



Meeting Date: 9/25/07

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input 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 checked="" type="checkbox"/> Other: Public Hearing

Prepared By: Suzanne Quitoriano *SQ*Agenda Item No. L-1Reviewed By: City Manager *MM* City AttorneyFinance *MWP* Other N/A

DATE: September 12, 2007

TO: Community Development Commission

FROM: Curtis P. Cannon, Community Development Director
Community Development Department *Brian D. Pendleton (f/p)***SUBJECT: Public Hearing to Review the Multi-Project Implementation Plan and Component Redevelopment Plans for the City's Four Redevelopment Project Areas and Evaluate the Progress of Each Project Area**

RECOMMENDATION

That the Community Development Commission:

1. Conduct a public hearing for the purpose of reviewing the Multi-Project Implementation Plan and component redevelopment plans for the City's four redevelopment project areas and evaluating the progress of each project area.
2. Close the public hearing, approve the recommendations set forth in the Mid-Term Review of the Multi-Project Implementation Plan and direct the Community Development Director to return to the Commission with specific steps necessary to implement housing program changes.

DISCUSSION

Pursuant to the California Community Redevelopment Law ("CRL") codified in the California Health and Safety Code (Section 33000 et. seq.), Oxnard has established four separate redevelopment project areas ("Project Area") totaling 4,500 acres (see Attachments 1 and 2). In accordance with the CRL, a Redevelopment Plan has been adopted for each Project Area that provides the basic legal and planning framework to carry out the broad statutory authorities entrusted to the Community Development Commission ("CDC"). The CDC has also adopted a combined Multi-Project Implementation Plan which covers all of the Project Areas. In contrast to the broad-based and long-range nature of Redevelopment Plans, Implementation Plans are short range and strategic. Specifically, the Implementation Plan outlines the CDC's goals and objectives for each Project Area; describes programs, potential projects and estimated expenditures over the next five years; explains how these activities will aid in the elimination of blight; and addresses needs for new affordable housing and replacement of units lost due to redevelopment.

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Multi-Project Implementation Plan Mid-Term Review

September 12, 2007

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In compliance with the CRL, the CDC is required to conduct a mid-term review of the Multi-Project Implementation Plan as well as each companion Redevelopment Plan and to evaluate the progress of each Project Area. In summary, the Multi-Project Implementation Plan is comprised of two component parts. The first component is a Strategic Plan that contains a description of the four Project Areas, the blighting conditions in the Project Areas, and an implementation strategy to eliminate the blighting conditions including a list of five-year (2005 through 2009) priorities. The second component is a Housing Plan that outlines the CDC's production goals, expenditure targets and inclusionary housing obligations over a ten year period expiring on December 31, 2012. The attached Mid-Term Review of the Multi-Project Implementation Plan provides a summary and evaluation of the progress of the five-year priorities and housing programs that form the core of the Multi-Project Implementation Plan in addition to a summary of both the Strategic Plan's and the Housing Plan's accomplishments and projects in process. A complete copy of each Redevelopment Plan and the Multi-Project Implementation Plan is available for review by contacting the Community Development Department.

Of special note is that the Downtown Renewal Project is within three years of the Redevelopment Plan's effective life, which will expire on January 1, 2010. The Mid-Term Review of the Multi-Project Implementation Plan provides that the CDC shall comply with and fulfill its obligations with regard to the provision of affordable housing in the Downtown Renewal Project to the extent required by the CRL prior to the expiration of the Redevelopment Plan's effective life and before the limit on the amount of tax increment is exceeded for the Downtown Renewal Project. Each year that the CDC has been legally required to deposit 20% of gross tax increment for the Downtown Renewal Project into the Low and Moderate Income Housing Fund, it has done so and there are no deficits to reconcile. There are no excess surplus funds that need to be expended or transferred. Given the date of Redevelopment Plan adoption, inclusionary housing requirements are not applicable to the Downtown Renewal Project and the CDC has fulfilled all replacement housing and relocation obligations that it has had. Funds remaining on deposit and which continue to accrue to the Low and Moderate income Housing Fund will be spent on the housing programs described in Part Two of the Multi-Project Implementation Plan.

The public hearing has been publicly noticed pursuant to the CRL. The Mid-Term Review of the Multi-Project Implementation Plan was made available for public review at the City Clerk's Office, the main Oxnard Public Library and South Oxnard Public Library as of 9:00 a.m. on August 23, 2007 and will remain available for review through September 25, 2007.

Section 33490(b) of the CRL expressly provides that: "*Adoption of an implementation plan shall not constitute an approval of any specific program, project, or expenditure and shall not change the need to obtain any required approval of a specific program, project, or expenditure from the agency or community.*" In short, this mid-term review does not bind the CDC to a specific course of action nor does the Plan constitute an appropriation of funds; rather, such actions are subject to the normal budgetary and project approval process of the CDC.

FINANCIAL IMPACT

None.

Attachment 1: Mid-Term Review of Multi-Project Implementation Plan

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PUBLIC REVIEW DRAFT

Mid-Term Review of the Multi-Project Implementation Plan and Direction to Staff on Recommended Actions to Affirmatively Further Affordable Housing Goals

*(Preliminary and Subject to Change Pending Internal Review and
Publication of Final Staff Report)*

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INTRODUCTION

In compliance with California Community Redevelopment Law, the Community Development Commission is required to conduct a mid-term review of its Multi-Project Implementation Plan as well as the Redevelopment Plan for each of its four Redevelopment Projects (see Attachments 1 and 2) and evaluate the progress of each of the four Redevelopment Projects. In summary, the Multi-Project Implementation Plan is comprised of two component parts. The first component is a Strategic Plan that contains a description of the four Redevelopment Projects, the blighting conditions in the four Redevelopment Projects, and an implementation strategy to eliminate the blighting conditions including a list of five-year (2005 through 2009) priorities for each of the four Redevelopment Projects. The second component is a Housing Plan that outlines the Community Development Commission's production goals, expenditure targets and inclusionary housing obligations over a ten year period expiring on December 31, 2012. Attachments 3 and 4 provide a summary and evaluation of the progress of the five-year priorities and housing programs that form the core of the Multi-Project Implementation Plan. A brief discussion of their status is provided below.¹

Strategic Plan:

Accomplishments (Projects Completed): Since January 1, 2005, the following major public initiatives have been completed: New Multi-Screen Cinema and Centennial Plaza, Public Parking Structure at 3rd and B Streets, Plaza Park Enhancements, Phase I of Improved Public Parking Lots and Street Lighting, New Water Blending Station, Replacement of Existing Cast Iron Pipe Lines, Construction of New Redwood Sewer Trunk (Merged CCRP/Downtown); Upgraded Neighborhood Security Fencing, Sewer Infrastructure Renovation, Replacement of Existing Cast Iron Pipe Lines, Tax Allocation Bond for Reconstruction of Streets (Southwinds); Transfer of 246 Acres to the Nature Conservancy in Support of Wetlands Restoration, Tax Allocation Bond for Reconstruction of Streets (Ormond Beach); South Oxnard Branch Library, Fry's Electronics at the Marketplace Shopping Center, Tax Allocation Bond for Reconstruction of Streets (HERO).

Projects In Process (Underway or Planned): Major projects that are in the planning, design or construction phase and are expected to be completed by December 31, 2009, include the following: Downtown Street Tree and Sidewalk Replacement Project, Phase II of Improved Public Parking Lots and Street Lighting, Phase II Retail Shops at Centennial Plaza, Façade Improvement Program, Farmworker Family Ownership Housing and Mobile Home Replacement (Merged CCRP/Downtown); Design of Miscellaneous Neighborhood Improvement Projects (Southwinds); Re-Engineered Storm Drain System, Upgraded Sewer Plant Capacity and Wetlands Restoration Activities (Ormond Beach); Cypress Neighborhood Park Improvements, Street Median Improvements and Gateway Sign Program (HERO).

Special Notation: The Implementation Plan was formally amended on March 27, 2007, to add the South Oxnard Branch Library to the list of five-year priorities. As noted above, this project is located within the HERO Project Area and has since been opened for public use.

Housing Plan:

Accomplishments (Projects Completed): Attachment 4 provides a comparative assessment of housing accomplishments relative to the goals set when the Multi-Project Implementation Plan was adopted. In summary, the Community Development Commission is precisely on target in regard to New Home Purchase, New Rental Housing and Investor-Owner Housing Rehabilitation for persons of low and moderate income.

¹ A complete copy of each Redevelopment Plan and the Multi-Project Implementation Plan is available for review by contacting the Community Development Department.

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This success is largely attributable to Camino del Sol Senior Apartments, Villa Madera, Villa Cesar Chavez, Meadowcrest Villas, Heritage Walk and RiverPark (Daybreak and Destination). Particularly noteworthy is the Community Development Commission's contribution toward satisfying the City's prescribed share of regional housing needs ("RHNA"), particularly with respect to population segments in greatest need. Specifically, Community Development Commission performance under the current Implementation Plan satisfied 16% of RHNA goals for low and very low income households under the City's adopted Housing Element, and 4.4% of the goals for the eight-year planning horizon that started on January 1, 2006.

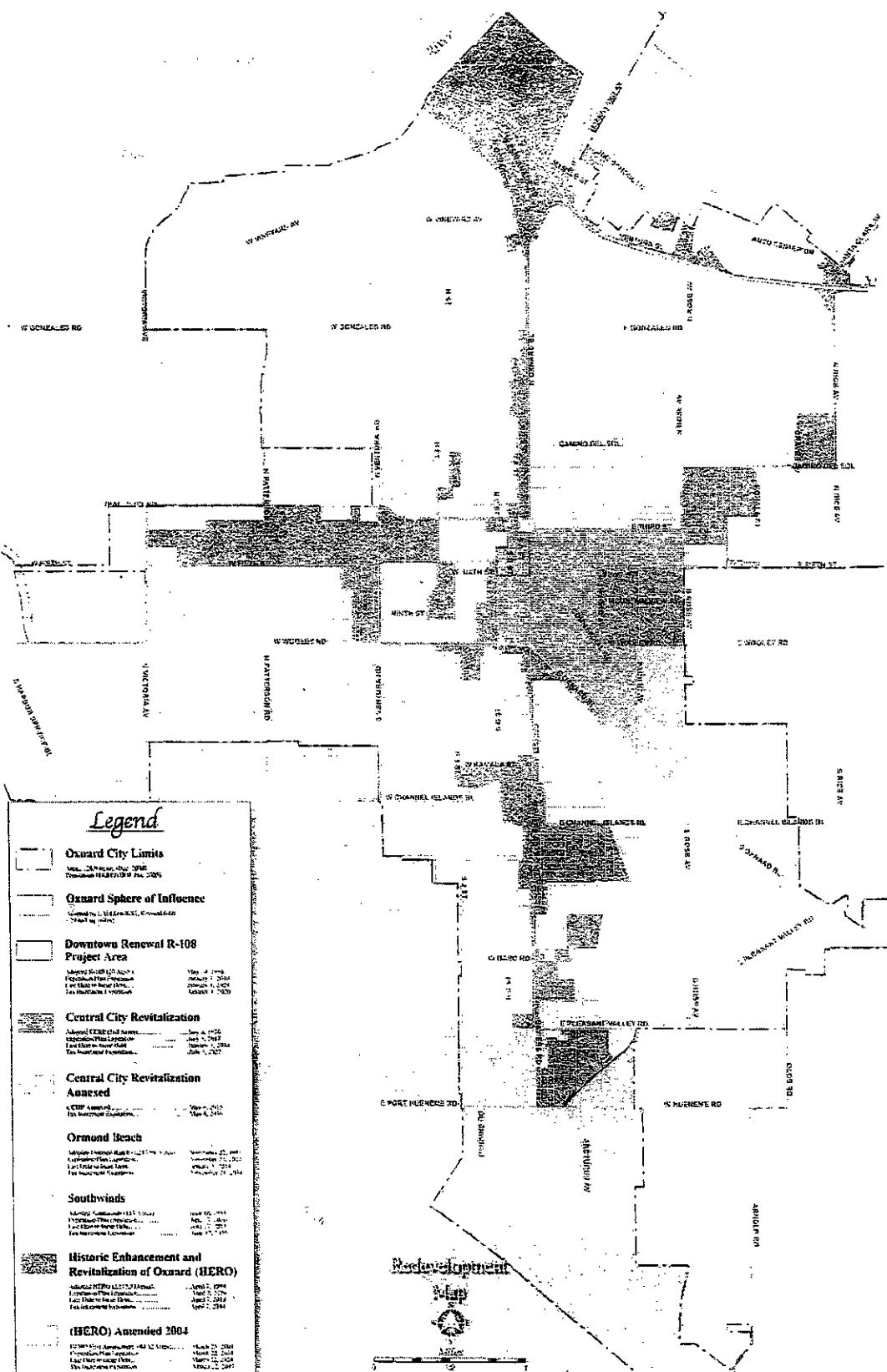
Projects In Process (Underway or Planned): Among the programs where progress has been slow is Homebuyer Assistance, Mobile Home Replacement & Repair, Exterior/Interior Repair Grants and Owner Housing Rehabilitation. Attachment 4 details impediments that have contributed to the shortfall in housing production for these particular programs, along with a series of recommendations to improve performance. The Community Development Commission is asked to endorse these recommendations and direct staff to return with specific measures to carryout these proposals.

Special Notation: The Downtown Renewal Project is within three years of the Redevelopment Plan's effective life, which will expire on January 1, 2010. The Community Development Commission shall comply with and fulfill its obligations with regard to the provision of affordable housing in the Downtown Renewal Project to the extent required by the California Community Redevelopment Law prior to the expiration of the Redevelopment Plan's effective life and before the limit on the amount of tax increment is exceeded for the Downtown Renewal Project. Each year that the Community Development Commission has been legally required to deposit 20% of gross tax increment for the Downtown Renewal Project into the Low and Moderate Income Housing Fund, it has done so and there are no deficits to reconcile. There are no excess surplus funds that need to be expended or transferred. Given the date of Redevelopment Plan adoption, inclusionary housing requirements are not applicable to the Downtown Renewal Project and the Community Development Commission has fulfilled all replacement housing and relocation obligations that it has had. Funds remaining on deposit and which continue to accrue to the Low and Moderate income Housing Fund will be spent on the housing programs described in Part Two of the Multi-Project Implementation Plan.

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Attachment 1

Redevelopment Project Area Map



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Attachment 2

Redevelopment Project Statistics

REDEVELOPMENT PLAN COMPARISON	MERGED PROJECT			ORMOND BEACH	SOUTH- WINDS		
	DOWNTOWN RENEWAL	CENTRAL CITY REVITALIZATION					
		CCRP	CCRP Annex				
Date of Plan Adoption	5/14/1968	7/6/1976	5/7/1985	11/22/1983	6/18/1985		
Area of Project (Acres)	20	568	138	1,334	131		
Project Termination	1/1/2010	7/5/2017	5/6/2026	11/21/2024	6/17/2026		
Tax Increment Limit	\$329 Million	\$329 Million	\$329 Million	\$343.2 Million	\$122.5 Million		
Bond Debt Limit	\$136 Million	\$136 Million	\$136 Million	\$148.6 Million	\$51 Million		
Deadline to Establish Debt	1/1/2009	1/1/2014	5/6/2015	1/1/2014	6/17/2015		
Deadline to Repay Debt	1/1/2020	7/5/2027	5/6/2036	11/21/2034	6/17/2036		
Deadline for Eminent Domain	8/17/2012	8/17/2012	8/17/2012	8/17/2012	8/17/2012		

PLAN COMPARISON (Continued)	HERO	
	Original Project Area	Amendment No. 1
Date of Plan Adoption	4/7/1998	3/23/04
Area of Project (Acres)	2,229	80
Project Termination	4/7/2029	3/23/34
Tax Increment Limit	None Specified	None Specified
Bond Debt Limit	\$360 Million	
Deadline to Establish Debt	4/7/2018	3/23/24
Deadline to Repay Debt	4/7/2044	3/23/49
Deadline for Eminent Domain	4/7/2010	3/23/16

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Attachment 3

Strategic Plan: Five-Year Priorities

FIVE-YEAR PRIORITIES		MERGED CCRP/DOWNTOWN	SOUTHWINDS	ORMOND BEACH	HERO
		Urban Design			
		Public Facilities			
Goals	<ul style="list-style-type: none"> Install lighting/security lighting Provide trash enclosures Improve/provide public spaces Install street trees and street furniture Construct pocket parks and park improvements 	<ul style="list-style-type: none"> Install security lighting and fencing Improve/provide street lighting 	<ul style="list-style-type: none"> Sell CDC/Metropolitan Water District property for wetlands restoration 	<ul style="list-style-type: none"> Install streetscene improvements such as median upgrades and street furniture Improve/install street lighting Construct neighborhood pocket parks 	<ul style="list-style-type: none"> Street median improvements and gateway sign program (underway/planned) Improve/install street lighting (planned) CDC-funded Cypress Neighborhood park improvements (underway)
Progress	<ul style="list-style-type: none"> Phase I of improved public parking lots and street lighting (completed); Phase II (underway) Additional trash enclosures (underway) Downtown Street Tree and Sidewalk Replacement Project (underway) Plaza Park enhancements (completed) 	<ul style="list-style-type: none"> Upgraded neighborhood security fencing design to assist in the reduction of crime, and for elimination of blight, and for overall enhancement of quality of life (completed) Approval of owner occupied and multi-family investor residential lighting and fencing loans (underway) 	<ul style="list-style-type: none"> Transfer of 276 CDC/Metropolitan Water District-owned acres to the Nature Conservancy in support of Wetlands Restoration (completed) 	<ul style="list-style-type: none"> Re-engineer storm drain system Upgrade water transmission lines Expand sewer plant capacity and construct improvements to minimize visual impact on surrounding property 	<ul style="list-style-type: none"> Construct sewer and drain system improvements in designated neighborhoods Upgrade water transmission lines
Goals	<ul style="list-style-type: none"> Construct new water blending station Upgrade water transmission lines Replace existing cast iron pipe lines Construct new Redwood sewer trunk Install new Douglas/"C" Street sewer lines 	<ul style="list-style-type: none"> Upgrade water transmission lines Replace existing cast iron pipe lines Upgrade water and sewer infrastructure 	<ul style="list-style-type: none"> Upgrading of water transmission lines (underway) Replacement of existing cast iron pipe lines (completed) Water infrastructure upgrades (underway) Sewer infrastructure renovation (completed) 	<ul style="list-style-type: none"> Re-engineer storm drain system (underway) Upgrade water transmission lines (underway) Upgrade sewer plant capacity (underway) Assisted an energy resource company in securing a permanent easement on CDC/MWD jointly owned property for installment of sewage connection (completed) 	<ul style="list-style-type: none"> Construct sewer and drain system improvements in designated neighborhoods (planned) Upgrade water transmission lines (underway)
Progress	<ul style="list-style-type: none"> New water blending station (completed) Upgrading of water transmission lines (underway) Replacement of existing cast iron pipe lines (completed) Construction of new Redwood sewer trunk (completed) Installation of new Douglas/"C" Street sewer lines (planned) 				

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Attachment 3

Strategic Plan: Five-Year Priorities (Continued)

FIVE-YEAR PRIORITIES		MERGED CCRP/DOWNTOWN	SOUTHWINDS	ORMOND BEACH	HERO
Goals	<ul style="list-style-type: none"> Construct parking lot improvements and new parking structures Undertake alley improvements Construct Oxnard Boulevard improvements Install area-wide alley, curb, gutter and sidewalk improvements Undertake improvements consistent with implementation of Pedestrian/Bike Path Master Plan 	<ul style="list-style-type: none"> Install area-wide alley, curb, gutter and sidewalk improvements 	<ul style="list-style-type: none"> Construct improvements as necessary to existing curb, gutter, sidewalk, streets and alleyways 	<ul style="list-style-type: none"> Construct improvements as necessary to existing curb, gutter, sidewalk, streets and alleyways 	<ul style="list-style-type: none"> Construct Improvements as necessary to existing curb, gutter, sidewalk, streets and alleyways Undertake improvements consistent with implementation of the Pedestrian/Bike Path Master Plan Upgrade Hwy 101 interchanges
Progress	<ul style="list-style-type: none"> Public parking structure at 3rd and B Streets (completed) Parking lot improvements, Phase II (underway) Alley improvements, Phase II (underway) Downtown Street Tree and Sidewalk Replacement (underway) Pedestrian/Bike Path Master Plan Project (planned) 	<ul style="list-style-type: none"> Installation of area-wide alley, curb, gutter and sidewalk improvements (planned); assisted with issuance of tax allocation bond for reconstruction of streets (completed) 	<ul style="list-style-type: none"> Construct improvements as necessary to existing curb, gutter, sidewalk, streets and alleyways (planned); assisted with issuance of tax allocation bond for reconstruction of streets (completed) 	<ul style="list-style-type: none"> Construct Improvements as necessary to existing curb, gutter, sidewalk, streets and alleyways (planned); assisted with issuance of tax allocation bond for reconstruction of streets (completed) Undertake improvements consistent with implementation of the Pedestrian/Bike Path Master Plan (planned) Upgrade Hwy 101 interchanges (planned) 	<ul style="list-style-type: none"> Installation and construction of a new public library expanding library facilities within the City South Oxnard Branch Library (completed)
LIBRARY FACILITIES	Goals				
	Progress				

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Attachment 3

Strategic Plan: Five-Year Priorities (Continued)

FIVE-YEAR PRIORITIES		MERGED CCRP/ DOWNTOWN	SOUTHWINDS	ORMOND BEACH	HERO
Goals	Progress				
<ul style="list-style-type: none"> • Continue facade improvement program • Establish/continue business retention/attraction programs • Provide commercial redevelopment incentives to developers 	<ul style="list-style-type: none"> • Create job opportunities and broaden local shopping choices • Support job retention/creation activities • Establish/continue business retention/attraction programs • Provide commercial redevelopment incentives to developers 	<ul style="list-style-type: none"> • Create job opportunities and broaden local shopping choices (planned) • Support job retention/creation activities (planned) • City-wide retail retention and attraction efforts including marketing, advertising, retail website, attendance at ICSC by CDC Staff • Assistance with Oxnard Downtown Management District marketing campaign for business retention and attraction (underway) • Assistance to businesses relocating into project area in identifying appropriate space; zoning, permit processing and identifying financing options through EDCO (underway) • Per Disposition and Development Agreement , new multi-screen cinema and Centennial Plaza (completed) • Phase II retail shops (planned) • PBID support in management efforts through serving as resource to staff and participating committee member (underway) • Per Exclusive Negotiation Agreement, planning and possible development of Downtown Marketplace (underway) • Provided window polishing services to remove etching to nearly 30 business storefronts • Per Disposition and Development Agreement with restaurant owner, rehabilitation of the vacant "Brown Building" resulted in the new Ruby's Cafe 	<ul style="list-style-type: none"> • Establish/continue business retention/attraction programs • Provide commercial redevelopment incentives to developers • Support job retention/creation activities 	<ul style="list-style-type: none"> • Provide commercial redevelopment incentives to developers (planned) • Support job retention/creation activities (planned) • City-wide retail retention and attraction efforts including marketing, advertising, retail website, attendance at ICSC by CDC Staff • Businesses invited to attend monthly South Oxnard Revitalization Committee meetings to showcase what they have to offer the neighborhood (underway) • Presentations by CDC Staff to South Oxnard Revitalization Committee to showcase potential projects within the community (underway) • Provide ongoing marketing of vacant industrial sites through EDCO (underway) • Complimentary permit processing program through EDCO (underway) • Worked with BMW and other auto-related manufacturers to create a customized employee training program for retention through EDCO (completed) • Supported PVP expansion activities through EDCO (completed) 	<ul style="list-style-type: none"> • Establish/continue commercial facade improvement program (planned) • Marketing campaign for vacant industrial sites and in-house services through EDCO (underway) • Establish/continue business retention/attraction programs through EDCO's complimentary permit processing program, workforce training programs, and assistance with regulatory issues (underway) • City-wide retail retention and attraction efforts including marketing, advertising, retail website, attendance at ICSC by CDC Staff • Businesses invited to attend monthly South Oxnard Revitalization Committee meetings to showcase what they have to offer the neighborhood (underway) • Provide commercial redevelopment incentives to developers • Provide ongoing marketing of vacant industrial sites through EDCO (underway) • Complimentary permit processing program through EDCO (underway) • Worked with BMW and other auto-related manufacturers to create a customized employee training program for retention through EDCO (completed) • Supported PVP expansion activities through EDCO (completed)

BUSINESS REVITALIZATION

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Attachment 3

Strategic Plan: Five-Year Priorities (Continued)

FIVE-YEAR PRIORITIES	MERGED CCRP/ DOWNTOWN	SOUTHWINDS	ORMOND BEACH	HERO
LOW & MODERATE INCOME HOUSING	Goals	Progress		
	<ul style="list-style-type: none"> • Achieve a balance of ownership and rental occupancy • Promote broad mix of housing types and income ranges • Develop park and recreation facilities within walking distance of affordable housing • Integrate daycare in affordable housing projects • Continue mobile home replacement program 	<ul style="list-style-type: none"> • Continue funding housing, homebuyer and rental rehabilitation assistance programs • Promote new construction for-sale and rental units • Provide supporting programs (alley clean-up and street sweeping) 	<ul style="list-style-type: none"> • Provide funding to other Project Areas to fulfill affordable housing obligations 	<ul style="list-style-type: none"> • Promote mixed-use development where appropriate • Promote incentives for developers to build affordable housing • Seek balance between affordable and market rate housing • Institute/continue first time homebuyer and residential rehabilitation assistance programs
			<ul style="list-style-type: none"> • Continued funding housing, homebuyer and rental rehabilitation assistance programs (underway) • Eight moderate income residential units developed by two private interest firms (completed) • Sixteen new condominium units under design by private interest firms to contain three affordable housing units (underway) 	<ul style="list-style-type: none"> • Instituted/continued first time homebuyer and residential rehabilitation assistance programs (underway) • Construction/assistance of new affordable housing units (Camino del Sol Senior Apartments, Villa Madera, Villa Cesar Chavez, Daybreak, Destination and Meadowcrest Villas - 321 low and moderate income units completed)

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Attachment 3

Strategic Plan: Five-Year Priorities (Continued)

FIVE-YEAR PRIORITIES	MERGED CCRP/ DOWNTOWN	SOUTHWINDS	ORMOND BEACH	HERO
Goals	<ul style="list-style-type: none"> Provide district wide signage Enhance public safety and code enforcement Improve traffic flow and circulation 	<ul style="list-style-type: none"> Promote positive self-image Broaden neighborhood participation Continue support of Police Department's recognition by U.S. Department of Justice Weed and Seed Program Enhance public safety and code enforcement 	<ul style="list-style-type: none"> Support wetlands restoration activities 	<ul style="list-style-type: none"> Enhance public safety and code enforcement
PROGRAM OPERATIONS				
Progress	<ul style="list-style-type: none"> Gateway sign implementation (underway) Monthly meetings with Oxnard Police Department and Code Enforcement to enhance public safety, cleanliness, aesthetics, and code enforcement 	<ul style="list-style-type: none"> Opened Southwinds Adult Educational Campus on Hueneme Road, funded by Oxnard High School and CDC (completed) Sponsor ongoing monthly private/public Southwinds Team meetings (underway) Participate in Weedy and Seed Core Team meetings (underway) Participate in deployment of City's Mobile Satellite City Hall program (underway) 	<ul style="list-style-type: none"> Transfer of 276 CDC/Metropolitan Water District-owned acres to the Nature Conservancy in support of wetlands restoration (completed) 	<ul style="list-style-type: none"> Enhance public safety and code enforcement (planned/underway) Participate in deployment of City's Satellite City Hall Program (underway)

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Attachment 4

Housing Plan: Five-Year Program

HOUSING PROGRAMS	MID-TERM PERFORMANCE (Annualized)		IDENTIFIED ISSUES AND CONSTRAINTS	RECOMMENDED ACTIONS
	Original Targets	Progress to Date		
New Home Purchase	41 Units; \$77,000	40; \$415,000		<ul style="list-style-type: none"> Continue to recruit developers/partners as part of ongoing redevelopment projects. Target blighted properties for acquisition for future affordable housing construction.
New Rental Housing	100 Units; \$1,563,000	113 Units; \$443,000		<ul style="list-style-type: none"> Continue to recruit developers/partners as part of ongoing redevelopment projects. Target blighted properties for acquisition for future affordable housing construction.
Homebuyer Assistance	19 Units; \$364,000	0 Units; \$0	<ul style="list-style-type: none"> Applicants must currently reside in designated Project Areas; constrains pool of applicants. Inventory of "for-sale" units for which applicants can afford to buy is small. Bank qualifying criteria largely limits candidate pool to moderate-income. 	<ul style="list-style-type: none"> Open program to entire City; do not require prior Project Area residency Link affordable covenants to equity share requirement Adjust the amount of assistance offered and target the program to low and moderate income households. Increase outreach and marketing
Mobile Home Replacement	7 Units; \$312,000		<ul style="list-style-type: none"> Goals are currently being satisfied through other funding sources (CDBG and Joe Serna, Jr.); however, these funding sources will soon be depleted. Program is specifically targeted for Oxnard Mobile Home Lodge; constrains pool of applicants. 	<ul style="list-style-type: none"> Increase budgetary appropriation to compensate for impending loss of alternate funding sources and cover increased cost of replacement units
Exterior/Interior Repair Grant			<ul style="list-style-type: none"> Goals are based on large participation of investor-owned rental units in the past; current guidelines discourage repeat participation thereby constraining the pool of applicants. More substantial rehabilitation is needed as noted in the performance statistics below. Limited financial capacity of single-family owner-occupant borrowers to meet current "match" requirement. 	<ul style="list-style-type: none"> Reduce match requirement for single-family owner occupied properties; reconsider restrictions on repeat investor-owner participation Target funds to remedy specific deficiencies (i.e., roof replacement, etc.) Increase marketing and neighborhood outreach; study means to increase project management/staffing Study linkage with code enforcement and concentrated public reinvestment (i.e. community services, public works, etc.) Explore program consolidation/restructuring with "Investor-Owner Housing Rehabilitation."

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Attachment 4

Housing Plan: Five-Year Program (Continued)

HOUSING PROGRAMS	MID-TERM PERFORMANCE (Annualized)		IDENTIFIED ISSUES AND CONSTRAINTS	RECOMMENDED ACTIONS
	Original Targets	Progress to Date		
Mobile Home Repair	13 Units; \$57,000	0 Units; \$0	<ul style="list-style-type: none"> Repair Program is sufficiently funded using sources other than tax increment; however, Mobile Home Replacement is more costly and requires budgetary support from the CDC. Program is specifically targeted for Oxnard Mobile Home Lodge; constrains pool of applicants. 	<ul style="list-style-type: none"> Target/limit assistance to remedy immediate health and safety threats. Continue CDC's budgetary emphasis on Mobile Home Replacement and rely on City funds for repairs.
Owner Housing Rehabilitation	4 Units; \$198,000	1 Unit; \$8,300	<ul style="list-style-type: none"> Program is self-limiting, only utilized as a tool or last resort for those in greatest need. 	<ul style="list-style-type: none"> Explore ways to broaden safety net so as to ensure that those in need are aware of this program.
Investor-Owner Housing Rehabilitation	8 Units; \$33,000	30 Units; \$107,500		<ul style="list-style-type: none"> Explore program consolidation/structuring with "Exterior/Interior Repair Grant." Extend program to other project areas, not restricted to only Southwinds
Total	456 Units; \$2,765,000	166 Units; \$1,013,300		

Notes:

1. Progress to date reflects a 26-month performance period ending February 28, 2007. Figures are adjusted to reflect annualized production.
2. Totals may not reflect sum of individual line item amounts due to rounding.
3. Unit and dollar goals pertain to and are limited to the expenditure of tax increment revenues deposited to the CDC's Low and Moderate Income Housing Fund. As an example, four mobile homes have been repaired using Federal HOME funds; consequently, no units are reported under "Progress to Date" for the Mobile Home Repair program even though actual production has occurred.

END OF DOCUMENT

Mid-Term Review of the Multi-Project Implementation Plan and Direction to Staff on Recommended Actions to Affirmatively Further Affordable Housing Goals