

**Oxnard  
Community Development Commission  
2008-2009  
Annual Report**

**REDEVELOPMENT AGENCIES  
FINANCIAL TRANSACTIONS REPORT  
COVER PAGE**

**Oxnard Community Development Commission**

Fiscal Year: 2009

ID Number: 13985661200

Submitted by:

James Cameron  
Signature

Chief Financial Officer  
Title

James Cameron  
Name (Please Print)

12/1/09  
Date

Per Health and Safety Code section 33080, this report is due within six months after the end of the fiscal year. The report is to include two (2) copies of the agency's component unit audited financial statements, and the report on the Status and Use of the Low and Moderate Income Housing Fund (HCD report). To meet the filing requirements, all portions must be received by the California State Controller's Office.

**To file electronically:**

1. Complete all forms as necessary.
2. Transmit the completed output file using a File Transfer Protocol (FTP) program or via diskette.
3. Sign this cover page and mail to either address below with 2 audits and the HCD report.

Report will not be considered filed until receipt of this signed cover page.

**To file a paper report:**

1. Complete all forms as necessary.
2. Sign this cover page, and mail complete report to either address below with 2 audits and the HCD report.

**Mailing Address:**

State Controller's Office  
Division of Accounting and Reporting  
Local Government Reporting Section  
P. O. Box 942850  
Sacramento, CA 94250

**Express Mailing Address:**

State Controller's Office  
Division of Accounting and Reporting  
Local Government Reporting Section  
3301 C Street, Suite 700  
Sacramento, CA 95816

**Exhibit A**

**Financial Transaction Report**

**Filed for 2008-2009**

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

General Information

Fiscal Year 2009

Members of the Governing Body

	Last Name	First Name	Middle Initial
Chairperson	Holden	Dr. Thomas	E
Member	Herrera	Andres	
Member	Mauhardt	Dean	
Member	Irene	Pinkard	
Member	Brian	McDonald	
Member			

Mailing Address

Street 1 300 W. Third Street

Street 2

City Oxnard State CA Zip 93030

Phone (805) 385-7468  Is Address Changed?

Agency Officials

	Last Name	First Name	Middle Initial	Phone
Executive Director	Sotelo	Edmundo	F	(805) 385-7449
Fiscal Officer	Cameron	James		(805) 385-7461
Secretary	Martinez	Daniel		(805) 385-7805

Report Prepared By

Durnaop Pam E

300 W. Third Street  
Oxnard CA 93030  
(805) 385-7499

Independent Auditor

Mayer, Hoffman, McCan P. C.  
Reyes Ben  
5060 California Avenue  
Bakersfield CA 93309  
(661) 616-3748

Firm Name  
Last  
First  
Middle-Initial  
Street  
City  
State  
Zip Code  
Phone

Oxnard Community Development Commission  
Redevelopment Agencies Financial Transactions Report

Audit Information

Fiscal Year 2009

Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?

Yes

Indicate Financial Audit Opinion

Unqualified

If Financial Audit is not yet Completed, What is the Expected Completion Date?

If the Audit Opinion was Other than Unqualified, State Briefly the Reason Given

Was a Compliance Audit Performed in Accordance with Health and Safety Code Section 33080.1 and the State Controller's Guidelines for Compliance Audits, and Did You Submit a Copy of the Audit?

Yes

Indicate Compliance Audit Opinion

Unqualified

If Compliance Audit is not yet Completed, What is the Expected Completion Date?

If compliance opinion includes exceptions, state the areas of non-compliance, and describe the agency's efforts to correct.

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Fiscal Year 2009

Project Area Name

Central City Revitalization Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

**ECONOMIC DEVELOPMENT  
 ACTIVITIES & PROGRAMS**

**Downtown Facade and Paint Improvement Program-** Continued implementation of the Facade and Paint Improvement Program to financially assist downtown businesses in enhancing the exteriors of their buildings, including improved signage, paint, lighting, awnings, landscaping, and other building treatments. The program began in July 2006. During FY08-09, 33 new property owner and tenant applications were received and 16 businesses or buildings completed their improvements. Some of these buildings are of historical significance designation due to their age and architectural style. The Facade and Paint Improvement Program assists in restoring these buildings to their original grandeur and add value to the community.

**Downtown Management District**

Forwarded from Prior Year ?  
 Enter Code for Type of Project Area Report

- P = Standard Project Area Report
- L = Low and Moderate Income Housing Fund
- O = Other Miscellaneous Funds or Programs

- A = Administrative Fund
- M = Mortgage Revenue Bond Program
- S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?  
 Date Project Area was Established (MM/DD-YY)

Most Recent Date Project Area was Amended  
 Did this Amendment Add New Territory?  
 Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?  
 Established Time Limit :

Repayment of Indebtedness (Year Only)  
 Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)  
 Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area  
 Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area  
 Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan  
 (Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes   
 P

Yes

7/6/1976

6/27/2000

Yes

7/18/2000

Yes

2036

2026

2015

568

5.0

95.0

RCPO

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Fiscal Year **2009**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

**Activity Report**

**RiverPark Housing Projects:**  
 RiverPark Housing- Cabrillo Economic Development Corporation completed construction of the 44 unit Paseo Santa Clara and 86 unit Paseo Del Rio rental projects. The units are now occupied by extremely low and very low income families. RiverPark will include 252 for-sale homes for low and moderate income families. Ninety-six of the homes have closed escrow and are now owner occupied and 156 homes are either under design or in plan check.

**Southwinds Residential Rehabilitation Loan Program:**  
 Security Lighting and Fencing - In 2008, the CDC was able to provide three residents in the Southwinds Neighborhood with security fences, thus allowing them to effectively protect and safeguard their homes.

**Meta Street Apartments and Hacienda Guadalupe Townhomes -**

Project Area Report

Project Area Name

**Consolidated Low and Moderate Income Housing Funds**

Forwarded from Prior Year ?  
 Enter Code for Type of Project Area Report

- P = Standard Project Area Report
- L = Low and Moderate Income Housing Fund
- O = Other Miscellaneous Funds or Programs

- A = Administrative Fund
- M = Mortgage Revenue Bond Program
- S = Proposed (Survey) Project Area

Yes   
 L

Does the Plan Include Tax Increment Provisions?  
 Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended  
 Did this Amendment Add New Territory?  
 Most Recent Date Project Area was Merged

Yes

Will this Project Area be Carried Forward to Next Year?  
 Established Time Limit :  
 Repayment of Indebtedness (Year Only)  
 Effectiveness of Plan (Year Only)  
 New Indebtedness (Year Only)

Size of Project Area in Acres  
 Percentage of Land Vacant at the Inception of the Project Area  
 Health and Safety Code Section 33320.1 (xx.x%)  
 Percentage of Land Developed at the Inception of the Project Area  
 Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan  
 (Enter the Appropriate Code(s) in Sequence as Shown)  
 R = Residential I = Industrial C = Commercial P = Public O = Other

**Oxnard Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

Fiscal Year: **2009**

Project Area Name:

**Downtown Project Area**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

**Activity Report**

**Downtown Infrastructure Programs and Activities:**

Downtown Lighting Improvement Program Phase II- This is the second phase of the CDC's program to improve downtown lighting, which consists of replacing streetlights with nostalgic lamp poles, adding streetlights, and enhancing existing parking lot lighting. This program is part of the downtown infrastructure improvements designed to rebuild the economic strength of the Downtown. Phase II of the Lighting Improvement Program encompasses the Meta District - the Meta Street area between Fifth Street and Woodley Road, on the east side of Oxnard Boulevard. The lighting improvements began in May 2008 and were completed in October 2008.

Downtown Parking Lot Improvement Program Phase II- The second phase of this improvement program, encompassing the same area as the

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Forwarded from Prior Year ?  Yes  No

A = Administrative Fund  
M = Mortgage Revenue Bond Program  
S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?  Yes  No

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?  Yes  No

Will this Project Area be Carried Forward to Next Year?  Yes  No

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Fiscal Year **2009**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

**Activity Report**

RiverPark Parking Structure and Infrastructure Project:

2008 HERO Tax Allocation Bond- In 2008 the CDC approved a \$20 million bond for the construction of a parking garage and to fund other offsite infrastructure requirements. The garage and infrastructure will serve "The Collection at RiverPark", a major retail and movie theater complex, under construction in RiverPark. In 2008, CDC staff reviewed and analyzed the terms of the Owner Participation Agreement ("OPA") and Development and Disposition Agreement ("DDA") in anticipation of disbursing funds as agreed upon to the developer. Of these funds, \$10 million are proposed to support the infrastructure and another \$4.25 million are earmarked for affordable housing cost assistance.

HERO Street Reconstruction Project:  
 HERO Street Reconstruction Bond- Reconstruction of streets, alley ways

Project Area Report

Project Area Name

**Historic Enhancement and Revitalization of Oxnard**

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund  
 O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan  
 (Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes   
 No   
 P

A = Administrative Fund  
 M = Mortgage Revenue Bond Program  
 S = Proposed (Survey) Project Area

Yes   
 4/7/1998   
 3/16/2004   
 Yes   
 Yes

2049   
 2034   
 2036   
 2,309   
 11.5

88.5   
 RCP

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Project Area Report

Fiscal Year **2009**

Project Area Name

**Ormond Beach Project Area**

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

**Ormond Beach Street Reconstruction Project:**  
 Ormond Beach Street Reconstruction Bond. The CDC approved over \$4.9 million in bond proceeds in 2006 for the reconstruction of streets, alley ways and curb and gutter repairs in Ormond Beach. The Ormond Beach Street Reconstruction project consisted of reconstructing Huerneme Road from the eastern city limits to J Street, and Perkins Road, Arcturus Avenue, and Edison Drive south of Huerneme Road. The major street reconstruction project reached completion in 2008.

**Ormond Beach Economic Development - Continued promoting business retention and attraction activities and assisted companies in upgrading and expanding their facilities where feasible. Supported the Economic Development Corporation of Oxnard (EDCO) in promoting economic development**

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

- P = Standard Project Area Report
- L = Low and Moderate Income Housing Fund
- O = Other Miscellaneous Funds or Programs

- A = Administrative Fund
- M = Mortgage Revenue Bond Program
- S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

- R = Residential
- I = Industrial
- C = Commercial
- P = Public
- O = Other

Yes   
 No   
 P

Yes   
 No

Yes   
 No

2034

2024

2036

1.334

60.0

40.0

RICPO

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Project Area Report:

Project Area Name

Southwinds Project Area

Fiscal Year 2009

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

**Activity Report**

South Oxnard Median Improvement Program:

South Oxnard Medians- As of 2008-2009 all 57 of the medians on Saviers, Huememe and Pleasant Valley Roads were completed. The Median Improvement Program is considered a major improvement to South Oxnard's major thoroughfares.

Southwinds Residential Rehabilitation Loan Program:

Security Lighting and Fencing - In 2008, the CDC was able to provide three residents in the Southwinds Neighborhood with security fences, thus allowing them to effectively protect and safeguard their homes.

Oxnard South Revitalization Meeting - Participated in and facilitated as needed the Oxnard South Revitalization Meeting in representation of the CDC.

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes  No  P

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM/DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

Yes	
6/18/1985	
6/27/2000	
No	
Yes	
2036	
2026	
2036	
131	
10.0	
90.0	
RCPO	

R = Residential I = Industrial C = Commercial P = Public O = Other

Oxnard Community Development Commission  
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2009

Project Area Name

Central City Revitalization Project Area

Frozen Base Assessed Valuation

47,869,954

Increment Assessed Valuation

538,148,159

Total Assessed Valuation

586,018,113

City and Community Development Commission  
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2009

Project Area Name

Downtown Project Area

Frozen Base Assessed Valuation

7,792,104

Increment Assessed Valuation

37,673,323

Total Assessed Valuation

45,465,427

Oxnard Community Development Commission  
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2009

Project Area Name

Historic Enhancement and Revitalization of Oxnard

Frozen Base Assessed Valuation

635,019,055

Increment Assessed Valuation

1,066,191,132

Total Assessed Valuation

1,701,210,187

**Omard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Assessed Valuation Data

**Fiscal Year            2009**

Project Area Name

Ommond Beach Project Area

Frozen Base Assessed Valuation

79,577,741

Increment Assessed Valuation

228,799,148

Total Assessed Valuation

308,376,889

Oxnard Community Development Commission  
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2009

Project Area Name

Southwinds Project Area

Frozen Base Assessed Valuation

52,567,178

Increment Assessed Valuation

151,111,306

Total Assessed Valuation

203,678,484

**Oxnard Community/Development Commission  
Redevelopment Agencies Financial Transactions Report**

Pass-Through / School District Assistance

**Fiscal Year** 2009

**Project Area Name** Central City Revitalization Project Area

Amounts Paid To Taxing Agencies Pursuant To: **H & S Code Section 33401** **H & S Code Section 33676** **H & S Code Section 33607** **Total** **H & S Code Section 33445** **H & S Code Section 33445.5**

Tax Increment Pass Through Detail

Other Payments

	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County			420,995	\$420,995		
Cities			87,443	\$87,443		
School Districts			218,330	\$218,330		
Community College District			32,852	\$32,852		
Special Districts			18,097	\$18,097		
Total Paid to Taxing Agencies	\$0	\$0	\$777,717	\$777,717	\$0	\$0

Net Amount to Agency					\$4,274,930	
Gross Tax Increment Generated					5,052,647	

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Pass-Through/School District Assistance

Fiscal Year **2009**

Project Area Name **Downtown Project Area**

Tax Increment Pass Through Detail

Other Payments

	H & S Code	H & S Code	H & S Code	Total	H & S Code	H & S Code
	Section 33401	Section 33676	Section 33607		Section 33445	Section 33445.5
County			66,548	\$66,548		
Cities			0	\$0		
School Districts			28,502	\$28,502		
Community College District			4,164	\$4,164		
Special Districts			2,862	\$2,862		
Total Paid to Taxing Agencies	\$0	\$0	\$102,076	\$102,076	\$0	\$0

Net Amount to Agency

Gross Tax Increment Generated

				\$293,038		
						395,114

**Oxnard Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

Pass-Through / School District Assistance

Fiscal Year

2009

Project Area Name

Historic Enhancement and Revitalization of Oxnard

Amounts Paid To Taxing Agencies Pursuant To:

Tax Increment Pass Through Detail				Other Payments	
H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5

County		551,073		\$551,073	
Cities		1,237,034		\$1,237,034	
School Districts		1,273,257		\$1,273,257	
Community College District		135,651		\$135,651	
Special Districts		38,554		\$38,554	
Total Paid to Taxing Agencies	\$0	\$3,235,569		\$3,235,569	\$0

Net Amount to Agency

\$7,860,282

Gross Tax Increment Generated

\$11,095,851

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Pass-Through / School District Assistance

**Fiscal Year**

2009

**Project Area Name**

Ormond Beach Project Area

Amounts Paid To Taxing Agencies Pursuant To:

Tax Increment Pass Through Detail		Other Payments			
H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5

County			806,390	\$606,390		
Cities		0		\$0		
School Districts			282,732	\$282,732		
Community College District		995		\$995		
Special Districts			165	\$165		
<b>Total Paid to Taxing Agencies</b>	\$0	\$0	\$1,090,282	\$1,090,282	\$0	\$0

<b>Net Amount to Agency</b>				\$1,230,977		
<b>Gross Tax Increment Generated</b>						2,321,259

**Oxnard Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

Pass-Through / School District Assistance

Fiscal Year 2009

Project Area Name

Southwinds Project Area

Amounts Paid To Taxing Agencies Pursuant To:

Tax Increment Pass Through Detail		Other Payments			
H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5

County		688,432	\$688,432		
Cities		0	\$0		
School Districts		152,175	\$152,175		
Community College District		17,228	\$17,228		
Special Districts		29,209	\$29,209		
<b>Total Paid to Taxing Agencies</b>	<b>\$0</b>	<b>\$29,209</b>	<b>\$887,044</b>	<b>\$0</b>	<b>\$0</b>

Net Amount to Agency

\$660,086

Gross Tax Increment Generated

1,547,130

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009  
 Project Area Name

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

Total

Available Revenues

Net Tax Increment Requirements

Central City Revitalization Project Area	
Tax Allocation Bond Debt	23,364,262
Revenue Bonds	
Other Long Term Debt	
City/County Debt	16,177,039
Low and Moderate Income Housing Fund	13,647,304
Other	15,047,913
<b>Total</b>	<b>\$68,236,518</b>
Available Revenues	5,274,074
<b>Net Tax Increment Requirements</b>	<b>\$62,962,444</b>





**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009

Project Area Name

Historic Enhancement and Revitalization of  
 Oxnard

Tax Allocation Bond Debt	44,231,641
Revenue Bonds	
Other Long Term Debt	13,461,401
City/County Debt	29,946,976
Low and Moderate Income Housing Fund	24,695,409
Other	11,141,619
<b>Total</b>	<b>\$123,477,046</b>
Available Revenues	18,281,899
<b>Net Tax Increment Requirements</b>	<b>\$105,195,147</b>

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area  
 Fiscal Year 2009

Project Area Name	Oxnard Beach Project Area
Tax Allocation Bond Debt	
Revenue Bonds	9,234,816
Other Long Term Debt	
City/County Debt	14,763,633
Low and Moderate Income Housing Fund	6,127,587
Other	511,898
<b>Total</b>	<b>\$30,637,934</b>
Available Revenues	1,555,994
<b>Net Tax Increment Requirements</b>	<b>\$29,081,940</b>

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2009  
 Project Area Name

Tax Allocation Bond Debt

Revenue Bonds

Other Long Term Debt

City/County Debt

Low and Moderate Income Housing Fund

Other

Total

Available Revenues

Net Tax Increment Requirements

	Southern Project Area
Tax Allocation Bond Debt	5,277,599
Revenue Bonds	
Other Long Term Debt	5,716,563
City/County Debt	2,787,045
Low and Moderate Income Housing Fund	154,020
Other	
Total	\$13,935,227
Available Revenues	857,704
Net Tax Increment Requirements	\$13,077,523



Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Deceased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

	Yes
Tax Allocation Bonds	
2006	
11,490,000	
11,490,000	
Street Improvement Project Funding	
2006	
2036	
\$11,350,000	
220,000	
\$11,130,000	

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other



Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2009

Project Area Name

Southwinds Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

Tax Allocation Bonds

2006

3,290,000

3,290,000

Street Improvement Project Funding

2006

2036

\$3,245,000

70,000

\$3,175,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other



**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Revenues

Fiscal Year  
 Project Area Name

2009

Central City Revitalization Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	3,685,248	1,367,399			\$5,052,647
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	306,554				\$306,554
Rental Income	21,332				\$21,332
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	76,457				\$76,457
<b>Total Revenues</b>	<b>\$4,089,591</b>	<b>\$1,367,399</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,456,990</b>

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

**Fiscal Year**  
**Project Area Name**

**2009**

**Consolidated Low and Moderate Income Housing Funds**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>					\$0
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income			301,436		\$301,436
Rental Income			64,314		\$64,314
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues			38,890		\$38,890
<b>Total Revenues</b>	\$0	\$0	\$404,640	\$0	\$404,640

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2009

Project Area Name

Downtown Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	395,114	0			\$395,114
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	5,906				\$5,906
Rental Income	115,581				\$115,581
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	3,940				\$3,940
<b>Total Revenues</b>	<b>\$520,541</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$520,541</b>

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

Fiscal Year

2009

Project Area Name

Historic Enhancement and Revitalization of Oxnard

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	10,027,392	1,068,459			\$11,095,851
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	900,951				\$900,951
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	112,000				\$112,000
<b>Total Revenues</b>	<b>\$11,040,343</b>	<b>\$1,068,459</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,108,802</b>

Ormond Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2009

Project Area Name

Ormond Beach Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	2,004,224	317,035			\$2,321,259
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	222,388				\$222,388
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
<b>Total Revenues</b>	<b>\$2,226,612</b>	<b>\$317,035</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,543,647</b>

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year  
2009

Project Area Name  
Southwinds Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	1,364,696	182,434			\$1,547,130
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	197,311				\$197,311
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
<b>Total Revenues</b>	<b>\$1,562,007</b>	<b>\$182,434</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,744,441</b>

**Oxnard Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year **2009**

Project Area Name

**Central City Revitalization Project Area**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	1,509,816				\$1,509,816
Professional Services	333,969				\$333,969
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	310,540				\$310,540
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Central City Revitalization Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		702,399			\$702,399
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)					\$0
Debt Principal Payments:					\$0
Tax Allocation Bonds and Notes		665,000			\$665,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$2,154,325	\$1,367,399	\$0	\$0	\$3,521,724
Excess (Deficiency) Revenues over (under) Expenditures	\$1,935,266	\$0	\$0	\$0	\$1,935,266

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Consolidated Low and Moderate Income Housing Funds

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs			729,011		\$729,011
Professional Services			46,787		\$46,787
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs			87,311		\$87,311
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures  
 Fiscal Year 2009

Project Area Name \_\_\_\_\_

Consolidated Low and Moderate Income Housing Funds \_\_\_\_\_

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)					\$0
Debt Principal Payments:					\$0
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$0	\$0	\$863,109	\$0	\$863,109
Excess (Deficiency) Revenues over (Under) Expenditures	\$0	\$0	(\$458,469)	\$0	(\$458,469)

**Expanded Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year** 2009

**Project Area Name**

Downtown Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	919,405				\$919,405
Professional Services	23,222				\$23,222
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Downtown Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)					\$0
Debt Principal Payments:					\$0
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$942,627	\$0	\$0	\$0	\$942,627
Excess (Deficiency) Revenues over (under) Expenditures	(\$422,086)	\$0	\$0	\$0	(\$422,086)

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Historic Enhancement and Revitalization of Oxnard

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	3,958,657				\$3,958,657
Professional Services	89,214				\$89,214
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	9,638,477				\$9,638,477
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Oxnard Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures  
 Fiscal Year 2009  
 Project Area Name Historic Enhancement and Revitalization of Oxnard

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		848,459			\$848,459
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)					\$0
Debt Principal Payments:					\$0
Tax Allocation Bonds and Notes		220,000			\$220,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$13,686,348	\$1,068,459	\$0	\$0	\$14,754,807
Excess (Deficiency) Revenues over (under) Expenditures	(\$2,646,005)	\$0	\$0	\$0	(\$2,646,005)

**Ormond Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name Ormond Beach Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	1,310,055				\$1,310,055
Professional Services	67,344				\$67,344
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	1,471,671				\$1,471,671
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Ormond Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name

Ormond Beach Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions		197,035			\$197,035
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)					\$0
Debt Principal Payments:					\$0
Tax Allocation Bonds and Notes		120,000			\$120,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$2,849,070	\$317,035	\$0	\$0	\$3,166,105
Excess (Deficiency) Revenues over (under) Expenditures	(\$622,458)	\$0	\$0	\$0	(\$622,458)

Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year 2009

Project Area Name

Southwinds Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	1,075,443				\$1,075,443
Professional Services	27,303				\$27,303
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	2,115,573				\$2,115,573
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

Fiscal Year 2009

Project Area Name Southwinds Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		112,434			\$112,434
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)					\$0
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes		70,000			\$70,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
<b>Total Expenditures</b>	\$3,218,319	\$182,434	\$0	\$0	\$3,400,753
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	(\$1,656,312)	\$0	\$0	\$0	(\$1,656,312)

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Central City Revitalization Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					\$1,010,529
<b>Total Other Financing Sources (Uses)</b>	<b>(\$1,010,529)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$1,010,529)</b>

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Central City Revitalization Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
\$924,737	\$0	\$0	\$0	\$924,737

Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

Equity, Beginning of Period	\$8,799,698	\$0	\$0	\$0	\$8,799,698
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0

Equity, End of Period

	\$9,724,435	\$0	\$0	\$0	\$9,724,435
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Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Consolidated Low and Moderate Income Housing Funds

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In			4,082,400		\$4,082,400
Operating Transfers Out			723,702		\$723,702
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	\$0	\$0	\$3,358,698	\$0	\$3,358,698

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Consolidated Low and Moderate Income Housing Funds

Excess (Deficiency) of Revenues, and Other Financing Sources over Expenditures and Other Financing Uses

	\$0	\$0	\$2,900,229	\$0	\$2,900,229
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Equity, Beginning of Period  
Prior Period Adjustments  
Residual Equity Transfers

	\$0	\$0	\$12,199,267	\$0	\$12,199,267
					\$0
					\$0

Equity, End of Period

	\$0	\$0	\$15,099,496	\$0	\$15,099,496
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Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year **2009**

Project Area Name **Downtown Project Area**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	723,702				\$723,702
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					\$0
Total Other Financing Sources (Uses)	\$644,679	\$0	\$0	\$0	\$644,679

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	Downtown Project Area					Total
Project Area Name	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other		

Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

Equity, Beginning of Period  
 Prior Period Adjustments  
 Residual Equity Transfers

Equity, End of Period

	\$222,593	\$0	\$0	\$0	\$0	\$222,593
	\$2,018,591	\$0	\$0	\$0	\$0	\$2,018,591
						\$0
						\$0
	\$2,241,184	\$0	\$0	\$0	\$0	\$2,241,184

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Historic Enhancement and Revitalization of Oxnard

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds	10,881,154				\$10,881,154
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					\$2,219,170
<b>Total Other Financing Sources (Uses)</b>	<b>\$8,661,984</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,661,984</b>

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Historic Enhancement and Revitalization of Oxnard

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

\$6,015,979	\$0	\$0	\$0	\$6,015,979
-------------	-----	-----	-----	-------------

Equity, Beginning of Period

\$27,909,641	\$0	\$0	\$0	\$27,909,641
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Equity, End of Period

\$33,925,620	\$0	\$0	\$0	\$33,925,620
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Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2009

Project Area Name Ormond Beach Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					\$464,252
<b>Total Other Financing Sources (Uses)</b>	<b>(\$464,252)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$464,252)</b>

**Oxnard Community Development Commission**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year**

**2009**

**Project Area Name**

**Ormond Beach Project Area**

**Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses**

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Equity, Beginning of Period:	\$0	\$0	\$0	\$0	(\$1,086,710)
Prior Period Adjustments	\$7,782,889	\$0	\$0	\$0	\$7,782,889
Residual Equity Transfers	\$0	\$0	\$0	\$0	\$0
<b>Equity, End of Period</b>	<b>\$6,696,179</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,696,179</b>

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Southwinds Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					\$309,426
<b>Total Other Financing Sources (Uses)</b>	<b>(\$309,426)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$309,426)</b>

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2009

Project Area Name

Southwinds Project Area

Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
	(\$1,965,738)	\$0	\$0	\$0	(\$1,965,738)
Equity, Beginning of Period	\$6,059,155	\$0	\$0	\$0	\$6,059,155
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0
Equity, End of Period	\$4,093,417	\$0	\$0	\$0	\$4,093,417

Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report

Balance Sheet - Assets and Other Debits

Fiscal Year	2009	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
<b>Assets and Other Debits</b>								
Cash and Imprest Cash	32,171,748			12,418,526				\$44,590,274
Cash with Fiscal Agent	26,045,601							\$26,045,601
Tax Increments Receivable								\$0
Accounts Receivable	181,177			720				\$181,897
Accrued Interest Receivable								\$0
Loans Receivable	1,887,308			2,700,000				\$4,587,308
Contracts Receivable								\$0
Lease Payments Receivable								\$0
Unearned Finance Charge								\$0
Due from Capital Projects Fund		926,132						\$926,132
Due from Debt Service Fund								\$0
Due from Low/Moderate Income Housing Fund								\$0
Due from Special Revenue/Other Funds								\$0

Balance Sheet - Assets and Other Debits

12/1/2009

**Oxnard Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Assets and Other Debits**

Fiscal Year	2009	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Investments								
Other Assets								\$0
Investments: Land Held for Resale	6,075,959							\$0
Allowance for Decline in Value of Land Held for Resale								\$6,075,959
Fixed Assets: Land, Structures, and Improvements							43,702,088	\$43,702,088
Equipment							1,897	\$1,897
Amount Available in Debt Service Fund:								\$0
Amount to be Provided for Payment of Long-Term Debt						47,755,000		\$47,755,000
<b>Total Assets and Other Debits</b>	<b>\$67,287,925</b>	<b>\$0</b>	<b>\$15,119,246</b>	<b>\$0</b>	<b>\$47,755,000</b>	<b>\$43,703,985</b>	<b>\$173,866,156</b>	

(Must Equal Total Liabilities, Other Credits, and Equities)

**Oxnard Community Development Commission  
Redevelopment Agencies Financial Transactions Report**

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2009	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
<b>Liabilities and Other Credits</b>								
Accounts Payable		2,924,183		9				\$2,924,192
Interest Payable								\$0
Tax Anticipation Notes Payable								\$0
Loans Payable		6,712,795						\$0
Other Liabilities		43,980		19,741				\$63,721
Due to Capital Projects Fund		926,132						\$926,132
Due to Debt Service Fund								\$0
Due to Low/Moderate Income Housing Fund								\$0
Due to Special Revenue/Other Funds								\$0
Tax Allocation Bonds Payable						47,755,000		\$47,755,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds								\$0
All Other Long-Term Debt								\$0
<b>Total Liabilities and Other Credits</b>		\$10,607,090	\$0	\$19,750	\$0	\$47,755,000		\$58,381,840

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report**

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2009	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Investment In General Fixed Assets							43,703,985	\$43,703,985
Fund Balance Reserved	10,152,498			2,700,000				\$12,852,498
Fund Balance Unreserved-Designated								\$0
Fund Balance Unreserved-Undesignated	46,528,337			12,399,496				\$58,927,833
<b>Total Equities</b>	<b>\$56,680,835</b>	<b>\$0</b>	<b>\$15,099,496</b>	<b>\$0</b>	<b>\$43,703,985</b>	<b>\$115,484,316</b>		
<b>Total Liabilities, Other Credits, and Equities</b>	<b>\$67,287,925</b>	<b>\$0</b>	<b>\$15,119,246</b>	<b>\$0</b>	<b>\$47,755,000</b>	<b>\$43,703,985</b>	<b>\$173,866,156</b>	

ATTACHMENT 1  
 PAGE 66 OF 229

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Summary - Combined Transfers In/Out

Fiscal Year 2009

Operating Transfers In	\$723,702
Tax Increment Transfers In	\$4,082,400
Operating Transfers Out	\$723,702
Tax Increment Transfers Out	\$4,082,400

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report  
 Statement of Income and Expenditures**

Fiscal Year 2009

Revenues - Consolidated

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	\$17,476,674	\$2,935,327	\$0	\$0	\$20,412,001
Special Supplemental Subvention	\$0	\$0	\$0	\$0	\$0
Property Assessments	\$0	\$0	\$0	\$0	\$0
Sales and Use Tax	\$0	\$0	\$0	\$0	\$0
Transient Occupancy Tax	\$0	\$0	\$0	\$0	\$0
Interest Income	\$1,633,110	\$0	\$301,436	\$0	\$1,934,546
Rental Income	\$136,913	\$0	\$64,314	\$0	\$201,227
Lease Income	\$0	\$0	\$0	\$0	\$0
Sale of Real Estate	\$0	\$0	\$0	\$0	\$0
Gain on Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0
Grants from Other Agencies	\$0	\$0	\$0	\$0	\$0
Bond Administrative Fees	\$0	\$0	\$0	\$0	\$0
Other Revenues	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$19,439,094	\$2,935,327	\$404,640	\$0	\$22,779,061

Revenues - Consolidated

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report  
 Statement of Income and Expenditures  
 Expenditures - Consolidated**

Fiscal Year 2009

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Administration Costs	\$8,773,376	\$0	\$729,011	\$0	\$9,502,387
Professional Services	\$541,052	\$0	\$46,787	\$0	\$587,839
Planning, Survey, and Design	\$0	\$0	\$0	\$0	\$0
Real Estate Purchases	\$0	\$0	\$0	\$0	\$0
Acquisition Expense	\$0	\$0	\$0	\$0	\$0
Operation of Acquired Property	\$0	\$0	\$0	\$0	\$0
Relocation Costs	\$0	\$0	\$0	\$0	\$0
Relocation Payments	\$0	\$0	\$0	\$0	\$0
Site Clearance Costs	\$0	\$0	\$0	\$0	\$0
Project Improvement / Construction Costs	\$13,536,261	\$0	\$87,311	\$0	\$13,623,572
Disposal Costs	\$0	\$0	\$0	\$0	\$0
Loss on Disposition of Land Held for Resale	\$0	\$0	\$0	\$0	\$0

Fiscal Year 2009

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report  
 Statement of Income and Expenditures  
 Expenditures - Consolidated**

	A	B	C	D	E
	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Decline in Value of Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0
Rehabilitation Grants	\$0	\$0	\$0	\$0	\$0
Interest Expense	\$0	\$1,860,327	\$0	\$0	\$1,860,327
Fixed Asset Acquisitions	\$0	\$0	\$0	\$0	\$0
Subsidies to Low and Moderate Income Housing Fund	\$0	\$0	\$0	\$0	\$0
Debt Issuance Costs	\$0	\$0	\$0	\$0	\$0
Other Expenditures Including Pass Through Payment(s)	\$0	\$0	\$0	\$0	\$0
Debt Principal Payments:					
Tax Allocation Bonds and Notes	\$0	\$1,075,000	\$0	\$0	\$1,075,000
Revenue Bonds and Certificates of Participation	\$0	\$0	\$0	\$0	\$0
City/County Advances and Loans	\$0	\$0	\$0	\$0	\$0
U.S., State and Other Long-Term Debt	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$22,850,689	\$2,935,327	\$863,109	\$0	\$26,649,125
Excess (Deficiency) Revenues Over (Under) Expenditures	(\$6,980,645)	(\$1,367,399)	(\$458,469)	\$0	(\$8,806,513)

Expenditures - Consolidated

ATTACHMENT                       
 PAGE 70 OF 229

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report  
 Statement of Income and Expenditures  
 Other Financing Sources (Uses) - Consolidated**

Fiscal Year 2009

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Proceeds of Long-Term Debt	\$0	\$0	\$0	\$0	\$0
Proceeds of Refunding Bonds	\$10,881,154	\$0	\$0	\$0	\$10,881,154
Payment to Refunded Bond Escrow Agent	\$0	\$0	\$0	\$0	\$0
Advances from City/County	\$0	\$0	\$0	\$0	\$0
Sale of Fixed Assets	\$0	\$0	\$0	\$0	\$0
Miscellaneous Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
Operating Transfers In	\$723,702	\$0	\$0	\$0	\$723,702
Tax Increment Transfers In			\$4,082,400		\$4,082,400
Operating Transfers Out	\$0	\$0	\$723,702	\$0	\$723,702
Tax Increment Transfers Out <i>(To the Low and Moderate Income Housing Fund)</i>	\$4,082,400	\$0			\$4,082,400
<b>Total Other Financing Sources (Uses)</b>	<b>\$7,522,456</b>	<b>\$0</b>	<b>\$3,358,698</b>	<b>\$0</b>	<b>\$10,881,154</b>

**Oxnard Community Development Commission  
 Redevelopment Agencies Financial Transactions Report  
 Statement of Income and Expenditures  
 Other Financing Sources (Uses) - Consolidated**

	Capital Projects Funds A	Debt Service Funds B	Low/Moderate Income Housing Funds C	Special Revenue/Other Funds D	Total E
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	\$4,110,861	\$0	\$2,900,229	\$0	\$7,011,090
Equity Beginning of Period	\$52,569,974	\$0	\$12,199,267	\$0	\$64,769,241
Prior Year Adjustments	\$0	\$0	\$0	\$0	\$0
Residual Equity Transfers	\$0	\$0	\$0	\$0	\$0
Other (Explain)	\$0	\$0	\$0	\$0	\$0
Equity, End of Period	\$56,680,835	\$0	\$15,099,496	\$0	\$71,780,331

Other Financing Sources (Uses) - Consolidated

Oxnard Community Development Commission

Redevelopment Agencies Financial Transactions Report

Detailed Summary of Footnotes For Fiscal Year 2008-09

Forms	Column	Additional Details	Footnotes
<b>Project Areas Report</b>			
Project Area Id	A	PROJECT_AREA_NAME = 'Historic Enhancement and Revitalization of Oxnard'	Year is correct.
Date Project Area was Established	A	PROJECT_AREA_NAME = 'Southwinds Project Area'	Year is correct.
Date Project Area was Established	A	PROJECT_AREA_NAME = 'Ormond Beach Project Area'	Year is correct.
Date Project Area was Established	A	PROJECT_AREA_NAME = 'Historic Enhancement and Revitalization of Oxnard'	Year is correct.
New Indebtedness	A	PROJECT_AREA_NAME = 'Southwinds Project Area'	Year is correct.
New Indebtedness	A	PROJECT_AREA_NAME = 'Ormond Beach Project Area'	Year is correct.
New Indebtedness	A	PROJECT_AREA_NAME = 'Historic Enhancement and Revitalization of Oxnard'	Year is correct.
<b>Pass Through / School District Assistance</b>			
Total Paid to Taxing Agencies	C	PROJECT_AREA_NAME = 'Historic Enhancement and Revitalization of Oxnard'	Amount is correct.
Total Paid to Taxing Agencies	C	PROJECT_AREA_NAME = 'Central City Revitalization Project Area'	Amount is correct, pass-through from CCRP-Anx.86 only.
<b>Agency Long Term Debt</b>			
Maturity Date Ending Year	A	BOND_TYPE = 'Tax Allocation Bonds' and YEAR_AUTHORIZATION = 2006 and PURPOSE_ISSUE = 'Street Improvement Project Funding' and PROJECT_AREA_NAME = 'Ormond Beach Project Area'	Year is correct

**Exhibit B**

**Statement of Indebtedness**

**Filed for the new Tax Year 2009-2010**

**STATEMENT OF INDEBTEDNESS**

**FILED FOR THE 2009-2010 TAX YEAR**

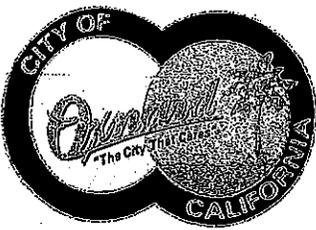
**CITY OF OXNARD  
COMMUNITY DEVELOPMENT COMMISSION**

**RECEIVED**  
SEP 30 2009  
CITY OF OXNARD  
COMMUNITY DEVELOPMENT  
DEPARTMENT

ATTACHMENT             
PAGE 75 OF 229

REC'D AUD-CON

30 SEP 09 1:31



September 29, 2009

Ms. Sandra J. Bickford  
Tax Bureau  
Auditor-Controller's Office  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009-1540

Dear Ms. Bickford:

Enclosed is the Statement of Indebtedness (2009-2010 tax year) for the following  
Redevelopment Projects:

1. Central City Revitalization Project
2. Downtown Renewal Project California R-108
3. Southwinds Redevelopment Project area
4. Ormond Beach Project
5. HERO Redevelopment Project

If you have any questions on these statements, please contact Marichu Maramba at  
(805) 385-7468.

Sincerely,

James Cameron  
Chief Financial Officer

Enclosure

ATTACHMENT 1  
PAGE 76 OF 229

**STATEMENT OF INDEBTEDNESS - CONSOLIDATED**  
**FILED FOR THE 2009-2010 TAX YEAR**

Cover Page

NAME OF REDEVELOPMENT AGENCY : **CITY OF OXNARD COMMUNITY DEVELOPMENT COMMISSION**  
 NAME OF PROJECT AREA : **CENTRAL CITY REVITALIZATION PROJECT - CCRP**

BALANCES CARRIED FORWARD FROM :		Line	CURRENT	
			TOTAL OUTSTANDING DEBT	PRINCIPAL / INTEREST DUE DURING TAX YEAR
FISCAL PERIOD - TOTALS	(From Form A, Page 1 Totals)	(1)	68,236,518	32,886,385
POST FISCAL PERIOD - TOTALS	(From Form B Totals) (Optional)	(2)		
GRAND TOTALS		(3)	68,236,518	32,886,385
AVAILABLE REVENUES	(From Calculation of Available Revenues, Line 7)	(4)	5,274,074	
NET REQUIREMENT		(5)	62,962,444	

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. Form B may be filed at the option of the agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code Section 33675 (c)(2). This is optional for each agency and is not a requirement for filing the Statement of Indebtedness. The Reconciliation Statement is to include indebtedness from Form A only.

Certification of Chief Financial Officer:  
 Pursuant to Section 33675 (b) of the Health and Safety Code,  
 I hereby certify that the above is a true and accurate Statement  
 of Indebtedness for the above named agency.

**JAMES CAMERON** Name  
 Signature  
**CHIEF FINANCIAL OFFICER** Title  
 September 29, 2009 Date

**RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS**  
 Name of Agency: City of Oxnard Community Development Commission  
 Name of Project Area: Central City Revitalization Project - CCRP

Page 1 of 1  
 Tax Year : 2009-10  
 Reconciliation Date: From JULY 1, 2008 To JUNE 30, 2009

SOI PAGE & LINE	DEBT IDENTIFICATION	OUSTAND. DEBT ALL BEGINNING INDEBTEDNESS	ADJUSTMENTS		AMOUNT PAID AGAINST INDEBTEDNESS, FROM :		REMAINING BALANCE (A+B-C-D-E)
			INCREASE (ATTACH EXPLANATION)	DECREASE (ATTACH EXPLANATION)	TAX INCREMENT	OTHER FUNDS	
PRIO. YR.	BRIEF DESCRIPTION						
Pg 1 Line 1	2004 Tax Allocation Refunding Bonds	24,731,660			1,367,398		23,364,262
Pg 1 Line 2	City Advances - Long Term	3,504,973			0		3,504,973
Pg 1 Line 3	City Advances - Short Term	635,880	619,554		619,554		635,880
Pg 1 Line 4	City Advances-Short Term-Prop Acq	2,120,120	65,180		65,180		2,120,120
Pg 1 Line 5	Capital projects funded by tax increment	1,084,113	44,642		104,642		1,024,113
Pg 1 Line 6	Lease Guarantee Payments (50% share)	14,691,600		667,800	0		14,023,800
Pg 1 Line 7	Admin cost reimbursement agreement	1,048,289	1,063,098		1,066,068		1,045,319
Pg 1 Line 8	Tax Increment Pass-Through	12,902,902		3,254,438	777,717		8,870,747
Pg 1 Line 9	Housing Set Aside	15,179,884		522,051	1,010,529		13,647,304
<b>TOTAL - THIS PAGE</b>		<b>75,899,421</b>	<b>1,792,474</b>	<b>4,444,289</b>	<b>5,011,088</b>	<b>0</b>	<b>68,236,518</b>
<b>TOTALS FORWARD</b>		<b>75,899,421</b>	<b>1,792,474</b>	<b>4,444,289</b>	<b>5,011,088</b>	<b>0</b>	<b>68,236,518</b>
<b>GRAND TOTALS</b>		<b>75,899,421</b>	<b>1,792,474</b>	<b>4,444,289</b>	<b>5,011,088</b>	<b>0</b>	<b>68,236,518</b>

**NOTE:**  
 This form is to reconcile the previous Statement of Indebtedness to the current one being filed. However, since the reconciliation period is limited by law to a JULY 1 - JUNE 30 fiscal year period, only those items included on the SOI Form A is to be included on this document. To assist in following each item of indebtedness from one SOI to the next, use page and line number reference from each SOI that the item of indebtedness is listed on. If the indebtedness is new to this Fiscal Year-enter "NEW" in the "PRIOR YR" page and line columns. Column F must equal the current SOI, Form A Total Outstanding Debt Column.  
 Adjustments are amounts required to compute to ending balances.

## Reconciliation Statement - Description of Adjustments

### FILED FOR THE 2009-2010 TAX YEAR

AGENCY : City of Oxnard Community Development Commission  
 PROJECT AREA : Central City Revitalization Project - CCRP

Reconciliation Sheet page and line:	Description of Adjustment	Amount
Pg 1 Line 3	Adjustment required to compute to ending balances of budgeted amount. Amount also represents payments made from tax increment in FY08-09.	619,554
Pg 1 Line 4	Adjustment required to compute to ending balances of budgeted amount. Amount also represents payments made from tax increment in FY08-09.	65,180
Pg 1 Line 5	Adjustment required to compute to ending balances of budgeted amount.	44,642
Pg 1 Line 6	Decrease in CCRP's lease guarantee payment to Strand Cinema represents the amount for the previous year's obligation.	(667,800)
Pg 1 Line 7	Adjustment required to compute to ending balances of budgeted amount.	1,063,098
Pg 1 Line 8	Decrease in CCRP's pass-through requirement based upon computation on total debt outstanding.	(3,254,438)
Pg 1 Line 9	Decrease in CCRP's set-aside requirement for Low and Moderate Income Housing funds. Amount computed based on total debt outstanding.	(522,051)
Pg Line		
	<b>Grand Total</b>	<b>(2,651,815)</b>

**STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS**  
**FILED FOR THE 2009-2010 TAX YEAR**

Form A  
Page 1 of 1

Name of Agency: **City of Oxnard Community Development Commission**  
 Name of Project Area: **Central City Revitalization Project - CCRP**  
 For Indebtedness entered into as of **JUNE 30, 2009**

(A)	DEBT IDENTIFICATION	ORIGINAL DATA				CURRENT		
		DATE	PRINCIPAL	TERM	INTEREST RATE	TOTAL INTEREST	TOTAL OUTSTANDING DEBT	PRINCIPAL/INTEREST DUE DURING TAX YEAR
(B)	Tax Allocation Refunding Bond - Series 2004	5/4/2004	16,105,000	22 yrs	2.43509%	7,259,262	23,364,262	1,370,129
(C)	City Advances Long Term	FY82-83	3,504,973	N/A	N/A	0	3,504,973	3,504,973
(D)	City Advances-Short Term	FY09-10	600,000	1yr	LAIF +1	35,880	635,880	635,880
(E)	Capital projects funded by tax increment	FY03-04&-05	2,000,000	4yrs	LAIF +1	120,120	2,120,120	2,120,120
(F)	Lease Guarantees Payments (50% share)	FY09-10	1,024,113	1 yr.	N/A	N/A	1,024,113	1,024,113
(G)	Admin Cost paid to County	FY09-10	14,023,800	25 yrs.	N/A	N/A	14,023,800	667,800
(H)	Tax Increment Pass Thru	FY09-10	1,045,319	1 yr.	N/A	N/A	1,045,319	1,045,319
(I)	Housing Set-Aside	FY09-10	8,870,747	1 yr.	N/A	N/A	8,870,747	8,870,747
		FY09-10	13,647,304	1 yr.	N/A	N/A	13,647,304	13,647,304
<b>SUB-TOTAL - THIS PAGE</b>								
<b>TOTALS FORWARD FROM ALL OTHER PAGES</b>								
<b>TOTALS, FISCAL YEAR INDEBTEDNESS</b>							<b>68,236,518</b>	<b>32,886,385</b>

- PURPOSE OF INDEBTEDNESS:**
- (A) Tax Allocation Refunding bonds - Series 2004
  - (B) City advances - Long Term
  - (C) City advances - Short Term
  - (D) City Advances for property acquisition.
  - (E) Capital projects expenditures funded by tax increments
  - (F) Lease guarantee payments to Strand Cinemas @ \$1,335,600 per annum, CCRP shared 50%-50% with Downtown Renewal Project.

- (G) Admin cost paid to county
- (H) Tax Incremental pass-through from CCRP Annex 86 only.
- (I) Annual housing set-aside 20% obligation for FY09-10.

# CALCULATION OF AVAILABLE REVENUES

Name of Agency: City of Oxnard Community Development Commission  
 Project Area: Central City Revitalization Project - CCRP  
 Tax Year: 2009-10  
 Reconciliation Date: From July 1, 2008 to June 30, 2009

1. BEGINNING BALANCE-AVAILABLE REVENUES
- ADJUSTMENTS MADE AFTER PREVIOUS SOI FILED
- ADJUSTED BEGINNING BALANCE -AVAILABLE REVENUES
2. TAX INCREMENT RECEIVED - GROSS:
3. ALL OTHER AVAILABLE REVENUES RECEIVED
4. REVENUES FROM ANY OTHER SOURCE, INCLUDED IN COLUMN (E) OF THE RECONCILIATION STATEMENT BUT NOT INCLUDED IN (1-3) ABOVE
5. SUM OF LINES 1 THROUGH 4
6. TOTAL AMOUNTS PAID AGAINST INDEBTEDNESS IN PREVIOUS YEAR (D + E) ON RECONCILIATION STATEMENT

	4,828,172
	0
	4,828,172
	5,052,647
	404,343
	0
	10,285,162
	5,011,088
	5,274,074

## 7. AVAILABLE REVENUE, END OF YEAR (5 - 6)

FORWARD THIS AMOUNT TO STATEMENT OF INDEBTEDNESS COVER PAGE LINE 4

### NOTES: TAX INCREMENT REVENUES:

The only amount(s) to be excluded as Tax Increment Revenue are any amounts passed through to other local taxing agencies pursuant to Health and Safety Code Section 33676. Tax Increment Revenue set-aside in the Low and Moderate Income Housing Fund will be washed in the above calculation, and therefor omitted from Available Revenues at year end.

**ITEM 4 ABOVE:**  
 This represents any payments from any source other than Tax Increment OR available revenues. For instance, an agency funds a project with a bond issue. The previous SOI included A Disposition Development Agreement (DDA) which was fully satisfied with these bond proceeds. The DDA would be shown on the Reconciliation Statement as fully repaid under the "other" column (Col. E), but with funds that were neither Tax Increment, nor "Available Revenues" as defined. The amounts used to satisfy this DDA would be included on line 4 above in order to accurately determine ending "Available Revenues."

**STATEMENT OF INDEBTEDNESS - CONSOLIDATED**  
**FILED FOR THE 2009-2010 TAX YEAR**

Cover Page

NAME OF REDEVELOPMENT AGENCY : **City of Oxnard Community Development Commission**  
 NAME OF PROJECT AREA : **Downtown Renewal Project - R 108**

	BALANCES CARRIED FORWARD FROM :	Line	CURRENT	
			TOTAL	PRINCIPAL / INTEREST DUE DURING TAX YEAR
FISCAL PERIOD - TOTALS	(From Form A, Page 1 Totals)	(1)	26,223,096	11,727,524
POST FISCAL PERIOD - TOTALS	(From Form B Totals) (Optional)	(2)		
GRAND TOTALS		(3)	26,223,096	11,727,524
AVAILABLE REVENUES (From Calculation of Available Revenues, Line 7)		(4)	255,412	
NET REQUIREMENT		(5)	25,967,684	

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. Form B may be filed at the option of the agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code Section 33675 (G)(2). This is optional for each agency and is not a requirement for filing the Statement of Indebtedness. The Reconciliation Statement is to include indebtedness from Form A only.

Certification of Chief Financial Officer:  
 Pursuant to Section 33675 (b) of the Health and Safety Code, I hereby certify that the above is a true and accurate Statement of Indebtedness for the above named agency.

JAMES CAMERON  
 Name  
  
 Signature

CHIEF FINANCIAL OFFICER  
 Title  
September 29, 2009  
 Date

# RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

NAME OF AGENCY : City of Oxnard Community Development Commission  
 NAME OF PROJECT AREA : Downtown Renewal Project - R 108

Tax Year : 2009-10

Reconciliation Date: From JULY 1, 2008 to JUNE 30, 2009

SOI PAGE & LINE		DEBT IDENTIFICATION	OUSTAND. DEBT ALL BEGINNING INDEBTEDNESS	ADJUSTMENTS		AMOUNT PAID AGAINST INDEBTEDNESS, FROM :		REMAINING BALANCE (A+B-C-D-E)
PRIOR YR	CUR YR			INCREASE (ATTACH EXPLANATION)	DECREASE (ATTACH EXPLANATION)	TAX INCREMENT	OTHER FUNDS	
Pg 1	Line 1	Digital Equipment Agreement	0	870,500		720,995	149,505	
Pg 1	Line 2	City Advances-Long term	1,139,572	0		0	1,139,572	
Pg 1	Line 3	Lease Guarantee Payments (50% share)	14,691,600		286,300	381,500	14,023,800	
Pg 1	Line 4	Capital Project funded by tax increment	2,050,000	0		2,050,000	0	
Pg 1	Line 5	Admin. cost reimbursement agreement	169,750	108,556		119,556	158,750	
Line New	Line 6	Tax Increment Pass-Through	0	5,608,926		102,076	5,506,850	
Pg 1	Line 7	Housing Set-Aside	4,512,731	810,911		79,023	5,244,619	
Line	Line							
Pg	Pg							
Line	Line							
<b>TOTAL - THIS PAGE</b>			<b>22,563,653</b>	<b>7,398,893</b>	<b>286,300</b>	<b>3,453,150</b>	<b>26,223,096</b>	
<b>TOTALS FORWARD</b>								
<b>GRAND TOTALS</b>			<b>22,563,653</b>	<b>7,398,893</b>	<b>286,300</b>	<b>3,453,150</b>	<b>26,223,096</b>	

**NOTE:** This form is to reconcile the previous Statement of Indebtedness to the current one being filed. However, since the reconciliation period is limited by law to a JULY 1 - JUNE 30 fiscal year period, only those items included on the SOI Form A is to be included on this document. To assist in following each item of indebtedness from one SOI to the next, use page and line number reference from each SOI that the item of indebtedness is listed on. If the indebtedness is new to this fiscal year, enter "NEW" in the "PRIOR YR" page and line columns. Column F must equal the current SOI Form A Total Outstanding Debt Column.

Adjustments are amounts required to compute to ending balances.

**Reconciliation Statement - Description of Adjustments**  
**FILED FOR THE 2009-2010 TAX YEAR**

AGENCY : City of Oxnard Community Development Commission  
 PROJECT AREA : Downtown Renewal Project - R 108

Reconciliation Sheet page and line:	Description of Adjustment	Amount
Pg 1 Line 1	Adjustment amount represents the new budget for loan purchase and digital equipment agreement with Oxnard Theater Group in FY08-09.	870,500
Pg 1 Line 3	Decrease in Downtown Project's lease guarantee payment to Strand Cinema represents the amount for the previous year's obligation less amount actually paid.	(286,300)
Pg 1 Line 5	Adjustment required to compute to ending balances of budgeted amount.	
Pg 1 Line 6	Increase in Downtown Project's pass through requirement based upon computation of total tax increment required to satisfy outstanding indebtedness.	108,556
Pg 1 Line 7	Increase in Downtown Project's set-aside requirement for Low and Moderate Income Housing Funds. Amount computed based on total debt outstanding.	5,608,926
Pg Line		810,911
Pg Line		
Pg Line		
<b>Grand Total</b>		<b>7,112,593</b>

**STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS**  
**FILED FOR THE 2009-2010 TAX YEAR**

Form A  
Page 1 of 1

NAME OF AGENCY :

City of Oxnard Community Development Commission

NAME OF PROJECT AREA :

Downtown Renewal Project - R 108

For Indebtedness Entered into as of JUNE 30, 2009

DEBT IDENTIFICATION	ORIGINAL DATA				CURRENT		
	DATE	PRINCIPAL	TERM	INTEREST RATE	TOTAL INTEREST	TOTAL OUTSTANDING DEBT	PRINCIPAL/INTEREST DUE DURING TAX YEAR
(A) Digital Equipment Agreement	Oct. '08	149,505	1 yr.	N/A	N/A	149,505	149,505
(B) City Advances-Long term	1966	1,139,572	Open	0.00%	N/A	1,139,572	149,505
(C) Lease Guarantee Payments (50% share)	FY09-10	14,023,800	25 yrs.	N/A	N/A	14,023,800	0
(D) Capital project funded by tax increment	FY09-10	0	1 yr.	N/A	N/A	0	667,800
(E) Admin. cost reimbursement agreement	FY09-10	158,750	1 yr.	N/A	N/A	158,750	0
(F) Tax Increment Pass-Through	FY09-10	5,506,850	1 yr.	N/A	N/A	5,506,850	158,750
(G) Housing Fund - Set aside	FY09-10	5,244,619	1 yr.	N/A	N/A	5,244,619	5,506,850
(H)							5,244,619
(I)							
<b>SUB-TOTAL - THIS PAGE</b>							
<b>TOTALS FORWARD FROM ALL OTHER PAGES</b>							
<b>TOTALS, FISCAL YEAR INDEBTEDNESS</b>						<b>26,223,096</b>	<b>11,727,524</b>

**PURPOSE OF INDEBTEDNESS:**

- (A) Loan purchase and digital equipment agreement with Oxnard Theater Group in FY08-09
- (B) Improvements contributed to Area by City in support of redevelopment.
- (C) Lease guarantee payments to Strand Cinemas @ \$1,335,600 per annum,
- (D) CCRP shared 50% - 50% with Downtown Renewal Project.
- (E) Capital projects funded by tax increment
- (F) Administrative costs to be reimbursed per Reimbursement Agreement

- (F) Tax increment pass-through to county and other districts.
- (G) Annual Housing Set-Aside 20% obligation for FY 09-10
- (H)
- (I)

# CALCULATION OF AVAILABLE REVENUES

AGENCY/NAME : City of Oxnard Community Development Commission  
 PROJECT AREA : Downtown Renewal Project - R 108  
 TAX YEAR : 2009-10  
 RECONCILIATION DATES : July 1, 2008 to June 30, 2009

1. BEGINNING BALANCE-AVAILABLE REVENUES  
 ADJUSTMENT: DEVELOPERS PAYMENT NOT INCLUDED AS OTHER AVAILABLE REVENUE RECEIVED IN PREVIOUS SOI  
538,187
2. TAX INCREMENT RECEIVED - GROSS:  
1,000,000
3. ALL OTHER AVAILABLE REVENUES RECEIVED  
395,114
4. REVENUES FROM ANY OTHER SOURCE, INCLUDED IN COLUMN (E) OF THE RECONCILIATION STATEMENT BUT NOT INCLUDED IN (1-3) ABOVE  
1,775,261
5. SUM OF LINES 1 THROUGH 4  
0
6. TOTAL AMOUNTS PAID AGAINST INDEBTEDNESS IN PREVIOUS YEAR ( D + E ) ON RECONCILIATION STATEMENT  
3,708,562
7. AVAILABLE REVENUE, END OF YEAR (5 - 6)  
 FORWARD THIS AMOUNT TO STATEMENT OF INDEBTEDNESS COVER PAGE LINE 4  
3,453,150  
255,412

**NOTES:**  
**TAX INCREMENT REVENUES:**

The only amount(s) to be excluded as Tax Increment Revenue are any amounts passed through to other local taxing agencies pursuant to Health and Safety Code Section 33676. Tax Increment Revenue set-aside in the Low and Moderate Income Housing Fund will be washed in the above calculation, and therefor omitted from Available Revenues at year end.

**ITEM 4 ABOVE:**  
 This represents any payments from any source other than Tax Increment OR available revenues. For instance, an agency funds a project with a bond issue. The previous SOI included A: Disposition Development Agreement (DDA) which was fully satisfied with these bond proceeds. The DDA would be shown on the Reconciliation Statement as fully repaid under the "other" column (Col. E), but with funds that were neither Tax Increment, nor "Available Revenues," as defined. The amounts used to satisfy this DDA would be included on line 4 above in order to accurately determine ending "Available Revenues."

**STATEMENT OF INDEBTEDNESS - CONSOLIDATED**  
**FILED FOR THE 2009-2010 TAX YEAR**

Cover Page

NAME OF REDEVELOPMENT AGENCY :

City of Oxnard Community Development Commission

NAME OF PROJECT AREA :

Southwinds Redevelopment Project

	BALANCES CARRIED FORWARD FROM :	Line	CURRENT	
			TOTAL OUTSTANDING DEBT	PRINCIPAL / INTEREST DUE DURING TAX YEAR
FISCAL PERIOD - TOTALS	(From Form A, Page 1 Totals)	(1)	13,935,227	8,854,896
POST FISCAL PERIOD - TOTALS	(From Form B Totals) (Optional)	(2)		
GRAND TOTALS		(3)	13,935,227	8,854,896
AVAILABLE REVENUES (From Calculation of Available Revenues, Line 7)		(4)	857,704	
<b>NET REQUIREMENT</b>		(5)	13,077,523	

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. Form B may be filed at the option of the agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code Section 33675 (c)(2). This is optional for each agency and is not a requirement for filing the Statement of Indebtedness. The Reconciliation Statement is to include indebtedness from Form A only.

Certification of Chief Financial Officer:  
Pursuant to Section 33675 (b) of the Health and Safety Code,  
I hereby certify that the above is a true and accurate Statement  
of Indebtedness for the above named agency.

JAMES CAMERON  
Name  
*James Cameron*  
Signature

CHIEF FINANCIAL OFFICER  
Title  
September 29, 2009  
Date

# RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

NAME OF AGENCY : **City of Oxnard Community Development Commission**  
 NAME OF PROJECT AREA : **Southwinds Redevelopment Project**

Tax Year : 2009-10

Reconciliation Date: From JULY 1, 2008 To JUNE 30, 2009

SOI PAGE & LINE PRIO YR	DEBT IDENTIFICATION BRIEF DESCRIPTION	OUTSTAND. DEBT ALL BEGINNING INDEBTEDNESS	ADJUSTMENTS		AMOUNT PAID AGAINST INDEBTEDNESS FROM :		REMAINING BALANCE (A+B-C-D-E)
			INCREASE (ATTACH EXPLANATION)	DECREASE (ATTACH EXPLANATION)	TAX INCREMENT	OTHER FUNDS	
Line 1 Pg 1	Tax Alloc. Bonds - Series 2006	5,477,142	0		199,543		5,277,599
Line 2 Pg 1	City Advances Short Term	456,394	444,592		444,592		456,394
Line 3 Pg 1	Admin. Cost Reimb. Agreement	274,335	198,789		215,702		257,422
Line 4 Pg 1	Statutory Pass-Thru (Sec.33607.7)	93,226		93,226	0		0
Line 5 Pg 1	Capital projects funded by tax increment	126,650	27,370		0		154,020
Line 6 Pg 1	Pass-through to County	5,057,660	635,281		857,417		4,835,524
Line 7 Pg 1	Pass-through to United Water Dist.	174,905	21,945		29,627		167,223
Line 8 Pg 1	Housing Set-Aside	2,915,078	181,393		309,426		2,787,045
Line 9 Pg 1							
<b>TOTAL - THIS PAGE</b>		<b>14,575,390</b>	<b>1,509,370</b>	<b>93,226</b>	<b>2,056,307</b>	<b>0</b>	<b>13,935,227</b>
<b>TOTALS FORWARD</b>							
<b>GRAND TOTALS</b>		<b>14,575,390</b>	<b>1,509,370</b>	<b>93,226</b>	<b>2,056,307</b>	<b>0</b>	<b>13,935,227</b>

**NOTE:**  
 This form is to reconcile the previous Statement of Indebtedness to the current one being filed. However, since the reconciliation period is limited by law to a JULY 1 - JUNE 30 fiscal year period, only those items included on the SOI Form A is to be included on this document. To assist in following each item of indebtedness from one SOI to the next, use page and line number reference from each SOI that the item of indebtedness is listed on. If the indebtedness is new to this Fiscal Year, enter "NEW" in the "PRIOR YR" page and line columns. Column F must equal the current SOI, Form A Total Outstanding Debt Column.

## Reconciliation Statement - Description of Adjustments

### FILED FOR THE 2009-2010 TAX YEAR

AGENCY : City of Oxnard Community Development Commission  
 PROJECT AREA : Southwinds Redevelopment Project

Reconciliation Sheet page and line:	Description of Adjustment	Amount
Pg 1 Line 2	Adjustment required to compute to ending balances of budgeted amount. Amount also represents payments made from tax increment in FY08-09.	444,592
Pg 1 Line 3	Adjustment required to compute to ending balances of budgeted amount.	198,789
Pg 1 Line 4	Adjustment required to zero-out line item. Southwind pass-throughs were all accounted for in items (F), (G), and (H), lines 6, 7, and 8 respectively in page 1 of Form A.	(93,226)
Pg 1 Line 5	Adjustment required to compute to ending balances of budgeted amount.	27,370
Pg 1 Line 6	Increase in Southwind's pass through to county based upon computation of total tax increment required to satisfy outstanding indebtedness.	635,281
Pg 1 Line 7	Increase in Southwind's pass through to UWCD based upon computation of total tax increment required to satisfy outstanding indebtedness.	21,945
Pg 1 Line 8	Increase in Southwind's set-aside requirement for Low and Moderate Income Housing funds. Amount computed based on total debt outstanding.	181,393
Pg Line		
Pg Line		
	<b>Grand Total</b>	<b>1,416,144</b>

**STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS**  
**FILED FOR THE 2009-2010 TAX YEAR**

Form A  
Page 1 of 1

NAME OF REDEVELOPMENT AGENCY : City of Oxnard Community Development Commission  
 NAME OF PROJECT AREA : Southwinds Redevelopment Project

For Indebtedness Entered into as of JUNE 30, 2009

	ORIGINAL DATA				CURRENT		
	DATE	PRINCIPAL	TERM	INTEREST RATE	TOTAL INTEREST	TOTAL OUTSTANDING DEBT	PRINCIPAL/INTEREST DUE DURING TAX YEAR
(A) Tax Allocation Bonds - Series 2006	Dec-06	3,175,000	30 yrs	3.5 - 9.5%	2,102,599	5,277,599	197,268
(B) City Advances - Short Term	FY 09-10	430,560	1 yr.	LAIF + 1	25,834	456,394	456,394
(C) Admin. Cost Reimbursement Agreement	FY 09-10	257,422	1 yr.	N/A	N/A	257,422	257,422
(D) Statutory Pass-thru per Section 33607.7	FY 09-10	0	1 yr.	N/A	N/A	0	0
(E) Capital projects funded by tax increment	FY 09-10	154,020	1 yr.	N/A	N/A	154,020	154,020
(F) Tax Incr. Pass-thru to County.	FY 09-10	4,835,524	1 yr.	N/A	N/A	4,835,524	4,835,524
(G) Tax Incr. Pass-thru to United Water Dist.	FY 09-10	167,223	1 yr.	N/A	N/A	167,223	167,223
(H) Housing Set-Aside	FY 09-10	2,787,045	1 yr.	N/A	N/A	2,787,045	2,787,045
(I)							
<b>SUB-TOTAL - THIS PAGE</b>						<b>13,935,227</b>	<b>8,854,896</b>
<b>TOTALS FORWARD FROM ALL OTHER PAGES</b>						<b>13,935,227</b>	<b>8,854,896</b>
<b>TOTALS, FISCAL YEAR INDEBTEDNESS</b>						<b>13,935,227</b>	<b>8,854,896</b>

**PURPOSE OF INDEBTEDNESS:**

- (A) Tax Allocation Bonds, Ser 2006, to finance redevelopment activities in Sowinds project area.
- (B) City Operating Loan for FY 09-10.
- (C) Admin cost per reimbursement Agreement.
- (D) Southwinds pass-throughs were all accounted for in items (F), (G) and (H).
- (E) Capital projects expenditures funded by tax increment
- (F) Tax Increment Pass-thru to County for FY09-10.

- (G) Tax increment Pass-thru to United Wtr Dist for FY09-10.
- (H) Low and Moderate Housing Set-Aside for FY09-10.

# CALCULATION OF AVAILABLE REVENUES

AGENCY'S NAME : CITY OF OXNARD COMMUNITY DEVELOPMENT COMMISSION  
 PROJECT AREA : SOUTHWINDS REDEVELOPMENT PROJECT  
 TAX YEAR : 2009-10  
 RECONCILIATION DATES : JULY 1, 2008 TO JUNE 30, 2009

1. BEGINNING BALANCE-AVAILABLE REVENUES	1,169,570
2. TAX INCREMENT RECEIVED - GROSS:	1,547,130
3. ALL OTHER AVAILABLE REVENUES RECEIVED	197,311
4. REVENUES FROM ANY OTHER SOURCE, INCLUDED IN COLUMN (E) OF THE RECONCILIATION STATEMENT BUT NOT INCLUDED IN (1-3) ABOVE	0
5. SUM OF LINES 1 THROUGH 4	2,914,011
6. TOTAL AMOUNTS PAID AGAINST INDEBTEDNESS IN PREVIOUS YEAR (D + E) ON RECONCILIATION STATEMENT	2,056,307
7. AVAILABLE REVENUE, END OF YEAR (5 - 6)	857,704

FORWARD THIS AMOUNT TO STATEMENT OF INDEBTEDNESS COVER PAGE LINE 4

**NOTES:**  
**TAX INCREMENT REVENUES:**

ITEM 4 ABOVE: The only amount(s) to be excluded as Tax Increment Revenue are any amounts passed through to other local taxing agencies pursuant to Health and Safety Code Section 33676. Tax Increment Revenue set-aside in the Low and Moderate Income Housing Fund will be washed in the above calculation, and therefore omitted from Available Revenues at year end.

ITEM 1 ABOVE: This represents any payments from any source other than Tax Increment OR available revenues. For instance, an agency funds a project with a bond issue. The previous SOI included A Disposition Development Agreement (DDA) which was fully satisfied with these bond proceeds. The DDA would be shown on the Reconciliation Statement as fully repaid under the "other" column (Col. E), but with funds that were neither Tax Increment, nor "Available Revenues" as defined. The amounts used to satisfy this DDA would be included on line 4 above in order to accurately determine ending "Available Revenues."

Beginning balance - available revenue was adjusted based on available funds on hand.

**STATEMENT OF INDEBTEDNESS - CONSOLIDATED**  
**FILED FOR THE 2009-2010 TAX YEAR**

Cover Page

NAME OF REDEVELOPMENT AGENCY : **CITY OF OXNARD COMMUNITY DEVELOPMENT COMMISSION**  
 NAME OF PROJECT AREA : **ORMOND BEACH REDEVELOPMENT PROJECT**

BALANCES CARRIED FORWARD FROM :	Line	CURRENT	
		TOTAL OUTSTANDING DEBT	PRINCIPAL / INTEREST DUE DURING TAX YEAR
FISCAL PERIOD - TOTALS	(1)	30,637,934	21,745,849
POST FISCAL PERIOD - TOTALS	(2)		
GRAND TOTALS	(3)	30,637,934	21,745,849
AVAILABLE REVENUES (From Calculation of Available Revenues, Line 7)	(4)	1,555,994	
NET REQUIREMENT	(5)	29,081,940	

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. Form B may be filed at the option of the agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code Section 33675 (g)(2). This is optional for each agency and is not a requirement for filing the Statement of Indebtedness. The Reconciliation Statement is to include indebtedness from Form A only.

Certification of Chief Financial Officer:  
 Pursuant to Section 33675 (b) of the Health and Safety Code, I hereby certify that the above is a true and accurate Statement of Indebtedness for the above named agency.

JAMES CAMERON  
 Name  
  
 Signature

CHIEF FINANCIAL OFFICER  
 Title  
September 29, 2009  
 Date

# RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

NAME OF AGENCY : CITY OF OXNARD COMMUNITY DEVELOPMENT COMMISSION  
 NAME OF PROJECT AREA : ORMOND BEACH REDEVELOPMENT PROJECT

Tax Year : 2009-10

Reconciliation Date: From JULY 1, 2008 To JUNE 30, 2009

SOI PAGE & LINE	DEBT IDENTIFICATION	OUSTAND. DEBT ALL BEGINNING INDEBTEDNESS	ADJUSTMENTS		AMOUNT PAID AGAINST INDEBTEDNESS, FROM :		REMAINING BALANCE (A+B-C-D-E)
			INCREASE (ATTACH EXPLANATION)	DECREASE (ATTACH EXPLANATION)	TAX INCREMENT	OTHER FUNDS	
Pg 1 Line 1	Tax Allocation Bonds - Series 2006	9,581,447	0		346,631		9,234,816
Pg 1 Line 2	Capital projects funded by tax increment	511,898	0		0		511,898
Pg 1 Line 3	Admin. Cost Reimb. Agreement	370,179	280,742		287,117		363,804
Pg 1 Line 4	County Pass Through	10,463,524	1,071,334		811,581		10,723,277
Pg 1 Line 5	High School Pass Through	3,693,009	262,244		278,701		3,676,552
Pg 1 Line 6	Housing Set-Aside	6,155,014	436,825		464,252		6,127,587
<b>TOTAL - THIS PAGE</b>		<b>30,775,071</b>	<b>2,051,145</b>		<b>2,188,282</b>		<b>30,637,934</b>
<b>TOTALS FORWARD</b>							
<b>GRAND TOTALS</b>		<b>30,775,071</b>	<b>2,051,145</b>		<b>2,188,282</b>		<b>30,637,934</b>

**NOTE:**  
 This form is to reconcile the previous Statement of Indebtedness to the current one being filed. However, since the reconciliation period is limited by law to a JULY 1 - JUNE 30 fiscal year period, only those items included on the SOI Form A is to be included on this document. To assist in following each item of indebtedness from one SOI to the next, use page and line number reference from each SOI that the item of indebtedness is listed on. If the indebtedness is new to this Fiscal Year, enter "NEW" in the "PRIOR YR" page and line columns. Column F must equal the current SOI, Form A Total Outstanding Debt Column.

**Reconciliation Statement - Description of Adjustments**  
**FILED FOR THE 2009-2010 TAX YEAR**

AGENCY : City of Oxnard Community Development Commission  
 PROJECT AREA : Ormond Beach Redevelopment Project

Reconciliation Sheet page and line:	Description of Adjustment	Amount
Pg 1 Line 3	Adjustment required to compute to ending balance of budgeted amount.	
Pg 1 Line 4	Increase in Ormond Beach pass through to county based upon computation of total tax increment required to satisfy outstanding indebtedness.	280,742
Pg 1 Line 5	Increase in Ormond Beach pass through to OUHSD based upon computation of total tax increment required to satisfy outstanding indebtedness.	1,071,334
Pg 1 Line 6	Increase in Ormond Beach set-aside requirement for Low and Moderate Income Housing funds. Amount computed based on total debt outstanding.	262,244
Pg Line		436,825
Pg Line		
<b>Grand Total</b>		<b>2,051,145</b>

**STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS**  
**FILED FOR THE 2009-2010 TAX YEAR**

Form A  
Page 1 of 1

NAME OF REDEVELOPMENT AGENCY : **CITY OF OXNARD COMMUNITY DEVELOPMENT COMMISSION**  
 NAME OF PROJECT AREA : **ORMOND BEACH REDEVELOPMENT PROJECT**

For Indebtedness Entered into as of **JUNE 30, 2009**

	ORIGINAL DATA				CURRENT			
	DEBT IDENTIFICATION	DATE	PRINCIPAL	TERM	INTEREST RATE	TOTAL INTEREST	TOTAL OUTSTANDING DEBT	PRINCIPAL/INTEREST DUE DURING TAX YEAR
(A)	Tax Allocation Bonds - Series 2006	Dec-06	5,555,000	30 yrs.	3.5 - 9.5%	3,679,816	9,234,816	342,731
(B)	Capital projects funded by tax increment	FY09-10	511,898	1 yr.	N/A	N/A	511,898	511,898
(C)	Admin. Cost Reimbursement Agreement	FY09-10	363,804	1 yr.	N/A	N/A	363,804	363,804
(D)	County Pass-Through	FY09-10	10,723,277	1 yr.	N/A	N/A	10,723,277	10,723,277
(E)	High School Pass-Through	FY09-10	3,676,552	1 yr.	N/A	N/A	3,676,552	3,676,552
(F)	Housing Set-Aside	FY09-10	6,127,587	1 yr.	N/A	N/A	6,127,587	6,127,587
(G)								
(H)								
(I)								
(J)								
<b>SUB-TOTAL - THIS PAGE</b>							<b>30,637,934</b>	<b>21,745,849</b>
<b>TOTALS FORWARD FROM ALL OTHER PAGES</b>							<b>30,637,934</b>	<b>21,745,849</b>
<b>TOTALS, FISCAL YEAR INDEBTEDNESS</b>							<b>30,637,934</b>	<b>21,745,849</b>

**PURPOSE OF INDEBTEDNESS:**

- (A) Tax Alloc. Bonds-Ser.2006 - to finance redevelopment activities in Ormond Beach Project area.
- (B) Capital projects funded by tax increment
- (C) Admin. Cost per Reimbursement Agreement
- (D) County Pass-through for FY09-10
- (E) High School District Pass-through agreement
- (F) Low and Moderate Housing Set-Aside FY09-10.

(G)  
(H)  
(I)  
(J)

# CALCULATION OF AVAILABLE REVENUES

AGENCY/NAME : CITY OF OXNARD COMMUNITY DEVELOPMENT COMMISSION

PROJECT AREA : ORMOND BEACH REDEVELOPMENT PROJECT

TAX YEAR : 2009-10

RECONCILIATION DATES : JULY 1, 2008 TO JUNE 30, 2009

1. BEGINNING BALANCE-AVAILABLE REVENUES	1,200,629
2. TAX INCREMENT RECEIVED - GROSS:	2,321,259
3. ALL OTHER AVAILABLE REVENUES RECEIVED	222,388
4. REVENUES FROM ANY OTHER SOURCE, INCLUDED IN COLUMN (E) OF THE RECONCILIATION STATEMENT BUT NOT INCLUDED IN (1-3) ABOVE	0
5. SUM OF LINES 1 THROUGH 4	3,744,276
6. TOTAL AMOUNTS PAID AGAINST INDEBTEDNESS IN PREVIOUS YEAR (D + E) ON RECONCILIATION STATEMENT	2,188,282
7. AVAILABLE REVENUE, END OF YEAR (5 - 6) FORWARD THIS AMOUNT TO STATEMENT OF INDEBTEDNESS COVER PAGE LINE 4	1,555,994

**NOTES:**

**TAX INCREMENT REVENUES:**

The only amount(s) to be excluded as Tax Increment Revenue are any amounts passed through to other local taxing agencies pursuant to Health and Safety Code Section 33676. Tax Increment Revenue set-aside in the Low and Moderate Income Housing Fund will be washed in the above calculation, and therefor omitted from Available Revenues at year end.

**ITEM 4 ABOVE:**

This represents any payments from any source other than Tax Increment OR available revenues. For instance, an agency funds a project with a bond issue. The previous SOL included A Disposition Development Agreement (DDA) which was fully satisfied with these bond proceeds. The DDA would be shown on the Reconciliation Statement as fully repaid under the "other" column (Col. E), but with funds that were neither "Tax Increment, nor "Available Revenues" as defined. The amounts used to satisfy this DDA would be included on line 4 above in order to accurately determine ending "Available Revenues."

**STATEMENT OF INDEBTEDNESS - CONSOLIDATED**  
**FILED FOR THE 2009-2010 TAX YEAR**

Cover Page

NAME OF REDEVELOPMENT AGENCY : CITY OF OXNARD COMMUNITY DEVELOPMENT COMMISSION  
 NAME OF PROJECT AREA : H.E.R.O. REDEVELOPMENT PROJECT

	BALANCES CARRIED FORWARD FROM :	Line	CURRENT	
			TOTAL OUTSTANDING DEBT	PRINCIPAL / INTEREST DUE DURING TAX YEAR
FISCAL PERIOD - TOTALS	(From Form A, Page 1 Totals)	(1)	123,477,046	67,270,676
POST FISCAL PERIOD - TOTALS	(From Form B Totals) (Optional)	(2)		
GRAND TOTALS		(3)	123,477,046	67,270,676
AVAILABLE REVENUES (From Calculation of Available Revenues, Line 7)		(4)	18,281,899	
NET REQUIREMENT		(5)	105,195,147	

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. Form B may be filed at the option of the agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code Section 33675 (c)(2). This is optional for each agency and is not a requirement for filing the Statement of Indebtedness. The Reconciliation Statement is to include indebtedness from Form A only.

Certification of Chief Financial Officer:  
 Pursuant to Section 33675 (b) of the Health and safety Code,  
 I hereby certify that the above is a true and accurate Statement  
 of indebtedness for the above named agency.

JAMES CAMERON  
 Name  
*James Cameron*  
 Signature

CHIEF FINANCIAL OFFICER  
 Title  
 September 29, 2009  
 Date

# RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

Name of Redevelopment Agency: **City of Oxnard Community Development Commission**  
 Name of Project Area: **H.E.R.O. Redevelopment Project**  
 Tax Year: **2009-10**  
 Reconciliation Date: **From JULY 1, 2008 To JUNE 30, 2009**

SOI PAGE & LINE PRIOR YR. CUR. YR.	DEBT IDENTIFICATION BRIEF DESCRIPTION	OUTSTAND. DEBT ALL BEGINNING INDEBTEDNESS	ADJUSTMENTS		AMOUNT PAID AGAINST INDEBTEDNESS, FROM:		REMAINING BALANCE (A+B-C-D-E)
			INCREASE (ATTACH EXPLANATION)	DECREASE (ATTACH EXPLANATION)	TAX INCREMENT	OTHER FUNDS	
FORM - B Line New	Tax Allocation Bonds - Series 2008	23,143,645	0	0	361,892	0	22,781,753
Line 1	Tax Allocation Bonds - Series 2006	22,224,997	0	0	775,109	0	21,449,888
Line 2	DDA - Esplanade Re-used Project	3,461,401	0	0	0	0	3,461,401
Line 3	OPA - River Park Project	10,000,000	0	0	0	0	10,000,000
Line 4	Capital projects funded by tax increment	2,843,440	10,445,914	0	2,822,038	0	10,467,316
Line 5	Library Funding	676,726	0	0	2,423	0	674,303
Line 6	Admin cost reimbursement agreement	1,575,717	783,840	0	812,302	0	1,547,255
Line 7	Tax Increment Pass Through	10,195,570	21,439,720	0	3,235,569	0	28,399,721
Line 8	Housing Set-Aside	12,744,463	14,170,116	0	2,219,170	0	24,695,409
Line 9							
Line Pg							
<b>TOTAL - THIS PAGE</b>		<b>86,865,959</b>	<b>46,839,590</b>	<b>0</b>	<b>10,228,503</b>	<b>0</b>	<b>123,477,046</b>
<b>TOTALS FORWARD</b>		<b>86,865,959</b>	<b>46,839,590</b>	<b>0</b>	<b>10,228,503</b>	<b>0</b>	<b>123,477,046</b>
<b>GRAND TOTALS</b>		<b>86,865,959</b>	<b>46,839,590</b>	<b>0</b>	<b>10,228,503</b>	<b>0</b>	<b>123,477,046</b>

**NOTE:**

This form is to reconcile the previous Statement of Indebtedness to the current one being filed. However, since the reconciliation period is limited by law to a JULY 1 - JUNE 30 fiscal year period, only those items included on the SOI Form A is to be included on this v following each item of indebtedness from one SOI to the next, use page and line number reference from each SOI that the item of indebtedness is listed on. If the indebtedness is new to this Fiscal Year, enter "NEW" in the "PRIOR YR" page and line columns. Column F must equal the current SOI, Form A Total Outstanding Debt Column.



**STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS**  
**FILED FOR THE 2009-2010 TAX YEAR**

Form A  
Page 1 of 1

NAME OF REDEVELOPMENT AGENCY : **CITY OF OXNARD COMMUNITY DEVELOPMENT COMMISSION**  
 NAME OF PROJECT AREA : **HERO. REDEVELOPMENT PROJECT**

For Indebtedness Entered into as of **JUNE 30, 2009**

DEBT IDENTIFICATION	DATE	PRINCIPAL	TERM	INTEREST RATE	TOTAL INTEREST	CURRENT	
						TOTAL OUTSTANDING DEBT	PRINCIPAL/INTEREST DUE DURING TAX YEAR
(A) Tax Allocation Bonds - Series 2008	Jun-08	11,790,000	30 yrs.	4% - 5%	10,991,753	22,781,753	709,438
(B) Tax Allocation Bonds - Series 2006	Dec-06	11,130,000	30 yrs.	3.5% - 9.5%	10,319,888	21,449,888	777,234
(C) DDA-Esplenade Re-used Project	08-2001	3,461,401	20 yrs.	N/A	N/A	3,461,401	0
(D) OPA - River Park Project	11-2002	10,000,000	30 yrs.	N/A	N/A	10,000,000	0
(E) Capital projects funded by Tax Increment	FY09-10	10,467,316	1 yr.	N/A	N/A	10,467,316	10,467,316
(F) Library Funding	FY09-10	674,303	1 yr.	N/A	N/A	674,303	674,303
(G) Admin cost reimbursement agreement	FY09-10	1,547,255	1 yr.	N/A	N/A	1,547,255	1,547,255
(H) Tax Increment Pass Through	FY09-10	28,399,721	1 yr.	N/A	N/A	28,399,721	28,399,721
(I) Housing Set Aside	FY09-10	24,695,409	1 yr.	N/A	N/A	24,695,409	24,695,409
<b>SUB-TOTAL - THIS PAGE</b>						<b>123,477,046</b>	<b>67,270,676</b>
<b>TOTALS FORWARD FROM ALL OTHER PAGES</b>						<b>123,477,046</b>	<b>67,270,676</b>
<b>TOTALS, FISCAL YEAR INDEBTEDNESS</b>						<b>123,477,046</b>	<b>67,270,676</b>

- PURPOSE OF INDEBTEDNESS:**
- (A) TAB-Series 2008 - bonds to finance redevelopment activities in HERO project area.
  - (B) TAB-Series 2006 - bonds to finance redevelopment activities in HERO project area.
  - (C) DDA - Esplanade Re-used Project for 20 years up to 2021
  - (D) OPA - River Park Project
  - (E) Capital projects funded by tax increment
  - (F) Funding commitment for the construction of new library.

- (G) Admin Cost per Reimbursement Agreement
- (H) Tax Increment Pass Thru to county and other districts
- (I) Low and Moderate Housing Set-Aside for FY09-10.

# CALCULATION OF AVAILABLE REVENUES

AGENCY'S NAME : CITY OF OXNARD COMMUNITY DEVELOPMENT COMMISSION

PROJECT AREA : H.E.R.O. DEVELOPMENT PROJECT

TAX YEAR : 2009-10

RECONCILIATION DATES : JULY 1, 2008 TO JUNE 30, 2009

1. BEGINNING BALANCE-AVAILABLE REVENUES
2. TAX INCREMENT RECEIVED - GROSS:
3. ALL OTHER AVAILABLE REVENUES RECEIVED
4. REVENUES FROM ANY OTHER SOURCE, INCLUDED IN COLUMN (E) OF THE RECONCILIATION STATEMENT BUT NOT INCLUDED IN (1-3) ABOVE
5. SUM OF LINES 1 THROUGH 4
6. TOTAL AMOUNTS PAID AGAINST INDEBTEDNESS IN PREVIOUS YEAR ( D + E ) ON RECONCILIATION STATEMENT

	16,401,601
	11,095,850
	1,012,951
	0
	28,510,402
	10,228,503
	18,281,899

7. AVAILABLE REVENUE, END OF YEAR (5 - 6)  
FORWARD THIS AMOUNT TO STATEMENT OF INDEBTEDNESS COVER PAGE LINE 4

**NOTES:**  
**TAX INCREMENT REVENUES:**

The only amount(s) to be excluded, as Tax Increment Revenue are any amounts passed through to other local taxing agencies pursuant to Health and Safety Code Section 33676. Tax Increment Revenue set-aside in the Low and Moderate Income Housing Fund, will be washed in the above calculation, and therefor omitted from Available Revenues at year end.

**ITEM 4 ABOVE:**  
 This represents any payments from any source other than Tax Increment OR available revenues. For instance, an agency funds a project with a bond issue. The previous SOI included A Disposition Development Agreement (DDA) which was fully satisfied with these bond proceeds. The DDA would be shown on the Reconciliation Statement as fully repaid under the "other" column (Col. E), but with funds that were neither Tax Increment, nor "Available Revenues" as defined. The amounts used to satisfy this DDA would be included on line 4 above in order to accurately determine ending "Available Revenues."

**Exhibit C**

**Financial Audit**

**Filed for 2008-2009**

**(2 Copies Provided to the State Controller)**



**" DRAFT  
UNAUDITED "**

# **OXNARD COMMUNITY DEVELOPMENT COMMISSION**

Prepared By  
**Finance Department**  
James Cameron, Chief Financial Officer  
City of Oxnard

(A Component Unit of the City of Oxnard, California)  
**Comprehensive Annual Financial Report**  
**June 30, 2009**

**DRAFT**

**Unaudited - 12/1/09**

ATTACHMENT 1  
PAGE 103 OF 229



December 11, 2009

To the Honorable Members of the Governing Board  
of the Oxnard Community Development Commission  
and Citizens of the City of Oxnard

We are pleased to submit the Comprehensive Annual Financial Report (CAFR) of the Oxnard Community Development Commission (CDC) for the fiscal year ended June 30, 2009. The basic financial statements are audited by the independent certified public accounting firm Mayer Hoffman McCann P.C. The purpose of the audit is to ensure that the financial statements present fairly, in all material respects, the financial position and the results of operations of the CDC.

Responsibility for both the accuracy of the data presented in this report, and the completeness and fairness of the presentation including all disclosures, rests with the CDC. We believe the data, as presented, to be accurate in all material aspects and presented in a manner designed to fairly set forth the financial position, and results of operations, of the CDC as measured by the financial activity of the various funds. All disclosures necessary are included to enable the reader to gain the maximum understanding of the CDC's financial activities and operations.

Internal accounting controls are designed to provide reasonable assurance regarding the safeguarding of assets against loss from unauthorized use or disposition, and to ensure the reliability of financial records for preparing financial statements and maintaining accountability of assets. Because the cost of internal control should not outweigh their benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements.

The opinion of Mayer Hoffman McCann P.C. is included in the Financial Section of this report. Following the independent auditor's report is management's discussion and analysis (MD&A), which provides an overview and analysis of the basic financial statements. The MD&A compliments this letter of transmittal and should be read in conjunction with it.

The CDC was originally established as the Redevelopment Agency of the City of Oxnard (RDA) pursuant to the California Community Redevelopment Law, codified in Part I of Division 24 of the California Health and Safety Code. The RDA was activated in 1960 by Ordinance No. 2365 of the City Council. In January 1995, the RDA became the Oxnard CDC. The principal objectives of the Commission are to improve the commercial environment, upgrade residential neighborhoods, provide new public improvements, strengthen the economic base of the City, generate added employment opportunities, and improve and expand the City's industrial base.

The City Council of the City of Oxnard acts as the Board of Directors of the CDC (Board). Accordingly, the City has financial and administrative accountability for the CDC's operations. The CDC is therefore considered a financial reporting component unit of the City and its financial activity is included in the City's Comprehensive Annual Financial Report. The CDC accounting and budgeting records for operations are maintained on the modified accrual basis of accounting, with revenues recorded when available and measurable. Expenditures are recorded when the services or goods are received and the liabilities incurred.

### **Major Initiatives and Accomplishments**

Accomplishments for Fiscal Year 2008-2009 are outlined below.

**Gateway Sign Implementation Program.** New signage at gateway streets and wayfinding signs were designed and installed throughout the City. Freeway pylon signs have received Caltrans preliminary approval with permitting anticipated in 2010.

**RiverPark Infrastructure and Housing.** The CDC financed the construction of a parking garage and offsite infrastructure to serve the Collections at RiverPark, a major retail and cinema complex. Cabrillo Economic Development Corporation completed construction of the 44 unit Paseo Santa Clara and 86 unit Paseo Del Rio rental projects for extremely low and very low income families. RiverPark will include 252 for-sale homes for low and moderate income families. Ninety-six of the homes have closed escrow and are now owner occupied and 156 homes are either under design or in plan check

**HERO Street Reconstruction Project.** Street reconstruction in the Rose Park Neighborhood was completed while construction on sections of Saviers Road and the Blackstock Neighborhood was started.

**Southwinds Street Reconstruction Project.** Improvements were made to many streets in the Southwinds project area with over 90% completed. New Gateway Name Signs were also installed in coordination with the street reconstruction project. Lighted crosswalks, ornamental security fencing and park improvements near Haycox Elementary School were funded.

**South Oxnard Median Improvement Program.** All 57 of the medians on Saviers, Hueneme and Pleasant Valley Roads were completed providing a major improvement to South Oxnard's major thoroughfares

**Ormond Beach Street Reconstruction Project.** Ormond Beach area street reconstruction was completed.

**Downtown Infrastructure Programs and Activities.** The second phase of downtown lighting improvements was completed, replacing street lights with nostalgic lamp posts and adding lighting to streets and parking lots. Public parking lots and eight alleys were improved while sidewalks, curbs and gutters, landscaping, furnishings, and utilities were upgraded.

**Downtown Economic Development.** During FY08-09, 33 new property owner and tenant applications were received and 16 businesses or buildings completed improvements as part of the Downtown Façade and Paint Improvement Program. Some of these buildings are of historical significance designation due to their age and architectural style. The Downtown Management District continued to evolve with management turned over to the Economic Development Corporation of Oxnard in July 2009. During the fiscal year, the CDC purchased the Social Security Building for potential future redevelopment.

### **Acknowledgments**

The preparation of the Commission's Comprehensive Annual Financial Report could not have been accomplished without the dedicated services of the entire staff of the Finance Department and Community Development Commission. Appreciation is also extended to the CDC Board, Assistant City Manager, Karen Burnham, and Deputy City Manager, Grace Magistrale-Hoffman, whose leadership and commitment are vital to the growth and stability of the Community Development Commission.

Respectfully submitted,

Edmund F. Sotelo  
City Manager  
City of Oxnard



James Cameron  
Chief Financial Officer  
City of Oxnard

## Management's Discussion and Analysis

This section of the Oxnard Community Development Commission's (CDC) annual financial report presents management's discussion and analysis of the financial performance of the CDC for the fiscal year ended June 30, 2009. Please read this information in conjunction with the transmittal letter, which can be found in the introductory section of this report (pages i to v), and the CDC's financial statements beginning on page 16.

### Financial Highlights

- The assets of the CDC exceeded its liabilities by \$69.2 million (net assets) at the close of the fiscal year. In the previous year, net assets were \$59.6 million.
- The CDC's total net assets increased by \$9.7 million primarily from investments in capital assets.
- The unrestricted fund balance of \$33.9 million reflects an increase of \$14.7 million from the prior year primarily due to a change in reporting authorized capital projects.
- The CDC's total debt (excluding compensated absences) increased by \$10.7 million during the current fiscal year. Tax Allocation Bonds, Series 2008 in the amount of \$11.8 million were issued for the Community Development Commission HERO project area. Repayment of other outstanding debt offset the additional bonds.

### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the CDC's basic financial statements. The basic financial statements include three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. In addition, this report contains other supplementary and statistical information.

**Government-wide financial statements.** The government-wide statements report information about the CDC as a whole using accounting methods similar to those used by private-sector business. The statement of net assets includes all of the CDC's assets and liabilities with the difference reported as net assets. Over time, increases or decreases in the CDC's net assets may serve as a useful indicator of whether the financial health of the CDC is improving or deteriorating. Fiscal year revenues and expenses are reported in the statement of activities regardless of when cash is received or paid. The statement of activities summarizes the basis for the changes in net assets. The government-wide financial statements can be found on pages 16 through 17.

**Fund financial statements.** A fund is an accountability unit used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used by state and local governments to meet legal requirements and enhance management of financial resources.

The CDC's funds consist solely of Governmental Funds. Governmental fund statements use the modified accrual basis of accounting and focus on the flow of financial resources to and from those funds and the balances of spendable resources that are available at year-end. As a result, governmental funds provide a short-term view that can be used to evaluate near-term requirements for financial resources. Because governmental fund statements do not encompass the long-term focus of the government-wide statements, a reconciliation of these statements is included following the governmental funds statements. The basic governmental fund financial statements begin on page 18.

**Notes to the financial statements.** The notes provide additional information to the government-wide and fund financial statements that are important in fully understanding the data presented in the financial statements. The notes to the financial statements begin on page 31.

### Government-wide Financial Analysis

A city's net assets may serve over time as a useful indicator of a government's financial position. As shown in the following table, the CDC's assets exceeded liabilities by \$69.2 million at the close of the fiscal year, an increase of \$9.7 million.

#### Summary of Net Assets (\$ thousands)

	<u>FY 2009</u>	<u>FY 2008</u>	<u>Increase (Decrease)</u>
<b>Assets</b>			
Current and other assets	\$ 84,148	\$ 72,373	\$ 11,775
Capital assets	43,704	30,748	12,956
<b>Total assets</b>	<u>127,852</u>	<u>103,121</u>	<u>24,731</u>
<b>Liabilities</b>			
Current and other liabilities	11,333	6,936	4,397
Long-term liabilities	47,279	36,613	10,666
<b>Total liabilities</b>	<u>58,612</u>	<u>43,549</u>	<u>15,063</u>
<b>Net assets</b>			
Invested in capital assets (net of related debt)	22,471	14,141	8,330
Restricted net assets	12,852	26,201	(13,349)
Unrestricted	33,917	19,230	14,687
<b>Total net assets</b>	<u>\$ 69,240</u>	<u>\$ 59,572</u>	<u>\$ 9,668</u>

About 1/3<sup>rd</sup> of the CDC's net assets reflects its investment in capital assets net of accumulated depreciation, less any related debt outstanding used to acquire those assets. The net investment in capital assets increased \$8.3 million as the CDC continued to invest in infrastructure. Because these assets are tied up in land, buildings, equipment, and other improvements, these amounts are

not available for future spending. The remainder of net assets is divided between restricted and unrestricted categories. Restricted net assets that are subject to external limitations on how they may be used make up 19% of the total. The remaining balance of \$33.9 million (49%) consists of unrestricted net assets of the CDC which may be used to meet future needs of the redevelopment areas. The reduction in restricted net assets was mostly offset by an increase in unrestricted amounts due to the change in classification of authorized capital projects. In addition, the purchase of the Social Security building increased restricted net assets.

The following table presents a summary of the changes in the CDC's net assets for the year ended June 30, 2009.

**Summary of Changes in Net Assets**  
(\$ thousands)

	<u>FY 2009</u>	<u>FY 2008</u>	<u>Increase (Decrease)</u>
<b>Revenues</b>			
Program revenues:			
Charges for services	\$ 432	\$ 1,575	\$ (1,143)
General revenues:			
Tax increment	20,412	20,810	(398)
Interest on investments	1,935	2,486	(551)
<b>Total revenues</b>	<u>22,779</u>	<u>24,871</u>	<u>(2,092)</u>
<b>Expenses</b>			
Community development	10,758	10,669	89
Interest expenses	2,353	1,989	364
<b>Total expenses</b>	<u>13,111</u>	<u>12,658</u>	<u>453</u>
Excess (deficiency) before transfers	9,668	12,213	(2,545)
<b>Changes in net assets</b>	<u>\$ 9,668</u>	<u>\$ 12,213</u>	<u>\$ (2,545)</u>

The net assets of the CDC increased by \$9.7 million during the fiscal year as follows:

- Tax increment property taxes, which make up the largest source of CDC revenues at 89%, decreased \$0.4 million due to changes in property assessed valuations within the redevelopment areas. Charges for services decreased due to a one-time charge in fiscal year 2008 while interest earnings decreased due to a reduction in interest rates on CDC investments.
- Expenditures increased primarily due to increased interest payments for newly issued bonds.

**Financial Analysis of the Government's Funds**

As discussed earlier, the CDC uses fund accounting to comply with finance-related legal requirements; however, governmental funds use a modified accrual basis of accounting. Major

funds are reported separately. The focus of CDC's governmental funds is to provide information on near-term inflows and outflows and balances of spendable resources. The CDC's major funds account for financial resources designated for the acquisition or construction of redevelopment projects. At the end of the fiscal year, the CDC's funds reported combined ending fund balances of \$71.8 million, an increase of \$7 million over the prior year. Of this year-end total, approximately \$58.9 million is unreserved and available for funding continuing CDC requirements. Reserved fund balances include:

- \$4.6 million committed for noncurrent notes receivable,
- \$2.2 million committed for repayment of debt,
- \$6.1 million for properties held for resale

For FY 2009, the classification of certain capital project funds were changed from reserved to unreserved as those funds could be unappropriated in response to economic conditions and actions by the State of California.

The change in fund balance for fiscal year 2009 was \$7 million as shown in the table below. Revenues of \$22.8 million were augmented by proceeds from the sale of bonds in the amount of \$11.8 million. Expenditures of \$27.4 million included \$13.6 million of project improvements compared to \$4.1 million of capital investments in the prior year. In addition, Tax increment pass-through expenditures of \$6.1 million reflect an increase of \$2.3 million to correct for underpayments in prior years.

**Summary of Net Change in Fund Balances  
(\$ thousands)**

	FY 2009	FY 2008	Increase (Decrease)
Central City Redevelopment	\$ 925	\$ (434)	\$ 1,359
Downtown Renewal Project	223	1,198	(975)
Southwinds Redevelopment Project	(1,966)	545	(2,511)
Ormond Beach Redevelopment Project	(1,087)	910	(1,997)
HERO Project	6,016	5,995	21
Housing Set-Aside	2,900	2,524	376
<b>Total</b>	<b>\$ 7,011</b>	<b>\$ 10,738</b>	<b>\$ (3,727)</b>

**Capital Assets and Debt Administration**

**Capital assets.** The CDC's investments in capital assets, net of accumulated depreciation, as of June 30, 2009 were \$43.7 million. The increase for these investments was 42% due to an increase in construction in progress primarily for the new parking garage in the HERO project area and street improvements in the Southwinds project area.

The following table provides a breakdown of the CDC's capital assets at Error! Reference source not found. June 30, 2009:

**Capital Assets  
Net of Accumulated Depreciation  
(\$ thousands)**

<b>Governmental Activities</b>	<b>FY 2009</b>	<b>FY 2008</b>	<b>Increase (Decrease)</b>
Land, buildings and improvements	\$ 28,090	\$ 28,090	\$ 0
Construction in progress	20,262	6,639	13,623
Equipment and Machinery	89	89	0
<b>Total</b>	<b>48,441</b>	<b>34,817</b>	<b>13,623</b>
Accumulated depreciation	(4,737)	(4,069)	(668)
<b>Total capital assets (net)</b>	<b>\$ 43,704</b>	<b>\$ 30,748</b>	<b>\$ 12,955</b>

Additional information on the Commission's capital assets can be found in Note 4 to the Basic Financial Statements.

**Long-term debt.** The CDC uses tax increment indebtedness to finance various capital improvements. As of June 30, 2009, the City's long-term debt outstanding was \$47.3 million. More detailed information about the CDC's long-term liabilities is presented in Note 7 to the financial statements beginning on page 53. The following provides a breakdown of the CDC's outstanding indebtedness as of June 30, 2009:

**Outstanding Debt  
(\$ thousands)**

	<b>FY 2009</b>	<b>FY 2008</b>	<b>Increase (Decrease)</b>
Tax Allocation Refunding Bonds Series 2004A	\$ 16,105	\$ 16,770	\$ (665)
Tax Allocation Bond Financing Series 2006	19,860	20,270	(410)
HERO Project Tax Allocation Bond Series 2008	11,790	0	11,790
Unamortized Discounts	(476)	(427)	(49)
<b>Total long-term indebtedness</b>	<b>\$ 47,279</b>	<b>\$ 36,613</b>	<b>\$ 10,666</b>

The tax allocation bonds are paid from the increment revenues of property taxes levied within the Commission's redevelopment areas.

## **Economic Factors and Next Year's Budgets and Rates**

Although the Oxnard metro area has a diverse economy and growing population, CDC revenues continue to be impacted by the economic slow down experienced throughout the State of California and the nation. City's unemployment rate has increased to just over 10% from 6.1% the prior year (average annual rate). The fiscal year 2010 budget was developed based on a slow economy. Property taxes were budgeted below 2009 budgeted amounts.

## **Contacting the City's Financial Management**

This Management's Discussion and Analysis is designed to provide residents, taxpayers, customers, investors, and creditors with a general overview of the CDC's finances and to demonstrate the CDC's accountability. If you have questions about this document or wish additional financial information, contact the Office of the Chief Financial Officer at 300 West Third Street, Oxnard, California, 93030.

**Statement of Net Assets**  
**June 30, 2009**

	<u>Governmental Activities</u>
<b>Assets</b>	
Cash and cash equivalents	\$ 44,590,274
Investments with fiscal agents	26,045,601
Accounts and other receivables	181,897
Notes receivable	4,587,308
Due from other funds	926,132
Properties held for resale	6,075,959
Other assets	1,741,011
Capital assets not being depreciated:	
Land	1,221,289
Construction in progress	20,261,948
Capital assets (net of accumulated depreciation)	
Buildings	436,641
Improvement other than buildings	21,782,211
Machinery and equipment	1,896
<b>Total assets</b>	<u><b>127,852,167</b></u>
<b>Liabilities</b>	
Accounts payable	2,924,192
Other liabilities	769,881
Due to other governments	3,388,318
Due to other funds	4,250,609
Non-current liabilities:	
Due within one year	1,280,000
Due in more than one year	46,475,000
Less: unamortized discounts	(476,038)
<b>Total liabilities</b>	<u><b>58,611,962</b></u>
<b>Net assets</b>	
Invested in capital assets, net of related debt	22,470,624
Restricted for:	
Debts Service	2,189,231
Other purposes	10,663,267
Unrestricted	33,917,083
<b>Total net assets</b>	<u><b>\$ 69,240,205</b></u>

The notes to the financial statements are an integral part of this statement.

**Statement of Activities**  
**For the Year Ended June 30, 2009**

Functions/Programs	Expenses	Program Revenues	Net (Expense) Revenue and Changes in Net Assets
		Charges for Services	Governmental Activities
<b>Governmental activities:</b>			
Community Development	\$ 10,090,226	\$ 432,514	\$ (9,657,712)
Depreciation	667,911	—	(667,911)
Interest on long-term debt	2,353,034	—	(2,353,034)
<b>Total governmental activities</b>	<b>\$ 13,111,171</b>	<b>\$ 432,514</b>	<b>\$ (12,678,657)</b>
<b>General revenues:</b>			
Tax increment			\$ 20,412,001
Earnings on investments			1,934,546
<b>Total general revenues</b>			<b>22,346,547</b>
Changes in net assets			9,667,890
Net assets beginning			59,572,315
Net assets ending			<b>\$ 69,240,205</b>

The notes to the financial statements are an integral part of this statement.

**Balance Sheet**  
**June 30, 2009**

	<u>Central City Revitalization Project Fund</u>	<u>Downtown Renewal Project Fund</u>	<u>Southwinds Redevelopment Project Fund</u>	<u>Ormond Beach Redevelopment Project Fund</u>
<b>Assets</b>				
Cash and cash equivalents	\$ 5,663,254	\$ -	\$ 2,957,287	\$ 2,664,035
Investments with fiscal agents	964,365	-	3,106,104	5,677,149
Accounts and other receivables	115,897	65,280	-	-
Due from other funds	926,132	-	-	-
Notes receivable	933,960	935,475	17,873	-
Properties held for resale	3,601,459	2,169,000	-	305,500
<b>Total assets</b>	<b>\$ <u>12,205,067</u></b>	<b>\$ <u>3,169,755</u></b>	<b>\$ <u>6,081,264</u></b>	<b>\$ <u>8,646,684</u></b>
<b>Liabilities and fund balances</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 228,439	\$ 2,439	\$ 1,385,152	\$ 1,287,277
Other liabilities	43,980	-	-	-
Due to other Governments	120,770	-	602,695	663,228
Due to other funds	2,087,443	926,132	-	-
<b>Total liabilities</b>	<b>\$ <u>2,480,632</u></b>	<b>\$ <u>928,571</u></b>	<b>\$ <u>1,987,847</u></b>	<b>\$ <u>1,950,505</u></b>
<b>Fund balances:</b>				
<b>Reserved for:</b>				
Debt service	\$ -	\$ -	\$ 197,025	\$ 344,397
Notes receivable	933,960	935,475	17,873	-
Properties held for resale	3,601,459	2,169,000	-	305,500
<b>Unreserved</b>	<b><u>5,189,016</u></b>	<b><u>(863,291)</u></b>	<b><u>3,878,519</u></b>	<b><u>6,046,282</u></b>
<b>Total fund balance</b>	<b><u>9,724,435</u></b>	<b><u>2,241,184</u></b>	<b><u>4,093,417</u></b>	<b><u>6,696,179</u></b>
<b>Total liabilities and fund balances</b>	<b><u>12,205,067</u></b>	<b><u>3,169,755</u></b>	<b><u>6,081,264</u></b>	<b><u>8,646,684</u></b>

The notes to the financial statements are an integral part of this statement.

H.E.R.O. Redevelopment Project Fund	Housing Set-Aside Fund	Debt Service Fund	Total Governmental Funds
\$ 20,887,172	\$ 12,418,526	\$ -	\$ 44,590,274
16,297,983	-	-	26,045,601
-	720	-	181,897
-	2,700,000	-	926,132
-	-	-	4,587,308
-	-	-	6,075,959
<u>\$ 37,185,155</u>	<u>\$ 15,119,246</u>	<u>\$ -</u>	<u>\$ 82,407,171</u>
\$ 20,876	\$ 9	\$ -	\$ 2,924,192
-	19,741	-	63,721
2,001,625	-	-	3,388,318
1,237,034	-	-	4,250,609
<u>\$ 3,259,535</u>	<u>\$ 19,750</u>	<u>\$ -</u>	<u>\$ 10,626,840</u>
\$ 1,647,809	\$ -	\$ -	\$ 2,189,231
-	2,700,000	-	4,587,308
-	-	-	6,075,959
<u>32,277,811</u>	<u>12,399,496</u>	<u>-</u>	<u>58,927,833</u>
<u>33,925,620</u>	<u>15,099,496</u>	<u>-</u>	<u>71,780,331</u>
<u>\$ 37,185,155</u>	<u>\$ 15,119,246</u>	<u>\$ -</u>	<u>\$ 82,407,171</u>

**Assets**  
Cash and cash equivalents  
Investments with fiscal agents  
Accounts and other receivables  
Due from other funds  
Notes receivable  
Properties held for resale  
**Total assets**

**Liabilities and fund balances**

**Liabilities:**  
Accounts payable  
Other liabilities  
Due to other Governments  
Due to other funds  
**Total liabilities**

**Fund balances:**

Reserved for:  
Debt service  
Notes receivable  
Properties held for resale  
Unreserved  
**Total fund balance**  
**Total liabilities and fund balances**

**Statement of Revenues, Expenditures and Changes in Fund Balance  
Government Funds  
For the Year Ended June 30, 2009**

	<u>Central City Revitalization Project Fund</u>	<u>Downtown Renewal Project Fund</u>	<u>Southwinds Redevelopment Project Fund</u>	<u>Ormond Beach Redevelopment Project Fund</u>
<b>Revenues</b>				
Taxes	\$ 3,685,248	\$ 395,114	\$ 1,364,696	\$ 2,004,224
Interest income	306,554	5,906	197,311	222,388
Rental income	21,332	115,581	-	-
Miscellaneous	76,457	3,940	-	-
<b>Total revenues</b>	<u>4,089,591</u>	<u>520,541</u>	<u>1,562,007</u>	<u>2,226,612</u>
<b>Expenditures</b>				
Community Development:				
Salaries and wages	224,601	58,592	58,592	97,652
County administrative charges-property tax	53,611	4,283	17,062	22,969
Assessment district payment	120,000	6,934	-	-
Tax increment pass through	777,717	102,076	887,044	1,090,282
Indirect prorated cost charges	140,689	-	37,837	23,031
Interfund prorated charges	80,821	21,084	21,084	35,139
Other administrative costs	112,377	726,436	53,824	40,982
Professional services	333,969	23,222	27,303	67,344
Capital outlay				
Project improvements	310,540	-	2,115,573	1,471,671
Debt service:				
Principal	-	-	-	-
Cost of Issuance	-	-	-	-
Interest and fiscal charges	-	-	-	-
<b>Total expenditures</b>	<u>2,154,325</u>	<u>942,627</u>	<u>3,218,319</u>	<u>2,849,070</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,935,266</u>	<u>(422,086)</u>	<u>(1,656,312)</u>	<u>(622,458)</u>
<b>Other financing sources (uses)</b>				
Bond Issuance	-	-	-	-
Bond Discount	-	-	-	-
Transfers in	-	723,702	-	-
Transfer out	(1,010,529)	(79,023)	(309,426)	(464,252)
<b>Total other financing sources (uses)</b>	<u>(1,010,529)</u>	<u>644,679</u>	<u>(309,426)</u>	<u>(464,252)</u>
Net change in fund balance	<u>924,737</u>	<u>222,593</u>	<u>(1,965,738)</u>	<u>(1,086,710)</u>
Fund balances - July 1, 2008	<u>8,799,698</u>	<u>2,018,591</u>	<u>6,059,155</u>	<u>7,782,889</u>
Fund balances - June 30, 2009	<u>\$ 9,724,435</u>	<u>\$ 2,241,184</u>	<u>\$ 4,093,417</u>	<u>\$ 6,696,179</u>

<u>H.E.R.O. Redevelopment Project Fund</u>	<u>Housing Set-Aside Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
10,027,392	\$ -	\$ 2,935,327	\$ 20,412,001
900,951	301,436	-	1,934,546
-	64,314	-	201,227
112,000	38,890	-	231,287
<u>11,040,343</u>	<u>404,640</u>	<u>2,935,327</u>	<u>22,779,061</u>
341,784	622,645	-	1,403,866
158,614	-	-	256,539
-	-	-	126,934
3,235,569	-	-	6,092,688
38,905	-	-	240,462
122,989	70,278	-	351,395
60,796	36,088	-	1,030,503
89,214	46,787	-	587,839
9,638,477	87,311	-	13,623,572
-	-	1,075,000	1,075,000
791,867	-	-	791,867
-	-	1,860,327	1,860,327
<u>14,478,215</u>	<u>863,109</u>	<u>2,935,327</u>	<u>27,440,992</u>
(3,437,872)	(458,469)	-	(4,661,931)
11,790,000	-	-	11,790,000
(116,979)	-	-	(116,979)
-	4,082,400	-	4,806,102
(2,219,170)	(723,702)	-	(4,806,102)
<u>9,453,851</u>	<u>3,358,698</u>	<u>-</u>	<u>11,673,021</u>
6,015,979	2,900,229	-	7,011,090
<u>27,909,641</u>	<u>12,199,267</u>	<u>-</u>	<u>64,769,241</u>
<u>33,925,620</u>	<u>\$ 15,099,496</u>	<u>\$ -</u>	<u>\$ 71,780,331</u>

<b>Revenues</b>
Taxes
Interest income
Rental income
Miscellaneous
<b>Total revenues</b>
<b>Expenditures</b>
<b>Community Development:</b>
Salaries and wages
County administrative charges-property tax
Assessment district payment
Tax increment pass through
Indirect prorated cost charges
Interfund prorated charges
Other administrative costs
Professional services
<b>Capital outlay</b>
Project improvements
<b>Debt service:</b>
Principal
Cost of Issuance
Interest and fiscal charges
<b>Total expenditures</b>
Excess (deficiency) of revenues over (under) expenditures
<b>Other financing sources (uses)</b>
Bond Issuance
Bond Discount
Transfers in
Transfer out
<b>Total other financing sources (uses)</b>
Net change in fund balance
Fund balances - July 1, 2008
Fund balances - June 30, 2009

**Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Assets  
For the Year Ended June 30, 2009**

**Total fund balances - governmental funds** **\$ 71,780,331**

Amounts reported for governmental activities in the statement of net assets  
are different because:

Capital assets used in governmental activities are not financial resources and  
therefore are not reported in the funds. 43,703,985

Unamortized discounts used in governmental activities are not financial  
resources and therefore are not reported in the funds. 1,741,011

Accrued interest payable for the current portion of interest due on long-term  
liabilities has not been reported in the governmental funds. (706,160)

Long-term liabilities are not due and payable in the current period and  
therefore are not reported in the funds. (47,278,962)

**Net assets of governmental activities (page 12)** **\$ 69,240,205**

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The notes to the financial statements are an integral part of this statement.

**Reconciliation of the Change in Fund Balances of  
Governmental Funds to the Statement of Activities  
For The Year Ended June 30, 2009**

**Net change in fund balances - total governmental funds** **\$ 7,011,090**

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlay as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay expenditures	13,623,572	
Less: Current year depreciation	<u>(667,911)</u>	12,955,661

Repayment of debt principal is an expenditure in governmental funds, but repayment reduces long-term liabilities in the statement of net assets.	1,075,000
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Proceeds from long-term debt are reported as other financing sources in the governmental funds, but increase liabilities in the statement of net assets.

HERO tax allocation bonds - series 2008	(10,881,154)
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Bond issuance costs, discounts, and premiums are expenditures in the governmental funds but are reported as deferred charges and unamortized bond discounts and premiums in the statement of net assets and amortized over the term of the bond.

Interest expense accrual	(198,961)	
Bond discounts	<u>(293,746)</u>	<u>(492,707)</u>

**Change in net assets of governmental activities**

(page 8)

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**\$ 9,667,890**

**Notes to the Financial Statements**  
**June 30, 2009**

**I. Summary of Significant Accounting Policies**

**A. Reporting Entity**

The Community Development Commission (CDC) was originally established as the Redevelopment Agency of the City of Oxnard (RDA) pursuant to the California Community Redevelopment Law, codified in Part 1 of Division 24 of the California Health and Safety Code. The RDA was activated in 1960 by Ordinance No. 2365 of the City Council. In January 1995, the RDA became the CDC. The principal objectives of the CDC are to improve the commercial environment, upgrade residential neighborhoods, provide new public improvements, strengthen the economic base of the City, generate added employment opportunities and improve and expand the City's industrial base.

The City Council of the City of Oxnard (City) acts as the Board of Directors of the CDC (Board); accordingly, the City has financial and administrative accountability for the CDC's operations. The CDC is therefore considered a financial reporting component unit of the City and its financial activities are included in the City's Comprehensive Annual Financial Report (CAFR).

**B. Financial Statements Presentation**

In accordance with Governmental Accounting Standards Board Statement No. 34, the CDC's basic financial statements consist of the following:

- Government-wide financial statements;
- Fund financial statements; and
- Notes to the basic financial statements.

**Government-Wide Financial Statements**

The CDC's Government-Wide Financial Statements include a Statement of Net Assets and a Statement of Activities. These statements present a summary of the CDC's governmental activities.

These statements are presented on an "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all the CDC's assets and liabilities, including capital assets, and long-term liabilities, are included in the accompanying Statement of Net Assets. The Statement of Activities presents changes in net assets. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned, while expenses are recognized in the period in which the liability is incurred. The types of transactions reported as program revenues for the CDC include charges for services.

Certain eliminations have been made as prescribed by GASB 34 in regards to interfund activities, payables and receivables. All internal balances in the Statement of Net Assets have been eliminated.

In accordance with GASB 34, a reconciliation of the difference between the fund financial statements and the government-wide financial statements is provided.

### **Fund Financial Statements**

The accounts of the CDC are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

### **Governmental Fund Financial Statements**

Governmental Fund Financial Statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balances for all funds. In accordance with GASB 34 and based on the sole purpose for which a fund is established, all funds have been determined by management to be the CDC's major governmental funds:

- Central City Revitalization Project Fund: This fund was established on July 6, 1976, with projected life thru 2027.
- Downtown Renewal Project Fund: This fund was established on May 14, 1968, with projected life thru 2020.
- Southwinds Redevelopment Project Fund: This fund was established on June 16, 1985, with projected life thru 2036.
- Ormond Beach Redevelopment Project Fund: This fund was established on November 22, 1983, with projected life thru 2034.
- Historic Enhancement and Revitalization of Oxnard (HERO) Project Fund: This fund was established on April 17, 1998, with projected life thru year 2044.
- Housing Set-Aside Fund: This fund was established in 1992 to account for the 20 percent housing set-aside monies.

- **Debt Service Fund:** This fund is used to account for the payment of principal and interest on tax allocation bonds.

All funds are accounted for using a "current financial resources" measurement focus and the modified accrual basis of accounting. Accordingly, only current assets and current liabilities are included on the Balance Sheet. The Statement of Revenues, Expenditures and Changes in Fund Balances presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. The CDC considers revenues available if they are collected within 60 days after year-end. The primary revenue sources which have been treated as susceptible to accrual by the CDC are incremental property taxes and revenues from the use of money and property. Expenditures are recorded in the accounting period in which the related fund liability is incurred, except for unmatured interest on long-term debt, which is recognized when due.

### **C. Low- and Moderate-Income Housing**

Under requirements of the State of California Health and Safety Code, the CDC is required to set aside 20 percent of tax increment revenues for use in housing projects benefiting low and moderate-income households. At June 30, 2009 the fund balance in the Housing Set-Aside Fund amounted to \$15.1 million, of which \$2.9 million is designated for continuing capital projects.

### **D. Cash and Investments**

#### **Cash and Cash Equivalents**

For reporting purposes, cash and cash equivalents include cash in bank accounts and investments held by the City Treasurer in a cash management pool. These amounts are readily available for use by the respective funds.

#### **Investment Policy**

CDC funds are invested under the City's investment policy, which is intended to provide guidelines for the prudent investment of City funds, and to outline the policies for maximizing the efficiency of the City's cash management system. The policy of the City is to invest public funds in a manner which will provide high investment return with the maximum security while meeting the daily cash flow demands of the City and conforming to all state and local statutes governing the investment of public funds. The investment policy applies to the City's pooled investment fund which encompasses all monies under the direct oversight of the City Treasurer. These include the General Fund, Special Revenue Funds (including those of the CDC), Capital Project Funds, Enterprise Funds, Internal Service Funds and Fiduciary Funds.

## **Investments**

In accordance with GASB Statement No. 31, "Accounting and Financial Reporting for Certain Investments and External Investment Pools," the City's investments, including those of the CDC, are stated at fair value.

The City Treasurer's investment pool is comprised of pooled deposits and investments and the State of California Local Agency Investment Fund (LAIF) investments. The City Treasurer's pooled investments are carried at fair value. The fair value is determined utilizing SunGard Securities Systems, the vendor providing investment reporting capability for the City Treasurer's Office, which provides pricing data from multiple industry sources. The fair value of LAIF is determined by allocating the City's share of LAIF's fair value as reported by LAIF.

LAIF is part of the State's Pooled Money Investment Account (PMIA), which was established in 1953. Oversight of PMIA is provided by the Pooled Money Investment Board (PMIB) and an in-house Investment Committee. The PMIB members are the State Treasurer, Director of Finance, and State Controller.

Direct oversight for LAIF is provided by the Local Agency Investment Advisory Board. The board consists of five members as designated by statute. The Chairman is the State Treasurer or his designated representative. Two members qualified by training and experience in the field of investment or finance and two members who are treasurers, finance or fiscal officers, or business managers employed by any county, city, or local district or municipal corporation of this state, are appointed by the State Treasurer. LAIF is required to invest in accordance with state statute.

## **Interest Income**

Interest income earned on pooled cash and investments is allocated monthly to the General Fund and those other funds for which such allocation is a legal contractual requirement based on the month-end cash balances. Interest income from cash and investments with fiscal agents is credited directly to the related fund. Changes in the fair value of investments are recognized in interest income at the end of each year.

Income from non-pooled investments is recorded based on the specific investments held by the trustee of the fund. The interest income is recorded in the fund that earned the interest.

## **E. Properties Held for Resale**

Properties acquired for the Heritage Square office complex and the Social Security Building are included as properties held for resale by the Community Development Commission. At June 30, 2009 properties held for resale which amounted to \$6,075,959, are carried at the lower of cost or estimated fair value.

## F. Capital Assets

The CDC's assets are capitalized at historical cost or estimated historical cost based on City policy. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. The City's policy has set the capitalization threshold for reporting capital assets at \$5,000. Gifts or contributions of capital assets are recorded at fair market value when received. Depreciation is recorded on a straight-line basis over the estimated useful lives of the assets as follows:

<b>Buildings</b>	45 years
<b>Improvements:</b>	
Paving, Curbs, Lighting	40 years
Parks Improvements	25 years
Sports Courts	40 years
Landscaping	50 years
<b>Equipment and Machinery</b>	5-20 years

## G. Risk Management

The City provides general liability and workers' compensation insurance under self-insurance programs with an annual limit per occurrence of \$1,000,000 for each program including the CDC. Excess insurance in the layer of \$1 million to \$25 million is purchased for general liability and \$200 million per year for workers' compensation. The City contracts with outside service agencies to assist in the administration of the self-insurance programs. Estimated liabilities related to outstanding workers' compensation and public liability claims (including estimates for incurred but not reported claims) are based upon actuarial studies and are recorded in internal service funds.

In August 1988, the City adopted a resolution to execute a Joint Powers Agreement (JPA) creating the Big Independent Cities Excess Pool Joint Powers Authority (BICEP), a risk management pool. Through BICEP, five cities share the cost of insuring catastrophic general liability losses incurred by the members for claims between \$1 million and \$25 million, thereby eliminating the need for individual excess commercial insurance policies. The purpose of this JPA is to jointly fund the purchase of reinsurance and the provision of necessary administrative services. Such administrative services may include, but shall not be limited to, risk management consulting, loss prevention and control, centralized loss reporting, actuarial consulting, claims adjustment and legal defense service. BICEP is governed by a five-member board of directors representing each member city. Each member is appointed and serves at the pleasure of the member city council.

The agreement with BICEP may be terminated with advance notice provided that no bonds or other obligations of BICEP are outstanding. Upon termination of this agreement, all assets of BICEP shall (after payment of all unpaid costs, expenses and charges incurred under the agreement) be distributed among the parties in accordance with the respective contributions of each participating city.

#### H. Compensated Absences

Vacation leave and annual leave compensation time pay is recorded as a liability when incurred within the government-wide and proprietary funds financial statements. Sick leave, which does not vest, is recorded in all funds when leave is taken. In accordance with GASB Statement No. 6, a liability for these amounts is reported in the governmental funds financial statements only if they have matured and are paid by the City subsequent to year-end. Compensated absences are liquidated by the fund that has recorded the liability. The long-term portion of governmental activities compensated absences such as CDC funds, is liquidated primarily by the General Fund.

#### I. Property Taxes

Property taxes are assessed and collected each fiscal year according to the following property tax calendar:

Valuation Date	March 1
Lien/Levy Date	July 1 to June 30
Due Dates	November 1 (first installment) and February 1 (second installment)
Delinquent Dates	December 10 (first installment) and April 10 (second installment), August 3 (unsecured)

Property taxes in the State of California are administered for all local agencies at the county level and consist of secured, unsecured, and utility tax rolls.

#### Property Valuation

Valuations are established by the Assessor of the County for the secured and unsecured property tax rolls; the utility property tax roll is valued by the State Board of Equalization. Under the provisions of Article XIII A of the State Constitution, properties are assessed at 100 percent of full value. The value of real taxable property is based on fiscal year 1976 levels. From this base of assessment, subsequent annual increases in valuation are limited to a maximum of 2 percent. However, increases to full value are allowed for property improvements or upon change in ownership. Personal property is excluded from these limitations, and is subject to annual reappraisal.

### **Tax Levies**

The county-wide tax levy for general revenue purposes is limited to 1 percent of full value, for a tax rate of \$1.00 per \$100 of assessed valuation. Tax rates for voter-approved indebtedness prior to passage of Proposition 13 are excluded from this limitation. Taxes are levied in September for both real and unsecured personal property based upon the assessed valuation as of the previous January 1 (lien date).

Under GASB Statement No. 33, Accounting and Reporting for Non-exchange Transactions, property taxes are recognized as revenue in the period for which the taxes are levied. Therefore, the CDC recognizes revenue and a receivable, less any allowance for doubtful accounts deemed appropriate, for the entire tax levy in the period for which the taxes are levied. At June 30, 2009, the CDC did not record property taxes receivable.

### **Tax Lien Dates**

All lien dates attach annually on March 1 preceding the fiscal year for which the taxes are levied. The fiscal year begins July 1 and ends June 30 of the following year. Liens against real estate, and taxes on personal property, are not relieved by subsequent renewal or change in ownership.

### **Tax Collections**

The County Treasurer-Tax Collector is responsible for all property tax collections. Taxes and assessments on the secured and utility rolls, which constitute a lien against the property, may be paid in two installments: the first installment is due on November 1 of the fiscal year and is delinquent if not paid by December 10; the second installment is due on February 1 of the fiscal year and is delinquent if not paid by April 10. Unsecured personal property taxes do not constitute a lien against real property unless the taxes become delinquent. Payment must be paid in one installment, which is delinquent if not paid by August 31 of the fiscal year. Significant penalties are imposed for late payments.

### **Tax Apportionments and Special District Augmentation Fund (SDAF)**

Due to the nature of the county-wide maximum levy, it is not possible to identify general purpose tax rates for specific entities. Apportionments to local agencies are made by the County Auditor-Controller based primarily on the ratio that each agency represented of the total county-wide levy for the three years prior to fiscal year 1979. The SDAF was established in order to provide greater flexibility in the allocation of the total levy to special districts under this basic apportionment method. Each special district makes a contribution from its base tax levy apportionment to the SDAF. Oversight governments of the special districts (cities or the county) can then reallocate this pool among special districts based on financing needs.

**J. Use of Estimates**

The preparation of the basic financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the basic financial statements, and revenues and expenses during the reported period. Actual results could differ from those estimates.

**K. Budgets and Budgetary Accounting**

The City develops and presents a two-year budget that incorporates the CDC, to the City Council (which is also the Board) including a capital improvement plan. Annual operating and capital improvement expenditures are adopted by resolution. This resolution constitutes the authorized expenditures for the fiscal year. The second year of the two-year budget is updated and adopted for that year. The CDC's annual budget is the legally adopted expenditure control document of the CDC. Budgets are prepared on the modified accrual basis of accounting consistent with generally accepted accounting principles (GAAP).

The City Council as the Board, generally reauthorizes appropriations for continuing projects and activities. The Board has the legal authority to amend the budget of any fund at any time during the fiscal year. The budgetary legal level of control (the level on which expenditures may not legally exceed appropriations) is generally at the fund level. Budgeted expenditures may be reallocated within a fund by the City Manager and within a department by the director.

**II. Detailed Notes on All Funds**

**A. Cash and Investments**

Cash and cash equivalents (managed by the City Treasurer) and investments with fiscal agents of the CDC are comprised of the following at June 30, 2009:

	<u>Fair Value</u>
Deposits and investments	\$ 44,590,274
Investments with fiscal agents	26,045,601
<b>Total</b>	<u>\$ 70,635,875</u>

The City's pooled investments, excluding investments held in trust by fiscal agents, at June 30, 2009 had a total fair value of \$205,216,668. The CDC's share of the City's pooled investments at June 30, 2009 had a total fair value of \$44,590,274.

## Deposits Custodial Credit Risks

Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City's deposit policy requires deposits to be covered by federal depository insurance and collateral having a market value of 110 percent of the uninsured deposit. As of June 30, 2009, the City has a bank balance of \$18,708,268 (carrying amount of \$17,829,195); of the bank balance, \$250,000 was insured and the balance was secured by collateral held by the City's agent in the agent's name.

## Authorized Investments

The City Treasurer has direct oversight over the City's pooled investment fund which covers cash and cash equivalents of the City's governmental funds, including the CDC, proprietary funds, and trust and agency funds which are invested in accordance with the City's investment policy. Allowable investments are detailed in the following table.

Investment Types Authorized by Section 53601	Authorized by Investment Policy	Maximum Maturity (Years)	Maximum Percentage of Portfolio	Maximum Investment in One Issuer	Minimum Ratings
U.S. Treasury and Agencies	Yes	5	None	None	None
Local Agency bonds, notes	Yes	5	None	None	None
Other Bonds, Notes or Evidences of Indebtedness	Yes	N/A	15%	None	None
Bankers acceptances	Yes	180 days	40%	30%	None
Commercial Paper	Yes	270 days	15%	10%	P1/A1
Negotiable CDs	Yes	N/A	30%	None	Aa/AA-
Certificate of Deposits (CDs)	Yes	N/A	40%	15%	A
Repurchase Agreements	Yes	90 days	None	None	None
Medium Term Notes	Yes	5	30%	None	A
Mutual Funds	Yes	N/A	15%	None	None
LAIF	Yes	N/A	None	None	None

Investments with fiscal agents are investments held by the bond trustee on behalf of the CDC. The CDC selects the investment under the terms of the applicable trust agreement, directs the bond trustee to acquire the investment, and the bond trustee then holds the investment on behalf of the CDC. Proceeds of bonds administered by bond trustees are also generally covered under the City Treasurer's investment policy; however, specific provisions of each issuance are usually used in managing such investments. For example, investment may be made in guaranteed investment contracts (GICs) with maturities in excess of five years.

***Interest Rate Risk***

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Normally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. One of the ways the City Treasurer manages exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations or debt service requirements.

Information about the sensitivity of the fair value of the City's investment (including investments held by bond trustees) to market interest rate fluctuation is provided by the following table that shows the distribution of the City's investments by maturity:

	Investment Maturities (in Years)			Total
	Less than 1	1-5	More than 5	
Federal Agency Securities	\$ 5,993,668	\$ 122,952,215	\$ -	\$ 128,945,883
Corporate Bonds	1,985,507	6,084,188	-	8,069,695
LAIF	54,187,846	-	-	54,187,846
Held by trustee:				
Investment Agreement	-	-	5,158,750	5,158,750
LAIF	-	-	54,656,989	54,656,989
Money Market Fund	25,506,472	-	-	25,506,472
<b>Total Investments</b>	<b>87,673,493</b>	<b>129,036,403</b>	<b>59,815,739</b>	<b>276,525,635</b>
Accrued discount				(76,935)
Total investments (net of accrued discount)				276,448,700
Cash in banks and on hand				17,278,028
<b>Total Cash and Investments</b>				<b>293,726,728</b>

The investment agreements listed above are GICs held by fiscal agents (bond trustees) and are restricted for construction projects and debt service requirements. GICs are contracts that guarantee repayment of principal and a fixed or floating interest rate for a predetermined period of time. The maturities of a GIC are normally pegged to the maturities of the related debt.

***Credit Risk***

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized credit rating organization. The City's investments that are not rated include LAIF and GICs. Although GIC's are not rated, the City has only entered into GIC's with institutions that carry a high credit rating.

Presented below are the actual ratings for each investment type as of June 30, 2009:

<u>Investment Type</u>	<u>AAA</u>	<u>AA+</u>	<u>Total</u>
Federal agency securities	\$ 128,945,883	\$ -	\$ 128,945,883
Corporate bonds (GECC)	-	4,049,137	4,049,137
Corporate bonds (BHFC)	4,020,558	-	4,020,558
Money Market Fund	25,506,472	-	25,506,472
<b>Totals</b>	<b>\$ 158,472,913</b>	<b>\$ 4,049,137</b>	<b>162,522,050</b>

Not rated:

LAF	108,844,835
GCI	5,158,750
<b>Total Investments</b>	<b>276,525,635</b>
Less accrued discount	(76,935)
Total investments (net of accrued discount)	276,448,700
Cash in banks and on hand	17,278,028
<b>Total cash and investments</b>	<b>\$ 293,726,728</b>

### *Concentration of Credit Risk*

Investments in the securities of any individual issuer, other than U.S. Treasury securities, mutual funds, and external investment funds that represent 5 percent or more of total entity-wide investments are as follows at June 30, 2009:

<u>Issuer</u>	<u>Type of Investments</u>	<u>Amounts</u>
Federal National Mortgage Association	Federal Agency Securities	\$ 24,000,000
Federal Home Loan Bank	Federal Agency Securities	\$ 46,980,358
Federal Farm Credit Bank	Federal Agency Securities	\$ 27,984,683
Federal Home Loan Mortgage Corporation	Federal Agency Securities	\$ 29,980,842
Wells Fargo Advantage Government	Money Market Fund	\$ 24,737,503

### *Custodial Credit Risk*

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure of custodial credit risk for deposits or investments, other than the provisions for deposits in the California Government Code that require that financial institutions secure deposits made by state local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institution to secure City deposits by pledging first trust deed mortgage notes having

value of 150% of the secured public deposits.

For investments identified herein as held by fiscal agent (bond trustee), the bond trustee selects the investment under the terms of the applicable trust agreement, acquires the investment, and holds the investment on behalf of the reporting government.

## B. Receivables and Payables

Accounts receivables and other receivables as of June 30, 2009 included in the accompanying Statement of Net Assets primarily consist of the following:

<u>Accounts Receivables</u>	
Accounts Receivable Billed and Accrued	\$ 117,897
Other Receivables	64,000
Total	<u>\$ 181,897</u>

Accounts payable and other liabilities as of June 30, 2009 primarily consist of the following:

<u>Accounts Payable and Other Liabilities</u>	
Accounts Payable (due to vendors)	\$ 2,924,192
Other liabilities- Accrued Payroll	769,881
Total	<u>\$ 3,694,073</u>

## C. Notes Receivable

On September 15, 1988, the CDC assigned its option to purchase approximately 341 acres within its Oxnard Beach Project area to the Baldwin Company in exchange for a \$1,430,000 note receivable bearing 9.05 percent interest per annum. The CDC holds as collateral a deed of trust on the property, subordinated only to the primary loan which cannot exceed 88.6 percent of the property's appraised value. The remaining balance of this note is \$17,873 as of June 30, 2009.

The CDC holds notes for the sales of properties in the Heritage Square office complex during Fiscal Year 1999-2000 with an unpaid balance of \$217,461 as of **Error! Reference source not found.** June 30, 2009, which bear interest at eight percent and mature in the year 2020. The notes are secured by the Heritage Square restoration projects.

On February 8, 2005, the CDC loaned to a developer for the purpose of paying rehabilitation costs for the site and improvements in an amount not to exceed seven hundred thousand dollars (\$700,000), evidenced by promissory note and secured by, among other things, the Deed of Trust, repayable to the CDC. The promissory note bears interest at an initial rate of six percent (6%) adjustable after three (3) years and then again after an additional three (3) years to an interest rate of prime rate plus one percent (1%) as published in the Wall Street Journal or equivalent national financial publication. Monthly payments shall be computed on the basis of 30-year amortization. At the end of ten (10) years, the principal loan balance and interest then outstanding shall be due and payable. As of June 30, 2009 the note had an outstanding balance of \$655,198.

The CDC has executed a Theater Lease Guarantee agreement on behalf of the developer, guaranteeing defined portions of the rent due under the Movie Theater Lease. Any payment made by the CDC under the Theater Lease Guarantee shall be deemed a loan to the theater operator, accruing simple interest at the rate of five percent (5%) per annum from the dates of disbursement. In the event that the CDC has made any payment under the Theater Lease Guarantee, the operator shall reimburse the CDC such amounts plus interest on April 15 of each year following the calendar year in which the CDC makes the first of any such payment and continuing from time to time until all such CDC payments are fully reimbursed.

In Fiscal Year 2009, the CDC issued \$381,500 guarantee payments for the theater operator. Such payment was fully funded or disbursed from the Downtown Renewal Project Fund.

At June 30, 2009 the CDC's total notes receivable is \$4,587,308.

#### **B. Tax Increment Pledges and Revenue**

The City has advanced money to, and incurred expenditures for, the CDC's Downtown Renewal Project Fund. The CDC is obligated, under certain circumstances, to reimburse the City for such advances from certain tax increment revenues. Under the pledge of project area tax increment revenues, the CDC must first reimburse the City for the City's maintenance of the Parking Lot (approximately \$25,500 annually). Remaining tax increments are pledged for repayment of amounts advanced by the City.

#### **C. Properties Held for Resale**

As of June 30, 2009 properties held for resale had a balance of \$6,075,959, which represents the estimated net realized value of the remaining properties owned by the CDC.

## D. Capital Assets

Changes in the CDC's capital assets for the year ended June 30, 2009 are as follows:

	Balance July 1, 2008	Increases	Decreases	Balance June 30, 2009
<b>Governmental activities</b>				
Capital assets, not being depreciated:				
Land	\$ 1,221,289	\$ -	\$ -	\$ 1,221,289
Construction in progress	6,638,376	13,623,572	-	20,261,948
Total capital assets, not being depreciated	<u>\$ 7,859,665</u>	<u>\$ 13,623,572</u>	<u>\$ -</u>	<u>\$ 21,483,237</u>
Capital assets, being depreciated				
Buildings	808,433	-	-	808,433
Improvements other than buildings	26,060,229	-	-	26,060,229
Equipment and machinery	89,082	-	-	89,082
Total capital assets, being depreciated	<u>26,957,744</u>	<u>-</u>	<u>-</u>	<u>26,957,744</u>
Less accumulated depreciation for:				
Buildings	(356,471)	(15,321)	-	(371,792)
Improvements other than buildings	(3,625,728)	(652,290)	-	(4,278,018)
Equipment and machinery	(86,886)	(300)	-	(87,186)
Total accumulated depreciation	<u>(4,069,085)</u>	<u>(667,911)</u>	<u>-</u>	<u>(4,736,996)</u>
Total capital assets, being depreciated, net	<u>22,888,659</u>	<u>(667,911)</u>	<u>-</u>	<u>22,220,748</u>
<b>Total</b>	<u>\$ 30,748,324</u>	<u>\$ 12,955,661</u>	<u>\$ -</u>	<u>\$ 43,703,985</u>

## E. Long-Term Obligations

The following is a summary of changes in the CDC's long-term obligations for the year ended June 30, 2009:

	Balance July 1, 2008	Issued	Retired	Balance June 30, 2009
<b>Governmental activities</b>				
Tax allocation refunding bonds series 2004A	\$ 16,770,000	\$ -	\$ 665,000	\$ 16,105,000
2006 tax allocation bond financings	20,270,000	-	410,000	19,860,000
Tax allocation bonds series 2008	-	11,790,000	-	11,790,000
Unamortized discounts	(426,528)	(116,979)	(67,469)	(476,038)
<b>Total long-term indebtedness</b>	<u>\$ 36,613,472</u>	<u>\$ 11,673,021</u>	<u>\$ 1,007,531</u>	<u>\$ 47,278,962</u>

### Description of Long-term Debt

#### *Tax Allocation Refunding Bonds, Series 2004A*

Tax Allocation Refunding Bonds, Series 2004A were issued on May 4, 2004 in the amount of \$19,185,000. These are twenty-two-year bonds with a net interest cost of 4.58 percent. The bonds were issued to refinance the Tax Allocation Refunding Bonds, Series 1994A and to finance additional redevelopment activities within the Central City Revitalization and Downtown Project Area. The balance outstanding as of June 30, 2009 is \$16,105,000.

### *2006 Tax Allocation Bond Financings*

Local Obligation Revenue Bonds (2006 Tax Allocation Bond Financings) in the amount of \$20,530,000 were issued on December 1, 2006 to purchase the following obligations being issued simultaneously for 1) the Oxnard Community Development Commission Ormond Beach Project Area Tax Allocation Bonds, Series 2006 in the amount of \$5,750,000, 2) the Oxnard Community Development Commission Southwinds Project Area Tax Allocation Bonds, Series 2006 in the amount of \$3,290,000, and 3) the Oxnard Community Development Commission Historic Enhancement and Revitalization of Oxnard (HERO) Project Area Tax Allocation Bonds, Series 2006 in the amount of \$11,490,000. The bonds were issued to finance redevelopment activities (street improvement projects) in the Ormond Beach Project Area, Southwinds Project Area and the HERO Redevelopment Project Areas. These bonds carry a net interest cost of 4.424 percent, maturing on September 1, 2036. The outstanding balance as of June 30, 2009 is \$19,860,000.

### *Tax Allocation Bonds, Series 2008*

Tax Allocation Bonds, Series 2008 were issued on July 1, 2008 in the amount of \$11,790,000 for the Oxnard Community Development Commission Historic Enhancement and Revitalization of Oxnard (HERO) Project Area. Proceeds from the sale of bonds are to be used to finance a 500-space parking structure to service a mixed-use retail/commercial development located within the RiverPark Specific Plan Area. These bonds carry a net interest cost of 4.849 percent, with a final maturity of September 1, 2038. The outstanding balance as of June 30, 2009 is \$11,790,000.

### **Arbitrage**

The Tax Reform Act of 1986 instituted certain arbitrage restrictions with respect to the issuance of tax exempt bonds after August 31, 1986. Arbitrage regulations deal with the investment of all tax exempt bond proceeds at an interest yield greater than the interest yield paid to bondholders. Generally, all interest paid to bondholders can be retroactively rendered taxable if applicable rebates are not reported and paid to the Internal Revenue Service (IRS) at least every five years. During the current year, the City performed calculations of excess investment earnings on various bonds and financings. Liabilities were calculated for the issues and rebate payments were made as appropriate.

The CDC is in compliance with all significant covenants related to its debt issues. The annual debt service requirements for the CDC's long-term obligations are as follows:

Fiscal Year	Tax Allocation Refunding Bonds 2004 A		Tax Allocation Bonds Series 2006		HERO Project Tax Allocation Bonds Series 2008	
	Principal	Interest	Principal	Interest	Principal	Interest
2010	\$ 690,000	\$ 680,128	\$ 420,000	\$ 897,233	\$ 170,000	\$ 539,438
2011	710,000	660,508	435,000	882,508	175,000	532,538
2012	730,000	637,996	450,000	867,020	185,000	525,338
2013	755,000	612,921	465,000	752,599	190,000	517,838
2014	780,000	585,278	480,000	736,301	200,000	510,038
2015 - 2019	4,375,000	2,429,964	2,685,000	3,400,367	1,125,000	2,413,788
2020 - 2024	4,745,000	1,400,760	3,235,000	2,831,985	1,385,000	2,144,418
2025 - 2029	3,320,000	251,707	3,945,000	2,095,974	1,715,000	1,805,623
2030 - 2034	-	-	4,865,000	1,164,120	2,165,000	1,344,624
2035 - 2039	-	-	2,880,000	168,431	4,480,000	658,111
<b>Totals</b>	<b>\$ 16,105,000</b>	<b>\$ 7,259,262</b>	<b>\$ 19,860,000</b>	<b>\$ 13,796,538</b>	<b>\$ 11,790,000</b>	<b>\$ 10,991,754</b>

### III. Defined Benefit Pension Plans and Other Post Employment Benefits

#### A. Defined Benefit Pension Plan

CDC employees are covered under the City's participation in the California Public Employees Retirement System (PERS). All eligible employees are eligible to participate in PERS, becoming vested after five years of service. Employees who retire at or after age 50 with five years of credited service are entitled to retirement benefits. Required employee contributions to PERS are 7 percent of compensation, which the CDC currently pays for regular employees. The CDC is required to contribute the remaining amounts necessary to fund the benefits for its members, using the actuarial basis recommended by the PERS actuaries and actuarial consultants and adopted by the PERS Board of Administration.

Additional information can be found in the City's comprehensive annual financial report.

## **B. Public Agency Retirement System Retirement Enhancement Plan**

CDC employees are covered by Public Agency Retirement System Retirement Enhancement Plan (PARS) effective January 1, 2003. PARS is defined benefit 401 (a) tax-qualified multiple agency trust. It meets the requirements of a pension trust under California Government code. The plan provides supplemental retirement benefits in addition to PERS. Phase II Systems is the PARS Trust Administrator. For employees meeting the eligibility requirements, the plan provides a benefit equal to the "3% at 60" plan factor (formula is a static 3% at age 60 and older), less the PERS "2% at 55" plan factors for all years of City service plus any military service purchased through PERS (prior to July 1, 2003) while an employee of CDC

Additional information can be found in the City's comprehensive annual financial report.

## **C. Post-employment Health Care Benefits**

CDC participates in the CalPERS medical program, which is a cost-sharing multiple employer defined benefit healthcare plan administered by CalPERS. Employees who retire from the City and receive a CalPERS pension are eligible for post employment medical benefits. Retirees can enroll in any of the available CalPERS medical plans. This benefit continues for the life of the retiree and surviving spouse. Benefit provisions for CalPERS are established by the Public Employees Retirement Law (Part 3 of the California Government Code, Section 20000 et seq.).

Additional information can be found in the City's comprehensive annual financial report.

## **IV. Risk Management**

The CDC participates in a self-insurance program for Workers' Compensation and General Liability coverage, which is administered by the City. The CDC pays an amount to the City representing an estimate of amounts to be paid for reported claims incurred and unreported claims based upon past experience, modified for current trends and information. For the year ended June 30, 2009, the CDC paid premiums of \$18,526 to the City related to the self-insurance program.

While the ultimate losses incurred through June 30, 2009, are dependent upon future developments, the CDC's management believes that amounts paid are sufficient to cover such losses. Information relating to the CDC's self-insurance liability is not available.

Additional information on the City's self-insurance program can be found in the City's comprehensive annual financial report.

## V. Other Information

### A. Commitments and Contingencies

The CDC is a defendant in various claims and legal actions arising in the normal course of operations. In the opinion of the CDC Attorney and management, the ultimate liability from such actions and claims will not have a material adverse effect on the CDC's financial position or operations.

### B. Subsequent Events

#### State of California Budget Bill ABX4-26

This bill is part of the 2009 State budget which authorizes a shift of tax increment revenue, \$1.7 billion from the current budget year and \$2.05 billion in FY 2010-11, from redevelopment agencies to school districts. The California Redevelopment Association has filed a lawsuit to challenge the constitutionality of ABX4-26 and seeks to prevent the state from taking redevelopment funds for non-development purposes.

**Schedule of Revenues, Expenditures, and Changes in Fund Balances**  
**CDC Debt Service Fund**  
**For the Year Ended June 30, 2009**

	<u>CCRP Debt Service</u>	<u>Southwinds' Debt Service</u>	<u>Ormond Beach Debt Service</u>	<u>HERO Debt Service</u>	<u>Debt Service TOTAL</u>
<b>Revenues</b>					
Taxes	\$ 1,367,399	\$ 182,434	\$ 317,035	\$ 1,068,459	\$ 2,935,327
Interest	-	-	-	-	-
<b>Total Revenues</b>	<u>1,367,399</u>	<u>182,434</u>	<u>317,035</u>	<u>1,068,459</u>	<u>2,935,327</u>
<b>Expenditures</b>					
<b>Debt Service:</b>					
Principal	665,000	70,000	120,000	220,000	1,075,000
Interest	702,399	112,434	197,035	848,459	1,860,327
<b>Total Expenditures</b>	<u>1,367,399</u>	<u>182,434</u>	<u>317,035</u>	<u>1,068,459</u>	<u>2,935,327</u>
<b>Excess (Deficiency) of Revenues   Over Expenditures</b>	-	-	-	-	-
<b>Other Financing Sources (Uses)</b>					
Sale of property	-	-	-	-	-
<b>Total other financing sources (uses)</b>	-	-	-	-	-
<b>Net Change in Fund Balance</b>	-	-	-	-	-
Fund balances, July 1, 2008	-	-	-	-	-
<b>Fund balances, June 30, 2009</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*Schedule of Revenues, Expenditures and Changes in Fund Balances -- Budget and Actual*  
*CDC Debt Service Fund*  
*For the Year Ended June 30, 2009*

	Original Budget	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget
<b>Revenues</b>				
Taxes	\$ 2,935,327	\$ 2,935,327	\$ 2,935,327	\$ -
<b>Total Revenues</b>	<u>2,935,327</u>	<u>2,935,327</u>	<u>2,935,327</u>	<u>-</u>
<b>Expenditures</b>				
Debt Service:				
Principal	1,075,000	1,075,000	1,075,000	-
Interest	1,860,327	1,860,327	1,860,327	-
<b>Total Expenditures</b>	<u>2,935,327</u>	<u>2,935,327</u>	<u>2,935,327</u>	<u>-</u>
Excess (Deficiency) of Revenues Over Expenditures	-	-	-	-
Other Financing Sources (Uses)				
Sale of property	-	-	-	-
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	-	-	-	-
Fund balances, July 1, 2008	-	-	-	-
Fund balances, June 30, 2009	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

# STATISTICAL SECTION

The Statistical Section contains comprehensive statistical data, which relates to physical, economic, social, and political characteristics of the Community Development Commission. It is intended to provide users with a broader and more complete understanding of the Commission and its financial affairs than is possible from the basic financial statements.

Statistical Section tables usually cover more than two fiscal years and often present data from outside the accounting records. The Statistical Section information is not subject to independent audit.

**TABLE 1**  
**Tax Increment Revenue**  
**Last Ten Fiscal Years**

Fiscal Year	Central City Revitalization Project Area			Downtown Renewal Project Area	Southwinds Project Area		
	Capital Projects	Debt Service	Total		Capital Projects	Debt Service	Total
2000	632,090	1,705,570	2,337,660	113,876	427,221	—	—
2001	512,063	1,759,805	2,271,868	112,599	448,803	—	—
2002	913,558	1,629,857	2,543,415	127,232	523,236	—	—
2003	2,708,970	1,578,127	4,287,097	149,269	594,777	—	—
2004	1,520,278	1,602,239	3,122,517	149,886	728,848	—	—
2005	2,193,772	1,329,899	3,523,671	166,221	924,520	—	—
2006	2,512,761	1,370,948	3,883,709	304,140	829,290	—	—
2007	3,167,993	1,370,598	4,538,591	428,847	1,606,663	20,556	1,627,219
2008	3,618,786	1,368,499	4,987,285	365,065	1,516,351	176,411	1,692,762
2009	3,685,248	1,367,399	5,052,647	395,114	1,364,696	182,434	1,547,130

Source: Finance Department

Ormond Beach Project Area			Historical Enhancement & Revitalization of Oxnard Project Area			Fiscal Year
Capital Projects	Debt Service	Total	Capital Projects	Debt Service	Total	
—	—	—	1,561,243	—	1,561,243	2000
—	—	—	1,300,353	—	1,300,353	2001
—	—	—	1,291,922	—	1,291,922	2002
—	—	—	983,189	—	983,189	2003
2,422,809	416,698	2,839,507	2,824,297	—	2,824,297	2004
2,326,648	416,698	2,743,346	4,201,527	—	4,201,527	2005
2,820,232	—	2,820,232	6,583,093	—	6,583,093	2006
2,762,558	35,936	2,798,494	7,861,775	87,711	7,949,486	2007
2,306,119	304,800	2,610,919	10,452,352	701,409	11,153,761	2008
2,004,224	317,035	2,321,259	10,027,392	1,068,459	11,095,851	2009

**TABLE II**  
**Interest Income**  
**Last Ten Fiscal Years**

<b>Fiscal Year</b>	<b>Central City Revitalization Project Area</b>	<b>Downtown Renewal Project Area</b>	<b>Southwinds Project Area</b>	<b>Ormond Beach Project Area</b>	<b>Historical Enhancement &amp; Revitalization of Oxnard Project Area</b>	<b>Housing Set-Aside</b>
2000	105,696	8,796	31,658	66,417	43,244	101,585
2001	66,113	7,219	31,944	52,045	57,076	83,056
2002	31,554	9,763	41,476	38,637	66,991	75,266
2003	13,095	12,889	27,381	30,488	53,390	28,438
2004	38,802	7,810	45,068	45,293	77,147	88,114
2005	126,302	4,437	36,242	21,520	61,637	119,002
2006	320,083	9,633	62,869	62,956	109,527	281,316
2007	461,116	18,956	158,182	144,771	481,950	342,867
2008	344,005	23,272	304,804	364,822	1,092,930	356,171
2009	306,554	5,906	197,311	222,388	900,951	301,436

Source: Finance Department

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**TABLE III**  
**Rental Income**  
**Last Ten Fiscal Years**

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<b>Fiscal Year</b>	<b>Central City Revitalization Project Area</b>
2000	165,434
2001	37,045
2002	176,843
2003	206,339
2004	65,000
2005	2,651
2006	14,749
2007	15,923
2008	49,005
2009	201,227

Source: Finance Department

**TABLE IV**  
*SALARIES AND ADMINISTRATIVE COSTS*  
*LAST TEN FISCAL YEARS*

Fiscal Year	Central City Revitalization Project Area	Downtown Renewal Project Area	Southwinds Project Area	Ormond Beach Project Area	Historical Enhancement & Revitalization of Oxnard Project Area	Housing Set-Aside
2000	504,372	89,440	314,549	1,420,716	329,382	425,110
2001	647,574	44,629	252,444	1,335,223	714,074	261,111
2002	2,169,260	30,593	156,593	1,487,675	1,423,300	670,660
2003	2,248,267	39,419	182,526	262,942	820,208	2,448,735
2004	1,039,886	34,609	257,316	1,848,159	2,650,590	509,962
2005	1,021,426	93,467	441,377	1,579,409	1,644,968	517,542
2006	2,928,953	22,629	346,118	1,766,624	2,343,226	576,294
2007	886,149	87,649	822,851	1,547,054	2,089,564	728,471
2008	1,799,152	89,003	849,291	1,390,012	2,519,690	781,472
2009	1,509,816	919,405	1,075,443	1,310,055	3,958,657	775,798

Source: Finance Department

**TABLE V**  
**Professional Services**  
**Last Ten Fiscal Years**

<b>Fiscal Year</b>	<b>Central City Revitalization Project Area</b>	<b>Downtown Renewal Project Area</b>	<b>Southwinds Project Area</b>	<b>Ormond Beach Project Area</b>	<b>Historical Enhancement &amp; Revitalization of Oxnard Project Area</b>	<b>Housing Set-Aside</b>
2000	70,148	3,050	10,292	72,139	32,891	—
2001	66,430	4,000	10,702	63,360	34,242	—
2002	—	—	10,701	53,801	—	—
2003	187,729	—	10,810	51,520	—	—
2004	286,729	383	11,149	100,592	53,750	178,666
2005	143,561	7,435	10,701	67,374	38,896	22,573
2006	207,398	10,907	37,444	73,831	47,582	56,527
2007	214,919	16,088	22,262	60,546	65,362	37,224
2008	205,446	28,168	29,363	72,299	764,970	55,818
2009	333,969	23,222	27,303	67,344	89,214	46,787

Source: Finance Department

**TABLE VI**  
**Project Improvement Costs**  
**Last Ten Fiscal Years**

<b>Fiscal Year</b>	<b>Central City Revitalization Project Area</b>	<b>Downtown Renewal Project Area</b>	<b>Southwinds Project Area</b>	<b>Ormond Beach Project Area</b>	<b>Historical Enhancement &amp; Revitalization of Oxnard Project Area</b>	<b>Housing Set-Aside</b>
2000	322,510	9,863	363,938	10,861	106,640	519,964
2001	587,770	—	28,121	32,085	50,000	1,203,903
2002	4,792	—	8,590	22,834	1,179	297,676
2003	1,432,600	11,745	91,507	89,801	44,431	414,673
2004	985,035	—	53,761	27,129	65,103	275,942
2005	423,595	—	90,310	—	126,068	288,514
2006	33,449	255	1,655	—	12,729	983,298
2007	3,013,978	—	35,889	—	67,761	1,227,855
2008	1,533,491	—	58,764	82,126	147,115	1,175,751
2009	310,540	—	2,115,573	1,471,671	9,638,477	87,311

Source: Finance Department

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**TABLE VII**  
**20 Percent Housing Set-Aside**  
**Last Ten Fiscal Years**

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<u>Fiscal Year</u>	<u>Housing Set-Aside</u>
2000	1,063,586
2001	1,131,910
2002	973,924
2003	770,680
2004	1,898,546
2005	2,324,006
2006	2,884,091
2007	3,468,527
2008	4,161,959
2009	4,082,400

Source: Finance Department

**TABLE VIII**  
*Miscellaneous Revenue*  
*Last Ten Fiscal Years*

Fiscal Year	Central City Revitalization Project Area	Downtown Renewal Project Area	Southwinds Project Area	Ormond Beach Project Area	Historical Enhancement & Revitalization of Oxnard Project Area	Housing Set-Aside
2000	343,006	647	120	267,277	—	1,329
2001	509,234	—	—	76,686	—	503,715
2002	91,856	—	50,562	—	—	143,999
2003	14,662	—	—	97,237	267,333	69,373
2004	427,004	—	—	2,000	67,200	39,403
2005	374,198	—	—	12	89,600	175,045
2006	314,488	—	—	—	112,000	356,688
2007	189,782	23	—	—	127,918	89,191
2008	90,193	1,000,000	—	305,500	112,000	18,673
2009	76,457	3,940	—	—	112,000	38,890

Source: Finance Department

**TABLE IX**  
**Transfers Out**  
**Last Ten Fiscal Years**

<b>Fiscal Year</b>	<b>Central City Revitalization Project Area</b>	<b>Downtown Renewal Project Area</b>	<b>Southwinds Project Area</b>	<b>Ormond Beach Project Area</b>	<b>Historical Enhancement &amp; Revitalization of Oxnard Project Area</b>	<b>Housing Set-aside</b>
2000	(466,000)	(22,775)	(83,282)	(195,805)	(295,724)	—
2001	(453,745)	(22,547)	(88,840)	(315,319)	(251,459)	—
2002	(508,666)	(25,158)	(103,401)	(336,699)	—	—
2003	(541,794)	(29,854)	(118,955)	(721,758)	—	—
2004	(624,500)	(29,977)	(145,769)	(549,318)	(548,982)	—
2005	(704,734)	(33,244)	(197,056)	(548,669)	(840,303)	(307,840)
2006	(776,741)	(60,828)	(165,858)	(2,343,818)	(1,316,618)	—
2007	(907,718)	(85,769)	(325,444)	(559,699)	(1,589,897)	—
2008	(997,457)	(73,013)	(338,553)	(522,184)	(2,230,752)	—
2009	(1,010,529)	(79,023)	(309,426)	(464,252)	(2,212,170)	(723,702)

Source: Annual Financial Reports

**TABLE X**  
**Central City Revitalization Project Operating Statement**  
**Last Ten Fiscal Years**

Fiscal Year	Revenues	Expenditures	Other Financing		Net Change to Fund Balance	Fund Balance
			Sources	Uses		
2000	1,246,226	897,030	—	(466,000)	(116,804)	10,405,915
2001	1,124,455	4,048,667	—	(453,745)	(3,377,957)	7,027,958
2002	1,213,811	2,174,052	—	(508,666)	(1,468,907)	5,559,051
2003	2,943,066	3,867,997	—	(541,794)	(1,466,725)	4,092,326
2004	2,051,084	2,311,650	18,610,209	(14,225,560)	4,124,083	8,216,409
2005	2,696,823	1,588,582	700,000	(704,734)	1,103,607	9,320,016
2006	3,162,081	3,169,800	1,885,649	(776,741)	1,101,189	10,421,205
2007	3,834,814	4,115,046	—	(907,718)	(1,187,950)	9,233,255
2008	4,101,989	3,538,089	—	(997,457)	(433,557)	8,799,698
2009	4,089,591	2,154,325	—	(1,010,529)	924,737	9,724,435

Source: Annual Financial Reports

**TABLE XI**  
**Downtown Renewal Project Area Operating Statement**  
**Last Ten Fiscal Years**

<u>Fiscal Year</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Other Financing (Uses)</u>	<u>Net Change to Fund Balance</u>	<u>Fund Balance</u>
2000	123,319	102,353	(22,775)	(1,809)	2,699
2001	119,818	48,629	(22,547)	48,642	51,341
2002	136,995	30,593	(25,157)	81,244	132,585
2003	162,158	51,164	(29,854)	81,140	213,725
2004	157,696	34,992	(29,977)	92,727	306,452
2005	170,658	100,902	(33,244)	36,512	342,964
2006	313,773	33,791	(60,828)	219,154	562,118
2007	447,826	103,737	(85,769)	258,320	820,438
2008	1,388,337	117,171	(73,013)	1,198,153	2,018,591
2009	520,541	942,627	644,679	222,593	2,241,184

Source: Annual Financial Reports

**TABLE XII**  
**Southwinds Project Area Operating Statement**  
**Last Ten Fiscal Years**

<u>Fiscal Year</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Other Financing (Uses)</u>	<u>Net Change to Fund Balance</u>	<u>Fund Balance</u>
2000	458,999	688,779	(83,282)	(313,062)	392,274
2001	480,747	291,267	(88,840)	100,640	492,914
2002	615,274	175,884	(103,401)	335,989	828,903
2003	622,158	284,843	(118,955)	218,360	1,047,263
2004	773,916	322,226	(145,769)	305,921	1,353,184
2005	960,762	542,387	(197,056)	221,319	1,574,503
2006	892,159	385,217	(165,858)	341,084	1,915,587
2007	1,764,845	881,002	2,714,441	3,598,284	5,513,871
2008	1,821,155	937,318	(338,553)	545,284	6,059,155
2009	1,562,007	3,218,319	(309,426)	(1,965,738)	4,093,417

Source: Annual Financial Reports

**TABLE XIII**  
**Ormond Beach Project Area Operating Statement**  
**Last Ten Fiscal Years**

Fiscal Year	Revenues	Expenditures	Other Financing		Net Change to Fund Balance	Fund Balance
			Sources	Uses		
2000	1,312,724	1,503,716	—	(195,805)	(386,797)	848,527
2001	1,705,326	1,430,668	—	(315,319)	(40,661)	807,866
2002	1,741,405	1,564,310	—	(336,699)	(159,604)	648,262
2003	721,844	404,263	—	(721,758)	(404,177)	244,085
2004	2,470,102	1,975,880	—	(549,318)	(55,096)	188,989
2005	2,348,180	1,646,783	—	(548,669)	152,728	341,717
2006	2,883,188	1,840,455	1,779,772	(2,343,818)	478,687	820,404
2007	2,907,329	1,607,600	5,312,635	(559,699)	6,052,665	6,873,069
2008	2,976,441	1,544,437	—	(522,184)	909,820	7,782,889
2009	2,226,612	2,849,070	—	(464,252)	(1,086,710)	6,696,179

Source: Annual Financial Reports

**TABLE XIV**  
**HERO Project Area Operating Statement**  
**Last Ten Fiscal Years**

Fiscal Year	Revenues	Expenditures	Other Financing		Net Change to Fund Balance	Fund Balance
			Sources	Uses		
2000	1,604,487	468,913	—	(295,724)	839,850	1,299,251
2001	1,357,429	798,316	—	(251,459)	307,654	1,606,905
2002	1,358,913	1,424,479	—	—	(65,566)	1,541,339
2003	1,303,912	864,639	224,983	—	664,256	2,205,595
2004	2,968,644	2,769,443	—	(548,982)	(349,781)	1,855,814
2005	4,352,764	1,809,932	—	(840,303)	1,702,529	3,558,343
2006	6,804,620	2,403,537	—	(1,316,618)	3,084,465	6,642,808
2007	8,471,643	2,222,687	10,613,019	(1,589,897)	15,272,078	21,914,886
2008	11,657,282	3,431,775	—	(2,230,752)	5,994,755	27,909,641
2009	11,040,343	14,478,215	11,790,000	(2,336,149)	6,015,979	33,925,620

Source: Annual Financial Reports



**TABLE XVI**  
*Tax Increment Pass-through*  
*Last Ten Fiscal Years*

<b>Fiscal Year</b>	<b>Central City Revitalization Project Area</b>	<b>Downtown Renewal Project Area</b>	<b>Southwinds Project Area</b>	<b>Ormond Beach Project Area</b>	<b>Historical Enhancement &amp; Revitalization of Oxnard Project Area</b>	<b>Total</b>
2000	—	—	—	443,466	245,009	688,475
2001	—	—	—	747,457	195,960	943,417
2002	—	—	—	792,713	—	—
2003	25,384	—	—	716,624	211,084	953,092
2004	47,248	—	—	1,301,646	488,744	1,837,638
2005	89,005	—	—	1,289,009	756,715	2,134,729
2006	88,138	—	—	1,335,536	1,186,414	2,610,088
2007	116,757	—	630,602	1,314,320	1,431,396	3,493,075
2008	134,959	—	656,393	1,183,036	1,818,735	3,793,123
2009	777,717	102,076	887,044	1,090,282	3,235,569	6,092,688

Source: Annual Financial Reports

**Exhibit D**

**Report of Housing Activity (HCD)**

**Filed for 2008-2009**

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REDEVELOPMENT AGENCY ANNUAL HOUSING ACTIVITY REPORT  
FY ENDING: 06/30/2009

Agency Name and Address:  
City of Oxnard Community Development Commission  
214 South C Street  
Oxnard, CA 93030

County of Jurisdiction:  
Ventura

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.

- 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
- 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).
- 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).
- 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.
- 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.
- 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")
- To the best of my knowledge: (a) the representations made above and (b) agency information reported are correct.

12/9/09  
Date

Arthur P. Cannon  
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 3<sup>rd</sup> 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  
PAGE 160 OF 229

Agency Name: Oxnard Community Development Commission

Project Area Name: Central City Revitalization Program (CCRP)

Preparer's Name, Title: Kymerly Horner, Management Analyst

Preparer's E-Mail Address: kymerly.horner@ci.oxnard.ca.us

Preparer's Telephone No: (805) 385-7853

Preparer's Facsimile No: (805) 385-7408

**GENERAL INFORMATION**

**1. Project Area Information**

- a. 1. Year 1<sup>st</sup> 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(3) 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.

**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 also 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). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 3,685,248

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ \_\_\_\_\_

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 1,010,529\*

\* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):  
\_\_\_\_\_

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ \_\_\_\_\_)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ \_\_\_\_\_)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 1,010,529

b. Interest Income: \$ \_\_\_\_\_

c. Rental/Lease Income (combine amounts separately reported to the SCO): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (combine amounts separately reported to the SCO): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ \_\_\_\_\_

h. Loan Repayments: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

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

\_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.): \$ 1,010,529

Exemption(s) N/A

4. a. If an exemption was claimed on Page 2, Line 3a(4) 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): \_\_\_\_\_

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

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

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

Deferral(s) N/A

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

- 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: Specify code Section and reason: \_\_\_\_\_

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

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

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

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount Deferred This Reporting FY	Amount of Prior Deferrals Repaid During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

\* The cumulative amount of deferred set-aside should also be shown on HCD-C, 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:

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

**Deferral(s)** (continued) N/A

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

**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).

Project Activity	Number of Households/Units/Bedrooms				
	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:

Other Activity	Number of Households				
	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 \_\_\_\_\_ Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date \_\_\_\_\_ Name of Agency Custodian \_\_\_\_\_  
 mo day yr

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



**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			
<b>SALES</b>		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			
<b>SALES</b>		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					

**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.

for Fiscal Year that Ended 6 / 30 / 2009

Agency Name: Oxnard Community Development Commission

Project Area Name: Downtown Renewal R-108

Preparer's Name, Title: Kymberly Horner, Management Analyst

Preparer's E-Mail Address: kymberly.horner@ci.oxnard.ca.us

Preparer's Telephone No: (805) 385-7853

Preparer's Facsimile No: (805) 385-7408

**GENERAL INFORMATION**

**1. Project Area Information**

- a. 1. Year 1<sup>st</sup> 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(3) 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.

**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 also 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). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 395,114

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ \_\_\_\_\_

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 79,023\*

\* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):  
\_\_\_\_\_

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ \_\_\_\_\_)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ \_\_\_\_\_)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 79,023

b. Interest Income: \$ \_\_\_\_\_

c. Rental/Lease Income (combine amounts separately reported to the SCO): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (combine amounts separately reported to the SCO): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ \_\_\_\_\_

h. Loan Repayments: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

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

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.): \$ 79,023

Exemption(s) N/A

4. a. If an exemption was claimed on Page 2, Line 3a(4) 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): \_\_\_\_\_

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

Deferral(s) N/A

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

- 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: Specify code Section and reason: \_\_\_\_\_

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount Deferred This Reporting FY	Amount of Prior Deferrals Repaid During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

\* The cumulative amount of deferred set-aside should also be shown on HCD-C, 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:

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

ATTACHMENT 1

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**Deferral(s)** (continued) N/A

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

**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).

Project Activity	Number of Households/Units/Bedrooms				
	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:

Other Activity	Number of Households				
	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 \_\_\_\_\_ Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date \_\_\_\_\_ Name of Agency Custodian \_\_\_\_\_  
 mo day yr

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



**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			
<b>SALES</b>					
Units Sold Over Reporting Year		VL	L	M	Total

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			
<b>SALES</b>					
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr		VL	L	M	Total
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					

**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.

for Fiscal Year that Ended 6 / 30 / 2009

Agency Name: Oxnard Community Development Commission

Project Area Name: Southwinds

Preparer's Name, Title: Kymerly Horner, Management Analyst

Preparer's E-Mail Address: kymerly.horner@ci.oxnard.ca.us

Preparer's Telephone No: (805) 385-7853

Preparer's Facsimile No: (805) 385-7408

**GENERAL INFORMATION**

**1. Project Area Information**

- a. 1. Year 1<sup>st</sup> 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
- 4. Current expiration of plan: 6 / 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(3) 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.

**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 also 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). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation:

\$ 1,364,696

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ \_\_\_\_\_

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund

\$ 309,426\*

\* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):  
\_\_\_\_\_

(4) Amount Exempted [Health & Safety Code Section 33334.2]

(if there is an amount exempted, also complete question #4, next page): (\$ \_\_\_\_\_)

(5) Amount Deferred [Health & Safety Code Section 33334.6]

(if there is an amount deferred, also complete question #5, next page): (\$ \_\_\_\_\_)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]:

\$ 309,426

b. Interest Income:

\$ \_\_\_\_\_

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

\$ \_\_\_\_\_

d. Sale of Real Estate:

\$ \_\_\_\_\_

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

\$ \_\_\_\_\_

f. Bond Administrative Fees:

\$ \_\_\_\_\_

g. Deferral Repayments (also complete Line 5c(2) on the next page):

\$ \_\_\_\_\_

h. Loan Repayments:

\$ \_\_\_\_\_

i. Debt Proceeds:

\$ \_\_\_\_\_

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

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.):

\$ 309,426

Exemption(s) **N/A**

4. a. If an exemption was claimed on Page 2, Line 3a(4) 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): \_\_\_\_\_

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

Deferral(s) **N/A**

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

- 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: Specify code Section and reason: \_\_\_\_\_

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
 mo day yr mo day yr

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount Deferred This Reporting FY	Amount of Prior Deferrals Repaid During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$* *

\* The cumulative amount of deferred set-aside should also be shown on HCD-C, 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:

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

Deferral(s) (continued) N/A

5.

d. 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

**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).

Project Activity	Number of Households/Units/Bedrooms				
	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:

Other Activity	Number of Households				
	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 \_\_\_\_\_ Name of Agency Custodian \_\_\_\_\_  
mo day yr

Date \_\_\_\_\_ Name of Agency Custodian \_\_\_\_\_  
mo day yr

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



**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			
<b>SALES</b>		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			
<b>SALES</b>		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					

**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.

Agency Name: Oxnard Community Development Commission

Project Area Name: Ormond Beach

Preparer's Name, Title: Kymerly Horner, Management Analyst

Preparer's E-Mail Address: kymberly.horner@ci.oxnard.ca.us

Preparer's Telephone No: (805) 385-7853

Preparer's Facsimile No: (805) 385-7408

**GENERAL INFORMATION**

1. Project Area Information

- a. 1. Year 1<sup>st</sup> 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
- 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(3) 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.

**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 also 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). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 2,004,224

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ \_\_\_\_\_

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 464,252\*

\* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ \_\_\_\_\_)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ \_\_\_\_\_)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 464,252

b. Interest Income: \$ \_\_\_\_\_

c. Rental/Lease Income (combine amounts separately reported to the SCO): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (combine amounts separately reported to the SCO): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ \_\_\_\_\_

h. Loan Repayments: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

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

\_\_\_\_\_  
 \$ \_\_\_\_\_  
 \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \_\_\_\_\_  
 \$ \_\_\_\_\_

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.): \$ 464,252

Exemption(s) **N/A**

4. a. If an exemption was claimed on Page 2, Line 3a(4) 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): \_\_\_\_\_

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

Deferral(s) **N/A**

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

- 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: Specify code Section and reason: \_\_\_\_\_

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount Deferred This Reporting FY	Amount of Prior Deferrals Repaid During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

\* The cumulative amount of deferred set-aside should also be shown on HCD-C, 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:

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

Deferral(s) (continued) **N/A**

5.

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

If

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

**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).

Project Activity	Number of Households/Units/Bedrooms				
	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:

Other Activity	Number of Households				
	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.



**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

<b>\$</b>	← Total Proceeds From Sales Over Reporting Year	Number of Units			
<b>SALES</b>		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

<b>\$</b>	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
<b>SALES</b>		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					

**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.

for Fiscal Year that Ended 6 / 30 / 2009

Agency Name: Oxnard Community Development Commission

Project Area Name: HERO

Preparer's Name, Title: Kymerly Horner, Management Analyst

Preparer's E-Mail Address: kymerly.horner@ci.oxnard.ca.us

Preparer's Telephone No: (805) 385-7853

Preparer's Facsimile No: (805) 385-7408

**GENERAL INFORMATION**

**1. Project Area Information**

- a. 1. Year 1<sup>st</sup> 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(3) 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.

ATTACHMENT    

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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 also 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). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 10,027,392

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

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ \_\_\_\_\_

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

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 2,219,170\*

\* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):  
\_\_\_\_\_  
\_\_\_\_\_

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ \_\_\_\_\_)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ \_\_\_\_\_)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 2,219,170

b. Interest Income: \$ \_\_\_\_\_

c. Rental/Lease Income (combine amounts separately reported to the SCO): \$ \_\_\_\_\_

d. Sale of Real Estate: \$ \_\_\_\_\_

e. Grants (combine amounts separately reported to the SCO): \$ \_\_\_\_\_

f. Bond Administrative Fees: \$ \_\_\_\_\_

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ \_\_\_\_\_

h. Loan Repayments: \$ \_\_\_\_\_

i. Debt Proceeds: \$ \_\_\_\_\_

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

\_\_\_\_\_  
\$ \_\_\_\_\_  
\_\_\_\_\_  
\$ \_\_\_\_\_  
\_\_\_\_\_  
\$ \_\_\_\_\_

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6) - 3j.): \$ 2,219,170

Exemption(s) N/A

4. a. If an exemption was claimed on Page 2, Line 3a(4) 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): \_\_\_\_\_

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

Deferral(s) N/A

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

- 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: Specify code Section and reason: \_\_\_\_\_

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

Date that initial (1<sup>st</sup>) finding was adopted: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

Adoption date of reporting year finding: \_\_\_/\_\_\_/\_\_\_ Resolution # \_\_\_\_\_ Date sent to HCD: \_\_\_/\_\_\_/\_\_\_  
mo day yr mo day yr

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount <u>Deferred</u> This Reporting FY	Amount of Prior Deferrals <u>Repaid</u> During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

*\* The cumulative amount of deferred set-aside should also be shown on HCD-C, 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:

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_

**Deferral(s) (continued)** N/A

5. d. 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

**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).

Project Activity	Number of Households/Units/Bedrooms				
	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:

Other Activity	Number of Households				
	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 \_\_\_\_\_ Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date \_\_\_\_\_ Name of Agency Custodian \_\_\_\_\_  
 mo day yr

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



**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

<b>\$</b>	← Total Proceeds From Sales Over Reporting Year	Number of Units			
<b>SALES</b>		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

<b>\$</b>	← Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
<b>SALES</b>		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					

**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.

**SCHEDULE HCD-B**

**Outside Project Area Activity**

for Fiscal Year Ended 6 / 30 / 2009

Agency Name: Oxnard Community Development Commission Project Area Name: \_\_\_\_\_

Preparer's Name, Title: Kymerly Horner, Management Analyst Preparer's E-Mail Address: kymerly.horner@ci.oxnard.ca.us

Preparer's Telephone No: (805) 385-7853 Preparer's Facsimile No: (805) 385-7408

**Actual Households Displaced and Units and Bedrooms Lost Outside of Project Area(s) Over Reporting Year** N/A

1. 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).

Activity	Number of Households/Units/Bedrooms				
	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 1a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year.

Activity	Number of Households				
	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/or bedrooms impacting the households reported on lines 1a. and 1b.

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date      /      /      Name of Agency Custodian \_\_\_\_\_  
 mo day yr

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

**Estimated Households Outside of Project Area(s) to be Permanently Displaced Over Current Fiscal Year:** N/A

2. 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 1).

**Estimated Permanent Displacements**

Activity	Number of Households				
	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 on 2a.

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.

**Sales of Owner-Occupied Units Outside of Project Area(s) Prior to the Expiration of Land Use Controls** N/A

3. 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, as the unit sold.

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

No

Yes

\$ <u>    </u>	← Total Proceeds From Sales Over Reporting Year	Number of Units			
<b>Income Level</b>		VL	L	M	Total
Units Sold Over Current 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

\$ <u>    </u>	← Total LMIHF spent on Equal Units Over Reporting Year	Number of Units			
<b>Income Level</b>		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					

**Affordable Units to be Constructed Outside of Project Area(s) Within Two Years From Date of Agreement or Contract** N/A

4. 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 SHOWN ON SCHEDULES HCD As 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.

**SCHEDULE HCD-C**

Agency-wide Activity

for Fiscal Year Ended 06 / 30 / 2009

Agency Name: Oxnard Community Development Commission County: Ventura  
 Preparer's Name, Title: Kymberly Horner, Management Analyst Preparer's E-Mail Address: kymberly.horner@ci.oxnard.ca.us  
 Preparer's Telephone No: (805) 385-7853 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. <b>Beginning Balance</b> (Use " <u>Net Resources Available</u> " from last fiscal year report to HCD)	\$12,199,267
a. <u>If Beginning Balance requires adjustment(s), describe and provide dollar amount (positive/negative) making up total adjustment:</u> Use < \$ > for negative amounts or amounts to be subtracted.	
_____	\$ _____
_____	\$ _____
_____	\$ _____
b. <b>Adjusted Beginning Balance</b> [Beginning Balance plus + or minus <-> Total Adjustment(s)]	<u>\$12,199,267</u>
2. <b>Project Area(s) Receipts and Housing Fund Revenues</b>	<u>_____</u>
a. <b>Total Project Area(s) Receipts.</b> Total Summed amount of HCD-Schedule A(s) (from Line 3k)	\$4,082,400
b. Housing Fund Resources <b>not</b> reported on HCD Schedule -A(s) Describe and Provide Dollar Amount(s) (Positive/Negative) Making Up Total Housing Fund Resources	
<u>Interest Income</u>	\$301,436
<u>Rental Income</u>	\$64,314
<u>Other Misc.</u>	\$38,890
c. <b>Total Housing Fund Resources</b>	<u>\$404,640</u>
3. <b>Total Resources</b> (Line 1b. + Line 2a + Line 2c.)	<u>\$16,686,307</u>

**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.*

**4. Expenditures, Loans, and Other Uses**

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

(1) Land Purchases ( <i>Investment – Land Held for Resale</i> ) *	\$	_____
(2) Housing Assets ( <i>Fixed Asset</i> ) *	\$	_____
(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 Construction Improvement	\$ 87,311	_____
_____	\$	_____
_____	\$	_____

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

(10) **Subtotal Property/Building Sites/Housing Acquisition (Sum of Lines 1 – 9)** \$ 87,311

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

(1) 1 <sup>st</sup> Time Homebuyer Down Payment Assistance	\$	_____
(2) Rental Subsidies	\$	_____
(3) Purchase of Affordability Covenants [33413(b)2(B)]	\$	_____
(4) Other [Explain and identify amount(s)]:	\$	_____
_____	\$	_____
_____	\$	_____

(5) **Subtotal Subsidies from LMIHF (Sum of Lines 1 – 4)** \$ \_\_\_\_\_

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	\$ 729,011	_____
(2) Professional Services ( <i>non project specific</i> )	\$ 46,787	_____
(3) Planning/Survey/Design ( <i>non project specific</i> )	\$	_____
(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)** \$ 775,798

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. Other Expenditures, Loans, and Uses [Explain and identify amount(s)]:
- \_\_\_\_\_ \$ \_\_\_\_\_
- \_\_\_\_\_ \$ \_\_\_\_\_
- \_\_\_\_\_ \$ \_\_\_\_\_

Subtotal Other Expenditures, Loans, and Uses \$ \_\_\_\_\_

l. **Total Expenditures, Loans, and Other Uses** (Sum of lines 4a.-k.) \$ 863,109

5. **Net Resources Available** [End of Reporting Fiscal Year] \$ 15,823,198  
 [Page 1, Line 3, Total Resources minus Total Expenditures, Loans, and Other Uses on Line 4.l.]

6. **Encumbrances and Unencumbered Balance**
- a. **Encumbrances.** Amount of Line 5 reserved for future payment of legal contract(s) or agreement(s). See Section 33334.12(g)(2) for definition. \$ 12,170,955  
*Refer to item 10 on Sch-A(s) and item 4 on Sch-B.*
  - b. **Unencumbered Balance** (Line 5 minus Line 6a). Also enter on Page 4, Line 11a. \$ 3,652,243

7. **Designated/Undesignated Amount of Available Funds**
- a. **Designated** From Line 6b- Budgeted/planned to use near-term \$ \_\_\_\_\_  
*Refer to item 10 on Sch-A(s) and item 4 on Sch-B*
  - 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** (Sec. 33334.6) \$ \_\_\_\_\_  
 [refer to Sch-A(s), Line 5c (2)].
  - 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. **ERAF Loans Receivable** (all years) (Sec. 33681) \$ \_\_\_\_\_
  - f. **Other Assets** [Explain and identify amount(s)]: \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_

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

9. **TOTAL FUND EQUITY** \$ 15,823,198  
 [Line 5 (Net Resources Available) +8g (Total Other Housing Fund Assets)]

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)]:	
\$ _____	
\$ _____	
<b>ENTER LOW-MOD FUND TOTAL EQUITIES (BALANCE SHEET) REPORTED TO SCO</b>	<b>\$ 15,825,198</b>

**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	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
4 Prior and Current Reporting Years	Total Tax Increment Deposits to Housing Fund	Sum of Tax Increment Deposits Over Prior Four FYs	Current Reporting Year 1 <sup>st</sup> Day Adjusted Balance	Current Reporting Year 1 <sup>st</sup> Day Excess Surplus Balances	Amount Expended/Encumbered Against FY Balance of Excess Surplus as of End of Reporting Year	Remaining Excess Surplus for Each Fiscal Year as of End of Reporting Year
4 Rpt Yrs Ago FY _____	\$2,311,860			\$	\$	\$
3 Rpt Yrs Ago FY _____	\$2,884,091			\$	\$	\$
2 Rpt Yrs Ago FY _____	\$3,468,527			\$	\$	\$
1 Rpt Yr Ago FY _____	\$			\$	\$	\$
<b>CURRENT Reporting Year</b> FY _____		Sum of Column 2 \$12,826,437	Last Year's Sch C Adjusted Balance \$12,199,267	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] \$3,652,243
- 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 \$ N/A
  - (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 \$ N/A

**12. Adjusted Balance** (next year's determination of Excess Surplus) [Line 11a minus sum of 11b(1) & 11b(2)] \$ 3,652,243

**Note: Do not enter Adjusted Balance in Col 4. It is to be reported as next year's 1st day amount to determine Excess Surplus**

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

**Miscellaneous Uses of Funds** N/A

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 your agency used the authority related to definitions of income or family size adjustment factors provided in Section 33334.13(a)?

Yes  No  Not Applicable

b. Has the 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

16. Did the Agency use non-LMIHF funds as matching funds for the Federal HOME or HOPE program during the reporting period?

YES  NO

If yes, please indicate the amount of non-LMIHF funds that were used for either HOME 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  N/A

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

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

22. Footnote area to provide additional information. **N/A**

23. **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 3<sup>rd</sup> Street, Sacramento, CA 95814 or data can be emailed by attaching the file and sending it to: [rlevy@hcd.ca.gov](mailto:rlevy@hcd.ca.gov).*

**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.

**ACHIEVEMENT EXAMPLE** N/A**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.

GENERAL PROJECT/PROGRAM INFORMATION

For each different Project/Program (area/name/agency or nonagency dev/rental or owner), complete a D1 and applicable D2-D7.

Examples:

- 1: 25 minor rehab (Nonagency Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agency Dev. Rentals; 16 Nonagency Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagency Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agency Dev (restricted Rental), 8 Nonagency Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Oxnard Community Development Commission  
 Identify Project Area or specify "Outside": HERO Project Area  
 General Title of Housing Project/Program: Housing Rehabilitation  
 Project/Program Address (optional): \_\_\_\_\_  
 Street: \_\_\_\_\_ City: \_\_\_\_\_ ZIP: \_\_\_\_\_

Owner Name (optional): \_\_\_\_\_  
 Total Project/Program Units: # 1 Restricted Units: # 2 Unrestricted Units: # 1

For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]?  YES  NO  
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # N/A  
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # N/A  
 Number of units restricted for special needs: (number must not exceed "Total Project Units") # N/A  
 Number of units restricted that are serving one or more Special Needs: # \_\_\_\_\_  Check, if data not available  
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	# _____ ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" Sch-D6)

Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
	N/A	N/A	With LMIHF	Without LMIHF
Restriction Start Date				
Restriction End Date				
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 18,000  
 Federal Funds: \$ \_\_\_\_\_  
 State Funds: \$ \_\_\_\_\_  
 Other Local Funds: \$ \_\_\_\_\_  
 Private Funds: \$ \_\_\_\_\_  
 Owner's Equity: \$ \_\_\_\_\_  
 TCAC/Federal Award: \$ \_\_\_\_\_  
 TCAC/State Award: \$ \_\_\_\_\_  
 Total Development/Purchase Cost: \$ 18,000

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- Replacement Housing Units (Sch HCD-D2)
- Inclusionary Units:
  - Inside Project Area (Sch HCD-D3)
  - Outside Project Area (Sch HCD-D4)
- Other Housing Units Provided:
  - With LMIHF (Sch HCD-D5)
  - Without LMIHF (Sch HCD-D6)
  - No Agency Assistance (Sch HCD-D7)

**SCHEDULE HCD-D1  
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agy or nonagy dev/rental or owner), complete a D1 and applicable D2-D7.

Examples:

- 1: 25 minor rehab (Nonagy Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagy Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagy Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagy Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Oxnard Community Development Commission  
 Identify Project Area or specify "Outside": HERO  
 General Title of Housing Project/Program: Inclusionary Single Family  
 Project/Program Address (optional): \_\_\_\_\_  
 Street: \_\_\_\_\_ City: \_\_\_\_\_ ZIP: \_\_\_\_\_

Owner Name (optional): \_\_\_\_\_  
 Total Project/Program Units: # 5 Restricted Units: # 5 Unrestricted Units: # \_\_\_\_\_

**For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.**

Was this a federally assisted multi-family rental project [Gov't Code Section 65863:10(a)(3)]?  YES  NO  
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # N/A  
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # N/A  
 Number of units restricted for special needs: (number must not exceed "Total Project Units") # N/A  
 Number of units restricted that are serving one or more Special Needs: # N/A  Check, if data not available  
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	# _____ ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use only with "Other Housing Units Provided - Without LMIHF" Sch-D6)

**Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):**

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date	N/A			
Restriction End Date				
Perpetuity				

**Funding Sources:**

Redevelopment Funds: \$ \_\_\_\_\_  
 Federal Funds: \$ \_\_\_\_\_  
 State Funds: \$ \_\_\_\_\_  
 Other Local Funds: \$ \_\_\_\_\_  
 Private Funds: \$ \_\_\_\_\_  
 Owner's Equity: \$ \_\_\_\_\_  
 TCAC/Federal Award: \$ \_\_\_\_\_  
 TCAC/State Award: \$ \_\_\_\_\_  
 Total Development/Purchase Cost: \$ \_\_\_\_\_

**Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:**

- Replacement Housing Units (Sch HCD-D2)
- Inclusionary Units:
  - Inside Project Area (Sch HCD-D3)
  - Outside Project Area (Sch HCD-D4)
- Other Housing Units Provided:
  - With LMIHF (Sch HCD-D5)
  - Without LMIHF (Sch HCD-D6)
  - No Agency Assistance (Sch HCD-D7)

GENERAL PROJECT/PROGRAM INFORMATION

For each different Project/Program (area/name/agency or nonagency dev/rental or owner), complete a D1 and applicable D2-D7.

Examples:

- 1: 25 minor rehab (Nonagency Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agency Dev. Rentals; 16 Nonagency Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagency Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agency Dev (restricted Rental), 8 Nonagency Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Oxnard Community Development Commission  
 Identify Project Area or specify "Outside": Southwinds Project Area  
 General Title of Housing Project/Program: Housing Rehabilitation  
 Project/Program Address (optional):  
 Street: \_\_\_\_\_ City: \_\_\_\_\_ ZIP: \_\_\_\_\_

Owner Name (optional): \_\_\_\_\_  
 Total Project/Program Units: # 8 Restricted Units: # 0 Unrestricted Units: # 8

For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]?  YES  NO  
 Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # N/A  
 Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # N/A  
 Number of units restricted for special needs: (number must not exceed "Total Project Units") # N/A  
 Number of units restricted that are serving one or more Special Needs: # N/A  Check, if data not available  
 (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSEHOLD	# _____ ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use only with "Other Housing Units Provided - Without LMIHF" Sch-D6)

Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
	N/A	N/A	With LMIHF	Without LMIHF
Restriction Start Date				
Restriction End Date				
Perpetuity				

Funding Sources:

Redevelopment Funds: \$ 62,599  
 Federal Funds: \$ \_\_\_\_\_  
 State Funds: \$ \_\_\_\_\_  
 Other Local Funds: \$ \_\_\_\_\_  
 Private Funds: \$ \_\_\_\_\_  
 Owner's Equity: \$ \_\_\_\_\_  
 TCAC/Federal Award: \$ \_\_\_\_\_  
 TCAC/State Award: \$ \_\_\_\_\_  
 Total Development/Purchase Cost: \$ 62,599

Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:

- Replacement Housing Units (Sch HCD-D2)
- Inclusionary Units:
  - Inside Project Area (Sch HCD-D3)
  - Outside Project Area (Sch HCD-D4)
- Other Housing Units Provided:
  - With LMIHF (Sch HCD-D5)
  - Without LMIHF (Sch HCD-D6)
  - No Agency Assistance (Sch HCD-D7)

REPLACEMENT HOUSING UNITS

(units not claimed on Schedule D-5,6,7)

(restricted units that fulfill requirement to replace previously destroyed or removed units)

Agency: \_\_\_\_\_

Redevelopment Project Area Name, or "Outside": \_\_\_\_\_

Affordable Housing Project Name: \_\_\_\_\_

Check only one:

Inside Project Area

Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch D-1):

Agency Developed

Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch D-1):

Rental

Owner-Occupied

Enter the number of restricted replacement units and bedrooms for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

A. **New Construction:**

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

Count of Bedrooms (e.g.: 1 elderly, low, 2 bdrm unit and 4 nonelderly, low, 2 bdrm units = 10 low (2 bdrms x 5)

1 Bedroom Unit (1 x # of units)					2 Bedroom Unit (2 x # of units)				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

3 Bedroom Unit (3 x # of units)					4 or more Bedroom Unit (4 x # of units)				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL (sum of all unit Bedrooms)				
VLOW	LOW	MOD	TOTAL	INELG.

**SCHEDULE HCD-D2  
REPLACEMENT HOUSING UNITS (continued)**

Enter the number of restricted replacement units and bedrooms for applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

**B. Substantial Rehabilitation (Post '93/AB 1290 definition: increased value, inclusive of land, is >25%):**

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**Count of Bedrooms (e.g.: 1 elderly, mod, 1 bdrm unit and 2 nonelderly, mod, 1 bdrm units = 3 mod (1 bdrms x 3)**

1 Bedroom Unit (1 x # of units)					2 Bedroom Unit (2 x # of units)				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

3 Bedroom Unit (3 x # of units)					4 or more Bedroom Unit (4 x # of units)				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL (sum of all unit Bedrooms)				
VLOW	LOW	MOD	TOTAL	INELG.

**TOTAL UNITS** (Add only **TOTAL** of all "Total Elderly / Non Elderly Units" not bedrooms):

**If TOTAL UNITS is less than "Total Project Units" on HCD Sch D1, report the remaining units as instructed below.**

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- |  |  |
|--|--|
| <input type="checkbox"/> Inclusionary Units                | <input type="checkbox"/> Other Housing Units Provided: |
| <input type="checkbox"/> Inside Project Area (Sch HCD-D3)  | <input type="checkbox"/> With LMIHF (Sch HCD-D5)       |
| <input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Without LMIHF (Sch HCD-D6)    |
|  | <input type="checkbox"/> No Assistance (Sch HCD-D7)    |

Identify the number of Replacement Units which also have been counted as Inclusionary Units:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.



INCLUSIONARY HOUSING UNITS (OUTSIDE ALL PROJECT AREAS)

(units not claimed on Schedule D-3,5,6,7)

(units with required affordability restrictions that agency or community controls)

Agency: \_\_\_\_\_

Project Area: **OUTSIDE**

Affordable Housing Project Name: \_\_\_\_\_

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed
- Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental
- Owner-Occupied

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- One-to-One Credit  
(units do not fulfill any project area obligation)
- Two-to-One Credit  
(2 units required to fulfill 1 obligation of any project area)

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

Enter the number of units for each applicable activity below:

A. **New Construction:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

Of Total, identify the number aggregated from other project areas (see HCD-A(s), Item 8):

B. **Substantial Rehabilitation: (Post-'93/AB 1290 Definition of Value >25%: Credit for Obligations Since 1994):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

Of Total, identify the number aggregated from other project areas (see HCD-A(s), Item 8):

C. **Acquisition of Covenants (Post-'93/AB 1290 Reform: Only Multi-Family Vlow & Low & Other Restrictions):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL UNITS (Add only TOTAL of all "TOTAL Elderly / Non Elderly Units"):

If TOTAL UNITS is less than "Total Project/Program Units" on HCD Schedule D1, report the remaining units as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- Replacement Housing Units (Sch HCD-D2)
- Inclusionary Units (Inside Project Area) (Sch HCD-D3)
- Other Housing Units Provided:
  - With LMIHF (Sch HCD-D5)
  - Without LMIHF (Sch HCD-D6)
  - No Assistance (Sch HCD-D7)

Identify the number of Inclusionary Units which also have been counted as Replacement Units:

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**SCHEDULE HCD-D5**

**OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF)**

*(units not claimed on Schedule D-2,3,4,6,7)*

(lack minimum replacement or inclusionary restrictions and/or not controlled by agency or community)

Agency: Oxnard Community Development Commission

Redevelopment Project Area Name, or "Outside": Central City Revitalization Project

Affordable Housing Project Name: Mobilehome Replacement

Check only one:

- Inside Project Area                       Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed                       Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental                                       Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

**A. New Construction Units (non replacement/non inclusionary):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**B. Substantial Rehabilitation Units (value increase with land > 25% (non replacement/non inclusionary):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**C. Non-Substantial Rehabilitation Units:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**D. Acquisition of Units Only (non acquisition of affordability covenants for inclusionary credit):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**E. Mobilehome Owner / Resident:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**F. Mobilehome Park Owner / Resident:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
2	0	0	2											

**SCHEDULE HCD-D5**

**OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF) (continued)**

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

**G. Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**H. Subsidy (other than any activity already reported on this form):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**I. Other Assistance:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**TOTAL UNITS** (Add only **TOTAL** of all "TOTAL Elderly / Non Elderly Units"):

2

If **TOTAL UNITS** is less than "Total Project Units" shown on HCD-Schedule D1, report the remainder as instructed below.

**Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:**

Replacement Housing Units (Sch HCD-D2)

Inclusionary Units:

Inside Project Area (Sch HCD-D3)

Outside Project Area (Sch HCD-D4)

Other Housing Units Provided:

Without LMIHF (Sch HCD-D6)

No Assistance (Sch HCD-D7)

**SCHEDULE HCD-D5**

**OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF)**

*(units not claimed on Schedule D-2,3,4,6,7)*

(lack minimum replacement or inclusionary restrictions and/or not controlled by agency or community)

Agency: Oxnard Community Development Commission

Redevelopment Project Area Name, or "Outside": HERO Project Area

Affordable Housing Project Name: Housing Rehabilitation

Check only one:

Inside Project Area

Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

Agency Developed

Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

Rental

Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

**A. New Construction Units (non replacement/non inclusionary):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**B. Substantial Rehabilitation Units (value increase with land > 25% (non replacement/non inclusionary):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**C. Non-Substantial Rehabilitation Units:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
					0	1	1	1						

**D. Acquisition of Units Only (non acquisition of affordability covenants for inclusionary credit):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**E. Mobilehome Owner / Resident:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**F. Mobilehome Park Owner / Resident:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**SCHEDULE HCD-D5**

**OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF) (continued)**

pte: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

**G. Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**H. Subsidy (other than any activity already reported on this form):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**I. Other Assistance:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**TOTAL UNITS** (Add only **TOTAL** of all "TOTAL Elderly / Non Elderly Units"):

1

If **TOTAL UNITS** is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below.

**Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:               | <input type="checkbox"/> Other Housing Units Provided: |
|   | <input type="checkbox"/> Inside Project Area (Sch HCD-D3)  | <input type="checkbox"/> Without LMIHF (Sch HCD-D6)    |
|   | <input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> No Assistance (Sch HCD-D7)    |

**SCHEDULE HCD-D5**

**OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF)**

*(units not claimed on Schedule D-2,3,4,6,7)*

(lack minimum replacement or inclusionary restrictions and/or not controlled by agency or community)

Agency: Oxnard Community Development Commission

Redevelopment Project Area Name, or "Outside": Southwinds Project Area

Affordable Housing Project Name: Housing Rehabilitation

Check only one:

Inside Project Area                       Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

Agency Developed                       Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

Rental     Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

**A. New Construction Units (non replacement/non inclusionary):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**B. Substantial Rehabilitation Units (value increase with land > 25% (non replacement/non inclusionary):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**C. Non-Substantial Rehabilitation Units:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
					0	8	0	8						

**D. Acquisition of Units Only (non acquisition of affordability covenants for inclusionary credit):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**E. Mobilehome Owner / Resident:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**F. Mobilehome Park Owner / Resident:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**SCHEDULE HCD-D5**

**OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITH LMIHF) (continued)**

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

**G. Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**H. Subsidy (other than any activity already reported on this form):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**I. Other Assistance:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

**TOTAL UNITS** (Add only **TOTAL** of all "TOTAL Elderly / Non Elderly Units"):

8

If **TOTAL UNITS** is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below.

**Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:              | <input type="checkbox"/> Other Housing Units Provided: |
| <input type="checkbox"/> Outside Project Area (Sch HCD-D4)      | <input type="checkbox"/> Inside Project Area (Sch HCD-D3) | <input type="checkbox"/> Without LMIHF (Sch HCD-D6)    |
|   |   | <input type="checkbox"/> No Assistance (Sch HCD-D7)    |

SCHEDULE HCD-D6

N/A

OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITHOUT LMIHF)

(units not claimed on Schedule D-2,3,4,5,7)

(units without minimum affordability restrictions and/or units that agency or community does not control)

Agency: \_\_\_\_\_

Redevelopment Project Area Name, or "Outside": \_\_\_\_\_

Affordable Housing Project Name: \_\_\_\_\_

Check only one:

- Inside Project Area                       Outside Project Area

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Agency Developed                       Non-Agency Developed

Check only one. If both apply, complete a separate form for each (with another Sch-D1):

- Rental     Owner-Occupied

Enter the number of units for each applicable activity below:

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

A. **New Construction Units:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

B. **Substantial Rehabilitation Units (increased value, inclusive of land, is > 25%):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

C. **Other Non-Substantial Rehabilitation Units:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

D. **Acquisition Only:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

E. **Mobilehome Owner / Resident:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

F. **Mobilehome Park Owner / Resident:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

**SCHEDULE HCD-D6**

**OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITHOUT LMIHF) (continued)**

*Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total*

**G. Preservation of Public Assisted Rentals At-Risk of Converting to Market Rent (H&S 33334.2(e)(11):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

**H. Replacement of Public Assisted At-Risk Units Without LMIHF (H&S 33334.3(h):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

**I. Replacement of Other (not at-risk) Rental Units Without LMIHF (H&S 33334.3(f)(1)(A):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

**J. Subsidy (other than any activity already reported on this form):**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

**K. Other Assistance:**

Elderly Units					Non Elderly Units					TOTAL Elderly & Non Elderly Units				
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL

**TOTAL UNITS** (Add only **TOTAL** of all "TOTAL Elderly / Non Elderly Units"):

**If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below.**

**Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:               | <input type="checkbox"/> Other Housing Units Provided: |
|   | <input type="checkbox"/> Inside Project Area (Sch HCD-D3)  | <input type="checkbox"/> With LMIHF (Sch HCD-D5)       |
|   | <input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> No Assistance (Sch HCD-D7)    |

HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)

(units not claimed on Schedule D-2,3,4,5,6)

Agency: \_\_\_\_\_

Redevelopment Project Area Name, or "Outside": \_\_\_\_\_

Housing Project Name: \_\_\_\_\_

**NOTE:** On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

HCD-D7 Reporting Examples

**Example 1 (reporting partial units):** A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

**Example 2 (reporting all units):** Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

**INSIDE** Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
------------------------	----------------------

**OUTSIDE** Project Area.....Enter the number for each unit type for each applicable activity:

ACTIVITY:	UNIT TYPE:	VLOW	LOW	MOD	AMOD	TOTAL
<u>New Construction Units:</u>						
<u>Substantial Rehabilitation Units:</u>						
<u>Total Units:</u>						

If agency did not assist any part of project identify Building Permit Number and Date:

BUILDING PERMIT NUMBER	BUILDING PERMIT DATE
------------------------	----------------------

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Replacement Housing Units (Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:<br><input type="checkbox"/> Inside Project Area (Sch HCD-D3)<br><input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:<br><input type="checkbox"/> With LMIHF (Sch HCD-D5)<br><input type="checkbox"/> Without LMIHF (Sch HCD-D6) |
|---|---|---|

SCHEDULE HCD-E

CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION BASED ON SPECIFIED HOUSING ACTIVITY DURING THE REPORTING YEAR

Agency: \_\_\_\_\_

Name of Project or Area (if applicable, list "Outside" or "Summary": \_\_\_\_\_

Complete this form to report activity separately by project or area or to summarize activity for the year. Report all new construction and/or substantial rehabilitation units from Forms D2 through D7 that were: (a) developed by the agency and/or (b) developed only in a project area by a nonagency person or entity.

Table with 12 rows and 2 columns. Rows include: PART I [H&SC Section 33413(b)(1)] AGENCY DEVELOPED UNITS DURING THE REPORTING YEAR BOTH INSIDE AND OUTSIDE OF A PROJECT AREA; 1. New Units Developed by the Agency; 2. Substantially Rehabilitated Units Developed by the Agency; 3. Subtotal - Baseline of Agency Developed Units (add lines 1 & 2); 4. Subtotal of Increased Inclusionary Obligation (Line 3 x 30%) (see Notes 1 and 2 below); 5. Very-Low Inclusionary Obligation Increase Units (Line 4 x 50%); PART II [H&SC Section 33413(b)(2)] NONAGENCY DEVELOPED UNITS DURING THE REPORTING YEAR ONLY INSIDE A PROJECT AREA; 6. New Units Developed by Any Nonagency Person or Entity; 7. Substantially Rehabilitated Units Developed by Any Nonagency Person or Entity; 8. Subtotal - Baseline of Nonagency Developed Units (add lines 6 & 7); 9. Subtotal of Increased Inclusionary Obligation (Line 8 x 15%) (see Notes 1 and 2 below); 10. Very-Low Inclusionary Obligation Increase (Line 9 x 40%); PART III REPORTING YEAR TOTALS; 11. Total Increase in Inclusionary Obligation (add lines 4 and 9); 12. Very-Low Inclusionary Obligation Increase (add line 5 and 10) (Line 12 is a subset of Line 11)

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NOTES:

- 1. Section 33413(b)(1), (2), and (4) require agencies to ensure that applicable percentages (30% or 15%) of all (market-rate and affordable) "new and substantially rehabilitated dwelling units" are made available at affordable housing cost within 10-year planning periods. Market-rate units: units not assisted with low-mod funds and jurisdiction does not control affordability restrictions. Affordable units: units generally restricted for the longest feasible time beyond the redevelopment plan's land use controls and jurisdiction controls affordability restrictions. Agency developed units: market-rate units can not exceed 70 percent and affordable units must be at least 30 percent; however, all units assisted with low-mod funds must be affordable. Nonagency developed (project area) units: market-rate units can not exceed 85 percent and affordable units must be at least 15 percent.
- 2. Production requirements may be met on a project-by-project basis or in aggregate within each 10-year planning period. The percentage of affordable units relative to total units required within each 10-year planning period may be calculated as follows:

AFFORDABLE units = Market-rate x (.30 or .15) / (.70 or .85) TOTAL units = Market-rate or Affordable / (.70 or .85) (.30 or .15)

**Exhibit E**

**Bureau of Census Survey**

**Filed for 2008-2009**

# Supplement to the Annual Report of Community Redevelopment Agencies

Redevelopment Agency ID Number:	13985661200
Name of Redevelopment Agency:	City of Oxnard Community Redev. Comm.

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

September 2008

December 2008

June 2009

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
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## B. Mortgage Revenue Bond Interest Payments

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

U20	\$ NONE
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**Exhibit F**

**Community Development Commission**

**Loan Report**

**FY 2008-2009**

## REPORT ON ALL LOANS IN DEFAULT

In accordance with Health and Safety Code 33080.1 (e), the City of Oxnard Community Development Commission has no loans in excess of \$50,000 that are in default in FY 2008-2009 or that are not in compliance of the loan approved by the CDC.

**Exhibit G**

**Community Development Commission**

**Blight Progress Report**

**FY 2008-2009**

CITY OF OXNARD COMMUNITY DEVELOPMENT COMMISSION  
Blight Elimination Report for 2008 – 2009

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.

**Gateway Sign Implementation Program:**

- **Gateway Signs-** New Gateway street name signs are being installed in new subdivisions. These new signs are a redesign of the former signs and will include new and enhanced graphics. Existing worn and damaged street signs throughout targeted sections of the City's redevelopment project areas will be replaced with the newly enhanced signs.
- **Wayfinding Signs-** The Streets Division is in the process of installing 26 new Wayfinding signs. This project is now 50% complete, and will aid pedestrians in finding their way throughout the City and to key destinations.
- **Freeway Pylon Signs-** Caltrans preliminarily approved locations for Freeway Pylon Signs at southbound Vineyard Avenue and northbound Del Norte Boulevard. It is anticipated that Caltrans sign installation permits will be received in 2010.

**RiverPark Parking Structure and Infrastructure Project:**

- **2008 HERO Tax Allocation Bond-** In 2008 the CDC approved a \$20 million bond for the construction of a parking garage and to fund other offsite infrastructure requirements. The garage and infrastructure will serve "The Collection at RiverPark", a major retail and movie theater complex, under construction in RiverPark. In 2008, CDC staff reviewed and analyzed the terms of the Owner Participation Agreement ("OPA") and Development and Disposition Agreement ("DDA") in anticipation of disbursing funds as agreed upon to the developer. Of these funds, \$10 million are proposed to support the infrastructure and another \$4.25 million are earmarked for affordable housing cost assistance.

**HERO Street Reconstruction Project:**

- **HERO Street Reconstruction Bond-** Reconstruction of streets, alley ways and curb and gutter repairs were made to targeted streets in the HERO Project Area, from Bond proceeds issued in 2006. 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. In 2009, the street reconstruction in the Rose Park Neighborhood was completed. Sections of

Saviors Road and sections of the Blackstock Neighborhood are currently undergoing reconstruction.

**Southwinds Street Reconstruction Project:**

- **Southwinds Street Reconstruction Bond-** In 2006 the CDC approved a Tax Allocation Bond in the amount of \$2.8 million for the reconstruction of streets, alley ways and curb and gutter repairs. As of 2009, improvements were made to nearly all streets in the Southwinds and the project is over 90% complete. New Gateway Name Signs were also installed in the Neighborhood in coordination with the street reconstruction project. Redevelopment funds were used to install two lighted crosswalks and a new ornamental security fence at Haycox Elementary School. Redevelopment funds were also used to make improvements to Southwinds Park, next to the Elementary School.

**South Oxnard Median Improvement Program:**

- **South Oxnard Medians-** As of 2008-2009 all 57 of the medians on Saviers, Hueneme and Pleasant Valley Roads were completed. The Median Improvement Program is considered a major improvement to South Oxnard's major thoroughfares.

**Ormond Beach Street Reconstruction Project:**

- **Ormond Beach Street Reconstruction Bond-** The CDC approved over \$4.9 million in bond proceeds in 2006 for the reconstruction of streets, alley ways and curb and gutter repairs in Ormond Beach. The Ormond Beach Street Reconstruction project consisted of reconstructing Hueneme Road from the easterly city limits to "J" Street, and Perkins Road, Arcturus Avenue, and Edison Drive south of Hueneme Road. The major street reconstruction project reached completion in 2008.

**Downtown Infrastructure Programs and Activities:**

- **Downtown Lighting Improvement Program Phase II-** This is the second phase of the CDC's program to improve downtown lighting, which consists of replacing streetlights with nostalgic lamp poles, adding streetlights, and enhancing existing parking lot lighting. This program is part of the downtown infrastructure improvements designed to rebuild the economic strength of the Downtown. Phase II of the Lighting Improvement Program encompasses the Meta District – the Meta Street area between Fifth Street and Wooley Road, on the east side of Oxnard Boulevard. The lighting improvements began in May 2008 and were completed in October 2008.
- **Downtown Parking Lot Improvement Program Phase II-** The second phase of this improvement program, encompassing the same area as the Lighting Improvement listed above, included improvements to two downtown public parking lots and eight alleys. These improvements were completed in September 2008.
- **Downtown Street Tree and Sidewalk Replacement Project-** CDC provided oversight of the project funded by bond proceeds that commenced January 2007

for sidewalk replacement, curb and gutter upgrades, landscaping, site furnishings and underground electrical. The project was completed during FY-08-09.

### **Downtown Façade and Paint Improvement Program**

- **Downtown Façade and Paint Improvement Program-** Continued implementation of the Façade and Paint Improvement Program to financially assist downtown businesses in enhancing the exteriors of their buildings, including improved signage, paint, lighting, awnings, landscaping, and other building treatments. The program began in July 2006. During FY08-09, 33 new property owner and tenant applications were received and 16 businesses or buildings completed their improvements. Some of these buildings are of historical significance designation due to their age and architectural style. The Façade and Paint Improvement program assists in restoring these buildings to their original grandeur and add value to the community.

### **HERO Façade and Paint Improvement Program:**

- **HERO Façade and Paint Improvement Program -** Continued implementation of Façade and Paint Improvement Program to assist businesses in the HERO redevelopment project area to enhance the exteriors of their buildings. The program includes financial assistance for both architectural services and physical improvements. These improvements include signage, lighting, landscaping, awnings, and other building treatments. The Program was introduced in June 2008. During FY 08-09 this program has received 20 applications for various types of façade improvements.

**Exhibit H**

**Community Development Commission**

**Property Report**

**FY 2008-2009**

# 2009 List of Community Development Commission Properties Held for Resale (Revised 12-4-09)

APN#	Address	Function	Owner	Square Ft.	Estimated Value	Total Estimated Value	Comments
201-160-07	E FOURTH ST	Parking Lot	ODC	650.1	\$30.00 per Square Foot	\$19,503.00	
201-160-09	E FOURTH ST	Parking Lot	ODC	4059.2	\$30.00 per Square Foot	\$121,776.00	
201-160-12	400 S OXNARD BL	Parking Lot	ODC	6447.1	\$30.00 per Square Foot	\$193,413.00	
201-160-13	E FOURTH ST	Parking Lot	ODC	7144.8	\$30.00 per Square Foot	\$214,344.00	
201-211-04-0	META STREET	Parking Lot	ODC	3250	\$30.00 per Square Foot	\$97,500.00	
201-211-06-0	META STREET	Parking Lot	ODC	4298.2	\$30.00 per Square Foot	\$128,946.00	
201-211-12-0	E FIFTH ST	Parking Lot	ODC	4782	\$30.00 per Square Foot	\$143,460.00	
201-213-10-0	538 META ST	Vacant Parcel	ODC	5627.4	\$30.00 per Square Foot	\$168,822.00	
201-213-13-0	201 E SIXTH ST	Vacant Parcel	ODC	4513	\$30.00 per Square Foot	\$135,390.00	
201-213-14-0	544 META ST	Vacant Parcel	ODC	1824.9	\$30.00 per Square Foot	\$54,747.00	
201-272-02-0	E SEVENTH ST	Parcel behind "El Parian" restaurant	ODC	4299.5	\$30.00 per Square Foot	\$128,985.00	
201-272-03-0	141 E SEVENTH ST	Parcel behind "El Parian" restaurant	ODC	4299.2	\$30.00 per Square Foot	\$128,976.00	
201-272-17-0	144 E SIXTH ST, 160 E SIXTH ST	Parcel behind "Capri Inn"	ODC	7404.1	\$30.00 per Square Foot	\$222,123.00	
201-272-20-0	Next to 629 META ST	Vacant Parcel next to "Taqyria, Mi Tierra"	ODC	2464.5	\$30.00 per Square Foot	\$73,938.00	
202-101-20-0	S C ST	Parking Lot	ODC	2544.3	\$30.00 per Square Foot	\$76,329.00	
202-101-22-0	W FOURTH ST	Parking Lot	ODC	422.3	\$30.00 per Square Foot	\$12,669.00	
202-101-36-0	424 S C ST	Parking Lot	ODC	296	\$30.00 per Square Foot	\$8,880.00	
202-101-40-0	S B ST	Parking Lot behind real estate	ODC	1298.6	\$30.00 per Square Foot	\$38,958.00	
202-101-43-0	W FOURTH ST	Parcel next to Alt. Action Prog.	ODC	653.3	\$30.00 per Square Foot	\$25,659.00	
202-103-11-0	544 S C ST	Parking Lot	ODC	1845.5	\$30.00 per Square Foot	\$55,365.00	
202-103-17-0	W FIFTH ST	Parking Lot	ODC	95.8	\$30.00 per Square Foot	\$2,874.00	
202-103-22-0	320 W FIFTH ST	Parking Lot	ODC	1250.7	\$30.00 per Square Foot	\$37,521.00	
202-103-23-0	S B ST	Parking Lot	ODC	2569.1	\$30.00 per Square Foot	\$77,073.00	
202-105-12-0	538 S B ST	Parking Lot south of Asquare Church	ODC	3509.6	\$30.00 per Square Foot	\$105,288.00	
202-105-17-0	W SIXTH ST	Parking Lot south of Asquare Church	ODC	1784.3	\$30.00 per Square Foot	\$53,529.00	
202-105-19-0	S B ST	Parking Lot south of Asquare Church	ODC	296.8	\$30.00 per Square Foot	\$8,904.00	
202-105-21-0	S B ST	Parking Lot south of Asquare Church	ODC	306.1	\$30.00 per Square Foot	\$9,183.00	
202-105-23-0	S B ST	Alley next to Foursquare Church	ODC	900.4	\$30.00 per Square Foot	\$27,012.00	
202-105-26-0	W FIFTH ST	Breezeway next to Barracos	ODC	1193.5	\$30.00 per Square Foot	\$35,805.00	
202-105-30-0	W FOURTH ST	Parking Lot across from Rubys	ODC	3435.9	\$30.00 per Square Foot	\$103,077.00	
202-106-26-0	W FOURTH ST	Parking Lot across from Rubys	ODC	1073.2	\$30.00 per Square Foot	\$32,196.00	
202-106-28-0	W FIFTH ST	Parking Lot next to Ormand Drugstore	ODC	3158.9	\$30.00 per Square Foot	\$94,797.00	
202-106-32-0	W FIFTH ST	Parking Lot East of A/C Formal Wear	ODC	2785.6	\$30.00 per Square Foot	\$83,568.00	
202-107-19-0	S OXNARD BLVD	Parking Lot North of Rancho Furniture	ODC	600	\$30.00 per Square Foot	\$18,000.00	
202-183-14-0	632 S A ST	Old Mexico Building	ODC	3491.2	\$30.00 per Square Foot	\$104,736.00	
202-107-415	423 South B Street	SS Building	ODC			\$2,030,000.00	
<b>Heritage Square Properties</b>							
202-144-22-0	720 S B ST	Accounting Office	ODC	514.8	\$140.00 per Square Foot	\$72,212.00	
202-144-24-0	716 S A ST		ODC	504.7	\$140.00 per Square Foot	\$70,658.00	
202-144-27-0	740 S B ST	La Dolce Vita	ODC	2554.9	\$140.00 per Square Foot	\$358,246.00	
202-144-28-0	731 S A ST		ODC	2435	\$140.00 per Square Foot	\$340,900.00	
202-144-23-0	MONMINE BLVD	Ormond Beach	ODC	13 Acres	\$3,055,000	\$4,000,000.00	
<b>Ormond Beach Properties</b>							
<b>ORMONDBEACH TOTAL</b>						<b>\$4,000,000.00</b>	
<b>CCRP/DOWNTOWN TOTAL</b>						<b>\$5,778,659,000.00</b>	
<b>GRAND TOTAL</b>						<b>\$9,778,659,000</b>	

NOTE: Estimate value of parcels shown from the average of 2005 and 2008 appraised reports prepared by David D. Konrath, MAI and 2005 Valuation Estimate prepared by Tom Flag Consulting Services, Inc. Estimate valuations are based on current values of recently sold properties having similar characteristics and within proximity of Cdc Property.

