



Meeting Date: 12/15/09

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
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Kymerly Horner *K.H.* Agenda Item No. I-4

Reviewed By: City Manager *MMH* City Attorney *W* Finance *---* Other N/A

DATE: December 5, 2009

TO: Community Development Commission

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

SUBJECT: **FY 2008-2009 Annual Report for the Community Development Commission**

**RECOMMENDATION**

That Community Development Commission ("CDC") approve the FY 2008-2009 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, 2009). The Oxnard CDC's Annual Report for FY 2008-2009 (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:

**INFRASTRUCTURE IMPROVEMENTS**

**Gateway Sign Implementation Program**

- **Gateway Signs - New Gateway street name signs are being installed in new subdivisions.**  
These new signs are a redesign of the former signs and will include new and enhanced graphics.

Existing worn and damaged street signs throughout targeted sections of the City's redevelopment project areas will be replaced with the newly enhanced signs.

- **Wayfinding Signs** - The Streets Division is in the process of installing 26 new Wayfinding signs. This project is now 50% complete, and will aid pedestrians in finding their way throughout the City and to key destinations.
- **Freeway Pylon Signs** - Caltrans preliminarily approved locations for Freeway Pylon Signs at southbound Vineyard Avenue and northbound Del Norte Boulevard. It is anticipated that Caltrans sign installation permits will be received in 2010.

#### **RiverPark Parking Structure and Infrastructure Project**

- **2008 HERO Tax Allocation Bond** - In 2008 the CDC approved a \$20 million bond for the construction of a parking garage and to fund other offsite infrastructure requirements. The garage and infrastructure will serve "The Collection at RiverPark," a major retail and movie theater complex, under construction in RiverPark. In 2008, CDC staff reviewed and analyzed the terms of the Owner Participation Agreement ("OPA") and Development and Disposition Agreement ("DDA") in anticipation of disbursing funds as agreed upon to the developer. Of these funds, \$10 million are proposed to support the infrastructure and another \$4.25 million are earmarked for affordable housing cost assistance.

#### **HERO Street Reconstruction Project**

- **HERO Street Reconstruction Bond** - Reconstruction of streets, alley ways and curb and gutter repairs were made to targeted streets in the HERO Project Area, from Bond proceeds issued in 2006. 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. In 2009, the street reconstruction in the Rose Park Neighborhood was completed. Sections of Saviers Road and sections of the Blackstock Neighborhood are currently undergoing reconstruction.

#### **Southwinds Street Reconstruction Project**

- **Southwinds Street Reconstruction Bond** - In 2006 the CDC approved a Tax Allocation Bond in the amount of \$2.8 million for the reconstruction of streets, alley ways and curb and gutter repairs. As of 2009, improvements were made to nearly all streets in the Southwinds and the project is over 90% complete. New Gateway Name Signs were also installed in the Neighborhood in coordination with the street reconstruction project. Redevelopment funds were used to install two lighted crosswalks and a new ornamental security fence at Haycox Elementary School. Redevelopment funds were also used to make improvements to Southwinds Park, next to the Elementary School.

#### **South Oxnard Median Improvement Program**

- **South Oxnard Medians** - As of 2008-2009 all 57 of the medians on Saviers, Hueneme and Pleasant Valley Roads were completed. The Median Improvement Program is considered a major improvement to South Oxnard's major thoroughfares.

#### **Ormond Beach Street Reconstruction Project**

- **Ormond Beach Street Reconstruction Bond** - The CDC approved over \$4.9 million in bond proceeds in 2006 for the reconstruction of streets, alley ways and curb and gutter repairs in

Ormond Beach. The Ormond Beach Street Reconstruction project consisted of reconstructing Hueneme Road from the easterly city limits to "J" Street, and Perkins Road, Arcturus Avenue, and Edison Drive south of Hueneme Road. The major street reconstruction project reached completion in 2008.

### **Downtown Infrastructure Programs and Activities**

- **Downtown Lighting Improvement Program Phase II** - This is the second phase of the CDC's program to improve downtown lighting, which consists of replacing streetlights with nostalgic lamp poles, adding streetlights, and enhancing existing parking lot lighting. This program is part of the downtown infrastructure improvements designed to rebuild the economic strength of the Downtown. Phase II of the Lighting Improvement Program encompasses the Meta District – the Meta Street area between Fifth Street and Wooley Road, on the east side of Oxnard Boulevard. The lighting improvements began in May 2008 and were completed in October 2008.
- **Downtown Parking Lot Improvement Program Phase II** - The second phase of this improvement program, encompassing the same area as the Lighting Improvement listed above, included improvements to two downtown public parking lots and eight alleys. These improvements were completed in September 2008.
- **Downtown Street Tree and Sidewalk Replacement Project** - CDC provided oversight of the project funded by bond proceeds that commenced January 2007 for sidewalk replacement, curb and gutter upgrades, landscaping, site furnishings and underground electrical. The project was completed during FY 2008-09.

## **HOUSING DEVELOPMENTS AND ACTIVITIES**

### **RiverPark Housing Projects**

- **RiverPark Housing** - Cabrillo Economic Development Corporation completed construction of the 44 unit Paseo Santa Clara and 86 unit Paseo Del Rio rental projects. The units are now occupied by extremely low and very low income families. RiverPark will include 252 for-sale homes for low and moderate income families. Ninety-six of the homes have closed escrow and are now owner occupied and 156 homes are either under design or in plan check.

### **Southwinds Residential Rehabilitation Loan Program**

- **Security Lighting and Fencing** - In 2008, the CDC was able to provide three residents in the Southwinds Neighborhood with security fences, thus allowing them to effectively protect and safeguard their homes.

## **ECONOMIC DEVELOPMENT ACTIVITIES & PROGRAMS**

### **Downtown Economic Development**

- **Downtown Façade and Paint Improvement Program** - Continued implementation of the Façade and Paint Improvement Program to financially assist downtown businesses in enhancing the exteriors of their buildings, including improved signage, paint, lighting, awnings, landscaping, and other building treatments. The program began in July 2006. During FY 08-09, 33 new property owner and tenant applications were received and 16 businesses or buildings

completed their improvements. Some of these buildings are of historical significance designation due to their age and architectural style. The Façade and Paint Improvement program assists in restoring these buildings to their original grandeur and adds value to the community.

- **Oxnard Downtown Management District (ODMD)** - Since its adoption in May 2001, CDC staff has worked jointly with this organization to improve communication between the business community and the City, while also addressing operational and maintenance issues. In 2006, property owners renewed the PBID/ODMD for five years (FY 2006/07-2010/11). As of July 2009, the PBID/ODMD is now under the management of the Economic Development Corporation of Oxnard (“EDCO”), enabling the PBID/ODMD to further expand its services and resources to the business community.
- **Downtown Oxnard Market Place** - In 2008, the CDC purchased the Social Security Building located at the northwest corner of North Fifth Street and B Street for potential reuse or redevelopment of the property, to aid in enhancing and revitalizing the Downtown.
- **Downtown Oxnard Mobility and Parking Management Plan** - Coordinated the services of a parking consultant to provide a parking management plan for Downtown to determine current and future parking needs, revenue sources, transportation systems, etc. It is anticipated that adoption of the Downtown Oxnard Parking and Mobility Plan will take place in the winter of FY 2009-10.

#### **HERO Façade and Paint Improvement Program**

- **HERO Façade and Paint Improvement Program** - Continued implementation of Façade and Paint Improvement Program to assist businesses in the HERO redevelopment project area to enhance the exteriors of their buildings. The program includes financial assistance for both architectural services and physical improvements. These improvements include signage, lighting, landscaping, awnings, and other building treatments. The Program was introduced in June 2008. During FY 2008-09 this program has received 20 applications for various types of façade improvements.

#### **Business Development and Business Loan Assistance Programs**

- **Economic Development Collaborative - Ventura County (“EDC-VC”)** - In July of 2008 the CDC approved and committed funding for a five- year period to become a member of the EDC-VC, a small business resource that provides access to loans and business assistance to help businesses grow to the next level, or help out in a financial crisis. Loans range from \$10,000-\$250,000 and are available for financing of fixed assets, working capital, leasehold improvements and debt restructuring. EDC-VC’s Business Enhancement Program provides employers access to the latest business resources to sustain jobs and improve a company’s economic stability. As a result of the CDC funding the Loan and Business Assistance Program the business community has responded very positively.

#### **Economic Development Corporation (“EDCO”)**

- **Ormond Beach Economic Development** - Continued promoting business retention and attraction activities and assisted companies in upgrading and expanding their facilities where feasible. Supported EDCO in promoting economic development opportunities in the project area to corporations statewide.

## **FINANCIAL IMPACT**

There is no financial impact associated with the recommended action.

CPC/el

Attachment 1 - Oxnard Community Development Commission FY 2008-2009 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.