CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REDEVELOPMENT AGENCY ANNUAL HOUSING ACTIVITY REPORT
FY ENDING: 6/30/10

Agency Name and Address:  County of Jurisdiction:
REDVELOPMENT AGENCY OF THE CITY OF SUNNYVALE  SANTA CLARA
650 WEST OLIVE AVENUE
SUNNYVALE CA 94086

Did the Agency pay SERAF from LMIHF?
□ Yes  □ No

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

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

1. Check one of the items below to identify the Agency’s status at the end of the reporting period:
   □ New (Agency formation occurred during reporting year. No financial transactions were completed).
   □ Active (Financial and/or housing transactions occurred during the reporting year)
   □ Inactive (No financial and/or housing transactions occurred during the reporting year). ONLY COMPLETE ITEM 7
   □ Dismantled (Agency adopted an ordinance and dissolved itself before start of reporting year). ONLY COMPLETE ITEM 7

2. During reporting year, how many adopted project areas existed? Of these, how many were merged during year?
   If the agency has one or more adopted project areas, complete SCHEDULE HCD-A for each project area.
   If the agency has no adopted project areas, DO NOT complete SCHEDULE HCD-A (refer to next question).

3. Within an area outside of any adopted project area(s): (a) did the agency destroy or remove any dwelling units or displace any households over the reporting period, (b) does the agency intend to displace any households over the next reporting period, (c) did the agency permit the sale of any owner-occupied unit prior to the expiration of land use controls over the reporting period, and/or (d) did the agency execute a contract or agreement for the construction of any affordable units over the next two years?
   □ Yes (any question). Complete SCHEDULE HCD-B.
   □ No (all questions). DO NOT complete SCHEDULE HCD-B (refer to next question).

4. Did the agency’s Low & Moderate Income Housing Fund have any assets during the reporting period?
   □ Yes. Complete SCHEDULE HCD-C.
   □ No. DO NOT complete SCHEDULE HCD-C.

5. During the reporting period, were housing units completed within a project area and/or assisted by the agency outside a project area?
   □ Yes. Complete all applicable HCD SCHEDULES D1-D7 for each housing project completed and HCD SCHEDULE E.
   □ No. DO NOT complete HCD SCHEDULES D1-D7 or HCD SCHEDULE E.

6. Specify whether method A and/or B was used to report financial and housing activity information to HCD:
   □ A. Forms. All required HCD SCHEDULES A, B, C, D1-D7, and E are attached.
   (lock date is shown under “Admin” Area and “Report Change History”)

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

   Date: 11/19/10

   Signature of Authorized Agency Representative
   REDEVELOPMENT MANAGER
   Title: (408) 730-7284
   Telephone Number

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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
Redevelopment Section
1800 3rd Street, Suite 430
Sacramento, CA 95814

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

Redevelopment Agency Annual Report - Fiscal Year 2009-2010
(Revised: 10-13-10)
SCHEDULE HCD-A
Inside Project Area Activity
for Fiscal Year that Ended 6/30/10

Agency Name: REDEVELOPMENT AGENCY OF THE CITY OF SUNNYVALE
Project Area Name: CENTRAL CORE
Preparer's Name, Title: BRIAN MCGUERN REDEVELOPMENT MANAGER
Preparer's E-Mail Address: bmcmguern@c1.sunnyvale.ca.us
Preparer's Telephone No: (408) 730-7284 Preparer's Facsimile No: (408) 737-4950

GENERAL INFORMATION

1. Project Area Information
   a. Year 1st plan for project area was adopted: 1975
   b. Year that plan was last amended (if applicable): 2005
   c. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No X
      Current expiration of plan: 11/26/2028
   d. If project area name has changed, give previous name(s) or number: N/A
   e. Year(s) of any mergers of the project area: N/A
      Identify former project areas that merged:
   f. Year(s) project area plan was amended involving real property that either:
      (1) Added property to plan: N/A
      (2) Removed property from plan: N/A

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: N/A
   Resolution Scope (applicable Section 33413 requirements): N/A

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 3l. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:

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

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

Project Area Housing Fund Revenues and Other Sources

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

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

a. Tax Increment:
   (1) 100% of Gross Allocation: $9,829,166
   (2) Calculate only 1 set-aside amount: either (A) or (B) below:
      (A) 20% required by 33334.2 (Line 3a(1) x 20%): $1,965,833
      (B) 30% required by 33333.10(g) (Line 3a(1) x 30%):
         (Senate Bill 211, Chapter 741, Statutes of 2001) $N/A

(3) Supplemental Education Revenue Augmentation Fund (SERAF):
   (A) SUSPENSION: Only allowed in FY2009-10.
      H&SC Section 33334.2(k) allows agencies to suspend all or part of
      the set-aside allocation on line 3a(2) to pay FY2009-10
      SERAF (complete Sch A, page 3, #4 and Sch-C, page 9)
      ($N/A)
   (B) SERAF REPAYMENT of FY2009-10 SUSPENDED amount
      (complete Sch A, page 3, #4 and Sch-C, page 3, 8e and page 9).
      $N/A

(4) Net amount of tax increment allocated to Housing Fund
    If the net amount of set-aside allocated is less than the required
    minimum, identify the project area(s) making up any difference
    and explain on page 4, box #5 [per 33334.3(i)].

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

(6) Amount Deferred (H&SC Section 33334.6)
    [$1,965,833]
    [if there is an amount deferred, also complete pages 4-5, #5b(1) - (4)]

(7) Total deposit to the Housing Fund [Net result of Line 3a(4) through 3a(6)]:

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, page 4, Line 5b(3)]:

   h. (1) Loan Repayments (other than SERAF):

      (2) SERAF LOAN Repayments (also complete Sch-C, page 3, 8e and page 9)

   i. Debt Proceeds:

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

   k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(7) and 3b - 3j): $ ______
Supplemental Educational Revenue Augmentation Fund (SERAf) Suspension of Property Tax Revenue Deposit

4. Check box below and provide information only if the agency, between July 1, 2009 and June 30, 2010, exercised suspension option (Sch A, page 2, Line 3a(3)(A) and did not make the required minimum allocation and deposit of tax increment to the Housing Fund for the purpose of using suspension funds to meet the Fiscal Year 2009-10 SERAF obligation. Note, pursuant to Health and Safety Section 33334.2(k), repayment is required before June 30, 2015.

☐ SERAF [H&SC Section 33334.2(k)]. In FY2009-10 the agency exercised option to suspend allocating and depositing a portion of the minimum 20% of gross property tax increment.

Instructions: Please include amounts for ALL fiscal years between FY2009-10 and FY2014-15 (in addition to the current reporting fiscal year) to record agency compliance with repayment requirements as referenced in H&SC Section 33334.2(k)(1)(2)(3).

Also report the cumulative total suspended and repaid amounts (from all project areas) in Schedule ‘C’, page 9, box 23.

<table>
<thead>
<tr>
<th>Fiscal Years Applicable to SERAF Suspension and Repayment Deposit</th>
<th>Col 1 Identify SERAF Amount Suspended FY 2009-2010</th>
<th>Col 2 Identify any SERAF Repayment (Deposit) Made in Fiscal Year</th>
<th>Col 3 * Remaining SERAF Balance (Prior year Col 3 minus Current year Repayment Col 2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009 - 2010</td>
<td>$</td>
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<tr>
<td>2010 – 2011</td>
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<td>2011 - 2012</td>
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<tr>
<td>2012 - 2013</td>
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<tr>
<td>2013 - 2014</td>
<td>All suspended funds must be repaid by 6/30/2015</td>
<td>$</td>
<td>$</td>
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<tr>
<td>2014 - 2015</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Exemption(s) and Deferral(s)

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

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

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

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

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

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

☒ Other: Specify code section and reason(s): 33334.6 - to make payments on pre-1986 obligations

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

Date that initial (1st) finding was adopted: ______/_____/______ Resolution # ______ Date sent to HCD: ______/_____/______

Adoption date of reporting year finding: ______/_____/______ Resolution # ______ Date sent to HCD: ______/_____/______
Exemptions and Deferrals continued

BOX #5
Identification of Project area and explanation if set-aside deposit is LESS THAN the required minimum
Refer to Sch A, page 2, Line 3(a)(4):

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

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

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

☐ Other Health & Safety Code Section here: ________________________________

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

Date that initial (1st) finding was adopted: 6 / 26 / 86
Resolution #195-86
Date sent to HCD: 6 / 12 / 86
Resolution #124-10
Date sent to HCD: 12 / 10 / 10

Adoption date of reporting year finding:

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

<table>
<thead>
<tr>
<th>REPAYMENTS</th>
<th>Amount Deferred</th>
<th>REPAYMENTS of Deferrals During Reporting FY</th>
<th>Cumulative Amount Deferred (Net of Any Amount(s) Repaid *)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiscal Year</td>
<td>This Reporting FY</td>
<td>of Reporting FY</td>
<td></td>
</tr>
<tr>
<td>(1) Last Reporting FY</td>
<td>$1,962,853</td>
<td></td>
<td>$10,667,213</td>
</tr>
<tr>
<td>(2) This Reporting FY</td>
<td>$1,962,853</td>
<td></td>
<td>$12,633,046</td>
</tr>
</tbody>
</table>

* The cumulative amount of deferred set-aside should also be shown on HCD-C, page 3, Line 8a.

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

Difference: $_________ Reason(s): ________________________________
Deferral(s) continued

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

If yes, by what date is the deficit to be eliminated? __/__/2028 mo day yr

If yes, when was the original plan adopted for the claimed deferral? 6/26/1986 mo day yr

Identify Resolution # 195-86 Date Resolution sent to HCD __/__/1986 mo day yr

When was the last amended plan adopted for the claimed deferral? __/__/2000 mo day yr

Identify Resolution # 100-00 Date Resolution sent to HCD __/__/2000 mo day yr

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

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).

<table>
<thead>
<tr>
<th>Project Activity</th>
<th>VL</th>
<th>L</th>
<th>M</th>
<th>AM</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households Permanently Displaced – Elderly</td>
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<tr>
<td>Households Permanently Displaced - Non Elderly</td>
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<tr>
<td>Households Permanently Displaced – Total</td>
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<tr>
<td>Units Lost (Removed or Destroyed) and Required to be Replaced</td>
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<tr>
<td>Bedrooms Lost (Removed or Destroyed) and Required to be Replaced</td>
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<tr>
<td>Above Moderate Units Lost That Agency is Not Required to Replace</td>
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<tr>
<td>Above Moderate Bedrooms Lost That Agency is Not Required to Replace</td>
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</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Other Activity</th>
<th>VL</th>
<th>L</th>
<th>M</th>
<th>AM</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Households Permanently Displaced – Elderly</td>
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<tr>
<td>Households Permanently Displaced - Non Elderly</td>
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<tr>
<td>Households Permanently Displaced – Total</td>
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</tbody>
</table>

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.
Redevelopment Agency

Agency Name: Of the City of Sunnyvale
Project Area Name: Central Core

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

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

<table>
<thead>
<tr>
<th>Project Activity</th>
<th>VL</th>
<th>L</th>
<th>M</th>
<th>AM</th>
<th>Total</th>
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<tbody>
<tr>
<td>Households Permanently Displaced - Elderly</td>
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<tr>
<td>Households Permanently Displaced - Non Elderly</td>
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<tr>
<td>Households Permanently Displaced - Total</td>
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</tbody>
</table>

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

Date ____/____/____
mo day yr
Name of Agency Custodian _______________________

Date ____/____/____
mo day yr
Name of Agency Custodian _______________________

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

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

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

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

☐ No.
☐ Yes. Date initial finding was adopted? ____/____/____ Resolution # _____ Date sent to HCD: ____/____/____

mo day yr

<table>
<thead>
<tr>
<th>Name of Other Project Area(s)</th>
<th>VL</th>
<th>L</th>
<th>M</th>
<th>Total</th>
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California Redevelopment Agencies – Fiscal Year 2009-2010
Sch A (Revised: 9-28-10)
Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls

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

<table>
<thead>
<tr>
<th>Total Proceeds From Sales Over Reporting Year</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units Sold Over Reporting Year</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TOTAL LMIHF Spent On Equal Units Over Reporting Year</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr</td>
<td></td>
</tr>
<tr>
<td>Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago</td>
<td></td>
</tr>
<tr>
<td>Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago</td>
<td></td>
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<tr>
<td>Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago</td>
<td></td>
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</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Col A Name of Project and/or Contractor</th>
<th>Col B Agreement Execution Date</th>
<th>Col C Estimated Completion Date (w/in 2 yrs of Col B)</th>
<th>Col D Sch C Amount Encumbered (Line 6a)</th>
<th>Col E Sch C Amount Designated (Line 7a)</th>
<th>VL</th>
<th>L</th>
<th>M</th>
<th>Total</th>
</tr>
</thead>
<tbody>
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</tr>
</tbody>
</table>

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

Please attach a separate sheet of paper to list additional information.
SCHEDULE HCD-B

Outside Project Area Activity

for Fiscal Year Ended _____/_____/_____

Agency Name: ___________________________ Project Name: ___________________________

Preparer's Name, Title: ____________________ Preparer's E-Mail Address: __________________

Preparer's Telephone No: ____________________ Preparer's Facsimile No: ____________________

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

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).

<table>
<thead>
<tr>
<th>Activity</th>
<th>VL</th>
<th>L</th>
<th>M</th>
<th>AM</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households Permanently Displaced - Elderly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households Permanently Displaced - Non Elderly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households Permanently Displaced - Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Units Lost (Removed or Destroyed) and Required to be Replaced</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bedrooms Lost (Removed or Destroyed) and Required to be Replaced</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Above Moderate Units Lost That Agency is Not Required to Replace</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Above Moderate Bedrooms Lost That Agency is Not Required to Replace</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Activity</th>
<th>VL</th>
<th>L</th>
<th>M</th>
<th>AM</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households Permanently Displaced - Elderly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households Permanently Displaced - Non Elderly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households Permanently Displaced - Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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.

<table>
<thead>
<tr>
<th>Date</th>
<th>Name of Agency Custodian</th>
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</thead>
<tbody>
<tr>
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</table>

<table>
<thead>
<tr>
<th>Date</th>
<th>Name of Agency Custodian</th>
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Date  ____/____/____  mo  day  yr
Date  ____/____/____  mo  day  yr

California Redevelopment Agencies - Fiscal Year 2009-2010
Sch B (Revised: 9-28-2010)  HCD-B
Page 1 of 2
**Estimated Households Outside of Project Area(s) to be Permanently Displaced Over Current Fiscal Year:**

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).

<table>
<thead>
<tr>
<th>Activity</th>
<th>VL</th>
<th>L</th>
<th>M</th>
<th>AM</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households Permanently Displaced - Elderly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households Permanently Displaced - Non Elderly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households Permanently Displaced - Total</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Date</th>
<th>Name of Agency Custodian</th>
</tr>
</thead>
<tbody>
<tr>
<td>mm/dd/yy</td>
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<table>
<thead>
<tr>
<th>Date</th>
<th>Name of Agency Custodian</th>
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<tr>
<td>mm/dd/yy</td>
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</tbody>
</table>

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**

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?

<table>
<thead>
<tr>
<th></th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td><strong>Total Proceeds From Sales Over Reporting Year</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Income Level</th>
<th>VL</th>
<th>L</th>
<th>M</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units Sold Over Current Reporting Year</td>
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<td></td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th></th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td><strong>Total LMIHF spent on Equal Units Over Reporting Year</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Income Level</th>
<th>VL</th>
<th>L</th>
<th>M</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr</td>
<td></td>
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<tr>
<td>Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago</td>
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<tr>
<td>Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago</td>
<td></td>
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<tr>
<td>Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago</td>
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</tbody>
</table>

**Affordable Units to be Constructed Outside of Project Area(s) Within Two Years From Date of Agreement or Contract**

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.**

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

Please attach a separate sheet of paper to list additional information.
SCHEDULE HCD-C
Agency-wide Activity
for Fiscal Year Ended ____/____/_____
4. **Expenditures, Loans, and Other Uses**

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

   (1) Land Purchases *(Investment – Land Held for Resale)* $ 
   (2) Housing Assets *(Fixed Asset)* $ 
   (3) Acquisition Expense $ 
   (4) Operation of Acquired Property $ 
   (5) Relocation Costs $ 
   (6) Relocation Payments $ 
   (7) Site Clearance Costs $ 
   (8) Disposal Costs $ 
   (9) Other *(Explain and identify amount(s)):*

   $ 
   $ 
   $ 
   $ 

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

(10) **Subtotal Property/Building Sites/Housing Acquisition (Sum of Lines 1 – 9)** $ 

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

   (1) 1st Time Homebuyer Down Payment Assistance $ 
   (2) Rental Subsidies $ 
   (3) Purchase of Affordability Covenants [33413(b)2(B)] $ 
   (4) Other *(Explain and identify amount(s)):*

   $ 
   $ 
   $ 

(5) **Subtotal Subsidies from LMHIF (Sum of Lines 1 – 4)** $ 

c. **Debt Service [33334.2(e)(9)]:** If paid from LMHIF, report LMHIF’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 $ 
   (2) Professional Services *(non project specific)* $ 
   (3) Planning/Survey/Design *(non project specific)* $ 
   (4) Indirect Nonprofit Costs [33334.3(e)(1)(B)] $ 
   (5) Other *(Explain and identify amount(s)):*

   $ 
   $ 
   $ 

(6) **Subtotal Planning and Administration (Sum of Lines 1 – 5)** $ 

---

California Redevelopment Agencies – Fiscal Year 2009-2010
Sch C (Revised: 9-28-10) HCD-C
Page 2 of 11
Agency Name: 

4. **Expenditures, Loans, and Other Uses (continued)**
   
e. On/Off-Site Improvements [33334.2(c)(2)] Complete item 13
   
f. Housing Construction [33334.2(c)(5)]
   
g. Housing Rehabilitation [33334.2(c)(7)]
   
h. Maintain Supply of Mobilehome Parks [33334.2(c)(10)]
   
i. Preservation of At-Risk Units [33334.2(e)(11)]
   
j. Transfers Out of Agency
   
   (1) For Transit village Development Plan (33334.19) $ 
   
   (2) Excess Surplus [33334.12(a)(1)(A)] $ 
   
   (3) Other (specify code section authorizing transfer and amount)
      
      A. Section $ 
      
      B. Section $ 
      
      Other Transfers Subtotal $ 
      
   (4) Subtotal Transfers Out of Agency (Sum of j(1) through j(3)) $ 
   
k. SERAF loan [33334.2 (k)] Also complete Line 8c (below) and Box 23, pg 9. $ 
   
l. Other Expenditures, Loans, and Uses (Explain and identify amount(s)): $ 
   
   Subtotal Other Expenditures, Loans, and Other Uses $ 

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

5. **Net Resources Available** [End of Reporting Fiscal Year]
   
   [Page 1, Line 3, Total Resources minus Total Expenditures, Loans, and Other Uses on Line 4.1.] $ 

6. **Encumbrances and Unencumbered Balance**
   
a. Encumbrances. Amount of Line 5 reserved for future payment of legal contract(s) or agreement(s). See H&SC Section 33334.12(g)(2) for definition. 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. $ 

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 (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. SERAF Total Receivable [Sec 33334.2 (k)] (Also report in Sch C, Box 23, pg 9.) $ 
   
f. ERAF Loans Receivable (all years) (33681) $ 
   
g. Other Assets [Explain and identify amount(s)]: $ 
   
   h. **Total Other Housing Fund Assets** (Sum of lines 8a.-g.) $ 

9. **TOTAL FUND EQUITY**
   
   [Line 5 (Net Resources Available) +8g (Total Other Housing Fund Assets)] $ 

   Compare Line 9 to the below amount reported to the SCO (Balance Sheet of Redevelopment Agencies Financial Transactions Report. [Explain differences and identify amount(s)]: $ 

   ENTER LOW-MOD FUND TOTAL EQUITIES (BALANCE SHEET) REPORTED TO SCO $
### 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.

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
<th>Column 4</th>
<th>Column 5</th>
<th>Column 6</th>
<th>Column 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 Rpt Yrs Ago FY</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>3 Rpt Yrs Ago FY</td>
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<td></td>
<td></td>
<td>$</td>
<td>$</td>
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<tr>
<td>2 Rpt Yrs Ago FY</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>1 Rpt Yr Ago FY</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>CURRENT Reporting Year</td>
<td>Sum of Column 2</td>
<td>Last Year’s Sch C Adjusted Balance</td>
<td>Col 4 minus larger of Col 3 or $1mm (report positive $)</td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>FY</td>
<td>$</td>
<td>$</td>
<td></td>
<td>$</td>
<td>$</td>
<td></td>
</tr>
</tbody>
</table>

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

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

b. If eligible, adjust the Unencumbered Balance for:
   1. Debt Proceeds [33334.12(g)(3)(B)]:
      Identify unspent debt proceeds and related income remaining at end of reporting year $  
   2. Land Conveyance Losses [(33334.12(g)(3)(A))]:
      Identify reporting year losses from sales/grants/leases of land acquired with low-mod funds, if 49% or more of new or rehabilitated units will be affordable to lower-income households $  

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

### 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  

---

California Redevelopment Agencies – Fiscal Year 2009-2010  
Sch C (Revised: 9-28-10)  
HCD-C  
Page 4 of 11
Miscellaneous Uses of Funds

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

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Households Constructed</th>
<th>Households Rehabilitated</th>
<th>Households Benefiting from Elimination of Health and Safety Hazard</th>
<th>Duration of Deed Restriction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moderate</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Site Name/Location*</th>
<th>No. of Acres</th>
<th>Zoning</th>
<th>Purchase Date</th>
<th>Estimated Date Available</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

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)(1)(i), 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.): __________________________
   Name of Agency Custodian (person): ________________________________
   Custodian's telephone number: ________________________________
   Place where record can be accessed: ________________________________

   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

   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.


   Please provide suggestions to simplify and improve future agency reporting and identify any training, information, and/or other resources, etc. that would helpyour 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)

   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)*
Agency Name: 

22. Footnote area to provide additional information.
23. Accounting for SERAF REPAYMENTS - AGENCY WIDE, ALL YEARS

**Instructions:** • **For FY2009-10:** Add amounts suspended & loaned then enter total in Col 4. • **For FY2010-11:** Add the amount loaned (for SERAF payment only) to the remaining balance in Col 4 from FY2009-10., then subtract any amount repaid, and enter the net total in Col 4. • **For all other fiscal years (up to June 30, 2016):** subtract the amount of SERAF repaid during each fiscal year from the prior year’s remaining balance in Col 4. Continue repaying the Low Mod Fund until the entire amount of any SERAF suspended and/or loaned has been repaid in full, pursuant to the repayment timeframes listed in the Health and Safety Code Sections cited below.

<table>
<thead>
<tr>
<th>Specify Fiscal Year of any repayment</th>
<th>Col 1 Amount Suspended ONLY in FY 2009-10</th>
<th>Col 2 Amount Loaned for SERAF payment in FY2009-10 or in FY2010-11</th>
<th>Col 3 Amount SERAF REPAYED in each Reporting Fiscal Year</th>
<th>Col 4 * SERAF Balance Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009 - 2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2010 – 2011</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2011 – 2012</td>
<td></td>
<td></td>
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<tr>
<td>2012 – 2013</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>2013 – 2014</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2014 – 2015</td>
<td>Funds suspended &amp; loaned in FY2009-10 must be repaid by 6/30/2015</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2015 – 2016</td>
<td>Funds loaned in FY2010-11 must be repaid by 6/30/2016</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Suspending Funds to pay SERAF in FY2009-10:** - H&SC Section 33334.2(k)(1)(2)(3)

Pursuant to the H&SC Section 33334.2 (k)(1)(2)(3) agencies are authorized to make SERAF payments by suspending tax increment revenue from being deposited into the Low Mod Funds. Any suspension of funds is limited to Fiscal Year 2009-10 and must be paid back in full to the Low Mod Fund no later than **June 30, 2015**.

**Borrowing Funds to pay SERAF in FY2009-10:** - H&SC Section 33690(c)(1)(2)

Pursuant to H&SC Section 33690(c)(1)(2), For Fiscal Year 2009-10, agencies can pay the SERAF by borrowing funds from the Low Mod Housing Fund, but must pay back all of the borrowed funds no later than **June 30, 2015**.

**Borrowing Funds to pay SERAF in FY2010-11:** - H&SC Section 33690.5(c)(1)(2)

Pursuant to H&SC Section 33690.5(c)(1)(2), For Fiscal Year 2010-11, agencies can pay the SERAF by borrowing funds from the Low Mod Housing Fund, but must pay back all of the borrowed funds no later than **June 30, 2016**.

**Penalties exist for not repaying SERAF to Low Mod Fund:**
Refer to H&SC Sections 33020.5, 33331.5, 33334.2, 33688, 33690, 33690.5, 33691 and 33692.
24. Project Achievement and HCD Director's Award for Housing Excellence

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

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

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

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

AGENCY INFORMATION

- Project Type (Choose one of the categories below and one kind of assistance representing the primary project type):
  - New/Additional Units (Previously Unoccupied/Uninhabitable):
    - New Construction to own
    - New Construction to rent
    - Rehabilitation to own
    - Rehabilitation to rent
    - Adaptive Re-use
    - Mixed Use Infill
    - Mobilehomes/Manufactured Homes
    - Mortgage Assistance
    - Transitional Housing
    - Other (describe)
  - Existing Units (Previously Occupied):
    - Rehabilitation of Owner-Occupied
    - Rehabilitation of Tenant-Occupied
    - Acquisition and Rehabilitation to Own
    - Acquisition and Rehabilitation to Rent
    - Mobilehomes/Manufactured Homes
    - Payment Assistance for Owner or Renter
    - Transitional Housing
    - Other (describe)

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

DESCRIPTION

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

HISTORY

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

AGENCY ROLE AND ACHIEVEMENT

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

Project Type: NEW CONSTRUCTION- OWNER OCCUPIED

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

Project/Program Name: ______________ Project or Program

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

History
The ___________ (City or County) of ___________ struggled for several years over what to do about the ___________ area. The ___________ tried to encourage development in the area by rezoning a large portion of the area for multi-family use, and twice attempted to create improvement districts. None of these efforts were successful and the area continued to deteriorate, sparking growing concern among city officials and residents. At that point the 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 undergrading 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 undergrading 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.
## SCHEDULE HCD-D1
### 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 (Nonag Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s, & Ds3-4-5.
3. 15 sub rehab (restricted): Area 4: 15 Nonag Dev, Owner. Complete 1 D-1 & 1 D-3.
4. 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonag Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

### Name of Redevelopment Agency:

<table>
<thead>
<tr>
<th>Street:</th>
<th>City:</th>
<th>ZIP:</th>
</tr>
</thead>
</table>

### Owner Name (optional):

<table>
<thead>
<tr>
<th>Total Project/Program Units:</th>
<th>Restricted Units:</th>
<th>Unrestricted Units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>#</td>
<td>#</td>
<td>#</td>
</tr>
</tbody>
</table>

**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

Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end

Number of units restricted for special needs: (*number must not exceed "Total Project Units")

Number of units restricted that are serving one or more Special Needs: # □ Check, if data not available

(Not: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

<table>
<thead>
<tr>
<th># DISABLED (Mental)</th>
<th># FARMWORKER (Permanent)</th>
<th># TRANSITIONAL HOUSING</th>
</tr>
</thead>
<tbody>
<tr>
<td># DISABLED (Physical)</td>
<td># FEMALE HEAD OF HOUSEHOLD</td>
<td># ELDERLY</td>
</tr>
<tr>
<td># FARMWORKER (Migrant)</td>
<td># LARGE FAMILY</td>
<td># EMERGENCY SHELTERS</td>
</tr>
<tr>
<td>(4 or more Bedrooms)</td>
<td></td>
<td>(allowable use only with &quot;Other Housing Units Provided - Without LMIHF&quot; Sch-D6)</td>
</tr>
</tbody>
</table>

### Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):

<table>
<thead>
<tr>
<th>Replacement Housing Units</th>
<th>Inclusionary Housing Units</th>
<th>Other Housing Units Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>With LMIHF</td>
<td>Without LMIHF</td>
<td></td>
</tr>
<tr>
<td>Restriction Start Date</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restriction End Date</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Perpetuity</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 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)
- Other Housing Units Provided: □ With LMIHF (Sch HCD-D5)
- Outside Project Area (Sch HCD-D4)
- Without LMIHF (Sch HCD-D6)
- No Agency Assistance (Sch HCD-D7)

---

California Redevelopment Agencies - Fiscal Year 2009-2010
Sch D1 (Revised: 9-28-10)

HCD-D1
SCHEDULE HCD-D2
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

☐ 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:**

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>Total Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Count of Bedrooms (e.g.: 1 elderly, low, 2 bdrm unit and 4 nonelderly, low, 2 bdrm units = 10 low (2 bdrms x 5))

<table>
<thead>
<tr>
<th>1 Bedroom Unit (1 x # of units)</th>
<th>2 Bedroom Unit (2 x # of units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3 Bedroom Unit (3 x # of units)</th>
<th>4 or more Bedroom Unit (4 x # of units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL** (sum of all unit Bedrooms)

<table>
<thead>
<tr>
<th>VLOW LOW MOD TOTAL INELG.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>
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%):

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>Total Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

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)

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>Total Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

3 Bedroom Unit (3 x # of units) 4 or more Bedroom Unit (4 x # of units)

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>Total Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

TOTAL (sum of all unit Bedrooms)

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>Total Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

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:

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 Assistance (Sch HCD-D7)

Identify the number of Replacement Units which also have been counted as Inclusionary Units:

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>Total Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>
SCHEDULE HCD-D3
INCLUSIONARY HOUSING UNITS (INSIDE PROJECT AREA)
(units not claimed on Schedule D-4,5,6,7)
(units with required affordability restrictions that agency or community controls)

Agency: __________________________________________________________________________
Redevelopment Project Area Name: __________________________________________________________________________
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

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

<table>
<thead>
<tr>
<th>A. New Construction Units:</th>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Of Total, identify the number aggregated from other project areas (see HCD-A(s), Item 8):

<table>
<thead>
<tr>
<th>B. Substantial Rehabilitation (Post-'93/AB 1290 Definition of Value &gt;25%: Credit for Obligations Since 1994):</th>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Of Total, identify the number aggregated from other project areas (see HCD-A(s), Item 8):

<table>
<thead>
<tr>
<th>C. Acquisition of Covenants (Post-'93/AB 1290 Reform: Only Multi-Family Vlow &amp; Low &amp; Other Restrictions):</th>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOTAL UNITS (Add only TOTAL of all "TOTAL Elderly / Non Elderly Units"):

If TOTAL UNITS is less than "Total Project 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  ☐ Inclusionary Units (Outside Project Area)  Other Housing Units Provided:
(Sch HCD-D2)  (Sch HCD-D4)  ☐ 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:

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SCHEDULE HCD-D4

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
☐ Two-to-One Credit

(units do not fulfill any
project area obligation)

(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:

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

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):

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

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):

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

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
☐ Inclusionary Units (Inside Project Area) (Sch HCD-D2)
☐ Inclusionary Units (Outside 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:

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

California Redevelopment Agencies - Fiscal Year 2009-2010
Sch D4 (Revised: 9-28-10)
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: 
Redevelopment Project Area Name, or “Outside”: 
Affordable Housing Project Name: 

Check only one:
- Insiders Project Area
- Outsiders 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):

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

B. Substantial Rehabilitation Units (value increase with land > 25% (non replacement/non inclusionary):

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

C. Non-Substantial Rehabilitation Units:

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

D. Acquisition of Units Only (non acquisition of affordability covenants for inclusionary credit):

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

E. Mobilehome Owner / Resident:

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>

F. Mobilehome Park Owner / Resident:

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
</tbody>
</table>
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):

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

H. Subsidy (other than any activity already reported on this form):

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

I. Other Assistance:

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
<td>VLOW LOW MOD TOTAL INELG.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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:

- [ ] 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-D6
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

<table>
<thead>
<tr>
<th>A. New Construction Units:</th>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>VLOW LOW MOD</td>
<td>AMOD TOTAL</td>
<td>VLOW LOW MOD AMOD TOTAL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B. Substantial Rehabilitation Units (increased value, inclusive of land, is &gt; 25%):</th>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C. Other Non-Substantial Rehabilitation Units:</th>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D. Acquisition Only:</th>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>E. Mobilehome Owner / Resident:</th>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>F. Mobilehome Park Owner / Resident:</th>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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)):

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td>VLOW LOW MOD AMOD TOTAL</td>
</tr>
</tbody>
</table>

H. Replacement of Public Assisted At-Risk Units Without LMIHF (H&S 33334.3(h)):

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td>VLOW LOW MOD AMOD TOTAL</td>
</tr>
</tbody>
</table>

I. Replacement of Other (not at-risk) Rental Units Without LMIHF (H&S 33334.3(f)(1)(A)):

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td>VLOW LOW MOD AMOD TOTAL</td>
</tr>
</tbody>
</table>

J. Subsidy (other than any activity already reported on this form):

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td>VLOW LOW MOD AMOD TOTAL</td>
</tr>
</tbody>
</table>

K. Other Assistance:

<table>
<thead>
<tr>
<th>Elderly Units</th>
<th>Non Elderly Units</th>
<th>TOTAL Elderly &amp; Non Elderly Units</th>
</tr>
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<tr>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td>VLOW LOW MOD AMOD TOTAL</td>
<td>VLOW LOW MOD AMOD TOTAL</td>
</tr>
</tbody>
</table>

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:

- [ ] 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)
  - [ ] No Assistance (Sch HCD-D7)
SCHEDULE 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:

<table>
<thead>
<tr>
<th>ACTIVITY:</th>
<th>UNIT TYPE:</th>
<th>VLOW</th>
<th>LOW</th>
<th>MOD</th>
<th>AMOD</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction Units:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Substantial Rehabilitation Units:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Units:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>ACTIVITY:</th>
<th>UNIT TYPE:</th>
<th>VLOW</th>
<th>LOW</th>
<th>MOD</th>
<th>AMOD</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction Units:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Substantial Rehabilitation Units:</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Total Units:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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:

☐ Replacement Housing Units (Sch HCD-D2)  ☐ Inclusionary Units:
  ☐ Inside Project Area (Sch HCD-D3)  ☐ With LMIHF (Sch HCD-D5)
  ☐ Outside Project Area (Sch HCD-D4)  ☐ 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>
<thead>
<tr>
<th>PART I [H&amp;SC Section 33413(b)(1)]</th>
</tr>
</thead>
<tbody>
<tr>
<td>AGENCY DEVELOPED UNITS DURING THE REPORTING YEAR</td>
</tr>
<tr>
<td>BOTH INSIDE AND OUTSIDE OF A PROJECT AREA</td>
</tr>
<tr>
<td>1. New Units Developed by the <strong>Agency</strong></td>
</tr>
<tr>
<td>2. Substantially Rehabilitated Units Developed by the <strong>Agency</strong></td>
</tr>
<tr>
<td>3. Subtotal - Baseline of <strong>Agency</strong> Developed Units (add lines 1 &amp; 2)</td>
</tr>
<tr>
<td>4. Subtotal of Increased Inclusionary Obligation (Line 3 x 30%) (see Notes 1 and 2 below)</td>
</tr>
<tr>
<td>5. <strong>Very-Low</strong> Inclusionary Obligation Increase Units (Line 4 x 50%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PART II [H&amp;SC Section 33413(b)(2)]</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONAGENCY DEVELOPED UNITS DURING THE REPORTING YEAR</td>
</tr>
<tr>
<td>ONLY INSIDE A PROJECT AREA</td>
</tr>
<tr>
<td>6. New Units Developed by Any <strong>Nonagency</strong> Person or Entity</td>
</tr>
<tr>
<td>7. Substantially Rehabilitated Units Developed by Any <strong>Nonagency</strong> Person or Entity</td>
</tr>
<tr>
<td>8. Subtotal - Baseline of <strong>Nonagency</strong> Developed Units (add lines 6 &amp; 7)</td>
</tr>
<tr>
<td>9. Subtotal of Increased Inclusionary Obligation (Line 8 x 15%) (see Notes 1 and 2 below)</td>
</tr>
<tr>
<td>10. <strong>Very-Low</strong> Inclusionary Obligation Increase (Line 9 x 40%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PART III REPORTING YEAR TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>11. Total Increase in Inclusionary Obligation (add lines 4 and 9)</td>
</tr>
<tr>
<td>12. <strong>Very-Low</strong> Inclusionary Obligation Increase (add line 5 and 10) (Line 12 is a subset of Line 11)</td>
</tr>
</tbody>
</table>

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:

   \[
   \text{AFFORDABLE units} = \text{Market-rate} \times (0.30 \text{ or } 0.15) \quad \text{TOTAL units} = \text{Market-rate or Affordable} \times (0.70 \text{ or } 0.85) \quad \text{ }(0.30 \text{ or } 0.15)
   \]
December 7, 2010

Department of Housing and Community Development  
1800 Third Street, suite 430  
P.O. Box 952053  
Sacramento, CA 94253-2053

RE: Resolutions No. 195-86, No. 100-00 RA and No. 124-10 RA

Deputy Director:

Attached are copies of the three resolutions referenced in the annual housing activity report.

Please feel free to contact me at (408) 730-7284 if you need any additional information.

Sincerely,

[Signature]

Brice McQueen  
Redevelopment Manager  
City of Sunnyvale  
456 W. Olive Avenue  
Sunnyvale, CA 94088-3707

Attachments: Resolution No. 195-86  
Resolution No. 100-00 RA  
Resolution No. 124-10 RA
December 7, 2009

Redevelopment Agency of the City of Sunnyvale
Blight Report for Year-End June 30, 2010

The Redevelopment Agency of the City of Sunnyvale (the “Agency”) took the following actions during the fiscal year ending June 30, 2010 to alleviate blight:

Town Center and Town and County properties – The Agency’s revitalization activities have focused on establishing the downtown as a center of activity for the community. The Project Area continues to require redevelopment support, particularly the central area including the Town Center and Town and County properties. The Town Center Developer advised the Agency it would not be able to meet the construction loan when due. The lender filed for foreclosure and the Superior Court appointed a Receiver. The Town and Country property located adjacent to the Town Center project was also planned for redevelopment has also stalled.

The Agency has been working with the Bank and court-appointed Receiver in control of the Town Center project. The Town Center project together with the independent Macy’s and Target stores includes a total of 1,000,000 square feet of retail, entertainment and restaurant space, 315,000 square feet of office space, 292 condos, a 200-room hotel and more than 5,000 parking spaces. The Receiver requested certain modifications to the development agreement that it believed were pre-requisites to obtaining a new qualified developer. The Agency also requested changes to the agreement. Significant time was spent revising language changes for the Town Center’s amended development agreement. The Receiver and Agency negotiated modifications resulting in a new agreement.

The Agency also coordinated the services of various City divisions and departments to facilitate the completion the Town Center’s priority infrastructure with curbs, sidewalks, landscaping, lighting and temporary signage allowing for the grand opening of a new Target store to further improve the entire project area.

Murphy Avenue Streetscape - The Downtown Murphy Avenue Streetscape Revitalization Project was completed in June 2010 and provides streetscape improvements for the 100 block of Murphy Avenue. The project was funded by grants from the Metropolitan Transportation Authority as well as the proceeds from the downtown land sale and Agency funds. The development supports a downtown that features easy public access via the recently renovated CalTrain station and VTA bus station which will encourage out of area shoppers to visit.
REDEVELOPMENT AGENCY
OF THE
CITY OF SUNNYVALE

RESOLUTION NO. 195-86

PROVIDING FOR A DEPOSIT OF LESS
THAN TWENTY PERCENT OF TAXES ALLOCATED
TO THE CENTRAL CORE REDEVELOPMENT PROJECT
INTO A LOW AND MODERATE INCOME HOUSING FUND

WHEREAS, the Redevelopment Agency of the City of Sunnyvale (the "Agency") duly adopted Resolution No. 186-86 on August 5, 1986, wherein the Agency directed the Executive Director to prepare a proposed Statement of Existing Obligations and Programs (the "Statement") for the Central Core Redevelopment Project Area (the "Project") and to submit the Statement to the City Council of the City of Sunnyvale and to the California Department of Housing and Community Development at least fifteen (15) days before a public hearing on the Statement; and

WHEREAS, the Agency established August 26, 1986, 8:00 p.m. at City Hall, 456 W. Olive St., Sunnyvale, California 94086 as the time and place for the public hearing on the Statement and directed the Secretary of the Agency to cause notice of the public hearing to be published as required by law; and

WHEREAS, the Agency held the public hearing on the date and at the time set forth in the notice; and

WHEREAS no amendments have been made to the Statement as a result of the public hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SUNNYVALE, AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and the Agency so finds and determines.

Section 2. The Statement as submitted to the City Council of the City of Sunnyvale and to the California Department of Housing and Community Development, attached hereto as Exhibit A and incorporated by reference herein, is hereby approved.
Section 3. The Agency hereby finds and determines that the obligations and programs contained in the Statement were issued, incurred or approved by the Agency before January 1, 1986.

Section 4. The Agency hereby finds and determines that one hundred percent (100%) of the taxes allocated to the Project is necessary in order to provide for the orderly and timely completion of the Project and payment of existing obligations.

Section 5. The Agency hereby finds and determines that the Agency will not deposit any of the taxes allocated to the Project into a Low and Moderate Income Housing Fund at least until all existing obligations are repaid.

Section 6. The Secretary of the Agency is hereby directed to transmit a certified copy of this resolution to the California Department of Housing and Community Development within ten (10) days following its adoption.

Section 7. The resolution shall take effect from and after its adoption and approval.

PASSED AND ADOPTED on August 26, 1986, by the following vote:

AYES: CASTILLO, STONE, MERCER, GONZALES, BRIODY, REESE, O'TOOLE

NOES: NONE

ABSENT: NONE

[Signature]
Chairman of the Redevelopment Agency of the City of Sunnyvale

(SEAL)

Attest:

[Signature]
Secretary of the Redevelopment Agency of the City of Sunnyvale

001508-0006-0054-7205f 07/28/86
REDEVELOPMENT AGENCY
OF THE
CITY OF SUNNYVALE

STATEMENT OF EXISTING OBLIGATIONS
AND PROGRAMS

1. This Statement is being prepared pursuant to Health & Safety Code Section 33334.5.

2. As of January 1, 1986, the Agency's outstanding obligations, all incurred in order to finance the Central Core Redevelopment Project, were as follows:

   A. 1977 Tax Allocation Bonds - $13,300,000 principal amount outstanding.
   B. 1977 Parking Lease Revenue Bonds Series A, - $10,130,000 principal amount outstanding.
   C. 1978 Parking Lease Revenue Bonds Series B, - $9,925,000.
   D. Repayment Agreement between the Agency and the City of Sunnyvale, providing for the Agency to repay the City, from available tax increments, the full amount of all City lease payments to the Agency under a Lease dated December 16, 1977, relating to the Bonds listed in (B) and (C) above, and other costs advanced to the Agency by the City.

3. (a) The remaining payments due under the Bonds are shown in the attachment to this statement. Since the Agency's tax increments have not, since 1977, been sufficient to pay in any year the full amount of the debt service on the three series of Bonds (A, B, and C), the unrefunded portion of the City's lease payments remains as a debt of the Agency to be paid under the Repayment Agreement whenever in the future tax increments are available. Therefore, since the amount of future tax increments is unknown, the Agency cannot calculate exactly when all the listed obligations will be paid.

   (b) To comply with Section 33334.6(b)(3), the Agency makes the following estimates. Based on annual tax increment of $2,032,764 (the amount in 1985-86), and annual administrative costs incurred by the City for the Agency, subject to repayment of $4,637,863 (the amount in 1985-86), the obligations listed in Paragraph 2 would be fully discharged in 2007.
Section 3. The Agency hereby finds and determines that the obligations and programs contained in the Statement were issued, incurred or approved by the Agency before January 1, 1986.

Section 4. The Agency hereby finds and determines that one hundred percent (100%) of the taxes allocated to the Project is necessary in order to provide for the orderly and timely completion of the Project and payment of existing obligations.

Section 5. The Agency hereby finds and determines that the Agency will not deposit any of the taxes allocated to the Project into a Low and Moderate Income Housing Fund at least until all existing obligations are repaid.

Section 6. The Secretary of the Agency is hereby directed to transmit a certified copy of this resolution to the California Department of Housing and Community Development within ten (10) days following its adoption.

Section 7. The resolution shall take effect from and after its adoption and approval.

PASSED AND ADOPTED on August 26, 1986, by the following vote:

AYES: CASTILLO, STONE, MURCER, GONZALES, BRIOBY, REESE, O'TOOLE

NOES: NONE

ABSENT: NONE

Chairman of the Redevelopment Agency of the City of Sunnyvale

(SEAL)

Attest:

Secretary of the Redevelopment Agency of the City of Sunnyvale
RESOLUTION NO. 100-00 RA

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SUNNYVALE APPROVING AN IMPLEMENTATION PLAN FOR THE CENTRAL CORE REDEVELOPMENT PROJECT AREA FOR 2000-2004 AND APPROVING AN AMENDED HOUSING FUND DEFICIT REDUCTION PLAN

WHEREAS, the City Council of the City of Sunnyvale has approved and adopted a Redevelopment Plan for the Central Core Redevelopment Project Area ("Project Area"); and

WHEREAS, on December 13, 1994, the Redevelopment Agency of the City of Sunnyvale adopted an Implementation Plan for the Project Area as required by Health & Safety Code Section 33490; and

WHEREAS, pursuant to Health & Safety Code Section 33490, every five years the Redevelopment Agency of the City of Sunnyvale is required to conduct a noticed public hearing on, and to adopt, an Implementation Plan for the Project Area; and

WHEREAS, Agency staff has prepared and presented to the Agency a proposed Implementation Plan for 2000-2004, a copy of which is on file with the Agency Secretary; and

WHEREAS, on January 14, 2000, the Agency has conducted and concluded a duly noticed public hearing on the Implementation Plan for 2000-2004 in accordance with Health & Safety Code Section 33490; and

WHEREAS, the Agency finds that the Implementation Plan for 2000-2004, with any modifications as considered and approved in connection with the public hearing, constitutes a statement of the Agency's goals and objectives for the Project Area, a summary of the specific programs and estimated expenditures proposed to be made by the Agency during the next five years, and an explanation of how the goals and objectives, projects, and expenditures will eliminate blight within the Project Area and implement the affordable housing requirements of the Community Redevelopment Law; and

WHEREAS, pursuant to Health & Safety Code Section 33490, approval of the Implementation Plan for 2000-2004 does not constitute a project for purposes of the California Environmental Quality Act and therefore no environmental documentation is required pursuant to CEQA; and

WHEREAS, in connection with the Agency's analysis of its financial status prepared for the Implementation Plan, the Agency has determined it is appropriate
to amend its Housing Fund Deficit Reduction Plan adopted by resolution on June 21, 1994 and amended on December 13, 1994; and

WHEREAS, such amendment is set forth in the proposed Second Amended Housing Fund Deficit Reduction Plan, a copy of which is on file with the Agency Secretary.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SUNNYVALE THAT:

1. The Agency hereby approves and adopts the Implementation Plan for 2000-2004 for the Central Core Redevelopment Project Area.

2. The Agency hereby authorizes its Executive Director to take such other actions as are appropriate to effectuate the intent of the Implementation Plan.

3. The Agency hereby approves and adopts the Second Amended Housing Fund Deficit Reduction Plan in compliance with the provisions of Health and Safety Code Section 33334.6(g).

4. This Resolution shall take immediate effect from and after its passage.

Adopted by the Redevelopment Agency of the City of Sunnyvale at a regular meeting held on January 11, 2000, by the following vote:

AYES: FOWLER, VALERIO, WALKER, ROBERTS, MILLER, RISCH, VORREITER
NOES: NONE
ABSENT: NONE

APPROVED:

Patricia Vorreiter
Chair of the Redevelopment Agency of the City of Sunnyvale

ATTEST:
Agency Clerk

By
Deputy Agency Clerk
(SEAL)
RESOLUTION NO. 124-10 RA

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SUNNYVALE MAKING FINDINGS RELATED TO THE DEPOSIT OF FUNDS IN THE LOW AND MODERATE INCOME HOUSING FUND AND ADOPTING A LOW AND MODERATE INCOME HOUSING FUND DEFICIT REDUCTION PLAN

WHEREAS, pursuant to the California Community Redevelopment Law, constituting Sections 33000, et seq. of the California Health & Safety Code (the "Redevelopment Law"), the Redevelopment Agency of the City of Sunnyvale (the "Agency") adopted a redevelopment plan for the Central Core Redevelopment Project (the "Project") on November 26, 1975, as amended; and

WHEREAS, pursuant to Section 33334.6 of the Redevelopment Law, the Agency is required to deposit in its low and moderate income housing fund (the "Housing Fund") an amount representing not less than 20% of the taxes allocated to the Agency with respect to the Project pursuant to Section 33670 of the Redevelopment Law (the "Tax Increments"); and

WHEREAS, pursuant to Section 33334.6 of the Redevelopment Law, the Agency may deposit less than the required amount in its Housing Fund in any fiscal year to the extent that the Agency finds that the difference between the amount deposited and the amount required is necessary to make payments under existing obligations (as defined therein) incurred with respect to the Project and contained in a statement of existing obligations adopted prior to September 1, 1986; and

WHEREAS, the Agency approved its statement of existing obligations with respect to the Project by Resolution No. 195-86 adopted on August 26, 1986, and found therein that existing obligations (the "Existing Obligations") specified in such resolution might preclude the deposit of the required amount into the Housing Fund; and

WHEREAS, Section 33334.6 provides that if the Agency deposits less than the required 20% of Tax Increments in any fiscal year in the Housing Fund, the amount equal to the difference between the amount required and the amount deposited that year shall constitute an indebtedness of the Project until paid in full, payable from future Tax Increments; and

WHEREAS, for fiscal year 2010-11, the Existing Obligations of the Agency are such that the Agency will not be able to make any deposit into the Housing Fund and, as a result, the Agency must incur a deficit with respect to its Housing Fund deposits, as more fully set forth in the staff report accompanying and incorporated in this Resolution; and

WHEREAS, Section 33334.6 of the Redevelopment law provides that the Agency shall adopt a plan to eliminate such deficit in subsequent years as determined by the Agency; and

WHEREAS, the Agency has previously adopted a Housing Deficit Reduction Plan dated May 24, 1994, in order to provide for the timely payment of Existing Obligations issued by the Agency with respect to the Project and to eliminate any resulting deficit in the required deposits into the Housing Fund.
NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF
THE CITY OF SUNNYVALE THAT:

1. In fiscal year 2010-11, the Agency will require all of its tax increment revenue
(estimated at roughly $8.2 million) to make payment under Existing Obligations, more specifically
for the servicing of bonds issued by the Agency and repayment of debt owed to the City by the
Agency as set forth in Resolution No. 195-86. As a result, the Agency does not have any Tax
Increments available, and does not propose to make any deposit into the Housing Fund for fiscal
year 2010-11. The Agency hereby finds that the difference between the amount proposed to be
deposited in the Housing Fund and the amount otherwise required to be deposited in the Housing
Fund by Health & Safety Code Section 33344.6(c) is necessary to make payments under Existing
Obligations of amounts due or required to be committed, set aside, or reserved by the Agency
during fiscal year 2010-11 and will be used by the Agency for that purpose.

2. The amount that would otherwise be deposited to the Housing Fund for fiscal year
2010-11 shall be added to the Housing Fund deficit as set forth in the Housing Fund Deficit
Reduction Plan.

Adopted by the Redevelopment Agency of the City of Sunnyvale at a regular meeting held
on June 29, 2010, by the following vote:

AYES: LEE, GRIFFITH, MOYLAN, HAMILTON, SPITALERI, WHITTUM
NOES: NONE
ABSTAIN: NONE
ABSENT: SWEGLES

ATTEST:

[Signature]
Clerk, Redevelopment Agency

(SEAL)

APPROVED:

[Signature]
Chair of the Redevelopment Agency
of the City of Sunnyvale

APPROVED AS TO FORM AND LEGALITY:

By [Signature]
David E. Kahn
Redevelopment Agency Counsel