

**Special Meeting  
Las Cortes, Inc.  
May 7, 2020**

**I. ROLL CALL**

At 11:07a.m., Mike Aranda presided and called the Las Cortes, Inc. Board meeting to order via conference call.

Directors present at the meeting were: Mike Aranda, Carmen Cano, Vincent Stewart, Oscar Bermudez, Margie Borjon-Miller, and Bryan A. MacDonald.

Absent: Carmen Ramirez, Robert V. Sanchez and Jose Andrade.

Staff Attendee(s): Emilio Ramirez, Housing Director  
Elsa Brown, Affordable Housing Program Manager  
Fredy Contreras, Public Housing Maintenance Supervisor  
Angelica Navarro, Administrative Secretary III

**II. PUBLIC COMMENTS ON CLOSED SESSION ITEMS- None**

**III. REPORTS**

**A. Las Cortes Apartments:**

Balance of \$400,00 unencumbered funds available. We may or may not need this funding. Fredy Contreras, Supervisor that maintains sites. Leads the group for capital improvements of public housing sites. We want him to be involved in the development of affordable housing. Elsa Brown is with the Housing Department, she manages and oversees future affordable housing developments.

1. Update on Las Cortes – Phase Two

CTCAC issued an opportunity, in the form of disaster relief tax credits for communities that were damaged as a result of fire disasters. There will be two upcoming rounds instead of one. County of Ventura qualifies for these tax credits. Application is due in July of 2020. This project is at an advantage because 1. It is entitled 2. It is an affordable housing project. We have, demo & PBV, deferral of fees. This would close the gap. Housing of Ventura also has a project they want to apply for. Emilio believes Las Cortes Apartments has the upper hand, it is a larger development.

2. Update on Demolition

Boarded up units are a nuisance, a challenge for the community. A year ago, we had remaining tenants. We achieved relocation of the remaining tenants and it is now completely vacant. We applied for permission from HUD to demo prior to the development occurring. Approval received this year. HA Board of Commissioners to authorize the demolition. We have signed a note

with UHC the developer for 2.5 million dollars to clear the site. It is signed and effective. Bids are due Tuesday next week. We need the contractor to apply for the demo permit. Demolition by the month of June. Should take about 3 months to accomplish. Demo is being accomplished by Urban Housing Communities. We have everything we need, pending the permit for demolition. Should be done by Labor day. All remaining building will be demolished and vacant dirt will remain and the obligation to maintain will still be there. Coordinating with Fire & Police so that everyone is in the loop about what's going on there. Opportunity that is worth it has come up. Limiting the # of units to 84 vs 129 for the developer to allow the park and the street. Units are not being cut they are being delayed. The purpose is to delay the need to rebuild the park. Expanding Del Sol Park is still a requirement. Adding more park means maintaining more park and Parks doesn't think it has the budget to maintain more park at that site. We may build a development that includes the park and will be maintained by the Housing Department. To allow the development to move forward. Everything gets cleared during demolition including the part that is for the HA to build. Demolition will occur between Dolores and Eliza to Rose Ave. Meanwhile, there are things to activate the vacant land and we can talk and plan that out in the future. The Housing Authority of the City of Oxnard will be responsible to maintain the vacant land and we are prepared to do so. That task will be easier to maintain, monitor and control as opposed to the boarded up vacant units. Staff will assess if the wall on Rose Ave will have to be demolished or if it will remain.

**B. Other Items**

**C. Next Meeting**

May 20, 2020

**D. Adjournment:** At 11:52 a.m., the board concurred to adjourn.