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CEDC WINS SCANPH AWARD FOR BEST MULTI-FAMILY DEVELOPMENT OF THE YEAR

Ventura, California—The Cabrillo Economic Development Corporation (CEDC) won the 2009 Multifamily Project of the Year from the Southern California Association of NonProfit Housing (SCANPH) at the association’s annual conference on Friday, September 25th for its Paseo Del Rio and Paseo Santa Clara development in Oxnard.

Two years ago, CEDC’s Hacienda Guadalupe development won an award from the same association (SCANPH) for its Hacienda Guadalupe development as the “Homeownership Project of the Year.” Also located in the City of Oxnard, Hacienda Guadalupe is a community of 26 ownership townhomes which were purchased by low-income families.

“CEDC is proud to receive this prestigious award for our Paseo Santa Clara and Paseo Del Rio Apartment community,” says CEDC Executive Director Rodney Fernandez. “Our Real Estate Development and Construction team worked tirelessly to make this new community so beautiful and well-constructed incorporating many green features. Families who are now living there have already told us they are thriving because of the affordability and because of efforts led by our Community Building and Neighborhood Revitalization team.”

The rental development is located on the southeast corner of the master-planned community of RiverPark in Oxnard at 295 Riverpark. The development features 140 apartments between the two developments which are located next to each other and designed as one brightly painted, inviting community. The development, which opened in June, was constructed for Oxnard residents earning between approximately \$12,260 and \$39,400. Rents vary from \$281 a month for a 1-bedroom apartment for a single resident whose income is 20% of the area median income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD), to \$1,137 a month for a 3-bedroom apartment for a family of three earning 50% AMI. Paseo Santa Clara and Paseo Del Rio are professionally managed by CEDC’s Property and Asset Management team. CEDC will celebrate the development’s grand opening with a ceremony on October 24th at 11 a.m.

Paseo Santa Clara and Paseo Del Rio is not only an intimate community of 140 affordable rental homes that is stunningly designed and built, but it is also the first new development in the City of Oxnard with homes specifically set aside for individuals with mental challenges integrated into an affordable development with other residents who don’t have disabilities. In 2002, CEDC was the first developer ever (non-profit or private) to partner with the City of Oxnard and the Ventura County Behavioral Health Department to provide the city’s first supportive housing for individuals with mental challenges. This development was CEDC’s Cypress Court development in Oxnard with four apartment homes which was a rehab project.

Now, CEDC's twin Paseo Santa Clara and Paseo Del Rio Apartment development is the first *brand new* permanent supportive housing development with apartments specifically set aside for individuals with special needs integrated into a larger affordable housing development. The development is now home to individuals from diverse racial, economic, age, and cultural backgrounds, and physical and mental abilities. Of the 400 applications processed by CEDC's property and asset management team during the lease-up period, approximately 100 of the families were "floating" or "homeless" without addresses of their own, either living with relatives or friends, or in some cases, living in their car.

CEDC partnered with the Ventura County Behavioral Health Department (VCBH) and the Tri-County Regional Center to provide homes and services for individuals with special needs such as cerebral palsy epilepsy, autism or being mentally challenged. CEDC's partnership with VCBH to provide homes for individuals with special needs is a landmark collaboration in Ventura County because the collaboration was agreed upon in May 2006, *before* the State of California's Mental Health Services Act guidelines were put into place with regard to supportive housing. VCBH contributed \$200,000 to construction costs and \$800,000 to subsidize rents for the 10 apartments in Paseo Santa Clara set aside for individuals with mental illness. Clients receive on-site services, including case management. The development features two community rooms. One of the community rooms is specifically designed and used by residents with special needs.

Paseo Santa Clara and Paseo Del Rio is CEDC's first state-of-the art Green Point Rated project. All apartment homes are equipped with tankless water heaters, EnergyStar appliances, and radiant barriers. In addition, flyash was used in the concrete used at the development, solar panels are installed on the roofs, energy-saving light fixtures are installed in the community rooms and common restrooms, and the grounds feature water-saving landscaping.

SCANPH (www.scanph.org) is a membership organization that supports the production, preservation and management of homes affordable to low-income households. The 450-member organization holds the belief that community development organizations, such as CEDC, are the best vehicles for achieving this mission. SCANPH's member corporations, public agencies and individuals serve the homeless, seniors on fixed incomes, disabled households, and the working poor throughout the region. The affordable homes that SCANPH members build are not only indistinguishable from market-rate housing—they are among the most innovative examples of new residential development. Not only are they designed well and are environmentally sensitive, but study after study shows that homes like these actually increase the property values of nearby residences, even in the most affluent communities.

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 1,000 units of affordable for-sale and multi-family rental housing, manages 693 affordable rental units, and has helped more than 250 families into homeownership through education, counseling, and lending services. CEDC is a chartered member of NeighborWorks®, a national network of more than 220 community development and affordable housing organizations. This year marks CEDC's 28th year of operation.

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