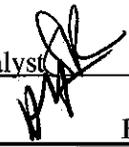
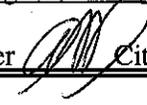
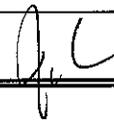




Meeting Date: 12/13/11

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: Sabrina Rodriguez, Management Analyst  Agenda Item No. **I-6**

Reviewed By: City Manager  City Attorney  Finance  Other N/A

DATE: December 1, 2011

TO: Community Development Commission

FROM: Curtis P. Cannon, Community Development Director 
Community Development Department

SUBJECT: FY 2010-2011 Annual Report for the Community Development Commission

RECOMMENDATION

That Community Development Commission (“CDC”) approve the FY 2010-2011 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, 2011). The Oxnard CDC’s Annual Report for FY 2010-2011 (Attachment No. 1) provides statistical information for the previous fiscal year as stipulated by law, and encompasses required elements, including CDC’s Fiscal Position, Housing Activities, and Work Program.

Some project area highlights and accomplishments for FY 2010-11 include:

Downtown Façade and Paint Improvement Program – The Downtown Façade and Paint Improvement Program assists commercial property owners and tenants in upgrading building facades (including signage, lighting, awnings, landscaping, window treatment, entryways and other building treatments) to create an attractive retail pedestrian environment. The Program offers forgivable loans for beautifying building exteriors up to \$60,000. Approximately 92 applications have been received to date. Thirty-eight improvement projects were completed as of FY 2010-2011 with approximately \$350,000 in redevelopment funds. Other applications remain in various stages of design and approval process.

Southwinds Street Reconstruction - Improvements to nearly all streets in the Southwinds neighborhood are 100% complete. New gateway name signs, two lighted crosswalks and a new ornamental security fence at Haycox Elementary School were installed. Improvements to Southwinds Park were also completed.

HERO Street Reconstruction Project – Reconstruction of streets, alley ways and curb and gutter repairs were made to targeted streets in the HERO Project Area. Over \$9 million in bond funds were issued to make improvements to streets in the Rose Park Neighborhood, Blackstock Neighborhood and along portions of Saviers Road. The final phase of the project consisting of Saviers Road and sections of the Blackstock Neighborhood are now 100% complete.

HERO Façade and Paint Improvement Program - Continued implementation of the Façade and Paint Improvement Program which assists businesses in the HERO redevelopment project area with enhancing the exteriors of their buildings. The Program offers forgivable loans for beautifying building exteriors up to \$60,000. These improvements include signage, lighting, landscaping, awnings, window treatments, entryways and other building treatments. As of FY 2010-2011, the Community Development Department has received 63 applications and completed 30 improvements using \$240,000 in redevelopment funds.

Cypress Neighborhood – In 2011 the CDC approved \$109,090 in funding for the resurfacing of Cypress Road and Howell Road in the Cypress Neighborhood and the City funded the remaining \$323,722 of project cost with the State's Proposition 1B funds.

Colonial House – In April of 2011, the City Council approved a loan in the amount of \$4.2 million from the Low and Moderate Income Housing Fund ("LMIHF") to Pacific West Communities for the development of a mixed-use project encompassing 14,500 square feet of commercial space and parking facilities and 44 residential units available exclusively to persons and families of low and moderate income at affordable rents. At least forty-nine percent (49%) of the total dwellings will be designated for persons and families of low and very low income.

Paseo Nuevo – In 2011, the City Council authorized a loan in the amount of \$7 million to Paseo Nuevo Partners, L.P. for the redevelopment of 4.93 acres of land located in the Cypress Neighborhood at the intersection of Cypress Road and Pleasant Valley Road. The scope of redevelopment entails the removal of 22 residential dwellings and subsequent development of 72 affordable apartment units for persons or families of very low, low and moderate income.

FINANCIAL IMPACT

There is no financial impact associated with the recommended action.

Attachment 1 - Oxnard Community Development Commission FY 2010-2011 Annual Report

Note: Attachment #1 is being provided to City Council under separate cover. Copies are available in the City Clerk's Office on Monday after 8:00 a.m. prior to the City Council meeting and at the Help Desk at the Library after 6:00 p.m. on Thursday.