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AGENDA
OXNARD CITY COUNCIL
HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
Council Chambers, 305 West Third Street
December 10, 2019
Regular Meeting - 4:30 to 5:45 PM

A. ROLL CALL, POSTING OF AGENDA, FLAG SALUTE

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

At this time, the legislative body will consider public comments for a maximum of fifteen minutes. A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body. Speaker cards will not be accepted after the beginning of the general public comment period. Based on the number of speaker cards submitted, the presiding officer may impose time limits per speaker. Typically, speakers are limited to two minutes, but shorter time may be established as deemed necessary. A person not able to address the legislative body at this time because the fifteen minutes expires may do so just prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take action on any items presented during public comments at this time. Such items may only be referred to the City Manager for administrative action or scheduled on a subsequent agenda for discussion.

C. CONSENT AGENDA

1. City Clerk Department

SUBJECT: Approval of Minutes.

RECOMMENDATION: That the Housing and Economic Development Committee approve the minutes of the November 12, 2019 regular meeting as presented.

Contact: Michelle Ascencion, (805) 385-7805

D. REPORTS

1. Housing Department

SUBJECT: Update on Las Cortes Housing Development. (10/10/5)

RECOMMENDATION: That the Housing and Economic Development Committee receive an update on the Las Cortes Housing Development Located at First Street & Rose Avenue.

Contact: Emilio Ramirez, (805) 385-8094

E. ITEMS FOR FUTURE AGENDAS

F. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

Agenda Item time estimates: (Staff Presentation / Committee Discussion / Public Comment)

MINUTES
OXNARD CITY COUNCIL
HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
Regular Meeting
November 12, 2019

A. ROLL CALL, POSTING OF AGENDA, FLAG SALUTE

At 4:35 p.m., Member Flynn called to order the regular meeting of the Oxnard City Council Housing and Economic Development Committee in the City Hall Council Chambers at 305 W. Third Street, Oxnard, California. The City Clerk called the roll and announced the posting of the agenda. Members Tim Flynn and Vianey Lopez were present; Chair Oscar Madrigal arrived at 4:43 p.m.

Staff members present were Ashley Golden, Assistant City Manager; Kenneth Rozell, Chief Assistant City Attorney; Jeffrey Lambert, Community Development Director; and Michelle Ascencion, City Clerk.

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA (None received.)

C. CONSENT AGENDA

City Clerk Department

1. SUBJECT: Approval of Minutes.

RECOMMENDATION: That the Housing and Economic Development Committee approve the minutes of the October 22, 2019 regular meeting as presented.

It was moved by Member Lopez, seconded by Member Flynn, to approve the minutes as presented.
VOTE: Flynn and Lopez voted in favor; the motion carried 2-0.

D. REPORTS

Community Development Department

1. SUBJECT: Downtown Improvement Program Settlement Funds (DIPSF) - Priority Funding Recommendations.

RECOMMENDATION: That the Housing and Economic Development Committee:

1. Provide comments to the recommendations for use of Downtown Improvement Program Settlement Funds to benefit the revitalization of Downtown Oxnard, and to recommend the proposed plan be forwarded to the full City Council for adoption; and
2. Recommend the City Council approve a budget appropriation in the amount of \$540,000 from the fund balance of the City-Downtown Improvement Fund (481).

The Community Development Director gave a report. (Chair Madrigal arrived during this time.)

Public comments were received from Abel Magana. Discussion ensued among the Committee and staff. Additional public comments were received from Cathi Comvas.

It was moved by Member Flynn, seconded by Member Lopez, to approve the recommended action as presented. VOTE: Flynn, Lopez, and Madrigal voted in favor; the motion carried 3-0.

E. ITEMS FOR FUTURE

Chair Madrigal requested a presentation from the Housing Department on the Las Cortes development.

F. ADJOURNMENT

There being no further business on the agenda, and without objection, Chair Madrigal adjourned the meeting at 5:14 p.m.

MICHELLE ASCENCION, CMC
City Clerk

OSCAR MADRIGAL
Chair



HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT

REPORTS AGENDA ITEM NO. D.1.

DATE: December 10, 2019

TO: Housing and Economic Development Committee

FROM: Emilio Ramirez, Housing Director, (805) 385-8094, emilio.ramirez@oxnard.org

SUBJECT: Update on Las Cortes Housing Development. (10/10/5)

RECOMMENDATION

That the Housing and Economic Development Committee receive an update on the Las Cortes Housing Development Located at First Street & Rose Avenue.

BACKGROUND

The Las Cortes Housing Development originally consisted of 260 Public Housing units located on 28.56 acres at the corner of First Street and Rose Avenue. It was known as Colonia Village, and was designated as Public Housing Project CA031001 by the U.S. Department of Housing and Urban Development (HUD). The project consisted of single story, duplex style homes built in 1952. About fifteen years ago, the need to revitalize the units became evident. In March 2008 HUD approved the 260 public housing units for demolition and disposition. The demolition of 260 public housing units were required to be replaced over a four phased redevelopment of the site.

The four phases of the redevelopment project include:

1. The now complete sixty-four (64) unit development of Terraza de las Cortes by the Oxnard Housing Authority;
2. A two-phase development of Las Cortes by Urban Housing Development, which included the now completed 144 units within its first phase;
3. The "to be" completed 129 units of the second phase of Las Cortes; and
4. The "to be" development fourth phase of forty-four units. The development structure for this fourth phase has not yet been considered.

In total, the four-phase redevelopment project will have produced 381 affordable housing units in compliance with the HUD imposed obligation to, at a minimum, replace the demolished 260 public housing units.

DISCUSSION

Resident Relocation

The Oxnard Housing Authority and its development partner, Urban Housing Communities, undertook the

relocation of all public housing tenants from the original public housing Colonia Village. The majority of the tenants were relocated to the newly built Terraza de Las Cortes and Las Cortes project.

As of June of 2019, eleven (11) public housing tenants remained at the former and to be demolished Colonia Village. On July 11, 2019 a 120-day notice to vacate was issued to the last remaining residents living at the original CA031001 Public Housing units with a deadline to vacate by November 8, 2019. On November 5, 2019, relocation of all residents still living at the original CA031001 Public Housing units was completed and there are currently no remaining residents housed in these units.

Demolition

Requesting HUD approval to demolish the remaining 144 CA031001 Public Housing units is only possible after all units have been vacated by residents. Now that the units are vacant, Housing staff is pursuing HUD approval for demolition of these remaining units and estimates that all units will be demolished and the site will be cleared by April 2020.

Proposed Phase III Development Description and Development Costs

Phase III of the project is the second phase of Las Cortes. It will consist of 127 additional replacement units, plus 2 units for resident managers, for a total of 129 units on three parcels of approximately 8.2 acres total. The development will include the streets of Carmelita Court, Dolores Court, and an extension of San Gorgonio. The third phase of replacement units will consist of a stacked flat product type with 1, 2 and 3-bedroom units with garage spaces. The homes will be connected by walkways that travel through a landscape of enhanced trees, tot lots, and open play areas.

Additional amenities will include a community center, three laundry facilities, outdoor gathering space in the form of a courtyard and BBQ patio. The community center will feature a manager & leasing office, social service office, business center, clubroom with attached full-service kitchen, TV room, and centralized laundry facilities.

Currently, the total estimated development budget for phase III is \$77 million dollars. UHC plans on applying for tax credit financing by July 2020 as well other affordable housing financing sources which may include Affordable Housing Sustainable Communities Program (AHSC) infrastructure funding.

Design Development Review (DDR) and Tract Map Approval

Las Cortes is currently in the design phase and will require DDR permit approval and a new tract map. It is estimated that DDR and tract map approval will occur by June 2020 and construction will begin by January 2021.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 3. Strengthen neighborhood development, and connect City, community and

culture.

Objective 3a. Create a renewed focus on establishing a positive outlook and orientation of our City, neighborhoods and overall community.

FINANCIAL IMPACT

There is no financial impact.

Prepared by: Emilio Ramirez, Housing Director

ATTACHMENTS

1. 12.10.19 Staff Report Attachments -Las Cortes PH 3 Elevations
2. Las Cortes Phase III Presentation

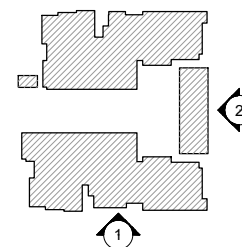




View 1 - Front Elevation



View 2 - Right Elevation



Key Plan
N.T.S.

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile



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Urban Housing Communities
2000 E. Fourth Street, Suite 205
Santa Ana, CA 92705

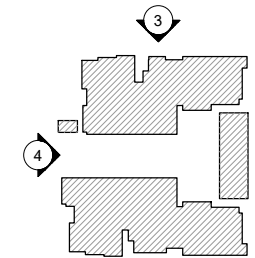
ROSE AVENUE
OXNARD, CA # 2017-1200

CONCEPTUAL DESIGN
APRIL 11, 2019



BUILDING 'A' - SCHEME 1A - SPANISH COLONIAL REVIVAL STYLE
ELEVATIONS

A2.0.0



Key Plan
N.T.S.



View 3 - Rear Elevation



View 4 - Left Elevation

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
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6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
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10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile

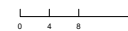


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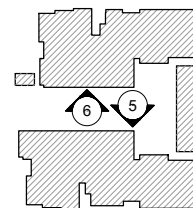
ROSE AVENUE
OXNARD, CA # 2017-1200

CONCEPTUAL DESIGN
APRIL 11, 2019

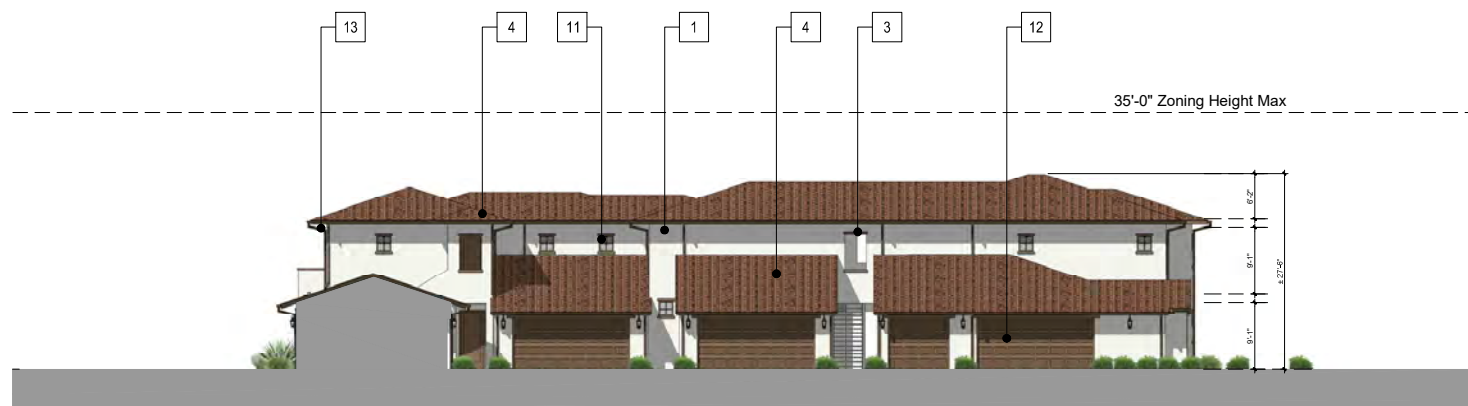


BUILDING 'A' - SCHEME 1A - SPANISH COLONIAL REVIVAL STYLE
ELEVATIONS

A2.0.1



Key Plan
N.T.S.



View 5 - Alley 1



View 6 - Alley 2

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
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6. Wood Rafter Tails & Fascia Boards
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ROSE AVENUE
OXNARD, CA # 2017-1200

CONCEPTUAL DESIGN
APRIL 11, 2019

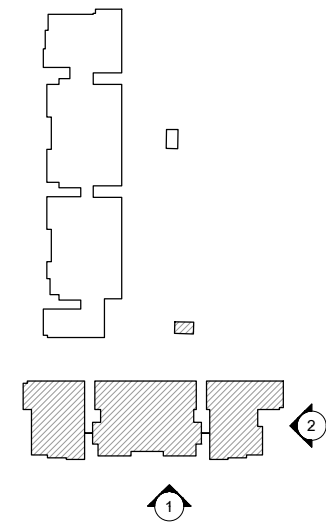


BUILDING 'A' - SCHEME 1A - SPANISH COLONIAL REVIVAL STYLE
ELEVATIONS

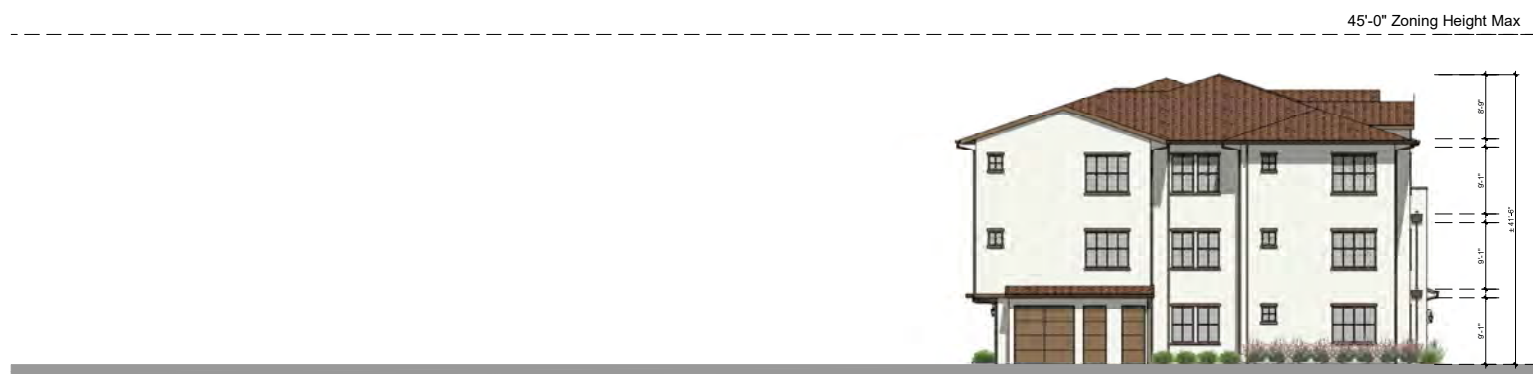
A2.0.2



View 1 - Front Elevation



Key Plan
N.T.S.



View 2 - Right Elevation

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
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11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile

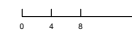


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ROSE AVENUE
OXNARD, CA # 2017-1200

CONCEPTUAL DESIGN
APRIL 11, 2019

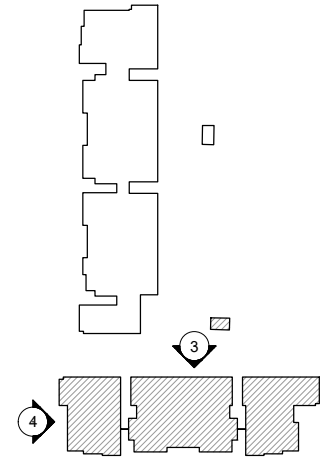


ELEVATIONS
BUILDING "B" - SCHEME 1A - MISSION STYLE

A2.4.0



View 3 - Rear Elevation



View 4 - Left Elevation

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile

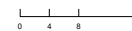


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ROSE AVENUE
OXNARD, CA # 2017-1200

CONCEPTUAL DESIGN
APRIL 11, 2019



ELEVATIONS
BUILDING "B" - SCHEME 1A - MISSION STYLE

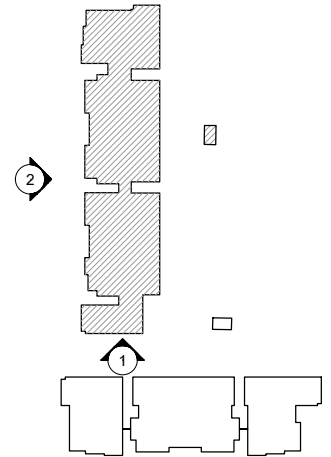
A2.4.1



View 1 - Right Elevation

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Brick Veneer



Key Plan
N.T.S.



View 2 - Front Elevation

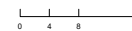


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ROSE AVENUE
OXNARD, CA # 2017-1200

CONCEPTUAL DESIGN
APRIL 15, 2019



ELEVATIONS
BUILDING 'C' - SCHEME 1A - MISSION STYLE

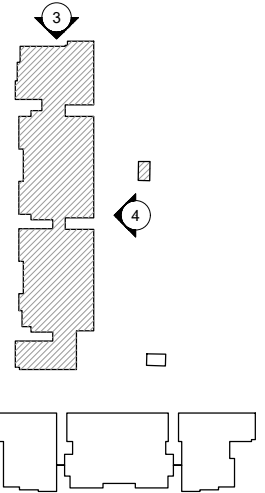
A2.5.0



View 3 - Left Elevation

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Brick Veneer



Key Plan
N.T.S.



View 4 - Rear Elevation

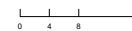


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ROSE AVENUE
OXNARD, CA # 2017-1200

CONCEPTUAL DESIGN
APRIL 11, 2019



ELEVATIONS
BUILDING 'C' - SCHEME 1A - MISSION STYLE

A2.5.1

LAS CORTES PHASE III UPDATE



EMILIO RAMIREZ, HOUSING DIRECTOR

DECEMBER 10, 2019

BACKGROUND

- ORIGINALLY BUILT IN 1952
- LOCATED ON THE CORNER OF FIRST STREET AND ROSE AVE ON 28.56 ACRES
- CONSISTED OF 260 PUBLIC HOUSING UNITS
- PERVIOUSLY KNOWN AS COLONIA VILLAGE
- DESIGNATED AS PUBLIC HOUSING PROJECT CA031001 BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)
- THE NEED TO REVITALIZE THE UNITS BECAME EVIDENT IN 2004

BACKGROUND (CONTINUED)

- IN 2008 HUD GRANTED INITIAL APPROVAL FOR DEMOLITION AND DESPOSITION OF ALL 260 UNITS
- DEMOLITION GRANTED VIA A PHASED APPROACH AND REQUIRES 381 REPLACEMENT UNITS TO BE CONSTRUCTED
- PHASE I (TERRAZA DE LAS CORTES) DEVELOPED THROUGH A PARTNERSHIP BETWEEN OXNARD HOUSING AUTHORITY AND LAS CORTES, INC., A NON-PROFIT ORGANIZATION
- DEVELOPER SELECTED FOR PHASE II AND III OF LAS CORTES IS URBAN HOUSNG COMMUNITIES

HUD REQUIRED REPLACEMENT UNITS BY PHASE	
PHASE I (TERRAZA DE LAS CORTES) COMPLETED . FULLY OCCUPIED DECEMBER 2015	64 UNITS
PHASE II (LAS CORTES) COMPLETED. FULLY OCCUPIED DECEMBER 2018	144 UNITS
PHASE III (LAS CORTES)	129 UNITS
PHASE IV (FUTURE FINAL PHASE)	44 UNITS
TOTAL	381

RESIDENT RELOCATION

- 144 UNITS FROM THE ORIGINAL COLONIA VILLAGE (PUBLIC HOUSING PROJECT CA031001) ARE REMAINING TODAY
- MOST RESIDENTS FROM THE REMAINING 144 UNITS WERE RELOCAED INTO THE COMPLETED LAS CORTES PHASE II
- IN JULY 2019 9 PUBLIC HOUSING HOUSEHOLDS WERE STILL LIVING IN 9 OF THE 144 UNITS
- JULY 11,2019 – ISSUED A 120-DAY NOTICE TO ALL REMAINING TENANTS WITH A MOVE OUT DEADLINE OF NOVEMBER 8, 2019
- NOVEMBER 5, 2019 – LAST AND FINAL HOUSEHOLD RESIDING AT THE FORMER COLONIA VILLAGE DEVELOPMENT WAS SUCCESSFULLY RELOCATED AND THE DEVELOPMENT IS FULLY VACATED

PHASE III DEVELOPMENT DESCRIPTION

- PHASE III CURRENTLY IN THE DESIGN PHASE AND WILL REQUIRE A NEW TENTATIVE TRACT MAP
- 127 UNITS AND 2 RESIDENT MANAGER'S UNITS ON 8.2 ACRES WITH 1, 2, AND 3 BEDROOMS WITH GARAGES
- AMENITIES INCLUDE:
 - TOT LOTS AND OPEN PLAY AREAS
 - OUTDOOR GATHERING SPACE IN THE FORM OF A COURTYARD AND BBQ PATIO
 - THREE LAUNDRY FACILITIES
 - COMMUNITY CENTER FEATURING MANAGER & LEASING OFFICE, SOCIAL SERVICES OFFICE, BUSINESS CENTER, CLUB-ROOM WITH ATTACHED FULL-SERVICE KITCHEN, TV, AND CENTRALIZED LAUNDRY FACILITIES

PROPOSED SITE PLAN



CONCEPTUAL DESIGN ELEVATION (BUILDING A 12-PLEX)



CONCEPTUAL DESIGN ELEVATION (BUILDING A 12-PLEX ALLEY VIEW)



CONCEPTUAL DESIGN ELEVATION (BUILDING B 20-PLEX)



CONCEPTUAL DESIGN ELEVATION (BUILDING C 25-PLEX)



NEXT STEPS

- STAFF IS SEEKING HUD APPROVAL TO DEMOLISH REMAINING 144 UNITS AHEAD OF THE TIME ORIGINALLY APPROVED BY HUD
 - NECESSARY TO ADDRESS PUBLIC SAFETY CONCERNS POSED BY THE VACATED UNITS
- APRIL 2020 – DEMOLISH REMAINING COLONIA VILLAGE UNITS AND CLEAR THE SITE
- JUNE 2020 – URBAN HOUSING COMMUNITIES (UHC) TO OBTAIN DESIGN DEVELOPMENT REVIEW PERMIT AND NEW TENTATIVE TRACT MAP APPROVAL
- JULY 2020 – UHC TO APPLY FOR TAX CREDIT FINANCING AFTER SECURING ALL OTHER FUNDING SOURCES
- JANUARY 2021 – ESTIMATED START OF CONSTRUCTION