

Community Workshop

Monday, January 24th, 2011 at 6:00 at City of Oxnard Community Room

Re: Planning & Zoning Permit for Sonata complex

- Sonata complex
 - Construction of 53-unit, three story apartment; affordable housing
 - Still under administrative review- no final decision made at this time
 - Qualifies as satisfaction of the affordable housing requirement
 - American Community Developer
 - U shaped building with one, two and three bedroom units
 - Parking
 - § Provided onsite
 - § One bedroom → one spot; Two bedroom → two spots
 - § Garage will count as a parking space
 - Lease will be similar to market rate apartment leases; in Serenade, people not in compliance were given time to comply.
- Q&A's
 - Q: Are there limits to how many can fit into an apartment?
 - § Yes, the property manager will monitor, tenants will risk losing their lease if it is violated.
 - Q: Do you limit the cars?
 - § Cars are limited by their number of parking spaces, but cannot tell people how many cars they may have, can't prohibit someone from having two cars, just the number of spaces they have.
 - Q: Will garage checks be in place?
 - § This issue has been learned from Serenade; it should be checked every six months; furthermore, the parking will be addressed with additional parking management plans; there will be a "Parking Ombudsman" to oversee and make sure folks are parking in the right spots.
 - § The lease agreement will say you must park your car in the garage, if this is violated, they will have to go and there is a high demand for affordable housing.
 - Q: Is a copy of the plan publically available?
 - § Yes
 - Q: Will they consider senior affordable housing to obtain a different population?
 - § No, there is not enough of a demand for it.
 - § There is an issue of whatever the city requires, it may not just be whatever they require.
 - § This is an issue beyond feasibility.
 - § Sonata is not senior housing, but seniors will be accepted as long as they qualify.

- Q: Will parking be similar to Serenade where you have to rent a garage or parking place?
 - § No, they will not be charging for a parking place.
- Q: Bottom line, will this lower our market values?
 - § If it is run like a market rate apartment complex, maybe no.
- Q: Is someone monitoring that the residents still qualify to reside in the housing; for example, income qualification and periodic criminal background checks?
 - § Yes, there is an annual certification to assure the residents still qualify to live in the affordable housing.
- Q: Are they checking the criminal records of juveniles living in the complex since most often, juveniles are causing the issues?
 - § Generally it is the person on the lease; they were unsure of answer.
 - § Resident did state if the city defines it as "crime free housing", then it is monitored—unsure if this is defined as that.
- Q: Will they have their own amenities?
 - § They will have their own community rooms, computer centers and tot lots.
 - § They do not have their own parks.
- Q: Why can't these units be for sale because as owners, it is likely they will take more pride in ownership?
 - § Juan will look into this issue.
- Q: Will there be parking on Forestpark, Riverpark and Danvers?
 - § Not on Riverpark.
- Q for architect: Further explanation on appearance of Sonata
 - § Three levels
 - § Laundry room, recreational room, tot lot
 - § No picnic tables or BBQ area
 - § Can picnic tables or BBQ be taken into consideration?
 - Issues with insurance on having BBQ's and kids out there.
- Q: Is there guest parking slated besides where the leasing is?
 - § Yes, guest parking is part of the state requirements
 - § Onsite guest parking
- Q: Will this be built before all the other commercial renters?
 - § They don't know;
- Q: There is a min requirement of low income housing, is there a max?
 - § No; Juan will share concerns of the number of the units;
- Q: What is the timeline for these from approval to groundbreaking?
 - § It is under administrative review at this time, no decision has been made; once administrative approval is received, there is a meeting with the city and all the departments; they are given all the comments; plans

will be resubmitted this week or next week, and then they go meet again to see if they met all the criteria.

- Q: Is the criteria public? The eventual criteria are public.
 - § Right now, there are 50-60 comments to be addressed
 - § The plans are public record, nothing is finalized.
 - § Building permit could be in another four months, groundbreaking in 2012 possibly.
- Low cost housing is generally more expensive than market rate apartments because when you take government subsidies there are many requirements to adhere to: prevailing wages
 - Tenants tend to be school teachers, single mothers, young working couples
 - Must prove that you can pay the rent; these are working class people with jobs and income.
 - These are not Section 8; but if someone has a Section 8 voucher they cannot be discriminated against.
- Additional market rate apartments; Mosaic and Tempo – There will be another meeting regarding.
 - How will these look? Concept is for each community to have its own identity.
 - Mosaic
 - § Younger, hipper, Gen Y crowd, single working women or couples with no kids
 - § More studios and one bedrooms; smaller units.
 - § Parking included
 - § ****GATED COMMUNITY****
 - Tempo
 - § Multi-family
 - § One and two bedrooms
 - § Working parents
 - § Not many three bedrooms
- Juan Martinez – City Contact/ Associate Planner
- Susan Martin; planning manager; susan.martin@ci.ca.oxnard.us