



July 30, 2008

Honorable Nancy Wieben Stock, Presiding Judge
Orange County Superior Court
700 Civic Center Drive West
Santa Ana, CA 92701

Subject: City of Dana Point Response to Orange County Grand Jury 2007-2008 Report
"No County for Old Boomers – When Orange County Baby Boomers Retire,
Where Will They Live?"

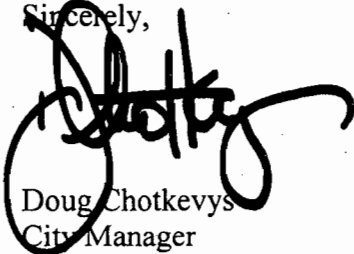
Dear Judge Wieben Stock:

Enclosed is the City of Dana Point Response to the 2007-2008 Orange County Grand Jury Report.

Many of the issues and recommendations identified in the report were included in the Draft Housing Element submitted to the State in April 2008, prior to the issuance of the Grand Jury Report. Remaining comments will be incorporated in the revised Housing Element to be submitted to the State of California in the coming months.

If you have any questions on the Response to the Grand Jury Report or the Housing Element, please do not hesitate to contact Community Development Director Kyle Butterwick at (949) 248-3563 or Economic Development Manager Christy Teague at (949) 248-3519.

Sincerely,



Doug Chotkevys
City Manager

cc: Orange County Grand Jury

**City of Dana Point
Response to Findings and Recommendations**

**Orange County Grand Jury 2007-2008 Report, "No County for Old Boomers –
When Orange County Baby Boomers Retire, Where Will They Live?"**

The following response is from the City of Dana Point to each of the findings and conditions listed in the Orange County Grand Jury Report. The City of Dana Point is not in a position to respond to county-wide findings and recommendations.

FINDINGS

F-1 The Housing Elements for the cities and County of Orange do not reflect that the number of affordable senior housing units in Orange County will not accommodate the projected population.

Response: The respondent disagrees partially with the finding.

The City's Housing Element includes three pages of analyses of Elderly Population and Households. Projected senior population and housing needs will be strengthened in future Housing Element document currently under preparation.

F-2 The Housing Elements for the County of Orange and the cities do not focus sufficiently on or analyze the population growth and housing needs of the aging baby boomer generation.

Response: The respondent disagrees partially with the finding.

The City's Housing Element includes three pages of analyses of Elderly Population and Households. Projected senior population growth and housing needs will be strengthened in future Housing Element document currently under preparation.

F-3 Not all Housing Elements are available online for easy access by the public.

Response: The respondent disagrees partially with the finding.

The Housing Element under preparation will be available on the City's website August 4, 2008 at www.danapoint.org.

F-4 Municipalities are not proactive enough in encouraging the development of affordable senior housing.

Response: The respondent disagrees partially with the finding.

The City has several programs outlined in its Housing Element to encourage affordable senior housing.

RECOMMENDATIONS

R-1 *Include the current and projected affordable senior housing inventory by type, location and cost in the 2008 and future years' development of the Housing Element.*

The recommendation has not yet been implemented, but will be implemented in the future by October 31, 2008.

Portions of Recommendation R-1 were included in the latest Housing Element Draft dated 3/31/08 completed prior to issuance of the Orange County Grand Jury Report. Recommendation R-1 will be reflected in the revised draft of Housing Element which is currently underway. The Orange County Grand Jury Report will be incorporated as public input in the Housing Element process.

R-2 *Include sufficient data in the Housing Element to acknowledge the imminent growth in the county's aging population. This data is to include the current population and the growth trend of the aging baby boomer generation as well as the current median income and the income trend of the senior population.*

Regarding the first line of R-2: Include sufficient data in the Housing Element to acknowledge the imminent growth in the county's aging population.

Most of this recommendation was included in the latest Housing Element Draft dated 3/31/08 completed prior to the Orange County Grand Jury Report. The following is a summary regarding the implemented action.

Page 30 of the latest Housing Element Draft dated 3/31/08, under Community Profile, Age Composition, reads:

Age composition is an important factor in determining housing demands. The City of Dana Point has experienced a major increase of residents within the "retirement" (55-64) and "senior citizens" (65+) population subgroups. This indicates a potential need for affordable senior housing opportunities.

Pages 43-46 address Elderly Populations and Households, including the following excerpts:

Elderly persons may experience special housing needs related to fixed income, health care support, and transportation. These characteristics indicate a need for smaller, lower cost housing units with easy access to transit and health care facilities. (p.43)

As of 2000, there were an estimated 5,278 persons who were 62 years in age or older residing in Dana Point. The ratio of females to males in this age group is 1.1 (2,872 females, 2,574 males). Table H-13 (Census data) reports on the age of householder by tenure distribution for the City. There are an estimated 2,979 senior households in the 65 to 75 years and 75+ age groups. The majority of Dana Point's senior households are in the 65-74 year bracket – 1,570 of the 2,979 households- and approximately 13% of householders are 75 years or older. Of the total senior households older than 65 years, 89% are owners and 11% are renters. (p.43)

According to Table H-14 (Census data), 70% of Dana Point seniors 65+ live in families. Approximately 28% of Dana Point seniors live in nonfamily households. Of those seniors in nonfamily households, 82% live alone. An estimated 17% of all seniors in this age group are

women living alone. Seniors who live alone may greatly benefit from free home assessment and social activities organized by the Dana Point Senior Center. (p.44)

Some elderly persons need supportive housing assistance if they are disabled and/or frail. According to the data in Table H-15 (Census), there are an estimated 1,280 seniors age 65+ with disabilities out of a total of 4,442 seniors (29%). Disabled seniors may have a need for assisted living facilities or basic support services in order to maintain independence. (p.44)

An estimated 3% of the seniors 65+ years in nonfamily households live in group quarters. Group quarters include state-licensed residential care facilities for six or fewer persons. These facilities are permitted by right in any residential zone within Dana Point. In 2007, the California Department of Social Services Community Care Licensing Services reported six small residential care facilities with a collective capacity to house 30 persons in Dana Point. The City also has two large residential care facilities with the ability to serve 164 persons. (p.44)

Regarding the second line of R-2: This data is to include the current population and the growth trend of the aging baby boomer generation as well as the current median income and the income trend of the senior population.

The recommendation has not yet been implemented, but will be implemented in the future by October 31, 2008.

This portion of Recommendation R-2 will be reflected in the revised draft of Housing Element which is currently underway. The Orange County Grand Jury Report will be incorporated as public input in the Housing Element process.

R-3 Put all Housing Elements online on each city's website.

The recommendation has not yet been implemented, but will be implemented in the future by October 31, 2008.

R-4 Confer with developers to establish the needs for affordable senior housing and to encourage investment in future projects.

The recommendation has been implemented. The following is a summary regarding the implemented action.

Several meetings with developers regarding multi-family, affordable senior housing have been conducted within the last 18 months.