

Conversion of 1400 Vanguard Dr. Oxnard Into Permanent Supportive Housing





- 7-acre site with a 78K SF office building.
- Recommend the selection of Cabrillo Economic Development Corporation.
- Phase I (Fall 2025)
 - 63 units of PSH
 - 75 Recuperative Care beds
 - Health Clinic
- Phase II
 - 260 additional PSH units (future years)
- Next to Gabriel's House

Vanguard Funding

- Phase I will cost approximately \$43M
- Phase I funding
 - \$7.5M from Sen. Limon/Asm. Bennett (funds earmarked specifically for PSH)
 - \$2.5M in General Funds (former ARPA)
 - TBD Gold Coast Funding for Recuperative Care
 - Developer applying for State grant
 - No funding from the City of Oxnard required

Memorandum of Understanding

- Oxnard
 - Prioritizing City of Oxnard residents for the PSH units and Recuperative Care beds.
 - City participation in a shared community outreach plan with the County and developer.
 - Access to a new full-service health clinic serving the community.
 - No cost to the City of Oxnard for this project.
 - County shall ensure CEQA compliance.
- Gold Coast
 - To permit Gold Coast to fund the construction of the Recuperative Care beds (\$5.5M estimate).

Recommendations

1. Declare property is surplus land.
2. Select Cabrillo Economic Development Corporation (CEDC) as the developer.
3. Execute the Exclusive Negotiating Agreement (ENA) with CEDC.
4. Authorize the CEO to negotiate a Memorandum of Understanding with Gold Coast Health Plan and the City of Oxnard and return to your Board with these agreements.

Next Steps

- Developer submits State SuperNOFA grant
- Negotiate MOUs, return to the Board
- Negotiate the long-term ground lease
- Finalize Design and funding streams