

Emilio Ramirez
Housing Director

Housing Administrative Services

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December 22, 2020

Mr. Kyle Paine
President
Community Development Partners
3416 Via Oporto #301
Newport Beach, CA 92663

Re: Project Based Vouchers

Dear Mr. Paine,

We are pleased to inform you that your application for the 2nd and B development has been conditionally awarded up to fifty-five (55) Section 8 Project Based Vouchers (PBV).

The Housing Authority of the City of Oxnard received Community Development Partner's (CDP) PBV application requesting fifty-five (55) PBVs in response to the Request for Proposals (RFP), issued by the Oxnard Housing Authority on October 12, 2020. No other applications were received in response to this RFP. Based on our review of your application CDP's application has scored above the minimum required score and has satisfied all threshold requirements.

The Oxnard Housing Authority (OHA) has conditionally selected CDP's 2nd and B development for award of up to 55 (fifty-five) project-based housing choice vouchers (PBV) for an initial term of 20 years with an expiration date of 20 years from the Placed-In-Service date. PBV units shall be offered for rent to homeless individuals or families with annual incomes at or below 30% of the Area Median Income (AMI). The 2nd and B Development will include a total of fifty-six (56) units, including one unrestricted manager's units and the following affordable unit types:

- Forty-three (43) 1-Bedroom units, with 1 bathroom
- Twelve (12) 2-Bedroom units, with 1 bathroom

The initial payments are expected to be \$1,519 for each one-bedroom unit and \$1,923 for each two-bedroom unit. Utilities will be included in the monthly rent for all affordable units.

2nd and B

Preliminary Project Based Voucher Selection

Page 2

Final award is contingent upon CDP: 1) Obtaining all required land entitlements for development of the project 2) Review and approval of the most current consolidated audited financial statements 3) Successfully securing all funding sources required for development of the project 4) Environmental and subsidy layering review 5) Approval by the OHA Board of Commissioners 6) Approval by the Department of Housing and Urban Development (HUD), and 7) Providing On-Site Supportive Services to PBV tenants free of charge after occupancy. We look forward to working with you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'ER', is positioned above the printed name.

Emilio Ramirez,
Housing Director