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March 3, 2009

Presiding Judge of the Superior Court
700 Civic Center Drive West
Santa Ana, CA 92701

RE: Response to Grand Jury report - "No County for Old Boomers"

Dear Presiding Judge of the Superior Court:

This letter is submitted in response to the recent Grand Jury report "*No County for Old Boomers - When Orange County Baby Boomers Retire, Where Will They Live.*" The City of San Juan Capistrano appreciates the opportunity to provide the following responses to the findings and recommendations in the report.

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 1. The City of San Juan Capistrano believes the Housing Element approved in 2001 was reviewed and was found to lack this specific information. The City's 2008 Draft Housing Element addresses the growth to the need for senior citizen housing in the Needs Assessment portion of the document, and several programs utilized in the past and proposed for the future which address this growth are identified in the Programs portion of the document. The San Juan Capistrano 2008 Draft Housing Element update has been prepared in compliance with state law and was submitted for review in July 2008.

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 2. As noted in Response 1, above, the City of San Juan Capistrano's 2008 Draft Housing Element does address the needs of senior citizens in the Needs Assessment portion of the document. However, the timing of the Grand Jury report was received after the Housing Needs Assessment was underway and therefore

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awkward to respond to in the current Housing Element Update. The City is generally in support of the Grand Jury conclusions, and would consider these issues in subsequent amendments to the Housing Element.

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

Response 3. This finding may be true in the case of other cities within Orange County; however, the City of San Juan Capistrano's Housing Element is accessible to the public online. The City's General Plan, which includes the Housing Element, as well as the 2008 Draft Housing Element, are available for review on the City website at www.sanjuancapistrano.org. Future amendments to the Housing Element, including the final 2008 update, will also be made available online.

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

Response 4. This finding may be true in other cities within Orange County; however, in the City of San Juan Capistrano, City staff routinely confers with developers regarding development opportunities, and we will continue to encourage the development of additional affordable senior housing pursuant to Housing Element policies and the City's Zoning Code. To encourage development of senior housing, the City amended its Zoning Code in 2002 to include affordable family/senior housing. Additionally, the City's redevelopment agency has exhausted all the age proportional housing dollars (see pages 49 and 50 of the City's Redevelopment Project Implementation Plan), and the City recently received an application for a Continued Life Communities (CLC) development for 660 senior residential units.

RECOMMENDATIONS:

Recommendation 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.

Response 1. State law requires every city and county in California to update the Housing Element of its General Plan periodically according to a state-mandated schedule and while the Grand Jury report raises very important issues related to the future housing needs of senior citizens, the timing of the requested action is awkward for the current Housing Element cycle. The City of San Juan Capistrano support's the Grand Jury recommendation and will evaluate the inclusion of data such as the City and redevelopment agency's contribution of \$5.1 million to senior housing, and the locations and types of senior housing throughout the City, in future Housing Elements.

Recommendation 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.

Response 2. The City of San Juan Capistrano agrees that this recommendation would provide valuable information for local government policy-makers and the housing industry; however, the timing is awkward due to the state-mandated requirements and schedule for updating Housing Elements. The City supports the inclusion of such information in future Housing Element updates, and have provided acknowledgement of the imminent growth in the county's aging population in the Needs Assessment portion of the 2008 Draft Housing Element. The City will make a diligent attempt to investigate the requested additional data, and the inclusion of the recommended data will be evaluated for future updates to the Housing Element.

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


Response 3. We agree and support this recommendation which has been implemented in San Juan Capistrano. The current Housing Element, and 2008 Draft Housing Element for the City of San Juan Capistrano are available on the City website, as will be the final update for 2008.

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

Response 4. The City of San Juan Capistrano agrees and supports this recommendation and has implemented it continuously. City staff routinely confers with developers regarding development opportunities, and we will continue to encourage the development of affordable senior housing pursuant to Housing Element policies, the City's Zoning Code, and the Community Development Commission's Implementation Plan.

If you should have specific questions regarding the City's Housing Element, please contact Steven Apple, Community Development Director at (949) 443-6323.

Sincerely,



Dave F. Adams
City Manager

cc: San Juan Capistrano City Council Members
2007-2008 Orange County Grand Jury, Foreman