

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** David C. Moe II, Redevelopment Manager *DCM*

**DATE:** March 3, 2006 (City Council Meeting of 3/15/06)

**SUBJECT:** Consider Resolution Extending Time Limit for Activities in Connection with Properties Acquired with Low and Moderate Income Housing Funds

**BACKGROUND**

If the Moorpark Redevelopment Agency ("Agency") acquires a property interest with moneys from the Low and Moderate Income Housing Fund, the Agency shall initiate the development of housing affordable to persons and families of low and moderate income within five years from the date the property was first acquired, in accordance with Section 33334.16 of the Health and Safety Code. Initiation of the development may include, but is not limited to, zoning changes or agreements entered into for the development and disposition of the property. If these activities have not been initiated within this period, the City Council may, by resolution, extend the period during which the agency may retain the property for one additional period not to exceed five years.

The resolution of extension shall affirm the intention of the City Council that the property be used for the development of housing affordable to persons and families of low and moderate income. In the event that physical development of the property for this purpose has not begun by the end of the extended period, or if the Agency does not comply with this requirement, the property shall be sold and the moneys from the sale, less reimbursement to the Agency for the cost of the sale, shall be deposited in the Agency's Low and Moderate Income Housing Fund.

The Agency acquired the properties located at 782 and 798 Moorpark Avenue ("Properties") with funds from the Low and Moderate Income Housing Fund. The Properties were acquired for the development of housing for low and moderate income households; however the development has not been initiated.

**DISCUSSION**

To comply with Section 33334.16 of the Health and Safety Code, the Agency will need to pass a resolution to extend the time limit to commence development activities by an additional five years. If the time limit is not extended, the Properties will need to be sold and the Low and Moderate Income Housing Fund will need to be reimbursed, minus Agency cost associated with the sale.

Selling the Properties would not further the Agency's goal to increase the supply of low and moderate housing units in the Moorpark Redevelopment Project Area; therefore, extending the time limit to commence development is the preferred option.

**STAFF RECOMMENDATION**

- 1) Adopt Resolution No. 2006 - \_\_\_\_\_.

Attachment I Resolution

ATTACHMENT I

RESOLUTION NO. 2006-\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, EXTENDING THE TIME LIMIT FOR COMMENCEMENT OF DEVELOPMENT ACTIVITIES ON PROPERTIES (782 AND 798 MOORPARK AVENUE) ACQUIRED WITH LOW AND MODERATE INCOME HOUSING FUNDS

WHEREAS, the City Council of the City of Moorpark, adopted the Redevelopment Plan for the Moorpark Redevelopment Project on July 5, 1989, by Ordinance No. 110, in accordance with the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*); and

WHEREAS, California Community Redevelopment Law ("CCRL") Section 33334.16 requires the Agency to commence development of housing affordable to persons and families of low and moderate income within five years of acquiring property with Low and Moderate Income Housing Funds; and

WHEREAS, the Moorpark Redevelopment Agency ("Agency") purchased the properties at 782 and 798 Moorpark Avenue ("Properties") with Low and Moderate Income Housing Funds; and

WHEREAS, the Agency has not commenced development activities on the Properties; and

WHEREAS, the City Council and the Agency affirm their intention that the property be used for the development of housing affordable to persons and families of low and moderate income; and

WHEREAS, the City Council desires to extend the time limit to commence development activities on the Properties by an additional five years.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The time limit to commence development of housing affordable to persons and families of low and moderate income on the Properties is extended by an additional five years to March 15, 2011, consistent with Section 33334.16 of the CCRL.

SECTION 2. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this \_\_\_\_\_ day of March, 2006.

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Patrick Hunter, Mayor

ATTEST:

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Deborah S. Traffenstedt, City Clerk