



Meeting Date: 07/28/09

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: Maureen Hooper, Redevelopment Project Manager Agenda Item No. I-3

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

DATE: July 17, 2009

TO: Community Development Commission

FROM: Karen Burnham, Interim Director
Community Development Department

SUBJECT: Affordable Housing Loan Agreement with Habitat for Humanity of Ventura County

RECOMMENDATION

That the Community Development Commission ("CDC"):

1. Approve and authorize the Chairman to execute an Affordable Housing Loan Agreement (A-7202) with Habitat for Humanity of Ventura County ("Habitat for Humanity") in the amount of \$300,000 to provide a loan for the purchase of property at 5208 Cypress Road for the development of affordable housing.
2. Approve the appropriation of funds in the amount of \$300,000 from the Housing Set-Aside Fund Balance to, "CDC Loan/5208 Cypress Road," from which a loan will be provided to Habitat for Humanity.

DISCUSSION

Habitat for Humanity is in escrow to purchase 5208 Cypress Road, located between Pleasant Valley Road and Howell Road in the Historic Enhancement and Revitalization of Oxnard ("HERO") Redevelopment Project Area. The property, approximately one-half of an acre in size, is located in the largely residential Cypress neighborhood and is adjacent to 5230 Cypress Road (approximately one acre), for which the CDC appropriated a loan of \$760,000 in September 2007, also to assist with their purchase of the property.

Habitat for Humanity proposes to combine these properties and develop these lots into affordable ownership housing as permitted under zoning requirements. Habitat's goal is to build up to 12 units on the combined parcels. All units will be owner-occupied and targeted to very low and low-income families as defined by affordable housing requirements under California Redevelopment Law.

The Agreement contains the following terms:

1. The CDC will loan Habitat for Humanity the purchase price of \$300,000 at LAIF plus 1% per annum. Habitat for Humanity will pay the closing costs.
2. The loan will be forgiven with successful completion of the affordable housing development.
3. The loan will be repaid or the property deeded to the CDC if the project does not go forward.
4. The homes will contain 45-year affordable housing deed restrictions consistent with California Redevelopment Law requirements.

FINANCIAL IMPACT

The Special Budget Appropriation will appropriate funds in the amount of \$300,000 from the Housing Set-Aside Fund Balance to, "CDC Loan/5230 Cypress Road," from which a loan will be provided to Habitat for Humanity. There are sufficient funds available in Fund 441 to cover the \$300,000 appropriation.

Attachment #1 - Affordable Housing and Loan Agreement
#2 - Special Budget Appropriation

Note: The Affordable Housing and Loan Agreement, with supporting documents, have been provided to the Community Development Commission. Copies are available for review at the Help Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Monday.

CITY OF OXNARD
REQUEST FOR SPECIAL BUDGET APPROPRIATION

To the City Manager:

Request is hereby made for an appropriation of total \$ 300,000

Reason for appropriation: Appropriation of \$300,000 from the 441 Fund to develop affordable housing

<u>FUND</u>	<u>DESCRIPTION/ACCOUNT</u>	<u>AMOUNT</u>
Fund Description 441	Habitat for Humanity 5208 Cypress Road Fund-Dept/Div (Project 441-9980-827-8363)	
	For affordable housing loan to build affordable housing at 5208 Cypress Road	300,000
	Net Estimated Change to Fund 441	<u>(300,000)</u>

Kennedy Hsu

 Manager

REQUIRES CITY COUNCIL APPROVAL

CHIEF FINANCIAL OFFICER
James Gomez

Disposition

Approved _____

Rejected _____

Transfer by Journal Voucher _____

 City Manager