

OXNARD COMMUNITY DEVELOPMENT COMMISSION

RESOLUTION NO. _____

A RESOLUTION OF THE OXNARD COMMUNITY DEVELOPMENT COMMISSION APPROVING AND ADOPTING THE PROPOSED FIRST AMENDMENT TO THE REDEVELOPMENT IMPLEMENTATION PLAN FOR THE MERGED DOWNTOWN RENEWAL PROJECT, CENTRAL CITY REVITALIZATION PROJECT, SOUTHWINDS PROJECT, ORMOND BEACH PROJECT AND HISTORIC ENHANCEMENT AND REVITALIZATION OF OXNARD (HERO) PROJECT

WHEREAS, the Oxnard Community Development Commission ("Commission") has prepared a proposed First Amendment ("First Amendment") to the Redevelopment Implementation Plan for the Merged Downtown Renewal Project, Central City Revitalization Project, Southwinds Project, Ormond Beach Project and Historic Enhancement and Revitalization of Oxnard (HERO) Project ("Implementation Plan"); and

WHEREAS, California Health and Safety Code section 33490 permits the Commission to amend the Implementation Plan after conducting a duly noticed public hearing thereon; and

WHEREAS, the Commission conducted a duly noticed public hearing on the proposed First Amendment; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Oxnard Community Development Commission hereby resolves as follows:

1. The Commission hereby finds and determines that all of the foregoing recitals are true and correct.
2. The Commission hereby approves and adopts the proposed First Amendment to the Implementation Plan attached hereto as Exhibit I and incorporated herein by this reference.
3. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED THIS _____ DAY OF _____, 2007,
BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSENT:
ABSTAIN:

OXNARD COMMUNITY DEVELOPMENT
COMMISSION

Dr. Thomas E. Holden
Chairman

ATTEST:

Daniel Martinez
Secretary

APPROVED AS TO FORM:

Gary L. Gillig
General Counsel

EXHIBIT I

FIRST AMENDMENT TO

**REDEVELOPMENT
IMPLEMENTATION
PLAN**

**MERGED DONWTOWN RENEWAL PROJECT
CENTRAL CITY REVITALIZATION PROJECT
SOUTHWINDS PROJECT
ORMOND BEACH PROJECT
HISTORIC ENHANCEMENT AND
REVITALIZATION OF OXNARD (HERO) PROJECT**

I. INTRODUCTION

This First Amendment to the Redevelopment Implementation Plan (“Implementation Plan”) for the Merged Downtown Renewal Project, Central City Revitalization Project, Southwinds Project, Ormond Beach Project, and Historic Enhancement and Revitalization of Oxnard (HERO) Project has been prepared by the Oxnard Community Development Commission (“Commission”) pursuant to Section 33490 of the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*).

In May 2002 the City of Oxnard acquired property for the development of a new City branch library located at 4300 Saviers Road. The site is adjacent to the South Oxnard Community Center and will greatly expand City library services, especially for the residents of the south Oxnard community. The stately new facility is located in the HERO Project. The new public library will include a computer lab, study rooms, a homework center and a state-of-the-art filing system.

The sole purpose of this First Amendment is to add the new City branch library to the list of Public Facilities in the Implementation Plan.

Except as otherwise modified herein, the Implementation Plan shall remain unmodified and in full force and effect.

II. AMENDMENTS TO IMPLEMENTATION PLAN

The Commission hereby amends pages 17 and 19 of the Implementation Plan as shown on the attached Exhibits A and B, respectively, which Exhibits are incorporated by reference. The revisions made to pages 17 and 19 of the Implementation Plan by this First Amendment are shown as double underlined text on the attached Exhibits A and B.

Oxnard Community
Development
Commission



"The City That Cares"

PLANNING HORIZONS:

STRATEGIC PLAN: 2005 thru 2009

HOUSING PLAN: 2003 thru 2012

City of Oxnard
Community Development
Department

305 W. Third Street, 3rd Floor
Oxnard, CA 93030

REDEVELOPMENT IMPLEMENTATION PLAN

Merged Downtown Renewal Project
Central City Revitalization Project
Southwinds Project
Ormond Beach Project
Historic Enhancement and
Revitalization of Oxnard (HERO) Project

Strategic Plan:

- Introduction
- Project Areas
- Blight Conditions
- Implementation Strategy

Housing Plan:

- Introduction
- Housing Production
- Miscellaneous Provisions

Adopted By:

City of Oxnard
Community Development Commission

Date Adopted:

December 14, 2004

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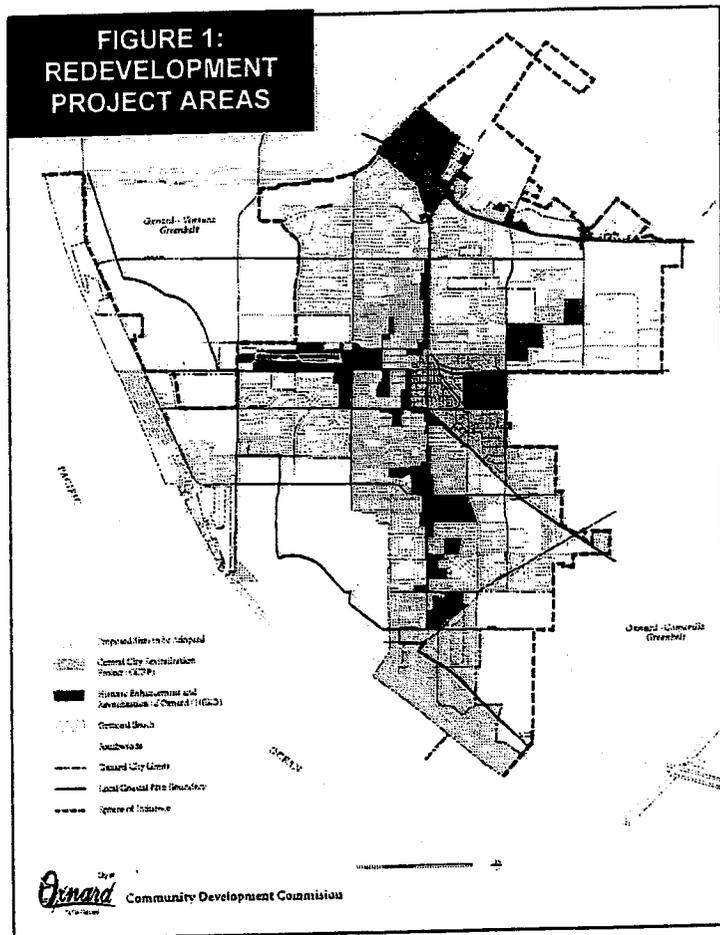
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REDEVELOPMENT IMPLEMENTATION PLAN

PART ONE: STRATEGIC PLAN

SECTION I: INTRODUCTION

Redevelopment Orientation: By the authority of California Redevelopment Law ("CRL") codified in the California Health and Safety Code (Section 33000 et. seq.), Oxnard has established five separate redevelopment project areas totaling 4,535 acres. The redevelopment process spans a period of 36 years beginning in 1968 with the federally designated Downtown Renewal Area Project Number 1 (California R-108) and concluding with the Historic Enhancement and Revitalization of Oxnard ("HERO") Project adopted in 1998. The four older projects were subsequently amended in mid-2000 to extend the time and financial limits applicable to each Project Area, merge the Downtown and Central City Revitalization Project Areas, activate tax increment authority for area previously added to the Central City Revitalization Project, extend the authority to use eminent domain while limiting its use to uninhabited property, and modify the text of each redevelopment plan to achieve internal consistency and incorporate recent statutory changes. These same Projects were amended again in early 2004 by adding one year to the time limit for undertaking redevelopment activities and repay indebtedness with each of the respective Project Areas. These latter amendments were specifically authorized by statute to compensate redevelopment agencies for the State's diversion of property taxes to the Education Revenue Augmentation Fund. A final amendment occurred in early 2004, when four non-contiguous properties totaling 80 acres were added to the HERO Project Area.



Administrative Structure: The Community Development Commission ("CDC") of the City of Oxnard is constituted under the authority of Section 34110 et. seq. of the California Health and Safety Code. By Ordinance No. 2358 adopted on February 7, 1995, the CDC is delegated responsibility for administering redevelopment and community development functions within the City of Oxnard as directed by the City Council. The CDC is staffed by the City's Community Development Department, while the City Manager serves as the administrative head in his/her capacity as "Secretary" to the CDC. The policy board of the CDC consists of the same elected members who serve as the City Council. The CDC is an independent public corporation and is uniquely different from the City in two important ways:

- **Property Acquisition.** The City and CDC both have the power to acquire private property, with or without the use of eminent domain. However, the City's authority to acquire private property is strictly limited to specified public purposes such as the development of parks and installation of streets. The CDC, on the other hand, may acquire property for a broader array of purposes such as the removal of blighted buildings and the development of commercial or industrial facilities by private parties.

- **Tax Increment.** At present, the City of Oxnard receives roughly 18% of all property taxes that are collected. The other 82% of property taxes flow to other taxing entities such as the County of Ventura. The CDC has no power to levy taxes of any kind. However, once a project area is established, the majority of property taxes that are derived from the growth in assessed valuation go to the CDC. In summary, redevelopment provides a means for the City to regenerate blighted areas by utilizing the very revenues that result from public and private reinvestment.

Redevelopment Plan: Redevelopment is a process by which to improve the physical, social, economic and environmental well being of designated Project Areas. Typical programs and activities include site acquisition and reuse, business expansion and development, rehabilitation loans and grants, construction of public facilities and infrastructure, improvement and expansion of housing, and enhancement of public streetscapes. By statute, a Redevelopment Plan must be adopted for each Project Area. Each such Plan provides the basic legal and planning framework to carry out the broad statutory authorities entrusted to redevelopment agencies. It identifies the type of programs and public actions that will be undertaken, the financial means by which to implement the Plan, and the duration of redevelopment activities (typically 30 to 45 years).

Implementation Plan: The Redevelopment Implementation Plan is a requirement of the CRL codified in Section 33490 of the California Health and Safety Code. In contrast to the broad-based and long-range nature of Redevelopment Plans, Implementation Plans are short range and strategic. Beginning in 1994, and each five years thereafter, every redevelopment agency is required to adopt an Implementation Plan that: outlines the agency's goals and objectives for each project area; describes programs, potential projects and estimated expenditures over the next five years; explains how these activi-

ties will aid in the elimination of blight; and addresses needs for new affordable housing and replacement of units lost due to redevelopment.

Practical Effect: Redevelopment is dynamic and the Implementation Plan is not intended to impede this process. Instead, it is intended to serve as a statement of near-term priorities while allowing sufficient flexibility for the CDC to respond to changing circumstances, refine priorities through ongoing public outreach and take advantage of specific redevelopment opportunities as they arise. Several major planning efforts are presently underway and will likely influence the future direction of redevelopment including updating the 2020 General Plan, completing the Downtown Strategic Plan, and undertaking a land use and circulation study in the vicinity of the Five Points Intersection at the confluence of Wooley Road, Oxnard Boulevard/Highway 1 and Saviers Road. The CRL expressly anticipates change and requires that a mid-term hearing on the Implementation Plan must be held to review progress and make adjustments as appropriate. It is both anticipated and recommended that the mid-term review be undertaken with the expressed purpose of incorporating important policy and programmatic changes embodied in these complimentary planning efforts.

TABLE 1: STATUTORY CROSS REFERENCE		
California Health & Safety Code Section	Description of Statutory Requirements Set Forth in the California Health and Safety Code	Report Section
33490(a)(1)(A)	The Implementation Plan shall document "...the specific goals and objectives of the agency for the project area, the specific programs, including potential projects, and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the project area..."	Part One Sections III and IV
33490(a)(2)(A)	The Implementation Plan shall document the agency's housing responsibilities including "...(i) the amount available in the Low and Moderate Income Housing Fund and the estimated amounts which will be deposited in the Low and Moderate Income Housing Fund during each of the next five years; (ii) a housing program with estimates of the number of new, rehabilitated, or price-restricted units to be assisted during each of the five years and estimates of the expenditures of moneys from the Low and Moderate Income Housing Fund during each of the five years; and (iii) a description of how the housing program will implement the requirement for expenditures of moneys in the Low and Moderate Income Housing Fund over a 10-year period for various groups [relative to age and income]."	Part Two Section II

TABLE 1: (Continued)		
California Health & Safety Code Section	Description of Statutory Requirements Set Forth in the California Health and Safety Code	Report Section
33490(a)(2)(B)	To the extent that inclusionary housing requirements of the CRL apply, the Implementation Plan shall include: "...(i) estimates of the number of new, substantially rehabilitated or price-restricted residential units to be developed or purchased...over the life of the plan and during the next 10 years; (ii) estimates of the number of units of very low, low-, and moderate-income households required to be developed in order to meet the <i>[inclusionary housing]</i> requirements both over the life of the plan and during the next 10 years; (iii) the number of units of very low, low-, and moderate-income households which have been developed...which meet the <i>[inclusionary housing]</i> requirements; (iv) estimates of the number of agency developed residential units which will be developed during the next five years, if any...; and (v) estimates of the number of agency developed units... to meet the <i>[inclusionary requirements]</i> ."	Part Two Section II
33490(a)(2)(C) (i), (ii) and (iii)	In order to evidence benefit to income groups and household types in proportion to the needs possessed by such persons in relation to the community at large, the Implementation Plan shall document: "...(i) the number of housing units needed for very low income persons, low-income persons, and moderate-income persons as each of those needs have been identified in the <i>[City's Housing Element]</i> and the proposed amount of expenditures from the Low and Moderate Income Housing Fund for each income group during each year of the implementation plan period; (ii) the total population of the community and the population under 65 years of age as reported in the most recent census of the United States Census Bureau; and (iii) a housing program that provides a detailed schedule of actions the agency is undertaking or intends to undertake to ensure expenditure of the Low and Moderate Income Housing Fund in <i>[proportion to needs relative to income and age]</i> ."	Part Two Section II

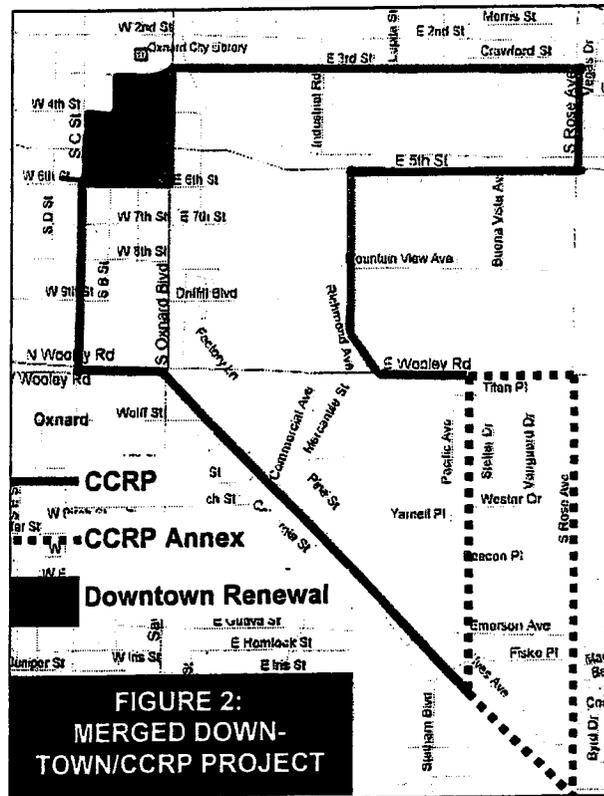
TABLE 1: (Continued)		
California Health & Safety Code Section	Description of Statutory Requirements Set Forth in the California Health and Safety Code	Report Section
33490(a)(2)(C)(iv)	For the previous five-year period, the Implementation Plan shall document..."(i) the amounts of Low and Moderate Income Housing Fund moneys utilized to assist units affordable to, and occupied by, extremely low income households, very low income households, and low-income households; (ii) the number, the location, and level of affordability of units newly constructed with other locally controlled government assistance and without agency assistance and that are required to be affordable to, and occupied by, persons of low, very low, or extremely low income for at least 55 years for rental housing or 45 years for homeownership housing; and (iii) the amount of Low and Moderate Income Housing Fund moneys utilized to assist housing units available to families with children, and the number, location, and level of affordability of those units."	Part Two Section II
33490(a)(3)	If the agency causes the destruction or removal of dwelling units that will have to be replaced, the Implementation Plan shall "...identify proposed locations suitable for those replacement dwelling units."	Part Two Section III
33490(a)(4)	For project areas that are within six years of the time limit on the effectiveness of the redevelopment plan, the Implementation Plan shall: "...address the ability of the agency to comply, prior to time limit on the effectiveness of the redevelopment plan, with <i>[inclusionary and replacement housing requirements]</i> ...and the disposition of the remaining moneys in the Low and Moderate Income Housing Fund."	Part Two Section III

SECTION II: PROJECT AREAS

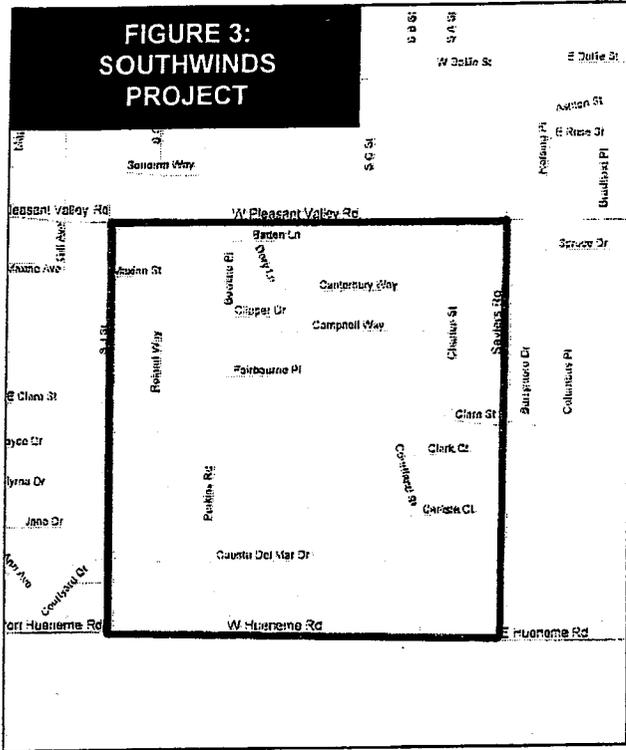
Merged Downtown Renewal (R-108) And Central City Revitalization Project: The Merged Project was created on July 18, 2000, with the adoption of City Council Ordinance No. 2525, and includes the Downtown Renewal (R-108) and Central City Revitalization Projects (“Constituent Projects”). These two separate Project Areas have been combined for financing purposes as permitted by Sections 33485-33489 of the CRL. Under the merger provisions of the CRL, tax increment which accrues to each Constituent Project Area may be used for the purpose of paying the principal of, and interest on, indebtedness incurred by the CDC to finance or refinance, in whole or in part, the Merged Project. As provided under the CRL, tax increment attributable to a Constituent Project Area must first be used to pay indebtedness in compliance with the terms of any bond resolution or other agreement pledging such taxes from that Constituent Project Area prior to the merger. Otherwise, tax increment revenue attributed to each Constituent Project Area may be used for any lawful purpose in either or both of the Downtown Renewal (R-108) or Central City Revitalization Projects.

- **Downtown Renewal (R-108).** The Downtown Renewal (R-108) Project, created on May 14, 1968, contains 20 acres and is generally bounded by Third Street on the north, “C” Street on the west, Sixth Street on the south and Oxnard Boulevard on the east. The Project Area is characterized as the City’s retail and governmental core and the primary objective is to provide additional parking facilities, construct a pedestrian mall, demolish substandard structures, entice new development and foster economic revitalization of the area.

- **Central City Revitalization (“CCRP”).** The CCRP, created on July 6, 1976, encompasses 706 acres and is located at the confluence of Highway 1, Oxnard Boulevard, and Wooley Road. The Project Area boundaries were amended in 1985 with the addition of 138 acres known as the “CCRP Annex.” The Project Area consists primarily of heavy industrial, commercial, office, and residential land uses. According to the original Redevelopment Plan, the primary objective is to eliminate the existing conditions and causes of blight and to encourage and foster economic revitalization.



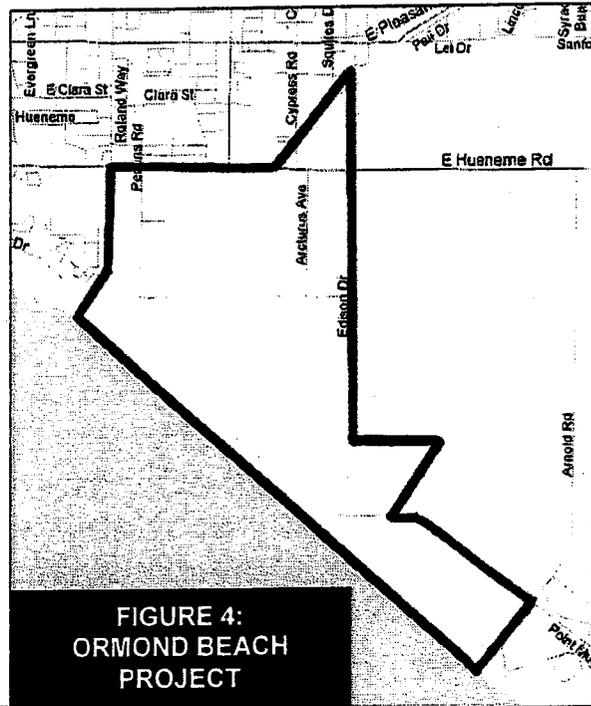
**FIGURE 2:
MERGED DOWN-
TOWN/CCRP PROJECT**

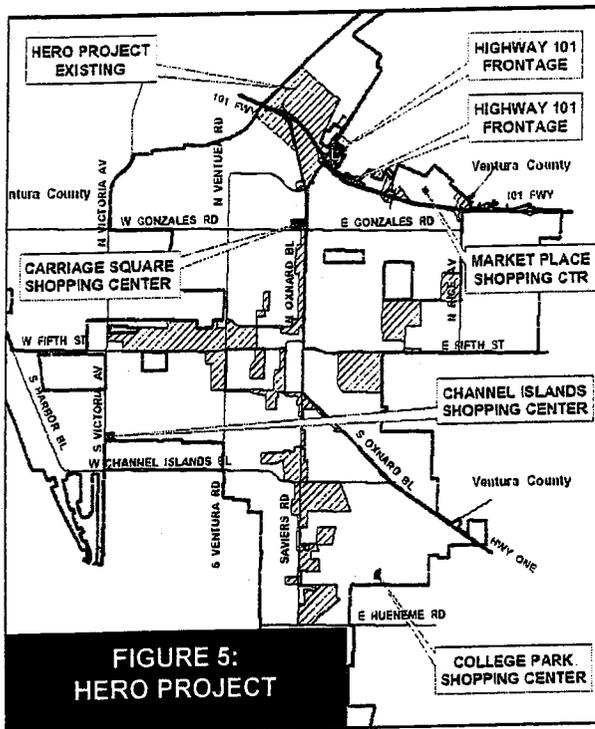


Southwinds: The Southwinds Redevelopment Project, created on June 18, 1985, encompasses 131 acres and is generally bounded by Pleasant Valley Road on the north, Saviers Road on the east, Hueneme Road on the south, and the west line of the Ventura County Flood Control Channel located on "J" Street on the west. The Southwinds Project Area is predominately residential in character with a mix of neighborhood commercial and visitor serving uses. The primary impetus for redevelopment arises from a prevalence of depreciated property values, deteriorated housing and commercial facilities, poorly maintained and nonconforming residential properties, vacant and underutilized parcels, a pattern of very high density predominantly transitional residential uses, deteriorated public

infrastructure, insufficient levels of public facilities and services, and overall economic stagnation.

Ormond Beach: The Ormond Beach Redevelopment Project, created on November 15, 1983, encompasses 1,334 acres and is generally bounded by the "J" Street Canal on the west, the Ventura County Rail Road tracks north of Hueneme Road, Edison Drive and a portion of Arnold Road on the east, and the Pacific Ocean on the south. The Project Area is predominantly developed with heavy and light industrial manufacturing, yet includes a mixture of land uses and sensitive coastal resources (with approximately 210 acres of beach, 131 acres of wetlands and 43 acres of dunes). The Project Area was initially formed to undertake the possible development of a resort oriented destination center in connection with the area's natural resources.





**FIGURE 5:
HERO PROJECT**

HERO: The HERO Project was created on April 7, 1998, and encompasses 2,344 acres. The Project Area was amended in 2004 with the addition of College Park, Channel Islands, Carriage Square, Highway 101 and The Marketplace commercial areas. In general, the Project Area encompasses properties along the City's older commercial corridors defined by Saviers Road, Oxnard Boulevard, Highway 1 and Fifth Street. The primary objective of the adopted Redevelopment Plan is to retain and attract commercial and industrial development. Anticipated public reinvestment includes repair and improvement to streets and public utilities, rehabilitation of the Auditorium/Community Center and assisting the City with improvements to various Highway 101 interchanges.

TABLE 2: PROJECT COMPARISON	ACRES		PARCELS	
	No.	%	No.	%
DOWNTOWN RENEWAL	20	0%	120	3%
CCRP	706	16%	723	18%
SOUTHWINDS	131	3%	494	12%
ORMOND BEACH	1,334	29%	270	7%
EXISTING HERO PROJECT	2,344	52%	2,354	59%
TOTAL	4,535	100%	3,961	100%

TABLE 3: LAND USE SUMMARY	COMMERCIAL		VACANT	
	No.	%	No.	%
DOWNTOWN RENEWAL	9	1%	0	0%
CCRP	60	10%	116	45%
SOUTHWINDS	12	2%	17	7%
ORMOND BEACH	0	0%	0	0%
EXISTING HERO PROJECT	536	87%	127	49%
TOTAL	617	100%	260	100%

SOURCES: Report to City Council, Oxnard CDC, February 1998; Exterior Site and Structural Surveys of Plan Amendment Area, Thomas E. Figg, Consulting Services, February and May 2002, updated October 2003; Assessor Public Information File, Ventura County and GIS Parcel Database, City of Oxnard, 2000-2003; Equalized Assessment Report, Ventura County Assessor, Dec. 3, 2003.

TABLE 4: REDEVELOPMENT PLAN COMPARISON	MERGED PROJECT			ORMOND BEACH	SOUTH- WINDS
	Downtown	CCRP	CCRP Annex		
Date of Plan Adoption	5/14/1968	7/6/1976	5/7/1985	11/22/1983	6/18/1985
Area of Project (Acres)	20	568	138	1,334	131
Project Termination	1/1/2010	7/5/2017	5/6/2026	11/21/2024	6/17/2026
Tax Increment Limit	\$329 Million	\$329 Million	\$329 Million	\$343.2 Million	\$122.5 Million
Bond Debt Limit	\$136 Million	\$136 Million	\$136 Million	\$148.6 Million	\$51 Million
Deadline to Establish Debt	1/1/2009	1/1/2014	5/6/2015	1/1/2014	6/17/2015
Deadline to Repay Debt	1/1/2020	7/5/2027	5/6/2036	11/21/2034	6/17/2036
Deadline for Eminent Domain	8/17/2012	8/17/2012	8/17/2012	8/17/2012	8/17/2012

TABLE 4: (Continued)	HERO	
	Original Project Area	Amendment No. 1
Date of Plan Adoption	4/7/1998	3/23/04
Area of Project (Acres)	2,229	80
Project Termination	4/7/2029	3/23/34
Tax Increment Limit	None Specified	None Specified
Bond Debt Limit	\$360	
Deadline to Establish Debt	4/7/2018	3/23/24
Deadline to Repay Debt	4/7/2044	3/23/49
Deadline for Eminent Domain	4/7/2010	3/23/16

SECTION III: BLIGHT CONDITIONS

Statutory Parameters: The fundamental purpose of the CRL is to protect and promote the sound development and redevelopment of "...blighted areas and the general welfare of the inhabitants of the communities in which the area exists by remedying such injurious conditions through employment of all appropriate means (California Health and Safety Code Section 33037)." As a prerequisite to establishing a redevelopment project, redevelopment agencies must make three fundamental findings: (i) the project area is predominately urbanized; (ii) a majority of the properties within the project area exhibit debilitating physical and economic blight that neither the private sector nor municipal government, acting alone, can remedy; and (iii) the redevelopment program is financially feasible. In specific regard to blight, the conditions: (i) must be prevalent and substantial throughout the area; (ii) must cause a reduction of, or lack of, proper utilization of the area; (iii) place a serious burden on the community; and (iv) cannot be remedied without redevelopment agency assistance. The criteria used to define blight under current law are described below.

- **Physical Conditions**

- **Substandard Buildings.** Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.

- **Functional Obsolescence.** Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by substandard design, inadequate size given present standards and market conditions, lack of parking or similar factors.

- **Incompatible Uses.** Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the Project Area.

- **Substandard Lots.** The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness that are in multiple ownership.

- **Economic Conditions**

- **Depressed Valuation.** Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority.

- **Capital Disinvestment.** Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.

- **Inadequate Services.** A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.

- **Neighborhood Impacts.** Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults, that has led to problems of public safety and welfare.

- **Criminal Activity.** A high crime rate that constitutes a serious threat to the public safety and welfare.

Baseline Conditions: Although the size and characteristics of the five separate Project Areas varies considerably, they share common attributes; that is, the presence of physical and economic blight in combination with deteriorated and/or inadequate public infrastructure. At the time of Plan adoption, the combined areas exhibited varying degrees of substandard buildings, incompatible land uses, undersized lots, inadequate road widths, poor street patterns and traffic circulation, deficient public improvements and facilities, un-kept vacant and under-utilized properties, residential overcrowding, poor land use distribution, low building intensity, structural obsolescence, poor parking facilities, congestion of overhead utility lines, high concentration of bars, high crime rate, lack of owner participation, depreciated property values, seriously deteriorated housing and commercial facilities, antiquated subdivision with a patchwork of private ownership, areas subject to periodic erosion and flooding, lack of adequate infrastructure, environmental pollution, overall economic stagnation, and the existence of hazardous waste.

Remaining Blight: Since adoption of the first redevelopment project in 1968, the CDC has undertaken a variety of programs and activities to eradicate blight including infrastructure improvements, utility undergrounding, building rehabilitation, land assemblage, street vacation, streetscene upgrades, image enhancement, lot consolidation, resource protection, business attraction and development and sound attenuation. Recent accomplishments include completion of the 24-unit Meta Street farm worker housing project and commencement of the theater-entertainment complex in the Merged Downtown/CCRP Project Area, completion of street median improvements and funding of recreational improvements in the Southwinds Project Area, completion of street median improvements and disposition of properties for light industrial development in the Ormond Beach Project Area, and final occupancy of the Esplanade Shopping Center, implementation of the RiverPark Specific Plan, and commencement of negotiations with Fry's Electronics and Lowe's Home Improvement Store. Despite these significant strides, significant blight remains. The conditions particular to each Project Area, tabulated and compared relative to CRL blight criteria, are summarized in Table 5.

TABLE 5: PHYSICAL BLIGHT SUMMARY	DOWNTOWN RENEWAL (R-108)				CENTRAL CITY REVITALIZATION			
	PARCELS		BUILDINGS		PARCELS		BUILDINGS	
	No.	%	No.	%	No.	%	No.	%
SUBSTANDARD BUILDINGS							77	8.75
Deteriorated & Dilapidated			2	4.17				
Code Violations	11	22.92			139	26.73		
Unreinforced Masonry Construction			4				34	3.86
FUNCTIONAL OBSOLESCENCE							153	17.37
Design & Construction			5	10.42				
Lot Coverage	2	4.17			12	2.31		
Parking & Circulation	2	4.17			97	18.65		
INCOMPATIBLE USES								
Residential Conflicts	0	0.00			42	8.08		
Commercial Conflicts	0	0.00			14	2.69		
Sensitive Facility Conflicts	0	0.00			11	2.11		
SUBSTANDARD LOTS								
Inadequate Lot Sizes	0	0.00			84	11.62		
Irregular Lot Configuration	4	3.33			27	3.74		
TOTAL	18	15.00	10	20.83	263	36.38	175	19.89
	ORMOND BEACH				SOUTHWINDS			
	PARCELS		BUILDINGS		PARCELS		BUILDINGS	
	No.	%	No.	%	No.	%	No.	%
SUBSTANDARD BUILDINGS							50	9.96
Deteriorated & Dilapidated			3	5.36				
Code Violations	8	34.78			51	10.81		
Unreinforced Masonry Construction			0	0.00			0	0.00
FUNCTIONAL OBSOLESCENCE							69	13.75
Design & Construction			21	37.50				
Lot Coverage	1	4.35			73	15.47		
Parking & Circulation	1	4.35			4	8.47		
INCOMPATIBLE USES								
Residential Conflicts	0	0.00			1	0.21		
Commercial Conflicts	5	21.74			0	0.00		
Sensitive Facility Conflicts	0	0.00			0	0.00		
SUBSTANDARD LOTS								
Inadequate Lot Sizes	4	1.48			73	14.78		
Irregular Lot Configuration	0	0.00			0	0.00		
TOTAL	16	5.93	21	37.50	183	37.04	89	17.73

SOURCES: Report to City Council for HERO, Oxnard CDC, February 1998; Exterior Site and Structural Surveys of HERO Plan Amendment No. 1, Thomas E. Figg, Consulting Services, February and May 2002, updated October 2003; Preliminary Report and Report to City Council for Merged Downtown/CCRP, Southwinds and Ormond Beach, Thomas E. Figg, Consulting Services, 2000.

NOTES: Blight tabulations for Substandard Buildings, Functional Obsolescence and Incompatible Uses are based on improved parcels only; tabulations for Substandard Lots and Total include all parcels within each Project Area, improved as well as vacant. Parcels with more than one identifiable condition of physical blight are counted only once in the Totals.

TABLE 5: (Continued)	HERO			
	PARCELS		BUILDINGS	
	No.	%	No.	%
SUBSTANDARD BUILDINGS				
Deteriorated & Dilapidated			332	23%
Code Violations				
Unreinforced Masonry Construction				
FUNCTIONAL OBSOLESCENCE	369	28%		
Design & Construction			373	26%
Lot Coverage				
Parking & Circulation				
INCOMPATIBLE USES	27	2%		
Residential Conflicts				
Commercial Conflicts				
Sensitive Facility Conflicts				
SUBSTANDARD LOTS	241	18%		
Inadequate Lot Sizes				
Irregular Lot Configuration				
TOTAL	548	42%	535	38%

SOURCES: Report to City Council for HERO, Oxnard CDC, February 1998; Exterior Site and Structural Surveys of HERO Plan Amendment No. 1, Thomas E. Figg, Consulting Services, February and May 2002, updated October 2003; Preliminary Report and Report to City Council for Merged Downtown/CCRP, Southwinds and Ormond Beach, Thomas E. Figg, Consulting Services, 2000.

NOTES: Blight tabulations for Substandard Buildings, Functional Obsolescence and Incompatible Uses are based on improved parcels only; tabulations for Substandard Lots and Total include all parcels within each Project Area, improved as well as vacant. Parcels with more than one identifiable condition of physical blight are counted only once in the Totals.

TABLE 6: ECONOMIC BLIGHT SUMMARY	DOWNTOWN RENEWAL (R-108)				CENTRAL CITY REVITALIZATION			
	PARCELS		BUILDINGS		PARCELS		BUILDINGS	
	No.	%	No.	%	No.	%	No.	%
IMPAIRED INVESTMENTS								
Hazardous Materials	0	0.00			86	11.89		
Zoning Inconsistencies	0	0.00			59	8.16		
COMMERCIAL ACTIVITY								
Vacant Lots	0	0.00			123	17.01		
Abandoned Buildings			0	0.00			10	1.14
TOTAL					252	34.85	10	1.14
	ORMOND BEACH				SOUTHWINDS			
	PARCELS		BUILDINGS		PARCELS		BUILDINGS	
	No.	%	No.	%	No.	%	No.	%
IMPAIRED INVESTMENTS								
Hazardous Materials	9				1	0.20		
Zoning Inconsistencies	0	0.00			5	1.01		
COMMERCIAL ACTIVITY								
Vacant Lots	10				14	2.83		
Abandoned Buildings			0	0.00			3	0.60
TOTAL	27	10.00	00.00		20	4.05	3	0.60
	HERO							
	PARCELS		BUILDINGS					
	No.	%	No.	%				
IMPAIRED INVESTMENTS	136	11%						
Hazardous Materials								
Zoning Inconsistencies								
COMMERCIAL ACTIVITY								
Vacant Lots								
Abandoned Buildings								
TOTAL	136	11%	0	0.00				

SOURCES: Report to City Council for HERO, Oxnard CDC, February 1998; Exterior Site and Structural Surveys of HERO Plan Amendment No. 1, Thomas E. Figg, Consulting Services, February and May 2002, updated October 2003; Preliminary Report and Report to City Council for Merged Downtown/CCRP, Southwinds and Ormond Beach, Thomas E. Figg, Consulting Services, 2000.

NOTES: The data listed in this table is limited to site-specific indices of economic blight. Percentage tabulations for Hazardous Materials, Zoning Inconsistencies, and Abandoned Buildings are based on improved parcels only; tabulations for Vacant Lots and Total include all parcels within each Project Area, improved as well as vacant. Parcels with more than one identifiable condition of physical blight are counted only once in the Totals.

SECTION IV: IMPLEMENTATION STRATEGY

Goals and Objectives: All five Project Areas suffer from an assortment of physical and economic conditions that cannot be remedied by private enterprise acting alone. Problems include deterioration and dilapidation, code violations, un-reinforced masonry construction, design and construction defects, inadequate parking and access, incompatible uses, irregular and undersized parcels, depressed property values, hazardous wastes and materials, low lease rates and high business vacancies, inadequate neighborhood serving facilities, residential overcrowding, high crime rates and infrastructure deficiencies. To remedy these conditions, the following goals and objectives have been identified, in common, for all of the Project Areas and are embodied in each Redevelopment Plan, as amended:

- Establish, by effective use of the redevelopment process, a planning and implementation framework that will ensure proper, long-term development of identified blighted areas.
- Eliminate and prevent the spread of blight and deterioration, and the conservation and rehabilitation of the Project Areas in accordance with the City's 2020 General Plan, applicable Specific Plans, and other local codes and ordinances.
- Re-plan, redesign, and develop underdeveloped or poorly developed areas that are underutilized or improperly utilized.
- Strengthen the economic base of the Project Areas by redevelopment and rehabilitation of structures and the installation of needed improvements.
- Promote private sector investment within the Project Areas.
- Provide, through economic growth, for increased sales taxes, business license fees, and other fees, taxes and revenues to the City of Oxnard.
- Eliminate or mitigate certain environmental deficiencies such as insufficient off-street and on-street parking, storm water drainage, and other similar public improvements, facilities and utility deficiencies that adversely affect the Project Areas.
- Create local job opportunities and preserve the existing employment base.
- Preserve and rehabilitate existing low- and moderate-income housing opportunities.
- Provide, by rehabilitation or new construction, improved housing for individuals and/or families of very-low, low or moderate incomes.

Financial Resources: Table 7 presents a forecast of CDC revenues over the next five years. These forecasts are based on the historical increase in valuation growth over the previous five years per Table 8, and accounts for estimated pass through payments to other taxing agencies. As shown in Table 8, approximately \$14.13 million will accrue to the CDC's Low and Moderate Income Housing Fund. By law (Section 33334.2 of the California Health and Safety Code), not less than twenty percent (20%) of all tax increment revenue allocated to the CDC must be exclusively earmarked for the purpose of increasing, improving and preserving the community's supply of housing available at affordable housing cost to persons and families of low and moderate income. Of the remaining tax increment, \$18.2 million will be paid to taxing agencies as dictated by statutory formula or prior agreement with the CDC. A net balance totaling \$40.3 million represents funds available to finance assorted redevelopment activities.

TABLE 7: PROJECT VALUATION TRENDS						
PROJECT AREA	ASSESSED VALUATION					Annual % Inc.
	FY 2000-01	FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05	
Downtown	\$17,438,056	\$19,322,354	\$21,338,129	\$21,064,794	\$ 21,373,662	5.22%
CCRP	\$253,306,097	\$275,275,555	\$288,678,037	\$301,117,088	\$327,864,879	6.66%
CCRP Annex	\$66,795,615	\$70,111,350	\$76,170,534	\$87,428,185	\$105,948,563	12.22%
South-winds	\$94,751,231	\$100,803,373	\$107,222,863	\$119,249,222	\$136,463,075	9.55%
Ormond Beach	\$235,118,577	\$244,952,894	\$229,839,240	\$356,824,887	\$353,089,771	10.70%
HERO	\$759,486,818	\$723,853,402	\$815,682,177	\$870,562,252	\$988,016,839	6.80%

SOURCE: Annual Tax Increment Reports, County Auditor-Controller, County of Ventura.

TABLE 8: REVENUE PROJECTIONS						
PROJECT AREA	FIVE-YEAR TAX INCREMENT PROJECTIONS					Annual % Inc.
	Base Year Valuation	Valuation in FY 2008-09	Tax Agency Payments	Housing Setaside	Net Balance	
Downtown	\$6,948,180	\$26,198,241	\$26,598	\$167,764	\$644,459	5.66%
CCRP	\$46,939,954	\$424,327,535	\$734,261	\$3,276,032	\$12,369,867	6.38%
CCRP Annex	\$2,987,551	\$168,025,860	\$2,216,551	\$937,373	\$3,456,932	11.66%
South-winds	\$50,792,488	\$196,546,213	\$1,371,151	\$1,143,453	\$3,202,662	6.99%
Ormond Beach	\$79,577,741	\$530,243,825	\$8,829,473	\$3,576,001	\$5,474,531	20.15%
HERO	\$628,635,567	\$1,285,432,740	\$5,032,036	\$5,032,036	\$15,096,109	5.68%

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Programs and Activities: Programs and activities that are undertaken pursuant to the Redevelopment Plan for each of the five Projects are intended to facilitate the achievement of the common goals and objectives previously described. In general, these activities can be grouped into one of four broad categories: Public Facilities, Business Revitalization, Low and Moderate Income Housing and Program Operations. Activities grouped under Public Facilities are designed to enhance the physical image of public spaces and rectify public improvement deficiencies. Business Revitalization activities provide for land assemblage and reuse of underutilized and deteriorated properties, recruitment of new businesses and inducements to rehabilitate, expand and modernize commercial and industrial building space. Low and Moderate Income Housing activities provide for the improvement, preservation and expansion of housing that is available, at affordable housing cost, to persons of low, very low and moderate income. Program Operations encompass planning, budgeting, public relations, administration and image enhancement. The general scope of each category is described below.

- **Public Facilities.** Public infrastructure activities include urban design improvements, public utilities, a new branch library** and street construction. Urban design improvements focus on enhancing the visual and pedestrian environment within public right-of-way that serves each Project Area including curbs, street lights, public spaces, landscaping, street furniture and undergrounding of overhead utility lines. Utility improvements include the construction, reconstruction and upgrading of water, sewer, storm drain and similar “backbone” infrastructure necessary and appropriate to serve each Project Area. The new branch library would be located in the HERO Project and will greatly expand City library services, especially to south Oxnard residents.** Street construction encompasses a wide variety of vehicular and pedestrian improvements to improve access and safety, expand parking capacity, and enhance the overall functionality of public rights-of-way.

- **Business Revitalization.** Business Revitalization activities are broadly grouped into one of two categories: business improvement and retention/attraction. Business improvement activities include: (i) development incentives to facilitate expansion, recruitment, enhancement and retention of commercial and industrial businesses; and (ii) assemblage and recycling of properties appropriate for redevelopment. Retention and attraction activities include façade and building renovations and centralized management and marketing. Façade and building renovations assist merchants and property owners in modernizing facilities for improved merchandizing while creating an attractive environment for patrons. Centralized management and marketing allows a focused and responsive outreach to Project Area merchants and provide assistance and coordination of redevelopment, rehabilitation and other support efforts.

- **Low and Moderate Income Housing.** The CDC is required to deposit not less than twenty percent (20%) of gross tax increment revenues derived within each Project Area into a Low and Moderate Income Housing Fund (commonly referred to as “Housing Setaside”). Tax increment revenues deposited into the Low and Moderate Income Housing Fund are expressly reserved for purposes of increasing, improving and preserving the community’s supply of low and moderate income housing. Housing Setaside funds, while statutorily restricted, may be used to finance a broad array of

** Double underlined text added by March 27, 2007 amendment to this Implementation Plan.

activities including: (i) site assemblage, new construction and rehabilitation of affordable housing; (ii) provision of loans and/or grants for the rehabilitation of existing homes and apartments; and (iii) down payment assistance for first time home purchases; and (iv) incentives for infill and mixed use projects.

- **Program Operations.** Program operations are broadly grouped into one of two categories: administration and planning. Administrative activities include the preparation and administration of overall redevelopment programs, including budgeting, monitoring, reporting and auditing services. Planning activities include land use and pre-development studies, sign/image enhancement programs, community relations, and special promotions/events. Sign and image enhancement programs focus on strategic placement of signs and kiosks to identify activities occurring within or of benefit to the Project Areas. Special events programming to promote redevelopment and to distribute redevelopment plans and information includes administration, planning, production, marketing and advertising of special events.

- **Debt Service:** Debt Service consists of the repayment of borrowed funds including City advances, tax allocation bonds and similar indenturements used to finance redevelopment activities.

Five-Year Priorities: In preparation of this Implementation Plan, an extensive public outreach process was employed to identify priorities within each Project Area. This outreach effort entailed noticed public workshops and participant surveys. A parallel effort was undertaken to receive input from internal City departments. Information received from these separate endeavors was then translated into specific priorities for each Project Area over next five years. It is expressly noted that the projects and activities listed in Table 9 are not exclusive and do not preclude the funding of other redevelopment programs and activities authorized in the Redevelopment Plans for the respective Project Areas. The CDC is engaged in a variety of ongoing activities that will be continued during the duration of this Implementation Plan even though they may not be expressly listed in Table 9. While all feedback was given appropriate consideration, not all public comments or staff recommendations appear as near-term priorities in Table 9. Furthermore, expenditure estimates appearing in Table 10 reflect the general priority and anticipated cost associated with each program element and neither commit funds nor bind the CDC to these specific allocations.

EXHIBIT B
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TABLE 9:
FIVE-YEAR
PRIORITIES

PUBLIC FACILITIES	MERGED CCRP/ DOWNTOWN	SOUTHWINDS	ORMOND BEACH	HERO
Urban Design	<ul style="list-style-type: none"> Install lighting/security lighting Provide trash enclosures Improve/provide public spaces Install street trees and street furniture Construct pocket parks and park improvements 	<ul style="list-style-type: none"> Install security lighting and fencing Improve/provide street lighting 	<ul style="list-style-type: none"> Sell CDC/Water Management District property for wetlands restoration 	<ul style="list-style-type: none"> Install streetscene improvements such as median upgrades and street furniture Improve/install street lighting Construct neighborhood pocket parks
Public Utilities	<ul style="list-style-type: none"> Construct new water blending station Upgrade water transmission lines Replace existing cast iron pipe lines Construct new Redwood sewer trunk Install new Douglas "C" Street sewer lines 	<ul style="list-style-type: none"> Upgrade water transmission lines Replace existing cast iron pipe lines Upgrade water and sewer infrastructure 	<ul style="list-style-type: none"> Re-engineer storm drain system Upgrade water transmission lines Expand sewer plant capacity and construct improvements to minimize visual impact on surrounding property 	<ul style="list-style-type: none"> Construct sewer and drain system improvements in designated neighborhoods Upgrade water transmission lines
Street Construction	<ul style="list-style-type: none"> Construct parking lot improvements and new parking structures Undertake alley improvements Construct Oxnard Boulevard improvements Install area-wide alley, curb, gutter and sidewalk improvements Undertake improvements consistent with implementation of Pedestrian/Bike Path Master Plan 	<ul style="list-style-type: none"> Install area-wide alley, curb, gutter and sidewalk improvements 	<ul style="list-style-type: none"> Construct improvements as necessary to existing curb, gutter, sidewalk, streets and alleyways 	<ul style="list-style-type: none"> Construct improvements as necessary to existing curb, gutter, sidewalk, streets and alleyways Undertake improvements consistent with implementation of the Pedestrian/Bike Master Plan Upgrade Highway 101 Interchanges
Library Facility**				<ul style="list-style-type: none"> Installation and construction of a new public library expanding library facilities within the City**

Attachment #1
Exhibit I
Exhibit A
** Double underlined text added by March 27, 2007 amendment to this Implementation Plan.

TABLE 9: (Continued)	MERGED CCRP/DOWNTOWN	SOUTHWINDS	ORMOND BEACH	HERO
BUSINESS REVITALIZATION	<ul style="list-style-type: none"> • Continue façade improvement program • Establish/continue business retention/attraction programs • Provide commercial redevelopment incentives to developers 	<ul style="list-style-type: none"> • Create job opportunities and broaden local shopping choices • Support job retention/creation activities • Establish/continue business retention/attraction programs • Provide commercial redevelopment incentives to developers 	<ul style="list-style-type: none"> • Establish/continue business retention/attraction programs • Provide commercial redevelopment incentives to developers • Support job retention/creation activities 	<ul style="list-style-type: none"> • Establish/continue commercial façade improvement program • Establish/continue business retention/attraction programs • Provide commercial redevelopment incentives to developers
LOW AND MODERATE INCOME HOUSING	<ul style="list-style-type: none"> • Achieve a balance of ownership and rental occupancy • Promote broad mix of housing types and income ranges • Develop park and recreation facilities within walking distance of affordable housing • Integrate daycare in affordable housing projects • Continue mobile home replacement program 	<ul style="list-style-type: none"> • Continue housing, homebuyer and rental rehabilitation assistance programs • Promote new construction for-sale and rental units • Provide supporting programs (alley clean-up and street sweeping) 	<ul style="list-style-type: none"> • Provide funding to other Project Areas to fulfill affordable housing obligations 	<ul style="list-style-type: none"> • Promote mixed use development where appropriate • Promote incentives for developers to build affordable housing • Seek balance between affordable and market rate housing • Institute/continue first time homebuyer and residential rehabilitation assistance programs

**TABLE 9:
(Continued)**

	MERGED CCR/DOWNTOWN	SOUTHWINDS	ORMOND BEACH	HERO
PROGRAM OPERATIONS	<ul style="list-style-type: none"> • Provide district wide signage • Enhance public safety and code enforcement • Improve traffic flow and circulation 	<ul style="list-style-type: none"> • Promote positive self-image • Broaden neighborhood participation • Continue support of Police Department's recognition by U.S. Department of Justice Weed and Seed Program • Enhance public safety and code enforcement 	<ul style="list-style-type: none"> • Support wetlands restoration activities 	<ul style="list-style-type: none"> • Enhance public safety and code enforcement

TABLE 10: 5-YEAR EXPENDI- TURE ESTIMATES	MERGED CCRP/ DOWTOWN	SOUTH- WINDS	ORMOND BEACH	HERO	TOTAL
RESOURCES					
New Tax Increment	\$20,852,429	\$4,346,115	\$9,050,532	\$20,128,145	\$54,377,220
Fund Balance (Tax Increment)				\$321,692	\$321,692
Fund Balance (Housing Setaside)	\$180,520	\$47,114	\$147,344	\$207,337	\$582,315
Total Resources	\$21,032,949	\$4,393,229	\$9,197,876	\$20,657,174	\$55,281,227
EXPENDITURES					
Public Facilities	\$6,008,380	\$1,315,907	\$1,006,534	\$4,836,000	\$13,166,821
Business Revitalization	\$6,008,380	\$1,315,907	\$1,006,534	\$4,836,000	\$13,166,821
Low & Moderate Income Housing	\$4,105,521	\$1,071,511	\$3,351,010	\$4,715,436	\$13,243,478
Program Operations	\$2,103,295	\$439,323	\$919,788	\$2,065,717	\$5,528,123
Debt Service	\$2,807,374	\$250,581	\$2,914,010	\$4,204,020	\$10,175,985
Total Expenditures	\$21,032,949	\$4,393,229	\$9,197,876	\$20,657,174	\$55,281,227

NOTES:

- Resources:** New Tax Increment is derived from Table 8. Fund Balance (Tax Increment) corresponds to sums reported in the CDC's Statement of Indebtedness for the 2004-05 Tax Year. Fund Balance (Housing Setaside) corresponds to sums reported in the State Controllers Report for the 2002-03 Tax Year and is apportioned among each Project Area as percent of total new low/mod funds. Actual sum will vary pending completion of the 2003-04 State Controllers Report.
- Expenditures:** Debt Service is estimated from Statement of Indebtedness filed for the 2004-05 Tax Year and excludes payments for Tax Agency Pass Through, Housing Setaside and the Education Revenue Augmentation Fund. Amount allocated to Program Operations is estimated as 10% of total revenue. Amount allocated to Low and Moderate Income Housing corresponds to amount shown for Housing Setaside in Table 8 plus Fund Balance, less 10% for Program Operations. Amount shown for Public Facilities and Business Revitalization is evenly split between these two categories and represents the sum total of Resources, net of Debt Service, Program Operations and Low/Mod Housing.

Blight Relationship: In general, activities grouped under Public Facilities are designed to enhance the physical image of public spaces and rectify public improvement deficiencies. Commercial Revitalization activities provide for land assemblage and reuse of underutilized and deteriorated properties, recruitment of new businesses and inducements to rehabilitate, expand and modernize commercial building space. Low and Moderate Income Housing activities provide for the improvement, preservation and expansion of housing that is available, at affordable housing cost, to persons of low, very low and moderate-income. Program Operations are designed to attract customers to commercial areas within boundaries of each Project Area. The relationship between specific activities and blight elimination is summarized in Table 11.

<p align="center">TABLE 11: PROGRAM - BLIGHT ELIMINATION RELATIONSHIP</p>	<p align="center">Public Facili- ties</p>	<p align="center">Business Revi- talization</p>	<p align="center">Low & Mod In- come Housing</p>	<p align="center">Program Opera- tions</p>
<p>Establish, by effective use of the re-development process, a planning and implementation framework that will ensure proper, long-term development of identified blighted areas.</p>	X	X		X
<p>Eliminate and prevent the spread of blight and deterioration, and the conservation and rehabilitation of the Project Area in accordance with the City's 2020 General Plan, applicable Specific Plans, and other local codes and ordinances.</p>	X	X		X
<p>Re-plan, redesign, and develop underdeveloped or poorly developed areas that are underutilized or improperly utilized.</p>	X	X	X	X
<p>Strengthen the economic base of the Project Area by redevelopment and rehabilitation of structures and the installation of needed improvements.</p>	X	X		
<p>Promote private sector investment within the Project Area.</p>	X	X	X	X
<p>Provide, through economic growth, for increased sales taxes, business licensee fees, and other fees, taxes and revenues to the City of Oxnard.</p>		X		X
<p>Eliminate or mitigate certain environmental deficiencies such as insufficient off-street and on-street parking, storm water drainage, and other similar public improvements, facilities and utility deficiencies that adversely affect the Project Area.</p>	X			
<p>Create local job opportunities and preserve the existing employment base.</p>	X	X	X	
<p>Preserve and rehabilitate existing low- and moderate-income housing opportunities.</p>			X	
<p>Provide, by rehabilitation or new construction, improved housing for individuals and/or families of very-low, low or moderate incomes.</p>			X	

REDEVELOPMENT IMPLEMENTATION PLAN

PART TWO: HOUSING PLAN

SECTION I: INTRODUCTION

Planning Framework: This segment of the Implementation Plan provides a planning framework for the expressed purpose of affirmatively furthering housing, at an affordable cost, for persons and families of low and moderate income. Specifically, the housing portion of the Implementation Plan has two primary objectives: (i) to provide for the appropriate and timely use of Housing Setaside funds; and (ii) to evidence compliance with applicable inclusionary housing, replacement housing and proportionality requirements stipulated in the CRL. The scope of topics and material covered in this section includes: (i) an accounting of affordable dwelling units, either constructed, substantially rehabilitated or price restricted, in the respective Project Areas; (ii) an estimate of dwelling units to be developed, substantially rehabilitated or price restricted within the respective Project Areas, separately tabulated for unassisted and CDC-developed projects; (iii) a forecast of revenue potentially available to the CDC for financing affordable housing; and (iv) integration of relevant goals, objectives and programs of the City's adopted Housing Element and Consolidated Plan.

Operative Terms: Affordability is a function of household income and housing costs, with adjustments for family size and bedroom count. The thresholds for determining household income are pegged against the area-wide median and are displayed in Table 12 and 13. Housing costs include mortgage, rent, taxes, insurance, maintenance and utilities. The limits placed on housing costs are benchmarked against area-wide income and vary according to income category and housing unit type. For rental units, the housing cost threshold is computed as 15% of the area-wide median for very low income, 18% for lower income and 33% for moderate income. The housing cost threshold for homebuyers is computed as 15% of the area-wide median for very low income, 21% for lower income and 38.5% for moderate income.

TABLE 12: 2004 INCOME LIMITS	HOUSEHOLD SIZE (No. of Persons)			
	1	2	3	4
Very Low (50% of AMI)	\$ 27,100	\$ 30,950	\$ 34,850	\$ 38,700
Lower (80% of AMI)	\$ 40,250	\$ 46,000	\$ 51,750	\$ 57,500
Median (AMI)	\$ 54,200	\$ 61,900	\$ 69,650	\$ 77,400
Moderate (120% of AMI)	\$ 65,050	\$ 74,300	\$ 83,600	\$ 92,900

SOURCE: Title 25, Section 6932 of the California Code of Administrative Regulations effective March 2004.

NOTES: State Housing Law addresses itself only to the needs of very low, low and moderate income. "AMI" is abbreviated for Area Median Income.

TABLE 13: DEFINITION OF TERMS	INCOME LIMITS	HOUSING COST THRESHOLDS	
		For Sale	Rental
Very Low	50% of AMI	30% of 50% of AMI	30% of 50% of AMI
Lower	80% of AMI	30% of 70% of AMI	30% of 60% of AMI
Moderate	120% of AMI	35% of 110% of AMI	30% of 110% of AMI

SOURCE: State of California, Health and Safety Code, and Title 25, Section 6932 of the California Code of Administrative Regulations.

NOTES: State Housing Law addresses itself only to the needs of very low, low and moderate income. "AMI" is abbreviated for Area Median Income.

Regulatory Parameters:

o **Housing Setaside.** With limited exceptions, not less than twenty percent (20%) of tax increment revenues derived by a redevelopment agency must be deposited into a Low and Moderate Income Housing Fund (commonly referred to as "Housing Setaside"). Housing Setaside funds are expressly reserved for purposes of increasing, improving and preserving the community's supply of low and moderate income through a broad array of activities including: (i) site assemblage, new construction and rehabilitation of affordable housing; (ii) provision of loans and/or grants for the rehabilitation of existing homes and apartments; and (iii) down payment assistance for first time home purchases; and (iv) incentives for infill and mixed use projects. Agencies are not allowed to accrue more than \$1 million in Housing Setaside or an amount greater than the sum of annual deposits over the preceding four fiscal years; otherwise, they are potentially subject to penalties and forfeiture.

o **Inclusionary Housing.** Redevelopment projects adopted after 1976 must assure that at least 30% of all new or substantially rehabilitated units developed by a redevelopment agency are available at affordable costs to households of very low, low, or moderate-income. Of this 30%, not less than 50% must be available at affordable costs to very low-income households. Further, for all units developed in the project area by entities other than a redevelopment agency, the CRL requires that at least 15% of all such dwellings be made available at affordable costs to low or moderate-income households. Of these, not less than 40% of the dwelling units are required to be available at affordable costs to very low-income households. These requirements, referred to as "inclusionary housing," are applicable to dwelling units as aggregated, and not on a project-by-project basis to each dwelling unit created or substantially rehabilitated unless so required by an agency. (Note: *The Downtown Renewal Project is exempt from inclusionary housing requirements insofar as it was created before 1976.*)

o **Replacement Housing.** For redevelopment projects adopted after 1976, and all projects regardless of adoption after December 31, 1995, the CRL requires that whenever dwelling units housing low and moderate income households are destroyed as part of a project assisted by a redevelopment agency, the agency is responsible for ensuring that an equivalent number of replacement units are constructed or substantially rehabilitated within four years. These units must provide at least the same number

of bedrooms destroyed, and effective January 1, 2002, 100% of all replacement housing units must be affordable to the same income categories as those displaced by a redevelopment agency. Previously, only 75% of the units had to match the displaced income categories. The agency receives a full credit for replacement units created inside or outside the project area.

o **Miscellaneous Provisions.** Effective January 1, 2002, the CRL now requires that Housing Setaside expenditures during the prescribed planning period must reflect the community's demographics in terms of income categories and household composition. Proportionality, as it is commonly referred to, is based on regional needs assessment embodied in the community's adopted Housing Element. Also effective January 1, 2002, all new or substantially rehabilitated units developed or assisted with Housing Setaside funds must be affordable for 55 years (rental units) or 45 years (owner-occupied units). Units rehabilitated or constructed prior to January 1, 2002 may have shorter time limits. Between January 2002 and January 2007, a redevelopment agency is only required to count in its housing production obligations multifamily units substantially rehabilitated with agency assistance. Outside of this time frame, substantial rehabilitation of two or more single-family units assisted by the agency and substantial rehabilitation any multifamily units count towards the production requirement.

Planning Horizon: The requirement to prepare Implementation Plans commenced in 1994. Since then, the CDC has adopted two Plans covering a 10-year period through December 31, 2004. Effective January 1, 2002, new legislation broadened this requirement to plan for and evidence compliance with inclusionary housing and expenditure proportionality provisions based on 10-year "planning horizons." The beginning and ending dates of these time periods vary depending upon the date of adoption of Redevelopment Plans. For purposes of this Implementation Plan, the 10-year planning horizon is based on the most recently adopted Redevelopment Plan of the CDC. The HERO Redevelopment Project was adopted on April 7, 1998, and (under provisions of the SB 701 and 211) the applicable 10-year planning horizon expires on December 31, 2012. This planning horizon shall be used for all five Project Areas.

Data Limitations: The CRL requires assessment of past performance under the previous Implementation Plans. The five-year planning horizon for CDC's previous Implementation Plan extends from January 1, 2000, to December 31, 2004. This time period overlaps fiscal years used for accounting and reporting purposes that runs from July 1 through June 30 of the following year. Performance data for fiscal year 2003-04 was not available as the date of preparation of this Implementation Plan. Consequently, in order to satisfy the five-year performance assessment requirement under the CRLA, data from FY 1998-99 through FY 2002-03 is used instead.

SECTION II: HOUSING PRODUCTION

Housing Program: Table 14 presents a forecast of tax increment to be deposited into the CDC's Low and Moderate Income Housing Fund over the next five years. These forecasts are based on the historical increase in valuation growth over the previous five years per Table 7 in Section I, together with an estimated fund balance of \$582,315. Housing production and expenditure forecasts appear in Tables 15 and 16. These estimates reflect the breadth of programs presently administered by the City and are derived from a combination of: (i) the City's current adopted Consolidated Plan; and (ii) past performance of the CDC with regard to Housing Setaside funds. The Consolidated Plan (adopted on May 13, 2004) covers a five-year period from 2003 to 2008 and is required in connection with federal funding under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) formula programs. Tables 15 and 16 represent a blend between the goals set forth in the Consolidated Plan, actual performance of the CDC over the past five years, and proportionality requirements stipulated in the CRL. "Proportionality," as it is known, is discussed in greater detail at the end of this Section. It is also noted that goals and expenditures are estimated in relation unit costs incurred by the CDC for the previous five years; actual unit production and expenditures will vary among the listed programs.

TABLE 14: HOUSING SETASIDE 2005-09	MERGED CCRP/ DOWNTOWN	SOUTH- WINDS	ORMOND BEACH	HERO	TOTAL
REVENUES					
Current Balance	\$180,520	\$47,114	\$147,344	\$207,337	\$582,315
New Tax Increment	\$719,663	\$171,341	\$547,024	\$718,763	\$2,156,791
FY2004-05	\$719,663	\$171,341	\$547,024	\$718,763	\$2,156,791
FY2005-06	\$791,460	\$197,406	\$622,585	\$853,133	\$2,464,584
FY2006-07	\$869,446	\$225,959	\$706,232	\$996,640	\$2,798,277
FY2007-08	\$954,208	\$257,240	\$798,828	\$1,149,906	\$3,160,182
FY2008-09	\$1,046,392	\$291,507	\$901,332	\$1,313,594	\$3,552,826
Total Resources	\$4,561,690	\$1,190,567	\$3,723,345	\$5,239,374	\$14,714,975
ADJUSTED TOTAL					
Subtotal	\$4,561,690	\$1,190,567	\$3,723,345	\$5,239,374	\$14,714,975
Administration	\$275,648	\$71,942	\$224,991	\$316,600	\$889,182
Net Available	\$4,286,042	\$1,118,625	\$3,498,354	\$4,922,774	\$13,825,793
NOTES: New Tax Increment is derived from Table 8. Current Fund Balance corresponds to the sum reported in the State Controllers Report for the 2002-03 Tax Year and is apportioned among each Project Area as percent of total new low/mod funds. Actual amount will vary pending completion of the State Controllers Report for the 2003-04 Tax Year. Administrative cost adjustment is derived from Table 8 and represents 10% of new tax increment.					

TABLE 15: HOUSING GOALS UNIT PRODUCTION 2005-09	FAMILY HOUSEHOLDS (By Income Classification)				ELDERLY HOUSEHOLDS (By Income Classification)				GRAND TOTAL
	V.L.	Low	Mod	Total	V.L.	Low	Mod	Total	
FIVE-YEAR TOTAL									
New Home Purchase Assist.	79	62	62	203	-	-	-	-	203
New Rental Housing	125	97	97	318	183	-	-	183	501
Home Buyer's Assist. Program	37	28	28	93	-	-	-	-	93
Mobile Home Replacement	13	10	10	34	-	-	-	-	34
Exterior/Interior Repair Grant	520	405	405	1,329	-	-	-	-	1,329
Mobile Home Repair	24	19	19	63	-	-	-	-	63
Owner-Occupied Housing Rehab	8	6	6	19	-	-	-	-	19
Investor-Owner Housing Rehab	15	12	12	39	-	-	-	-	39
Total All Programs	821	639	639	2,098	183	-	-	183	2,281
AVERAGE ANNUAL									
New Home Purchase Assist.	16	12	12	41	-	-	-	-	41
New Rental Housing	25	19	19	64	37	-	-	37	100
Home Buyer's Assist. Program	7	6	6	19	-	-	-	-	19
Mobile Home Replacement	3	2	2	7	-	-	-	-	7
Exterior/Interior Repair Grant	104	81	81	266	-	-	-	-	266
Mobile Home Repair	5	4	4	13	-	-	-	-	13
Owner-Occupied Housing Rehab	2	1	1	4	-	-	-	-	4
Investor-Owner Housing Rehab	3	2	2	8	-	-	-	-	8
Total All Programs	164	128	128	420	37	-	-	37	456
PROPORTIONALITY									
Income	36%	28%	28%		8%				
Age				92%				8%	

NOTES: "V.L." is abbreviated for Very Low. Sum of Very Low Family and Elderly Households totals 42%. See Table 20 for proportionality comparison. Unit distributions reflect the proportionate needs possessed by target income households; actual performance between and among the various programs will vary. Overall proportionality percentages for low and very low income reflect the minimum baseline for compliance with the CRL that must be achieved over the ten-year horizon of this Plan.

TABLE 16: HOUSING GOALS EXPENDITURES 2005-09	FAMILY HOUSEHOLDS (By Income Classification)				ELDERY HOUSEHOLDS (By Income Classification)				GRAND TOTAL
	V.L.	Low	Mod	Total	V.L.	Low	Mod	Total	
FIVE-YEAR TOTAL (\$0000's)									
New Home Purchase Assist.	\$15	\$12	\$12	\$38	\$-	\$-	\$-	\$-	\$38
New Rental Housing	\$263	\$204	\$204	\$671	\$111	\$-	\$-	\$111	\$782
Home Buyer's Assist. Program	\$71	\$55	\$55	\$182	\$-	\$-	\$-	\$-	\$182
Mobile Home Replacement	\$61	\$48	\$48	\$156	\$-	\$-	\$-	\$-	\$156
Exterior/Interior Repair Grant	\$32	\$25	\$25	\$81	\$-	\$-	\$-	\$-	\$81
Mobile Home Repair	\$11	\$9	\$9	\$28	\$-	\$-	\$-	\$-	\$28
Owner-Occupied Housing Rehab	\$39	\$30	\$30	\$99	\$-	\$-	\$-	\$-	\$99
Investor-Owner Housing Rehab	\$6	\$5	\$5	\$17	\$-	\$-	\$-	\$-	\$17
Total All Programs	\$498	\$387	\$387	\$1,272	\$111	\$-	\$-	\$111	\$1,383
AVERAGE ANNUAL (\$000'S)									
New Home Purchase Assist.	\$30	\$23	\$23	\$77	\$-	\$-	\$-	\$-	\$77
New Rental Housing	\$525	\$408	\$408	\$1,342	\$221	\$-	\$-	\$221	\$1,563
Home Buyer's Assist. Program	\$142	\$111	\$111	\$364	\$-	\$-	\$-	\$-	\$364
Mobile Home Replacement	\$122	\$95	\$95	\$313	\$-	\$-	\$-	\$-	\$313
Exterior/Interior Repair Grant	\$63	\$49	\$49	\$161	\$-	\$-	\$-	\$-	\$161
Mobile Home Repair	\$22	\$17	\$17	\$57	\$-	\$-	\$-	\$-	\$57
Owner-Occupied Housing Rehab	\$77	\$60	\$60	\$198	\$-	\$-	\$-	\$-	\$198
Investor-Owner Housing Rehab	\$13	\$10	\$10	\$33	\$-	\$-	\$-	\$-	\$33
Total All Programs	\$995	\$774	\$774	\$2,544	\$221	\$-	\$-	\$221	\$2,765
PROPORTIONALITY									
Income	36%	28%	28%		8%				
Age				92%				8%	
NOTES: See Table 15 for footnotes. Actual expenditures between and among the various programs will vary; however, the overall expenditure proportionality for low and very low income reflects the minimum baseline for compliance with the CRL that must be achieved over the ten-year horizon of this Plan.									

Inclusionary Housing: Table 17 provides a tabulation of housing projects for which application has been made as of the date of adoption of this Implementation Plan. These projects represent the inventory of housing developments that will likely occur during the next five to 10 years. Based on this information, Table 18 provides an estimate of new, substantially rehabilitated and price-restricted residential units to be developed or purchased within the respective Project Areas. It is expressly noted that no residential units are anticipated for the Southwinds or Ormond Beach Project Areas due to environmental constraints and limited land availability. This conclusion is validated by the lack of housing applications appearing in Table 17. Finally, no housing is projected for the Downtown Redevelopment Project insofar as inclusionary requirements due to not apply by virtue of its date of adoption prior to 1976. In summary, it is estimated that a total of 5,713 new, substantially rehabilitated and price-restricted residential units will be developed or purchased within the combined Project Areas over the remaining life of redevelopment. This activity, in turn, translates to a combined inclusionary obligation to provide 744 affordable units by the end year 2012 and 861 units by the end of the redevelopment process. Offset against these requirements are affordable units that will be produced as part of each new development along with a carryover of affordable units produced in prior years (Table 19). The result is a net surplus in affordable units totaling 910 in 2012 and 1,558 at the end of the last redevelopment plan.

TABLE 17: RESIDENTIAL DEVELOPMENT FORECAST	PROJECT AREA	AFFORDABLE CATEGORY (No. of Dwellings)			
		Very Low	Low	Moderate	Total
RiverPark	HERO	140	140	112	2,805
Sycamore Senior Village	HERO	23	206	0	300
Villa Cesar Chavez	HERO	58	0	0	58
Camino Del Sol	HERO	6	112	2	120
The Olsen Company	CCRP	0	2	2	26
Comstock Homes*	HERO	3	0	5	50
Courtyard at Vineyard	HERO	16	12	12	259
Villa Madera	HERO	66	6	0	72
The Olson Company	CCRP	1	0	3	12
Marc Charney**	HERO	0	0	0	4
Marvin Kapelus**	HERO	0	0	0	4
Paragon Communities*	HERO	10	7	7	159
TOTAL		323	485	143	3,869

SOURCE: Residential Developments Project List, Oxnard Planning Department, September 2004.
NOTES: Single asterisk (*) denotes proposed project; allocation of deed-restricted affordable units is based on anticipated conditions of approval. Double asterisk (**) denotes proposed project; no deed restricted affordable units are anticipated due to project size. All other projects have received land use entitlements and reflect affordable unit allocations according to conditions of approval.

TABLE 18: INCLUSIONARY FORECASTS	10-YEAR FORECAST (2003-2012)				LIFE OF REDEVELOPMENT PLAN			
	Very Low	Low	Mod- erate	Total	Very Low	Low	Mod- erate	Total
DOWNTOWN								
Privately Developed Units				0				0
Agency Developed Units				0				0
CCRP								
Privately Developed Units	2	4	10	76	3	6	15	114
Agency Developed Units	16 [8]			16[8]	24			24
SOUTHWINDS								
Privately Developed Units				0				0
Agency Developed Units				0				0
ORMOND BEACH								
Privately Developed Units				0				0
Agency Developed Units				0				0
HERO								
Privately Developed Units	504	826	164	4,857	995	1,066	182	5,575
Agency Developed Units				0				0
TOTAL								
Total Production	522	830	174	4,949	1,022	1,072	197	5,713
Inclusionary Requirements								
15% for Private Projects	(296)	(222)	(222)		(341)	(256)	(256)	
30% for Agency Projects	(2)	(1)	(1)		(4)	(2)	(2)	
Total Estimated Obligation	(298)	(223)	(223)	(774)	(345)	(258)	(258)	(861)
Inclusionary Carryover	132	6	(10)		132	6	(10)	
Surplus/Deficit	356	613	(59)	910	809	820	(71)	1,558

SOURCES: Residential Developments Project List, Oxnard Planning Department, September 2004. State Controllers Reports, 1998-2003, Schedules HCD D and E; Housing Authority, City of Oxnard.

NOTES:

1. Forecasts of Privately Developed Units are based on the current Residential Development Project List, Oxnard Planning Department, September 2004 (see Table 17). Forecasts of Agency Developed Units are based on actual performance over the past five years. Except for RiverPark, a five-year absorption is assumed; for RiverPark a 10-year period is programmed into the estimates. Figures in Table 18 are then annualized and multiplied by: (i) 10 to derive the 10-year forecasts; and (ii) the number of remaining years in the effective life of each redevelopment plan.
2. The computation of Inclusionary Requirements for very low income is based on statutory formulas (i.e., 15% x 40% for private development and 30% x 50% for agency development). The inclusionary balance is evenly divided between low and moderate-income categories.
3. Inclusionary Carryover is derived from Table 19 and consists of the accumulated balance of affordable units constructed with the Project Areas and available to offset inclusionary requirements.
4. Bracketed figure [8] reflects estimated number of units to be developed by CDC over the next five years to apply toward Inclusionary Requirements.

TABLE 19: INCLUSIONARY CARRYOVER	PREVIOUS IMPLEMENTATION PLAN (1998-2003)			
	Very Low	Low	Moderate	Total
DOWNTOWN				
Privately Developed Units				
Agency Developed Units				
Inclusionary Obligations				
Surplus/Deficit				
CCRP				
Privately Developed Units	40	24	8	82
Agency Developed Units	8			8
Inclusionary Obligations	6	5	5	
Surplus/Deficit	42	19	3	64
SOUTHWINDS				
Privately Developed Units				
Agency Developed Units				
Inclusionary Obligations				
Surplus/Deficit				
ORMOND BEACH				
Privately Developed Units				
Agency Developed Units				
Inclusionary Obligations				
Surplus/Deficit				
HERO				
Privately Developed Units	108			295
Agency Developed Units				
Inclusionary Obligations	18	13	13	
Surplus/Deficit	90	(13)	(13)	64
TOTAL				
Privately Developed Units	148	24	8	377
Agency Developed Units	8			8
Inclusionary Obligations	24	18	18	
Surplus/Deficit	132	6	(10)	128

SOURCE: State Controllers Reports, 1998-2004, Schedules HCD D and E; Housing Authority, City of Oxnard.

Proportionality Analysis: The CRL expressly requires that expenditures from the Low and Moderate Income Housing Fund benefit target populations in proportion to the needs possessed by these groups relative to the community at large. Specifically, proportionate benefit to low and very low-income households must be achieved within the 10-year planning horizon of the Housing Plan, while proportionate benefit to families and elderly must be accomplished within the five-year planning horizon of the Strategic Plan. New construction goals set forth in the City's adopted Housing Element serves as the basis for determining income proportionality, while the 2000 U.S. Census provides data on age distribution. Table 20 compares these distribution benchmarks against the CDC's actual performance during the previous five years (delineated in Table 21). In summary, past performance is skewed toward low-income households, while age distribution is nearly identical to community needs possessed at large. The opposite is true with regard to the City's adopted Consolidated Plan; that is, low and very low-income needs are expressly satisfied under the Plan, while one-third of all assistance is directed to elderly. Based on this analysis, the housing production goals set forth in Table 15 blends actual CDC performance with Consolidated Plan allocations to arrive at a distribution that complies with proportionality requirements of the CRL.

TABLE 20: INCOME DISTRIBUTION	AFFORDABLE CATEGORY (No. of Dwellings)			
	Very Low	Low	Moderate	Total
HOUSING ELEMENT RHNA GOALS (1998-05)				
Total Goals	797	489	505	3,298
% Allocation (Total)	24%	15%	15%	
% Allocation (Affordable)	44%	28%	28%	1,791
HOUSING SETASIDE AS- SISTANCE (1998-2003)				
Total Units	100	359	8	467
% Allocation	21%	77%	2%	
AGE DISTRIBUTION	AGE CATEGORY (No. of Persons and Dwellings)			Total
	65+ Yrs. of Age	< 65 Yrs. of Age		
2000 U.S. CENSUS DATA				
Total Population		13,830	156,528	170,358
% Allocation		8.1%	91.9%	100%
HOUSING UNITS ASSISTED BY LMIHF				
Total Units		40	428	657
% Allocation		9%	91%	100%
SOURCES: Housing Units Assisted by LMIHF, State Controllers Reports, 1998-2003, Schedules HCD D and E.				
NOTES: "LMIHF" is abbreviated for "Low and Moderate Income Housing Fund."				

TABLE 21: PREVIOUS IMPLEMENTATION PLAN (FY1998-03)	FAMILY HOUSEHOLDS (By Income Classification)				ELDERLY HOUSEHOLDS (By Income Classification)				GRAND TOTAL
	V.L.	Low	Mod	Total	V.L.	Low	Mod	Total	
HOUSING UNITS ASSISTED BY LMIHF									
Downtown	0	0	0	0	0	0	0	0	0
CCRP	26	24	8	58	40	0	0	40	98
Southwinds	21	334	0	355	0	0	0	0	355
Ormond Beach	0	0	0	0	0	0	0	0	0
HERO	13	1	0	14	0	0	0	0	14
Total	60	359	8	427	40	0	0	40	467
LMIHF EXPENDITURES (000's)									
Downtown	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
CCRP	\$332	\$306	\$102	\$740	\$511	\$-	\$-	\$511	\$1,991
Southwinds	\$268	\$4,264	\$-	\$4,532	\$-	\$-	\$-	\$-	\$9,063
Ormond Beach	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
HERO	\$166	\$13	\$-	\$179	\$-	\$-	\$-	\$-	\$357
Total	\$766	\$4,583	\$102	\$5,451	\$511	\$-	\$-	\$511	\$5,961
PROPORTIONALITY									
Income	13%	77%	2%		9%				
Age				91%				9%	

SOURCE: Housing Units Assisted by LMIHF, State Controllers Reports, 1998-2003, Schedules HCD D and E.

NOTES:

1. "V.L." is abbreviated for Very Low. Sum of Very Low Family and Elderly Households totals 22%.
2. "LMIHF" is abbreviated for Low and Moderate Income Housing Fund.
3. LMIHF Expenditures distributions among income categories area approximated based on an apportioned of total five-year LMIHF expenditures (i.e., \$5,961,249) according to unit distributions.
4. See Table 20 for proportionality comparison.

TABLE 22: PREVIOUS IMPLEMENTATION PLAN PERFORMANCE (Without Agency Assistance)	PREVIOUS IMPLEMENTATION PLAN (1998-2003)			
	Very Low	Low	Moderate	Total
DOWNTOWN	0	0	0	0
CCRP	40	24	8	82
SOUTHWINDS	0	0	0	0
ORMOND BEACH	0	0	0	0
HERO	108			295
TOTAL	148	24	8	377

SOURCE: State Controllers Reports, 1998-2004, Schedules HCD D and E; Housing Authority, City of Oxnard.

Affirmative Steps: As noted above, neither the CDC's past performance nor the City's current adopted Consolidated Plan align with proportionality requirements now embodied in the CRL. Tables 15 and 16, on the other hand, outline goals for the forthcoming planning horizon that correspond precisely to income and age criteria. To ensure that future Housing Setaside expenditures affirmatively further proportionality requirements, the following steps will be taken: (i) CDC staff will consult with Housing Authority and Grants Management personnel and seek realignment of program goals to more closely correspond with requirements imposed upon the CDC; (ii) CDC staff, in collaboration with other internal reporting units (i.e., Housing Authority, Finance Department, etc.), will modify accounting practices (as necessary and appropriate) to track Housing Setaside expenditures relative to specific population segments; and (iii) CDC staff, in conjunction with the annual year-end State Controller's Report, will assess progress toward the 10-year goals and adjust annual budgetary priorities as appropriate.

SECTION III: MISCELLANEOUS PROVISIONS

Replacement Housing: With respect to project areas adopted or added by amendment on or after January 1, 1976, redevelopment agencies are required to replace low and moderate income housing units destroyed or removed as a result of agency involvement within four years of removal. This requirement also applies to pre-1976 projects with respect to units removed on and after January 1, 1996. An agency may replace destroyed or removed dwellings with fewer units if the replacement units have a greater or equal number of bedrooms and are affordable to the households of the same income level as the destroyed or removed units. In any case where dwelling units are destroyed or removed after September 1, 1989, at least 75% of the replacement units must be available at affordable housing cost to the same income level as persons displaced, and after January 1, 2002, all replacement units must meet this standard. During the previous five years, there were no units destroyed or removed for which the CDC is responsible to replace. Likewise, no projects are presently planned or anticipated that would require replacement in the forthcoming five-year cycle. Should a replacement obligation arise, the CDC has accumulated a surplus of affordable housing as noted in Table 19 that can be used as an offset.

Project Expiration: For project areas that are within six years of the time limit on the effectiveness of the redevelopment plan, the CRL requires that the Implementation Plan address unfulfilled obligations if any exist. The Downtown Renewal (R-108) Project Area is within six years of the Plan's effective life, which will expire on January 1, 2009. Each year that the CDC was legally required to deposit 20% of gross tax increment for the Downtown Project into the Low and Moderate Income Housing Fund, it has done so and there are no deficits to reconcile. Given the date of redevelopment plan adoption, inclusionary housing requirements were not applicable to the Downtown Project and the CDC has fulfilled all replacement housing obligations that it has had. Funds remaining on deposit and which continue to accrue to the Low and Moderate income Housing Fund will be spent on the housing programs described in Part One, Section IV of this Plan, in the proportions dictated by Section 33334.4 of the CRL (i.e., proportional to the family composition and target incomes as described in Table 20).

Plan Amendments: At least once within the five-year term of the Implementation Plan, or as otherwise required by law, the CDC must conduct a public hearing for the purpose of reviewing the Implementation Plan. The review must take place between the second and third year of the Plan following adoption. Notwithstanding such review, the CDC may at any time amend the Plan after conducting a public hearing on the proposed amendment. Because the Housing Plan is intertwined with the City's Housing Element and Consolidated Plan, and due to the overlapping nature of planning horizons, it is both anticipated and recommended that the mid-term review be undertaken with the expressed purpose of incorporating important policy and programmatic changes embodied in these complimentary policy documents. If practical, it is further recommended that the planning periods of all three documents be made to coincide with one another.