

CITY OF OXNARD
COMMISSION ON HOMELESSNESS
DRAFT SPECIAL MEETING MINUTES
March 22, 2021

On Monday, March 22, 2021, at 4:25 p.m. the Meeting of the Commission on Homelessness convened remotely via Zoom. Peggy Rivera, Chair, called the meeting to order at 4:25 p.m.

1. CALL TO ORDER

- a. Present: Chair Peggy Rivera; Vice-Chair Yukio Okano; and Commissioners David Littell, Ruby Durias, Rene Camper-Stewart and Alejandro Fregoso (who joined the meeting at approximately 4:50 p.m.)
- b. Staff members present: Emilio Ramirez, Housing Director; Jessica Petrillo, Homeless Assistance Program Coordinator; Karl Lawson, Compliance Services Manager; and Angelica Navarro, Administrative Secretary III

2. PUBLIC COMMENT

- a. None

3. INFO/CONSENT

- a. Vice-Chair Okano made a motion to approve the minutes of the February 27, 2021 Special Meeting, second by Commissioner Camper-Stewart. A vote was taken and the motion passed without opposition; Commissioner Fregoso did not vote.

4. COMMISSION BUSINESS

- a. Homeless Solutions Center- A link to the video for this report was posted on the agenda, and a copy of the Power Point presentation is attached to these minutes. Mr. Ramirez answered questions from the Commission on Homelessness. The Commission discussed whether to support the Homeless Solutions Center by Resolution. The Chair called for Public Comment on the matter. Hearing no Public Comment, Commissioner Durias made a motion to approve the staff recommendation to support the Homeless Solution Center and adopt Resolution No. 2021-01. The motion was seconded by Commissioner Yukio Okano. A vote was taken and the motion passed by the following vote:

Ayes: Commissioners Durias, Okano, Fregoso and Camper-Stewart

Noes: Commissioners Littell and Rivera

A copy of the adopted Resolution is attached to these minutes.

5. ADJOURNMENT

Next meeting is on April 5, 2021. The meeting was adjourned at 5:04 PM

Homeless Solutions Center

Emilio Ramirez
Housing Director



Background

1. On June 30, 2020 the City Council Approved an Exclusive Negotiating Agreement by and between Community Development Partners and the City of Oxnard in consideration of developing a mixed-use Homeless Solutions Center Development
2. The proposed mixed-use project will be five levels high and will include approximately 13,078 square feet of homeless shelter space that would accommodate 110 beds, supportive services, and fifty-six permanent supportive housing units
3. On November 30, 2020 the Homeless Solutions Center received approval of a Major Downtown Design Development Review Permit and a Lot Line Adjustment
4. On December 17, 2020 the Homeless Solutions Center received Planning Commission approval for a Special Use Permit for operation of the homeless shelter

Proposed Site – 241 W Second Street



Elevation



Site Plan – Ground Floor



Site Plan – Floors 2 - 5



Podium Deck Lounge and Residential Gardens

Lounge - Active
Outdoor Kitchen and BBQ
Dining Tables
Lounge Seating
Shade Trees
Festoon Lighting

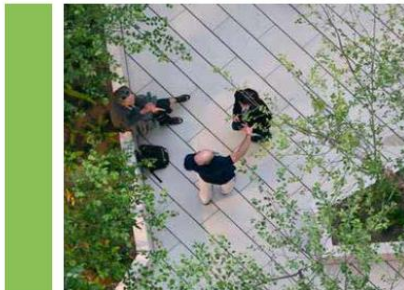


Lounge - Passive
Lounge Seating
Festoon Lighting
Outdoor Workspace



Residential Gardens

Raised Planters
Screen Planting



Community Gardens

Raised Planter Beds
Gathering Space
Fruit Espalier



Public Outreach

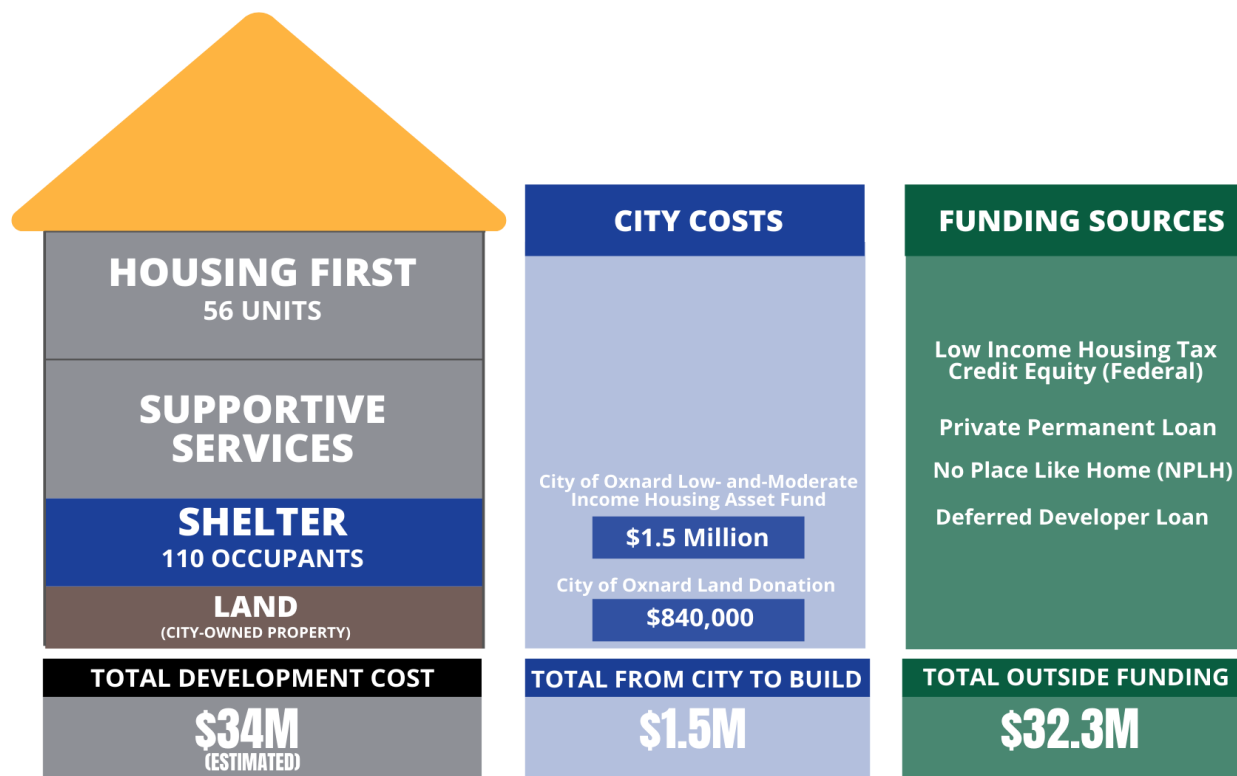
1. Downtown Oxnard Board Meeting January 22, 2020
2. Wilson Neighborhood Meeting held on February 2, 2020
3. Town Hall Meeting on February 11, 2020
4. Community Meeting on February 27, 2020
5. Commission on Homelessness on March 2, 2020
6. Dignity Health hosted a meeting on March 3, 2020
7. Housing and Economic Development Committee on May 26, 2020
8. Housing and Economic Development Committee on September 22, 2020
9. Community Workshop by the Community Development Department October 19, 2020
10. Community Development Director Hearing on November 30, 2020 (DDR & Lot Line Adjustment Permits)
11. Planning Commission Hearing on December 17, 2020 (Density Bonus & Special Use Permits)

Development and Disposition Agreement

1. Conveyance of the City-owned property to the Housing Trust Fund Ventura County
2. A 99-year ground lease between the Housing Trust Fund and CDP and a 99-year sublease of the shelter space between CDP and the shelter operator procured, selected, and contracted by the City
3. The Covenants restrict the use to a 110 bed overnight homeless shelter, office space for the provision of supportive and clinical services, and 56 units of permanent supportive housing for a term of 99 years
4. The permanent supportive housing units must be made affordable to very low income households
5. The City of Oxnard maintains the right to recapture the donated property should the Housing Trust Fund ever dissolve or fail to adhere to the terms of the covenants

Building the Homeless Solutions Center

1. City donates land (valued at \$840,000) which leverages \$32 million in NON City funds (Developer, State, Federal and Private) to build the 5 story structure
2. City will contribute \$1.5 million in affordable housing funds for Permanent Supportive Housing Units, located in the upper levels of the building above the shelter space.
3. City and County will split costs of the improvements to the shelter
4. City already approved \$1.5M in Measure 0 funds for this use
5. City and County will split the operation costs of the shelter



Development Schedule

Development Schedule	
Received Entitlements	Fall/Winter 2020
City Award of Project Based Vouchers	Winter 2020
Award of NPLH Funding	June 2021
Award of 4% Tax Credit Allocation	October 2021
Begin Construction	Spring 2022
Occupancy	Fall 2023

Recommendation

Staff recommends that the Commission on Homelessness adopt Resolution 2021-01 to endorse the proposed site and design of the Homeless Solutions Center, and the proposed City financial contribution for its development, and recommends that the City Council approve the proposal and take all necessary steps to finance, construct and open the Center.

RESOLUTION NO. 2021-01

A RESOLUTION OF THE COMMISSION ON HOMELESSNESS OF THE CITY OF OXNARD REGARDING THE PROPOSED HOMELESS SOLUTIONS CENTER

WHEREAS, the City Council has established the Commission on Homelessness and charged the Commission with advising the City Council on all matters pertaining to homelessness in the City; and

WHEREAS, the powers and duties of the Commission, as set forth in the City Code, include recommending programs, strategies and funding for preventing and reducing the incidence of homelessness in the City; and

WHEREAS, at numerous public meetings over the past years, the Commission discussed long-range strategies to address homelessness, and adopted several Resolutions setting forth the Commission's recommendation that the City Council develop a year-round, full-time facility to house and provide services to the City's homeless population; and

WHEREAS, on September 9, 2018, the Commission adopted and unanimously recommended that City Council approve a Five-Year Homeless Plan; and

WHEREAS, on September 18, 2018, the City Council approved City Council Resolution No. 15,167, setting forth a Declaration of Shelter Emergency, and at that same meeting, unanimously approved the Five-Year Homeless Plan as presented by the Commission; and

WHEREAS, that Five-Year Plan included the adoption of Goal Number 7 (that the City acquire and rehabilitate a property for a year-round shelter) and Goal Number 12 (that the City develop and operate a year-round shelter and navigation center); and

WHEREAS, in the intervening years, the Commission has received several presentations on the City's efforts to acquire a site for such a shelter, and has provided its input on the development process during the Commission's public meetings; and

WHEREAS, on March 22, 2021 the Commission conducted a Special Meeting for the purpose of analyzing information and providing input on the proposed Homeless Solutions Center, planned for construction at a site in downtown Oxnard; and

WHEREAS, the City Council is scheduled to consider the proposed development plan for the Homeless Solutions Center at its meeting of March 30, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Commission on Homelessness endorses the proposed site and design of the Homeless Solutions Center, and the proposed City financial contribution for its development, and recommends that the City Council approve the proposal and take all necessary steps to finance, construct and open the Center.

BE IT FURTHER RESOLVED that the Chair is directed to present this Resolution, on behalf of the Commission, to the City Council for its consideration.

PASSED AND ADOPTED THIS 22nd day of March, 2021, by the following vote:

AYES: Alejandro Fregoso, Rene Camper-Stewart, Ruby Durias, and Yukio Okano.

NOES: David Littell and Peggy Rivera.

ABSENT: None

ABSTENTIONS: None


Peggy Rivera, Chair

ATTEST:


Angelica Navarro, Executive Secretary