



Meeting Date: 06 /06 / 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: Rick Shear - 8113

Agenda Item No. I-6

Reviewed By: City Manager *[Signature]*

City Attorney *[Signature]*

Finance *[Signature]*

Other (Specify) _____

DATE: May 17, 2006

TO: Housing Authority Board of Commissioners

FROM: Sal Gonzalez, Housing Director
Housing Department *[Signature]*

SUBJECT: Approval of a Lease with Child Development Resources of Ventura County (CDR)

RECOMMENDATION

That the Housing Authority Board of Commissioners authorize the Housing Director to execute a five year lease with CDR, for a portion of the new Multi-Purpose Facility at Pleasant Valley Village, (Cal 31-4), located at 5200 Squires Drive.

DISCUSSION

The lease is for the exclusive use of 2,913 sq. ft. of space for the Headstart Preschool Program. The lease provides that CDR will coordinate and work with the Oxnard Housing Authority's (OHA) tenants to increase participation of the tenants' children in the program. The efforts shall include the development and implementation of information and outreach efforts.

The lease provides for an escalating rent scale over five years commencing on July 1, 2006 and expiring on July 1, 2011. For year one, the monthly rent payment will be \$1,650.00 and will increase annually to a monthly rent of \$2173.00 in year five. Furthermore, CDR will be responsible for telephone service, custodial service, and security "false alarm" costs for the leased area. CDR shall also be responsible for maintenance and repair of fixtures, appliances and equipment provided by CDR for its own use.

FINANCIAL IMPACT

The OHA will receive rental income of \$111,324.00 over the five years. The rental income will be used to offset the operating costs of the new building.

RMS:ms

Attachment #1 - Lease/Contract No. A-6600

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Lease with CDR
May 25, 2006
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Note: The Child Development Resources of Ventura County Lease has been provided to the City Council. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Monday.

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