



MOORPARK

799 Moorpark Avenue Moorpark, California 93021 (805) 517-6200

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VENTURA COUNTY SUPERIOR COURT

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OFFICE OF THE MAYOR

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September 20, 2006

VENTURA COUNTY
GRAND JURY

OFFICE OF THE
PRESIDING JUDGE

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

Dear Honorable Judge Smiley,

The City of Moorpark appreciates the opportunity to respond to the Grand Jury Report entitled *Affordable Housing in Ventura County Cities*. The following represents this response, with regard to the report's applicability to the City of Moorpark.

The City concurs with the findings as stated in this report, and recognizes the importance of the availability of decent, safe and sanitary housing for all income levels. The City also acknowledges the challenges inherent in providing such housing at affordable housing cost to low and very low income households. For this reason, the City's efforts have been focused primarily on the low and very low income levels, rather than on moderate income households.

The City wishes to clarify that the income limits referenced in Finding F-03 are the maximum income for very low and low income households, rather than an average income.

With regard to Recommendation R-01, Moorpark continues to work with developers to provide the highest feasible number of affordable units (both rental and ownership) in market rate projects, through the use of Development Agreements ("already implemented"). This yields new affordable units with no additional subsidy required. The City has acquired some properties which will be developed for affordable housing, as well ("will be implemented" by December 2007). The City also is exploring other options such as the use of subsidies for "Down Payment Assistance", as another component of its First Time Home Buyer Program ("requires further study"). Another example of a strategy under consideration is the acquisition and rehabilitation of distressed properties, to be resold or rented as affordable units, following rehabilitation ("requires further study").

PATRICK HUNTER
Mayor

ROSEANN MIKOS
Mayor Pro Tem

CLINT D. HARPER
Councilmember

KEITH F. MILLHOUSE
Councilmember

JANICE S. PARVIN
Councilmember

Honorable Judge Smiley
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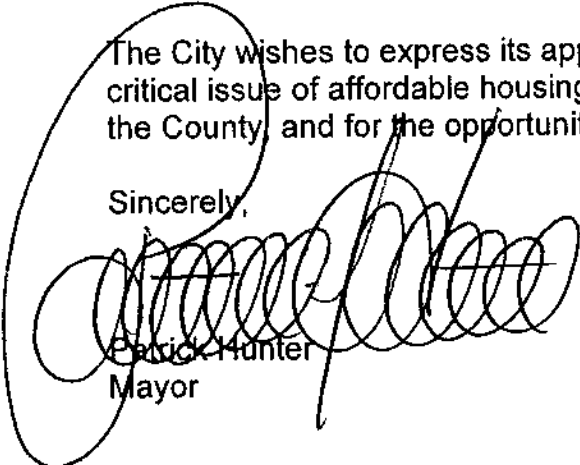
With regard to Recommendation R-02, the City has enjoyed a high level of support from residents for its First Time Home Buyer Program, Housing Rehabilitation Program, and the affordable units provided in various rental and ownership projects, and affordable program in the City's single mobilehome park. To foster a continuing spirit of support among Moorpark residents, City staff will collect information regarding the impact of the high cost of market rate housing on key service providers such as educators, police personnel, health care providers, etc. This information can be disseminated to the community as an educational component of the City's overall Affordable Housing Program ("will be implemented" by July 2007).

However, a primary impediment to the provision of affordable housing at an affordable housing cost is the current position of the County Tax Assessor, with respect to the valuation of deed restricted units. Deed restricted units cannot be sold at an unrestricted market value. Therefore, the value of such units should be determined with consideration for any long-term and stringent deed restrictions that have been recorded against the property.

Attached is a copy of the Annotated Agenda of the September 20, 2006, City Council Meeting, showing City Council approval of this response to the Grand Jury report. A copy of the minutes from this meeting will be forwarded to you upon approval by the City Council.

The City wishes to express its appreciation to the Grand Jury for addressing the critical issue of affordable housing for the low and very low income residents of the County, and for the opportunity to respond to its report.

Sincerely,



Patrick Hunter
Mayor

Attachment: Annotated Agenda CC Mtg. 9/20/06

cc: Honorable City Council
Steven Kueny, City Manager