



Meeting Date: 05 / 02 / 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 (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Larry White Agenda Item No. I-2
 Reviewed By: City Manager JEB City Attorney BNA Finance OF Other (Specify) _____

DATE: April 20, 2006

TO: Housing Authority Commission

FROM: S.D. Gonzalez, Housing Director
Housing Department *[Signature]*

SUBJECT: Demolition and Disposition of "The Courts", (CA 16-P031-001)

RECOMMENDATION

That the Housing Authority Board of Commissioners:

- 1) Authorize staff to submit HUD-52860, Demolition/Disposition Application to the U.S. Department of Housing and Urban Development (HUD).
- 2) Adopt a resolution authorizing the demolition and disposition of 31-1, The Courts.

DISCUSSION

At its October 18, 2005 meeting, the Board approved the demolition and disposition of 31-1, The Courts. The approved plan included replacing 260 units of public housing with 260 low-income units to be managed by a non-profit organization, 100 for sale detached homes, 65 for sale townhomes, and 80 affordable rental units. The plan also included the sale of 11.58 acres of land to a developer for \$13,000,000 and the donation of 2.86 acres to the developer in exchange for a 20% residual cash flow. In order to proceed with these plans, HUD requires a Demolition/Disposition Application to be prepared and submitted to HUD. HUD also requires that the Board adopt a resolution authorizing the proposed demolition and disposition actions, in connection with the submittal of a Demolition/Disposition Application. The application will include information on the project development, the costs associated with development, and a justification for the demolition and disposition. The application will also include a relocation plan which would list relocation costs and mitigation efforts to lessen the impact of relocation on affected tenants. Staff expects that HUD will provide an approval within the next nine months. Once HUD approves the Demolition/Disposition application, staff will start the process of either selling or ground leasing the 29 acres of land for the purpose of developing housing. After the disposition process is complete, development of market and

low income housing, which would be comprised of multi-family rental and single family for-sale housing, would then commence.

It is anticipated that residents of the 260 units located at 31-1, The Courts, will receive replacement vouchers from HUD to occupy the proposed low income multi-family rental units or available low income rental units within the City. The proposed rental units will be owned and operated by Las Cortes, Inc, a non-profit housing development corporation, in place of the Oxnard Housing Authority (OHA). As such, the OHA will no longer be financially responsible for the management and operation of the 260 public housing units. The total number of public housing units the OHA will continue to own and manage will be reduced by one-third, from 780 units to 520 units.

FINANCIAL IMPACT

Upon HUD approval of the application, the OHA Operating Fund and Capital Fund will be reduced by approximately \$160,000 and \$693,000 per year respectively, a reduction of approximately one-third of the current funding levels. This reduction will be phased in over a three year period.

MH

Attachment #1 - HUD-52860, Demolition/Disposition Application

Attachment #2 - Resolution authorizing the demolition and disposition of 31-1, The Courts.

Attachment #1 has been provided to the Board of Commissioners. Copies are available for review at the Circulation Desk in the Library after 6:00p.m. on the Thursday prior to the Commissioner meeting and at the City Clerk's office after 8:00.am. on Friday

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HOUSING AUTHORITY OF THE CITY OF OXNARD

Resolution No. _____

Resolution of the Board of Commissioners of the Housing Authority of the City of Oxnard Authorizing the Demolition and Disposition of The Courts (CA16-P031-001)

WHEREAS, the Housing Authority of the City of Oxnard ("Authority") plans to redevelop public housing development site CA16-P031-001, known as, "The Courts"; and

WHEREAS, The Courts consists of 260 public housing units on 29 acres within the City of Oxnard; and

WHEREAS, those 260 public housing units will be replaced with 260 low-income non-profit units, 100 for-sale detached homes, 65 for-sale townhomes, and 80 affordable rental units; and

WHEREAS, the Authority will dispose of 11.58 acres to the developer for \$13,000,000 and donate 2.86 acres in exchange for 20% of residual cash flow; and

WHEREAS, the Mayor of the City of Oxnard and the residents at the proposed site support the redevelopment of The Courts, and

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD"), requires public housing authorities to submit form HUD-52860, Disposition/Demolition Application, prior to the demolition and/or disposition of a public housing development site; and

WHEREAS, the Housing Authority of the City of Oxnard ("Housing Authority") intends to submit such application; and

WHEREAS, HUD requires that the Board of Commissioners of the Housing Authority of the City of Oxnard authorize by resolution the demolition and disposition of development site CA16-P031-001, The Courts.

NOW, THEREFORE, RESOLVES THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF OXNARD, AS FOLLOWS:

1. The demolition and disposition of CA16-P031-001, The Courts is approved to carry out the proposed plan and financial terms as described above and

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2. The Executive Director, on behalf of the Housing Authority, is hereby authorized to submit form HUD-52860 and all required documentation to HUD and take all actions necessary to implement the foregoing resolution.

3. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 2nd day of May, 2006, by the following roll call vote:

AYES:

NAYS:

ABSTAIN:

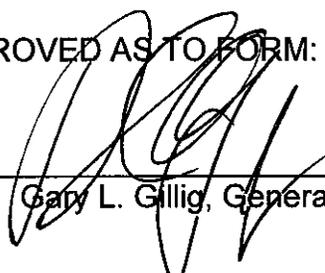
ABSENT:

Dr. Thomas E. Holden, Chairman

ATTEST:

Daniel Martinez, Secretary Designate

APPROVED AS TO FORM:



Gary L. Gilig, General Counsel

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