



Meeting Date: 12/19/06

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Kymerly Horner *KH* Agenda Item No. I-1

Reviewed By: City Manager *YEB* City Attorney *J* Finance *SW* Other N/A

DATE: December 1, 2006

TO: Community Development Commission

FROM: Curtis P. Cannon, Community Development Director *Curtis P. Cannon*
Community Development Department

SUBJECT: **FY 2005-2006 Annual Report for the Community Development Commission**

RECOMMENDATION

That Community Development Commission (CDC) approve the FY 2005-2006 CDC Annual Report and direct the Community Development Director to submit the Annual Report to the State Controller's Office.

DISCUSSION

California Redevelopment Law (Health and Safety Code section 33080) requires each entity responsible for overseeing redevelopment activities to prepare and submit to the State of California an annual report. The annual report must be submitted within six months of the close of the fiscal year (June 30, 2006). The Oxnard CDC's Annual Report for FY 2005-2006 (Attachment No. 1) provides statistical information for the previous fiscal year as stipulated by law, and encompasses the following required elements:

1. CDC's Fiscal Position
2. Housing Activities
3. Work Program

Some highlights of the accomplishments detailed in the report include:

Housing Projects

- ◆ Entered into a Disposition and Development Agreement (DDA) with the Olson Company for the development of 12 for-sale townhomes (4 are affordable) at Seventh and "A" Streets. Construction of the units began in June 2006.
- ◆ Financed new mobilehomes for very low-income households in the CCRP Project Area.

- ◆ Provided funding to residential rehabilitation loan programs in the HERO and Southwinds Project Areas.
- ◆ Assisted with a 27 for-sale unit townhome project in the Meta Street area. Construction is anticipated to begin by the end of 2006.
- ◆ Provided funding to the First Time Homebuyers Program in the HERO and Southwinds Project Areas.

Planned Developments

◆ RiverPark Development

1. Developer is completing the construction and the sale of 110 low and moderate affordable homes and 250 market rate homes.
2. Financing is being worked on for 140 extremely and very low-income rental units. Oxnard residents and those employed in Oxnard receive first preference as tenants.
3. Building permits have been issued for 400 market rate rental units.
4. Approximately 800,000 square feet of retail shopping has been submitted to the Development Advisory Committee. The retail space is called "The Collections."
5. The Rio Del Mar grade school is open and occupied with students.
6. Other RiverPark accomplishments include the completion and occupancy of the joint City/County Fire Station and relocation of the Ventura County Maintenance Yard to Saticoy.

Public Infrastructure

◆ Downtown

1. Served as the downtown community liaison during the construction of the three level, 450-space parking structure, completed Summer 2005.
 2. Completed the planning for Phase II of the Downtown Lighting Improvement Program, which consists of nostalgic-style street lamps and enhanced parking lot lighting. Phase II of the program will encompass the Meta Street Area between 4th Street and Wooley Road, on the east side of Oxnard Boulevard.
 3. Coordinated the selection and purchase of additional trashcans for placement in the downtown area. Trashcans will include both general litter and recyclable material containers.
 4. Identified ten to fifteen downtown public parking lots/alleys for infrastructure improvements. Construction is anticipated to begin 2006.
- ◆ Completed more than 75% of the 56 medians to be improved on Saviers, Pleasant Valley, and Hueneme Roads.
 - ◆ Approved three Security Fencing Grants, and revised the Security Fencing Program to include a newly designed fence consisting of state-of-the-art reinforced materials.
 - ◆ Plans were approved for the Downtown Oxnard Street Tree and Sidewalk Replacement project encompassing the area between West Second & West Sixth Streets and Oxnard Boulevard to South "C" Street. Construction is due to commence Winter 2006.

New Commercial Development

◆ Downtown Theater

1. Monitor Disposition and Development Agreement for development of 14-screen theater and retail complex on CDC-owned property and former Bank of America building in the downtown area.
2. Assisted in the opening of state-of-the-art theater in Summer 2005.
3. Completion of Phase I retail complex is projected for Winter 2006.

Business Retention/Economic Development

- ◆ Developed and implemented a Façade and Paint Improvement Program to assist Downtown businesses in enhancing the exteriors of their buildings. Program applications were made available to the eligible applicants in Summer 2006.
- ◆ Ongoing oversight of Owner Participation Agreement (OPA) for the redevelopment of the Esplanade shopping center. The project consists of a 500,000 square-foot retail "Power Center" anchored by Home Depot.
- ◆ Continued to support the Property Based Business Improvement District (PBID) in its management efforts by serving as a resource to staff and as a participating member of PBID committees. The Oxnard City Council has upon receiving petitions from a majority of the property owners, authorized a ballot process for the renewal of the PBID for another five years.
- ◆ Supported consulting services in the development of a downtown security assessment for the core downtown area.
- ◆ Refinanced the tax increment revenue bond in the downtown project area and made available \$5 million for use in downtown infrastructure improvements. Coordinated the implementation and construction of the downtown infrastructure projects with the Development Services and Public Works Departments.
- ◆ Promoted and marketed "oxnardretail.com" as part of the CDC's ongoing retail attraction efforts.
- ◆ Continued economic development activity through the oversight and coordination of contracts between the CDC and the Oxnard Convention and Visitors Bureau and the Economic Development Corporation of Oxnard.
- ◆ Provided on-going retail attraction/retention activities including direct mailers, advertising and City representation at local, regional and national retail trade shows.
- ◆ Approved the rehabilitation and redevelopment of 348-350 South Oxnard Boulevard (former "Brown Building") for a new restaurant "Ruby's Café". The project began March 2005 and was completed May 2006, pursuant to a Disposition and Development Agreement.
- ◆ Completed termination of the (Oxnard Factory Outlet) Development Agreement allowing new property owner to pursue traditional commercial shopping center tenants. Extensive private rehabilitation of the project which has been renamed "The Palms" has begun. Phase II was completed in Summer 2005 and Phase III began construction Spring 2006. Leasing efforts continue.
- ◆ Completed the redevelopment of a vacant building at "The Market Place Shopping Center". The building had been occupied by "Home Base" which went bankrupt leaving this key anchor space unused for several years. The building has now become the home of a successful retail electronics store, Fry's Electronics.

- ◆ Contacted property owners and retailers in the vicinity of the redeveloped Esplanade Shopping Center for encouragement to revitalize their properties along the Vineyard/Esplanade corridor. Current activities include ongoing contact with property owners in the area to encourage further revitalization.

Community Outreach

- ◆ Maintained and updated department web page to provide answers to typical redevelopment questions, provide updates on current projects, and outline future activities. Added links to the CDC's Retail Website which promotes retail leasing and development opportunities throughout the City. Added links for internet users to access Community Development Maps.
- ◆ Continued to advance the revitalization of Oxnard South by attending community meetings.
- ◆ Distributed a quarterly newsletter that features current projects, future developments, activities and accomplishments, occurring in CDC project areas.
- ◆ Continued the downtown walk-through program with Planning Division and Code Enforcement Unit personnel to monitor compliance with zoning and permit requirements, provide information on permit and zone clearance requirements, and distribute the newly-created Development Guidelines in English and Spanish.
- ◆ Participated in all of the City's Mobile Satellite City Hall events and will continue to participate in neighborhood visits scheduled for 2006-2007.

Other/Misc.

- ◆ Closed escrow on the sale of 309 acres of jointly owned property between the Community Development Commission and the Metropolitan Water District to the Nature Conservancy and retained 13 acres for future CDC use.
- ◆ The Gateway Sign Community Enhancement Program continues to evolve. New street name and wayfinding signs are being installed in new subdivisions and to replace damaged signs in existing neighborhoods as needed. The existing wayfinding sign inventory is being increased with 29 new additional signs. The first entry street monument sign was set in place on Pleasant Valley Road at Highway 1. Four new entry street monument signs are being worked on for Rice and Vineyard Avenues, Oxnard Boulevard and Hueneme Road. Applications have been submitted for a freeway pylon sign at the Vineyard Avenue southbound off-ramp and Del Norte Boulevard.

FINANCIAL IMPACT

There is no financial impact associated with the recommended action.

KH:el

Attachment 1 - Oxnard Community Development Commission FY 2005-2006 Annual Report

Note: The Oxnard Community Development Commission FY 2005-2006 Annual Report has been provided to the CDC. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the CDC meeting and at the City Clerk's Office after 8:00 a.m. on Monday.