

Emilio Ramirez
Housing Director

Housing Administrative Services

435 South D Street
Oxnard, CA 93030
(805) 385-8096
Fax (805) 385-7969



April 26, 2021

Mr. Rick Schroeder
President

Many Mansions
1259 E. Thousand Oaks Boulevard
Thousand oaks, CA 91362
Re: Project Based Vouchers

Dear Mr. Schroeder,

We are pleased to inform you that your application for the Central Terrace Apartments has been conditionally awarded up to thirty-five (35) Section 8 Project Based Vouchers (PBV).

The Housing Authority of the City of Oxnard received Many Mansions' PBV application requesting thirty-five (35) PBVs in response to the Request for Proposals (RFP), issued by the Oxnard Housing Authority on April 13, 2020. No other applications were received in response to this RFP. Based on our review of your application Many Mansions' application has scored above the minimum required score and has satisfied all threshold requirements.

The Oxnard Housing Authority (OHA) has conditionally selected Many Mansions' Central Terrace Apartments for award of up to 35 (thirty-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 must be leased to individuals and families that meet the definition of homeless under section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C 11301) and contained in the Continuum of Care Interim Rule at 24 CFR 578.3. In order to qualify for a PBV Program Voucher families and individuals must have an annual income at or below 50% of area median income (AMI), as adjusted for family size. Central Terrace Apartments will include a total eighty-six (86) one-bedroom units and one (1) unrestricted two-bedroom manager's unit. The initial payments are expected to be \$1,519 for each one-bedroom unit, which will be reduced by the applicable utility allowance for each unit.

Final award is contingent upon Many Mansions: 1) Obtaining all required land entitlements for development of the project 2) Successfully securing all funding sources required for development of the project 3) Environmental and subsidy layering review 4) Approval by the OHA Board of Commissioners 5) Approval by the Department of Housing and Urban Development (HUD), and 6) Supportive services for PBV tenants being provided, on-site, free of charge after occupancy. We look forward to working with you.

Sincerely,

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

Emilio Ramirez,
Housing Director