Exhibit D

Report of Housing Activity (HCD)

Filed for 2010-2011

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REDEVELOPMENT AGENCY ANNUAL HOUSING ACTIVITY REPORT
FY ENDING: 06/30/2011

Agency Name and Address:
Oxnard Community Development Commission

County of Jurisdiction:
Ventura

Did the Agency pay SERAF from LMIHF?
☐ Yes ☒ No

Health & Safety Code Section 33080.1 requires agencies (RDAs) to annually report on their Low & Moderate Income Housing Fund and housing activities for the Department of Housing and Community Development (HCD) to report on RDAs' activities in accordance with Section 33080.6.

Please answer each question below. Your answers determine how to complete the HCD report.

1. Check one of the items below to identify the Agency's status at the end of the reporting period:
   - ☐ New (Agency formation occurred during reporting year. No financial transactions were completed).
   - ☒ Active (Financial and/or housing transactions occurred during the reporting year)
   - ☐ Inactive (No financial and/or housing transactions occurred during the reporting year). ONLY COMPLETE ITEM 7
   - ☐ Dismantled (Agency adopted an ordinance and dissolved itself before start of reporting year). ONLY COMPLETE ITEM 7
2. During reporting year, how many adopted project areas existed? 5 Of these, how many were merged during year? N/A
   If the agency has one or more adopted project areas, complete SCHEDULE HCD-A for ***each project area***.
   If the agency has no adopted project areas, DO NOT complete SCHEDULE HCD-A (refer to next question).
3. Within an area outside of any adopted project area(s): (a) did the agency destroy or remove any dwelling units or displace any households over the reporting period, (b) does the agency intend to displace any households over the next reporting period, (c) did the agency permit the sale of any owner-occupied unit prior to the expiration of land use controls over the reporting period, and/or (d) did the agency execute a contract or agreement for the construction of any affordable units over the next two years?
   - ☐ Yes (any question). Complete SCHEDULE HCD-B.
   - ☒ No (all questions). DO NOT complete SCHEDULE HCD-B (refer to next question).
4. Did the agency's Low & Moderate Income Housing Fund have any assets during the reporting period?
   - ☒ Yes. Complete SCHEDULE HCD-C.
   - ☐ No. DO NOT complete SCHEDULE HCD-C.
5. During the reporting period, were housing units completed within a project area and/or assisted by the agency outside a project area?
   - ☐ Yes. Complete all applicable HCD SCHEDULES D1-D7 for ***each housing project completed*** and HCD SCHEDULE E.
   - ☒ No. DO NOT complete HCD SCHEDULES D1-D7 or HCD SCHEDULE E.
6. Specify whether method A and/or B was used to report financial and housing activity information to HCD:
   - ☒ A. Forms. All required HCD SCHEDULES A, B, C, D1-D7, and E are attached.
   - ☐ B. On-line (*http://www.hcd.ca.gov/rda/*) "Lock Report" date:_____. HCD SCHEDULES not required.
     (*lock* date is shown under *"Admin" Area and "Report Change History"*)
7. To the best of my knowledge: (a) the representations made above and (b) agency information reported are correct.

12/1/11
Date

Signature of Authorized Agency Representative

Community Development Director
Title

805-385-7407
Telephone Number

- ***IF NOT REQUIRED TO REPORT, SUBMIT ONLY A PAPER COPY OF THIS PAGE.***
- ***IF REQUIRED TO REPORT, AND REPORTING BY USING PAPER FORMS (IN PLACE OF REPORTING ON-LINE), SUBMIT THIS PAGE AND ALL APPLICABLE HCD FORMS (SCHEDULES A-E) WITH A COPY OF AGENCY'S AUDIT.***
- ***IF REPORTING ON-LINE, PRINT AND SUBMIT "CONFIRMATION LETTER" UPON LOCKING REPORT***
- ***MAIL A COPY OF (a) CONFIRMATION LETTER (IF HCD REPORT WAS ELECTRONICALLY FILED) OR (b) COMPLETED FORMS AND (c) AUDIT REPORT TO BOTH HCD AND THE SCO:***

Department of Housing & Community Development
Division of Housing Policy
Redevelopment Section
1800 3rd Street, Suite 430
Sacramento, CA 95814

The State Controller
Division of Accounting and Reporting
Local Government Reporting Section
3301 C Street. Suite 500
Sacramento, CA 95816

ATTACHMENT 1

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SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended **06/30/2011**

Agency Name: Oxnard Community Development Commission

Project Area Name: Central City Revitalization Project (CCRP)

Preparer's Name, Title: Sabrina Rodriguez, Management Analyst

Preparer's E-Mail Address: Sabrina.Rodriguez@ci.oxnard.ca.us

Preparer's Telephone No: 805-385-7875

Preparer's Facsimile No: 805-385-7408

GENERAL INFORMATION

1. Project Area Information

   a. 1. Year 1st plan for project area was adopted: **1976**
      2. Year that plan was last amended (if applicable): **2000**
      3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes__ No **X**
      4. Current expiration of plan: **5 /06 /2026**
         mo day yr

   b. If project area name has changed, give previous name(s) or number:_____

   c. Year(s) of any mergers of the project area: **2000**,_____,_____,_____

      Identify former project areas that merged:_____

   d. Year(s) project area plan was amended involving real property that either:

      (1) Added property to plan: _____,_____,_____,_____

      (2) Removed property from plan: _____,_____,_____,_____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

   Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

   Date: _____/_____/_____ Resolution Scope (applicable Section 33413 requirements):_____
   mo day yr

   Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:
Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

ATTACHMENT 1

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

   Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. **Tax Increment:**

(1) 100% of Gross Allocation: $ **5,111,325**

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): $ **1,022,265**

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): $ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: $ **1,022,265**

(A) SUSPENSION for SERAF Payment:
Only allowed in FY2009-10 per H&SC Section 33334.2(k) [redacted]

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) ($ _____)
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) ($ _____)
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: $ **1,022,265**

b. Interest Income: $ _____

c. Rental/Lease Income (*combine amounts reported to the SCO*): $ _____

d. Sale of Real Estate: $ _____

e. Grants (*combine amounts reported to the SCO*): $ _____

f. Bond Administrative Fees: $ _____

g. Deferral Repayments –other than SERAF - [also complete, Line 5b(3), pg 4]: $ _____

h. Loan Repayments - other than SERAF: $ _____

i. Debt Proceeds: $ _____

j. Other Revenue(s) [Explain and identify amount(s)]:
_____ $ _____
_____ $ _____

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) $- _____

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3,#4 & Sch-C, #23 pg 9) $ _____

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b – 3k): ATTACHMENT 1 $ **1,022,265**

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit N/A

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

☐ SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	$	$	$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	$	$
2011 - 2012		$	$
2012 - 2013		$	$
2013 - 2014		$	$
2014 - 2015		$	$

Exemption(s) and Deferral(s) N/A

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below *(Note: An Annual Finding is required to be submitted to HCD)*

☐ Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.

☐ Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.

☐ Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

☐ Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

Adoption date of reporting year finding: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

ATTACHMENT 1

Exemptions and Deferrals continued

Deferral(s) N/A

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information: Check only one of the Health and Safety Code Sections below

☐ Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

☐ Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1st) finding was adopted: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

Adoption date of reporting year finding: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

Fiscal Year	Amount Deferred This Reporting FY	Amount Repaid this Reporting FY	Deferral Balance Minus cumulative Repayments *)
(1) Last Reporting FY			$
(2) This Reporting FY	$	$	$ * *

** Deferral balance for this reporting fiscal year. Should also be shown on HCD-C, page 3, Line 8a.*

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: $_____ Reason(s): _____

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.
If this agency has deferred set-asides, has it adopted such a plan? Yes ☐ No ☐

If yes, by what date is the deficit to be eliminated? ____/____/____ (mo day yr)

If yes, when was the original plan adopted for the claimed deferral? ____/____/____ (mo day yr)

Identify Resolution # _____ Date Resolution sent to HCD ____/____/____ (mo day yr)

When was the last amended plan adopted for the claimed deferral? ____/____/____ (mo day yr)

Identify Resolution # _____ Date Resolution sent to HCD ____/____/____ (mo day yr)

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Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year: N/A

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

	Number of Households/Units/Bedrooms				
Project Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced – Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced –Total					
Units Lost (Removed or Destroyed) and Required to be Replaced					
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					
Above Moderate Units Lost That Agency is Not Required to Replace					
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

	Number of Households				
Other Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced – Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced – Total					

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Please attach a separate sheet of paper listing any additional housing plans adopted.

Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year: N/A

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

	Number of Households				
Project Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced - Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced - Total					

b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

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Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

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Please attach a separate sheet of paper listing any additional housing plans adopted.

Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s)

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

   Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

   ☒ No.

   ☐ Yes. Date initial finding was adopted? ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

Name of Other Project Area(s)	Number of Dwelling Units VL	L	M	Total

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls N/A

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

   a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

   ☐ No

   ☐ Yes

$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

   b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

   ☐ No

   ☐ Yes

$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

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Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				

Please attach a separate sheet of paper to list additional information.

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SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended **6/30/2010**

Agency Name: Oxnard Community Development Commission

Project Area Name: Downtown

Preparer's Name, Title: Sabrina Rodriguez, Management Analyst

Preparer's E-Mail Address: Sabrina.Rodriguez@ci.oxnard.ca.us

Preparer's Telephone No: 805-385-7875

Preparer's Facsimile No: 805-385-7408

GENERAL INFORMATION

1. Project Area Information

   a. 1. Year 1st plan for project area was adopted: **1968**
      2. Year that plan was last amended (if applicable): **2000**
      3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes__ No **X**
      4. Current expiration of plan: **1/ 1/ 2010**
         mo day yr

   b. If project area name has changed, give previous name(s) or number:_____

   c. Year(s) of any mergers of the project area: **2000**,_____,_____,_____

      Identify former project areas that merged:_____

   d. Year(s) project area plan was amended involving real property that either:

      (1) Added property to plan: _____,_____,_____,_____

      (2) Removed property from plan: _____,_____,_____,_____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

   Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

   Date: _____/_____/_____ Resolution Scope (applicable Section 33413 requirements):_____
   mo day yr

   Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:
Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

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Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

   Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. **Tax Increment:**

(1) 100% of Gross Allocation: $ **480,911**

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): $ **96,182**

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): $ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: $ **96,182**

(A) SUSPENSION for SERAF Payment:
Only allowed in FY2009-10 per H&SC Section 33334.2(k) [redacted]

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) ($ _____)
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) ($ _____)
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: $ **96,182**

b. Interest Income: $ _____

c. Rental/Lease Income (*combine amounts reported to the SCO*): $ _____

d. Sale of Real Estate: $ _____

e. Grants (*combine amounts reported to the SCO*): $ _____

f. Bond Administrative Fees: $ _____

g. Deferral Repayments –other than SERAF - [also complete, Line 5b(3), pg 4]: $ _____

h. Loan Repayments - other than SERAF: $ _____

i. Debt Proceeds: $ _____

j. Other Revenue(s) [Explain and identify amount(s)]:
_____ $ _____
_____ $ _____

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) $- _____

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3,#4 & Sch-C, #23 pg 9) $ _____

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b – 3k.): $ **96,182**

ATTACHMENT 1

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit **N/A**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

☐ SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	$	$	$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	$	$
2011 - 2012		$	$
2012 - 2013		$	$
2013 - 2014		$	$
2014 - 2015		$	$

Exemption(s) and Deferral(s) **N/A**

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below *(**Note**: An Annual Finding is required to be submitted to HCD)*

☐ Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.

☐ Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.

☐ Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

☐ Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

Adoption date of reporting year finding: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

ATTACHMENT 1

Exemptions and Deferrals continued

Deferral(s) N/A

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information: Check only one of the Health and Safety Code Sections below

☐ Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

☐ Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1st) finding was adopted: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

Adoption date of reporting year finding: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

Fiscal Year	Amount Deferred This Reporting FY	Amount Repaid this Reporting FY	Deferral Balance Minus cumulative Repayments *)
(1) Last Reporting FY			$
(2) This Reporting FY	$	$	$ * *

** Deferral balance for this reporting fiscal year. Should also be shown on HCD-C, page 3, Line 8a.*

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: $_____ Reason(s): _____

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.
If this agency has deferred set-asides, has it adopted such a plan? Yes ☐ No ☐

If yes, by what date is the deficit to be eliminated? ____/____/____ (mo day yr)

If yes, when was the original plan adopted for the claimed deferral? ____/____/____ (mo day yr)

Identify Resolution # _____ Date Resolution sent to HCD ____/____/____ (mo day yr)

When was the last amended plan adopted for the claimed deferral? ____/____/____ (mo day yr)

Identify Resolution # _____ Date Resolution sent to HCD ____/____/____ (mo day yr)

ATTACHMENT 1

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Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year: N/A

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

	Number of Households/Units/Bedrooms				
Project Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced – Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced –Total					
Units Lost (Removed or Destroyed) and Required to be Replaced					
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					
Above Moderate Units Lost That Agency is Not Required to Replace					
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

	Number of Households				
Other Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced – Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced – Total					

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Please attach a separate sheet of paper listing any additional housing plans adopted.

Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year: N/A

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

	Number of Households				
Project Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced - Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced - Total					

b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

ATTACHMENT 1

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Agency Name: **Oxnard Community Development Commission** Project Area Name: **Downtown**

Please attach a separate sheet of paper listing any additional housing plans adopted.

Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s) N/A

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

   Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

   ☐ No.

   ☐ Yes. Date initial finding was adopted? ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

Name of Other Project Area(s)	Number of Dwelling Units VL	L	M	Total

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls N/A

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

   a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

   ☐ No

   ☐ Yes

$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

   b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

   ☐ No

   ☐ Yes

$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

ATTACHMENT 1

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				

Please attach a separate sheet of paper to list additional information.

ATTACHMENT 1

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SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended **6/30/2010**

Agency Name: Oxnard Community Development Commission

Project Area Name: HERO

Preparer's Name, Title: Sabrina Rodriguez, Management Analyst

Preparer's E-Mail Address: Sabrina.Rodriguez@ci.oxnard.ca.us

Preparer's Telephone No: 805-385-7875

Preparer's Facsimile No: 805-385-7408

GENERAL INFORMATION

1. Project Area Information

   a. 1. Year 1st plan for project area was adopted: **1998**
      2. Year that plan was last amended (if applicable): **2003**
      3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes__ No**X**
      4. Current expiration of plan: **03/22/2034**
         mo day yr

   b. If project area name has changed, give previous name(s) or number:_____

   c. Year(s) of any mergers of the project area: **2003**,_____,_____,_____

      Identify former project areas that merged:_____

   d. Year(s) project area plan was amended involving real property that either:

      (1) Added property to plan: _____,_____,_____,_____

      (2) Removed property from plan: _____,_____,_____,_____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

   Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

   Date: _____/_____/_____ Resolution Scope (applicable Section 33413 requirements):_____
   mo day yr

   Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:
Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

ATTACHMENT 1

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Agency Name: Oxnard Community Development Commission Project Area Name: HERO

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

   Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. **Tax Increment:**

(1) 100% of Gross Allocation: $ 10,407,965

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): $ 2,081,593

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): $ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: $ 2,081,593

(A) SUSPENSION for SERAF Payment:
Only allowed in FY2009-10 per H&SC Section 33334.2(k) [redacted]

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) ($ _____)
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) ($ _____)
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: $ 2,081,593

b. Interest Income: $ _____

c. Rental/Lease Income (*combine amounts reported to the SCO*): $ _____

d. Sale of Real Estate: $ _____

e. Grants (*combine amounts reported to the SCO*): $ _____

f. Bond Administrative Fees: $ _____

g. Deferral Repayments –other than SERAF - [also complete, Line 5b(3), pg 4]: $ _____

h. Loan Repayments - other than SERAF: $ _____

i. Debt Proceeds: $ _____

j. Other Revenue(s) [Explain and identify amount(s)]:
_____ $ _____
_____ $ _____

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) $- _____

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3,#4 & Sch-C, #23 pg 9) $ _____

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b – 3k.): $ 2,081,593

ATTACHMENT 1

Agency Name: Oxnard Community Development Commission Project Area Name: HERO

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit N/A

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

☐ SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	$	$	$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	$	$
2011 - 2012		$	$
2012 - 2013		$	$
2013 - 2014		$	$
2014 - 2015		$	$

Exemption(s) and Deferral(s) N/A

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below *(Note: An Annual Finding is required to be submitted to HCD)*

☐ Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.

☐ Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.

☐ Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

☐ Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

Adoption date of reporting year finding: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

ATTACHMENT 1

Exemptions and Deferrals continued

Deferral(s) N/A

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information: Check only one of the Health and Safety Code Sections below

☐ Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

☐ Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1st) finding was adopted: ___/___/___ (mo day yr) Resolution # _____ Date sent to HCD: ___/___/___ (mo day yr)

Adoption date of reporting year finding: ___/___/___ (mo day yr) Resolution # _____ Date sent to HCD: ___/___/___ (mo day yr)

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

Fiscal Year	Amount Deferred This Reporting FY	Amount Repaid this Reporting FY	Deferral Balance Minus cumulative Repayments *)
(1) Last Reporting FY			$
(2) This Reporting FY	$	$	$ * *

** Deferral balance for this reporting fiscal year. Should also be shown on HCD-C, page 3, Line 8a.*

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: $_____ Reason(s): _____

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.

If this agency has deferred set-asides, has it adopted such a plan? Yes ☐ No ☐

If yes, by what date is the deficit to be eliminated? ___/___/___ (mo day yr)

If yes, when was the original plan adopted for the claimed deferral? ___/___/___ (mo day yr)

Identify Resolution # _____ Date Resolution sent to HCD ___/___/___ (mo day yr)

When was the last amended plan adopted for the claimed deferral? ___/___/___ (mo day yr)

Identify Resolution # _____ Date Resolution sent to HCD ___/___/___ (mo day yr)

ATTACHMENT 1

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Agency Name: Oxnard Community Development Commission Project Area Name: HERO

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year: N/A

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

	Number of Households/Units/Bedrooms				
Project Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced – Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced –Total					
Units Lost (Removed or Destroyed) and Required to be Replaced					
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					
Above Moderate Units Lost That Agency is Not Required to Replace					
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

	Number of Households				
Other Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced – Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced – Total					

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Please attach a separate sheet of paper listing any additional housing plans adopted.

Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year: N/A

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

	Number of Households				
Project Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced - Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced - Total					

b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

ATTACHMENT 1

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Agency Name: Oxnard Community Development Commission Project Area Name: HERO

Please attach a separate sheet of paper listing any additional housing plans adopted.

Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s) N/A

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

   Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

   ☐ No.

   ☐ Yes. Date initial finding was adopted? ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

Name of Other Project Area(s)	Number of Dwelling Units VL	L	M	Total

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls N/A

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

   a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

   ☐ No

   ☐ Yes

$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

   b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

   ☐ No

   ☐ Yes

$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

ATTACHMENT 1

Agency Name: Oxnard Community Development Commission Project Area Name: HERO

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
Paseo Nuevo	05-17-11	May 2013	$	$7,000,000	21	14	37	72
Aldersgate Lot 18	07-20-10	August 2012	$	$750,000		69	87	156
The Village	03-23-10	December 2013	$	$15,300,000	90	23	112	225
Sonata Apartments	03-22-11	April 2013	$	$3,000,000	21	16	16	53
Colonial House	03-22-11	May 2013	$	$4,200,000	3	20	21	44
			$	$				
			$	$				
			$	$				
			$	$				

Please attach a separate sheet of paper to list additional information.

ATTACHMENT 1

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SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended 06/30/2011

Agency Name: Oxnard Community Development Commission

Project Area Name: Ormond Beach

Preparer's Name, Title: Sabrina Rodriguez, Management Analyst

Preparer's E-Mail Address: Sabrina.Rodriguez@ci.oxnard.ca.us

Preparer's Telephone No: 805-385-7875

Preparer's Facsimile No: 805-385-7408

GENERAL INFORMATION

1. Project Area Information

   a. 1. Year 1st plan for project area was adopted: **1983**
      2. Year that plan was last amended (if applicable): **2000**
      3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes__ No**X**
      4. Current expiration of plan: **11 /21 /2024**
         mo day yr

   b. If project area name has changed, give previous name(s) or number:_____

   c. Year(s) of any mergers of the project area: _____,_____,_____,_____

      Identify former project areas that merged:_____

   d. Year(s) project area plan was amended involving real property that either:

      (1) Added property to plan: _____,_____,_____,_____

      (2) Removed property from plan: _____,_____,_____,_____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

   Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

   Date: _____/_____/_____ Resolution Scope (applicable Section 33413 requirements):_____
   mo day yr

   Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:
Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on Line 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

ATTACHMENT 1

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Agency Name: Oxnard Community Development Commission Project Area Name: Ormond Beach

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

   Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. **Tax Increment:**

(1) 100% of Gross Allocation: $ 1,622,931

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): $ 324,586

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): $ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: $ 324,586

(A) SUSPENSION for SERAF Payment:
Only allowed in FY2009-10 per H&SC Section 33334.2(k) [redacted]

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) ($ _____)
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) ($ _____)
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: $ 324,586

b. Interest Income: $ _____

c. Rental/Lease Income (*combine amounts reported to the SCO*): $ _____

d. Sale of Real Estate: $ _____

e. Grants (*combine amounts reported to the SCO*): $ _____

f. Bond Administrative Fees: $ _____

g. Deferral Repayments –other than SERAF - [also complete, Line 5b(3), pg 4]: $ _____

h. Loan Repayments - other than SERAF: $ _____

i. Debt Proceeds: $ _____

j. Other Revenue(s) [Explain and identify amount(s)]:
_____ $ _____
_____ $ _____

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) $- _____

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3,#4 & Sch-C, #23 pg 9) $ _____

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b – 3k.): $ 324,586

ATTACHMENT 1

Agency Name: Oxnard Community Development Commission Project Area Name: Ormond Beach

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit **N/A**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

☐ SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	$	$	$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	$	$
2011 - 2012		$	$
2012 - 2013		$	$
2013 - 2014		$	$
2014 - 2015		$	$

Exemption(s) and Deferral(s) **N/A**

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below *(**Note**: An Annual Finding is required to be submitted to HCD)*

☐ Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.

☐ Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.

☐ Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

☐ Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

Adoption date of reporting year finding: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

ATTACHMENT 1

Exemptions and Deferrals continued

Deferral(s) N/A

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information: Check only one of the Health and Safety Code Sections below

☐ Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

☐ Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1st) finding was adopted: ___/___/___ (mo day yr) Resolution # _____ Date sent to HCD: ___/___/___ (mo day yr)

Adoption date of reporting year finding: ___/___/___ (mo day yr) Resolution # _____ Date sent to HCD: ___/___/___ (mo day yr)

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

Fiscal Year	Amount Deferred This Reporting FY	Amount Repaid this Reporting FY	Deferral Balance Minus cumulative Repayments *)
(1) Last Reporting FY			$
(2) This Reporting FY	$	$	$ * *

** Deferral balance for this reporting fiscal year. Should also be shown on HCD-C, page 3, Line 8a.*

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: $_____ Reason(s): _____

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.
If this agency has deferred set-asides, has it adopted such a plan? Yes ☐ No ☐

If yes, by what date is the deficit to be eliminated? ___/___/___ (mo day yr)

If yes, when was the original plan adopted for the claimed deferral? ___/___/___ (mo day yr)

Identify Resolution # _____ Date Resolution sent to HCD ___/___/___ (mo day yr)

When was the last amended plan adopted for the claimed deferral? ___/___/___ (mo day yr)

Identify Resolution # _____ Date Resolution sent to HCD ___/___/___ (mo day yr)

ATTACHMENT 1

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Agency Name: Oxnard Community Development Commission Project Area Name: Ormond Beach

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year: N/A

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

	Number of Households/Units/Bedrooms				
Project Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced – Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced –Total					
Units Lost (Removed or Destroyed) and Required to be Replaced					
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					
Above Moderate Units Lost That Agency is Not Required to Replace					
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

	Number of Households				
Other Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced – Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced – Total					

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Please attach a separate sheet of paper listing any additional housing plans adopted.

Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year: N/A

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

	Number of Households				
Project Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced - Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced - Total					

b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

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Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

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Agency Name: Oxnard Community Development Commission Project Area Name: Ormond Beach

Please attach a separate sheet of paper listing any additional housing plans adopted.

Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s) N/A

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

   Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

   ☐ No.

   ☐ Yes. Date initial finding was adopted? ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

Name of Other Project Area(s)	Number of Dwelling Units VL	L	M	Total

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls N/A

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

   a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

   ☐ No

   ☐ Yes

$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

   b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

   ☐ No

   ☐ Yes

$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

ATTACHMENT 1

Agency Name: Oxnard Community Development Commission Project Area Name: Ormond Beach

Affordable Units to be Constructed Inside the Project Area Within Two Years N/A

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				

Please attach a separate sheet of paper to list additional information.

ATTACHMENT 1

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SCHEDULE HCD-A
Inside Project Area Activity

for Fiscal Year that Ended **06/ 30/ 2010**

Agency Name: Oxnard Community Development Commission

Project Area Name: Southwinds

Preparer's Name, Title: Sabrina Rodriguez, Management Analyst

Preparer's E-Mail Address: Sabrina.Rodriguez@ci.oxnard.ca.us

Preparer's Telephone No: 805-385-7875

Preparer's Facsimile No: 805-385-7408

GENERAL INFORMATION

1. Project Area Information

   a. 1. Year 1st plan for project area was adopted: **1985**
   2. Year that plan was last amended (if applicable): **2000**
   3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes__ No **X**
   4. Current expiration of plan: **06/ 17/ 2026**
      mo day yr

   b. If project area name has changed, give previous name(s) or number:_____

   c. Year(s) of any mergers of the project area: _____,_____,_____,_____

   Identify former project areas that merged:_____

   d. Year(s) project area plan was amended involving real property that either:

   (1) Added property to plan: _____,_____,_____,_____

   (2) Removed property from plan: _____,_____,_____,_____

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date: _____/_____/_____ Resolution Scope (applicable Section 33413 requirements):_____
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

NOTE:
Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(7) when reporting debt service expenditures on HCD-C, Line 4c.

Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h(1) or on 3h(2) if the repayment of loan principal is a result of the FY2009-10 and/or FY2010-11 SERAF.

ATTACHMENT 1

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Agency Name: Oxnard Community Development Commission Project Area Name: Southwinds

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should be reported on Line 3j.

   Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Report SERAF on Line 3a(3). Next, on Line 3a(4), report the amount of Tax Increment set-aside allotted before any exemption and/or deferral. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(7)], subtract allowable amounts exempted [Line 3a(5)] and/or deferred [Line 3a(6)] from the net amount allocated to the Housing Fund [Line 3a(4)].

a. **Tax Increment:**

(1) 100% of Gross Allocation: $ 1,133,158

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): $ 226,632

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): $ _____
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Tax Increment Allocated to Housing Fund: $ 226,632

(A) SUSPENSION for SERAF Payment:
Only allowed in FY2009-10 per H&SC Section 33334.2(k) [redacted]

(B) If amount allocated to Housing Fund on Line (3) above differs from the 20% or 30% amount on above line (2) (A) or (B), identify Project Area(s) accounting for difference:

Project Area	Difference

(4) Amount Exempted (H&SC Section 33334.2) ($ _____)
[if there is an amount exempted, also complete page 3, #5a(1) - (2)]:

(5) Amount Deferred (H&SC Section 33334.6) ($ _____)
[if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]:

(6) Total deposit to the Housing Fund [Net result of Line 3 through 3a(5)]: $ 226,632

b. Interest Income: $ _____

c. Rental/Lease Income (*combine amounts reported to the SCO*): $ _____

d. Sale of Real Estate: $ _____

e. Grants (*combine amounts reported to the SCO*): $ _____

f. Bond Administrative Fees: $ _____

g. Deferral Repayments –other than SERAF - [also complete, Line 5b(3), pg 4]: $ _____

h. Loan Repayments - other than SERAF: $ _____

i. Debt Proceeds: $ _____

j. Other Revenue(s) [Explain and identify amount(s)]:
_____ $ _____
_____ $ _____

k. SERAF LOAN Repayments (also complete Sch-C, pg 3, #8(e) & #23, pg 9) $- _____

l. SERAF SUSPENSION Repayments (also complete Sch-A, pg 3,#4 & Sch-C, #23 pg 9) $ _____

m. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) and 3b – 3k.): $ 226,632

ATTACHMENT 1

Agency Name: Oxnard Community Development Commission Project Area Name: Southwinds

Supplemental Educational Revenue Augmentation Fund (SERAF) Suspension of Property Tax Revenue Deposit **N/A**

4. Refer to FY 2009-10 Sch A, page 2, Line 3a(3)(A). Check box below and provide information only if the agency for just FY 2009-10 exercised suspension option to not make full minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the FY 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

☐ SERAF [H&SC Section 33334.2(k)]. In FY 2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for all fiscal years between FY 2009-10 and FY 2014-15 to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Report cumulative total of all project area suspensions and repayments in Schedule 'C', page 9, box 23.

Fiscal Years Applicable to SERAF Suspension and Repayment Deposit	Col 1 Identify any SUSPENSION Amount for FY 2009-2010	Col 2 Identify any SUSPENSION Repayment	Col 3 Balance (Prior year Col 3 Balance minus Current year Col 2 Repayment)
2009 - 2010	$	$	$
2010 - 2011	Suspension amount must be repaid by 6/30/2015	$	$
2011 - 2012		$	$
2012 - 2013		$	$
2013 - 2014		$	$
2014 - 2015		$	$

Exemption(s) and Deferral(s) **N/A**

5. a.(1) If an exemption was claimed on Page 2, Line 3a(5) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below *(Note: An Annual Finding is required to be submitted to HCD)*

☐ Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.

☐ Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.

☐ Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.

☐ Other: Specify code section and reason(s): _____

(2) For any exemption claimed on Page 2, Line 3a(5) and Line 5a(1) above, identify:

Date that initial (1st) finding was adopted: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

Adoption date of reporting year finding: ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

ATTACHMENT 1

Exemptions and Deferrals continued

Deferral(s) N/A

5. b.(1) If a Deferral was claimed on Page 2, Line 3a(6) to deposit less than the required amount, complete the following information: Check only one of the Health and Safety Code Sections below

☐ Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

☐ Other Health & Safety Code Section here: _____

(2) For any deferral claimed on page 2, Line 3a(6) and Line 5b(1) above, identify:

Date initial (1st) finding was adopted: ___/___/___ (mo day yr) Resolution # _____ Date sent to HCD: ___/___/___ (mo day yr)

Adoption date of reporting year finding: ___/___/___ (mo day yr) Resolution # _____ Date sent to HCD: ___/___/___ (mo day yr)

(3) A deferred set-aside per Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred and repayments made during the reporting year and the cumulative amount deferred as of end of FY:

Fiscal Year	Amount Deferred This Reporting FY	Amount Repaid this Reporting FY	Deferral Balance Minus cumulative Repayments *)
(1) Last Reporting FY			$
(2) This Reporting FY	$	$	$ * *

** Deferral balance for this reporting fiscal year. Should also be shown on HCD-C, page 3, Line 8a.*

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason (use box above if needed):

Difference: $_____ Reason(s): _____

(4) Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years.
If this agency has deferred set-asides, has it adopted such a plan? Yes ☐ No ☐

If yes, by what date is the deficit to be eliminated? ___/___/___ (mo day yr)

If yes, when was the original plan adopted for the claimed deferral? ___/___/___ (mo day yr)

Identify Resolution # _____ Date Resolution sent to HCD ___/___/___ (mo day yr)

When was the last amended plan adopted for the claimed deferral? ___/___/___ (mo day yr)

Identify Resolution # _____ Date Resolution sent to HCD ___/___/___ (mo day yr)

ATTACHMENT 1

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Agency Name: Oxnard Community Development Commission Project Area Name: Southwinds

Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year: N/A

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

	Number of Households/Units/Bedrooms				
Project Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced – Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced –Total					
Units Lost (Removed or Destroyed) and Required to be Replaced					
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					
Above Moderate Units Lost That Agency is Not Required to Replace					
Above Moderate Bedrooms Lost That Agency is Not Required to Replace					

b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

	Number of Households				
Other Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced – Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced – Total					

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b.

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Please attach a separate sheet of paper listing any additional housing plans adopted.

Estimated Project Area Households to be Permanently Displaced Over Current Fiscal Year: N/A

7. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 6).

	Number of Households				
Project Activity	**VL**	**L**	**M**	**AM**	**Total**
Households Permanently Displaced - Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced - Total					

b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported in 7a.

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Date ____/____/____ (mo day yr) Name of Agency Custodian _____

Date ____/____/____ (mo day yr) Name of Agency Custodian _____

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Agency Name: Oxnard Community Development Commission Project Area Name: Southwinds

Please attach a separate sheet of paper listing any additional housing plans adopted.

Units Developed Inside the Project Area to Fulfill Requirements of Other Project Area(s) N/A

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation.

   Were any dwelling units in this project area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units?

   ☐ No.

   ☐ Yes. Date initial finding was adopted? ____/____/____ (mo day yr) Resolution # _____ Date sent to HCD: ____/____/____ (mo day yr)

Name of Other Project Area(s)	Number of Dwelling Units VL	L	M	Total

Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls N/A

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

   a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

   ☐ No.

   ☐ Yes

$	← Total Proceeds From Sales Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Sold Over Reporting Year					

   b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

   ☐ No

   ☐ Yes

$	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
SALES		VL	L	M	Total
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

ATTACHMENT 1

Agency Name: Oxnard Community Development Commission Project Area Name: Southwinds

Affordable Units to be Constructed Inside the Project Area Within Two Years

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
Cuesta Del Mar	03-22-11	November 2013	$	$1,600,000	7			7
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				
			$	$				

Please attach a separate sheet of paper to list additional information.

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SCHEDULE HCD-C

Agency-wide Activity

for Fiscal Year Ended 06/30/2011

Agency Name: Oxnard Community Development Commission County: Ventura

Preparer's Name, Title: Sabrina Rodriguez, Mgmt Analyst Preparer's E-Mail Address: Sabrina.Rodriguez@ci.oxnard.ca.us

Preparer's Telephone No: 805-385-7875 Preparer's Facsimile No: 805-385-7408

Low & Moderate Income Housing Funds

Report on the "status and use of the agency's Low and Moderate Income Housing Fund." Most information reported here should be based on information reported to the State Controller.

1. **Beginning Balance** (Use "**Net Resources Available**" from last fiscal year report to HCD) $16,255,820

   a. If Beginning Balance requires adjustment(s),describe and provide dollar amount (positive/negative) making up total adjustment: Use < $ > for negative amounts or amounts to be subtracted.

   _____ $_____

   _____ $_____

   _____ $_____

   b. Adjusted Beginning Balance [Beginning Balance plus + or minus <-> Total Adjustment(s)] $16,255,820

2. **Project Area(s) Receipts and Housing Fund Revenues**

   a. **Total Project Area(s) Receipts**. Total Summed amount of HCD-Schedule A(s) (from Line 3k) $3,751,258

   b. Housing Fund Resources **not** reported on HCD Schedule -A(s)
   Describe and Provide Dollar Amount(s) (Positive/Negative) Making Up Total Housing Fund Resources

   Interest Income $221,813

   Rental Income $75,765

   Misc. $3,960

   c. **Total Housing Fund Resources** $301,538

3. **Total Resources** (Line 1b. + Line 2a + Line 2c.) $20,308,616

NOTES:

Many amounts to report as Expenditures and Other Uses (beginning on the next page) should be taken from amounts reported to the State Controller's Office (SCO). Review the SCO's Redevelopment Agencies Financial Transactions Report.

Housing Fund "transfers-out" to other internal Agency funds: Report the specific use of all transferred funds on applicable lines 4a.-k of Schedule C. For example, transfers from the Housing Fund to the Debt Service Fund for the repayment of principal and interest of debt proceeds deposited to the Housing Fund should be reported on the applicable item comprising HCD-C Line 4c, providing tax increment (gross and deposit amounts) were reported on Sch-As. External transfers out of the Agency should be reported on HCD-C Line 4j (e.g.: transfer of excess surplus to the County Housing Authority).

Other Uses: Non-GAAP (Generally Accepted Accounting Principles) recording of expenditures such as land purchases for agencies using the Land Held for Resale method to record land purchases should be reported on HCD-C Line 4a(1). Funds spent resulting in loans to the Housing Fund should be included in HCD-C lines 4b., 4f., 4g., 4h., and 4i as appropriate.

The statutory cite pertaining to Community Redevelopment Law (CRL) is provided for preparers to review to determine the appropriateness of Low and Moderate Income Housing Fund (LMIHF) expenditures and other uses. HCD does not represent that line items identifying any expenditures and other uses are allowable. CRL is accessible on the Internet [website: http://www.leginfo.ca.gov/ *(California Law)]* ***beginning with Section 33000 of the Health and Safety Code.***

ATTACHMENT 1

Agency Name: Oxnard Community Development Commission

4. Expenditures, Loans, and Other Uses

a. Acquisition of Property & Building Sites [33334.2(e)(1)] & Housing [33334.2(e)(6)]:

(1) Land Purchases *(Investment – Land Held for Resale)* *		$	
(2) Housing Assets *(Fixed Asset)* *		$	
(3) Acquisition Expense		$	
(4) Operation of Acquired Property		$	
(5) Relocation Costs		$	
(6) Relocation Payments		$	
(7) Site Clearance Costs		$	
(8) Disposal Costs		$	
(9) Other [Explain and identify amount(s)]:			
Project Improvements	$823,706		
	$		
	$	$	
(10) **Subtotal Property/Building Sites/Housing Acquisition** (Sum of Lines 1 – 9)			$823,706

* *Reported to SCO as part of Assets and Other Debts*

b. Subsidies from Low and Moderate Income Housing Fund (LMIHF):

(1) 1st Time Homebuyer Down Payment Assistance		$	
(2) Rental Subsidies		$	
(3) Purchase of Affordability Covenants [33413(b)2(B)]		$	
(4) Other [Explain and identify amount(s)]:			
Mortgage Payment Assistance	$27,960		
	$		
	$	$	
(5) **Subtotal Subsidies from LMIHF** (Sum of Lines 1 – 4)			$27,960

c. Debt Service [33334.2(e)(9)]. If paid from LMIHF, report LMIHF's share of debt service. If paid from Debt Service Fund, ensure "gross" tax increment is reported on HCD-A(s) Line 3a(1).

(1) Debt Principal Payments			
(a) Tax Allocation, Bonds & Notes		$	
(b) Revenue Bonds & Certificates of Participation		$	
(c) City/County Advances & Loans		$	
(d) U. S. State & Other Long–Term Debt		$	
(2) Interest Expense		$	
(3) Debt Issuance Costs		$	
(4) Other [Explain and identify amount(s)]:			
	$		
	$		
	$	$	
(5) **Subtotal Debt Service** (Sum of Lines 1 – 4)			$

d. Planning and Administration Costs [33334.3(e)(1)]:

(1) Administration Costs		$796,153	
(2) Professional Services (non project specific)		$340,995	
(3) Planning/Survey/Design (non project specific)		$	
(4) Indirect Nonprofit Costs [33334.3(e)(1)(B)]		$	
(5) Other [Explain and identify amount(s)]:			
	$		
	$		
	$	$	
(6) **Subtotal Planning and Administration** (Sum of Lines 1 – 5)			$1,137,148

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Agency Name: Oxnard Community Development Commission

4. **Expenditures, Loans, and Other Uses** (continued)

e. On/Off-Site Improvements [33334.2(e)(2)] *Complete item 13* $

f. Housing Construction [33334.2(e)(5)] $

g. Housing Rehabilitation [33334.2(e)(7)] $

h. Maintain Supply of Mobilehome Parks [33334.2(e)(10)] $

i. Preservation of At-Risk Units [33334.2(e)(11)] $

j. Transfers Out of Agency

(1) For Transit village Development Plan (33334.19) $

(2) Excess Surplus [33334.12(a)(1)(A)] $

(3) Other (specify code section authorizing transfer and amount)

A. Section _____ $

B. Section _____ $

Other Transfers Subtotal $

(4) **Subtotal Transfers Out of Agency** (Sum of j(1) through j(3)) $

k. SERAF loan [Sec 33690] Also complete Line 8e (below) and Box 23, pg 9. $

l. Other Expenditures, Loans, and Uses [Explain and identify amount(s)]:

Contribution to City $18,607,691

Subtotal Other Expenditures, Loans, and Uses $18,607,691

m. **Total Expenditures, Loans, and Other Uses** (Sum of lines 4a.-l.) $20,596,505

5. **Net Resources Available** [End of Reporting Fiscal Year]

[Page 1, Line 3, Total Resources minus above Line 4m, Total Expenditures, Loans, and Other Uses.] $(287,889)

6. **Encumbrances and Unencumbered Balance**

a. **Encumbrances.** Amount of Line 5 reserved for future payment of legal contract(s) or agreement(s). See H&SC Section 33334.12(g)(2) for definition. $
Also refer to Sch A, item 10 (Col D) and Sch B, item 4 (Col D).

b. **Unencumbered Balance** (Line 5 minus Line 6a). Also enter on Page 4, Line 11a. $

7. **Designated/Undesignated Amount of Available Funds**

a. **Designated** From Line 6b- Budgeted/planned to use near-term $
Also refer to Sch A, item 10 (Col E) and Sch B, item 4 (Col E).

b. **Undesignated** From Line 6b- Portion not yet budgeted/planned to use $

8. **Other Housing Fund Assets** (non recurrent receivables not included as part of Line 5)

a. Indebtedness from Deferrals of Tax Increment (33334.6) [refer to Sch-A(s), Lines 4 and 5b(3)]. $

b. Value of Land Purchased with Housing Funds and Held for Development of Affordable Housing. *Complete Sch-C item 14.* $

c. Loans Receivable for Housing Activities $

d. Residual Receipt Loans (periodic/fluctuating payments) $

e. SERAF Total Receivable [Suspensions & Loans] (Also report in Sch C, Item 23, pg 9.) $

f. ERAF Loans Receivable (all years) (33681) $

g. Other Assets [Explain and identify amount(s)]: $

h **Total Other Housing Fund Assets** (Sum of lines 8a.-g.) $

9. **TOTAL FUND EQUITY**

[Line 5 (Net Resources Available) +8g (Total Other Housing Fund Assets)] $(287,889)

Compare Line 9 to the below amount reported to the SCO (Balance Sheet of Redevelopment Agencies Financial Transactions Report. [Explain differences and identify amount(s)]:		
	$	
	$	$
ENTER LOW-MOD FUND TOTAL EQUITIES (BALANCE SHEET) REPORTED TO SCO		$(287,889)

ATTACHMENT 1

Agency Name: Oxnard Community Development Commission

Excess Surplus Information

Pursuant to Section 33080.7 and Section 33334.12(g)(1), report on Excess Surplus that is required to be determined on the first day of a fiscal year. Excess Surplus exists when the Adjusted Balance exceeds the greater of: (1) $1,000,000 or (2) the aggregate amount of tax increment deposited to the Housing Fund during the prior four fiscal years. Section 33334.12(g)(3)(A) and (B) provide that the Unencumbered Balance can be adjusted for: (1) any remaining revenue generated in the reporting year from unspent debt proceeds and (2) if the land was disposed of during the reporting year to develop affordable housing, the difference between the fair market value of land and the value received.

The Unencumbered Balance is calculated by subtracting encumbrances from Net Resources Available. "Encumbrances" are funds reserved and committed pursuant to a legally enforceable contract or agreement for expenditure for authorized redevelopment housing activities [Section 33334.12(g)(2)].

For Excess Surplus calculation purposes, carry over the prior year's HCD Schedule C Adjusted Balance as the Adjusted Balance on the first day of the reporting fiscal year. Determine which is larger: (1) $1 million or (2) the total of tax increment deposited over the prior four years. Subtract the largest amount from the Adjusted Balance and, if positive, report the amount as Excess Surplus.

10. **Excess Surplus**:

Complete Columns 2, 3, 4, & 5 to calculate Excess Surplus for the reporting year. Columns 6 and 7 track prior years' Excess Surplus.

Column 1 4 Prior and Current Reporting Years	Column 2 Total Tax Increment Deposits to Housing Fund	Column 3 Sum of Tax Increment Deposits Over Prior Four FYs	Column 4 Current Reporting Year 1st Day Adjusted Balance	Column 5 Current Reporting Year 1st Day Excess Surplus Balances	Column 6 Amount Expended/Encumbered Against FY Balance of Excess Surplus as of **End of Reporting Year**	Column 7 Remaining Excess Surplus for Each Fiscal Year as of **End of Reporting Year**
4 Rpt Yrs Ago FY 2006-07	$3,468,527			$	$	$
3 Rpt Yrs Ago FY 2007-08	$4,161,959			$	$	$
2 Rpt Yrs Ago FY 2008-09	$4,082,400			$	$	$
1 Rpt Yr Ago FY 2009-10	$3,791,085			$	$	$
CURRENT Reporting Year FY 2010-11		Sum of Column 2 $15,683,971	Last Year's Sch C Adjusted Balance $0 *not below item 12*	Col 4 minus:larger of Col 3 or $1mm (report positive $) $0	$	$

11. **Reporting Year Ending Unencumbered Balance and Adjusted Balance**:

a. **Unencumbered Balance** (End of Year) [Page 3, Line 6b] $0

b. If eligible, adjust the Unencumbered Balance for:

(1) **Debt Proceeds** [33334.12(g)(3)(B)]:
Identify unspent debt proceeds and related income remaining at end of reporting year $ _____

(2) **Land Conveyance Losses** [(33334.12(g)(3)(A))]:
Identify reporting year losses from sales/grants/leases of land acquired with low-mod funds, if 49% or more of new or rehabilitated units will be affordable to lower-income households $ _____

12. **Adjusted Balance** (next year's determination of Excess Surplus) [Line 11a minus sum of 11b(1) & 11b(2)] $0

Note: Adjusted Balance is not determined the same way for item 10 (Column 4, bottom) and item 12 .

a. If there is remaining Excess Surplus from what was determined on the first day of the reporting year, describe the agency's plan (as specified in Section 33334.10) for transferring, encumbering, or expending excess surplus:

_____

_____

_____

b. If the plan described in 12a. was adopted, enter the plan adoption date: ____/____/____
mo day yr

ATTACHMENT _____

Miscellaneous Uses of Funds

13. If an amount is reported in 4e., pursuant to Section 33080.4(a)(6), report the total number of very low-, low-, and moderate-income households that directly benefited from expenditures for onsite/offsite improvements which resulted in either new construction, rehabilitation, or the elimination of health and safety hazards. (Note: If Line 4e of this schedule does not show expenditures for improvements, no units should be reported here.)

Income Level	Households Constructed	Households Rehabilitated	Households Benefiting from Elimination of Health and Safety Hazard	Duration of Deed Restriction
Very Low				
Low				
Moderate				

14. If the agency is holding land for future housing development (refer to Line 8b), summarize the acreage (round to tenths, do not report square footage), zoning, date of purchase, and the anticipated start date for the housing development.

Site Name/Location*	No. of Acres	Zoning	Purchase Date	Estimated Date Available	Comments

Please attach a separate sheet of paper listing any additional sites not reported above.

15. Section 33334.13 requires agencies which have used the Housing Fund to assist mortgagors in a homeownership mortgage revenue bond program, or home financing program described in that Section, to provide the following information:

a. Has Agency used authority related to definitions of income or family size adjustment factors per Section 33334.13(a)?

Yes ☐ No ☒ Not Applicable ☐

b. Has Agency complied with requirements in Section 33334.13(b) related to assistance for very low-income households equal to twice that provided for above moderate-income households?

Yes ☐ No ☐ Not Applicable ☒

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16. For this reporting period, did Agency use non-LMIHF funds as matching funds for Federal HOME and/or HOPE program?

YES ☐ NO ☒

If yes, identify amount of non-LMIHF funds used for HOME and/or HOPE program support.

HOME $_____ HOPE $_____

17. Pursuant to Section 33080.4(a)(11), the agency shall maintain adequate records to identify the date and amount of all LMIHF deposits and withdrawals during the reporting period. To satisfy this requirement, the Agency should keep and make available upon request any and all deposit and withdrawal information. ***DO NOT SUBMIT ANY DOCUMENTS/RECORDS.***

Has your agency made any deposits to or withdrawals from the LMIHF? Yes ☒ No ☐

If yes, identify the document(s) describing the agency's deposits and withdrawals by listing for each document, the following (attach additional pages of similar information below as necessary):

Name of document (e.g. ledger, journal, etc.):	Comprehensive Annual Financial Report (CAFR)
Name of Agency Custodian (person):	James Cameron
Custodian's telephone number:	805-385-7476
Place where record can be accessed:	City of Oxnard Finance Department

Name of document (e.g. ledger, journal, etc.):	_____
Name of Agency Custodian (person):	_____
Custodian's telephone number:	_____
Place where record can be accessed:	_____

18. **Use of Other (non Low-Mod Funds) Redevelopment Funds for Housing** N/A

Please briefly describe the use of any non-LMIHF redevelopment funds (i.e., contributions from the other 80% of tax increment revenue or other non Low-Mod funds) to construct, improve, assist, or preserve housing in the community.

19. **Suggestions/Resource Needs**

Please provide suggestions to simplify and improve future agency reporting and identify any training, information, and/or other resources, etc. that would help your agency to more quickly and effectively use its housing or other funds to increase, improve, and preserve affordable housing?

20. **Annual Monitoring Reports of Previously Completed Affordable Housing Projects/Programs (H&SC 33418)** N/A

Were all Annual Monitoring Reports received for all prior years' affordable housing projects/programs? Yes ☐ No ☐

ATTACHMENT 1

21. **Excess Surplus Expenditure Plan (H&SC 33334.10(a) N/A**

ATTACHMENT 1

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22. Footnote area to provide additional information.

N/A

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23. Agency-wide Accounting for SERAF SUSPENSION / LOAN / REPAYMENT / BALANCE **N/A**

Instructions: Supplemental Education Revenue Augmentation Fund (SERAF). Repayment to housing fund required in 5 years.
Step 1: Identify FY 2009-10 amount suspended and/or loaned and/or any repayment. Compute Balance (Col 4)
Step 2: Identify FY 2010-11 amount loaned and/or any repayment. Compute Balance (Col 4)
Step 3: Complete information requested in Col 3 and Col 4 for applicable years.
Step 4: Repay all FY 2009-10 suspension and loan amounts within required 5 years (before FY 2014-15 end).
Step 5: Repay all FY 2010-11 loan amount within required 5 years (before FY 2015-16 end).

Fiscal Year	Col 1 SUSPENSION Amount for Applicable Year	Col 2 LOAN Amount for Applicable Years	Col 3 REPAYMENT Amount for Applicable Years	Col 4 BALANCE (Col 1 plus Col 2 minus Col 3)
2009 - 2010				
2010 – 2011				
2011 – 2012				
2012 – 2013				
2013 – 2014				
2014 – 2015	Funds *suspended & loaned* in FY2009-10 must be repaid by 6/30/2015			
2015 – 2016	*Funds loaned* in FY2010-11 must be repaid by 6/30/2016			

Suspension of Funds to pay SERAF in FY 2009-10: H&SC Section 33334.2(k)(1)(2)(3)

H&SC Section 33334.2(k)(1)(2)(3), applicable only for FY 2009-10, granted agencies the option to make SERAF payment by suspending tax increment revenue from deposit into the Low Mod Fund. Repayment is required within 5 years, by **June 30, 2015**.

Borrowing of Funds to pay SERAF in FY 2009-10 and FY 2010-11: H&SC Section 33690(c)(1)(2)

H&SC Section 33690(c)(1)(2), applicable for Fiscal Years 2009-10 and 2010-11, granted agencies option to make SERAF by borrowing funds from the Low Mod Housing Fund. Full repayment is required within 5 years as follows:
FY 2009-10 amount borrowed must be fully repaid by **June 30, 2015.**
FY 2010-11 amount borrowed must be fully repaid by **June 30, 2016**.

Penalties for Non-repayment in 5 Years: H&SC Sections 33020.5, 33331.5, 33334.2, 33688, 33690, 33690.5, 33691 and 33692.

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24 . **Project Achievement and HCD Director's Award for Housing Excellence** **N/A**

Project achievement information is optional but can serve important purposes: Agencies' achievements can inform others of successful redevelopment projects and provide instructive information for additional successful projects. Achievements may be included in HCD's Annual Report of Housing Activities of California Redevelopment Agencies to assist other local agencies in developing effective and efficient programs to address local housing needs.

In addition, HCD may select various projects to receive the Director's Award for Housing Excellence. Projects may be selected based on criteria such as local affordable housing need(s) met, resources utilized, barriers overcome, and project innovation/complexity, etc.

Project achievement information should only be submitted for one affordable residential project that was completed within the reporting year as evidenced by a Certificate of Occupancy. The project must not have been previously reported as an achievement.

To publish agencies' achievements in a standard format, please complete information for each underlined category below addressing suggested topics in a narrative format that does not exceed two pages (see example, next page). In addition to submitting information with other HCD forms to the State Controller, please submit achievement information on a 3.5 inch diskette and identify the software type and version. For convenience, the diskette can be separately mailed to: HCD Policy Division, 1800 3rd Street, Sacramento, CA 95811 or data can be attached to an email and sent to appropriate staff by inquiring of appropriate staff's name and email address by calling 916.445-4728.

AGENCY INFORMATION

- Project Type (Choose one of the categories below and one kind of assistance representing the primary project type):

New/Additional Units (Previously Unoccupied/Uninhabitable):
- New Construction to own
- New Construction to rent
- Rehabilitation to own
- Rehabilitation to rent
- Adaptive Re-use
- Mixed Use Infill
- Mobilehomes/Manufactured Homes
- Mortgage Assistance
- Transitional Housing
- Other (describe)

Existing Units (Previously Occupied)
- Rehabilitation of Owner-Occupied
- Rehabilitation of Tenant-Occupied
- Acquisition and Rehabilitation to Own
- Acquisition and Rehabilitation to Rent
- Mobilehomes/Manufactured Homes
- Payment Assistance for Owner or Renter
- Transitional Housing
- Other (describe)

- Agency Name:
- Agency Contact and Telephone Number for the Project:

DESCRIPTION

- Project Name
- Clientele served [owner, renter, income group, special need (e.g. large family or disabled), etc.]
- Number and type of units and location, density, and size of project relative to other projects, etc.
- Degree of affordability/assistance rendered to families by project, etc.
- Uniqueness (land use, design features, additional services/amenities provided, funding sources/collaboration, before/after project conversion such as re-use, mixed use, etc.)
- Cost (acquisition, clean-up, infrastructure, conversion, development, etc.)

HISTORY

- Timeframe from planning to opening
- Barriers/resistance (legal/financial/community, etc.) that were overcome
- Problems and creative solutions found
- Lessons learned and/or recommendations for undertaking a similar project

AGENCY ROLE AND ACHIEVEMENT

- Degree of involvement with concept, design, approval, financing, construction, operation, and cost, etc.
- Specific agency and/or community goals and objectives met, etc.

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ACHIEVEMENT EXAMPLE

Project Type: NEW CONSTRUCTION- OWNER OCCUPIED

_____ Redevelopment Agency
Contact: Name (Area Code) Telephone #

Project/Program Name: _____ Project or Program

Description

During the reporting year, construction of 12 homes was completed. _____ Enterprises, which specializes in community self-help projects, was the developer, assisting 12 families in the construction of their new homes. The homes took 10 months to build. The families' work on the homes was converted into "sweat equity" valued at $15,000. The first mortgage was from CHFA. Families were also given an affordable second mortgage. The second and third mortgage loans were funded by LMIHF and HOME funds.

History

The _____(City or County) of_____ struggled for several years over what to do about the _____ area. The _____ tried to encourage development in the area by rezoning a large portion of the area for multi-family use, and twice attempted to create improvement districts. None of these efforts were successful and the area continued to deteriorate, sparking growing concern among city officials and residents. At the point that the Redevelopment Agency became involved, there was significant ill will between the residents of the _____ and the (City or County). The _____ introduced the project in _____ with discussions of how the Agency could become involved in improving the blighted residential neighborhood centering on _____. This area is in the core area of town and was developed with disproportionately narrow, deep lots, based on a subdivision plat laid in 1950. Residents built their homes on the street frontages of _____ and _____ leaving large back-lot areas that were landlocked and unsuitable for development, having no access to either avenue. The Agency worked with 24 property owners to purchase portions of their properties. Over several years, the Agency purchased enough property to complete a tract map creating access and lots for building. Other non-profits have created an additional twelve affordable homes.

Agency Role

The Agency played the central role. The _____ Project is a classic example of successful redevelopment. All elements of blight were present: irregular, land-locked parcels without access; numerous property owners; development that lagged behind that of the surrounding municipal property; high development cost due to need for installation of street improvements, utilities, a storm drain system, and undergrounding of a flood control creek; and a low-income neighborhood in which property sale prices would not support high development costs. The Agency determined that the best development for the area would be single-family owner-occupied homes. The Agency bonded its tax increment to fund the off-site improvements. A tract map was completed providing for the installation of the street improvements, utilities, storm drainage, and the undergrounding of _____ Creek. These improvements cost the Agency approximately $1.5 million. In lieu of using the eminent domain process, the Agency negotiated with 22 property owners to purchase portions of their property, allowing for access to the landlocked parcels. This helped foster trust and good will during the course of the negotiations. The Project got underway once sufficient property was purchased.

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Exhibit E

Bureau of Census Survey

Filed for 2010-2011

Supplement to the Annual Report of Community Redevelopment Agencies

Redevelopment Agency ID Number:	**13985661200**
Name of Redevelopment Agency:	**CITY OF OXNARD COMMUNITY DEV COMMISSION**

Mark the appropriate box below to indicate the ending date of your agency's fiscal year. Report data for that period only.

☐ September 2010 ☐ December 2010 ☒ June 2011

Return this form to the **California State Controller's Office.** If you have any questions regarding this form please contact:

U.S. Bureau of the Census, Shannon Doyle, 1-800-242-4523

A. Personnel Expenditures

Report your government's total expenditures for salaries and wages during the year, including amounts paid on force account construction projects.

Z00	**$ NONE**

B. Mortgage Revenue Bond Interest Payments

Report your government's total amount of interest paid on mortgage revenue bonds during the year.

U20	**$ NONE**

Exhibit F

Community Development Commission

Loan Report

FY 2010-2011

LOAN REPORT

In accordance with Health and Safety Code 33080.1 (e), the City of Oxnard Community Development Commission (CDC) has the following loans for FY 2010-2011 that are in excess of $50,000 and not in compliance with the terms of the loan approved by the CDC:

Date of Loan	Borrower	Amount of Loan	Purpose	Terms
04/19/04	Strand Cinemas, LLC. and San Carlos Cinemas, Inc. ("Plaza Cinemas")	$1,000,000	Lease Guarantee Consideration Promissory Note	25 year amortization; year 1 -5 interest only
04/19/04	Strand Cinemas, LLC. and San Carlos Cinemas, Inc. ("Plaza Cinemas")	$800,000	Purchase Price Promissory Note (Purchase of Land)	25 year amortization; year 1 -5 interest only
11/23/04	Guadalupe Martinez ("Ruby's Café)	$700,000	Rehabilitation of 348 – 350 S. Oxnard Boulevard	Principal and Interest due at the end of 10 years, however loan is calculated based on a 30 year amortization

Exhibit G

Community Development Commission

Blight Progress Report

FY 2010-2011

CITY OF OXNARD COMMUNITY DEVELOPMENT COMMISSION
Blight Elimination Report for 2010 - 2011

The following section of the annual report has been prepared to provide information required by California Redevelopment Law Section 33080.1(d) with respect to the Oxnard Community Development Commission's ("CDC") progress, actions and expenditures to alleviate blighting conditions in its project areas. Below is an accounting of the projects, programs, and activities the CDC engaged in to help reduce or eliminate blight city-wide.

Downtown Project Area:

Downtown Façade and Paint Improvement Program – The Downtown Façade and Paint Improvement Program assists commercial property owners and tenants in upgrading building facades (including signage, lighting, awnings, landscaping, window treatment, entryways and other building treatments) to create an attractive retail pedestrian environment. The Program offers forgivable loans for beautifying building exteriors up to $60,000. Approximately 92 applications have been received to date. Thirty-eight improvement projects were completed as of FY 2010-2011 with approximately $350,000 in redevelopment funds. Other applications remain in various stages of design and approval process.

Economic Development Collaborative – Ventura County - In 2008 the CDC committed funding for a five-year period to become a member of the EDC-VC, a small business resource that provides access to loans and business assistance to help businesses grow to the next level, or help out in a financial crisis. Loans are available for the financing of fixed assets, working capital, leaseholds improvements and debt restructuring and range from $10,000 to $250,000. EDC-VC's Business Enhancement Program provides employers access to the latest business resources to sustain jobs and improve a company's economic stability. These services are available to all businesses within the City. As of FY 2010-11, the Community Development Department contributed $120,000 to this loan fund for assistance to Oxnard businesses.

Ormond Beach Project Area:

Ormond Beach Economic Development - Continued promoting business retention and attraction activities and assisted companies in upgrading and expanding their facilities where feasible.

Ormond Beach Commercial Development - Continued to pursue commercial development concepts with Ormond Beach property owners to strive for uses that are compatible with the environmentally sensitive resources of the area.

Southwinds Project Area:

Southwinds Street Reconstruction - Improvements to nearly all streets in the Southwinds neighborhood are 100% complete. New gateway name signs, two lighted crosswalks and a new ornamental security fence at Haycox Elementary School, were installed. Improvements to Southwinds Park were also completed.

HERO Project Area:

HERO Street Reconstruction Project – Reconstruction of streets, alley ways and curb and gutter repairs were made to targeted streets in the HERO Project Area. Over $9 million in bond funds were issued to make improvements to streets in the Rose Park Neighborhood, Blackstock Neighborhood and along portions of Saviers Road. The final phase of the project consisting of Saviers Road and sections of the Blackstock Neighborhood are now 100% complete.

HERO Façade and Paint Improvement Program - Continued implementation of the Façade and Paint Improvement Program which assists businesses in the HERO redevelopment project area with enhancing the exteriors of their buildings. The Program offers forgivable loans for beautifying building exteriors up to $60,000. These improvements include signage, lighting, landscaping, awnings, window treatments, entryways and other building treatments. As of FY 2010-2011, the Community Development department has received 63 applications and completed 30 improvements using $240,000 in redevelopment funds.

Cypress Neighborhood – In 2011 the CDC approved $109,090 in funding for the resurfacing of Cypress Road and Howell Road in the Cypress Neighborhood and the City funded the remaining$323,722 of project cost with the State's Proposition 1B funds.

The Village At Wagon Wheel – Administered $15.3 million dollars in funding for the redevelopment of the existing approximately 60 acre mixed use Wagon Wheel development. The property has fallen into serious and blighted economic decline. The new development will consist of 1,500 market rate homes, 52,000 square feet of commercial space and seven acres of parks, recreation centers and open space. Approximately 225 affordable homes will be constructed, consisting of 41 units for extremely low income households, 49 units for very low income households, and 112 units for moderated income households. Of the total number of affordable units, 119 are expressly reserved as replacement units for persons and families displaced from the Wagon Wheel Mobile Home Park.

Affordable Housing

Colonial House – In April of 2011, the City Council approved a loan in the amount of $4.2 million from the Low and Moderate Income Housing Fund ("LMIHF") to Pacific West Communities for the development of a mixed-use project encompassing 14,500 square feet of commercial space and parking facilities and 44 residential units available

exclusively to persons and families of low and moderate income at affordable rents. At least forty-nine percent (49%) of the total dwellings will be designated for persons and families of low and very low income.

Sonata Apartments – In 2009, the Community Development Commission (CDC) granted a $3 million predevelopment loan to E.D. LLC/KHOC, LLC for costs associated with the development of affordable units in the RiverPark community including the assemblage of land, preparation and design-development, and processing entitlement applications. In 2011, the CDC/City Council approved that the balance of loan proceeds be transferred to Sonata at RiverPark Partners, L.P., a newly formed limited partnership ("Sonata Partners"), to physically develop a 53-unit affordable apartment project on a portion of Lot 17, "Lot 17A", in RiverPark.

Paseo Nuevo – In 2011, the City Council authorized a loan in the amount of $7 million to Paseo Nuevo Partners, L.P. for the redevelopment of 4.93 acres of land located in the Cypress Neighborhood at the intersection of Cypress Road and Pleasant Valley Road. The scope of redevelopment entails the removal of 22 residential dwellings and subsequent development of 72 affordable apartment units for persons or families of very low, low and moderate income.

Redevelopment Five Year Implementation Plan – On September 14, 2010, the City Council adopted the 2010-2014 Redevelopment Five Year Implementation Plan which established numeric and expenditure goals for the forthcoming five years to maximize the overall productivity and continuation of the City's new housing construction, housing rehabilitation, mobile home replacement, and homebuyer programs.

Exhibit H

Community Development Commission

Property Report

FY 2010-2011

2010 list of CDC Properties Heald for Resale (Revised 12-2-10)

Project Area	Parcel No.	Land Value	Impr. Value	Current Use	Current Zoning	Purchase Date	Land Area (Sq.Ft.)	Land Area (Acres)	Valuation Method	Valuation Factor	Estimated Value
CCPR	201016007	$ -	$ -	Parking Lot	CBD	1984	650	0.01	Trend Analysis	$19/Sq.Ft.	$ 12,352
CCPR	201016009	$ -	$ -	Parking Lot	CBD	1984	4,059	0.09	Trend Analysis	$19/Sq.Ft.	$ 77,127
CCPR	201016012	$ -	$ -	Parking Lot	CBD	1981	6,447	0.15	Trend Analysis	$19/Sq.Ft.	$ 122,497
CCPR	201016013	$ -	$ -	Parking Lot	CBD	1981	7,145	0.16	Trend Analysis	$19/Sq.Ft.	$ 135,757
CCPR	201021104	$ -	$ -	Parking Lot	CBD	1984	3,250	0.07	Trend Analysis	$19/Sq.Ft.	$ 61,752
CCPR	201021112	$ -	$ -	Parking Lot	CBD	1986	4,782	0.11	Trend Analysis	$19/Sq.Ft.	$ 90,862
CCPR	201021136	$ -	$ -	Parking Lot	CBD	1985	4,288	0.10	Trend Analysis	$19/Sq.Ft.	$ 81,478
CCPR	201021310	$ -	$ -	Vacant Parcel	CBD	1990	5,628	0.13	Trend Analysis	$19/Sq.Ft.	$ 106,923
CCPR	201021313	$ -	$ -	Vacant Parcel	CBD	1986	4,513	0.10	Trend Analysis	$19/Sq.Ft.	$ 85,751
CCPR	201021314	$ -	$ -	Vacant Parcel	CBD	1990	1,825	0.04	Trend Analysis	$19/Sq.Ft.	$ 34,673
CCPR	201027202	$ -	$ -	Parcel Behind "El Parian" Restaurant	CBD	1988	4,299	0.10	Trend Analysis	$19/Sq.Ft.	$ 81,690
CCPR	201027203	$ -	$ -	Parcel Behind "El Parian" Restaurant	CBD	1986	4,299	0.10	Trend Analysis	$19/Sq.Ft.	$ 81,688
CCPR	201027217	$ -	$ -	Parcel Behind "Capri Inn"	CBD	1986	7,404	0.17	Trend Analysis	$19/Sq.Ft.	$ 140,683
CCPR	201027220	$ -	$ -	Vacant Parcel Next to "Taqueria Mi Tierra"	CBD	1989	2,465	0.06	Trend Analysis	$19/Sq.Ft.	$ 46,829
CCPR	202010120	$ -	$ -	Parking Lot	CBD	1969	2,544	0.06	Trend Analysis	$19/Sq.Ft.	$ 48,344
CCPR	202010122	$ -	$ -	Parking Lot	CBD	1969	422	0.01	Trend Analysis	$19/Sq.Ft.	$ 8,024
CCPR	202010136	$ -	$ -	Parking Lot	NA	Not Available*	296	0.01	Trend Analysis	$19/Sq.Ft.	$ 5,625
CCPR	202010140	$ -	$ -	Parking Lot Behind Real Estate	CBD	1972	1,299	0.03	Trend Analysis	$19/Sq.Ft.	$ 24,672
CCPR	202010141	$ 317,947	$ 1,112,814	Social Security Building	CBD	2008	14,560	0.33	Assessed Value	Actual Assessed Value	$ 1,430,761
CCPR	202010143	$ -	$ -	Parcel Next to Alt Action Program	CBD	1973	855	0.02	Trend Analysis	$19/Sq.Ft.	$ 16,252
CCPR	202010311	$ -	$ -	Parking Lot	CBD	Not Available*	1,846	0.04	Trend Analysis	$19/Sq.Ft.	$ 35,065
CCPR	202010313	$ 74,000	$ 206,000	Elizabeth's Furniture	CBD	2010	2,611	0.06	Assessed Value	Actual Assessed Value	$ 280,000
CCPR	202010317	$ -	$ -	Parking Lot Across Plaza Park	CBD	1969	96	0.00	Trend Analysis	$19/Sq.Ft.	$ 1,820
CCPR	202010321	$ 54,700	$ 164,108	Plaza Laundromat	CBD	2010	4,224	0.10	Assessed Value	Actual Assessed Value	$ 218,808
CCPR	202010322	$ -	$ -	Parking Lot	CBD	1973	1,251	0.03	Trend Analysis	$19/Sq.Ft.	$ 23,763
CCPR	202010323	$ -	$ -	Parking Lot	CBD	1972	2,509	0.06	Trend Analysis	$19/Sq.Ft.	$ 47,675
CCPR	202010512	$ -	$ -	Parking Lot South of 4Square Church	CBD	1981	3,510	0.08	Trend Analysis	$19/Sq.Ft.	$ 66,685
CCPR	202010517	$ -	$ -	Parking Lot South of 4Square Church	CBD	Not Available*	1,784	0.04	Trend Analysis	$19/Sq.Ft.	$ 33,903
CCPR	202010519	$ -	$ -	Parking Lot South of 4Square Church	CBD	1968	297	0.01	Trend Analysis	$19/Sq.Ft.	$ 5,639
CCPR	202010521	$ -	$ -	Parking Lot South of 4Square Church	CBD	1969	306	0.01	Trend Analysis	$19/Sq.Ft.	$ 5,816
CCPR	202010523	$ -	$ -	Parking Lot South of 4Square Church	CBD	1969	900	0.02	Trend Analysis	$19/Sq.Ft.	$ 17,107
CCPR	202010526	$ -	$ -	Alley Next to 4Square Church	CBD	1973	1,193	0.03	Trend Analysis	$19/Sq.Ft.	$ 22,676
CCPR	202010530	$ -	$ -	Breezeway Next to Barroccos	CBD	1969	3,436	0.08	Trend Analysis	$19/Sq.Ft.	$ 65,288
CCPR	202010626	$ -	$ -	Parking Lot Across from Ruby's	CBD	1969	1,073	0.02	Trend Analysis	$19/Sq.Ft.	$ 20,390
CCPR	202010628	$ -	$ -	Parking Lot Across from Ruby's	C2	1972	1,207	0.03	Trend Analysis	$19/Sq.Ft.	$ 22,931
CCPR	202010632	$ -	$ -	Parking Lot Next to Oxnard Drugstore	CBD	Not Available*	3,152	0.07	Trend Analysis	$19/Sq.Ft.	$ 59,889
CCPR	202010719	$ -	$ -	Parking Lot East of A/C Formal Wear	CBD	1970	2,786	0.06	Trend Analysis	$19/Sq.Ft.	$ 52,928
CCPR	202010721	$ -	$ -	Parking Lot North of Rancho Furniture	CBD	1969	600	0.01	Trend Analysis	$19/Sq.Ft.	$ 11,400
CCPR	202018314	$ -	$ -	Old Mexico Building	CBD	2005	3,491	0.08	Trend Analysis	$19/Sq.Ft.	$ 66,337
Heritage Square	202014422	$ -	$ -		CBD	Not Available*	516	0.01	Trend Analysis	$88/Sq.Ft.	$ 45,393
Heritage Square	202014424	$ -	$ -		CBD	1991	505	0.01	Trend Analysis	$88/Sq.Ft.	$ 44,421
Heritage Square	202014427	$ -	$ -		NA	Not Available*	2,559	0.06	Trend Analysis	$88/Sq.Ft.	$ 225,188
Heritage Square	202014428	$ -	$ -		CBD	Not Available*	2,435	0.06	Trend Analysis	$88/Sq.Ft.	$ 214,290
Ormond Beach	231092230	$ -	$ -	Ormond Beach	CBD	Not Available*	568,894	13.06	See Note Below	$1/Sq.Ft.	$ 568,894

* Deed of Trust information not available for these properties.

NOTE: Ormond Beach value is based on Assessed Values (converted to a sq.ft. factor) for immediately adjacent and similar properties as of the date of sale in 2005.

NOTE: Estimated Start Date information is not available.

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