



Meeting Date: 06/14/2011

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 S. White Agenda Item No. **I-24**

Reviewed By: City Manager [Signature] City Attorney SmF Finance [Signature] Other (Specify) _____

DATE: June 3, 2011

TO: Housing Authority Board of Commissioners

FROM: William E. Wilkins, Housing Director

SUBJECT: Authorization to Negotiate a Demolition and Development Agreement with Urban Housing Communities for the Courts

RECOMMENDATION

That the Housing Authority Board of Commissioners authorize the Housing Director to negotiate a Demolition and Development Agreement with Urban Housing Communities for the public housing site, approximately 27 acres south of Camino Del Sol, east of Marquita Street, west of Rose Avenue and north of First Street.

DISCUSSION

Las Cortes Corporation is a 501 (c) (3) non-profit Corporation created by the City Council for the purpose of creating additional affordable housing opportunities for the City of Oxnard. The Courts is the City's oldest public housing development built with funds received from the United States Department of Housing and Urban Development (HUD). The project was built in 1954, in the Colonia neighborhood. There are approximately 266 public housing units within the development, and they are in dire need of replacement.

Staff began the process of procuring a new development team in March 2010, which involved the preparation of a Request for Qualifications (RFQ), prepared, advertised and monitored by a housing consultant under contract with Las Cortes Corporation. Five responses were received which were reviewed and scored according to the established criteria. Four development teams were determined to be eligible to participate in the second phase of the process.

A Request For Proposal (RFP) was developed for the development teams to respond and make presentations to the Ad hoc RFP Review Committee, which was composed of every City Department "stake holder", as well as a representative from Las Cortes Board of Directors, a Consultant from National Development Council and the President/CEO of Buenaventura Housing Authority.

In October 2010 each of the four development teams was invited to the City for the purpose of

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presenting their proposal for The Courts. Upon completion of the presentations, staff requested that each "stake holder" vote for the development team that best illustrated the capacity to redevelop The Courts. Based on that vote, Bridge Housing Corporation was the choice of the RFP Review Committee, with Mercy Housing coming in second and Urban Housing Communities coming in third.

After meeting with members of the RFP Review Committee, it was decided to invite the top three development teams to return for a second session, which would only be for the purpose of a question and answer discussion. The final review and vote established Bridge Housing Corporation as the development team staff believed could best meet the current needs of redeveloping The Courts.

The recommendation for Bridge Housing Corporation was submitted to the Las Cortes Board of Directors for review and approval. The Board directed staff to submit the recommendation to the Housing Authority Board of Commissioners.

On February 15, 2011, the Housing Authority Board of Commissioners authorized staff to begin negotiations with Bridge Housing Corporation. The negotiations with Bridge were unsuccessful.

Staff then sent out letters to the other two finalists to ask them if they were still interested in the project and if they were willing to proceed with the project and eliminate the financing gap without using City funds.

Urban Housing Communities did respond and indicated that they would meet the challenge of completing the project without using City funds.

Urban Housing Communities is financially strong and has an excellent development track record.

Staff is recommending that the Housing Authority Board of Commissioners authorize staff to begin negotiations with Urban Housing Communities on the 31-1 Project, The Courts, which is 260 Public Housing units located in the Colonia Neighborhood.

As part of the negotiation process, the current adopted Courts Specific Plan will be reviewed and the approved 501 units will be reduced to less than 400 units based on the proposal submitted by Bridge Housing Corporation. Furthermore, this reduction in units will not only decrease the density of the development, but provide substantial open space for improved amenities for the community.

The negotiations will be specific to defining what the project will be to include unit types, ownership structure and financing for the project. It is anticipated that negotiations could last for one hundred twenty days.

FINANCIAL IMPACT

There is no financial impact associated with this action.