

MEASURE K6

AN ORDINANCE ADOPTED BY THE PEOPLE OF THE CITY OF SANTA PAULA AUTHORIZING THE SANTA PAULA HOUSING AUTHORITY TO DEVELOP, CONSTRUCT, OR ACQUIRE NOT MORE THAN 150 UNITS OF LOW RENT HOUSING IN THE CITY OF SANTA PAULA.

The People of the city of Santa Paula does ordain as follows:

SECTION 1: The People of the city of Santa Paula find as follows:

- A. There is a great need in the City of Santa Paula to provide decent, safe and sanitary housing for low income persons;
- B. In 1982 the Santa Paula Housing Authority placed 200 qualified individuals on a waiting list for low income housing assistance. By 1984, all but approximately 70 of these individuals were placed in assisted housing;
- C. The Santa Paula Housing Authority has received approximately 4,510 applications for low income housing assistance during the 24 year enrollment period with Santa Paula residents totaling 3,834 of the applicants of which 1,745 are seniors. The Santa Paula Housing Authority currently assists approximately 577 qualified individuals with low income housing. The resulting waiting list for the 661 applicants is estimated to be at least three years;
- D. The Santa Paula Housing Authority can perform, in part, the following functions in accordance with Health and Safety Code § 34312:
 1. Prepare, carry out, acquire, lease, and operate housing projects for persons of low income and housing developments for persons of low income;
 2. Provide for the construction, reconstruction, improvement, alteration, or repair of all or part of any housing project;
 3. Provide leased housing to persons of low income;
 4. Provide financing for the acquisition, construction, rehabilitation, refinancing, or development of dwelling accommodations for persons of low income;
 5. Provide counseling, referral, and advisory services to

persons and families of low or moderate income in connection with the purchase, rental, occupancy, maintenance, or repair of housing;

6. Provide security for the protection of a project and its inhabitants; and
 7. Acquire, plan, undertake, construct, improve, develop, maintain, and operate land on which mobilehomes or a mobilehome park are, or may be, located, so long as not less than 20 percent of the mobilehomes are designated for occupancy by, or are occupied by, persons of low income.
- E. The Federal Housing and Community Development Act of 1974 allocates to local government federal funds for the purpose of preserving and expanding the nation's housing stock in order to provide a decent home and suitable living environment for all persons, but primarily those of low and moderate incomes, including the elderly and disabled;
- F. Article XXXIV of the Constitution of California requires that a majority of qualified voters of the City of Santa Paula determine whether or not any public entity should be empowered to develop, construct, or acquire low rent housing projects in the City of Santa Paula;

SECTION 2: The People of the City of Santa Paula empower the Santa Paula Housing Authority to develop, construct or acquire in the city of Santa Paula, with Federal or State financial assistance, low rent housing not to exceed in the aggregate 150 dwelling units for living accommodations for persons of low/very low income at sites yet to be determined and subject to all required discretionary city of Santa Paula approvals.

SECTION 3: The terms of the authorization contained in this measure must be construed in the same manner as Article XXXIV of the Constitution of California and any laws or cases interpreting that section.

SECTION 4: If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the People intend that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.