



Meeting Date: 12/11/07

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-3

Reviewed By: City Manager *JLB*

City Attorney *J.*

Finance *SW*

Other N/A

**DATE:** November 28, 2007

**TO:** Community Development Commission

**FROM:** Curtis P. Cannon, Community Development Director *Kymerly Horner (for)*  
Community Development Department

**SUBJECT:** **FY 2006-2007 Annual Report for the Community Development Commission**

**RECOMMENDATION**

That Community Development Commission (CDC) approve the FY 2006-2007 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, 2007). The Oxnard CDC's Annual Report for FY 2006-2007 (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**

- ◆ **Downtown Residential Development - Heritage Walk** - Completed a 12-unit for-sale townhome project at the northwest corner of Seventh and "A" Streets. The project consists of 8 market-rate and 4 affordable units. Six of the 12 units have a Live-Work option floor plan.

- ◆ **Downtown Residential Development - Hacienda Guadalupe Townhomes** – Assisted with a 27 unit for-sale townhome project in the Meta Street area, all units are affordable.
- ◆ **Housing Rehabilitation and Ownership** - Provided awareness of housing programs and financial assistance to residents in the Southwinds and HERO Project Areas. Provided mobile home assistance to very low-income families in the CCRP Project Area.
- ◆ **Southwinds Neighborhood Revitalization** - Continued to use the Southwinds Team and “Weed and Seed” to administer programs created to reduce crime, eliminate blight and enhance the quality of the living environment. Eight owner-occupied and one multi-family investor rehabilitation loans were approved.

### **Planned Developments**

- ◆ RiverPark Development

1. RiverPark is scheduled to convey Lot 19 to Cabrillo Economic Development Corporation for the delivery of 140 extremely and very low-income rental units. Construction is expected to start in the first quarter of 2008. Of the 252 required low and moderate-income affordable for-sale homes approximately 79 of the homes have closed escrow, 11 homes are for sale and 162 homes are either under design or in plan check.
2. 400 market rate rental units are under construction.
3. Approximately 800,000 square feet of retail shopping has been submitted to the Development Advisory Committee. The retail space is called “The Collections.”
4. The Rio Del Mar grade school is open and occupied with students.
5. 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.
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 Fourth Street and Wooley Road, on the east side of Oxnard Boulevard.
3. CDC oversight of Downtown Street Tree and Sidewalk Replacement project funded by bond proceeds that commenced January 2007 for sidewalk replacement, curb and gutter upgrades, landscaping, site furnishings and underground electrical.
4. The second phase of the Parking Lot Improvement Program will encompass the Meta Street area between Fifth Street and Wooley Road, on the east side of Oxnard Boulevard. Two Downtown public parking lots and eight alleys have been identified for these infrastructure improvements. Construction began in June 2007 and should be completed in Winter 2007-2008.

- ◆ 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.
- ◆ Issued a \$20,530,000 Tax Allocation Bond for the reconstruction of streets in the Southwinds, Ormond Beach and HERO Project Areas. Bond proceeds were appropriated in the 2006-2007 Budget, coordination between the Public Works Department and the CDC for the reconstruction of the streets is anticipated to occur in Winter 2007-2008.

### **New Commercial Development**

- ◆ Downtown Theater
  1. Monitor Disposition and Development Agreement for the 14-screen theater and retail complex on CDC-owned property and former Bank of America building in the downtown area.
  2. Assisted with Phase I Retail shops at Centennial Plaza, all Phase I shop spaces opened for business as of June 2007.
  3. Completed Phase I retail complex in Winter 2006-2007.

### **Business Retention/Economic Development**

- ◆ Developed a Façade and Paint Improvement Program to assist Downtown businesses in enhancing the exteriors of their buildings, including improved signage, lighting, landscaping, awnings, and other building treatments. The program includes financial assistance for both architectural services and physical improvements. The Program was introduced in July 2006. As of June 2007, thirty applications have been received for various types of façade improvements.
- ◆ 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.
- ◆ 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.
- ◆ 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.

- ◆ Heritage Square Consulting Services – Coordinated the recent Heritage Square Consulting Services RFP process and interview panel for hiring of property management, maintenance, facility leasing and special events coordinator.
- ◆ Met with owners of property adjacent and contiguous to the former Halaco site for possible development of undeveloped land and discussed potential remediation activities necessary for site development.
- ◆ Supported the Economic Development Corporation of Oxnard's ("EDCO") efforts in marketing and promoting economic development opportunities to corporations statewide.

### **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.
- ◆ 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 2007-2008.

### **Other/Misc.**

- ◆ New Gateway graphic design street name signs are being installed in new subdivisions. Existing street name signs and wayfinding signs that are in need of replacement due to damage or wear and tear are being changed out to the new Gateway designs. A Pleasant Valley Road Entry Street Monument Sign was installed. A preliminary application has been submitted to Caltrans for Freeway Pylon signs at southbound Vineyard Avenue and northbound Del Norte. Twenty-three new wayfinding signs are being ordered.
- ◆ Provided on-going staff involvement with such retailers as Vons to locate a store at Oxnard's new Seabridge Marketplace; recruitment of Walgreen's and Starbucks to South Oxnard; formulation of maintenance and landscaping upgrade requirements for Wal-Mart as conditions for approval of its new expansion at Shopping at the Rose.

### **FINANCIAL IMPACT**

There is no financial impact associated with the recommended action.

KH:el

Attachment 1 - Oxnard Community Development Commission FY 2006-2007 Annual Report

**Note:** The Oxnard Community Development Commission FY 2006-2007 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 Friday.