCATED AT 573 VIA CHELSEA, 2824 VIA PIAZZA, AND 549 VIA SAN FELIPE CAMARILLO, CA 93012, UNDER THE WORKFORCE HOUSING DOWNPAYMENT ASSISTANCE PROGRAM

The City Council of the City of Camarillo resolves as follows:

SECTION 1. General Findings. The City Council finds as follows:

A. The City of Camarillo conducted a public meeting on March 26, 2025, to review the issuance of three individual Workforce Housing Downpayment Assistance Loans for the purchase of three individual properties located at 573 Via Chelsea, 2824 Via Piazza and 549 Via San Felipe, Camarillo, CA 93012.

B. After reviewing the documents, the City Council determined that the documents complied with all relevant requirements.

C. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the "CEQA Guidelines"), and the City's Environmental Guidelines ("Camarillo Guidelines"; CEQA, CEQA Guidelines and Camarillo Guidelines collectively referred to as "CEQA Regulations").

D. The Workforce Housing Downpayment Assistance Loans will further the implementation of Program 14 of the City's adopted Housing Element, "First Time Homebuyer Down Payment Assistance Loans" through the issuance of loans to first-time homebuyers.

E. Permanent Local Housing Allocation (PLHA) Grant funds are available for this loan approval.

SECTION 2: Environmental Review

A. This resolution was reviewed pursuant to CEQA and is exempt from further environmental review because City staff has determined, in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, that the Camarillo Workforce Housing Down Payment Assistance Program is not subject to CEQA review because it can be seen with certainty that there is no possibility that the Camarillo Workforce Housing Down Payment Assistance Program may have a significant effect on the environment. In this case, a first-time homebuyer loan can be seen with certainty to have no possibility to have a significant effect on the environment. Therefore, this item is exempt from CEQA.

SECTION 3: Approval and Authorization.

A. The City Council authorizes a budget appropriation, approving three individual \$50,000 loan disbursements totaling \$150,000, and authorizes the City Manager to execute all associated documents, including acceptance of the associated deeds of trust.

B. The City Council approves the usage of \$150,000 for the issuance of three individual Workforce Housing Downpayment Assistance Loans for the purchase of three individual properties located at 573 Via Chelsea, 2824 Via Piazza, and 549 Via San Felipe, Camarillo, CA 93012.

C. The City Council authorizes the City Manager, or designee, to execute all appropriate documents related to the issuance of the three individual Workforce Housing Downpayment Assistance Loans for the purchase of the three individual properties located at 573 Via Chelsea, 2824 Via Piazza, and 549 Via San Felipe, Camarillo, CA 93012.

SECTION 4: Office of Record. The record of proceedings upon which this decision is based is located in City Hall, which is the office of record for the same.

SECTION 5. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 6. Construction. This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the City Council's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 7. Reliance On Record. Each and every one of the determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the matter. The determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8. Limitations. The City Council's analysis and evaluation of this matter is based on the best information currently available. It is inevitable that in evaluating the matter that absolute and perfect knowledge of all possible aspects of the matter will not exist. One of the major limitations on analysis of the matter is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9. Preservation. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Resolution's effective date. Any such amended part will

remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 10. Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 11. The Mayor, or presiding officer, is hereby authorized to affix their signature to this Resolution signifying its adoption by the City Council of the City of Camarillo, and the Interim City Clerk is directed to attest thereto.

APPROVED, AND ADOPTED on March 26, 2025.

Kevin Kildee, Mayor

ATTEST:

Carrie Weal, Interim City Clerk

I, Carrie Weal, Interim City Clerk of the City of Camarillo, hereby certify that the forgoing Resolution was duly adopted by the City of Camarillo at a regular meeting held on March 26, 2025, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

Carrie Weal, Interim City Clerk