REDEVELOPMENT AGENCIES FINANCIAL TRANSACTIONS REPORT

COVER PAGE

Vista Community Development Commission

Fiscal Year:	2004	ID Number:	13983795800
Submitted by:			
<u>Dul R 7</u> Signature	lm	Title	Innaper
Dule R Nic Name (Please Print			Z

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

To file electronically:

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

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

To file a paper report:

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

Mailing Address:

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

Express Mailing Address:

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

General Information

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Vista Community Development Commission

Redevelopment Agencies Financial Transactions Report

General Information

Phone (760	City Vista	Street 2	Street 1 P.O	Mailing Address	Member	Member	Member	Member	Member	Member	Member	Member	Member	Chairperson		Members of th	Fiscal Year
(760) 726-1340	State		P.O. Box 1988	3 6		The state of the s				Campbell	Campo	Ritter	Gronke	Vance	Last Name	Members of the Governing Body	2004
Is Address Changed?	CA Zip 92085-1988									Robert	Paul	Judy	Steve	Morris	First Name		
7	988														Initial	Middle	_,
			Phone	State Zip Code	City	Street	Middle Initial	First	Last	Firm Name		Secretary	Fiscal Officer	Executive Director		Agency Officials	
			(760) 726-1340	92084-	Vista	600 Eucalyptus Avenue		Dale	Nielsen		Report Prepared By	Seibert	Underwood	Geldert		Last Name	
			(619) 234-5137	CA 92101-	San Diego	600 "B" Street, Suite 1900		Thomas	Saiz	Caporicci & Larson	Independent Auditor	Jo	Barbara	Rita		First Name	descriptions of the fact of th
			37			et, Suite 1:				Larson	t Auditor				Initial	Middle	
			L			900						(760) 726-1340	(760) 726-1340	(760) 726-1340		Phone	

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

Fiscal Year

2004

Indicate Only Those Achievements Completed During the Fiscal Year of this Report as a Direct Result of the Activities of the Redevelopment Agency.

Please provide a description of the agency's activities/accomplishments during the past

be the basis for possible inclusion in the publication.) (Please be specific, as this information will

Activity Report

business. Over 80% of the space is leased and 103 new full time equivalent jobs sale of Phase 2. Vista Village Phases 1 and 2 are mostly completed and open for Vista Village: Executed an Exclusive Negotiations Agreement with Regency Centers for the develoment of Vista Village Phases 3 and 4. Completed the land were created.

Approved an amendment to the Owner Participation Agreement with North County Ford/Care West, and executed a lease for the expansion of the auto dealership.

of community meetings and workshops designed to provide the city and consultants with a wide overview of what Vista residents feel this corridor should process. The planning process began with "Corridor Renaissance Week", 5 days Hired RBF/Urban Design Studio and commenced the Santa Fe/Mercantile become. Corridor Revitalization Strategy through a comprehensive community planning

community building. Funding for the project comes from a variety of local, state, and federal funding sources. The facility opened to the public on October 25, 2004. During the program year construction began on the Solutions Family Center Transitional Housing project, which consists of 33 residential units and a

entered into an agreement with the City of Vista to purchase the Sycamore Creek Sycamore Creek: Entered into an Exclusive Negotiations Agreement with Lucas & Mercer Development for the reuse of the Sycamore Creek Mobilhome site;

> Enter the amount of square footage completed this year by new or rehabilitated construction building type and segregated by

New

Construction

Rehabilitated

Square Footage Completed

146,650

Public Buildings Industrial Buildings Commercial Buildings

Other Buildings

Total Square Footage

146,650

from the Activities of the Agency Enter the Number of Jobs Created ABCDE 3

Types Completed

A=Utilities B=Recreation C=Landscaping D=Sewer/ Storm E=Streets/ Roads F=Bus/Transit

Achievement Information (Unaudited)

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Achievement Information (Unaudited)

property; and, commenced closure of Sycamore Creek Mobilehome Park.

Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

Fiscal Year 2004

Vista Village: Executed an Exclusive Negotiations Agreement with Regency Centers for the develoment of Vista Village Phases 3 and 4. Completed the land sale of Phase 2. Vista Village Phases 1 and 2 are mostly completed and open for business. Over 80% of the space is leased and 103 new full time equivalent jobs were created.

Approved an amendment to the Owner Participation Agreement with North County Ford/Care West, and executed a lease for the expansion of the auto dealership.

Hired RBF/Urban Design Studio and commenced the Santa Fe/Mercantile Corridor Revitalization Strategy through a comprehensive community planning process. The planning process began with "Corridor Renaissance Week", 5 days of community meetings and workshops designed to provide the city and consultants with a wide overview of what Vista residents feel this corridor should become.

During the program year construction began on the Solutions Family Center Transitional Housing project, which consists of 33 residential units and a community building. Funding for the project comes from a variety of local, state, and federal funding sources. The facility opened to the public on October 25, 2004.

Sycamore Creek: Entered into an Exclusive Negotiations Agreement with Lucas & Mercer Development for the reuse of the Sycamore Creek Mobilhome site; entered into an agreement with the City of Vista to purchase the Sycamore Creek property; and, commenced closure of Sycamore Creek Mobilehome Park.

Audit Information

des except pliance, ar ts to corre	Indicate Compliance Audit Opinion Positive/Negative No Exceptions If Compliance Audit is not yet Completed, What is the Expected Completion Date?	Was a Compliance Audit Performed in Accordance with Health and Safety Code Section 33080.1 and the State Controller's Guidelines for Compliance Audits, and Did You Submit a Copy of the Audit?	If the Audit Opinion was Other than Unqualified, State Briefly the Reason Given	If Financial Audit is not yet Completed, What is the Expected Completion Date?	Indicate Financial Audit Opinion Unqualified	Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit? Yes If compliance opinion includes exceptions, state the areas of non-compliance, and describe the agency's efforts to correct.	
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Redevelopment Agencies Financial Transactions Report

Project Area Report

Yes

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Yes 7/13/1987

9/22/1998

Yes

2,106 19.2

2037 2027 2007

RICP

80.8

	. The state of the				and the second s		50 Fasikation	no. Principal	control and the	31.034.379.074		100 A 177 10 To 10	e se	Curtain Anna Mu	dinuk atir af	Please see "Achievement Information" portion of the report.	Activity Report		Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.	Fiscal Year 2004
. III GOODIA	R = Residential = Industrial C =	Objectives of the Project Area as Set Forth in the Project Area Plan (Enter the Appropriate Code(s) in Sequence as Shown)	Percentage of Land Developed at the Inception of the Project Area Health and Safety Code Section 33320.1 (xx.x%)	Percentage of Land Vacant at the Inception of the Project Area Health and Safety Code Section 33320.1 (xx.x%)	Size of Project Area in Acres	New Indebtedness (Year Only)	Effectiveness of Plan (Year Only)	Repayment of Indebtedness (Year Only)	Established Time Limit :	Will this Project Area be Carried Forward to Next Year?	Most Recent Date Project Area was Merged	Did this Amendment Add New Territory?	Most Recent Date Project Area was Amended	Date Project Area was Established (MI	Does the Plan Include Tax Increment Provisions?	O = Other Miscellaneous Funds or Programs	P = Standard Project Area Report	Enter Code for Type of Project Area Report	Forwarded from Prior Year ?	Project Area Name
	C = Commercial D = Dublic O = Other	th in the Project Area Plan lence as Shown)	eption of the Project Area	on of the Project Area				8		to Next Year?	ed		nded	(MM-DD-YY)	visions?	Programs S = Proposed (Survey) Project Area		ort		Project Area No. 1
		RIC	80.	19.	2,106	200	202	203		Ye		Z	9/22/199	7/13/198	Ye	ect Area		-	Ye	

Assessed Valuation Data

Fiscal Year 2004	
Project Area Name	Project Area No. 1
Frozen Base Assessed Valuation	187,602,251
Increment Assessed Valuation	1,036,642,866
Total Assessed Valuation	1,224,245,117

Pass-Through / School District Assistance

Fiscal Year Project Area Name Amounts Paid To Taxing Agencies Pursuant To: County	Project Area No. 1 Project Area No. 1 Ta H & S Code Section 33401 S 1,393,513	Tax Increment Pass Through Detail H & S Code H & S Code Section 33676 Section 33607	ss Through Detail H & S Code Section 33607	Total \$1,393,513	Other P H & S Code Section 33445	Other Payments ode H & S Code 33445 Section 33445.5
County	1,393,513			\$1,393,513		
Cities				0\$		
School Districts	1,396,603			\$1,396,603		
Community College District	39,926			\$39,926		
Special Districts				\$0		
Total Paid to Taxing Agencies	\$2,830,042	\$0	\$0	\$2,830,042	\$0	\$0
Net Amount to Agency				\$8,441,037	THE STATE OF THE S	
Gross Tax Increment Generated				11,271,079	٩	

Summary of the Statement of Indebtedness - Project Area

Available Revenues Net Tax Increment Requirements	Other Total	Low and Moderate Income Housing Fund	City/County Debt	Other Long Term Debt	Revenue Bonds	Tax Allocation Bond Debt	Project Area Name	Fiscal Year 2004
\$134,182,737	\$134,182,737		16,770,805	8,372,977		109,038,955	Project Area No. 1	

Vista Community Development Commission Redevelopment Agencies Financial Transactions Report Detail Summary of Long-Term Debt

City/County Debt				
Project Area No. 1				
Purpose of Issue	Year Authorized	Amount Authorized	Amount Issued	Principal Amount Unmatured End of Fiscal Year
Project Financing	1987	28,657,210	28,657,210	16,770,805
Notes				Ì
Project Area No. 1				-
Purpose of Issue	Year Authorized	Amount Authorized	Amount Issued	Principal Amount Unmatured End of Fiscal Year
Lowes Retail Store Project	2001	1,650,000	1,650,000	1,407,656
State				1
Project Area No. 1				_
Purpose of Issue	Year Authorized	Amount Authorized	Amount Issued	Principal Amount Unmatured End of Fiscal Year
Housing Project Loan	2002	550,000	550,000	550,000
Tax Allocation Bonds			; .	
Project Area No. 1	ALAKAN TARAH PARA PARA			_
Purpose of Issue	Year Authorized	Amount Authorized	Amount Issued	Principal Amount Unmatured End of Fiscal Year
Project Financing	2001	12,150,000	12,150,000	12,045,000

Vista Community Development Commission Redevelopment Agencies Financial Transactions Report Detail Summary of Long-Term Debt

Project Financing	1998	14,580,000	14,580,000	14,285,000
Project Financing	1995	32,550,000	32,550,000	28,890,000
Finance Rental Project	1995	2,980,000	2,980,000	2,625,000

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year	2004
Project Area Name	Project Area No. 1
Forward from Prior Year	Yes
Bond Type	City/County Debt
Year of Authorization	1987
Principal Amount Authorized	28,657,210
Principal Amount Issued	28,657,210
Purpose of Issue	Project Financing
Maturity Date Beginning Year	1998
Maturity Date Ending Year	2027
Principal Amount Unmatured Beginning of Fiscal Year	eginning of Fiscal Year \$18,914,858
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	431,243
Principal Amount Issued During Fiscal Year	al Year 320,467
Principal Amount Matured During Fiscal Year	scal Year 2,895,763
Principal Amount Defeased During Fiscal Year	iscal Year
Principal Amount Unmatured End of Fiscal Year	nd of Fiscal Year \$16,770,805
Principal Amount In Default	
Interest In Default	

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Vista Community Development Commission

Redevelopment Agencies Financial Transactions Report

1	Project Area Name Pr	Fiscal Year 2004	
	Project Area No. 1	04	Agency Long-Term Debt

Interest In Default	Principal Amount In Default	Principal Amount Unmatured End of Fiscal Year	Principal Amount Defeased During Fiscal Year	Principal Amount Matured During Fiscal Year	Principal Amount Issued During Fiscal Year	Interest Added to Principal	Adjustment Explanation	Adjustment Made During Year	Principal Amount Unmatured Beginning of Fiscal Year	Maturity Date Ending Year	Maturity Date Beginning Year	Purpose of Issue	Principal Amount Issued	Principal Amount Authorized	Year of Authorization	Bond Type	Forward from Prior Year
		\$1,407,656		122,538					\$1,530,194	2011	2001	Lowes Retail Store Project	1,650,000	1,650,000	2001	Notes	Yes

Bond Types Allowed:

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year	2004
Project Area Name	Project Area No. 1
Forward from Prior Year	Yes
Bond Type	Tax Allocation Bonds
Year of Authorization	1995
Principal Amount Authorized	2,980,000
Principal Amount Issued	2,980,000
Purpose of Issue	Finance Rental Project
Maturity Date Beginning Year	1997
Maturity Date Ending Year	2025
Principal Amount Unmatured Beginning of Fiscal Year	3eginning of Fiscal Year \$2,685,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	cal Year
Principal Amount Matured During Fiscal Year	iscal Year 60,000
Principal Amount Defeased During Fiscal Year	Fiscal Year
Principal Amount Unmatured End of Fiscal Year	End of Fiscal Year \$2,625,000
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Loans; Lease Obligations; Notes; Deterred Pass-Inroughs; Deterred Compensation; Other US;State;

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Agein	Agency roughterm peak
Fiscal Year 2004	
Project Area Name Project Area No. 1	
Forward from Prior Year	Yes
Bond Type	Tax Allocation Bonds
Year of Authorization	1998
Principal Amount Authorized	14,580,000
Principal Amount Issued	14,580,000
Purpose of Issue	Project Financing
Maturity Date Beginning Year	1998
Maturity Date Ending Year	2028
Principal Amount Unmatured Beginning of Fiscal Year	\$14,435,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	150,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$14,285,000
Principal Amount In Default	
Interest in Default	
Bond Types Allowed:	
Tax Allocation Bonds; Revenue Bonds; Certificates of Participation	Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt, US;State;

Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Interest In Default Principal Amount In Default Principal Amount Defeased During Fiscal Year Principal Amount Matured During Fiscal Year Principal Amount Issued During Fiscal Year Principal Amount Issued Interest Added to Principal Adjustment Explanation Maturity Date Ending Year Maturity Date Beginning Year Purpose of Issue Adjustment Made During Year **Principal Amount Unmatured End of Fiscal Year** Principal Amount Unmatured Beginning of Fiscal Year

Project Financing Yes Tax Allocation Bonds \$12,100,000 12,150,000 12,150,000 2001 2037 2002

Principal Amount Authorized

Year of Authorization

Bond Type

Forward from Prior Year

Project Area Name

Project Area No. 1

Fiscal Year

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Vista Community Development Commission

\$12,045,000 55,000

Bond Types Allowed:

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Redevelopment/Agencies Financial Transactions Report

Vista Community Development Commission

	Agency Long-Term Debt
Fiscal Year	2004
Project Area Name	Project Area No. 1
J J J V	
Bond Type	State
Year of Authorization	2002
Principal Amount Authorized	550,000
Principal Amount Issued	550,000
Purpose of Issue	Housing project loan
Maturity Date Beginning Year	2002
Maturity Date Ending Year	2012
Principal Amount Unmatured Beginning of Fiscal Year	Beginning of Fiscal Year
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	scal Year 550,000
Principal Amount Matured During Fiscal Year	iscal Year
Principal Amount Defeased During Fiscal Year	Fiscal Year
Principal Amount Unmatured End of Fiscal Year	End of Fiscal Year \$550,000
Principal Amount In Default	
Interest In Default	
Bond Types Allowed:	
Tax Allocation Bonds; Revenue B Loans; Lease Obligations; Notes;	Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year	2004	The same of the sa			
Project Area Name	Project Area No. 1	1			
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross		9,016,863	2,254,216		\$11,271,079
(Include All Apportionments)					0.8
Special Supplemental Subvention					\$0
Sales and Use Tax		in appearance of the control of the			\$0
Transient Occupancy Tax					0\$
Interest Income	237,435	58,173	129,671		\$425,279
Rental Income	33,564				\$33,564
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	72	181,565	0		\$181,637
Total Revenues	\$271,071	\$9,256,601	\$2,383,887	\$0	\$11,911,559

Redevelopment Agencies Financial Transactions Report Vista Community Development Commission

Statement of Income and Expenditures - Expenditures

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Fiscal Year	2004				
Project Area Name	Project Area No. 1				
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	801,584		496,077		\$1,297,661
Professional Services	171,350		112,801	2211000	\$284,151
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense			6,864	1907	\$6,864
Operation of Acquired Property	4,204		431,035	TT - 4.000	\$435,239
Relocation Costs					\$0
Relocation Payments			974,499	1907	\$974,499
Site Clearance Costs				i con	\$0
Project Improvement / Construction Costs	on Costs 314,275				\$314,275
Disposal Costs				3	\$0 Klastowe
Loss on Disposition of Land Held for Resale	for			PAI	\$0

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Statement of Income and Expenditures - Expenditures

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Redevelopment Agencies Financial Transactions Report Vista Community Development Commission

Statement of Income and Expenditures - Expenditures

	Ctate of mooning				
Fiscal Year	2004				
Project Area Name	Project Area No. 1				
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
)ecline in Value of Land Held for Resale	ssale				0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$ 0 \$
Rehabilitation Costs					\$0
Rehabilitation Grants			697		\$697
nterest Expense	73,684	3,151,125	162,318		\$3,387,127
ixed Asset Acquisitions	13,019		6,850		\$19,869
subsidies to Low and Moderate Income lousing	ome		651,153		\$651,153
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Phrough Payment(s)	31,391	5,736,703			\$5,768,094
Debt Principal Payments:					
ax Allocation Bonds and Notes		895,000	60,000		\$955,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans	2,895,763				\$2,895,763
યા Other Long-Term Debt		122,538			\$122,538
Total Expenditures	\$4,305,270	\$9,905,366	\$2,902,294	\$0	\$17,112,930
Excess (Deficiency) Revenues over (under) Expenditures	over (\$4,034,199)	(\$648,765)	(\$518,407)	\$0	(\$5,201,371)

Redevelopment Agencles Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	2004				
Project Area Name	Project Area No. 1	_			
	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt		320,467	550,000		\$870,467
Proceeds of Refunding Bonds					\$0 \$0
Payment to Refunded Bond Escrow Agent					SO
Advances from City/County					\$0
Sale of Fixed Assets					80
Miscellaneous Financing Sources (Uses)	17,500		965,637		\$983,137
Operating Transfers in	468,527				\$468,527
Tax Increment Transfers in					\$0
Operating Transfers Out		468,527			\$468,527
Tax Increment Transfers Out					SO
(To the Low and Moderate Income Housing Fund)	und)				CHILDREN OF THE CHILD STORY OF T
Total Other Financing Sources (Uses)	\$486,027	(\$148,060)	\$1,515,637	\$0	\$1,853,604

Redevelopment Agencles Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	2004					
Project Area Name	Project Area No. 1					
,	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total	
Excess (Deficiency) of Revenues and Other Financing Sources over	(\$3,548,172)	(\$796,825)	\$997,230	\$0	(\$3,347,767)	
Expenditures and Other Financing Uses						
Equity, Beginning of Period	\$7,949,626	\$2,391,646	\$5,799,001	\$0	\$16,140,273	
Prior Period Adjustments					\$0	
Residual Equity Transfers					0\$	
Other(Specify)	Α	8	C	D	т	Refres
					NECTOR AND	
Total	e apper de la communitation de la companya de la co	Approximately in the latest of the second se	errette de la companya de la company	en europaine en de la carren perde valen i waxwe e	A A THE STREET OF THE ANALYSIS OF THE STREET, THE STRE	
			·			
Other Total		e malitar e de la companie de malitar de Colles e malitar de Colle	THE CONTRACTOR OF THE CONTRACT		energy of the second se	
Equity, End of Period	\$4,401,454	\$1,594,821	\$6,796,231	\$0	\$12,792,506	•

Revenue/Other Funds

Vista Community Development Commission

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Assets and Other Debits

	FISCAL TEAL 2004		
	Funds	Capital Projects	
	Funds	Debt Service	
	Funds	Income Housing	Low/Moderate
	Funds	Revenue/Other	opecial
A STATE OF THE PARTY OF THE PAR	Term Debt	General Long-	
	Assets	General Fixed	
	Total	l	

Assets and Other Debits

\$0 98				Due from Special
				Income Housing Fund
\$0				Due from Low/Moderate
\$0				Due from Debt Service Fund
\$0 min ead				Due from Capital Projects Fund
\$0				Unearned Finance Charge
\$0				Lease Payments Receivable
\$0				Contracts Receivable
\$605,743	605,743			Loans Receivable
\$0				Accrued Interest Receivable
\$0				Accounts Receivable
\$0				Tax Increments Receivable
\$2,103,990	223,187	1,868,905	11,898	Cash with Fiscal Agent
\$11,092,816	6,081,166	432,912	4,578,738	Cash and Imprest Cash

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Assets and Other Debits

(Must Equal Total Liabilities, Other Credits, and Equities)	Total Assets and Other Debits	Amount to be Provided for Payment of Long-Term Debt	Amount Available In Debt Service Fund	Equipment	Fixed Assets: Land, Structures, and Improvements	Allowance for Decline In Value of Land Held for Resale	investments: Land Held for Resale	Other Assets	Investments	Fiscal Year 2004
iabilities, Equities)	Other	ded for erm Debt	Debt		rovements	ne In for Resale	teld for			4
	\$4,590,636							-		Capital Projects Funds
	\$2,323,405							21,588		Debt Service Funds
	\$6,910,096									Low/Moderate Income Housing Funds
	\$0									Special Revenue/Other Funds
	\$76,573,461	74,978,640	1,594,821							General Long- Term Debt
	\$0	1,978,640								General Fixed Assets
	\$90,397,598	\$74,978,640	\$1,594,821	\$0	\$ 0	\$0	\$0	\$21,588	\$0	Total

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Fiscal Year 2004	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
Liabilities and Other Credits							
Accounts Payable	155,725	164,214	99,197				\$419,136
Interest Payable						maning the state of the state o	\$0
Tax Anticipation Notes Payable							\$0
Loans Pavable							\$0
Other Liabilities	33,457	564,370	14,668			SH 10	\$612,495
Due to Capital Projects Fund							\$0.50
Due to Debt Service Fund							\$0
Due to Low/Moderate Income Housing Fund							\$0
Due to Special Revenue/Other Funds							\$0
Tax Allocation Bonds Payable					57,845,000		\$57,845,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds						, in the second second	\$0
All Other Long-Term Debt					18,728,461		\$18,728,461

Total Liabilities and Other Credits

\$189,182

\$77,605,092

Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Equities	Total Liabilities, Other Credits, and	Total Equities	Fund Balance Unreserved-Undesignated	Fund Balance Unreserved-Designated	Fund Balance Reserved	Investment in General Fixed Assets	Equities	Fiscal Year 2004
\$4,590,636		\$4,401,454	2,532,426	1,784,239	84,789			Capital Projects Funds
\$2,323,405		\$1,594,821			1,594,821			Debt Service Funds
\$6,910,096		\$6,796,231	1,362,709	4,458,655	974,867			Low/Moderate Income Housing Funds
\$0		\$0						Special Revenue/Other Funds
\$76,573,461								General Long- Term Debt
* A C C C C C C C C C C C C C C C C C C						T LANGE		General Fixed Assets
\$90,397,598		\$12,792,506	\$3,895,135	\$6,242,894	\$2,654,477	\$0		Total

Redevelopment Agencies Financial Transactions Report

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

Fiscal Year 2004

Operating Transfers In

Tax Increment Transfers In

Operating Transfers Out

Tax Increment Transfers Out

\$468,527 \$0

\$0

\$468,527

Revenues - Consolidated

Redevelopment Agencies Financial Transactions Report

Vista Community Development Commission

Statement of Income and Expenditures

Revenues - Consolidated

Funds	Captial Project	
	Debt Service	
Funds	Income Housing	Low/Moderate
	Revenue/Other	
Total		

Total Revenues	Other Revenues	Bond Administrative Fees	Grants from Other Agencies	Federal Grants	Gain on Land Held for Resale	Sale of Real Estate	Lease Income	Rental Income	Interest Income	Transient Occupancy Tax	Sales and Use Tax	Property Assessments	Special Supplemental Subvention	Tax Increment Gross
\$271,071	\$72	OS	O\$	emmand come empere de recent de rece	\$0	\$0	\$0	\$33,564	\$237,435	\$0	\$0	\$0	Complement of the second of th	\$0
\$9,256,601	\$181,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,173	\$0	\$0	\$0	\$0	\$9,016,863
\$2,383,887	\$0	\$0	20\$	\$0	O\$	\$0	\$0	\$0	\$129,671	\$0	\$0	\$0	\$0 	\$2,254,216
\$0 ************************************	\$0	\$0	O\$	\$0	\$0	\$0	**************************************	\$0	\$0	\$0.	\$0	\$0	\$0	\$0
\$11,911,559	\$181,637	\$0	\$0	\$0	\$0	\$0	\$0	\$33,564	\$425,279	\$0	\$0	\$0 VIJ-9944	\$0	\$11,271,079

Redevelopment Agencies Financial Transactions Report Statement of Income and Expenditures

Expenditures - Consolidated

Capital Projects Funds	Debt Service Funds	Income Housing Funds	Revenue/Other Funds	Total
\$801,584	O\$	\$496,077	\$0	\$1,297,661
\$171,350	\$0	\$112,801	\$0	\$284,151
DECEMBER OF STREET	0\$	\$0	0\$	0\$
\$0	\$0	\$0	\$0	\$0
00\$	\$0	\$6,864	0\$	\$6,864
\$4,204	0\$	\$431,035	\$0	\$435,239
\$0	\$0	\$0	\$0 1	\$0
\$0	\$0	\$974,499	\$0	\$974,499
1. K. C	\$0	\$0	\$0	0\$
\$314,275	\$0	\$0	\$0	\$314,275
TOS	\$0	\$0	\$0	0\$
\$0	\$0	\$0	\$0	O\$
	Capital Projects Funds \$801,584 \$171,350 \$0 \$0 \$4,204 \$4,204 \$314,275 \$0 \$30 \$30 \$30 \$30	Debt Servic Funds	Debt Service Funds \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Debt Service Funds Income Housing Funds Revenue/Ott Funds \$0 \$496,077 \$0 \$0 \$112,801 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0

Redevelopment Agencies Financial Transactions Report Statement of Income and Expenditures

Expenditures - Consolidated

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	Þ	œ	n	D	m
Decline in Value of Land Held for Resale	\$0		\$0	\$0	\$0
Rehabilitation Costs	O\$	O\$	\$0	\$0	\$0
Rehabilitation Grants	\$0 ************************************	\$0	\$697	\$0	\$697
Interest Expense	\$73,684	\$3,151,125	\$162,318	\$0	\$3,387,127
Fixed Asset Acquisitions	\$13,019	\$0	\$6,850	\$0	\$19,869
Subsidies to Low and Moderate Income Housing Fund	\$0	\$0	\$651,153	\$0	\$651,153
Debt Issuance Costs	0\$	\$0	\$0	\$0	\$0
Other Expenditures Including Pass Through Payment(s)	\$31,391	\$5,736,703	\$0	\$0	\$5,768,094
Debt Principal Payments:					
Tax Allocation Bonds and Notes	\$0	\$895,000	\$60,000	\$0	\$955,000
Revenue Bonds and Certificates of Participation	\$0	\$0	\$0	\$0	\$0
City/County Advances and Loans	\$2,895,763	0\$	\$0	\$0	\$2,895,763
U.S., State and Other Long-Term Debt	\$0	\$122,538	\$0	0\$	\$122,538
Total Expenditures	\$4,305,270	\$9,905,366	\$2,902,294	\$0	\$17,112,930
Excess (Deficiency) Revenues Over (Under) Expenditures	(\$4,034,199)	(\$648,765)	(\$518,407)		(\$5,201,371)

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

\$1,853,604	\$0	\$1,515,637	(\$148.060)	\$486.027	Total Other Einancing Sources (Uses)
					(To the Low and Moderate Income Housing Fund)
\$0			\$0	\$0	Tax Increment Transfers Out
\$468,527	0\$		\$468,527	\$0	Operating Transfers Out
\$0		\$0			Tax Increment Transfers In
\$468,527	Security of the contract of th	\$0	\$0	\$468,527	Operating Transfers In
\$983,137	\$0	\$965,637	\$0	\$17,500	Miscellaneous Financing Sources (Uses)
\$0	\$0	\$0	\$0	\$0	Sale of Fixed Assets
\$0	\$0	\$0	\$0	\$0	Advances from City/County
\$0	\$0	\$0	\$0	\$0	Payment to Refunded Bond Escrow Agent
\$0	10\$ Since 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	90 (1986) - 1980 - 1980 - 1980 - 1980 - 1980 - 1980 - 1980 - 1980 - 1980 - 1980 - 1980 - 1980 - 1980 - 1980 - 1980	\$0	\$0	Proceeds of Refunding Bonds
\$870,467	\$0	\$550,000	\$320,467	\$0	Proceeds of Long-Term Debt
Total	Special Revenue/Other Funds	Low/Moderate Income Housing Funds	Debt Service Funds	Capital Projects Funds	Fiscal Year 2004

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

	en a construction de la construc	\$6,796,231	\$1,594,821	\$4,401,454	Other (Explain) Equity, End of Period
\$0	an included by Against Summers of Collection	\$0 \$0	0.\$	NATA SE L'ARROY, ARROY ESSANTA AND AND AND AND AND AND AND AND AND AN	Residual Equity Transfers
\$0	\$	\$0.	80	\$0	Prior Year Adjustments
6	\$	\$5,799,001	\$2,391,646	\$7,949,626	Equity Beginning of Period
50		\$997,230	(\$796,825)	(\$3,548,172)	Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses
	D	С	₩.	Þ	
4	Special Revenue/Other Funds	Low/Moderate Income Housing Funds	Debt Service Funds	Capital Projects Funds	

HCD REPORT OF REDEVELOPMENT AGENCY HOUSING ACTIVITY FOR County of Jurisdiction: Agency Name and Address: Community Development Commission-City of Vista Vista (A 92085-1988 Health & Safety Code Section 33080.1 requires agencies to annually report on their Low & Moderate Income Housing Fund and housing activities for the Department of Housing and Community Development (HCD) to annually report on agencies' activities in accordance with Section 33080.6. Section 33080.3 specifies agencies must send this form, HCD Schedules, and an Audit report to the State Controller Please answer each question below. Your answers determine which HCD SCHEDULES must be completed in order for the agency to fulfill the statutory requirement to report LMIHF housing activity and fund balances for the reporting period. 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 to dissolve itself). ONLY COMPLETE ITEM 7 How many adopted project areas did the agency have during the reporting period? One How many project areas were merged during the reporting period? None 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. Within an area <u>outside</u> of any adopted redevelopment project area(s): (a) <u>did</u> 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. 4. Did the agency have any funds in the Low & Moderate Income Housing Fund 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. DO NOT complete HCD SCHEDULES D1-D7 or HCD SCHEDULE E. No. 6. Indicate whether HCD financial and housing activity information has been reported using method A and/or B checked below: A. Forms. All required HCD SCHEDULES A, B, C, D1-D7, and E are attached. HCD SCHEDULES not required. B. On-line (http://www.hcd.ca.gov/rda/) "Lock Report" date: (lock date is shown under "Admin" Area and "Report Change History")

Signature of Authorized Agency Representative
City Manager

Title 760-726-1340

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

Telephone Number

IF NOT REQUIRED TO REPORT, SUBMIT ONLY THIS PAGE.

<u>IF REQUIRED TO REPORT, SUBMIT THIS PAGE AND:</u>
<u>APPLICABLE HCD FORMS (SCHEDULES A-E)</u> and/or <u>PROOF OF ELECTRONIC REPORTING</u>

SUBMIT THIS AND ALL OTHER FORMS WITH A COPY OF THE AUDIT REPORT TO 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 2003-2004 Cover (7/1//04)

12/14/04

Date

HCD-Cover Page 1 of 1

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SCHEDULE HCD-A

Inside Project Area Activity

for Fiscal Year that Ended 00 / 30 / 2004

for riscal real that Ended 600, 700,	
Agency Name: CDC - City of Vista Project Area Name: Vista Redevelopment Project Preparer's Name, Title: Senior Management Analytreparer's E-Mail Address: QZimmermanne CI. VISta. Ca. US	5
Preparer's Telephone No: 760-639-6131 Preparer's Facsimile No: 760-639-6132	
Preparer's Telephone No. 700 007 0107	
GENERAL INFORMATION	
1. Project Area Information	
a. 1. Year 1 st plan for project area was adopted: 1987 2. Year that plan was last amended (if applicable): N/A 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes No_X 4. Current expiration of plan: O / 10 / 2027 mo day yr	
b. If project area name has changed, give previous name(s) or number: N/A	
V. () Communication of the project area: N/A	
Identify former project areas that merged: N/A	
d. Year(s) project area plan was amended involving real property that either: (1) Added property to plan:	
(2) Removed property from plan: WA,,,	
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: \[\frac{\mathbb{N}}{\mathbb{N}} \frac{\mathbb{I}}{\mathbb{M}} \frac{\mathbb{I}}{\mathbb{M}} \frac{\mathbb{N}}{\mathbb{M}} \frac{\mathbb{N}}{\mathbb{M}} \frac{\mathbb{N}}{\mathbb{M}} \frac{\mathbb{N}}{\mathbb{M}} \frac{\mathbb{M}}{\mathbb{M}} \frac{\mathbb{N}}{\mathbb{M}} \frac{\mathbb{M}}{\mathbb{M}} \mat	
Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and	
inclusionary or production requirements of Section 33413 apply.	
NOTE: Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:	
Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(3) when reporting debt service expenditures on HCD-C, Line 4c. Other Sources: Non-GAAP (Generally Acceptable Accounting Principles) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h.	

California Redevelopment Agencies - Fiscal Year 2003-2004

Sch A (7/1/04)

HCD-A Page 1 of 6

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Project Area Housing Fund Revenues and Other Sources

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

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. 7	(1)	Increment: \$\frac{11,271,079}{}		
((2)	Calculate only 1 set-aside amount: either (A) or (B) below:		
		(A) 20% required by 33334.2 (Line 3a(1) x <u>20</u> %): \$ <u>2,254,216</u>		
		(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): (Senate Bill 211, Chapter 741, Statutes of 2001)	.	
	(3)	Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 2,254,214	-	
		* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):		
		Total M. C. Set. Code Section 33334 21		
	(4)	Amount Exempted [Health & Safety Code Section 3334.2] (if there is an amount exempted, also complete question #4, next page):)	
	•	Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$		2,254,216
	(6)	Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]:	_	
b.		terest Income:	\$_	129,671
c.	Re	ental/Lease Income (combine amounts separately reported to the SCO):	\$_	
d.	Sa	le of Real Estate:	_	
e.	Gr	rants (combine amounts separately reported to the SCO):	\$.	
f.		ond Administrative Fees:	\$.	
g.	De	eferral Repayments (also complete Line 5c(2) on the next page):	\$	
h.	Lo	oan Repayments:	\$	550,000
i.		ebt Proceeds:	\$	330,000
j.	0	ther Revenue(s) [Explain and identify amount(s)]:		
		Housing program loan repayments \$ 965,637		
			ø	
			\$	965,637
k.	_	Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.):	\$	3,899,524
nia Re	deve	clopment Agencies – Fiscal Year 2003-2004		HCD-A Page 2 of 6

Sch A (7/1/04)

		1					
gency Nam	ne: CDC-City of Vist		Project Area Name: \				
emption(a. If an	<u>s)</u> exemption was claimed on Page 2, Li	ine 3a(4) to deposit les	s than the required am	ount, complete the fo	ollowin	g infor	nation:
A Chec	ck only one of the Health and Safety C	Code Sections below pr	oviding a basis for the	e exemption:			
П	Section 33334.2(a)(1): No need in co	mmunity to increase/in	mprove supply of lowe	er or moderate incom	e hous	ing.	
	Section 33334.2(a)(2): Less than the	minimum set-aside %	(20% or 30%) is suffic	cient to meet the nee	d.		
	Section 33334.2(a)(3): Community is and has specific contractual obligation	making substantial ef	Fort equivalent in valu	ie to minimum set-as	ide % (20% or	30%)
	Note: Pursuant to Section 333: contracts entered into prior to	34.2(a)(3)(C), this exe	emption expired on J	une 30, 1993 but			
	Other: Specify code section and reas	on(s):					
b. For	any exemption claimed on Page 2, Lii	ne 3a(4) and/or Line 4	a above, identify:	Data assists HCDs		1	<i>(</i>
Dat	te that initial (1st) finding was adopted:	mo day yr	Resolution #	_ Date sent to HCD:	mo	day	yr
Add	option date of reporting year finding:	mo day yr	Resolution #	_ Date sent to HCD	:	/ day	<u>/</u>
Deferral(s) a. Spe	Section 33334.6(d): Applicable to p before September 1986 regarding ne incurred after 1985, if net proceeds v	roject areas approved leding tax increment to	before 1986 in which to meet existing obligati	the required resoluted ions. Existing obligations	on was:	sent to i	HCD de those
. a. Spe	Section 33334.6(d): Applicable to p	roject areas approved beding tax increment to were used to refinance	before 1986 in which to meet existing obligate pre-1986 listed obliga- on 33334.6(e) expired	the required resoluted ions. Existing obligations. 1. It was only	on was:	sent to i	HCD de those
. a. Spe	Section 33334.6(d): Applicable to p before September 1986 regarding ne incurred after 1985, if net proceeds v	roject areas approved to eding tax increment to were used to refinance authorized by Section to July 1, 1996 w	before 1986 in which to meet existing obligate pre-1986 listed obliga- on 33334.6(e) expired	the required resoluted ions. Existing obligations. 1. It was only	on was:	sent to i	HCD de those
. a. Spe (A □	Section 33334.6(d): Applicable to p before September 1986 regarding ne incurred after 1985, if net proceeds v Note: The deferral previously allowable in each fiscal year p Other: Specify code Section and rea	roject areas approved to eding tax increment to were used to refinance authorized by Section to July 1, 1996 wason:	before 1986 in which to meet existing obligation pre-1986 listed obligation on 33334.6(e) expired with certain restriction	the required resoluted ions. Existing obligations. 1. It was only	on was:	sent to i	HCD de those
. a. Spe ⟨A □ b. Fo Da	Section 33334.6(d): Applicable to p before September 1986 regarding ne incurred after 1985, if net proceeds v Note: The deferral previously allowable in each fiscal year p Other: Specify code Section and rea or any deferral claimed on Page 2, Line ate that initial (1st) finding was adopted	roject areas approved beding tax increment to were used to refinance authorized by Section to July 1, 1996 we ason: 2 3a(5) and/or Line 5a and beding tax increment to July 1, 1996 we ason:	before 1986 in which is meet existing obligate pre-1986 listed obligation 33334.6(e) expired with certain restriction above, identify: Resolution #	the required resoluted ions. Existing obligations. I. It was only ons. Date sent to HCD	on was sations ca	_/ day	<u>/</u> <u>yr</u>
. a. Spe ⟨A □ b. Fo Da	Section 33334.6(d): Applicable to p before September 1986 regarding ne incurred after 1985, if net proceeds we will be a section and read allowable in each fiscal year p of the control of the section and read are that initial (1st) finding was adopted doption date of reporting year finding:	roject areas approved beding tax increment to were used to refinance authorized by Section rior to July 1, 1996 we ason: as 3a(5) and/or Line 5a and beding tax increment to July 1, 1996 we as a son: as 3a(5) and/or Line 5a and beding tax increment to July 1, 1996 we as a son: as 3a(5) and/or Line 5a and beding tax increment tax incre	before 1986 in which is meet existing obligate pre-1986 listed obligation and assistance of the control of the	the required resolutions. Existing obligations. 1. It was only ons. Date sent to HCD Date sent to HCD	on was sations calculated by mo	_/ day	/
b. Fo	Section 33334.6(d): Applicable to p before September 1986 regarding ne incurred after 1985, if net proceeds v Note: The deferral previously allowable in each fiscal year p Other: Specify code Section and rea or any deferral claimed on Page 2, Line ate that initial (1st) finding was adopted	roject areas approved beding tax increment to were used to refinance authorized by Section rior to July 1, 1996 we ason: a 3a(5) and/or Line 5a and authorized by July 1, 1996 we ason:	before 1986 in which is meet existing obligate pre-1986 listed obligation 33334.6(e) expired with certain restriction above, identify: Resolution # Resolution # tes indebtedness to the yas of the end of the	the required resolutions. Existing obligations. Lit was only ons. Date sent to HCD Date sent to HCD e Housing Fund. Sureporting year:	on was sations call the call t	/ day / day ze the a	/
b. Fo	Section 33334.6(d): Applicable to p before September 1986 regarding ne incurred after 1985, if net proceeds was allowable in each fiscal year p Other: Specify code Section and rear any deferral claimed on Page 2, Line ate that initial (1st) finding was adopted doption date of reporting year finding: deferred set-aside pursuant to Section set-aside deferred over the reporting	roject areas approved beding tax increment to were used to refinance authorized by Section to July 1, 1996 we ason: 2 3a(5) and/or Line 5a and a day yr and day yr and cumulatively Amount Deferred	before 1986 in which is meet existing obligated pre-1986 listed obligation 33334.6(e) expired with certain restriction above, identify: Resolution #	Date sent to HCD Date sent to HCD Date sent to HCD Prior Cumulations Cumulations.	on was stations of the control of th	/ day / day ze the a	/
b. Fo	Section 33334.6(d): Applicable to p before September 1986 regarding ne incurred after 1985, if net proceeds we will be a section and reach fiscal year p of the section and reach are that initial (1st) finding was adopted deption date of reporting year finding: deferred set-aside pursuant to Section set-aside deferred over the reporting Fiscal Year	roject areas approved beding tax increment to were used to refinance authorized by Section to July 1, 1996 we ason: as 3a(5) and/or Line 5a and all and all areas are all areas are all areas and all areas are all areas areas are all areas areas are all areas areas are all areas areas are all areas areas are all areas areas are all areas areas are all areas areas areas are all a	before 1986 in which is meet existing obligated pre-1986 listed obligation 33334.6(e) expired with certain restriction above, identify: Resolution #	Date sent to HCD Date sent to HCD Date sent to HCD Prior Cumulations Cumulations.	on was stations of the control of th	/ day / day ze the a	/
. a. Spe ⟨A □ b. Fo Da	Section 33334.6(d): Applicable to p before September 1986 regarding ne incurred after 1985, if net proceeds value allowable in each fiscal year p Other: Specify code Section and rear any deferral claimed on Page 2, Line ate that initial (1st) finding was adopted doption date of reporting year finding: deferred set-aside pursuant to Section set-aside deferred over the reporting Fiscal Year (1) Last Reporting FY	roject areas approved beding tax increment to were used to refinance authorized by Section to July 1, 1996 we ason: a 3a(5) and/or Line 5a and a day yr and day yr and ay and cumulatively amount Deferred This Reporting Fy	before 1986 in which is meet existing obligate pre-1986 listed obligation and a state of the pre-1986 listed oblig	the required resolutions. Existing obligations. L. It was only ons. Date sent to HCD Date sent to HCD e Housing Fund. Sureporting year: Prior Cumulation Deferred Amount	on was stations of the control of th	/ day / day ze the a	/
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d.	Section 33334.6(g) requires any agency which defers set-asides to add	optapia Vec [No \square	ie delici	i iii suos	sequent	yours.
	If this agency has deferred set-asides, has it adopted such a plan?	_						
	If yes, by what date is the deficit to be eliminated?		_/day					
	If yes, when was the original plan adopted for the claimed deferral?		_/day	/				
			-					
	Identify Resolution # Date Resolution sent to HCD		_/day					
		mo	day	yr				
	When was the <u>last amended</u> plan adopted for the claimed deferral?		_/_day	/				
	The state of the s	mo	day	yr				
	Identify Resolution # Date Resolution sent to HCD		/	/				
	Identity Resolution "	mo	_/_day	yr				
_	Project Area Households Displaced and Units and Bedrooms Lo	et Ove	r Renoi	rting Yes	ar:			
L								
	Redevelopment Project Activity. Pursuant to Sections 33080.4(a)	(1) and	(a)(3),	report by	income	categor	y the nu	mber of
•	elderly and nonelderly households permanently displaced and the nur	` .	•	nd bodro	ome rem	noved or	r destroy	ad over
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	the reporting year, (refer to Section 33413 for unit and bedroom replaced and the reporting year).	mber of	umis a	ements).	JIIIS I CII	.0.00	40040)	eu, <u>over</u>
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a.	As required in Section 33080.4(a)(2) for a redevelopment project of the number of elderly and nonelderly households, by income category, expenses a Line 60.	pected to l	oe perman			
<	displacements will be reported for the next reporting year on Line 6).					
			7	er of House		Total
	Project Activity	VL.	<u> </u>	M	AM	Iotai
	Households Permanently Displaced - Elderly		<u> </u>			
	Households Permanently Displaced - Non Elderly			ļ	 	ļ
	Households Permanently Displaced - Total		1	<u> </u>	<u> </u>	<u>L</u>
b.	As required in Section 33413.5, for the current fiscal year, identify ear the permanent displacement, destruction, and/or removal of dwelling Date/ Name of Agency Custodian mo day yr	units and	ment hous bedrooms	ing plan rec impacting t	quired to be he househo	e adopted b lds reporte
						
		11	ina plana (donted		
	Please attach a separate sheet of paper listing any addit	ional nous	ing plans a	uopieu.		
Pu co su ec	Developed Inside the Project Area to Fulfill Requirements of Other arsuant to Section 33413(b)(2)(A)(v), agencies may choose one or more instruct new or substantially rehabilitate dwelling units, provided the againstantial evidence, that the aggregation of dwelling units in one or more conomic segregation. Were any dwelling units in this project area developed to partially or conomic new or substantially rehabilitate dwelling units?	e project a gency cond e project a	reas to fult lucts a pub reas will r	ot cause or	exacerbate	racial, eth
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Agency Name: CDC-City of Vista Project Area Name: Vista Redevelopment Project

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Agency Name:	CDC-	City	of '	Vista	
Agency Ivanic.					

Project Area Name: Vista Redevel opment Project

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 p	ermit the sale of any owner-occupied units during the reporting year?				
	No		٦ .	Numbe	- of II	nite
	☐Yes \$	← Total Proceeds From Sales Over Reporting Year		Numbe	,	
	SALES		VL	<u>L</u>	M	Tota
	Linite Sold Ov	er Reporting Year	1 1			

	Office Cold CVC() (Coporating) Cur				
b. Equal U	nits. Were reporting year funds spent to make units equal in affordability to units	sold over the	ast three	reportir	g years?
□No			Numbe		
∐Yes	← Total Proceeds From Sales Over Reporting Ye		14umbe	1 01 01	
	SALES	VL	<u> </u>	M	Total

· Ideal Flooded Flora	1/4	1		Total
	VL	L	191	Total
nis Reporting Yr to Units Sold Over This Reporting Yr				
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Affordable Units to be Constructed Inside the Project Area Within Two Years

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

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

<u>Col A</u> Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Tota
Contractor	+	(Will 2 yie or co. 2)	\$	\$				
			\$	\$				
			\$	\$			<u> </u>	

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

Outside Project Area Activity

<u> </u>		•
for Fiscal Year Ended	06/30	12004

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N:	ame: CDC - City of Vista Project Name: Vista f Alyzimmermann Name, Title: Sr. Management Analyst Preparer's E-Mail Addres	Redevelo	spm	ent	Proje	ct
	Alyzimmermann	s:azimr	ner	mar	ine	CINIE
rer's	Name, Title: 51.14 (AV COCK PICA 1) AV COUNTY TO THE TOP OF THE TO	71.0 1	2a_	6127	,	
er's	Telephone No: $\frac{700 - 639 - 6131}{}$ Preparer's Facsimile No:	760 0	3-1-	W102		
al H	<u>ouseholds Displaced and Units and Bedrooms Lost Outside of Project Ar</u>	ea(s) Over J	Report	ing Yea	<u>r</u>	
_	Durayout to Sections 33080 4(a)(1) and (a)(3), report by	income	categor	y the nu	mber of
_	Idealy and nanelderly households permanently displaced and the number of uni-	is and beard	oms ren	noved or	destroy	ed, <u>over 1</u>
ŗ	reporting year, (refer to Section 33413 for unit and bedroom replacement require	ments).				
-		Number	of Hou			
Г	Activity	VL	<u> </u>	M	AM	Total
ľ	Households Permanently Displaced – Elderly					
	Households Permanently Displaced - Non Elderly					
	Households Permanently Displaced – Total					
						· · · · · · · · · · · · · · · · · · ·
ŀ	Units Lost (Removed or Destroyed) and Required to be Replaced					
ŀ	Units Lost (Removed or Destroyed) and Required to be Replaced Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					
ļ	Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					
	Bedrooms Lost (Removed or Destroyed) and Required to be Replaced Above Moderate Units Lost That Agency is Not Required to Replace Above Moderate Bedrooms Lost That Agency is Not Required to Replace	ies other than	n the de	struction	or rem	oval of
b. :	Bedrooms Lost (Removed or Destroyed) and Required to be Replaced Above Moderate Units Lost That Agency is Not Required to Replace	e mannoci or	Cidony		•2•2y	oval of nousehold
).	Bedrooms Lost (Removed or Destroyed) and Required to be Replaced Above Moderate Units Lost That Agency is Not Required to Replace Above Moderate Bedrooms Lost That Agency is Not Required to Replace Other Activity. Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activit dwelling units and bedrooms reported on Line 1a, report by income category the permanently displaced over the reporting year.	Nu Nu	ımber	of House	eholds	
).	Bedrooms Lost (Removed or Destroyed) and Required to be Replaced Above Moderate Units Lost That Agency is Not Required to Replace Above Moderate Bedrooms Lost That Agency is Not Required to Replace Other Activity. Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activit dwelling units and bedrooms reported on Line 1a, report by income category the permanently displaced over the reporting year. Activity	e mannoci or	Cidony		•2•2y	oval of nousehold
b. :	Bedrooms Lost (Removed or Destroyed) and Required to be Replaced Above Moderate Units Lost That Agency is Not Required to Replace Above Moderate Bedrooms Lost That Agency is Not Required to Replace Other Activity. Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activit dwelling units and bedrooms reported on Line 1a, report by income category the permanently displaced over the reporting year. Activity Households Permanently Displaced - Elderly	Nu Nu	ımber	of House	eholds	
b. :	Bedrooms Lost (Removed or Destroyed) and Required to be Replaced Above Moderate Units Lost That Agency is Not Required to Replace Above Moderate Bedrooms Lost That Agency is Not Required to Replace Other Activity. Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activit dwelling units and bedrooms reported on Line 1a, report by income category the permanently displaced over the reporting year. Activity	Nu Nu	ımber	of House	eholds	

California Redevelopment Agencies - Fiscal Year 2003-2004 Sch B (7/1/04)

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HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

DO NOT REPORT ANY UNITS SHOWN ON SCHEDULES HCD As OR Ds.

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	М	Total
OUTGACTOR			\$	\$				
	1		\$	\$				
	+		\$	\$				<u> </u>

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

California Redevelopment Agencies - Fiscal Year 2003-2004 Sch B (7/1/04)

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Agency-wide Activity

for Fiscal Year Ended Oo 130 12004

			*	
Α	gency]	Name: CDC-City of Vista	County: San Diego	
P	reparer'	Name: CDC-City of Vista. Aly Zimmermann s Name, Title: Sr. Management Analyst	Preparer's E-Mail Address: <u>AZimmem</u>	
		s Telephone No: 760-639-6131	Preparer's Facsimile No: 760-639	-632
I	.ow & 1	Moderate Income Housing Funds		
F	Report of	n the "status and use of the agency's Low and Modera on information reported to the State Controller.	ate Income Housing Fund." Most information	on reported here should
/ 1	Be	ginning Balance (Use "Net Resources Available	" from last fiscal year report to HCD)	\$ 5,799,001
•	a.	If Beginning Balance requires adjustment(s), identify Use < \$ > for negative amounts or amounts to be sub-	y the reason and amount for each adjustment	!:
			\$	
			\$	
	b.	Total Adjustment(s) (indicate whether positive or	<negative>)</negative>	\$
	c.	Adjusted Beginning Balance [Beginning Balance pl	us + or minus <-> Total Adjustment(s)]	\$ 5,799,00/
	2. Pr a. b.	oject Area(s) Receipts and Housing Fund All Project Areas. Total Deposits [Sum of amount(Other revenues not reported on Schedule HCD-A(s)	s) from Line 3k.,HCD-A(s)]	\$ <u>3,899,52</u> 4
	c.	Total Housing Fund Revenues	\$	\$ <u>3,899,524</u>
/	3. ј	Total Resources (Line 1c. + Line 2a + Line 2c.)		9,698,525

NOTES:

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

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

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

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

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√4. Expenditures, Loans, and Other Uses

		2 D 111 - Cite [22224 2(a)(1)]	& Housing [3]	3334.2(e)(6)]:	
a.	Acqu	isition of Property & Building Sites [33334.2(e)(1)]	<i>le</i>) * \$	<u> </u>	
	(1)	Land Purchases (Investment – Land Held for Resa	\$		
	(2)	Housing Assets (Fixed Asset) *	<u>\$</u>	6.864	
	(3)	Acquisition Expense	\$		
	(4)	Operation of Acquired Property	<u>\$</u>		
		Relocation Costs			
	(6)	Relocation Payments	3	974,499	
	(7)	Site Clearance Costs	<u>\$</u>	<u> </u>	
		Disposal Costs	9	<u> </u>	
	(9)	Other [Explain and identify amount(s)]:			
	(-)	\$			
		\$			
		\$		\$	
		* Reported to SCO as part of Assets and Othe	r Debts		
	(1.0)	Subtotal Property/Building Sites/Housing Acq	uisition (Sum	of Lines 1 – 9) \$	1,412,398
	(10)	Subtotal Property/Building Sites/17045ing 1294	1 (T) (TIME).	_	
b.	Sub	sidies from Low and Moderate Income Housing Fu	nd (LMIHF):	\$	
	(1)	1 st Time Homebuyer Down Payment Assistance			
	(2)	Rental Subsidies		\$ 101,153 \$	
	(3)	Purchase of Affordability Covenants [33413(b)2	(B)]	2	
	(4)	Other [Explain and identify amount(s)]:			
		2			
		\$		\$	n 121 153
	(5)	Subtotal Subsidies from LMIHF (Sum of Line	es 1 – 4)	-	\$ 101,153
	(-)				
		bt Service [33334.2(e)(9)]. Report LMIHF's share	of debt service.	. If paid from	
С	. <u>De</u>	bt Service [33334.2(e)(9)]. Report EMM 3 share bt Service Fund, ensure "gross" tax increment is report to the state of the	orted on HCD	-A(s) Line $3a(1)$.	
	De	Debt Principal Payments			
	(1)	(a) Tax Allocation, Bonds & Notes		\$ 60,000	
		(b) Revenue Bonds & Certificates of Participat	tion	\$	_
		(b) Revenue Bonds & Continuates of Large		\$	
		(c) City/County Advances & Loans		\$	_
		(d) U. S. State & Other Long-Term Debt		\$ 162,318	-
		Interest Expense		\$ 162,318	-
	(3)	Debt Issuance Costs			-
	(4)	Other [Explain and identify amount(s)]:	\$		
			\$	-	
			<u>\$</u> \$	- _e	
			<u> </u>	<u> </u>	\$ 222,318
	(5	Subtotal Debt Service (Sum of Lines 1 – 4)			
	d. P	lanning and Administration Costs [33334.3(e)(1)]:			
	u. <u>1</u>	Administration Costs		\$ 496,07	<u>7</u>
	(2) Professional Services (non project specific)		\$ //2,80/ \$	<u>'</u>
	(2	3) Planning/Survey/Design (non project specific))	\$	_
	(:	4) Indirect Nonprofit Costs [33334.3(e)(1)(B)]		\$	
	(4	5) Other [Explain and identify amount(s)]:			
	(:	O) Other [Explain and identity amount(5)].	\$ 6856	٥	
		Equipment purchase	\$ 6,856		
			*	- 6 1050	,
			X	\$ 6.000	
		(6) Subtotal Planning and Administration (Sur	m of Lines 1 –	\$ 6,850 5)	\$ 615,728

California Redevelopment Agencies – Fiscal Year 2003-2004 Sch C (7/1/04) HCD-C Page 3 of 8 Agency Name: CDC - City of Vista

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 Su	rplus:	∟ & 5 to calculate	Excess Surplus fo	or the reporting year.	Columns 6 and 7 track pr	rior years' Excess Surplus. Column 7
Complete Column 1	Column 2	Column 3	Column 4	Columnia	Column 6 Amount	Column /
4 Prior and Current Reporting Years	Total Tax Increment Deposits to Housing Fund	Sum of Tax Increment Deposits Over Prior Four FYs	Current <u>Reporting</u> Year 1 st Day Adjusted Balance	Current Reporting Year 1st Day Excess Surplus Balances	Expended/Encumbered Against FY Balance of Excess Surplus as of End of Reporting Year	Remaining Excess Surplus for Each Fiscal Year as of End of Reporting Year
4 <u>Rpt</u> Yrs Ago FY <u>99/00</u>	\$ 1,380,468			\$	\$	\$
3 Rpt Yrs Ago FY 00/01	\$ 1,574,754			\$	\$	\$
2 <u>Rpt</u> Yrs Ago FY <u>01/02</u>				\$	\$	\$
1 <u>Rpt</u> Yr Ago FY _ <i>02/0</i> 3	\$ 1,969,781			\$	\$	\$
CURRENT Reporting Year FY 03/0-		Sum of Column 2 \$ 6,741,03	Last Year's Sch C Adjusted Balance \$ 4,951,292	(report positive \$)	\$	\$

- 1	FΥ	03/4		Ψ					
ا ر ا	11.	Repo	orting Year End	ing Unencum	bered Balance	and Adjusted B	Balance:	•	\$ 6,796,231
		a. U	Inencumbered Bala	nce (End of Year) [Page 3, Line 6t	p]			011101201
		b. It	f eligible, adjust the	Unencumbered B	alance for:				
			(1) Debt Proceeds [Identify unspent	debt proceeds ar	nd related income	remaining at end of	f reporting year	\$	
		((2) Land Conveyar	ice Losses [(3333	4.12(g)(3)(A))]:	es of land acquired waffordable to lower-	vith low-mod funds,	· 	
i/	12.	Adjı	isted Balance (fo	r next vear's dete	rmination of Exce	ess Surplus) [Line 11	a minus sum of 11t	o(1) and 11b(2)]	\$ 6,796,231
•		Not	e: Do not enter Ad	usted Balance in	Col 4. It is to be	e reported as <u>next y</u>	<u>ear's</u> 1st day amou	unt to determine	Excess
		L	Surplus				1 C41 orting	year describe	
		a	If there is remaining the agency's plan (as	Excess Surplus fi specified in Sect	rom what was detrion 33334,10) for	ermined on the first of transferring, encumb	day of the reporting hering, or expending	g excess surplus:	

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If the plan described in 12a. was adopted, enter the plan adoption date:

HCD-C

	gency Name: _						
	liscellaneous U						1 1 and mademate inco
13	households trehabilitation	that dimontly hanafita	d from expe of health an	nditures for <u>o</u> id safety haza	insite/offsite in	nnrovements which i	very low-, low-, and moderate-incoresulted in either new construction, dule does not show expenditures fo
	Income Level	Households Constructed		ouseholds nabilitated	from	olds Benefiting Elimination of nd Safety Hazard	Duration of Deed Restriction
	Very Low						
<	Low						
	LUW						
1	Moderate	ny is holding land fo	r future hous	sing developm	nent (refer to L	.ine 8b), summarize (the acreage (round to tenths, do no
1	Moderate 4. If the agence report square	ey is holding land for re footage), zoning, nme/Location*	r future housdate of purchase No. of Acres	sing developm hase, and the Zoning	nent (refer to L anticipated sta Purchase Date	Line 8b), summarize of the date for the housing Estimated Date Available	the acreage (round to tenths, do no no development. Comments
IA.	Moderate 4. If the agency report squares Site Na	re footage), zoning,	No. of	hase, and the	Purchase	Estimated Date	
	Moderate 4. If the agency report squares Site Na	re footage), zoning,	No. of	hase, and the	Purchase	Estimated Date	ig development.
	Moderate 4. If the agency report squares Site Na	re footage), zoning,	No. of	hase, and the	Purchase	Estimated Date	ig development.
	Moderate 4. If the agency report squares Site Na	re footage), zoning,	No. of	hase, and the	Purchase	Estimated Date	ig development.

15.	Se	ection 33334.13 requires agencies which have used the Housing Fund to assist mortgagors in a homeownership mortgage evenue 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

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Age	ency Name: CDC - Cuty of Vista
16.	Did the Agency use non-LMIHF funds as matching funds for the Federal HOME or HOPE program during the reporting period?
	YES NO 🗷
	If yes, please indicate the amount of non-LMIHF funds that were used for either HOME or HOPE program support.
	HOME \$ HOPE \$
17.	Pursuant to Section 33080.4(a)(11), the agency shall maintain adequate records to identify the date and amount of all LMIHF deposits and withdrawals during the reporting period. To satisfy this requirement, the Agency should keep and make available upon request any and all deposit and withdrawal information. DO NOT SUBMIT ANY DOCUMENTS/RECORDS .
	Has your agency made any deposits to or withdrawals from the LMIHF? Yes 🔀 No 🗌
	If yes, identify the document(s) describing the agency's deposits and withdrawals by listing for each document, the following (attach additional pages of similar information below as necessary):
	Name of document (e.g. ledger, journal, etc.): Genera Ledger Name of Agency Custodian (person): Custodian's telephone number: Place where record can be accessed: City of Visto.
	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) to construct, improve, assist, or preserve housing in the community. HDME
	HELP Caittome. Ess
19	Caltome In-Lieu Housing Fees Suggestions/Resource Needs
	Please provide suggestions to simplify and improve future agency reporting and identify any training, information, and/or other resources, etc. that would help your agency to more quickly and effectively use its housing or other funds to increase, improve, and preserve affordable housing? (I Consistency with state and federal regulations (2) Stop Changing laws that require Continual modifications to programs and graduling (3) Simplify HCD reports and provide an example set of report documents
	3 simplify HCD reports and provide an example set of report documents
	. 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 🗌

California Redevelopment Agencies – Fiscal Year 2003-2004 Sch C (7/1/04)

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Agency Name: CDC - City of Vista

21. 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 95814 or data can be emailed by attaching the file and sending it to: atorrens@hcd.ca.gov or rlevy@hcd.ca.gov.

AGENCY INFORMATION

- Project Type (Choose one of the categories below and one kind of assistance representing the primary project type):
 - New/Additional Units (Previously Unoccupied/Uninhabitable):
 - New Construction to own
 - New Construction to rent
 - Rehabilitation to own
 - Rehabilitation to rent
 - Adaptive Re-use
 - Mixed Use Infill
 - Mobilehomes/Manufactured Homes
 - Mortgage Assistance
 - Transitional Housing
 - Other (describe)
- 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.)

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Cost (acquisition, clean-up, infrastructure, conversion, development, etc.)

- 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.

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)

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California Redevelopment Agencies - Fiscal Year 2003-2004 Sch C (7/1/04)

SCHEDULE HCD-D1 GENERAL PROJECT/PROGRAM INFORMATION

For <u>each</u> different Project/Program (<u>area/name/agy or nonagy dev/rental or owner</u>), complete a D1 <u>and</u> applicable D2-D7. Examples: 1: 25 minor rehab (Nonagy Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s & 3 D-5s. 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagy Dev. Rentals. Complete 2 D-1s & 2 D-5s. 3: 15 sub rehab (restricted): Area 4: 15 Nonagy Dev, Owner. Complete 1 D-1 & 1 D-3. 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagy Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5. Name of Redevelopment Agency: Identify Project Area or specify "Outside": General Title of Housing Project/Program: Project/Program Address (optional): Street: 722 W. California Ave. lista Owner Name (optional): # 32 **Unrestricted Units:** Restricted Units: Total Project/Program Units: For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7. Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]?

▼ YES □ NO Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end 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") Check, if data not available Number of units restricted that are serving one or more Special Needs: #_ (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above) # 32 TRANSITIONAL HOUSING FARMWORKER (Permanent) # DISABLED (Mental) FEMALE HEAD OF HOUSHOLD **ELDERLY** DISABLED (Physical) # **EMERGENCY SHELTERS** LARGE FAMILY FARMWORKER (Migrant) (allowable use only with "Other Housing (4 or more Bedrooms) Units Provided - Without LMIHF" Sch-D6) Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002): Other Housing Units Provided Inclusionary Housing Units Replacement Housing Units With LMIHF Without LMIHF Restriction Start Date Restriction End Date **Funding Sources:** \$ Redevelopment Funds: Federal Funds See attached Sheet State Funds: Other Local Funds: for details 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: Other Housing Units Provided: Inclusionary Units: ■ Replacement Housing Units With LMIHF (Sch HCD-D5) ☐ Inside Project Area (Sch HCD-D3) (Sch HCD-D2) ☐ Without LMIHF (Sch HCD-D6) Outside Project Area (Sch HCD-D4) No Agency Assistance (Sch HCD-D7) HCD-D1 California Redevelopment Agencies - Fiscal Year 2003-2004

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Sch D1 (7/1/04)

SOLUTIONS FAMILY CENTER Funding Sources

Control	Agency An	Amount	1	Commitment Status	
- 1	Agency	7761 CF			
Cities		†O//			
Carlsbad	Redevelopment		50,000.00	Committed	
	Community Development	\$ 10	100,000.00	Committed	
٥	HOME		375,100.00	Committed	
	HOME		164,000.00	Committed	
	Housing		136.000.00	Committed	
	In-lieu	2	75,000.00	Committed	
Vista	City - CDBG		0,000,00	Committed	
County					
НОМЕ	Housing and Community Development	\$ 95	957,000.00	Committed	
State of California					Comm Projects Allocation
МНР	Housing and Community	\$ 2,04	2,044,512.00	Committed	
AHP	Housing and Community Development	\$ 17	176,700.00	Committed	
HUD SHP		\$ 40	400,000.00	Committed	
EHAP		\$ 48	496,086.00	Committed	
Vista/HELP	California Housing Finance Agency	ъ Б	550,000.00	Committed	Principal only \$550,000 + \$165,000 interest = \$715,000 total due in ten years
Sub Total \$		\$ 5,68	5,654,398.00		
Capital Campaign					
Capital Campaign	North County Solutions for Change	\$	289,000.00	Committed	Bridge Loan in Place for Balance by 5/30/2003
Defer'd Develp Fee		\$ 2	236,690.00	If Needed	
Total Construction Budget		\$ 6,1	6,180,088.00		
		-			
Predevelopment	Development	2 \$	735,922.00	Committed	ı.
			100 650 300	Podtiman	
Construction Lender	Bank of America	ð.'-	85,602.vv _I	COURTERING	

* Includes build out of the shell of the Admin Center

P:\REDEV\Dept Project Lists\RDA Internal Dept Project List - Al\2004-2005\RDA Internal Dept. Project List 11-3-04 - sorted by category 11/23/2004, 11:58 AM

REPLACEMENT HOUSING UNITS

(units not claimed on Schedule D-5,6,7)

	(re	stricted	units tha	t fulfill	l requi	rement	to rep	lace pre	viously	y destro	oyed o	r remo	ved uni	is)	
	y: CDC				<u></u>		Outs	sido			<u></u>				
Redev	elopment able Hous	Project	Area Na	me, <u>or</u>	Outs	nde": _			al Hr	nisin	a Cer	nter			
			ject Nan	ى <u>د</u> :ne	MAIN	UND I	VOVIS	SULIULI	M I''	<u> </u>		0 1- (
	only one Inside Pro	piect Are	а					roject Ar		4h	. Oak T	١ 4١٠			
	only one Agency D)evelope	d			NO.	n-Agen	cy Deve	siopeu						
	only one					I I OW	mei-Ot	cupieu					h alasan		
Enter	the numb	er of <u>res</u>	stricted i	eplace	ment	units ar	nd bed	rooms f	or eacl	applic	able a	ctivity	pelow:	otal	
Note: "	INELG" re			old that	is no l	onger e	ligible l	but still a	tempo	rary res	iueni a	nu pan	or the to	λαi	
A.	New Cor					No	n Elderly	Units		To	tal Elder	ty & Noi	n Elderly (Jnits	
		Elderly		INCLO	VIOV	V LOW	MOD	TOTAL	INELG.	VLOW		MOD	TOTAL	INELG.	-
	VLOW LC	W MOD	IOIAL	INELG.	32			32		32			32		1
							<u> </u>			. L	em unit	s = 10 l		lrms x :	- 5)
	Count of	Bedroon	ns (e.g.: 1	elderly	<u>, low, 2</u>	x#ofun	init and	1 4 nonei 2	<u>uerry, re</u> Bedroon	ı Unit (2 x	# of un	its)	10W (2 DE		<u></u>
			VLOW					VLOW		MOD		INELG.	-		
			12011					32		T	64				
			L		. 11-14/2		l L	J ┗———	ore Bed	room Uni		of units)	-		
						x # of ur		VLOW		MOD		INELG	_		
			VLOW	LOW	MOD	IOIAL	INCLO.	7	Γ				7		
							<u> </u>	<u> </u>				L			
						TOTAL (s	sum of a	li unit Bed	irooms)						
					VLC			DD TOTA		LG.					
					3	2		64	P						
В	Substan	ntial Rah	<u>abilitati</u>	on (Pos	 st 93/A	B 1290	defini	tion: inc	reasec	l value,	inclus	ive of	land, is	<u>>25%)</u>	:
B.	Substai		y Units	<u> </u>	JC . U J.:	N	on Elder	ly Units		<u>10</u>	<u>oual</u> Eluc	Fily Ct IV	on Liderry	· · · · · · · · · · · · · · · · · · ·	
A	VLOW L	OW MO	D TOTAL	INELG	. VLO	W LOW	MOD	TOTAL	INELG	. VLOW	LOW	MOD	TOTAL	INELG	∋. —
•															
	Count o	f Bedroo	ms (e.g.:	1 elderl	y, mod	, 1 bdrn	unit a	nd 2 non	elderly.	mod, 1	<u>bdrm u</u>	inits =	3 mod (1	<u>bdrms</u>	<u>x 3)</u>
			1	Bedroo	m Unit ((1 x # of u	inits)	2	z Bearoo	m Unit (2	X # OI G	11107			
			VLOW	/ LOW	MOD	TOTAL	INELG	S. VLOW	LOW	MOD	TOTAL	INELO	ɔ. ⁻▔┐		
									<u> </u>			<u>]</u>			
				Bedroo	m Unit	(3 x # of u	units)	4 or	more Be	droom Ur	nit (4 x #	of units	s)		
				V LOW				3. VLOV	V LOW	MOD	TOTAL	INEL	G.		
			<u> </u>			TOTAL	(eum of	all unit Be	edrooms						
								OD TO		ELG.					
					Γ.										
					<u> </u>			<u> </u>						HCD	D2
														HCD-	.DZ

California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D2 (7/1/04)

Page 1 of 2

Agency Name: CDC - City of Vista Housing Pro
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Housing Project Name: <u>Solutions Transitional</u> Housing Center

SCHEDULE HCD-D2 REPLACEMENT HOUSING UNITS (continued)

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

C.	Non-S	ubsta	ıntial	Rehabil	itation	(fulfills	s Pre 9	4 Repla	cemen	t Oblig	ation):						
J/A			ideriy l				No	n Elderly	/ Units		<u>To</u>	Total Elderly & Non Elderly Units					
7 · `	VLOW	LOW	MOD	TOTAL	INELG.	VLOV	V LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.		
	Count	of Po	l		noneld	erlv. vl	ow. 3 be	drm uni	its and 4	noneld	erly 4 bo	lrm uni	ts TOT	AL 25 b	drms)		
	Соции	OI De	II OOM	1	Bedroon	unit (1	x # of u	nns)	2	Dearoon	is Offic (2.2		,	_			
				VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	-			
				L					4	om Bod	room Uni	+ (A v # c	of units)				
							x # of u		VLOW			TOTAL	INELG.	_			
				VLOW	LOW	MOD	TOTAL	INELG.	7	1	III.O.D	7		٦			
					! !			<u> </u>][<u> </u>							
TOTAL (sum of all unit Bedrooms)																	
TOTAL (sum of all unit Bedrooms) VLOW LOW MOD TOTAL INELG.																	
VLOW LOW MOD TOTAL INELG.																	
тот	ral UN	IITS (A	Add on	ly TO <u>T</u>	AL of a	ll "Tota	ıl Elder	ly / Non	Elderly	Units"	not bed	rooms):	:	32			
'A	<u>91</u>														-		
If	TOTAL	UNITS	is less	than "Tot	al Projec	t Units'	on HCI	Sch D1	, report th	e remaii	ning unit	s as inst	ructed b	elow.			
															a ranarta		
Chec					isted t	pelow 1	that wi	li be us	ed to id	lentity Other ⊟	rema ını Iousing	ng Pro Units P	rovided	<u>iit</u> s to t	e reporte		
	Inclu	usiona neide	ry Uni Projec	ts t Area (Sch HO	:D-D3)			ì	☐ With	LMIHF	(Sch F	ICD-D	5)			
	Hö	<u>nside</u> Dutsid	e Proi	ect Area	(Sch H	ICD-D4	4)		j	☐ With	out LMI	HF (Sc	:h HCD	-D6)			
			_ ,		`					No A	Assistan	i <u>ce</u> (Sci	n HCD-	(/ט			
	41 -		- - -	Danlas	-mont	i inite v	which a	aleo ha	ve been	count	ed as ir	nclusio	nary U	inits:			
Ideni	tity tne	numi	per of Elderly	Replac Units	ement	Ullits \	N	ion Elde	rly Units			· • • • • • • • • • • • • • • • • • • •	, · ·				
	VLOV	V LOW	/ MOE	TOTAL	INELO	S. VLC	W LOV	V MOD	<u>TOTAL</u>	INELC	3. VLOV	V LOW	MOD	TOTAL	INELG.		
		T	\top	T	1	7				7[
				<u> </u>	<u> </u>					<u></u>							
						•											

HCD-D2

California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D2 (7/1/04)

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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)

	0	<u> </u>	cis	- DE	Victa										
Agency	/: <u> </u>	<u> </u>	Cit	9 9	Vista	· · · · · · ·	10". F) HSi	10.						
Redeve	elopme	nt Pro	oject /	Area Na	me, <u>or</u> '	Outsic		caraci	t in a	i Hou	SUM	Cen	ter		
Afforda	offordable Housing Project Name: Solutions Transitional Housing Center														
	theck only one: Inside Project Area Outside Project Area														
	Agenc _\	∠Deve	eloped			ł	X NOT	1-Agend	y Deve	opeu					
Check	only o Rental	ne. I	f both	apply,	comple	te a se _l	parate Ow	form f	or each cupied	(with a	nother	Sch-D)1):		
					ch app										
	TOTAL Eldorly & Non Fideriy Units														
A.	New Construction Units (non replacement/non inclusionary): Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG.														
	_									INITIO					
	VLOW	LOW	MOD	TOTAL	INELG.		LOW	MOD		INELG.		LOVV	IVIOD		
						32			32		32			32	
	\					<i>(</i>	!		h land >	25% (n	on ron	lacem	ent/no	n inclus	ionary):
B.	Subst		Reha Iderly l		n Units	<u>(value</u>	Increa Nor	Elderly	Units	20 /0 (11	TOT	AL Elde	rly & No	n Elderly	Units
	V/I OVA/		-		INELG.	VLOW			TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
	VLOVV	LOVV	IVIOD	101/12	1.1223						ГТ				
									<u> </u>	لــــا	1			لـــــا	
C.	Non-S	ubets	ential l	Rehabil	itation	Units:									
O.	11011 0		iderly l				No	n Elderly	Units				rly & No	n Elderly	
	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
	L		L	ئــــــا	L	t		t	السيييا						
D.	Acqui				y (non a	<u>acquisi</u>	tion of	afford	lability (covenar	its for	INCIUS Tal Fide	onary	on Elderly	Units
			Elderly		<u> </u>			n Elderly	TOTAL	INELC				TOTAL	INELG.
	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INCLO.	VLOV		1		
]			<u></u>		
E.	Mobil	ehom	e Ow	ner / Re	sident:								6 - O N	Flateric	. I Imito
			Elderly	Units				n Elderly	- *					on Elderly TOTAL	
	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
								<u> </u>				<u> </u>	<u> </u>		
E	Mah:	iehor	na Par	k Owne	r / Resi	dent:									
F.	IMODI		<u>le rai</u> Elderly		, , , , , , , , , , , , ,		No	n Elderi	y Units		то	TAL Eld	erly & N	on Elderly	
	VLOW		-	TOTAL	INELG.	VLOW	/ LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
		1	1		1	٦ [Ţ	T							
	}	1	l		』└──	J L			<u> </u>	<u> </u>	ـــــا ا				<u> </u>

California Redevelopment Agencies - Fiscal Year 2003-2004 SchD5 (7/1/04)

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A cencs	Name:	CD)C - (City :	of Vis	ita_		_	Hous	ing Proje	ct Name	: <u>Solu</u>	ition	is Tro	instiona er		
- -	=		_											Cent	er .		
OTHE	R HOUS	SING	UNITS	S PROVI										of the to	ntal		
Note: '	"INELG	" refers	s to a	househo	old that i	s no loi	nger e	ligible b	out still a	tempor	ary resi	ident al	na pari Conve	orted to	nai Market\:		
G.	Preser				.2(e)(11) Threa	t of P	ublic A n Elderly	Units	1/Subsic	TOT	AL Elde	rly & No	n Elderly	Market): Units		
	VLOW		Iderly L		INELG.	VLOW			TOTAL	INELG.				TOTAL	INELG.		
	VLOW	LOW	MOD	TOTAL	INCEO.												
	Subsid	dv (at	hor th	nan any	 activity	airead	v repo	orted o	n this f	<u></u> :							
H.	Subsi		Iderly		<u></u>		No	n Elderly	Units					on Eiderly			
	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.		
								<u></u>				<u> </u>	<u> </u>				
l.	Other						Na	on Elderi	v i Inite		то	TAL Eld	erly & N	on Elderly	/ Units		
			Iderly	Units TOTAL	INELG.	VLOW			TOTAL	INELG.		LOW	MOD		INELG.		
	VLOW	LOW	MOD	TOTAL	IIVEEO.	12011		T				<u> </u>					
	L		<u>. </u>	<u></u>	i L	l	<u> </u>	_!		<u> </u>	J L		<u></u>				
															- 		
				only <u>TOT</u>										32			
If T	OTAL U	NITS is	less th	han "Tota	Project	Units" sh	own on	HCD S	chedule l)1, report	the remo	under as	instruc	ted below.			
Che	ck all a	pprop	riate	form(s) ng Units	listed t	elow t	hat w i arv Ur	ill be u nits:	sed to i	dentify	remain C	ing Pro	oject <u>L</u> ousina	Units P	pe reporteu. rovided:		
	Sch HC] Inside	Proje	ect Area		CD-D3)					n HCD-D6) HCD-D7)		
					Ĺ] <u>Outsi</u>	<u>ae</u> Pro	oject Ar	ea (Sch	HCD-D	7) L	_			,		

California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D5 (7/1/04)

HCD-D5 Page 2 of 2

SCHEDULE HCD-D1 GENERAL PROJECT/PROGRAM INFORMATION

		`) LIVE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						20.07
F	For <u>each</u> different Proje	ct/Program (<u>a</u>	area/name/agy or	r nonagy dev	rental or c	<u>wner</u>),	complete a D1 and a	pplicable L	J2-D7.
<u>!</u>	Examples: 1: 25 minor rehab (None 2: 20 sub rehab (nonres 3: 15 sub rehab (restrict 4: 10 new (Outside). 2 A	agy Dev): Are stricted): Area	ea 1: 15 Owner, A 3: 4 Agy Dev. R	Area 2: 6 Ren Rentals; 16 No Owner. Com Nonagy Dev	ital; & Outs onagy Dev oplete 1 D- (nonrestric	side: 4 . Renta 1 & 1 l cted O	Rental. Complete 3 L als. Complete 2 D-1s D-3. wner) Complete 2 D-1	D-1s & 3 D & 2 D-5s.	-5s.
1	Name of Redevelopme Identify Project Area <u>o</u> General Title of Housi	or specify "O ing Project/P	rogram:	Outsia Single	le. "	LUISIVO	abilitation Prog	am	
		42 Corte		<u>City:</u> Vista			<u>ZIP</u> :		
	Owner-Name (optiona Total Project/Program U	Inits: #		cted Units:	#		Unrestricted Units		
F	For projects/programs w	ith no RDA as	sistance, do not o	complete any	of below o	r any c	f HCD D2-D6. Only co	mplete HCI	D-D7.
	Was this a federally a Number of units occu Number of bedrooms	ssisted mult	i-family rental p igible househol	roject [Gov' ds (e.g. ineli	t Code Se gible inco	me/# ome	of residents in unit) a	t FY end	128
	end			mbor must no	ot evceed '	"Total i	Proiect Units")		# Ø
	Number of units restr	ricted for spe	eciai needs: (IIIII	mere Spec	ial Naads	. #	Check, if da	ta not avai	ilable
	Number of units restr	ricted that ar	e serving one o	or more spec	all the hel	· #			
_	(Note: A unit may serv		pecial Needs" be	NOW. SUITI OF	all life bei	#	TRANSITIONAL HOL	ISING	
ļ	# DISABLED (Menta	E a		RKER (Perma HEAD OF HOL		#	ELDERLY		İ
N/A	# DISABLED (Physi	icai)			SHOLD	#	EMERGENCY SHEL	TERS	
'''`	# FARMWORKER (Migrant) #	LARGE F/	Bedrooms)			(allowable use <u>only</u> v	rith "Other H	Housing
ļ			,			<u> </u>	Units Provided - With		
l	Affordability and/or S	Special Need	Use Restriction	n Term (ente	r day/mor	nth/ye	ar using digits, e.g. 0	7/01/2002):
- 1 / A	Anordability and/or C	Replacemen	t Housing Units	Inclusionar	y Housing	Units	Other Housing	Office 1 TOV	laca
N/A		T CONCOUNT OF					With LMIHF	Withou	t LMIHF
	Restriction Start Date							ļ	
	Restriction End Date			<u> </u>			<u> </u>		
	Funding Sources:								
	Redevelopment Fur	nde:	s 25	,000)					
	Federal Funds	ius.	\$						
	State Funds:		\$						
	Other Local Funds:		\$						
	Private Funds:		\$						
	Owner's Equity:		\$						
	TCAC/Federal Awa		\$						
	TCAC/State Award: Total Development/	: /Durchase C	· · · · · · · · · · · · · · · · · · ·	000					
	Total Development	Turchase e			ntifu all of	thie F	Project's/Program's U	Jnits:	
	Check all appropriat		low that will be	usea to lue	illiy ali Oi	unsi	Other Housing Units	Provided:	
	☐ Replacement Hou	ising Units	Inclusionary	Units: oject Area (Sc	h HCD-D3	3)	With LMIHF (Sch	HCD-D5)	
	(Sch HCD-D2)						☐ Without LMIHF (S		06)
			Utside P	roject Area (3011100-1	U-7)	No Agency Assis	tance (Sch	HCD-D7)
								·	
			al Vonc 2002 2004				HCD-D1		
	California Redevelopment Sch D1 (7/1/04)	Agencies - Fisci	ai i eai 2003-2004						

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)

Agancy	r CD	C -	City	of V	Ista										
D - d		nt Dec	viact 1	Ároa Na	me or	'Outsid	le": ⁽	<u>Jutsi</u>	de_						
Afforda	ble Ho	usino	Proje	ect Nam	ne: Sin	gle Fo	amili	1 Hou	<u>siva R</u>	enabil	itatus	<u>n</u> tro	gran)	
	Affordable Housing Project Name: Single Family Housing Renabilitation Program Check only one: M. Outside Project Area														
☐ Inside 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															
Enter the number of units for each applicable activity below:															
Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total															
A.	New Construction Units (non replacement/non inclusionary):														
	Elderly Units Non Elderly Units 101AL Elderly & Non Elderly Units														
	Elderly Ullus														
						() colum	inoros	oo wit	h land >	> 25% (n	on rer	olacem	ent/no	n inclus	sionary):
В.	Substa		Reha Ideriy U		<u>n Units</u>	(value	Increa Non	Elderly	Units	20 /0 (1)	TO1	AL Eide	rly & No	n Elderly	Units
	VLOW			TOTAL	INELG.	VLOW		MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
	VLOVV		11100												
C.	Non-S	ubsta	ntial	Rehabil	itation	<u>Units</u> :									11-14-
-			iderly l					n Elderly						n Elderly	INELG.
	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
		1									L		<u> </u>		
_	A	- 141	-£ 11-	nito Onl	u (non s	ecaniei	tion of	afford	lability (covena	nts for	inclus	ionary	credit):	
D.	Acqui		i Of Ut		y (HOH	acquisi	No	n Elderly	/ Units		то	TAL Eld	erly & N	on Elderly	Units
	VLOW		-	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
			T												
	<u> </u>		L	<u></u>	<u> </u>	! L	1		<u> </u>	L					-
E.	Mobile			<u>ner / Re</u>	<u>sident</u> :		81 -	Claine	. Limita		то	TAL Eld	erlv & N	on Elderly	y Units
			Elderly					n Elderl	TOTAL	INELG.				TOTAL	
	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INCLO.	VEO!	1	T		1
			<u></u>][]	<u> </u>	<u></u>	<u> </u>		L	<u> </u>] []
_	A4 - L !!		o Dos	k Owne	r / Paei	dent:									
F.	MODII		<u>ie Par</u> Elderly		, i i/c3i	uciit.	No	n Elder	y Units		TC	TAL Ele		on Elderi	
	VLOW		•	TOTAL	INELG	VLOV	/ LOW	MOD	TOTAL	INELG.	VLOV	/ LOW	MOD	TOTAL	INELG.
		1	T		1	٦	T	T							
		<u> </u>	1		╝┗━━	ــال	1			<u> </u>	. L		<u> </u>		

California Redevelopment Agencies - Fiscal Year 2003-2004 SchD5 (7/1/04) HCD-D5 Page 1 of 2

Agency Name: CDC-City of Vista									Housi	ing Proje	ct Name	: <u>Sing</u> Rehab	le Fai	nily t	tousin ngran	9
OTHER		SING (UNITS		IDED (A											
Note: "	INELG'	refers	s to a l	househ	old that i	s no loi	nger el	igible b	out still a	tempor	ary res	ident al	nd part	of the to	otal	
G.	Preser	vatior	ı (H&S	33334	.2(e)(11) Threa	at of P	<u>ublic A</u>	ssisted	I/Subsic	dized R	<u>lentais</u>	Conve	erted to	Market) :
<u> </u>			derly U				Nor	Elderly	Units		101	AL LIG	illy de ino	11 2140119	INELG.	
	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	
H.	Subeir	iv (otl	her th	an anv	activity	airead	y repo	rted o	n this fo	<u>orm)</u> :						
п.	Subsit	<u> </u>	Iderly U	Jnits			No	n Elderly	Units				erly & No	n Elderly		
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t.	<u>Other</u>		tance				No	n Elderly	y Units		то	TAL Eld	erly & No	on Elderly	y Units	_
	VLOW			TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	•
	\						<u> </u>	T								
		L	ļ		<u> </u>	L	L	<u> </u>	<u> </u>	<u> </u>	l L	J		نيــــــــــــــــــــــــــــــــــــ	<u> </u>	•
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											499\ a				7	
TO	TAL <u>UN</u>	ITS (Add oı	nly <u>TOT</u>	AL of a	l "TOT	'AL El	derly / i	Non Eld	eriy Unii	is"):				ᆁ	
100	0.07.43 377	MITC:	loss th	an "Tota	l Project \	Inits" sh	own on	HCD S	chedule L)1, report	the remo	uinder as	instruc	ted below.		
If To	IAL <u>U</u>	4119 tz	tess the	en Ivia	listed t	olove 4	hat w	II he !!	sed to i	dentify	remain	ina Pro	oiect U	nits to	be repo	rted:
Che	ck all a	pprop	riate 1 Housin	form(s) ng Units	ııstea t İn	CHISION	arv ur	HLS.				ther H	ousing	Units Pr	rovided:)e)
(§	Sch HC	D-D2)	,cusii	.5	Ξ	Inside	<u>Proje</u>	ct Area		CD-D3)				HF (Sch		
,	_	Í				Outsi	<u>de</u> Pro	ject Are	ea (Sch	HCD-D4	4) [No A	ssistar	ice (Sch	HCD-D	()

California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D5 (7/1/04) HCD-D5 Page 2 of 2

SCHEDULE HCD-D1 GENERAL PROJECT/PROGRAM INFORMATION

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HCD-D1

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)

Aaencv	r: <u>CDC-</u>	Citu	of Vi	sta											
Dadaya	Jonment Pro	iect A	rea Na	me, or '	'Outsic	le":	Jutsi	<u>de</u>		Γ.					
Afforda	ible Housing	Proje	ect Nan	ne: <u>Ma</u>	bilehi	me	Ren	abilit	ation	Progl	an				
Check only one: Inside Project Area Outside Project Area															
- [1]	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):														
	only one. If Rental	both	apply,	comple	te a se	parate X Ow	form f	or each cupied	ı (with a	nother	Sch-E	01):			
Enter the number of units for each applicable activity below: Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total															
A.	New Construction Units: Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units														
	New Construction Units: Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units VLOW LOW MOD AMOD TOTAL VLOW LOW MOD AMOD TOTAL VLOW LOW MOD AMOD TOTAL														
	ENGIN COM LOW MOD AMOD TOTAL														
					<u> </u>					Lin > 2	E9/\·				
B.	Substantial			n Units	(incre	<u>ased V</u> Nor	<u>alue, II</u> Elderly	Onits	e or land	<u>i, is 2.2</u> TOT	AL Elde	erty & No	n Elderly	Units	
	VLOW LOW	MOD		TOTAL	VLOW		MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	
	V2011 2011														
		1			<u></u>	L		<u>. </u>		L		-			
C.	Other Non-S			<u>lehabilit</u>	tation l	<u>Jnits</u> :	n Elderly	/ Linits		тот	TAL Eld	erly & No	on Elderly	Units	
	VLOW LOW	iderly L		TOTAL	VLOW		MOD	AMOD	TOTAL				AMOD	TOTAL	
	VEOW FOW		Alliob	<u>, , , , , , , , , , , , , , , , , , , </u>											
_	A	Olast													
D.	<u>Acquisition</u>	iderly (No	n Eideri	y Units		TO	TAL Eid	erly & N	on Elderly		
	VLOW LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	
												<u> </u>			
			/D	oldont:											
E.	<u>Mobilehom</u>	<u>e Owr</u> Elderly		sident.		No	n Elderi	y Units		TO	TAL Eld		on Elderi	y Units	
	VLOW LOW	-		TOTAL	VLOW	/ LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	
	12			12	2				2	14				14	
F.	Mobilehom	e Par	k Owne	er / Resi	dent:					•					
1 •		Elderly					on Elder						ion Elderi	y Units TOTAL	
	VLOW LOW	MOD	AMOD	TOTAL	VLOV	V LOW	MOD	AMOD	TOTAL	VLOW	, LOW	MOD	ANIOD	TOTAL	
] [

California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D6 (7/1/2004) HCD-D6 Page 1 of 2

SCHEDULE HCD-D6 OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE <u>WITHOUT</u> LMIHF) (continued)

Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total

		Elderly I		ssisted		Nor	Elderly	Units		TOT	AL Elde	rly & No	n Elderly	Units
VI OW		MOD		TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL
VLOTT		1						<u> </u>						
	<u> </u>	<u>.l.,</u>			L		<u> </u>			L		L		L.,,
Renia	cem	ent of I	Public A	ssisted	At-Ris	sk Unit	s With	out LM	HF (H&	<u>S 3333</u>	<u>4.3(h)</u> :			
1 (Opio		Elderly				No	n Elderly	Units		10	ML EIU	niy ox ive	n Elderh	
VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL	VLOW	LOW	MOD	AMOD	TOTAL
Γ	Γ-	T				<u> </u>								
L	<u> </u>	<u> </u>			L	<u> </u>	<u> </u>		<u></u>	<u> </u>				
Repla	cem	ent of	Other (ı	not at-ris	sk) Rer	ntal Un	its Wif	thout LI	VIHF (H	<u>&S 333</u>	34.3(f)	(1)(A):	on Elderi	v l inite
		Elderly				No	n Elderiy	y Units		10	I AL LIU	city of its	AMOD	TOTAL
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														J <u>L</u>
<u></u>								- thin f	oma):					
<u>Subs</u>	idy (activity	aireac	y repo	ortea c n Elderi	<u>v Units</u>	<u>01111)</u> .	то	TAL Eld	erly & N	on Elder	ly Units
		Elderly	AMOD	TOTAL	V/L OVA	LOW		AMOD	TOTAL		LOW		AMOD	TOTAL
VLOV	/ LOV	A MOD	AMOD	TOTAL	VEO!					n ———	1	Т	T	7
			т —	1	11	1	1	1	! I	11	1	1	1	11
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		lietans							:					
		sistano Elderly				No	on Elder	ly Units	·	тс	TAL Ek		on Elder	
Othe	r As:	Elderly	Units	TOTAL	VLOV	No V LOW			TOTAL		TAL Ek		on Elder	
Othe	r As:	Elderly		TOTAL	VLOV				TOTAL					
Othe	r As:	Elderly	Units	TOTAL	VLOV				TOTAL					
Othe	r As:	Elderly	Units	TOTAL	VLOV				TOTAL					
Othe	r As:	Elderly	Units	TOTAL	VLOW				TOTAL					
Othe	r As:	Elderly	Units	TOTAL	VLOW				TOTAL					
Othe	r As:	Elderly	Units	TOTAL	VLOW				TOTAL					
Othe	r As:	Elderly	Units	TOTAL	VLOW				TOTAL					
Othe	r As:	Elderly	Units	TOTAL	VLOW				TOTAL					
Othe VLOV	Y LOV	Elderly W MOE	Units AMOD			V LOW	MOD	AMOD		VLOW				
Othe VLOV	r Ass	Elderly W MOD	units AMOD	TAL of al] [] II "TOT" II	AL E	MOD	AMOD	erly Unit	VLOW	LOW	MOD	AMOD	TOTA
Othe VLOV	V LOV	(Add o	only TO	TAL of al	"TOT	AL Ele	derly / l	AMOD	erly Unit	VLOW	LOW	MOD	AMOD	TOTA
Othe VLOV	NITS	(Add o	only TOT	TAL of al	II "TOT Units" sk	CAL Elegown on that wi	derly / I	AMOD	erly Unit	vLow	inder as	MOD instruction	AMOD Led below nits to Units P	be repo
Othe VLOV	NITS	(Add o	only TO	TAL of al	ll "TOT Units" sk	AL Electron on hat winary Un	derly / I	AMOD	erly Unit	vLow	inder as ing Prother H	instruct oject <u>U</u> ousing LMIHF	AMOD Hed below nits to Units P (Sch H	TOTA

California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D6 (7/1/04)

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SCHEDULE HCD-D1 GENERAL PROJECT/PROGRAM INFORMATION

For each different Project/Program (area/name/agy or nonagy dev/rental or owner), complete a D1 and applicable D2-D7. Examples: 1: 25 minor rehab (Nonagy Dev): Area 1: 15 Owner, Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s & 3 D-5s. 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagy Dev. Rentals. Complete 2 D-1s & 2 D-5s. 3: 15 sub rehab (restricted): Area 4: 15 Nonagy Dev, Owner. Complete 1 D-1 & 1 D-3. 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagy Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5. Name of Redevelopment Agency: Identify Project Area or specify "Outside": Nunership General Title of Housing Project/Program: Project/Program Address (optional): Street: Cityunde Owner Name (optional): **Unrestricted Units:** Restricted Units: Total Project/Program Units: For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7. Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? ☐ YES ☒ NO Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end Ø Number of units restricted for special needs: (number must not exceed "Total Project Units") Check, if data not available Number of units restricted that are serving one or more Special Needs: #_ (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above) TRANSITIONAL HOUSING FARMWORKER (Permanent) **DISABLED** (Mental) # **ELDERLY** FEMALE HEAD OF HOUSHOLD **DISABLED** (Physical) # **EMERGENCY SHELTERS** LARGE FAMILY FARMWORKER (Migrant) (allowable use only with "Other Housing (4 or more Bedrooms) Units Provided - Without LMIHF" Sch-D6) Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002): Other Housing Units Provided Inclusionary Housing Units Replacement Housing Units Without LMIHF With LMIHF Restriction Start Date Restriction End Date **Funding Sources:** Redevelopment Funds: Federal Funds HOME Funds State Funds: Other Local Funds: Private Funds: Owner's Equity: TCAC/Federal Award: TCAC/State Award: 70.000 Total Development/Purchase Cost: Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units: Other Housing Units Provided: Inclusionary Units: Replacement Housing Units With LMIHF (Sch HCD-D5) ☐ Inside Project Area (Sch HCD-D3) (Sch HCD-D2) ☐ Without LMIHF (Sch HCD-D6) ☐ Outside Project Area (Sch HCD-D4) No Agency Assistance (Sch HCD-D7)

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HCD-D1

California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D1 (7/1/04)

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	r: <u>CDC-</u>	City	of Vis	sta						.,					
Dadaya	Jonment Pr	niect A	Area Na	me. or "	Outsid	e": <u>〔</u>)uts	<u>de</u>							
Afforda	ible Housin	g Proje	ect Nam	e: <u>Vis</u>	sta 1	tome	<u>e 0w</u>	n e ks	hip t	rogvi	ime				
Check	only one: Inside Proie	ct Area			٥	₫ Out:	<u>side</u> Pr	oject Ar	ea						
X	only one. Agency Dev	eloped			L	NOL	-Agend	T Deve	iopea						
	Check only one. If both apply, complete a separate form for each (with another Sch-D1): Rental Enter the number of units for each applicable activity below:														
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															
Α.	New Construction Units (non replacement/non inclusionary):														
	Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units														
	Elderly Units														
	VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG.														
	<u> </u>	<u></u> {	 			_		h land	- 250/ (m	on ron	lacam	ent/no	n inclus	ionary):	
B.	<u>Substantia</u>			n Units	<u>(value</u>	increa Nor	ise Wit i Elderly	n lanu . Units	25% (I	TOT	AL Elde	rly & No	n Elderly	Units	
		Elderly l		INELG.	VII OVAL			TOTAL	INELG.				TOTAL	INELG.	
	VLOW LOW	MOD	TOTAL	INELG.	VLOW	LOW	IVIOD								
														LJ	
			D . b . b !!	itatian l	Inite										
C.	Non-Subst	<u>antial</u> Elderly		itation (אווונ.	No	n Elderly	Units		TO	TAL Elde	rty & No	n Elderly	Units	
	VLOW LOW		TOTAL	INFI G	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	
	VLOW LOW	IVIOD	TOINE	T											
					<u> </u>		L]						
	Acquisitio	n of U	nits Onl	v (non a	cauisi	tion o	f afford	labil <u>ity</u>	covena	nts for	inclusi	onary	<u>credit)</u> :		
(b.)	Acquisitio	Elderly		<u>, (1.0.1.</u>		No	n Elderi	/ Units			176 614	erly & No	n Elderly		
	VLOW LOW	/ MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	
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						L	<u> </u>		<u> </u>						
E.	Mobilehor			<u>sident</u> :				. 1116		TO	TAL FIN	arlv & No	on Elderly	/ Units	
		Elderly					on Elderl		INIEL O		LOW			INELG.	
	VLOW LOV	V MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	T	T	10,72		
								<u> </u>]	l L	<u> </u>	<u> </u>			
_		- D	de Ouema	- / Boci	dont:										
F.	<u>Mobileho</u>	me Pal Elderly		: / NESI	ueiil.	N	on Elder	y Units		TC	TAL Eld	erly & N	on Elderi		
	VLOW LOV			INELG.	VLOW			TOTAL	INELG.	VLOV	LOW	MOD	TOTAL	INELG.	
	VLOVY 101	- 1110		1	٦	T	Т		7] [1				
]	J L			<u> </u>	╝└──	J L			<u> </u>	<u> </u>	

California Redevelopment Agencies - Fiscal Year 2003-2004 SchD5 (7/1/04)

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	•	$C \cup I \cup I$
Agency Name:	COC-City	of Vista

Housing Project Name: Vista Home annecenip Project

SCHEDULE HCD-D5 OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE <u>WITH</u> LMIHF) (continued)

Elderly Units	2(e)(11) Thre	Non	Elderly	Units		TO1	AL Elde	rly & No	n Elderly	Units
	NELG. VLOW			TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
VLOVV LOVV MIOS TOWNS II										
								<u> </u>		
Subsidy (other than any a	ctivity alread	y repo	rted o	this fo	<u>rm)</u> :	TO:	FAI EIde	arly & No	n Elderly	Units
Elderly Units		Noi	ı Elderiy	TOTAL					TOTAL	INELG
VLOW LOW MOD TOTAL II	NELG. VLOW	LOW	MOD	TOTAL	INCLO.			1		
		<u> </u>	<u> </u>			L		L	<u></u>	
Other Assistance:										
Elderly Units		No	n Elderly						on Eiderl	
VLOW LOW MOD TOTAL I	INELG. VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG
							<u> </u>			
<u>. </u>										
										_
					1 . Y/	4-11)-				- 71
									5	
AL <u>UNITS</u> (Add only <u>TOTA</u>	Project Units" si	hown on	HCD S	chedule D	1, report	the remo	ainder a	s instruc	5]
TAL UNITS is loss than "Total l	Project Units" si	hown on	HCD S	chedule D	1, report	the remain	ina Pr	oiect L	inits to	pe rep
	Project Units" st	hown on t hat wi narv Ur	HCD So	chedule D	1, report	the remo	ing Pr other H	oject <u>L</u> ousina	5 Inits to Units P	pe repr rovided

California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D5 (7/1/04) HCD-D5 Page 2 of 2

SCHEDULE HCD-D1 GENERAL PROJECT/PROGRAM INFORMATION

For <u>each</u> different Proje	ect/Program (area/name/agy o	or nonagy dev	<u>/rental or o</u>	wner), complete a D1 <u>and</u> applicable D2-D7.									
Examples: 1: 25 minor rehab (Nonagy Dev): Area 1: 15 Owner, Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s & 3 D-5s. 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagy Dev. Rentals. Complete 2 D-1s & 2 D-5s. 3: 15 sub rehab (restricted): Area 4: 15 Nonagy Dev, Owner. Complete 1 D-1 & 1 D-3. 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagy Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.														
Name of Redevelopm	ent Agency:		Dutsid		15/60									
Identify Project Area	or specity "C	outside":		based	Rental Assistance Program									
General Title of Hous	ing Project/P	rogram:	1erunt	DUDIEN	harra 1 - DI SIAMI C. Tray 1001.									
Project/Program Add	ress (optiona	al):			710.									
Street: City: 72081,92083,92084														
City under														
Owner Name (optional):														
Total Project/Program Units: # 25 Restricted Units: # Unrestricted Units: # For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.														
		sistance do not	complete any	of below or	any of HCD D2-D6. Only complete HCD-D7.									
For projects/programs w	and no respect	i family rantal	project [Gov'	Code Sec	tion 65863.10(a)(3)]? YES NO									
Was this a federally a	issistea mun	ii-tamily remai j	biolect foot	. '	me# of residents in unit) at FY end # 🚫									
Number of units occu	upied by inel	igible househo	lds (e.g. inelig	gible incor										
Number of bedrooms end	s occupied by	y ineligible per	sons (e.g. ine	ligible inc	ome/# of residents in unit) at FY #									
Number of units rest	ricted for sne	ecial needs: (nu	ımber must no	t exceed "	Total Project Units") # 🚫									
Number of units resu	icted for spe		- more Snee	ial Noode:	# Check if data not available									
Number of units rest	ricted that ar	e serving one o	or more spec	iai Necus.	# Check, if data not available									
(Note: A unit may sen	ve multiple "S	pecial Needs" b	elow. Sum of	all the belo	ow can exceed the "Number of Units" above)									
# DISABLED (Ment	ai) #	FARMWO	RKER (Permai	nent) [# TRANSITIONAL HOUSING									
# DISABLED (Physics)	1.11	FEMALE	HEAD OF HOL	SHOLD	# ELDERLY									
	1.0				# EMERGENCY SHELTERS									
# FARMWORKER ((Wilgrant)		e Bedrooms)	t	(allowable use only with "Other Housing									
	ļ	(, , , , , , , , , , , , , , , , , , ,			Units Provided - Without LMIHF" Sch-D6									
Afferdability and/or S	Special Need	Liee Restrictio	n Term (ente	r dav/mon	th/year using digits, e.g. 07/01/2002):									
Affordability and/or s	Denlessman	t Housing Units	Inclusionan	/ Housing I	Units Other Housing Units Provided									
	Replacemen	I Housing Office	inclusional	riodoling (With LMIHF Without LMIHF									
	<u> </u>		 		VIIII LIVIII II VIIII II VIIII II VIIII II VIIII II									
Restriction Start Date														
Restriction End Date														
Funding Sources:														
Redevelopment Fur	nde:	\$ 170	000											
Federal Funds Hom	idə.		.865											
	·C	\$	1005											
State Funds:		\$												
Other Local Funds:														
Private Funds:		\$												
Owner's Equity:		\$												
TCAC/Federal Awa		\$												
TCAC/State Award:		\$												
Total Development/			5,865											
Check all appropriat	te form(s) be	low that will be	used to iden	tify all of t	this Project's/Program's Units:									
		Inclusionary	Units:		Other Housing Units Provided:									
	Replacement Housing Units Inclusionary Units: Other Housing Units Provided:													
(Sch HCD-D2)	ising Office	☐ Inside Pro) ject Area (Sci	ונט-טאווו	VALUE CITIES (CONTROL 2)									
(Sch HCD-D2)	ising Office	☐ Inside Pro												
(Sch HCD-D2)	ising Office	☐ Inside Pro	pject Area (Sci Project Area (S		4) Mithout LMIHF (Sch HCD-D6)									
(Sch HCD-D2)	ising Office	☐ Inside Pro												

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HCD-D1

California Redevelopment Agencies - Fiscal Year 2003-2004 ${\rm Sch}\,{\rm D1}\,(7/1/04)$

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: CDC-City of Vista														
Agency: <u>CDC - City of Vista</u> Redevelopment Project Area Name, <u>or</u> "Outside": <u>Outside</u>															
Redeve	elopme	nt Pr	oject /	Area Na	me, <u>or</u> '	"Outsic	_	<u> Uuts</u>							
Afforda	able Ho	ousing	g Proj	ect Nan	ne: Tei	nant	Base	ed Re	ntal/	Assista	ince	Hogr	am		
	Check only one: Outside Project Area Check only one. If both apply, complete a separate form for each (with another Sch-D1):														
	Check only one. If both apply, complete a separate form for each (with another Sch-D1): Agency Developed Non-Agency Developed														
Check	Check only one. If both apply, complete a separate form for each (with another Sch-D1): Main Complete Complete Complete														
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															
Α.	New Construction Units (non replacement/non inclusionary):														
	Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units														
	VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG.														
	VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG.														
	L		<u></u>							050/ /		looom	ont/no	n inclus	ionam).
B.	Subst		Reha Iderly l		<u>n Units</u>	(value	increa Nor	ase Wit n Elderly	n land >	25% (I	TOT	AL Elde	rly & No	n Elderly	ionary): Units
	VI OW		-	TOTAL	INELG.	VLOW			TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
	VLOVV	1000	11100	101AL			Γ	Γ	r						
								<u> </u>							
C.	Non-S	ubsta	antial l	Rehabil	itation	Units:									
•			iderly l				No	n Elderly						n Elderly	
	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
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D.	Acqui		of Ur Elderly		y (non a	acquisi	No	n Elderly	/ Units	COVCIIUI	TO	TAL Eld	erly & No	n Elderly	Units
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California Redevelopment Agencies - Fiscal Year 2003-2004 SchD5 (7/1/04) HCD-D5 Page 1 of 2

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ncy	Name:	<u>CO</u>		219 21	<u> </u>				11042	,g			frog	ram	ental A	
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le.	Proces	vatio	s (H&	S 33334	.2(e)(11) Thre	at of P	ublic A	ssiste	d/Subsi	<u>dized R</u>	<u>entals</u>	Conve	ertea to	market).	
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If T	OTAL III	NITS i	s less th	an "Tota	Project	Units" sk	own on	HCD S	chedule l	D1, report	the rema	inder as	instruc	ted below.		
Che	ck all a	ppro	oriate	form(s)	listed l	oelow t	hat wi	ll be us	sed to	identify	remain	ina Pro	oject <u>U</u>	nits to Units Pr	be report	ed:
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California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D5 (7/1/04) HCD-D5 Page 2 of 2

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)

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Agenc	y: CDC- City of Vi	sta_												
D 1	Destruction mant Project Area Name, or "Outside": (AUS/AC)													
Afforda	Affordable Housing Project Name: Tenant Based Rental Assistance Program													
Check only one: Unside Project Area Outside 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): Owner-Occupied													
Enter the number of units for each applicable activity below:														
Note: "INELG" refers to a household that is no longer eligible but still a temporary resident and part of the total														
A.	New Construction Units: Elderly Units		Non Elderly Units						TOTAL Elderly & Non Elderly Units					
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	Substantial Rehabilitatio	- 11-14-	/inoros	eed v	رز مرراد	nclusiv	e of land	l. is > 2	25%):					
₿.	Substantial Renabilitation Elderly Units	n Units	(IIICI CO	Nor	Elderly	Units	<u> </u>	TOTAL Elderly & Non Elderly Units						
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	V20VV 20VV 111102													
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C.	Other Non-Substantial R	<u>ehabilit</u>	ation U	Inits:				TO	rai Elda	selv & Nic	n Elderly	/ Units		
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	VLOW LOW MOD AMOD	TOTAL	VLOW	LOW	MOD	AMOD	IOIAL	VLOVV	2011	1				
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		<u></u>	L	L	<u></u>									
E.	Mobilehome Owner / Re	<u>sident</u> :		No	n Elderi	v I Inits		то	TAL Eld	lerly & N	on Elderi	y Units		
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F.	Mobilehome Park Owne	r / Resi	dent:											
٠.	Elderly Units		Non Elderly Units						TOTAL Elderly & Non Elderly Units VIOW LOW MOD AMOD TOTAL					
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			<u> </u>	-										

California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D6 (7/1/2004)

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HCD-D6 Page 1 of 2

Agency Name:	CDC-City	of Vista
0- /		

Housing Project Name: Tenant Based Rental

SCHEDULE HCD-D6 OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE WITHOUT LMIHF) (continued)

household that is no longer eligible but still a temporary resident and part of the total

<u>Preservation of Public Assisted I</u> Elderly Units						No	n Elderly	Units		101AL Elderly & Non Elderly Units					
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Subsidy (other than any activity Elderly Units						No	n Elderi	y Units		TOTAL Elderly & Non Elderly Unit					
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California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D6 (7/1/04)

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GENERAL PROJECT/PROGRAM INFORMATION For <u>each</u> different Project/Program (<u>area/name/agy or nonagy dev/rental or owner</u>), complete a D1 <u>and</u> applicable D2-D7. 1: 25 minor rehab (Nonagy Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s & 3 D-5s. 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagy Dev. Rentals. Complete 2 D-1s & 2 D-5s. 3: 15 sub rehab (restricted): Area 4: 15 Nonagy Dev, Owner. Complete 1 D-1 & 1 D-3. 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagy Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5. COV-CINC Name of Redevelopment Agency: Outside Identify Project Area or specify "Outside": Hoder General Title of Housing Project/Program: Project/Program Address (optional): City: Street: VISTA 777 Anns Wau Owner Name (optional): **Unrestricted Units:** Restricted Units: Total Project/Program Units: For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7. Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? ☐ YES ☐ NO Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # (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") (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above) TRANSITIONAL HOUSING FARMWORKER (Permanent) DISABLED (Mental) FEMALE HEAD OF HOUSHOLD **ELDERLY** # DISABLED (Physical) EMERGENCY SHELTERS 11 4 12 114 114 # LARGE FAMILY FARMWORKER (Migrant) (allowable use only with "Other Housing (4 or more Bedrooms) Units Provided - Without LMIHF" Sch-D6) Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002): Other Housing Units Provided Inclusionary Housing Units Replacement Housing Units Without LMIHF With LMIHF Restriction Start Date Restriction End Date **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: Other Housing Units Provided: Inclusionary Units: Replacement Housing Units With LMIHF (Sch HCD-D5) ☐ Inside Project Area (Sch HCD-D3) (Sch HCD-D2) Outside Project Area (Sch HCD-D4) No Agency Assistance (Sch HCD-D7)

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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)

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Affordable	e Housi	ng Proje	ect Nam	ne:V <u>/S</u>	o th	clav	1-	Jalle	41	<u>PANT</u>	MU-	41					
Check on	l y one: side Proje	ect Area			6	Outs	<u>side</u> Pr	oject Are									
Check only one. If both apply, complete a separate form for each (with another Sch-D1):																	
Non-Agency Developed Agency Developed Check only one. If both apply, complete a separate form for each (with another Sch-D1):																	
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	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																
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SCHEDULE HCD-D1 GENERAL PROJECT/PROGRAM INFORMATION

For each different Project/Program (area/name/agy or nonagy dev/rental or owner), complete a D1 and applicable D2-D7. 1: 25 minor rehab (Nonagy Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s & 3 D-5s. 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagy Dev. Rentals. Complete 2 D-1s & 2 D-5s. 3: 15 sub rehab (restricted): Area 4: 15 Nonagy Dev, Owner. Complete 1 D-1 & 1 D-3. 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagy Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5. CDC - Cutur of Vista Name of Redevelopment Agency: Identify Project Area or specify "Outside": ASSISTANCE Hogram ta Mobilehome General Title of Housing Project/Program: Project/Program Address (optional): ZIP: City: Street: 92081,92683,92084 Vista atywide Owner Name (optional): **Unrestricted Units:** 84 **Restricted Units:** Total Project/Program Units: For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7. Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? ☐ YES ☒ NO Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY Ø end Ø Number of units restricted for special needs: (number must not exceed "Total Project Units") Check, if data not available Number of units restricted that are serving one or more Special Needs: #_ (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above) TRANSITIONAL HOUSING FARMWORKER (Permanent) **DISABLED** (Mental) # **ELDERLY** FEMALE HEAD OF HOUSHOLD **DISABLED** (Physical) # **EMERGENCY SHELTERS** LARGE FAMILY FARMWORKER (Migrant) (allowable use only with "Other Housing (4 or more Bedrooms) Units Provided - Without LMIHF" Sch-D6) Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002): Other Housing Units Provided Inclusionary Housing Units Replacement Housing Units Without LMIHF With LMIHF Restriction Start Date Restriction End Date Funding Sources: Redevelopment Funds: Federal Funds State Funds: Other Local Funds: In Lieu Fees \$ Private Funds: Owner's Equity: \$ TCAC/Federal Award: TCAC/State Award: 50,400 Total Development/Purchase Cost: Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units: Other Housing Units Provided: Inclusionary Units: Replacement Housing Units With LMIHF (Sch HCD-D5) ☐ Inside Project Area (Sch HCD-D3) (Sch HCD-D2) Without LMIHF (Sch HCD-D6) Outside Project Area (Sch HCD-D4) No Agency Assistance (Sch HCD-D7) HCD-D1

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California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D1 (7/1/04)

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)

(32.2)			
Agency	: _ COV-CDC	Dutende	
Redeve	lopment Project Area Name, or	Ha Mobile Home feat	to 0 Accestances
Afforda	ble Housing Project Name: <u> 🗥 </u>	The move per	100 7/30 FO /F - 1/1 O
	only one: Inside Project Area	Outside Project Area	-than Sah D1):
	Agency Developed	te a separate form for each (with an Non-Agency Developed	
Check	only one. If both apply, comple <u>Rental</u>	te a separate form for each (with an Owner-Occupied	other Scn-D1):
Enter t	he number of units for each app	icable activity below:	
Note: "I	NELG" refers to a household that	s no longer eligible but still a temporai	ry resident and part of the total
Α.	New Construction Units: Elderly Units	Non Elderly Units	TOTAL Elderly & Non Elderly Units
	VLOW LOW MOD AMOD TOTAL	VLOW LOW MOD AMOD TOTAL	/LOW LOW MOD AMOD TOTAL
В.	Substantial Rehabilitation Units	(increased value, inclusive of land,	is > 25%):
ъ.	Elderly Units	Non Elderly Units	TOTAL Elastry Cites and
	VLOW LOW MOD AMOD TOTAL	VLOW LOW MOD AMOD TOTAL	VLOW LOW MOD AMOD TOTAL
C.	Other Non-Substantial Rehabili	ation Units:	TOTAL Elderly & Non Elderly Units
	Elderly Units	Non Elderly Units	VLOW LOW MOD AMOD TOTAL
	VLOW LOW MOD AMOD TOTAL	VLOW LOW MOD AMOD TOTAL	VEOW EOW MED 74.000
D.	Acquisition Only:		TOTAL Elderly & Non Elderly Units
	Elderly Units	Non Elderly Units	VLOW LOW MOD AMOD TOTAL
	VLOW LOW MOD AMOD TOTAL	VLOW LOW MOD AMOD TOTAL	VEOW 2011
_			
E.)	Mobilehome Owner / Resident:	Non Elderly Units	TOTAL Elderly & Non Elderly Units
	Elderly Units	TOTAL	VLOW LOW MOD AMOD TOTAL
	VLOW LOW MOD AMOD TOTAL	VEOVY LOVY IMOS JAMES	84 84
	72 72	12 12	0.71
F.	Mobilehome Park Owner / Res	ident: Non Elderly Units	TOTAL Elderly & Non Elderly Units
	Elderly Units		VLOW LOW MOD AMOD TOTAL
	VLOW LOW MOD AMOD TOTAL	- VLOVV LOVV MIOD AMOD 101111	

A	Nomai								Housi	ng Proje	ct Name	:			
Agency	Name:							_							
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Note:															
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							-4-111-	:4- \A/:4	bout I N	MHE (H	&S 333	34.3(f)	(1)(A):		
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J.					/ activity	<u>y alrea</u>	dy repo	orted o	n this to	<u>orm)</u> :		TAL Eld	erly & N	on Elderl	y Units
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TO	TAL <u>UN</u>	IITS (Add o	nly <u>TO</u>	ΓAL of a	II "TO"	FAL E	derly / I	Non Eluc	erly Om				<u> 101</u>	╝
If T	OTAL <u>U</u> I	VITS is	s less th	an Total	Project U	nits 'sh	own on l	HCD Scl	redule D1	, report	the rema	inder as	instruc	ted below	
Che □ F	ck all a Replacer Sch HCl	pprop	oriate Housii	form(s) listed l	below f	that wi	II be us its:	sed to id	dentify	remaini <u>O</u>	i ng Pro ther Ho	oject <u>U</u> ousing	<u>Inits</u> to Units P	be reported: rovided: CD-D5)
(U-U2)	,						ea (Sch		_] <u>No A</u>	ssistar	<u>nce (</u> Sch	n HCD-D7)

SCHEDULE HCD-D1 GENERAL PROJECT/PROGRAM INFORMATION

For <u>each</u> different Project/Program (<u>area/name/agy or nonagy dev/rental or owner</u>), complete a D1 <u>and</u> applicable D2-D7. Examples: 1: 25 minor rehab (Nonagy Dev): Area 1: 15 Owner, Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s & 3 D-5s. 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagy Dev. Rentals. Complete 2 D-1s & 2 D-5s. 3: 15 sub rehab (restricted): Area 4: 15 Nonagy Dev, Owner. Complete 1 D-1 & 1 D-3. 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagy Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5. - City of Vista Name of Redevelopment Agency: Identify Project Area or specify "Outside": General Title of Housing Project/Program: Project/Program Address (optional): City: Street: arrivede Owner Name (optional): **Unrestricted Units: Restricted Units:** Total Project/Program Units: For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7. Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]? ☐ YES ☒ NO Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end 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") M Check, if data not available Number of units restricted that are serving one or more Special Needs: #_ (Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above) TRANSITIONAL HOUSING FARMWORKER (Permanent) DISABLED (Mental) # FEMALE HEAD OF HOUSHOLD **ELDERLY DISABLED** (Physical) # **EMERGENCY SHELTERS** LARGE FAMILY FARMWORKER (Migrant) (allowable use only with "Other Housing (4 or more Bedrooms) Units Provided - Without LMIHF" Sch-D6) Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002): Other Housing Units Provided Inclusionary Housing Units Replacement Housing Units With LMIHF Without LMIHF Restriction Start Date Restriction End Date **Funding Sources:** \$ Redevelopment Funds: \$ Federal Funds State Funds: \$ Other Local Funds: \$ Private Funds: \$ Owner's Equity: \$ TCAC/Federal Award: WA-this is an individual owner tax credit 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: Other Housing Units Provided: Inclusionary Units: Replacement Housing Units With LMIHF (Sch HCD-D5) ☐ Inside Project Area (Sch HCD-D3) (Sch HCD-D2) Without LMIHF (Sch HCD-D6) Outside Project Area (Sch HCD-D4) No Agency Assistance (Sch HCD-D7)

California Redevelopment Agencies - Fiscal Year 2003-2004 Sch D1 (7/1/04) HCD-D1

SCHEDULE HCD-D6

OTHER HOUSING UNITS PROVIDED (AGENCY ASSISTANCE <u>WITHOUT</u> 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	/ :			<u> Cnc-</u>	<u> </u>	•		2: 1							
Redeve	elopme	nt Pro	ject A	rea Na	me, <u>or</u> '	'Outsid			Adl	,					
Afforda	able Ho	using	Proje	ct Nam	ie:		$\overline{\mathbb{W}}$	<u>cc</u>							
	<mark>only o</mark> r <u>Inside</u> F	Project				_	· · · · · · · ·		oject Ar						
	Agency	Deve	loped				Non Non Non Non Non	-Agen	<u>cy</u> Deve						
	<u>Rental</u>						1 Own	ner-Oc	cupied	ı (with a	nother	Sch-D)1):		
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					old that i	s no lor	iger eli	gible b	out still a	tempor	ary resi	dent ar	nd part	of the to	otal
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Other A	ssis: El	MOD tance derly I	AMOD L: Jnits AMOD	TOTAL	VLOW	No LOW	on Eider MOD	ly Units	TOTAL	TC	OTAL EIG	derly & I	Non Elde	rly Units

110 of 129

HCD-D6 Page 2 of 2

SCHEDULE HCD-D7

HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)

(units not claimed on Schedule D-2,3,4,5,6)

Agen	icy: Community Deve	dopment Commission-Cuty o, or "Outside": Vista Redevelopme	of Vista
	evelopment Project Area Name sing Project Name:	, or "Outside": VISIA NEGEVELOPME	
		TS NOT REPORTED on HCD-D2 through HC	CD-D6 for project/program units that
have fund on H when	not received <u>any</u> agency assistance ls) or nonfinancial assistance (desi ICD D1, a portion of units in the s reas other units may be unassisted	e. Agency assistance includes either financial ign, planning, etc.) provided by agency staff. In ame project/program may be agency assisted (r by the agency (reported on HCD-D7).	assistance (LMIHF or other agency a some cases, of the total units reported eported on HCD-D2 through HCD-D6)
to th	ie sum of all the project's/program	cile any difference between total project/progra 's units reported on HCD-D2 through HCD-D6 <u>area</u> that increases the agency's inclusionary of is optional, if units do not make-up any part of	obligation. <u>Reporting nonagency</u>
Exa Fifty abov and repo	y (50) units received agency assista ve moderate units were funded with developed market-rate units) must orted on D2-D6).	new 100 unit project was built (reported on Honce [30 affordable LMIHF units (reported on the other agency funds (reported on HCD-D6)]. The be reported on HCD-D7 to make up the difference of	etther HCD-D2, D3, D4, 0r D3) and 20 The remaining 50 (privately financed ence between 100 reported on D1 and 50
Exa fam	imple 2 (reporting all units): Insid ily or single-family), funded by tax	e a project area a condemned, historic property credits and other private financing without an	was substantially rehabilitated (mutti- y agency assistance.
<u></u>		Project Area in completing applicable info	
	Inside Project Area		
Ά	Enter the number for each a	oplicable activity:	
	New Construction Units:		
	Substantial Rehabilitation U	nits:	
	Total Units:		
	Outside Project Area		
All	Enter the number for each a	pplicable activity:	
-(1	New Construction Units:		
	Substantial Rehabilitation U	nits:	
	Total Units:		
		ed below that will be used to identify rem	aining Project <u>Units</u> to be reported:
	Replacement Housing Units (Sch HCD-D2)	Inclusionary Units: Inside Project Area (Sch HCD-D3)	Other Housing Units Provided: <u>With</u> LMIHF (Sch HCD-D5)
`		Outside Project Area (Sch HCD-D4)	☐ Without LMIHF (Sch HCD-D6)

STATEMENT OF INDEBTEDNESS - CONSOLIDATED FILED FOR THE 2004 - 2005 TAX YEAR

Name of Redevelopment Agency Community Development Commission of the City of Vista.

Name of Project Area Vista Redevelopment Project

		Current	rent
Balances C	Balances Carried Forward From: Line	Total Outstanding Deb	Principal/Interest Due During Tax Year
		124 187 727	4,699,538
Fiscal Period - Totals	(From Form A, Page 1 Totals) (1)	3 1 0 5 1 7	
(Optional)	Totale (2)	1	
Post Fiscal Period - Lotais	(From Form B, rage 1 10tais)		
	(3)	134, 182, 737	4,699,538
Grand Totals			
Available Revenues	$\frac{1}{1} = \frac{1}{2} = \frac{1}$	1,158,768	
From Calculation of Available Revenues, Line			
Net		133.023.969	
Requirement			

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

	Indebtedness for the above named agency.	hereby certify that the above is a true and accurate Statement of	Pursuant to Section 33675(b) of the Health and Safety Code, 1	Certification of Chief Financial Officer:	
OIMBURIO	Cionature	Dal K Milan	Name	Dale R. Nic 1505	
	Date	9/24/2004	Title	Finance Manager	

STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS FILED FOR THE 2004 - 2005 TAX YEAR

Form A
Page 1 of 2

Name of Redevelopment Agency Commonty

Name of Project Area Vista Redeve Development Commission of the City of Vista

For Indebtedness Entered into as of June 30, 2004.

		Or.	ninal Da	2		Current	rent
	3	Dringing	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year
MARTY Albertin Bonds	10/95	32,550,000	30urs	Var	35,359,632	19,096,550	2,293,095
(B) More Payable - City of 1/15ta	12/43	1,184,714	Made	6%	open	1,719,745	- Cutable
(C) 1/2514 1997 Lease Revinue Bonde	5/97	6,309,419	19412	Var	3,840,029	6,413,352	533,579
(D) (By Leave Rancha Burna Vista	8/69	2,135,000	OPCH	Var	Open	4,445,909	-
(E) 1998 Yax Allocation Bond 5	6/98	14,500,000	30415	Var	18,409,832	28475,812	870,797
	10/60	4,631,881	open	Var	Open	3,914,599	
0/	6/01	497,000	Doen	Var	open	554,039	
(H) ZOO Tax Allocation Bonds	5/01	12,150,000	36445	Var	20,412,672	30,566,585	757,114
(1) City Loan 2001-02	19/21	511,697	Spen	Vac	open	541,457	1
/	5/02	400,000	open	Var	open	452'8117	1
						127,032,370	4,454,585
Totals Forward From All Other Pages						7,156,367	244,953
Totals, Fiscal Year Indebtedness						134, 182, 737	4,699,530
Purpose of Indebtedness:					•		
(A) Public Improvencents			· ਜ) Land A	(F) Land Acquisition		
(B) Land Acquisition			' : ଜ	(G) Public :	Public Improvements		
Public			' Î	(H) Public	Public Improvements		
L i			· _	1) Site A	Site Acquisition		
Public Im			ا (<u>ا</u>	Site	nevelopment Costs		

7/6/2000

STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS FILED FOR THE 2004 - 2005 TAX YEAR

Page 2 of 2 Form A

Name of Project Area Name of Redevelopment Agency Commonity Pruclopment Commission of the City of Vista

For Indebtedness Entered into as of June 30, 2004.

Vista Redevelopment Project

		0	Original Data	<u>a</u>		Cui	Current
				Interest	Total	Total	Principal/Interest
Debt Identification	Date	Principal	Term	Rate	Interest	Outstanding Debt	Due During Tax Year
(A) Promissory Note	19/11	1,250,000	10 H15	6%	612,869	1,490,295	186,287
(B) Problessory Note	02/02	400,000	10415	8 %	186,662	062,10014	58,666
(C) City Logu 2002-03	11/02	244,953	Open	lar	Open	578,967	80.1
(D) City LARM 2002-02	12/22	4,462,015	open	Var	open	4,617,775	g Ta
(E)							
(F)							
(G)							
(H)							
(L)							
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Total, This Page						7,156,367	244,953

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Rev.	Î	Œ	(D) ((C) ((B) (€
Rev. 7/6/2000			Pohlic Transaction man 15	Popologista Agreement Dayments	Site Dry languant Costs	Size forment 18015
	(L)	(K)	(J)		(H)	(G)

Name of Agency Name of Project Area

CHIND WING Redevelopment Project Development Commission of the City of Vista

Tax Year FY 2004-2005

Reconciliation Dates: From July 1, 03 To June 30, 04.

	Α	В	C	ם	m	F
Debt Identification:	Outstanding Debt	Adjustments	ments	Amounts Paid Against	aid Against	Remaining
SOI, page and line: Brief	All Beginning	Increases	Decreases	Indebtedness, from	ess, from:	Balance
ر De	Indebtedness	(Attach Explanation)	(Attach Explanation)	Tax Increment	Other Funds	(A+B-C-D-E)
Pa /		_				
e A	52,287,560	16,245	dan	2,307,247	ţ	49,996,558
Pg)		03/04 Interest			ı	
Σ⊃ . 0	1,619,572	100,173		80		1,719,745
Pg J		03/04 Admin Costs				
e C Line C	6,946,815	3,265		536,728	f	6,413,352
Pg 1 Pg 1 City Loan		03/04 Interest		I -	(
e D Line D	4,360,950	85,039				4,445,989
Pg 1 Pg 1		03/04 Admin Costs				
ш ш	29,352,758	8,363	George Control	885,309		28,475,812
Pg 1 Pg		03/04 Interest				
TT	2,645,763	73,684			2,719,447	
Pg I Pg	-	03/04 Interest				
ē ८४	4,090,901	73,698	ţ		250,000	3,914,599
Pg Pg	,	03/04 Interest	1	i	S	
e T	519,099	14,040				534,039
TOTAL- THIS PAGE	101,824,318	374,507	4	3,729,284	2,969,447	95,500,094
TOTALS FORWARD	39,198,350	8,240,203	ę	8,755,910	+	38, 682, 643
GRAND TOTALS	141,022,666	8,614,710	-capes	12,485,194	7,969, 447	134,182,737

NOTE:

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

Name of Agency

Community Development Commission of the City of Vista

Name of Project Area

Tax Year 14 2004-2005

Reconciliation Dates: From July 1, _43_ To June 30, _54_.

							10175 119017501
38,682,643	P	4,602,969	1	4.087.262	20 E B 170		TOTAL THIS DAGE
		39,926		39,926	ŧ	Paleman Pass + hiough	e e
******		•	• -	03/04 Change			Pg Pg
		740'55	1	55,042	-	San Marcos Unified Passthrough	Ф
ŀ	ľ	1	1	03/04 Charge			Pg Pg
		1.341,561	•	1,341,561	J	Vista Unifica Passthouse	е
Ę	ę		ļ	03/04 Change			Pg Pg
		1,692,257		1,692,257	1.00	Developm Agreements	е
	1		İ	03/04 Charge			
		474,774		414,774	į	Administrative Advance	Œ
í	(!	03/04 Charge			Pg Pg
1,611,11)				121,402	4,496,373	City Loan 2002-02	Line E Line
7	1	1	1	03/04 Interest	-	•	Pg 2 Pg
10,10,10				Int 11,661	246,039	City Loan 2002-03	Line D Line
1.70 24.3		1		Prin, 320,467			Pg Z Pg
762,530		11998			527,996	Promissory Note	ine C Line
1	•	,	ı	•			Pg Z Pg
0.77		186,287			1676,582	Promissory Note	Line B Line
	ſ	-	١				Pg Z Pg
418,65				10,995	407,239	City Loan 2002-01	Line A Line
	1			03/64 Interest			Pg Z Pg
541,451				14,235	527,222	City Loan 2001-02	4
			1	03/04 Interest			Pg / Pg
30,566,585		754,456	1	4,442	31,316,099	2001 Tax Allocation Bonds	e (
•	!			03/04 Admin Costs			ㅠ
(A+B-C-D-E)	Other Funds	Tax Increment	(Attach Explanation)	(Attach Explanation)	Indebtedness	Description	Prior Yr Current Yr
Balance	ess, from:	Indebtedness, from:	Decreases	increases	All Beginning	Brief	SOI nage and line:
Remaining	aid Against	Amounts Paid Against		Adjustments	Outstanding Debt	Debt Identification:	Debt
F	m	U	ဂ	В	Α		

RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

Page 3 of 3

Name of Agency

Community Development Commission of the City of Vista

Name of Project Area

Vista Redevelopment Project

Tax Year Fy 2004-2005 Reconciliation Dates: From July 1, 03_ To June 30, 04_.

		4,152,441	- Charles	4,152,941	4		TOTAL- THIS PAGE	TOTAL
							Line	Line
		- -		<u>-</u>			Pg	Pg
							Line	Line
						-	Pg	Pg
							Line	Line
							Pg	Pg
							Line	Line
	-		:				Pg	В
							Line	Line
			•				Pg	Pg
							Line	Line
							Pg	Pg
							Line	Line
							Pg	Pg
							Line	Line
							Pg	Pg
							Line	Line
						Ę	Р	Pg
		2,254,216		2,254,216	6	20% Low & Mad Housing	Line	Line
-	1		[38.001 Charge			Pg	Pg
*Canado	Property	505,212	1	505,212 505,212	£	EANF Payment	Pg Line	Pg Line
		1,010,010		1,513,513		San Diego Co. Passthrough	Line	Line
The same	l	1 NON KIN	1	03/04 Charge	ş	3	Pg	Pg
(A+B-C-D-E)	Other Funds	Tax Increment	(Attach Explanation)	(Attach Explanation)	Indebtedness	Description	SOI, page and line:	SOI, pa
Balance	ald Against ess, from:	Amounts Paid Against Indebtedness, from:	ments Decreases	Adjustments Increases D	Outstanding Debt	Debt Identification:	Debt	
J J		0	C	В	А			
	1							

CALCULATION OF AVAILABLE REVENUES

AGENCY NAME Community Development Commission of the City of	<u>P</u> Vista
PROJECT AREA Vista Redevelopment Project	
TAX YEAR F.y. 2004-2005	
RECONCILIATION DATES: JULY 1, 63 TO J	UNE 30, <i>0</i> 4
Beginning Balance, Available Revenues	1. 2,144.807
(See Instructions)	,
Tax Increment Received - Gross	2. 11.271.079
All Tax Increment Revenues, to include any Tax Increment	
passed through to other local taxing agencies.	
All other Available Revenues Received	3. 228,076
(See Instructions)	
Revenues from any other source, included	
in Column E of the Reconciliation	
Statement, but not included in (1-3) above	4. 2,969,447
Sum of Lines 1 through 4	5. 16,613,409
Total amounts paid against indebtedness	6 15 454 141
in previous year. (D + E on Reconciliation Statement)	6. <i>15, 454,641</i>
Available Revenues, End of Year (5 - 6)	7. 1.158,768
FORWARD THIS AMOUNT TO STATEMENT OF	
INDERTEDNESS, COVER PAGE, LINE 4	

NOTES

Tax Increment Revenues:

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

Item 4. above:

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