



"Citrus Capital of the World"

# City of Santa Paula

970 Ventura Street • Santa Paula, California • Mailing Address: P.O. Box 569 • 93061 • Phone: (805) 525-4478 • Fax: (805) 525-6278

RECEIVED  
VENTURA COUNTY SUPERIOR COURT

September 6, 2006

SEP 13 2006

RECEIVED

OCT 10 2006

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

OFFICE OF THE  
PRESIDING JUDGE

VENTURA COUNTY  
GRAND JURY

Subject: Response to the 2005-2006 Grand Jury Report- Affordable Housing

Dear Judge Smiley,

The City of Santa Paula is committed to providing quality and affordable housing to all members of its community. The City Council appreciates the efforts of the 2005-2006 Grand Jury in drafting the Report on Affordable Housing, which provides an overview of the affordable housing needs throughout the County and identifies difficulties that many communities face when creating affordable units.

The City reviewed the Report's findings and recommendations and suggests the following changes (adding the underlined and deleting the ~~strikeout~~ text):

- F-03 *Very Low- Income* limits for ~~families~~ a family of four average in Ventura County is \$40,300, and Low-Income limits average for a family of four in Ventura County is \$64,500. Many professional entry-level salaries, including those of teachers, nurses and public employees fall into the *Very Low-Income to Low-Income* range.
- F-04 To date, ~~efforts~~ the difficulties of providing affordable housing opportunities are disproportionately placed on cities in Ventura County. While all municipalities have attempted to reach their State mandated goals, results have fallen short of the need to provide housing for Very Low-Income and Low-Income level residents, with the greatest need in the Very Low-Income level.
  - Santa Paula along with several other communities serve as an example, since the state mandated housing creation goals for the lower-income levels are a much higher percentage of the existing housing units than other communities. Please refer to the attached comparison chart for all Ventura County cities (Exhibit A).

The City Council agrees with both recommendations presented in the Grand Jury report. As a community with a large number of lower-income residents, the City of Santa Paula is actively engaged in creating affordable housing. This includes both educating residents and developers about the ongoing need for quality and affordable housing for all members in the community. The City proposes to update its web site with all relative housing program information, including affordable housing programs. Additionally, the City and the Santa Paula Redevelopment

Agency will continue to work with business and developers to support quality affordable housing projects that help meet the goals and objectives of the community.

The affordable housing information highlighted in the report for the City of Santa Paula provides only a limited perspective of the significant steps the City and Redevelopment Agency have taken during the last few years to improve affordable housing opportunities. I would like to highlight some additional information that may prove to be useful in better understanding the City's unique housing needs and issues.

- Various programs are currently in place to encourage and facilitate the production and preservation of affordable housing in the City, including density bonuses, infill housing incentives, housing preservation and housing rehabilitation. While the California Redevelopment Law requires affordable housing inside the Redevelopment Agency's Project Area, the City independently adopted Inclusionary Housing regulations in November 2004 to increase construction of low- and very-low housing in the City. These regulations can be found within Title 16 of the Santa Paula Municipal Code.
- In order to encourage and support more affordable housing projects, the City has made financial assistance available to various affordable housing projects that promote long-term affordability and quality housing. In addition, the Santa Paula Redevelopment Agency has designated \$1,150,000 in set-aside funds to partner with developers during the coming years for the creation of affordable housing projects. Specifically, during the last two years the following affordable projects have been approved or are currently under review receiving various types of financial assistance and/or reductions in development standards:
  1. Harvard Place Apartments a recently completed 40-unit apartment project for very low- and extremely low-income/ developmentally disabled adults. The City granted a 50% density bonus, a reduction in the common usable open space requirement; a reduction in the rear setback; an increase in maximum lot coverage for residential development; a reduction in required landscaping; a reduction in parking requirement; and a reduction in the outside lockable storage area requirement. Initially, the construction of the project was made possible with a \$5,000,000 bond that was approved by the City Council. In addition, the Redevelopment Agency awarded the project \$150,000 in Redevelopment Agency funds, while the City also deferred payment of \$224,176.00 of development mitigation fees. When approving the project, the City Council also conceded up to \$32,000 annually in sales tax and transient occupancy tax revenue that was produced by the previous motel and restaurant.
  2. Vista Hermosa, a 24-unit rental project designated for very low-income farm worker families. The project was approved by the City in June 2002 and is currently under construction. To further support the future construction of the project, the City approved a \$4.7 million Tax-Exempt Bond that is financing a majority of the construction costs. Completion is expected by the summer of 2007. The City also supported the project's additional funding needs through the receipt of HOME funds from the County of Ventura.

3. Santa Paula Family Apartments project, a 41-unit affordable rental project on E. Main Street is currently under construction to provide affordable rental-housing opportunities for very-low income families, including farm workers. The project received a 89% density bonus, a reduction in the front and rear setback requirements; an increase in maximum lot coverage for residential development; a reduction in required landscaping; a reduction in parking requirement; and a reduction in the outside lockable storage area requirement. In addition, the City approved a \$7.5 million Tax-Exempt bond to assist with the construction of the project. Completion is expected by the summer of 2007.
4. Plaza Amistad Apartment Project-currently under city review proposes to provide 87 deed-restricted rental units for low-income and very low-income families. The affordable apartment project will be part of a larger development, which will provide 64 market rate town homes, a common park area and community facility center. The Redevelopment Agency approved a \$400,000 grant to assist in the development costs of the 87-affordable rental units.

In addition, the City Council reviews a Housing Element Implementation Report twice a year to evaluate how the City is meeting its various housing goals. A copy of the latest report is attached (Exhibit B), which summarizes that the City Council added 80 additional units to its already mandated affordable housing creation goals in order to better provide for all the lower-income levels in the community. During May 2005, 20 very low-income units and 20 extremely low-income units were completed, bringing the City's total lower-income units to 80 (20 extremely low-, 35 very low-, and 25 low-income). In addition to these units, the City has also approved 12 extremely low-, 59 very low-, and 82 low-income units during 2000-2005. An additional 87 low and very low-income units are currently proposed and still remain pending in the approval process.

I hope that the above information proves useful in completing the 2005-2006 Grand Jury's Report on Affordable Housing, while also providing a more complete evaluation of the City of Santa Paula's affordable housing activities. If there are any questions or if further clarification is needed, please contact Elisabeth Amador, Assistant to the City Manager at (805) 525-0626.

Sincerely,



Richard C. Cook  
Mayor

cc: Mr. Wally Bobkiewicz, City Manager  
Mr. Karl H. Berger, City Attorney  
Ms. Janna Minsk, Planning Director

# Exhibit "A"

Ventura County Cities-2000 Census/Housing Goal Comparison

City	Population	Number of units	Income	Avg. Family Size	HCD Lower Goals	% of Goals/ # Units
Santa Paula	28,598	8,341	41,651	3.49	450	5.40%
Ojai	7,862	3,229	44,596	2.48	38	1.10%
Fillmore	13,643	3,852	45,510	3.56	247	6.40%
Ventura	100,916	39,803	52,298	2.62	506	1.30%
Oxnard	177,358	45,166	48,603	3.85	1,286	2.85%
Camarillo	57,777	21,946	62,457	2.62	602	2.70%
Port Hueneme	21,845	7,908	42,246	2.86	39	>0.5%
Thousand Oaks	117,005	42,958	76,815	2.75	281	>0.6%
Simi Valley	111,351	37,272	70,370	3.04	668	1.80%
Moorpark	31,415	9,094	76,642	3.49	424	4.60%

\* Based on information reported in 2000 U.S. Census for each community and CA HCD housing creation goals for Low- and Very Low-Income

# Exhibit "B"

# CITY OF SANTA PAULA

## 1998-2005 HOUSING IMPLEMENTATION UPDATE

April 3, 2006

### BACKGROUND

- Housing Element is 1 of 7 elements of the General Plan designed to meet the existing and projected housing needs of all in the community. (Article 10.6 of the Gov. Code)
- In August 2002- City Council formally adopted the 2000-2005 Housing Element.
- In June 2003, City Council and RDA adopted the Housing Creation Goals and Housing Element Priorities by Resolution 5586.

## HOUSING GROWTH

- ☛ Total Existing Housing Units recorded in Santa Paula during 2000 Census was **8,341** (4,693 owner- and 3,443 renter-occupied).
- ☛ Recorded Population during 2000 Census was **28,598**, average household size of **3.49**.
- ☛ SP Median Household Income in 2000- **\$41,651**.
- ☛ VC Median Household Income in 2005- **\$77,400**.
- ☛ As of January 1, 2006: **1,690** housing unit allocations were available for City approved development, **124** new housing unit allocations are added to the base amount each year.

## HOUSING CREATION GOALS 1998-2005

Income Level	Unit Goal per RHNA and Housing Element For 1998-2005	Unit Goal per City Council Goals for 1998-2005
Extremely Low		50
Very Low	243	200
Low	177	250
Moderate	248	312
Upper	725	725
<b>Total</b>	<b>1,393</b>	<b>1,537</b>

\* According to Resolution 5586 adopted June 2003.



## 2005 Income Limits for Ventura County

Income Level (Based on Ventura County Median)	Extremely Low < 30%	Very Low < 50%	Low < 80%	Moderate < 120%
Household Size				
1	\$16,950	\$28,200	\$45,150	\$65,050
2	\$19,350	\$32,250	\$51,600	\$74,300
3	\$21,750	\$36,250	\$58,050	\$83,600
4	\$24,200	\$40,300	\$64,500	\$92,900

\*CA HCD 2005 Income Limits for Ventura County

## HOUSING CREATION 1998-December 2005

Income Level	RHNA Goal for Housing Element 1998-2005	Unit Goal set by Council Goals	Total Units Approved from 1998 Dec. 2005	Units Built during 1998 Dec. 2005	Remaining to Total Goal 1998-2005
Extremely Low		50	32		18 = 36%
Very Low	243	200	94	15	106 = 53%
Low	177	250	107	25	143 = 57%
Moderate	248	312	168	26	144 = 46%
Upper	725	725	84	49	641 = 88%
Total	1,393	1,537	483	115	1,054 = 69% or 76% RHNA

\* Based on Planning Department Growth Management Records.

\* Based on Building and Safety Department Records for Certificates of Occupancy.

## **Housing Element Priorities**

- Housing Element established current housing needs, opportunities and constraints.
- Housing Element also includes the following goals and policies the City planned to implement as part of the 2000-2005 Housing Element to address the identified housing needs and housing related issues...

## **HOUSING CONSERVATION AND MAINTANCE**

### **GOAL 1:**

**To conserve and improve  
the quality of existing  
housing and residential  
neighborhoods in  
Santa Paula**

- ✓ **Policy 1.1:** Maintain and improve compliance of housing and maintenance standards.
- ✓ **Policy 1.2:** Rehabilitation assistance for low to moderate-income, senior, disabled families.
- ✓ **Policy 1.3:** Promote repair or rehabilitation of substandard homes.
- ✓ **Policy 1.4:** Continue with State/Federal programs for housing affordability (Section 8).
- ✓ **Policy 1.5:** Continue implementing mobilehome rent review ordinance to ensure affordability.
- ✓ **Policy 1.6:** Replace low/moderate-income units removed by public action 1-1. Adopt Relocation Ordinance for mobilehomes parks tenant protection

## **PROVISION OF HOUSING**

### **GOAL 2:**

**To assist in provision of adequate housing to meet needs of community.  
Establish balanced approach to meet housing needs, including renter and owner-occupied units.**

- ✓ **Policy 2.1:** Encourage production of housing for all economic segments of community.
- ✓ **Policy 2.2:** Provide financial or regulatory incentives to encourage affordable housing.
- ✓ **Policy 2.3:** Participate in homeownership programs for low/moderate income families.
- ✓ **Policy 2.4:** Support rental housing for larger families and agricultural workers.
- ✓ **Policy 2.5:** Facilitate senior housing with services.
- ✓ **Policy 2.6:** Pursue State/Federal funding sources.
- ✓ **Policy 2.7:** Adoption of Inclusionary Housing Ordinance- on-site, off-site and in-lieu fee options.

## **PROVISION OF ADEQUATE HOUSING SITES**

### **GOAL 3:**

**To provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.**

- ✔ **Policy 3.1:** Maintain inventory of potential sites available for future housing development.
- ✔ **Policy 3.2:** Encourage in-fill/mixed-use housing development in downtown and in-fill sites.
- ✔ **Policy 3.3:** Pursue phased annexation of City's sphere of Influence for growth opportunities.
- ✔ **Policy 3.4:** Provide adequate housing sites for special needs groups by zoning designations/regulations.
- ✔ **Policy 3.5:** Support development of 2<sup>nd</sup> units at appropriate locations- housing opportunities.

- ☛ **Policy 4.1:** Offer financial/regulatory incentives to off set and reduce costs of developing affordable housing.
- ☛ **Policy 4.2:** Review City regulations, ordinances, and residential fees to ensure they do not constrain housing development.
- ☛ **Policy 4.3:** Incorporate incentives for development of affordable housing in future revisions of Growth Management Ordinance.

## **EQUAL HOUSING OPPORTUNITY**

### **GOAL 5:**

**To promote equal  
opportunity for all residents  
to reside in housing  
of their choice**

- ☛ **Policy 5.1:** Enforce fair housing laws prohibiting discrimination in building, financing, selling/renting of housing.
- ☛ **Policy 5.2:** Continue to financially support provision of fair housing services to residents.
- ☛ **Policy 5.3:** Promote housing for special needs of large families, elderly persons, agricultural workers and disabled.

## **SMART GROWTH**

### **GOAL 6:**

**To promote smart growth by encouraging well-planned new growth, maximizing existing infrastructure and supporting city centers.**

- ☛ **Policy 6.1:** Recognize and preserve open space, watersheds, habitats and agricultural land while accommodating new growth in compact forms.
- ☛ **Policy 6.2:** Accommodate new growth by focusing use and reuse of existing urbanized lands supplied with infrastructure.
- ☛ **Policy 6.3:** Preference to redevelopment/ reuse of city centers and existing transportation corridors by mixed-use; housing for all; safe, reliable

## Housing Programs

- ☛ Housing Element goal and policies are implemented through various housing programs offered by City and RDA.
- ☛ According to State Law, programs must address:
  - *Conserve existing supply of affordable housing;*
  - *Assist in provision of housing;*
  - *Provide sites for diversity of housing;*
  - *Remove governmental constraints as necessary; and*
  - *Promote equal housing opportunity.*



## Housing Programs Activities

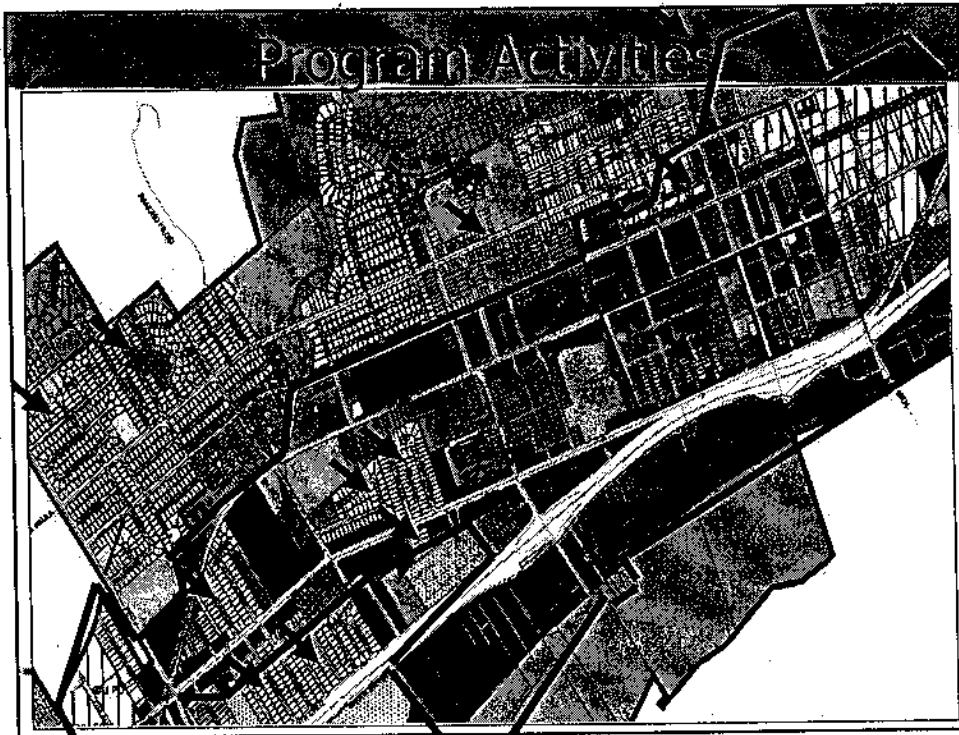
(1,2)

### Housing Rehabilitation:

- CDBG and Cal-Home Funded
- Policies Revised 2005
- Increase in Marketing Efforts
- Renewed public interest
- Goal 2000-2005: (20) Owner, (15) Rental

(5) Housing Preservation

- RDA Funded
- Policies Redesigned 2005
- Increase in Marketing Efforts
- Renewed public interest
- Goal: (5) Moderate- and (5) Low-income



## Housing Programs Continued...

- |  |   |
|--|---|
| <p>(3) Remove and Replace</p> <ul style="list-style-type: none"><li>• RDA Funded</li><li>• Goal: Replace 5 units</li><li>• SF unit Assisted in 1998</li><li>• Limited program funds reprogrammed during 2005</li></ul> | <p>(4) Code Enforcement</p> <ul style="list-style-type: none"><li>• CDBG Funded</li><li>• Code Enforcement needs continue to increase</li><li>• Limited staff- 3 Full-Time inspectors (1 vacant)</li><li>• Goal: 200 code violations annually/<br/>Actual Avg. 140 annual</li></ul> |
|--|---|

## Housing Programs Continued...

- |  |  |
|--|--|
| <p>(6) Section 8 Rental Assist</p> <ul style="list-style-type: none"><li>• HUD Funded</li><li>• SP Housing Authority currently provides 577 vouchers to very low- and extremely low-.</li><li>• Harvard Place Apts. serves 40 new residents.</li></ul> | <p>(7) Mobilehome Park Tenant Protection</p> <ul style="list-style-type: none"><li>• Preserve/ Local Ordinance</li></ul> <p>(8) Mobilehome Rent Stabilization Program</p> <ul style="list-style-type: none"><li>• Continue to implement</li></ul> <p>(9) Mobilehome Park Resident Ownership</p> <ul style="list-style-type: none"><li>• Provide residents with State program information</li></ul> |
|--|--|

## Housing Programs Continued...

### (10) Mortgage Assistance- VCMFA not active

#### \*First Time Homebuyer

- RDA Funded
- Newly Designed and Implemented 2005
- Marketing Efforts
- 25 Residents completed Homebuyer Education Course (Nov-February)
- 1<sup>st</sup> Application Recommended for Approval

### (11) Mortgage Credit Certificate (MCC)

- RDA Funded
- Federal program offered through Ventura County
- Provides credit against Federal income taxes for paid mortgage interest.
- New Brochures/ Local Chanel 10
- Goal: 15 MCC's/ 5 Apprv

## Housing Programs Continued...

### (12) Workforce/Senior Housing

- Provide Financial and Regulatory Incentives for projects of very low and low-income families and seniors.
- Developer Workshop

### (13) MF Housing Acquisition and Rehabilitation

### (14) Rehabilitation Mortgage Insurance

### (15) Affordable Housing Funding Sources

- Continue to pursue viable federal/state funding
- Work with developers/support funding applications