

**ITEM 10.T.**

**MOORPARK CITY COUNCIL ACTING AS  
SUCCESSOR HOUSING AGENCY OF THE  
REDEVELOPMENT AGENCY OF THE CITY OF MOORPARK  
AGENDA REPORT**

**TO:** Honorable City Council  
**FROM:** David C. Moe II, Redevelopment Manager *Demo*  
**DATE:** October 24, 2012 (Successor Housing Agency Meeting of 11/7/12)  
**SUBJECT:** Consider Ratification of Development Fees for the Charles Street Terrace Affordable Housing Project

**BACKGROUND AND DISCUSSION**

The Moorpark 20, Limited Partnership ("Area Housing Authority") has completed the construction of the Charles Street Terrace Project which consists of 20 affordable low and very low income units located at 396 Charles Street ("Project"). During the entitlement phase of the Project, the Area Housing Authority paid several development fees to the City of Moorpark ("City") prior to issuing the building permit:

\$ 20,000.00 Entitlement Processing  
\$ 31,933.24 Traffic System Management  
\$ 29,826.64 Intersection Improvement  
\$156,140.00 LA Ave AOC  
\$ 50,365.53 Art in Public Places  
\$ 300.00 Electronic Conversion  
\$ 2,900.00 County TMF  
\$ 446.20 City Engineering Fees  
\$291,911.61 Total

However, at the time of issuing the building permit the Park and Citywide Traffic Fees were deferred to a later time to help offset the upfront cost of reconstructing the southern and western block walls in the Project, not originally planned in the design. Staff determined that the remaining fee amounts needed to be paid were \$5,000.00 for each unit for both the Park Fee and Citywide Traffic Fee. These fee amounts were similar to those included in the Essex Development Agreement.

Honorable City Council  
November 7, 2012  
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On May 16, 2012, the Area Housing Authority paid the Park and Citywide Traffic Fees in full to the City. Staff is seeking City Council ratification that the \$100,000.00 Park and \$100,000.00 Citywide Traffic fee amounts have been appropriately charged and collected for the Project.

**FISCAL IMPACT**

None.

**STAFF RECOMMENDATION**

Ratify staff's determination that the \$100,000.00 Park and \$100,000.00 Citywide Traffic fee amounts have been appropriately charged and collected for the Project.