CITY OF
OXNARD
CALIFORNIA

Meeting Date: 07/31/12

ACTION	TYPE OF ITEM
☐ Approved Recommendation	■ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Richard R. Bryan _____ Agenda Item No. I-4

Reviewed By: City Manager _____ City Attorney _____ Finance _____ Other *(Specify)*

DATE: July 3, 2012

TO: Oxnard Community Development Commission Successor Agency

FROM: Curtis P. Cannon
Community Development Director

SUBJECT: **Authorization to Disburse Former Historic Enhancement and Revitalization of Oxnard (HERO) Housing Set-Aside Funds for the Homebuyer Down Payment Assistance Program Approved by the Former Oxnard Community Development Commission**

RECOMMENDATION

That Oxnard Community Development Commission Successor Agency (SA) authorize the Community Development Director to disburse a total of, not to exceed, $500,000 in home buyer down payment assistance and to approve up to 156 contracts with individual home buyers in the RiverPark Vista Urbana development located at the southeast corner of RiverPark Boulevard and American River Court Attachments 1 and 2).

DISCUSSION

The HERO redevelopment area was formed by the CDC in 1998 and the Homebuyer Down Payment program was created shortly thereafter. The program provides up to a $10,000 matching grant for buyers who reside in their residence for a ten year period. In the event the home is sold prior to the completion of the ten year term then the grant turns into a loan that must be repaid with interest. Buyers must individually apply for the funding and currently reside in the HERO redevelopment area. Each grant application is reviewed by a loan committee to insure it complies with program guidelines. The loan committee members are from Community Development, Housing, Finance, Grants Management, Building and Code Compliance.

Aldersgate Investments, LLC has requested on behalf of its buyers that $500,000 of what were previously HERO Homebuyer Assistance Program funds be dedicated to the 156 unit Vista Urbana for-sale affordable housing development at RiverPark. Home buyers apply individually and the Community Development Director is authorized to approve the loan documents. The funds are needed because HOME funds cannot be used for moderated income families. The $500,000 in funding is listed in the Responsible Obligation Payment Schedule (ROPS) as Item No. 11. The State Department of Finance has not disallowed this item. However, due to the passage of AB 1X 26 this will be the last of any funding of this nature.

It is requested that the SA approve the dedication of these funds to the Vista Urbana development and the disbursement of funds to the individual buyers. Should the SA approve the funding, the matter will be agenized before Oxnard Community Development Commission Successor Agency Oversight Board (OB) for its approval; the State Department of Finance would then review the item.

FINANCIAL IMPACT

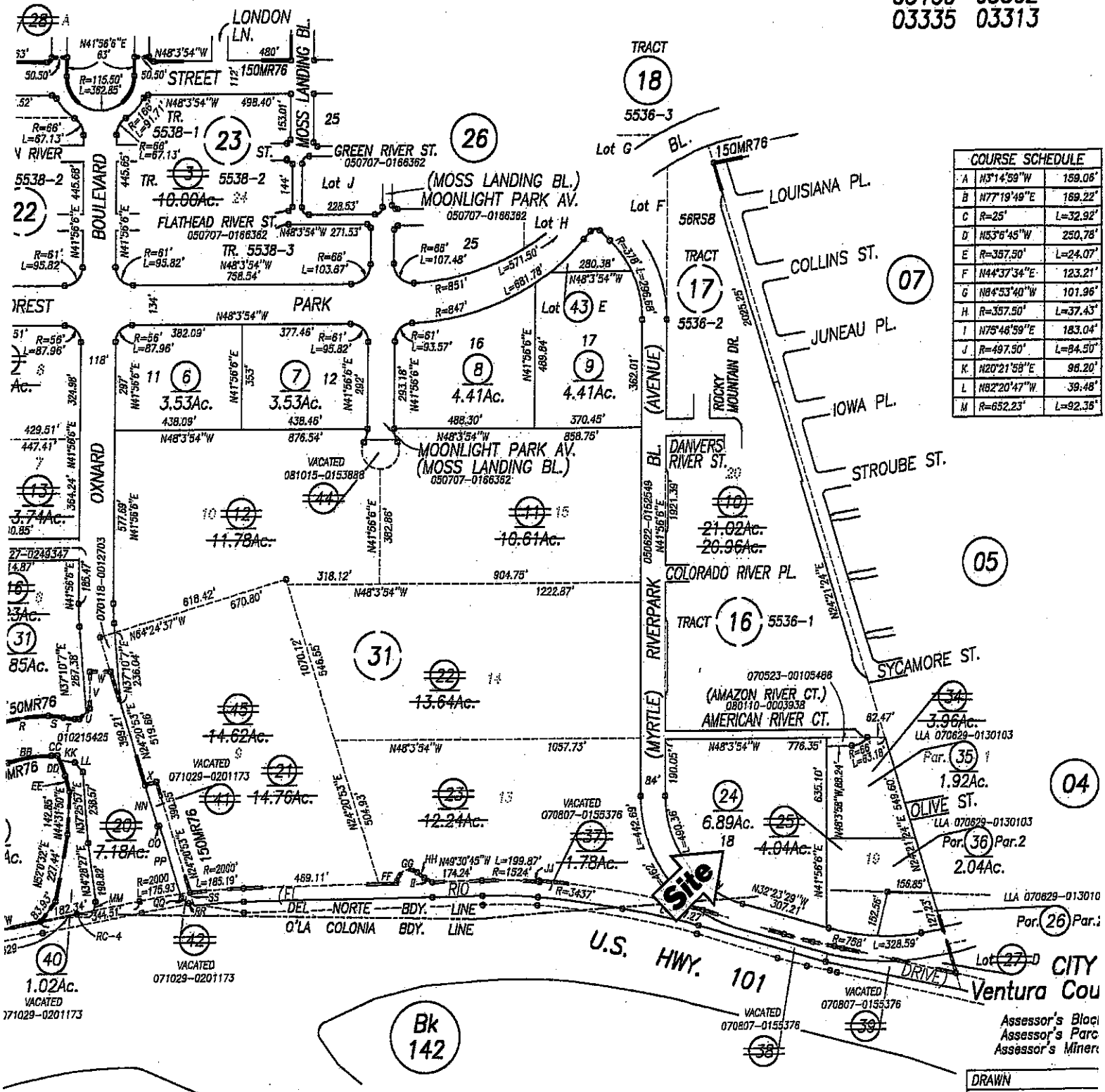
Funds are available in the OCDCSA accounts.

rb1384rp-a18

Attachment #1 – APN Location Map
Attachment #2 – Site Map

RANCHO SANTA CLARA DEL NORTE
RANCHO EL RIO DE SANTA CLARA O'LA COLONIA

Tax Rate Area
03023 03020
03109 03302
03335 03313



COURSE SCHEDULE		
A	N3°14'59"W	159.06'
B	N77°19'49"E	169.22'
C	R=25'	L=32.92'
D	N53°6'45"W	250.78'
E	R=357.50'	L=24.07'
F	N44°37'34"E	123.21'
G	N84°53'40"W	101.96'
H	R=357.50'	L=37.43'
I	N75°46'59"E	183.04'
J	R=497.50'	L=84.50'
K	N20°21'58"E	96.20'
L	N82°20'47"W	39.48'
M	R=652.23'	L=92.35'

Assessor's Bloc
Assessor's Parc
Assessor's Miner

DRAWN	
REDRAWN	
INKED	PL
PREVIOUS	
Compiled By Ve	

ract 5352-1, M.R. Bk.150, Pg.76
'ancho Santa Clara del Norte, M.R. Bk.3, Pg.26

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY.

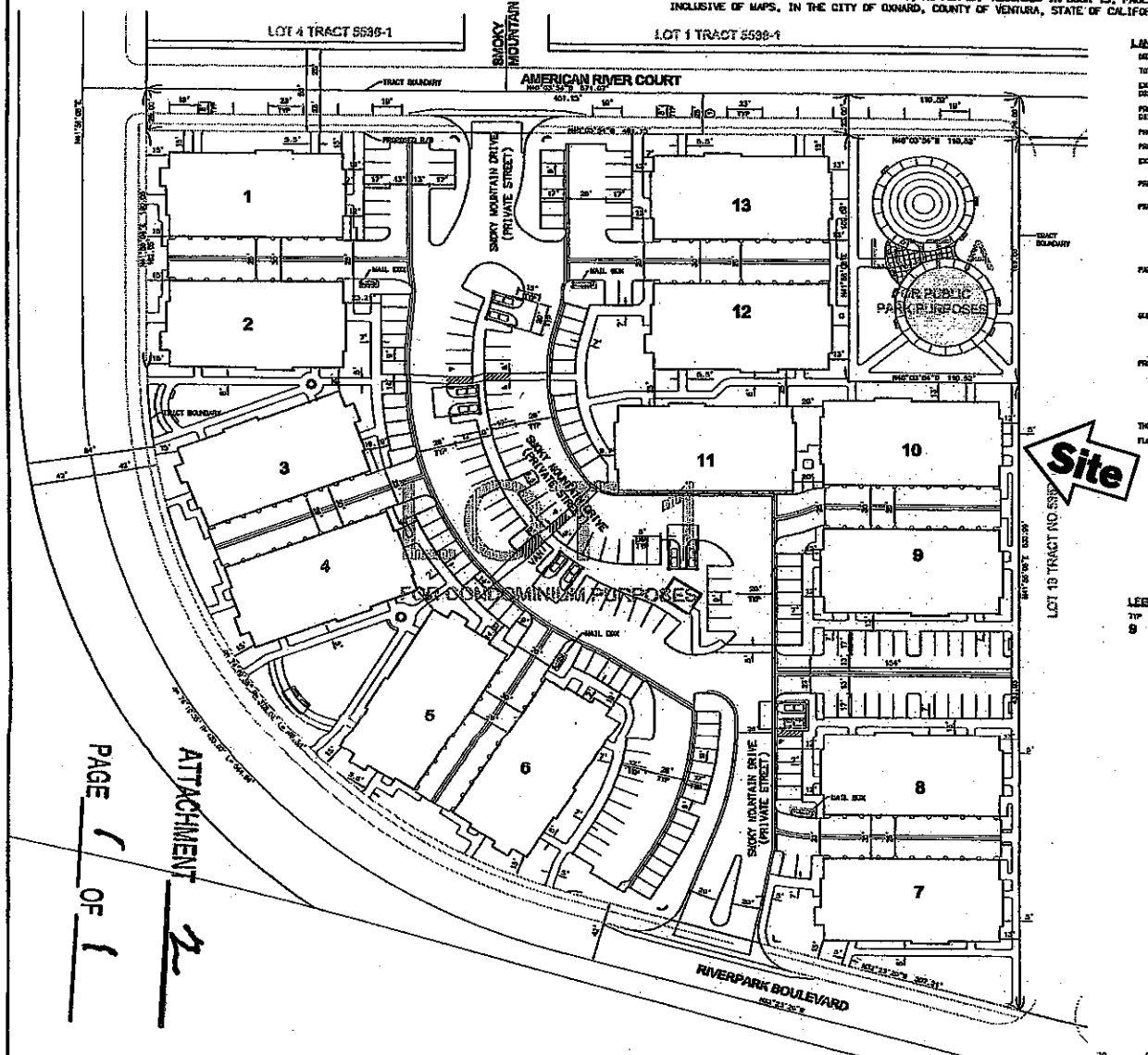
ATTACHMENT 1

PAGE 1 OF 1

TENTATIVE TRACT MAP NO. 5781

CONDOMINIUM SUBDIVISION

BEING A SUBDIVISION OF LOT 18 OF TRACT NO. 5352-1, AS PER MAP RECORDED IN BOOK 15, PAGES 76 THROUGH 92 INCLUSIVE OF MAPS, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA.



LAND USE DATA

GENERAL:

TOTAL PROJECT AREA: 8.58 ACRES

EXISTING SPECIFIC PLAN DISTRICT: VINEYARD NEIGHBORHOOD

PROPOSED SPECIFIC PLAN DISTRICT: VINEYARD NEIGHBORHOOD

PROPOSED DENSITY: 23.5 DU/ACRE

PROPOSED PRODUCT TYPE: MR

EXISTING LAND USE: RESIDENTIAL, HIGH DENSITY (10-30 DU/GROSS ACRE)

PROPOSED LAND USE: RESIDENTIAL, HIGH DENSITY (10-30 DU/GROSS ACRE)

PROGRAM:

PLAN	TYPE	NO. ON-SITE
1	2 BR/2 BA	28
2	2 BR/2 BA	52
3	2 BR/2 BA	28
4	3 BR/2.5 BA	28
5	3 BR/2 BA	28
		201

PARKING:

REQUIRED PER CITY OF OXNARD REGULATIONS:

72.2 BR HOMES	X	2 BEDROOM HOMES X 1.5 SPACES	=	117
70.3 BR HOMES	X	3 BEDROOM HOMES X 2.0 SPACES	=	156
		RESIDENT SUBTOTAL:	=	273

GUEST:

FIRST 30 HOMES	1 SPACE/HOME	=	30 SPACES
REMAINING 126 HOMES	0.5 SPACE/HOME	=	63 SPACES
GUEST SUBTOTAL:		=	93 SPACES
RESIDENT AND GUEST GRAND TOTAL		=	366 SPACES

PROVIDED:

160 GARAGED SPACES, INCLUDING 32 TANDEM SPACES
158 ON-SITE SURFACE SPACES (READ-ONLY), INCLUDING 8 ACCESSIBLE SPACES
10 STREET SURFACE SPACES (PUBLIC)
328 TOTAL (+2) 2.4:1 ENROLL PARKING RATIO

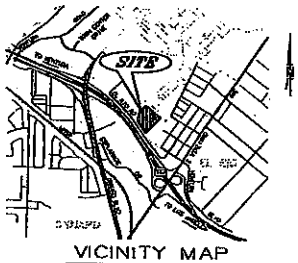
THOMAS GUIDE - MAP PG. 552 H3

FLOOD ZONE C, PANEL NUMBER 06243-0020H, REVISED OCTOBER 1982

LEGEND

TYP TYPICAL

9 BUILDING NUMBER



VICINITY MAP

NOT TO SCALE

PROPOSED LOT AREA

LOT NO.	AREA (ac)	AREA (sf)	LAND USE
1	8.18	356,320	CONDOMINIUM
2A	0.85	36,880	PARK

* LOT A INCLUDING RIGHT OF WAY MEASURES 0.8 ACRES MORE.

EASEMENTS

(1) REVOCABLE OFFER OF DEDICATION, DOCUMENT NUMBER 21220.

SHEET INDEX

1 TENTATIVE TRACT MAP
2 ENGINEERED SITE PLAN

UTILITIES

WATER/SEWER: CITY OF OXNARD, 300 S. THIRD, OXNARD, CA. 93030

GAS: SOUTHERN CALIF. GAS CO., 134 E. PATTERSON AVE., SANTA BARBARA, CA. 93111

ELECTRIC: EDISON INTERNATIONAL, 10000 TELEGRAPH RD., VENTURA, CA. 93004

TELEPHONE: PACBEL, 620 SO. A STREET, OXNARD, CA 93030

CABLE: TIME WARNER, 2600 CAMINO DOS RIOS STE 101, MONTEREY PARK, CA 91320

LEGAL DESCRIPTION

LOT 18 OF TRACT NO. 5352-1 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 76 THROUGH 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARING

THE BEARING SHOWN ARE BASED ON THE BEARING BETWEEN CITY OF OXNARD CONTROL POINT NO. 1210 AND CONTROL POINT NO. 5330, BEARING NORTH, 34°12'28" EAST PER TRACT NO. 5352-1, 1ND MAPS.

PREPARED FOR:

SHEARMAN
3080 RUSSELL RANCH ROAD, SUITE 240
WESTLAKE VILLAGE, CA 91362
OFFICE: (818)324-2311

JOB NO.: 30-100307
SCALE: 1"=30'
DESIGNED BY: AG

DATE	DESCRIPTION
10-22-97	1ST SUBMITTAL
04-08-98	REVISE PARK AREA

PREPARED BY:

RBF CONSULTING

ANNA CHIERRA GRAVES RCE 51024 DATE

LOT 18-TRACT 5352-1
Development Services

RIVERPARK LOT 18
TENTATIVE TRACT MAP NO. 5781

SHEET 1 of 2 SHEETS

ATTACHMENT 2

PAGE 1 OF 1