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RESIDENTS BEGIN MOVING INTO CEDC'S NEWEST AFFORDABLE DEVELOPMENT IN VENTURA

Ventura, CA – The Cabrillo Economic Development Corporation (CEDC) announces that it has received certificates of occupancy for its newest development in Ventura. The community, called Azahar Place, is located at Citrus Drive, and was just completed under the supervision of CEDC's expert construction team. The new development will soon be home to 30 farmworker families and 29 low-income families. Individuals and families began moving into the development on June 28; more families will be moving in July 16 and thereafter.

Azahar Place is located on a rectangular-shaped, 5.13 acre parcel with primary access from Citrus Drive. The complex is part of the Citrus Place Master Plan that totals 23.4 acres. The master plan includes single-family homes, condominiums, and a large park.

The Azahar Place development has a total of 18 residential buildings and one community building. The unit mix includes 4 one-bedroom apartments, 15 two-bedroom apartments, 35 three-bedroom apartments, 5 four-bedroom apartments and an additional three-bedroom apartment for the on-site property manager. The one-bedroom apartments are flats with attached one-car garages. All other apartment types are two-story, townhome-style apartments with attached two-car garages. Twenty-nine apartments are being rented to families earning 60 percent of area median income, and 30 apartments will be rented to farmworker households earning 30-50 percent of area median income.

All of the apartments at Azahar Place have a washer and dryer, as well as modern kitchens with Energy Star rated appliances, including a refrigerator, dishwasher, and garbage disposal. All of the apartments have a private patio space and attached garages. The project is developed with alley access to garages and trash areas. This design creates front yard streetscapes that are much more pedestrian friendly than typical multifamily developments.

Site amenities include a 2,000-square foot community building that houses a general community meeting area, kitchen, a computer facility, restrooms, storage, and a property management office. The Citrus Place park will include a basketball court, BBQ and picnic areas, and a playground.

The project is in the process of obtaining multiple green building certifications including: U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Platinum, Enterprise Green Communities, National Association of Home Builders' (NAHB) Green Building Standard, Department of Energy Builders' Challenge, Energy Star, Enterprise Green Communities, and a "Build it Green" Green-Point Rated system.

"Home is a special place for all of us," says Veronica Garcia, Project Manager for CEDC and lead manager on the Azahar Place project. "It is where we look forward to going at the end of each day, and it is a safe space to study, be yourself, and gather around a meal with your loved ones. It is especially difficult in today's economy for working families to find places to live that are safe, beautiful, and affordable. These qualities of a good home are what we strive for at CEDC, and I am honored to have been part of something that has a real impact on people's lives."

Yeshica Vance, a stay-at-home mom of three boys, moved into Azahar Place Apartments last week with her husband. Yeshica says she feels blessed to be offered the opportunity to live in the development, and exclaims: "We could never afford anything like this before. It feels like we've won the lottery!" Yeshica continues, "I hope these programs keep going because there are a lot of families like us."

Sonia Fino-Duran, a mother of two children, works as a Human Resources Assistant in a local Oxnard business. Recently, she could only afford to rent a room in a friend's house. From the moment she saw the Azahar Apartments model unit with her kids, Sonia could see a noticeable difference in her family. "I didn't realize how unhappy my 14-year-old son was until we came here and I saw him happy for the first time in a while." Sonia's son is in the gifted and talented education (GATE) program at his school, but ever since the family has been sharing a single bedroom, his grades have been slipping. "He was an eighth grader but he didn't get to graduate with the rest of his class," says Sonia. She believes that by moving into Azahar, her son will have his own space again to study and will soon be doing better again in school. In the future, Sonia plans to save enough money to buy a house. She has already attended the pre-purchase workshop at CEDC's NeighborWorks® Homeownership Center to learn what she needs to do to get ready to buy a house down the line.

Azahar Place is professionally managed on-site by CEDC's Property and Asset Management Division, which manages each of the CEDC's 17 other apartment communities. CEDC's Community Building and Neighborhood Revitalization Division will also facilitate community enrichment activities for the residents, and the formation of a

tenant council. A no-smoking policy will be enforced throughout the apartment complex.

For more information about Azahar Place or to schedule interviews, please call Jennifer Gordon, CEDC's Communications Manager, at: 805-672-2575.

CEDC is a private non-profit community development corporation that provides comprehensive housing services, through a community building approach, in Ventura and Santa Barbara counties. Since its incorporation in 1981, CEDC has built more than 1,634 units of affordable for-sale and multi-family rental homes, manages 823 affordable rental units, and has assisted more than 400 families into home ownership through education, counseling, and lending services. CEDC is a chartered member of NeighborWorks®, a national network of more than 235 community development and affordable housing organizations. This year marks CEDC's 31st year of operation.

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