



Meeting Date: 12/14/10

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 Agenda Item No. **I-7**
 Reviewed By: City Manager [Signature] City Attorney SMF Finance [Signature] Other N/A

DATE: December 1, 2010

TO: Community Development Commission

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

SUBJECT: FY 2009-2010 Annual Report for the Community Development Commission

RECOMMENDATION

That Community Development Commission (“CDC”) approve the FY 2009-2010 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, 2010). The Oxnard CDC’s Annual Report for FY 2009-2010 (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:

Downtown Façade and Paint Improvement Program – The Downtown Façade and Paint Improvement Program began July 2006 to assist 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 70 applications have

been received to date with 62 applications approved. Twenty-two improvement projects were completed as of FY 2009-2010 with approximately \$220,000 in redevelopment funds. The other applications remain in various stages of design and approval process.

Downtown Oxnard Market Place - In 2010, the CDC purchased the Plaza Laundromat Building located at 318 and 320 Fifth Street for potential reuse or redevelopment of the property, to aid in enhancing and revitalizing the Downtown.

Economic Development Collaborative – Ventura County – During FY 2009-10, EDC-VC made loans totaling \$710,000 to Oxnard businesses and provided counseling to 43 Oxnard businesses. Loans are available for the financing of fixed assets, working capital, leaseholds improvements and debt restructuring and range from \$10,000 to \$250,000. EDC-VC's Business Enhancement Program provides employers access to the latest business resources to sustain jobs and improve a company's economic stability. These services are available to all businesses within the City.

Ormond Beach Economic Development - Continued promoting business retention and attraction activities and assisted companies in upgrading and expanding their facilities where feasible.

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.

HERO Street Reconstruction Project – 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.

Cypress Neighborhood Garden City Acres Park – In January 2010, the Oxnard Community Development Commission approved additional funding in the amount of \$2.8 million for the construction of the Cypress Neighborhood Garden City Acres Park (formerly know as Cypress Park) located in the HERO project area. In 2010, the third developer reimbursement payment was distributed in the amount of \$500,000 dollars. The park is located in a low income neighborhood and consists of a jogging trail, children's play area, eight-station exercise course, picnic tables, soccer field and basketball court.

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 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. The Program was introduced in June 2008. During FY 2009-2010 this program received 33 applications for various types of façade improvements.

The Village At Wagon Wheel – Approved an Owner Participation Agreement and \$15.3 million in funding for the redevelopment of the existing approximately 60 acre mixed use Wagon Wheel development. The property has fallen into serious and blighted economic decline. The new development will consist of 1,500 market rate homes, 52,000 square feet of commercial space and seven acres of parks, recreation centers and open space. Being planned are approximately 225 affordable homes consisting of approximately 41 units for extremely low income households, 49 units for very low income households, and 112 units for moderated income households. Of the total number of affordable units, 119 are reserved as replacement units for persons displaced from the Wagon Wheel Mobile Home Park.

Affordable Housing Loan to Oxnard Housing Authority for Southwinds Project – In July 2009, the Oxnard Community Development Commission executed an Affordable Housing Loan Agreement with the Oxnard Housing Authority in the amount of \$350,000 for pre-development costs associated with developing a Housing Authority-owned parcel into affordable housing units, located on Cuesta del Mar Street in the Southwinds Redevelopment Project Area.

RiverPark – Approved a \$750,000 pre-development loan to facilitate the development of 156 low and moderate income household for sale homes. Approved \$3 million dollars in pre-development loans to facilitate the development of an additional 24 low and moderate income household rental units.

Affordable Housing Loan to Habitat for Humanity – In July 2009, the Oxnard Community Development Commission approved a loan to Habitat for Humanity of Ventura County in the amount of \$300,000 for the purchase of property at 5208 Cypress Rd. for the development of affordable Housing. 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.

HERO and Southwinds Housing Rehabilitation and Ownership - Provided financial assistance to low income residents in the HERO and Southwinds Redevelopment Project Area for home repairs and improvements. These upgrades help improve the appearance of neighborhoods and help maintain or improve property values.

FINANCIAL IMPACT

There is no financial impact associated with the recommended action.

Attachment 1 - Oxnard Community Development Commission FY 2009-2010 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.