



Meeting Date: July 11, 2006

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: Ernest Whitaker

Agenda Item No. I-3

Reviewed By: City Manager

*EW*  
Holmberg  
City Attorney

Finance *[Signature]*

Other (Specify)

**DATE:** June 28, 2006

**TO:** City Council

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

**SUBJECT:** Affordable Housing Agreement with Habitat for Humanity Pertaining to Property at 315 Cooper Road

**RECOMMENDATION**

That City Council approve and authorize the Mayor to execute an Affordable Housing Agreement (A-6707) with Habitat for Humanity of Ventura County, Inc., (Habitat) conveying 315 Cooper Road to Habitat for the development of one or two single family residences to be sold to very low income families.

**DISCUSSION**

The City acquired 315 Cooper Road from the U.S. Marshall's Office on January 27, 2006. The 5,169 square foot lot contained two dwelling units and is zoned C2. The units were demolished during the week of May 15, 2006.

Staff issued a Request For Proposals (RFP) to four local non-profit housing developments. Only Habitat submitted a proposal by the deadline of May 5, 2006.

Habitat proposes to build a two-story condominium duplex consisting of a one and a three-bedroom unit. The relevant agreements provide for one or two units because of uncertainty as to whether the City will allow two units to be constructed on the property. There will be a three-car garage with access from the alley. The units will be sold at a price between \$90,000- \$120,000 to very low-income buyers. Each family contributes 500 hours of "sweat equity" as part of its down payment. The loan terms are for 0% interest for a period of 20- 30 years depending upon the household's annual gross income. There is a 45-year restriction for very low-income families. Leasing is prohibited.

The Colonia Neighborhood Council gave its support to the Habitat proposal at its meeting of June 29, 2006.

Habitat would begin construction in February 2007 and be finished by December 2007. The processing of the City permits and selection of the families would take place during the balance of 2006.

Habitat had assets of \$1.7 million in 2005. It has built 37 homes in Ventura County since the early 1990's. Two of those units are in Oxnard. Habitat is currently working on an additional seven units in Oxnard; one at 381 Channel Islands Boulevard and six at Villa César Chávez. Previous City funding for Habitat is shown in Attachment No. 2.

### **FINANCIAL IMPACT**

There is no estimated financial impact to the Current FY 2006- 2007 budget. The site was acquired for \$203,000 of in-lieu fee funds and will be transferred at no cost to Habitat under the terms of the Affordable Housing Agreement.

- Attachment
1. Affordable Housing Agreement
  2. Previous Funding

Note: The Affordable Housing Agreement 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 at the City Clerk's office after 8:00 a.m. on Friday.

# Habitat for Humanity of Ventura County

## Previous Funding

- \$54,000 for two lots at Robert and C Streets- February 2002
- \$60,000 for one lot at 681 East Channel Islands Boulevard- December 2003
- \$120,000 for City permits and development fees for six lots at Villa César Chávez- December 2005
- Habitat designated as a Community Housing Development Corporation (CHDC) by City Council- December 2005
- (\$203,000 value of lot at 315 Cooper Road- July 2006)

ATTACHMENT NO. 2  
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