



# City of Port Hueneme

CITY COUNCIL

July 7, 2006

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

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VENTURA COUNTY  
GRAND JURY

**SUBJECT: VENTURA COUNTY 2005-2006 GRAND JURY REPORT TITLED  
AFFORDABLE HOUSING IN VENTURA COUNTY CITIES**

Dear Judge Smiley:

The City is in receipt of the Grand Jury's June 20, 2006 letter regarding the subject Report. The City Council of the City of Port Hueneme has reviewed and generally agrees with the Grand Jury's findings and recommendations with the following responses:

Grand Jury Finding F-03 would be more accurate by adding/deleting the underlined/struckout text as follows:

"F-03 *Very Low Income* limits for a family families of four average in Ventura County is \$40,300, and the Low Income limits ~~average~~ is \$64,500. Many professional entry-level salaries, including those of teachers and nurses, fall into the *Very Low Income* range."

Grand Jury Finding F-05 would be more accurate by adding the underlined text as follows:

"F-05 Some cities are constrained in their efforts to provide Affordable Housing because of local public opposition, land use initiatives, and/or competing land use interests by other governmental agencies."

Two recent examples supporting the suggested modification are the local John Laing Homes project and the statewide "Anderson Initiative". John Laing Homes was conditionally approved by the City in February 2005 encompassing 64 single-family homes and 86 townhomes. The City took more than two years to process and issue entitlements that would result in an affordable housing package valued at more than \$5.22 million. However, the Oxnard Harbor District

later demanded the project site for itself and recently voiced its opposition to the Coastal Commission and has commenced eminent domain proceedings to condemn the property from the developer to build an import automobile parking lot.

With regard to land use, the "Anderson Initiative" has qualified for the State's November 2006 ballot. This pending Constitutional amendment would apply to all public agencies and would prohibit the use of eminent domain unless the property acquired will be owned and occupied by a government agency. In its official analysis, the State Attorney General has said that the measure would likely impact a wide variety of property acquisitions including those for affordable housing. The Legislative Analyst's Office says these costs are "unknown, but potentially significant".

The Grand Jury Finding F-06 would be more accurate by adding/deleting the underlined/struckout text as follows:

"F-06 Surrounded by the Pacific Ocean and the City of Oxnard, tThe City of Port Hueneme has a unique problem. The City has no annexation potential and limited undeveloped land remaining in its jurisdiction. ~~open space for new housing and currently focuses only on programs that provide financial assistance using existing housing units.~~ Consequently, the City has focused its affordable housing efforts on making existing homes more affordable through down payment assistance for first-time buyers and deferred payment loans and grants to conserve and improve the condition of its existing stock of affordable housing. In addition, the City also takes advantage of opportunities to purchase market rate housing and convert it to affordable rent restricted housing."

With regard to the Grand Jury's recommendations R-01 and R-02, we concur with both. Relative to educating residents, we propose to publish an affordable housing commentary in the next issue of Hueneme Magazine. This publication serves as the City's community news and recreational guide and is delivered to all resident addresses twice a year. The next issue of Hueneme Magazine is Fall/Winter 2006. In addition, the City's web page will continue to publish information regarding its affordable housing programs. Relative to increasing efforts to work with business and developers, we proposed to do so via one of the last significant redevelopment projects within the City. The mixed-use downtown project is commonly known as Market Street Landing and is currently under negotiation among a partnership of public agencies, private developer, and local businesses. The problems associated with creating affordable housing as part of the project include resident and business opposition to low-income housing at the site and the displacement of businesses and residents (social); higher land and development costs in the Coastal Zone and Coastal Zone mandates not applicable elsewhere for replacement housing and relocation

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(economic); utility, asbestos, lead-based paint, and related environmental remediation costs (environmental), quality of life issues such as potential traffic increases, and the Anderson Initiative, which if passed, would likely prevent the project from being implemented.

Should the Grand Jury have any questions regarding the above responses, please call the City's Community Development Director, Mr. Greg Brown, at (805) 986-6553.

On behalf of the City Council, I want to thank the Grand Jury for its work on this matter.

Sincerely,



**ANTHONY C. VOLANTE**  
**MAYOR**

c: City Council  
City Manager  
Community Development Director

Attachments

-July 5, 2006 City Council Meeting Minutes (draft)