ANNUAL REPORT OF FINANCIAL TRANSACTIONS OF COMMUNITY REDEVELOPMENT AGENCIES

TO: STATE CONTROLLER

COVER SHEET •

PAGE

1023 PHONE-(CONTACT PERSON) (760) 726-1340 ext. OTHER ZIP CODE ZIP CODE ZIP CODE 92084 / DATE GOVERNING BODY MEMBERSHIP STATE USE ONLY Executive Director 619, 234-5137 BOARD OF SUPERVISORS (PLEASE AFFIX LABEL AND CORRECT THE LABEL IF NECESSARY) XXX CITY COUNCIL STATE STATE STATE CA 1900 DEVELOPMENT COMMISSION INDEPENDENT AUDITOR Calderon, Jaham & Osborn Suite 600 Eucalyptus Avenue VISTA, CA 92085-1988 (CONTACT PERSON) REDEVILOPMENT AGENCY (H&S CODE 33100) VISTA COMMUNITY X X COMMUNITY DEVELOPMENT COMMISSION **600 EUCALYPTUS** P. O. BOX 1988 Street, 37958000 BY: Dale Nielsen Rita Geldert SIGNATURE OF PARCUTIVE DIBES Saiz AGENCY ORGANIZATION (H&S CODE 34110) STREET ADDRESS 600 "B" Thomas REPORT PREPARED MAILING ADDRESS STREET ADDRESS CONTACT PERSON Visto AGENCY NAME STREET AL LOCATION IRM NAME COUNTY HONE 77 CITY BATCH NO REVIEWED CLEARED (760 726-1340 (760 726-13.0 STATE USE ONLY PHONE MEMBERS OF THE COVERNING BODY MEMBER MEMBER MEMBER MEMBER MEMBER AGENCY OFFICIALS 2000 DIVISION OF ACCOUNTING AND REPORTING LOCAL GOVERNMENT REPORTING SECTION Barbara Underwood DUE WITHIN SIX MONTHS OF THE McClellan REDEVELOPMENT REPORTING UNIT AGENCY'S FISCAL YEAR END. Ed Estes, Jr. Rita Geldert 3301 C STREET, SUITE 700 SACRAMENTO, CA 94250 Judy Ritter SACRAMENTO, CA 95816 FISCAL YEAR ENDED June 30 EXPRESS MAIL ADDRESS: Dick Cooke PHONE: (916) 445-5153 Ted Cole P. O. BOX 942850 EXECUTIVE OFFICER Gloria FISCAL OFFICER CHAIRPERSON SECRETARY MEMBER MEMBER MEMBER

ACCT-LGRS 80 (REV 6/2000)

Jo Seibert

92101

CA

San Diego

760 726-1340

ANNUAL REPORT OF FINANCIAL TRANSACTIONS OF COMMUNITY REDEVELOPMENT AGENCIES ACHIEVEMENT INFORMATION (UNAUDITED)

PAGE

2000 FISCAL YEAR ENDED June 30,

AGENCY NAME Vista Community Development Commission

INDICATE ONLY THOSE ACHIEVEMENTS COMPLETED DURING THE FISCAL YEAR OF THIS REPORT AS A DIRECT RESULT OF THE ACTIVITIES OF THE REDEVELOPMENT AGENCY

Bldg Facades REHABILITATED

A	NEW CONSTRUCTION REHABILITAT	3 Bldg Faca		980 (F)	6,795										(Fr.		TING $E = STREETS & ROADS$ STORM $F = BUS/TRANSIT$
~	 خ	1	2	3	4	5	ſ		1	9		::30°	jeto	1.0	t	1	SCAPIN R & ST
TED THIS YEA	IEW OR ONSTRUCTION	DINGS	INGS		1 Housing	OOTAGE		er of Jobs Ie activities	THER	ATED.	PRIATE CODE	TYPE OF	OMPLETED			(A-F ONLY)	C = LANDSCAPING D = SEWER & STORM
FOOTAGE COMPLETED THIS YEAR BY BUILDING TYPE AND	SEGREGATED BY NEW OR REHABILITATED CONSTRUCTION	COMMERCIAL BUILDINGS	INDUSTRIAL BUILDINGS	PUBLIC BUILDINGS	Transitional OTHER BUILDINGS	TOTAL SQUARE FOOTAGE		ENTER THE NUMBER OF JOBS CREATED FROM THE ACTIVITIES	OF THE AGENCY, EITHER	ACTUAL OR ESTIMATED.	ENTER THE APPROPRIATE CODES	TO INDICATE EACH TYPE OF	PUBLIC FACILITY COMPLETED	THIS YEAR.		TYPES COMPLETED (A-F ONLY)	A = UTILITIES B = RECREATION
PLEASE PROVIDE A DESCRIPTION OF THE AGENCY'S ACTIVITIES/ ACCOMPLISHMENTS DURING THE PAST YEAR. USE ADDITIONAL FORMS	AS NEEDED. PPEASE RE SPECIFIC AS THIS INFORMATION WILL BE THE BASIS	FOR POSSIBLE INCLUSION IN THE PUBLICATION.			See Attached												

ACCT-LGRS 80 (REV 6/2000)

SUMMARY OF REDEVELOPMENT ACTIVITIES

Redevelopment Law

The California Health and Safety Code Section 33080.1 requires every redevelopment agency to report annually on its housing activities, and use of the Housing Fund, from the 20% set-aside tax increment, and use of the 80% tax increment within six months after the end of the year. The Community Development Commission (Commission) receives the report and presents it to the City Council. The City Council approves the Annual Report and transmits it to the State. The Annual Report (Exhibit 3- Limited Distribution) includes an independent financial audit, a fiscal statement, a description of the agency's activities affecting housing and displacement, and any other information deemed useful to explain its programs.

Annual Report - Financial

The Vista Redevelopment Project Area (Project Area) was established in 1987 and totals 2,106 acres. During fiscal year 1999- 2000, the Project Area generated \$6,902,341 of gross tax increment revenue. The Commission must deposit 20% of the tax increment revenue into the Low and Moderate Income Housing Set Aside Fund. In addition, the Commission is contractually obligated to pass through a percentage of the funds to the Vista Unified School District, San Marcos School District, Palomar Community College District and the School Safety Fund. The following table describes the distribution of the tax increment revenue received during fiscal year 1999-2000:

TAX INCREMENT FY 1999-2000

Total gross Tax Increment Received		\$6,902,341
Pass-through commitments	_	840,129
Sub-total Sub-total		6,062,212
Housing Fund Set-aside	-	1,380,468
Net Tax Increment for Repayment of Debt		\$4,681,744
And Capital Projects		
(80% fund total for FY1999-2000)		

Redevelopment Activities

During 1999-2000 the Commission terminated the Disposition Development Agreement (DDA) with DDR Oliver McMillan for the 37 acre Vista Village Downtown Redevelopment Project and entered into a Exclusive Negotiating Agreement (ENA) with Civic Partners for the entertainment and retail componant anchored by Krikorian Premiere Theaters. It is expected that a DDA will be signed with Civic Partners in 2000-2001. Once the DDA is signed construction of the first phase will be completed within two years. The Commission has invested or committed over \$40 million dollars to acquire property, construction public improvements, complete, and transform a concrete drainage channel into a beautiful creek walk. In 1999-2000 construction began on a new multi-modal transit center that was completed in November of 2000.

During 1999-2000, the Commission completed the following activities for Vista Village:

- Entered into an Exclusive Negotiating Agreement with Civic Partners
- Completed acquisition and relocation activities for the Vista Village Project
- Completed demolition and relocation
- Continued site preparation for the Project including dry utilities, grading, street work, box culverts, site remediation, sewer improvements, and pad preparation
- Started construction of a new multi-modal transit center that was completed in November 2000

In addition to the Vista Village Project, the Commission has completed the following activities:

- Vista Way/Jefferson Street realignment
- Revitalization of a portion of old East Vista Way to become a beautifully landscaped, pedestrian-friendly "Main Street." Main Street will become the pedestrian and vehicular connection with Vista Village
- Three owners with Commercial Property Improvement loans/grants for downtown businesses
- Provided funding for the expansion of the Brengle Terrace Senior Center
- Provided funding for the Brengle Terrace Detention Basin
- Provided funding for the purchase of 2076 Thibido Road as a replacement for the Downtown Community Center
- Entered into a DDA with Olson Urban Housing, LLC, for the development of the Hacienda/Gateway property

Housing Fund

The Commission must deposit twenty percent of the tax increment revenue into the Low and Moderate Income Housing Set Aside Fund (Housing Fund). The following table provides a financial overview of the Housing Fund transactions:

HOUSING FUND

Capital Projects

Beginning Balance		\$2,335,517
Housing Fund Revenues & other sources	+	1,894,963
Sub total		4,230,480
Expenditures	-	927,268
Total Available		\$3,303,212
For Debt Service and		, ,

Housing Fund Programs

The Housing Fund is to be used to increase, preserve and improve the supply of low and moderate income housing (Health and Safety Code Section 33334.2). In 1999-2000 the Commission approved the 5-year Redevelopment and Housing Implementation Plan. The following programs are funded through the Redevelopment Set-Aside Housing Fund during the reporting period:

Sycamore Creek Mobile Home Park – The Commission provides an operating subsidy to maintain affordable housing at Sycamore Creek. The City maintains affordable rents and has conducted surveys of the residents documenting income. Out of 115 spaces at Sycamore Creek 40 are vacant, 17 are occupied by recrational vehicles, and low-income residents occupy 60. Council will be considering a long-term strategy for the property in 2000-2001.

Casa Base – The Commission provided a loan in the amount of \$34,034 to Alpha Project from the Set-Aside Housing Fund for the rehabilitation of a 12-unit apartment complex to be used as transitional housing for homeless men. In the previous fiscal year the Commission assisted with the purchase and relocation of residents. In 1999-2000 the rehabilitation was completed and the project became occupied as transitional housing.

Nettleton/Cedar Road Housing – The Nettleton Road project received \$514,421 in loan proceeds in 1999-2000. The project completed the second phase of the Cedar Road project developed by Community Housing of North County. Nettleton Road is a 28 unit affordable housing complex, and Cedar Road is a 40 unit affordable unit complex that includes 20 units of transitional housing.

Housing Rehabilitation Program – The Commission provides deferred and amortized loans at below-market interest rates to eligible single-family homeowners to make needed repairs. During the reporting period the Commission assisted four households.

Vista Home Ownership Programs – The Pre and Post Homebuyer Education Programs provides counseling services for new homeowners. During the Reporting Period two households were assisted through these programs. During the reporting period the Commission also provided funding for the Down Payment Program and the Renter/Buyer Program. Program restrictions pursuant to the regulations for Set-Aside Housing Funds under Redevelopment Law have limited the success of these programs. Therefore these programs are currently under review for changes in funding sources that will enable changes to program requirements and increase participation.

Mortgage Credit Certificates (MCC) - This program provides tax credits for low-income homebuyers. The Set-Aside Housing Fund is used to pay an administrative fee for each MCC issued. During the reporting the MCC program assisted 10 homebuyers.

Hidden Valley – Housing Set-Aside Tax Allocation Bonds provides an operating subsidy for this 50-unit senior affordable housing development.

In addition to programs funded through The Set-Aside Housing Fund, the Commission has used other funding sources to assist the residents of Vista with housing needs, such as Community Development Block Grant funds (CDBG), HOME funds, General Funds, and Mortgage Revenue Bonds. Such Programs include Mobile Home Rental Assistance, Owner Occupied Mobile Home Rehabilitation Program, Emergency Shelter, Affordable housing development, and the Mobile Home Park Acquisition program

ACCT-LGRS 80 (REV 6/2000)

ANNUAL REPORT OF FINANCIAL TRANSACTIONS OF COMMUNITY REDEVELOPMENT AGENCIES AUDIT INFORMATION

PAGE 0 3

STATE USE ONLY	OPINION 2	COMPLIANCE 3 OPINION 4		V. IF SECTION IV. IS OTHER THAN A OR B, STATE BRIEFLY BELOW THE AREAS OF NON-COMPLIANCE ATTACH ADDITIONAL PAGE IF NECESSARY					
B. No	В. По	B. QUALIFIED D. DISCLAIMER	NDATE	EALTH & SAFETY S FOR B. NO	B. \textstyle \te	B. X POSITIVE/NEGATIVE NO EXCEPTIONS	D. QUALIFIED	F. DISCLAIMER	EXPECTED COMPLETION DATE:
ROM A. X YES	A. X YES	A. X UNQUALIFIED C. ADVERSE E. AUDIT INCOMPLETE	EXPECTED COMPLETION DATE	WAS A COMPLIANCE AUDIT PERFORMED IN ACCORDANCE WITH HEALTH & SAFETY CODE SECTION 33080.1 AND THE STATE CONTROLLER'S GUIDELINES FOR COMPLIANCE AUDITS? A. X YES B. X NO	A. X YES	OPINION A.	C. WITH EXCEPTIONS	E. ADVERSE	G. COMPLIANCE AUDIT INCOMPLETE
I. WAS THE REPORT PREPARED FROM AUDITED FINANCIAL DATA?	DID YOU SUBMIT A COPY OF THE AUDIT?	II. INDICATE FINANCIAL AUDIT OPINION.	IF THE AUDIT OPINION WAS OTHER THAN UNQUALIFIED, STATE BRIEFLY THE REASON GIVEN.	III. WAS A COMPLIANCE AUDIT PEI CODE SECTION 33080.1 AND THE COMPLIANCE AUDITS?	DID YOU SUBMIT A COPY OF THE AUDIT?	IV. INDICATE COMPLIANCE AUDIT OPINION A.			

BALANCE SHEET		AGENCY NAME	Vista C	ommunity Deve	Development Com	Commission		PAGE	0 4
	1		<u></u>	C	٥			ī	9
ASSETS & OTHER DEBITS	TS] "]	ATE	SPECIAL REVENUE/OTHER FUNDS	GENERAL LONG-TERM DERT	GENERAL FIXED ASSETS	TOTAL	7
CASU B IMBDECT CASU	0 3	s3.915.172	s515,693	\$2.402.122 \$				\$6,832	987
CASH WITH BISCAL AGENT	2.0	6.989.102	887.088	229.168				8,105,	358
74V PACPEMENTS RECEIVABLE	3.0		,	43.455				217,	275
ACCOUNTS BECHIVAR F	4	57.990						57	57,990
ACCRUED INTEREST ACCRUED INTEREST	5.0	743			,			743	,750
NUCEYABLE TO ANY BECFEWARIE	9			637, 719	· · · · · · · · · · · · · · · · · · ·			634,719	719
CONTRACTS RECEIVABLE	7.0			Ĵ					
LEASE PAYMENTS RECEIVABLE	8.0					S			
INFARNED FINANCE CHARGE	0.6								
DUE FROM CAPITAL	10.0								• " " "
DUE FROM DEBT	11.0		:						
DUE FROM LOW/MODERATE NCOME HOUSING FUND	12.0								
DUE FROM SPECIAL REVENIENTHER FINDS	13.0								
INVESTMENTS	14.0								
OTHER ASSETS	15.0	690-6						2,	062
INVESTMENT-LAND HELD FOR RESALE	16.0								
ALLOWANCE FOR DECLINE IN VALUE OF LAND HELD FOR RESALE	16.1								
FLXED ASSETS: LAND, STRUCTURES & IMPROVEMENTS	17.0						\$		
EQUIPMENT	18.0								
AMOUNT AVAILABLE IN DEBT SERVICE FUND	19.0					1,470,111		1,470	111
AMOUNT TO BE PROVIDED FOR PAYMENT OF LONG-TERM DEBT	20.0					60,981,523		60,981	523
TOTAL ASSETS & OTHER DEBITS (MUST EQUAL PAGE 04, LINE 40)	21.0	11,708,076	1,576,601	\$3,309,464		,62,451,634	S	39,045	775
ACCT- LGRS 80 (REV 6/2000)									

BALANCE SHEET		AGENCY NAME 2000	Vista	Community Deve	Development Comm	Commission		PAGE 0 4
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LIABILITIES & OTHER CREDITS		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING FUNDS	SPECIAL REVENUE/OTHER FUNDS	GENERAL LONG-TERM DEBT	GENERAL FIXED ASSETS	TOTAL (MEMORANDUM ONLY)
ACTOLINIS PAVABLE	22.0	5 7	s 1.250	95	S			\$ 776,856
ACCOUNTS ACCOUNTS	23.0					S		
TAX ANTICIPATION NOTES PAYABLE	24.0							
LOANS PAYABLE	25.0							
OTHER LIABILITIES	26.0	32.041	105.240	5.557				142,838
DUE TO CAPITAL	27.0							
DUE TO DEBT	28.0							
DUE TO LOW/MODERATE	2 2							
DUE TO SPECIAL	30.0							
TAX ALLOCATION HOMING BAYARI F	31.0					48,905,000		48,905,000
LEASE REVENUE BONDSA'ERTIFI-								
OTHER LONG-TERM DEBT						13,546,634		13,546,634
TOTAL LIABILITIES & OTHER CREDITS	34.0	\$ 806.952	s 106.490	\$ 6.252	S	\$62.451.634		\$ 63.371.328
EQUITIES								
INVESTMENT IN GENERAL PIXED ASSETS	35.0				S		\$	S
FUND BALANCE RESERVED	36.0	\$ 888.341	s1 . 470 . 111	\$1.782.275				4,140,727
FUND BALANCE UNRESERVED-DESIGNATED	37.0	7,515,856	1	203				7,719,512
FUND BALANCE UNRESERVED-UNDESIGNATED	38.0	2,496,927		1,317,281				3,814,208
TOTAL EQUITIES (MUST EQUAL PAGE 05, LINE 51)	39.0	\$0,901,124	\$1,470,111	\$3,303,212	S		€-	\$ 15,674,447
TOTAL LIABILITIES OTHER CREDITS & EQUITIES	40.0	40.0 \$1,708,076	\$1,576,601	3,309,464	S	,62,451,634	69	\$ 79,045,775
ACCT-LGRS 80 (REV 6/2000)								

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INCOME STATEMENT - CONSOLIDATED	AGENCY NAME

,2000

June 30

FISCAL YEAR ENDED

Vista Community Development Commission

PAGE 0 5

		Y	B	Э	a	
REVENUES		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING *FUNDS	SPECIAL REVENUE/OTHER FUNDS	ТОТАІ
TAX INCREMENT - GROSS (INCLUDE ALL APPORTIONMENTS)	1.0	₩.	\$ 5,521,873	s 1,380,468	S	\$6,902,341
SPECIAL SUPPLEMENTAL SUBVENTION	2.0					
PROPERTY ASSESSMENTS	3.0					
SALES & USE TAX	4.0					
TRANSIENT OCCUPANCY TAX	4.1					
INTEREST INCOME	5.0	746,021	322,773	185,476		1,254,270
RENTAL INCOME	6.0	19,329			ļ	19,329
LEASE INCOME	7.0					
SALE OF REAL ESTATE	8.0	535,984				535,984
GAIN ON LAND HELD FOR RESALE	8.1					
FEDERAL GRANTS	9.0					
GRANTS FROM OTHER AGENCIES	10.0					
BOND ADMINISTRATIVE FEES	11.0					
OTHER REVENUES	12.0	999,002	9,618	8,989		1,017,609
TOTAL REVENUES	13.0	2,300,336	5,854,264	1,574,933		9,729,533
EXPENDITURES						
ADMINISTRATION COSTS	14.0	\$ 571,810	\$	s 248,112	59	\$ 819,922
PROFESSIONAL SERVICES	15.0	344,188		65,066		409,254
PLANNING, SURVEY & DESIGN	16.0	619,037				619,037
REAL ESTATE PURCHASES	17.0	2,789,243				2,789,243
EXPENDITURES SUB-TOTAL (CARRY TO LINE 19)	(18.0)	(18.0)\$ 4,324,278	\$	\$ 313,178	\$	\$4,637,456

* In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schdedules HCD-A and HCD-C.

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June 30

2000 AGENCY NAME

Vista Community Development Commission

PAGE

FISCAL YEAR ENDED June 30	-	2000]
		CAPITAL	B	LOW/MODERATE	SPECIAL	3
EXPENDITURES (CONT)		PROJECTS FUNDS	SERVICE FUNDS	INCOME HOUSING * FUNDS	REVENUE/OTHER FUNDS	TOTAL
SUB-TOTAL (FROM LINE 18)	(19.0)	\$ 4,324,278	ø	\$ 313,178	5 9	s 4.637,456
ACQUISITION EXPENSE	20.0			6,000		6,000
OPERATION OF ACQUIRED PROPERTY	21.0	19,162		268,542		287,704
RELOCATION COSTS	22.0					
RELOCATION PAYMENTS	23.0	1,697,628				1,697,628
SITE CLEARANCE COSTS	24.0	1,128,662				1,128,662
PROJECT IMPROVEMENT/ CONSTRUCTION COSTS	25.0	6,094,117				6,094,117
DISPOSAL COSTS	26.0					
LOSS ON DISPOSITION OF LAND HELD FOR RESALE	26.1				;	
DECLINE IN VALUE OF LAND HELD FOR RESALE	26.2					
REHABILITATION COSTS	27.0					
REHABILITATION GRANTS	28.0			95,631		95,631
INTEREST EXPENSE	29.0		3,305,893	172,905		3,478,798
FIXED ASSET ACQUISITIONS	30.0	165,787		7,092		172,879
SUBSIDIES TO LOW & MODERATE INCOME HOUSING	31.0			13,920		13,920
DEBT ISSUANCE COSTS	31.1					-
OTHER EXPENDITURES INCLUDING PASS THROUGH PAYMENT(S)	32.0	20,000	2,116,856			2,136,856
DEBT PRINCIPAL PAYMENTS: TAX ALLOCATION BONDS & NOTES	33.0		585,000	50,000		635,000
REVENUE BONDS & CERTIFICATES OF PARTICIPATION	34.0					
CITY/COUNTY ADVANCES & LOANS	35.0	375,000	619,604			709,766
U. S., STATE, & OTHER LONG-TERM DEBT	36.0					
TOTAL EXPENDITURES	37.0	37.0 513,824,634	\$ 6,627,353	\$ 927,268	57	\$21,379,255
**	In order data rep	to ensure consistency, the am orted to the Department of Ho	ounts reported in the Low and using and Community Develop	In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schdedules HCD-A and HCD-C.	should form the basis for the HCD-C.	

ACCT- LGRS 80 (REV 7/2000)

INCOME STATEMENT - CONSOLIDATED

Vista AGENCY NAME

Commission Community Development

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0 딢 (8,854,038) 722) 680,775 495,305 619,604 9,736,467 9.736.467 528.485 674,447 1,795,684 TOTAL s(11,649) 25 15 ۵ SPECIAL REVENUE/OTHER 517 647,665 87,746 320,030 232,284 964,695 ,3,303,212 LOW/MODERATE INCOME HOUSING 335. \$ 2 B (8,963,631) (8,190,542) 742 (773,089) 407,859 569,183 9,167,284 1,470,111 DEBT SERVICE FUNDS £10,433 A (1,858,102)11,524,298 8,935,000 9,666,196 680,775 569,183 12,759,226 10,901,124 619,604 CAPITAL PROJECTS FUNDS 2000 43.0 38.0 39.2 41.0 42.0 44.0 46.0 51.0 39.0 40.0 42.1 48.0 49.0 45.0 47.0 50.0 39.1 41.1 43.1 OTHER FINANCING SOURCES (USES) & OTHER FINANCING SOURCES OVER EXPENDITURES & OTHER FINANCING EXCESS (DEFICIENCY) OF REVENUES OTHER FINANCING SOURCES (USES) 30 EXCESS (DEFICIENCY) REVENUES OVER (UNDER) EXPENDITURES June (CONT) PROCEEDS OF REFUNDING BONDS TAX INCREMENT TRANSFERS OUT (TO LOW & MOD HOUSING FUND) EQUITY, END OF PERIOD PROCEEDS OF LONG-TERM DEBT ADVANCES FROM CITY/COUNTY PAYMENT TO REFUNDED BOND TAX INCREMENT TRANSFERS IN BEGINNING OF PERIOD RESIDUAL EQUITY TRANSFERS (LOW & MOD HOUSING FUND) (MUST EQUAL PAGE 04, LINE 39) MISCELLANEOUS FINANCING PRIOR PERIOD ADJUSTMENTS (LINE 38 + LINE 44) OPERATING TRANSFERS OUT OPERATING TRANSFERS IN **EXPENDITURES** SALE OF FIXED ASSETS FISCAL YEAR ENDED ADJUSTMENTS: OTHER - (EXPLAIN) ESCROW AGENT SOURCES (USES) EQUITY,

In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schdedules HCD-A and HCD-C.

ACCT- LGRS 80 (REV 7/2000)

June 30, 2000 AGENCY NAME

FISCAL YEAR ENDED

Vista Community Development Commission

PAGE

ASSESSED VALUATION DATA

815,675,382 628,073,131 187,602,251 3.0 1.0 2.0 ROZEN BASE ASSESSED VALUATION NCREMENT ASSESSED VALUATION TOTAL ASSESSED VALUATION

PASS THROUGH / SCHOOL DISTRICT ASSISTANCE

			TAX INCREMENT PA	TAX INCREMENT PASS THROUGH DETAIL		OTHER P.	OTHER PAYMENTS
AMOUNTS PAID TO TAXING AGENCIES		H & S CODE	H & S CODE	H & S CODE		H & S CODE	H & S CODE
PURSUANT TO:		SECTION 33401	SECTION 33676	SECTION 33607	TOTAL	SECTION 33445	SECTION 33445.5
		4	B	С	O .	E	Ĭ.
COUNTY	4.0		5	s	S	译示器包有 重	
CITIES	5.0						
SCHOOL DISTRICTS	0'9	811,351			811,351	×	S
COMMUNITY COLLEGE DISTRICTS	0.7	28.778			28,778		
SPECIAL DISTRICTS	8.0						计正线 医外侧线
TOTAL PAID TO TAXING AGENCIES	10.0	10.0 8 840, 129	s	4	840,129	Ş	s
NET AMOUNT TO AGENCY	11.0				6,062,212		
GROSS TAX INCREMENT GENERATED	12.0				\$6,902,341		
		WAY WAY I THANK THE TANK THANK THE TANK					

CAPITAL IMPROVEMENT DETAIL

IN ADDITION TO THE ABOVE TAX INCREMENT PASS-THROUGHS, PLEASE ITEMIZE EACH CAPITAL IMPROVEMENT EXPENDITURE MADE ON BEHALF OF ANY TAXING AGENCY OTHER THAN A SCHOOL DISTRICT OR COMMUNITY COLLEGE DISTRICT, AND INDICATE CODE SECTION

			Code Section.	ortion.
			Cours of	CHOIL.
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	Description Description	Amount	33401	33676
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14.0		S		
15.0		\$		
16.0		<u>~</u>		
CCT- LGI	ACCT- LGRS NO (REV AZORO)			

SUMMARY OF THE STATEMENT OF INDEBTEDNESS - Agency Totals

Schedule E-R က

Page

Agency Name

Vista Community Development Commission

Fiscal Year Ended

A	Total Indebtedness	Outstanding As of 6/30/2000	\$ 90,873,881		8,548,427	13,546,634			\$ 112,968,942		9 \$ 112,385,920
			Т	2	e	4	5	9	7	œ	σ
		Types of Debts	TAX ALLOCATION BOND DEBT	REVENUE BONDS	OTHER LONG-TERM DEBT	CITY/COUNTY DEBT	LOW & MODERATE FUND	отнек	TOTAL	AVAILABLE REVENUES	NET REQUIREMENT

Using the Statement of Indebtedness (SOI) filed on or before October 1 following the fiscal year end of this report, please summarize all indebtedness listed on Forms A and B as follows:

DESCRIPTION OF LINE ITEMS

- Any indebtedness listed on the SOI related to Tax Allocation Bonds or Notes.
- Any indebtedness listed on the SOI related to Revenue Bonds or Certificates of Participation.
- Any indebtedness listed on the SOI related to other long-term debt issuances, other than debt listed above, or indebtedness owed to the governing body. જં છં
- All indebtedness or obligations owed to the governing body, regardless of the purpose or time limit.
- All indebtedness or obligations listed on the SOI, not included above.

All indebtedness or obligations to the Low and Moderate Income Housing Fund.

- 4. ry. ro, eo
- Enter the amount listed on Line 7 from the Calculation of Available Revenues statement.

ANNUAL REPORT OF FINANCIAL TRANSACTIONS OF COMMUNITY REDEVELOPMENT AGENCIES PROJECT AREA REPORT

PROJECT AREA

ROJECI AREA	COVER SHEET
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COVER SHEET	PAGE 0	
VCIES		TE USE ONLY

STATE USE ONLY PROJ	AGEN	CLEARED
STA		REVIEWED

PLEASE PROVIDE A BRIEF DESCRIPTION OF THE ACTIVITIES FOR THIS PROJECT AREA DURING THE REPORTING YEAR.

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		See Attached						
		e Att						
		Se						
				İ				

PROJECT AREA ID#		
PLEASE APPIX LABEL AND CORRECT IF NECESSARY AGENCY AND PROJECT AREA NAME	NECESS	ARY
37958001 PROJECT AREA #1		
VISTA		
DATE PROJECT AREA WAS ESTABLISHED (MM-DD-YY)	Ξ	07.13.87
MOST RECENT DATE PROJECT AREA WAS AMENDED. (MM-DD-YY)	2	09 - 22 - 98
MENDMENT ADD NEW TERRIT	(2.5)	YES NO
MOST RECENT DATE PROJECT AREA WAS MERGED. (MM-DO-YY)	8	,
TIME LIMIT: OF INDEBTEDNESS	4	2027
	5.1	2027
ESTABLISHED TIME LIMIT: NEW INDEBTEDNESS (YEAR ONLY)	6.1	2007
SIZE OF PROJECT AREA IN ACRES.	7	2.106
PERCENTAGE OF LAND VACANT AT THE INCEPTION OF THE PROJECT AREA. HEALTH AND SAFETY CODE SECTION 3330.1 (XX.X.%)	90	19.2 %
S AT REA.	6	% 8 • 08
OBJECTIVES OF THE PROJECT AREA AS SET FORTH IN THE PROJECT	10	R.I.C.P.
AREA PLAN.	2	= RESIDENTIAL
(ENTER THE APPROPRIATE CODE(S) IN SEQUENCE AS SHOWN).	- v	= INDUSTRIAL = COMMERCIAL
	ρ.	= PUBLIC
	Q	= OTHER

ACCT-LGRS 80 (REV 6/2000)

REDEVELOPMENT ACTIVITIES

During 1999-2000 the Commission terminated the Disposition Development Agreement (DDA) with DDR Oliver McMillan for the 37 acre Vista Village Downtown Redevelopment Project and entered into a Exclusive Negotiating Agreement (ENA) with Civic Partners for the entertainment and retail componant anchored by Krikorian Premiere Theaters. It is expected that a DDA will be signed with Civic Partners in 2000-2001. Once the DDA is signed construction of the first phase will be completed within two years. The Commission has invested or committed over \$40 million dollars to acquire property, construction public improvements, complete, and transform a concrete drainage channel into a beautiful creek walk. In 1999-2000 construction began on a new multi-modal transit center that was completed in November of 2000.

During 1999-2000, the Commission completed the following activities for Vista Village:

- Entered into an Exclusive Negotiating Agreement with Civic Partners
- Completed acquisition and relocation activities for the Vista Village Project
- Completed demolition and relocation
- Continued site preparation for the Project including dry utilities, grading, street work, box culverts, site remediation, sewer improvements, and pad preparation
- Started construction of a new multi-modal transit center that was completed in November 2000

In addition to the Vista Village Project, the Commission has completed the following activities:

- Vista Way/Jefferson Street realignment
- Revitalization of a portion of old East Vista Way to become a beautifully landscaped, pedestrian-friendly "Main Street." Main Street will become the pedestrian and vehicular connection with Vista Village
- Three owners with Commercial Property Improvement loans/grants for downtown businesses
- Provided funding for the expansion of the Brengle Terrace Senior Center
- Provided funding for the Brengle Terrace Detention Basin
- Provided funding for the purchase of 2076 Thibido Road as a replacement for the Downtown Community Center
- Entered into a DDA with Olson Urban Housing, LLC, for the development of the Hacienda/Gateway property

HOUSING FUND PROGRAMS

The Housing Fund is to be used to increase, preserve and improve the supply of low and moderate income housing (Health and Safety Code Section 33334.2). In 1999-2000 the Commission approved the 5-year Redevelopment and Housing Implementation Plan. The following programs are funded through the Redevelopment Set-Aside Housing Fund during the reporting period:

Sycamore Creek Mobile Home Park – The Commission provides an operating subsidy to maintain affordable housing at Sycamore Creek. The City maintains affordable rents and has conducted surveys of the residents documenting income. Out of 115 spaces at Sycamore Creek 40 are vacant, 17 are occupied by recreational vehicles, and low-income residents occupy 60. Council will be considering a long-term strategy for the property in 2000-2001.

Casa Base – The Commission provided a loan in the amount of \$34,034 to Alpha Project from the Set-Aside Housing Fund for the rehabilitation of a 12-unit apartment complex to be used as transitional housing for homeless men. In the previous fiscal year the Commission assisted with the purchase and relocation of residents. In 1999-2000 the rehabilitation was completed and the project became occupied as transitional housing.

Nettleton/Cedar Road Housing – The Nettleton Road project received \$514,421 in loan proceeds in 1999-2000. The project completed the second phase of the Cedar Road project developed by Community Housing of North County. Nettleton Road is a 28 unit affordable housing complex, and Cedar Road is a 40 unit affordable unit complex that includes 20 units of transitional housing.

Housing Rehabilitation Program – The Commission provides deferred and amortized loans at below-market interest rates to eligible single-family homeowners to make needed repairs. During the reporting period the Commission assisted four households.

Vista Home Ownership Programs – The Pre and Post Homebuyer Education Programs provides counseling services for new homeowners. During the Reporting Period two households were assisted through these programs. During the reporting period the Commission also provided funding for the Down Payment Program and the Renter/Buyer Program. Program restrictions pursuant to the regulations for Set-Aside Housing Funds under Redevelopment Law have limited the success of these programs. Therefore these programs are currently under review for changes in funding sources that will enable changes to program requirements and increase participation.

Mortgage Credit Certificates (MCC) - This program provides tax credits for low-income homebuyers. The Set-Aside Housing Fund is used to pay an administrative fee for each MCC issued. During the reporting the MCC program assisted 10 homebuyers.

Hidden Valley – Housing Set-Aside Tax Allocation Bonds provides an operating subsidy for this 50-unit senior affordable housing development.

Vista	
AGENCY NAME	

INCOME STATEMENT

FISCAL YEAR ENDED

0 5 PAGE

Community Development Commission

PROJECT AREA NAME #1 June 30, 2000

		V	B]	Q	
REVENUES		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING * PUNDS	SPECIAL REVENUE/OTHER FUNDS	TOTAL
TAX INCREMENT - GROSS (INCLUDE ALL APPORTIONMENTS)	1.0	5	\$5,521,873	s 1,380,468 s		\$ 6,902,341
SPECIAL SUPPLEMENTAL SUBVENTION	2.0					
PROPERTY ASSESSMENTS	3.0					
SALES & USE TAX	4.0					
TRANSIENT OCCUPANCY TAX	4.1					
INTEREST INCOME	5.0	746,021	322,773	185,476		1,254,270
RENTĄL INCOME	6.0	19,329				19,329
LEASE INCOME	7.0					
SALE OF REAL ESTATE	8.0	535,984				535,984
GAIN ON LAND HELD FOR RESALE	8.1					
FEDERAL GRANTS	9.0					
GRANTS FROM OTHER AGENCIES	10.0					
BOND ADMINISTRATIVE FEES	11.0					
OTHER REVENUES	12.0	999,002	9,618	8,989		1,017,609
TOTAL REVENUES	13.0	2,300,336	5,854,264	1,574,933		9,729,533
EXPENDITURES					多	
ADMINISTRATION COSTS	14.0	s 571,810	Ş	s 248,112 s		8 819,922
PROFESSIONAL SERVICES	15.0	344,188		65,066		409,254
PLANNING, SURVEY & DESIGN	16.0	619,037				619,037
REAL ESTATE PURCHASES	17.0	2,789,243				2,789,243
EXPENDITURES SUB-TOTAL (CARRY TO LINE 19)	(18.0)\$	\$ 4,324.278	\$	s 313,178 s		s 4,637,456

^{*} In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schdedules HCD-A and HCD-C.

INCOME STATEMENT	EMENT	AGENCY NAME Vista C	Vista	O
		PROJECT AREA NAME	VAME	
FISCAL YEAR ENDED	June 30	, 2000		

June 30

FISCAL YEAR ENDED

Community Development Commission #1

0 5

PAGE

		<u> </u>			<u>a</u>	3
EXPENDITURES (CONT)		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING * FUNDS	SPECIAL REVENUE/OTHER EUNDS	TOTAL
SUB-TOTAL (FROM LINE 18)	(19.0)	4,324,278	S		S	\$ 4,637,456
ACQUISITION EXPENSE	20.0			000,9		6,000
OPERATION OF ACQUIRED PROPERTY	21.0	19,162		268,542		287,704
RELOCATION COSTS	22.0					
RELOCATION PAYMENTS	23.0	1,697,628				1,697,628
SITE CLEARANCE COSTS	24.0	1,128,662				1,128,662
PROJECT IMPROVEMENT/ CONSTRUCTION COSTS	25.0	6,094,117				6,094,117
DISPOSAL COSTS	26.0					
LOSS ON DISPOSITION OF LAND HELD FOR RESALE	26.1					
DECLINE IN VALUE OF LAND HELD FOR RESALE	26.2					
REHABILITATION COSTS	27.0					
REHABILITATION GRANTS	28.0			95,631		95,631
INTEREST EXPENSE	29.0		3,305,893	172,905		3,478,798
PIXED ASSET ACOUISITIONS	30.0	165,787		7,092		172,879
SUBSIDIES TO LOW & MODERATE INCOME HOUSING	31.0			13,920		13,920
DEBT ISSUANCE COSTS	31.1					
OTHER EXPENDITURES INCLUDING PASS THROUGH PAYMENT(S)	32.0	20,000	2,116,856			2,136,856
DEBT PRINCIPAL PAYMENTS: TAX ALLOCATION BONDS & NOTES	33.0		585,000	50,000		635,000
REVENUE BONDS & CERTIFICATES OF PARTICIPATION	34.0					
CITY/COUNTY ADVANCES & LOANS	35.0	375,000	619,604			409,466
U. S., STATE, & OTHER LONG-TERM DEBT	36.0					
TOTAL EXPENDITURES	37.0 \$	13,824,63	\$ 6,627,353	s 927, 268	S	\$21.379.255
*	In order data rep	In order to ensure consistency, the am data reported to the Department of H	nounts reported in the Low and ousing and Community Develop	the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the of Housing and Community Development on Schdedules HCD-A and HCD-C.	should form the basis for the tHCD-C.	

ACCT-LGRS 80 (REV 7/2000)

FISCAL YEAR ENDED

PAGE

PROJECT AREA NAME #1 June 30 INCOME STATEMENT

		4	8	<u> </u>	a	ធ
EXPENDITURES (CONT)		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING *FUNDS	SPECIAL REVENUE/OTHER FUNDS	ТОТАL
EXCESS (DEFICIENCY) REVENUES OVER (UNDER) EXPENDITURES	38.0	\$ (11	s (773,089)	s 647,665	6 7	s (11,649,722)
OTHER FIVANCING SOURCES (USES)		366 O87				680 775
PROCEEDS OF LONG-TERM DEBT	39.0	C// 1000				_
PROCEEDS OF REPUNDING BONDS	39.1					
PAVMENT TO REFUNDED BOND ESCROW AGENT	39.2	()	()		()	()
ADVANCES FROM CITY/COUNTY	40.0	619,604				619,604
SALE OF FIXED ASSETS	41.0					
MISCELLANBOUS FINANCING SOURCES (LISES)	41.1		407,559	87,746		495,305
OPERATING TRANSFERS IN	42.0	8,935,000	569,183	232,284		9,736,467
TAX INCREMENT TRANSFERS IN (LOW & MOD HOUSING FUND)	42.1	。 《中国》, <mark>阿里</mark> 斯·西斯·西斯·西斯·西斯·西斯·西斯·西斯·西斯·西斯·西斯·西斯·西斯·西斯	1997年 1988年 1 1988年 1988年 1			
OPERATING TRANSFERS OUT	43.0	695)	183)(9.167.284	()	()	(9,736,467)
TAX INCREMENT TRANSFERS OUT (TO LOW & MOD HOUSING FUND)	43.1	()	()			()
TOTAL - OTHER FINANCING SOURCES (USES)	44.0	961,999,6	(8,190,542)	\$ 320,030	S	\$ 1,795,684
THE SECOND OF SECOND OF SECOND						
& OTHER FINANCING SOURCES OTHER FINANCING SOURCES OVER EXPENDITURES & OTHER FINANCING USES (LINE 38 + LINE 44)	45.0	s (1,858,	102)(8,963,631)	\$ 967,695	\$	s (9,854,038)
EQUITY, BEGINNING OF PERIOD	46.0	12,759,226	10,433,742	\$2,335,517	S	, 25,528,485
ADJUSTMENTS: PRIOR PERIOD ADJUSTMENTS	47.0					
RESIDUAL EQUITY TRANSFERS	48.0					
OTHER - (EXPLAIN)	49.0					
	50.0					
EQUITY, END OF PERIOD MAIST BOUAL PAGE 04, LINE 39	51.0 \$	\$ 10.901.124	\$1.470.111	\$3,303,212	\$	s 15.674.447

* In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schdedules HCD-A and HCD-C.

ACCT-LGRS 80 (REV 7/2000)

SCHEDULE A-RP

AGENCY LONG-TERM DEBT TAX ALLOCATION BONDS, REVENUE BONDS AND CERTIFICATES OF PARTICIPATION

	1AA ALLA	AA ALEOCATION BONDS, NEVENCE BONDS AND CENTIFICATES OF TANKING	
PISCAL VEAR ENDED	June 30.2000	AGENCY NAME Vista Community Development Commission PROJECT AREA NAME #1	PAGE 1 OF 1
USE A SEPARATE COL	USE A SEPARATE COLUMN FOR LISTING EACH BOND AUTHORIZATION N	OUT FULLY RETIRED. USE ADDITIONAL PAGES AS NECESSARY.	

CODING BOXES FOR CONTROLLER'S USE ONLY	ER'S USE	ONLY				
INDICATE TYPE OF DEET: TAX ALLOCATION BOND, REVENUE BOND OR CERTIFICATE OF PARTICIPATION		Tax Alloc Bond	Tax Alloc Bond	Tax Alloc Bond	Tax Alloc BondTax Alloc Bond Tax Alloc Bond	TOTAL
YEAR OF ALTHORIZATION	1.0	1995	1995	1998	1998	
PRINCIPAL AMOUNT AUTHORIZED	1.1	1.1 \$ 32,550,000	, 2,980,000	\$ 5,645,000	\$ 8,935,000	\$ 50,110,000
PRINCIPAL AMOUNT UNISSUED	1.2					
PRINCIPAL AMOUNT UNMATURED. BEGINNING OF FISCAL YEAR	2.0	32,070,000	2,890,000	5,645,000	8,935,000	79,540,000
ADRUSTMENTS MADE DURING YEAR	,					
(EXPLAIN)	0.0					
PRINCIPAL AMOUNT ISSUED DURING FISCAL YEAR	4.0					-
PRINCIPAL AMOUNT MATURED DURING FISCAL YEAR	5.0	(585,000)	(50,000)			(635,000)
PRINCIPAL AMOUNT DIFFEASED DURING HSCAL YEAR	5.1		(
PRINCIPAL AMOUNT UNMATURED - END OF FISCAL YEAR	6.0	6.0 \$ 31,485,000	\$ 2,840,000	, 5,645,000	8 8,935,000	\$ 48,905,000
PRINCIPAL AMOUNT IN DIFFAULT	6.1					
INTEREST IN DIFFAULT	6.2					

NOTE A THEOREM BY ATTENDED WATER	REVENUES PLEDGED AS ADDITIONAL SECURITY (GEOTORY MATHER OF REVUBILIE)	EXTENT	
FURIOSE OF DEBI BI AUTHORIZATION	(Natural of the control of the contr		
Defease 1992 BAN's & Capital Improvements Tax Increment	s Tax Increment	100	%
		! !	
Construct 50 Unit Senior Housing Complex	20% Housing Set-Aside	100	%
Capital Improvements	Tax Increment	100	%
Capital Improvements	Tax Increment	100	%

OTHER LONG-TERM DEBT

AGENCY NAME

Vista Community Development Commission

June 30,2000

FISCAL YEAR ENDED

PROJECT AREA NAME

USE A SEPARATE COLUMN FOR LISTING EACH BOND AUTHORIZATION NOT FULLY RETIRED. USE ADDITIONAL PAGES AS NECESSARY.

		1 6 A	1 7 A A	1 8 A	1 9	
OTHER LONG-TERM INDEBTEDNESS	(1.0)	CITY/COUNTY	STATE	U.S.	отнек	TOTAL
PRINCIPAL AMOUNT UNMATURED. BEGINNING OF FISCAL, YEAR	2.0	2.0 \$ 12,833,300 \$	<i>S</i>		5	φ.
ADJUSTMENTS MADE DURING YEAR (EXPLAIN)	3.0					
INTEREST ADDED TO PRINCIPAL	3	407,559				
PRINCIPAL AMOUNT RECEIVED DURING FISCAL YEAR	4.0	1,300,379				
PRINCIPAL AMOUNT MATURED DURING FISCAL YEAR	5.0) (994,604)) (
PRINCIPAL AMOUNT UNMATURED. END OF FISCAL YEAR.	6.0 S	13,546,634	S	97		5 0.

ACCT-LGRS 80 (REV 7/96)

ASSESSED VALUATIONS - AND - TAX INCREMENT REVENUES

SCHEDULE D-RP

FISCAL YEAR ENDED JUIL 30, 2000 AGENCY NAME PROJECT AREA NAME

Vista Community Development Commission

ASSESSED VALUATION DATA

		C
FROZEN BASE ASSESSED VALUATION	1.0	1.0 5 187.602.251
INCREMENT ASSESSED VALUATION	2.0	2.0 815,675,382
TOTAL ASSESSED VALUATION	3.0	3.0 5 628,073,131

PASS THROUGH / SCHOOL DISTRICT ASSISTANCE

			TAX INCREMENT PASS THROUGH BETAIL	S THROUGH DETAIL		OTHER P.	OTHER PAYMENTS
AMOUNTS PAID TO TAXING AGENCIES		H & S CODE	H & S CODE	H & S CODE	TOTAL	H & S CODE	H & S CODE
PURSUANT TO:		SECTION 33401	SECTION 336/0	SECTION 53807	D	E	F
COUNTY	4.0	v				电子电子电子	医电影性 医电影
CITIES	5.0						
SCHOOL DISTRICTS	6.0	811.351			811,351	v	50
COMMUNITY COLLEGE DISTRICTS	7.0	28.778			28,778		
SPECIAL DISTRICTS	8.0						· 新加州國 · 基
TOTAL PAID TO TAXING AGENCIES	10.0	10.0 8840, 129	\$		840,129	s	₩
NET AMOUNT TO AGENCY	11.0				6,062,212		
GROSS TAX INCREMENT GENERATED	12.0				6,902,341		

CAPITAL IMPROVEMENT DETAIL

IN ADDITION TO THE ABOVE TAX INCREMENT PASS-THROUGHS, PLEASE ITEMIZE EACH CAPITAL IMPROVEMENT EXPENDITURE MADE ON BEHALF OF ANY TAXING AGENCY OTHER THAN A SCHOOL DISTRICT OR COMMUNITY COLLEGE DISTRICT, AND INDICATE CODE SECTION

				Code Section:	tion:
	¥	æ	Э	a	E
	Description	Name of Taxing Agency	Amount	33401	33676
(13.6)					
(14.0)			s		
(15.0)			40		
(16.0)			ý,	-	:

SUMMARY OF THE STATEMENT OF INDEBTEDNESS - Project Area

Schedule E-RP

Agency Name

Vista Community Development Commission

#1

Project Area Name

		A
		Total Indebtedness
Types of Debts		Outstanding As of 6/30/2000
TAX ALLOCATION BOND DEBT	1	\$ 90,873,881
REVENUE BONDS	2	
OTHER LONG-TERM DEBT	3	8,548,427
CITY/COUNTY DEBT	4	13,546,634
LOW & MODERATE FUND	5	
отнек	9	
TOTAL	7	7 \$ 112,968,942
AVAILABLE REVENUES	8	(583,022)
NET REQUIREMENT	6	9 \$ 112.385.920

Using the Statement of Indebtedness (SOI) filed on or before October 1 following the fiscal year end of this report, please summarize all indebtedness listed on Forms A and B as follows:

DESCRIPTION OF LINE ITEMS

- Any indebtedness listed on the SOI related to Tax Allocation Bonds or Notes.
- Any indebtedness listed on the SOI related to Revenue Bonds or Certificates of Participation.
- Any indebtedness listed on the SOI related to other long-term debt issuances, other than debt listed above, or indebtedness owed to the governing body. - 2 8
 - All indebtedness or obligations owed to the governing body, regardless of the purpose or time limit. 4:10:00:00
 - All indebtedness or obligations to the Low and Moderate Income Housing Fund.
 - All indebtedness or obligations listed on the SOI, not included above.
- Enter the amount listed on Line 7 from the Calculation of Available Revenues statement.

Supplement to the Annual Report of Community Redevelopment Agencies

Redevelopment Agency ID Number	95-6000478	
Name of Redevelopment Agency	Vista Community Development Commis	sion
Address	P.O. Box 1988	
City, State, Zip	Vista, CA 92085-1988	

The U. S. Bureau of the Census requests the following information about the fiscal activities of your government for the 1999-00 fiscal year. Governments furnishing this information will no longer receive U. S. Bureau of the Census Form F-32, Survey of Local Government Finances. If you have any questions, please contact:

U. S. Bureau of the Census Jeff Little 1-800-242-4523

A. Personnel Expenditures

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

ZØØ \$ 292,824

B. Mortgage Revenue Bond Interest Payments

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

U2Ø \$ 0

C. Cash and Investments Held at the End of the Fiscal Year

Report separately for each of the three types of funds listed below, the total cash on hand and on deposit and investments in Federal government, Federal agency, State and local government and non-governmental securities. Report all investments at par value. Include in the sinking fund total any mortgages and notes receivable held as offsets to housing and industrial financing loans. Exclude accounts receivable, value of real property and non-security assets.

1. Sinking funds - Reserve held for redemption of long-term		T	· 1/2 *****
debt.	WØ1	\$	1,402,781
2. Bond funds - Unexpended proceeds from the sale of bond issues held pending disbursement.	W31	\$	6,989,102
3. All other funds - Exclude employee retirement funds.	W61	\$	6,546,462

annual report of housing activity of community redevelopment agencies for fiscal year ended $\underline{6}$ / $\underline{30}$ / $\underline{00}$

_	•	County of Jurisdiction:
_ <u>C</u>	ity of Vista	San Diego
<u>با</u> ۱	Community Development Commission	
	ista CA 92085	
and mu	lifornia Redevelopment law (Health and Safety Code Section 33080.1) requires a maintenance and use of the Low & Moderate Income Housing Fund (LMIHF). It is to be sent to the State Controller and filed with the Department of Housing and Compile and annually publish a report of redevelopment agencies' housing activities.	Pursuant to Section 33080.3, a copy of this report formunity Development (HCD) in order for HCD
	ase answer each of the following questions in order to determine which HCD Sch wide a complete report of housing activity and fund balances for the reporting per	
1.	Check one of the items below to identify the Agency's status at the end of the re New (Agency was formed during the reporting year but no financial transact	
	Active (Agency completed financial transactions during the reporting year)	•
	☐ Inactive (Agency did not complete any financial transactions during the repo	orting year)
	Dismantled (Agency is dissolved)	
2.	How many adopted project areas did the Agency have during the reporting period	od? _1
	If the Agency has one or more project areas, submit a separate copy of SCHEDU	JLE HCD-A for each adopted project area.
	How many project areas were merged during the reporting period?	
	If the Agency has no adopted project areas, do not submit Schedule HCD-A.	
3.	Did the Agency conduct any housing activity outside of adopted redevelopment	project areas during the reporting period?
	Yes. Prepare and submit one copy of SCHEDULE HCD-B.	
	No. Do not submit Schedule HCD-B.	
4.	Did the Agency have any funds in the Low & Moderate Income Housing Fund	during the reporting period?
	Yes. Prepare and submit one copy of SCHEDULE HCD-C.	
	No. Do not submit Schedule HCD-C.	
5.	During the reporting period, were housing projects completed within a project a area?	area or assisted by the agency outside a project
	Yes. Prepare and submit all applicable HCD Schedules D1-D7 and E1 for	or each housing project completed.
	No. Do not submit HCD Schedules D1-D7 or HCD Schedule E1.	
	the best of my knowledge, the representations made in the above statement and britted herewith are true and correct.	the disclosures contained in the HCD Schedule(s)
	12/12/2000 (Lita)	Seeder
Da		ncy Representative
	<u>Rita Geldert, Ci</u> Title	ty Manager
	(760) 726-1340 Telephone Number	

SCHEDULE HCD-A Inside Project Area Activity

for Fiscal Year Ended 6 /30 /00

Ag	ency	Name: Vista CDC Project Area Name: Project Area 1	
Pre	раге	's Name, Title:Larry Graff, Mgmt Analys t _{Preparer's} E-Mail Address: <u>lgraff@ci.vista</u>	
		r's Telephone No: <u>(769) 726~1340 X1102</u> Preparer's Facsimile No: <u>(760) 639–6188</u>	
<u>Ge</u>	nera	<u> Information</u>	
1.	a	Year that plan for project area was adopted: 1987 Current expiration of redevelopment plan: 7 / 16 / mo day	
	b.	If project area name has changed, give previous name(s) or number: N/A	
	c.	Year(s) project areas merged: N/A,	
		Project areas merged: N/A	
	d.	Year(s) project area plan was amended and real property was:	
		(1) added: N/A , , , , , , , , , , , , , , , , , , ,	
		(2) removed: <u>N/A</u> ,	
	If t	agency may elect to make all or part of Section 33413 apply to a project area for which a plan was adopted before redevelopment plan for the subject project area was adopted before 1/1/76 and the agency has elected to application 33413, provide the date and scope of the resolution. The important plan for the subject project area was adopted before 1/1/76 and the agency has elected to application 33413, provide the date and scope of the resolution. The important plan for the subject project area was adopted before 1/1/76 and the agency has elected to application 33413, provide the date and scope of the resolution.	ly all or part
	NC	TE:	
	Ex	penditures for debt service should be reported on Schedule HCD-C, Line 4c.	
	tak of (lar amounts for items HCD-A lines 3a3f. and 3i. (where an italicized line number is noted in parenthes en directly from that line number on the State Controller Office's (SCO) Annual Report of Financial Tr Community Redevelopment Agencies, Project Area Income Statement, except for the reclassifying of Tra m Internal Funds and the reporting of Other Sources as discussed below.	ansactions
	lin	insfers-In from other internal funds: The specific sources of transferred funds must be reported in item is 3aj. For example: transfers into the Housing Fund from the Debt Service Fund for the deposit of the de should be reported on Line 3a(3).	s HCD-A e 20% set-
	age	ner Sources: Non-GAAP (<u>G</u> enerally <u>A</u> cceptable <u>A</u> ccounting <u>P</u> rinciples) revenues such as land sales for t ncies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d eived for the repayment of loan principal to the Housing Fund should be included on HCD-A Line 3h.	hose . Money
			HCD-A Page 1 of 6

ncy	Nan	ie:	Vista CDC	Project Area Name: Project	: Area 1					
Pro	oject	Area	Housing Fund Revenues and Other Sources							
3.	repo	g Fund over the should be reported as ne authorizing ne 3j.								
	Cor asic of I	nput le be Γax I e 5.	fees) on Line 3a(1). Int of Tax Increment set- erence). If any amount complete Line 4 and/or subtract allowable using Fund [Line 3a(3)].							
	a.	Tax Increment:								
		(1)	100% of Gross (SCO Line 1E):	\$ <u>6,902,34</u> 1						
		(2)	Minimum Deposit to Housing Fund (Line 3a(1) x 20	%): \$ <u>1,380,46</u> 8						
		(3)	Tax Increment Allocated to Housing Fund	\$1,380,4	<u> 68</u> *					
			* If less than 20% of the Gross Tax Increment (see 3 set-aside in this project area in accordance with Se the project area(s) contributing the difference. Exp	ction 33334.3(i), identify						
		(4)	Amount Exempted [Health & Safety Code section 33							
		\	(if there is an amount exempted, also complete quest)					
		(5)	Amount Deferred [Health & Safety Code section 333 (if there is an amount deferred, also complete question))					
		(6)	Tax Increment Deposited to Housing Fund (actual an	nount deposited) [Lines 3a (3) - (4)	- (5)]\$ 1 ,380,468					
	Ъ.	Inte	erest Income (SCO Lne 5):		s <u>185,476</u>					
	c.	Rei	ntal/Lease Income (SCO lines 6 + 7):		\$					
	d.	Sal	e of Real Estate (SCO Line 8):		\$					
	e.	Gra	ants (SCO lines 9 + 10):		\$					
	f.	Bo	nd Administrative Fees (SCO Line 11):		\$					
	g.	De	ferral Repayments (also complete Line 5c on the next	page):	\$					
	h.	Lo	an Repayments:		\$ <u>87,746</u>					
	i.	De	bt Proceeds (SCO Line 39):		\$					
	j.	Otl	ner Revenue(s) [Explain and identify amount(s)]:							
		Tr	ansfer from Debt Service Fund	\$ 232,284						
		Le	gal Settlements	\$ 8,989						
				\$	^{\$} 241,273					
	k.	Т	otal Housing Fund Deposits for this Project Area (add	lines 3a(6). through 3j.):	^{\$} 1,894,963					
					-,,					

Project Area Name: Project Area 1

Agency Name:	/ista CDC		Project Area Na	me: <u>Project</u>	Area 1
Exemption(s)	N/A				
If an exemption	n was claimed on	Line 3a(4) to deposit less	than the required amount,	complete the follow	wing information:
Current Resolu	ution# Re	solution Date:/_ mo day	_/ Date Resolution	n with facts sent to	HCD:/
Check only on	e of the Health an	d Safety Code Sections be	low providing a basis for t	the exemption:	
Section 3	3334.2(a)(1): No	need in community to incr	ease/improve supply of lo	wer or moderate inc	come housing.
Section 3	3334.2(a)(2): Les	s than 20% set-aside is suf	fficient to meet the need.		
			ntial effort equivalent in va equiring continued use of		le and has specific
c), this exemption expired I may not be subject to t		
Date <u>initi</u>	al finding was ado	pted:/	Resolution # Dat	e sent to HCD	
		mo day yr		mo	day yr
Other: Sp	ecify code section	and reason:			
		• • •			
Deferral(s) N	/A				
	•	side, indicate the reason.	Check only one of the belo	w Health and Safe	ty Code Section boxes:
☐ Sectio	n 33334.6(d): Pro	ject was approved before	1986 and tax increments a	re needed to meet	existing obligations.
	Note: The prev	ious allowable deferral i	under Section 33334.6(e)	expired. It was	7
			to July 1, 1996 with certi		
D					
Date <u>i</u>	nitial finding was	mo day y	Resolution # r	_ Date sent to HC	mo day yr
					, ,
U Other:	Specify code sec	tion and reason:			
b. When was	current year findir	ng adopted for any deferra	d claimed in 5.a.?	/ /	
		5 1 ,		day yr	
Identify Re	esolution#	Date Resolu	ation sent to HCD:		
	, .			day yr	
			set-aside deferred during		d equal to the amount of the cumulatively:
	Fiscal Year	Amount <u>Deferred This</u> <u>Reporting FY</u>	Amount of Prior FY Deferrals Repaid During Reporting FY	Cumulative Am Deferred (Net of Amount(s) Rep	Any
	98/99	Same and the second	Section of these	\$	
	99/00	\$	\$	\$*	*
	* The cumulativ	e amount of deferred set-	iside should also be show	on Schedule C. Li	ing 6h
If the EV	•				
	f difference and th		fers from what was reporte	on the fast HCD	report, indicate the
Differenc	e: \$	Reason:			
Difference	υ. ψ	IXCasOff			

ferr	u <u>l(s)</u> (continued) N/A							
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	May (commutat) N/ N							
d.		liminate No 🔲	the def	icit in s	ubseque	nt years		
	If yes, by what date is the deficit to be eliminated?		/	/				
	• • •	mo	day	yr				
	If yes, when was the original plan adopted for the claimed deferral?		/	/				
	· · · · · · · · · · · · · · · · · · ·	mo	day	уг				
	Identify Resolution # Date Resolution sent to HCD		/	/				
	•		day					
	When was the <u>last amended</u> plan adopted for the claimed deferral?		/	1				
	When was the last amenaca plan adopted for the oldfined deferrar.		day					
	Identify Resolution # Date Resolution sent to HCD		,	,				
	Identify Resolution # Date Resolution sent to FICE	mo	day	vr				
uşin	g Units Lost and Households Displaced		<u> </u>	<i>,</i> -				
а.	Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of o	lwellin	g units	and bed	rooms d	lestroye	d or rem	oved fro
	required to replace; and the income category and type of households fiscal year.	permai					ct area <u>c</u> /Units/E	
	Income Level	VL	oi Hou	Senoius M	AM	Total		
	Households Permanently Displaced –Elderly	<u> </u>		171	7111	IULAI		
	Households Permanently Displaced - Non Elderly		1		1	4		
	Households Permanently Displaced - Total		1	<u> </u>	1			
	Units Lost (Removed or Destroyed, and Required to be Repla		1	 		4		
	Bedrooms Lost (Removed or Destroyed, and Required to be F		2			2		
	Above Moderate Units Lost That Agency is Not Required to R						1	2
	Above Moderate Bedrooms Lost That Agency is Not Required				2	2		
b.	Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of redevelopment activities other than the destruction or removal of dw income category and type of households displaced from the project a NONE	units an	d bedro fiscal y	oms fro	m this p	oroject a		
	Income Level			VL	Ľ	M	AM	Total
	Households Permanently Displaced - Elderly							0
	Households Permanently Displaced - Non Elderly							0
	Households Permanently Displaced - Total							0
c.	Identify each replacement housing plan adopted that is related to per units or bedrooms during the fiscal year and identified in paragraphs Date/	in 6a. _C	and 6b		ows:		removal	of dwe
	mo day yr Please attach a separate sheet of paper listing any addi adopted.	tional 1	nousing	plans				

7. a .	As required in Section 33080.4(a)(2), estimate the type and displaced from this project area during the <u>next</u> reporting p				ory, to be p	permanentl					
	NONE		Numbe	r of House	holds						
	Income Level	VL	L	М	AM	Total					
	Households Permanently Displaced -Elderly				ļ	0					
	Households Permanently Displaced - Non Elderly					0					
	Households Permanently Displaced - Total			<u> </u>	<u> </u>	0					
b.	Identify each replacement housing plan adopted that is relaunits or bedrooms during the next reporting period and identification. Date/	itified in paragraph			ni or reme	var or awa					
	mo day yr										
A	Date/ Name of Agency C	Custodian									
	mo day yr										
	Date/ Name of Agency C	Custodian	<u> </u>								
	mo day yr										
	Please attach a separate sheet of paper listing adopted.	any additional hou	sing plans								
	Substantially Rehabilitated Dwelling Units Developed W	ithin This Project	Area Fro	m Activitie	es of Othe	er Project					
rea(s	_										
. Pu	rsuant to Section 33413(b)(2)(A)(v), agencies may choose on construct new or substantially rehabilitate dwelling units, pro	e or more project a	reas to ful	fill another	project are	ea's require					
	bstantial evidence, that the aggregation of dwelling units in or										
	economic segregation. Were any dwelling units in this Proje										
	ea's requirement to construct new or substantially rehabilitate	dwelling units?		-	•	-					
are	No.			Yes. Date initial finding was adopted?// Resolution # Date sent to HCD:/							
are		Resolution #	Da	ate sent to F	ICD:						
are		Resolution #	Da	ate sent to F	ICD:	_//_ day yi					
are	Yes. Date initial finding was adopted?//	Resolution #		nte sent to F	mo	_					

Age	ency Name: _	Vista CDC		<u> </u>	Project Area Name:F	rojec	t Are	ea 1						
<u>Sal</u> 9.	Sales of Owner-Occupied Units Prior to the Expiration of Land Use Controls 2. 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 sales 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 of unit sales, expend funds to make affordable an equal number of units at the same income level as the units sold.													
	 a. Did the agency permit the sale of any owner-occupied units during the reporting year? No. 													
	Yes. Total Proceeds of Sales Deposited \$ Number of Units													
		Income Level Number of Units	3		Onts	VL	L	М	Total					
	X No.			year to make afford	lable an equal number of t				ears?					
	Yes. Total LMIHF Funds Expended \$							Number of Units VL L M Total						
FY 98-99 Sold Units Equally Made Affordable							L	M	Total					
		FY 97-98 Sold U	Jnits Equally Ma	de Affordable		 			 					
			Inits Equally Ma			 	ļ		 _ 					
10.	Pursuant to S state, local, o agreement. A designated ar	r private source an Also include the est ad budgeted. N	10), report the nur id constructed insi- timated completion / A	mber of very low, le de the project area, n date of these futu	ow, and moderate income within the <u>next two years</u> re units and the amount o	, pursuar f funds, i	nt to an f any, th	execute at have	d contract or					
	Ds.		JNITS SHOWN	ON HCD-A, Line	9, HCD-B, Line 3 OR So	CHEDU	LE HC	D-						
		ame of d/or Contractor	Execution Date	Estimated Completion Date		VL	L	M	Total					
					\$									
					\$ \$		_		1					
					\$ \$				<u> </u>					
	<u> </u>				\$									
					\$	ļ			 					
					\$	<u> </u>			 					
	<u> </u>				-	<u>L</u>	L							
		Please attach a sep adopted.	parate sheet of pap	er listing any addit	ional housing plans									

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SCHEDULE HCD-B

Outside Project Area Activity

for Fiscal Year Ended 6 /30 / 00

Agency	Name: Vista CDC Project Area Name: P	rojec	t Are	a 1		
Preparer'	's Name, Title: Larry Graff, Mgmt Analys Preparer's E-Mail Address	lara	ff@ci	vis	ta_ca	211
	's Telephone No: (760) 726-1340 X-1102 Preparer's Facsimile No: _	•				
Housing	Units Lost and Households Displaced					
	Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of dwelling unit outside the project areas as a result of redevelopment activities; the number of ab is <u>not</u> required to replace; and the income category and type of households perma areas during the fiscal year. NONE	ove mod nently di	erate uni splaced	ts or be- from ou	drooms tside the	the agency project
	Income Level	VL	L	senolas M		Bedrooms
	Households Permanently Displaced –Elderly	VL	+	IAI	AM	Total
	Households Permanently Displaced - Non Elderly					
	Households Permanently Displaced – Total			 		
	Units Lost (Removed or Destroyed, and Required to be Replaced)	-	+	 		
	Bedrooms Lost (Removed or Destroyed, and Required to be Replaced)	1	†	 	-	
	Above Moderate Units Lost That Agency is Not Required to Replace				1	
	Above Moderate Bedrooms Lost That Agency is Not Required to Replace				<u> </u>	
	Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of households predevelopment activities other than the destruction or removal of dwelling units a and the income category and type of households permanently displaced from out NONE	ınd bedro	oms fro	m outsio eas <u>duri</u>	de the pr ing the f	oject areas. iscal year.
	Income Level	VL	L	M	AM	Total
	Households Permanently Displaced - Elderly			ļ		
b. :	Households Permanently Displaced - Non Elderly			<u> </u>		
	Households Permanently Displaced - Total			<u> </u>	<u> </u>	
	Identify each replacement housing plan adopted that is related to permanent dispunits or bedrooms during the fiscal year and identified in paragraphs in 1a. and 1 Date/	lacement b., as fol	, destruc lows:	tion or 1	removal	of dwelling
	•					
	Date/ Name of Agency Custodian					
	Date/ Name of Agency Custodian					
	mo day yr	****	****	_		
	Please attach a separate sheet of paper listing any additional housing	g plans a	dopted.			

N/A

N/A

N/A

Agency Name:	<u>Vista</u>	CDC		
--------------	--------------	-----	--	--

Housing Units Lost and Households Displaced (continued)

a. As required in Section 33080.4(a)(2), estimate the type and number of households, by income category, to be permanently displaced from outside the project area during the <u>next</u> reporting period (Fiscal Year 1999-2001):

N/A

NONE	Number of Households							
Income Level	VL	L	М	AM	Total			
Households Permanently Displaced - Elderly	~- · · · · · · · · · · · · · · · · · · ·							
Households Permanently Displaced - Non Elderly								
Households Permanently Displaced - Total		1			 			

b. Identify each replacement housing plan adopted that is related to permanent displacement, destruction or removal of dwelling units or bedrooms during the <u>next</u> reporting period and identified in paragraph 2a., as follows:

Date	//	Name of Agency Custodian	
	mo day yr		
Date	/	Name of Agency Custodian	
	mo đay yr		
Date	//	Name of Agency Custodian	
	mo day yr	• •	

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

3. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units financed by any federal, state, local, or private source to be constructed outside the project area within the <u>next two years</u> pursuant to an executed contract or agreement. Also include the estimated completion dates for these units and the amount of funds, if any, that have been designated and budgeted.

DO NOT REPORT ANY UNITS SHOWN ON HCD-A Line 9 or 10 OR SCHEDULE HCD-Ds.

Name of Project and/or Contractor	Execution Date	Estimated Completion Date	Amount Designated [Sch-C, Line 8b(3)(a)	VL	L	M	Total
			\$				
	1000		\$				
			\$				1
			\$				
			\$				
			\$				
			\$				1
			\$				1
			\$				
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		\$				

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

SCHEDULE HCD-C

Agency-wide Activity for Fiscal Year Ended _ 6 / 30 / 00

Vista CDC Agency Name: San Diego County: Preparer's Name, Title: <u>Dale Nielsen</u> Preparer's E-Mail Address: dnielsen@ci.vista.ca.us Preparer's Telephone No. (760)639-6170 Preparer's Facsimile No. (760)639-6171 Low & Moderate Income Housing Funds Report on the "status and use of the agency's Low and Moderate Income Housing Fund." Most information reported here should be based on that reported to the State Controller. When applicable, use <\$> for negative amounts or amounts to be subtracted. 1. Beginning Balance (Use "Net Resources Available" from last year's Line 4 on HCD-C) c 2,335,517 a. If Beginning Balance requires adjustment(s), identify the reason and amount for each adjustment: Total Adjustment(s) (indicate whether positive or <negative>) Adjusted Beginning Balance [Beginning Balance plus + or minus <-> Total Adjustment(s)] 2,335,517 Project Area(s) Receipts and Agency Other Revenues a. All Project Areas. Total Housing Fund Deposits [Sum of amount(s) from Line 3k, HCD-A(s)] **s 1,894,9**63 b. Other revenues not reported on Schedule HCD-A(s) [Identify source(s) and amount(s)]: **Total Agency Other Revenues**

NOTES:

Many amounts to report as Expenditures and Other Uses (beginning on the next page) should be taken from the Annual Report of Financial Transactions of Community Redevelopment Agencies that is submitted to the State Controller's Office (SCO). Line items shown on the SCO report are shown as *italicized line numbers within parenthesis (SCO Line #)* at the end of applicable HCD-C Ifne items comprising Expenditures and Other Uses.

Transfers-out to other internal funds: Report the specific use of any transferred funds on applicable HCD-C lines 4a.-k. For example, transfers from the Housing Fund to the Debt Service Fund for the repayment of debt should be reported on the applicable item comprising Line 4c. Any transfers out of the Agency (for example: the transfer of excess surplus funds to a county Housing Authority) should be reported in line 4j(3).

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

The statutory cite pertaining to Community Redevelopment Law 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.lcginfo.ca.gov/ (California Law)] beginning with Section 33000 of the Health and Safety Code.

Total Resources (Line 1c. + Line 2a + Line 2c.)

4,230,480

4. Expenditures and Other Uses

a. Acquisition of Property/Building Sites [33334.2(e)(1)] & Housing Acquisition [33334.2(e)(6)]: (1) Real Estate Purchases (SCO Line 17) (2) Acquisition Expense (SCO Line 20) (3) Operation of Acquired Property (SCO Line 21) (4) Relocation Costs (SCO Line 22) (5) Relocation Payments (SCO Line 23) (6) Site Clearance Costs (SCO Line 24) (7) Disposal Costs (SCO Line 26) (8) Other [Explain and identify amount(s)]: (9) Subtotal Acquisition of Property/Building Sites (Sum of Lines 1-8) \$ 274,542 Subsidies from Low and Moderate Income Housing Fund (LMIHF): (1) 1st Time Homebuyer Down Payment Assistance (2) Rental Subsidies (3) Purchase of Affordability Covenants [33413(b)2(B)] (4) Other [Explain and identify amount(s)]: 13,920 (5) Subtotal Subsidies from LMIHF (Sum of Lines 1 – 4) Debt Service [33334.2(e)(9)]: (1) Debt Principal Payments (a) Tax Allocation, Bonds & Notes 50,000 (b) Revenue Bonds & Certificates of Participation (c) City/County Advances & Loans (d) U. S. State & Other Long-Term Debt (2) Interest Expense (SCO Line 29) (3) Debt Issuance Costs (SCO Line 31.1) (4) Other [Explain and identify amount(s)]: \$222,905 (5) Subtotal Debt Service (Sum of Lines 1 - 4) Planning and Administration Costs [33334.3(e)(1)]: (1) Administration Costs (SCO Line 14c) \$ 248,112 (2) Professional Services (non project specific) (SCO Line 15c) (3) Planning, Survey/Design (non project specific) (Line 16c) (4) Indirect Nonprofit Costs [33334.3(e)(1)(B)] (5) Other [Explain and identify amount(s)]: (6) Subtotal Planning and Administration (Sum of Lines 1 - 5)

gene	cy ì	Name: Vista CDC			
		Expenditures and Other Uses (continued)			
ε	e.	On/Off-Site Improvements [33334.2(e)(2)]		\$	
f	f.	Housing Construction [33334.2(e)(5)]		\$	
٤	g.	Housing Rehabilitation [33334.2(e)(7)], (Line 27c)		\$ 95,631 \$	<u></u>
ł	h.	Maintenance of Mobilehome Parks [33334.2(e)(10)]			
i	i.	Preservation of At-Risk Units [33334.2(e)(11)]		\$	-
j.		Transfers Out of Agency	¢.		
		 For Use Outside Community (33334.17) For Transit Village Development Plan (33334.19) 	<u>\$</u> \$	_	
		(2) For Transit Vinage Development Plan (33334.19) (3) Excess Surplus [33334.12(a)(1)(A)]	\$		
		(4) Other (code section authorizing the transfer and amount)	<u></u>	_	
		A. Section\$			
		B. Section\$	_		
		C. Section \$	- \$		
		(5) Subtotal Transfers Out of Agency (Sum of Lines 1 -3 and		\$	_
k	k.	Other Expenditures and Uses [Explain and identify amount(s)]:			
			\$		
			\$		
			\$	_	
		Subtotal Other Exp	enditures and	\$	
		Uses			
	i.	Total Expenditures and Other Uses (Sum of lines 4a.	k.)		\$ 007 000
				41 / 1 - 31	<u>* 927,208</u>
	1161	t Resources Available [End of Year] [Line 3. (Total Resour	rces) minus Line	4.1. (above)	3,303,212
	∩ŧI	her Housing Fund Assets (not included as part of Line 5, a	shava)		0,000,212
	a.	Value of Land Purchased with Housing Funds and Held for D			
		of Affordable Housing	- · · · · · · · · · · · · · · · · · · ·	\$	
1	b.	Indebtedness from Deferrals of Tax Increment Set-asides (Sec	c. 33334.6)	\$	
		[refer to Line 5c of Sch-A(s)]).			_
	c.	Loans Receivable for Housing Activities		\$	_
•	d.	Residual Receipt Loans (structured for periodic and fluctuatin payments)	ng	\$	
4	e.	ERAF Loans Receivable (all years) (Sec. 33681)		\$	
	f.	Other Assets [Explain and identify amount(s)]:			_
			\$		
			\$		
			\$	<u>\$</u>	
	g.	Total Other Housing Fund Assets (Sum of lines 6a	f.)	\$	
		Total Other Housing Fund Assets (Sum of lines 6a DTAL FUND EQUITY [Line 5 (Net Resources Available)			\$ \$
7 -	TC	-			S
7 -	TC	OTAL FUND EQUITY [Line 5 (Net Resources Available)			
7 -	TO Ass	OTAL FUND EQUITY [Line 5 (Net Resources Available) ets] ompare Line 7 to the amount below from SCO Line 39c (Balance	+ 6g (Total Other	er Hsg Fund	S
7 -	TO Ass	OTAL FUND EQUITY [Line 5 (Net Resources Available) ets] Ompare Line 7 to the amount below from SCO Line 39c (Balance nancial Transactions of Community Redevelopment Agencies.	+ 6g (Total Other	er Hsg Fund	S
7 -	TO Ass	OTAL FUND EQUITY [Line 5 (Net Resources Available) ets] ompare Line 7 to the amount below from SCO Line 39c (Balance	+ 6g (Total Other	er Hsg Fund	S
7 -	TO Ass	OTAL FUND EQUITY [Line 5 (Net Resources Available) ets] Ompare Line 7 to the amount below from SCO Line 39c (Balance nancial Transactions of Community Redevelopment Agencies.	+ 6g (Total Other	er Hsg Fund I Report of ces and identify	S
7 -	TO Ass	OTAL FUND EQUITY [Line 5 (Net Resources Available) ets] Ompare Line 7 to the amount below from SCO Line 39c (Balance nancial Transactions of Community Redevelopment Agencies.	+ 6g (Total Other	er Hsg Fund	S
7 -	TO Ass	OTAL FUND EQUITY [Line 5 (Net Resources Available) ets] Ompare Line 7 to the amount below from SCO Line 39c (Balance nancial Transactions of Community Redevelopment Agencies.	+ 6g (Total Other	er Hsg Fund I Report of ces and identify	s 3,303,212
7 -	Co Fin	OTAL FUND EQUITY [Line 5 (Net Resources Available) ets] Ompare Line 7 to the amount below from SCO Line 39c (Balance nancial Transactions of Community Redevelopment Agencies.	+ 6g (Total Otho	er Hsg Fund I Report of ces and identify	s 3,303,212

9

Agency N	Name: Vis	sta CDC				
Excess S Pursuant current re exceeds t fiscal yea "Encumb	to Section 3300 eporting year, if the greater of: (ars. [See the bear" means com	80.7, report any exce f the Adjusted Balan 1) \$1,000,000 or (2) flow Table (Line 8a. mitting funds pursua	ce [Schedule HCD- the aggregate amou) for this reporting ant to a legally enfo	C, Line 8b.(5)] of the a unt of tax increment de vear]. recable contract or agree	334.12(g)(1)). Excess surpagency's prior year 1998/99 posited into the Fund during the element for expenditure for an 3334.12(g)(3)(A) and (B)	Preporting forms g the prior four authorized
unencum	bered balance r	nay be adjusted to a	ccount for any rema	ining revenue added fr	rom debt proceeds and the	difference between
the sales	price of land fo	or affordable housing	g and its fair market	value.		
8. Exce	ess Surplus: Fill in the belo	w table to calculate	and track your agen	cy's excess surplus am	ount(s) for applicable fiscal	years.
Fiscal Year	Total Tax Increment Deposits to Housing Fund	Sum of Tax Increment Deposits in Housing Fund in Prior Four FYs	Adjusted Balance* as of 7/1/99*	Excess Surplus Balance for Each FY as of 7/1/99	FY 99-00 Amount Expended/Encumbere d Against Each FY's Excess Surplus as of 6/30/00	Remaining Excess Surplus for Each Fiscal Year as of 6/30/00
95-96	\$ 774,635			\$ 0	\$ 0	s 0
96-97	\$ 835,031			\$ 0	s 0	\$ 0
97-98	\$ 1,056,404	r de la		s 0	\$ 0	\$ 0
98-99	\$ 1,234,627			s 0	\$ 0	\$
99-00	eriologia 3 Cols	s 3,900,697	s 2,210,517	\$ 	\$ 0	s 0
	8b(5).				orted last year on HCD-C,	Line
b.				ess Surplus Determinat	tion:	\$ 2 202 212
	(2) Total Enc Line 8b(1) that was encumber	Year). See Section ed per agreement o		efinition. Identify the amore f the reporting year):	\$ 3,303,212 unt of \$ 963,814 \$ 2,339,398
	Detail of	Unencumbered Bala	ince [Line 8b(3)].	No designation results	in all of Line 8b(3) as unde	esignat
				udgeted for intended p (s) and item 3 on HC		2 ,11 7
	. ,			not budgeted and curr		
	(a) Debt	Proceeds [33334.120	(g)(3)(B)]:		the applicable Adjustment	<u> </u>
	end				ome remaining at reporting	
	(b) Land more	conveyance [Sale/C of built or rehabilit	ated units are afford	m fair market value of lable to lower-income	LMIHF acquired land, if 4 households (33334.12(g)(3)(A))]:
		Balance [Line 8b(:				<u>\$ 2,339,3</u> 98
	Note: A surplus		the <u>7/1/2000</u> amou	int to use in the calcu	lation of next year's exces	ss
c.	If you reporte	d an excess surplus	for the current report for transferring, encu	rting year, briefly sumr mbering, or expending	narize the agency's plan g excess surplus:	
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income hor construction	iseholds that directly	benefited from e he elimination of , no units should l Househo	from expend tion of healt	litures for <u>onsit</u> h and safety haz	e/offsite improvemei	of very low-, low-, and mod ats which resulted in either 4e. of this schedule does no
Income Level	Households Constructed		ouseholds habilitated	from	nolds Benefiting Elimination of th and Safety Hazard	Duration of Deed Rest
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Moderate						
	Please attach a s	separate sh	eet of paper	listing any addi	itional sites not repor	ted above.
revenue ba. Has y	oond program, or hor our agency used the 1.13(a)?	ne financir	ng program o	lescribed in that	t Section, to provide	ors in a homeownership m the following information: ustment factors provided in

ds as matching funds for the Federal HOME or HOPE program during the reporting period
X
non-LMIHF funds that were used for either HOME or HOPE program support.
HOPE \$
the description of the agency's activities must include the date and amount of all LMIHF reporting period. To satisfy this requirement, the Agency should keep deposit and e submitted, upon request, to HCD or any member of the public.
o or withdrawals from the LMIHF? Yes X No
ribing the agency's deposits and withdrawals by listing for each document, the following formation as necessary):
General Ledger 06 / 30 / 2000 mo day yr
Dale Nielsen (760) 726-1340 X-1023 Vista City Hall
mo day yr
T 6

14. Use of Other 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.

The Commission uses H.O.M.E. fund for tenant based rental assistance and mobile home rehab, and uses in lieu fund for mobile home rental assistance.

15. 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?

Training and clear directions on filling out the HCD reporting forms would be extremely helpful.

Agency Name:	<u>Vista</u>	CDC	
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16. 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 will 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 selects various projects to receive the Director's Award for Housing Excellence. Projects are selected based on criteria such as local affordable housing need(s) met, resources utilized, barriers overcome, and project innovation and complexity, etc.

Project achievement information should only be submitted for <u>one</u> 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.

In order 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). 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: gcampora@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.)
- Cost (acquisition, clean-up, infrastructure, conversion, development, etc.)

HISTORY

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

AGENCY ROLE AND ACHIEVEMENT

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

- 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)

PROJECT ACHIEVEMENT

Project Type - REHABILITATION OF OWNER/RENTER OCCUPIED

City of Vista Community Development Commission Contact: Lynn Brown, Housing Programs Manager (760)-639-6192

Project Name: Vistans R.O.C. (Revitalizing our Community)

Description

The intent of Vistans R.O.C. was to create a sense of community and to revitalize an entire street in the Townsite neighborhood within the City of Vista, California. Over 600 volunteers converged on the street, East Los Angeles, for one day to clean up and paint 22 homes. New landscaping and picket fences were installed for the homes of the participants. Absentee landlords contributed a fee so their homes would be included. Participants were provided lunch and dancing in the street during breaks. At the end of the day, a ribbon cutting and unveiling of a new street name (Townsite Drive) was held. A special celebration dinner with music and entertainment concluded the day. There was good TV and newspaper coverage of the event, which was scheduled for HUD's Raise the Roof Day. Three weeks after the workday, a recognition ceremony was held for all participants. Awards were presented to all volunteers with special recognition of project directors and house captains. Videos were shown of the day. Vistans R.O.C. will be an annual event with other blocks in the revitalization strategy area being chosen. As a follow up, SER Inc. and Washington Mutual are continuing to rehabilitate homes further down the street and are conducting a contest for the best exterior enhancement on two adjacent streets.

History

The VISTANS R.O.C! (Revitalizing Our Community) was the culmination of a six-year effort of revitalization of the City's run-down Townsite neighborhood that was suffering from high crime and poverty. The projects main goal was the involvement of the residents of the Townsite community in the revitalization of their own neighborhood. The six-year process involved opening up local government to residents who either historically or culturally had a mistrust for local government. Through the empowerment of the residents of the community, the neighborhood has made drastic improvement in the quality of life of the residents to include making the neighborhood safer, installing sidewalks and beautifying not only homes but a whole residential block.

Agency Role

Vistans R.O.C. had a major commitment of finances and energy from the city government. The Agency funding included \$37,714 from Set-Aside funds and \$95,382 from the Community Development Block Grant Program. Agency staff organized, coordinated, and implemented the entire program from its inception through completion. In addition, the City donated time from other departments to steam clean sidewalks, remove trees and make general improvements to the neighborhood. The Project has received a HUD Best Practices Award and the Helan Putnam Award.

Measurable Results

♦ The most important result from Vistans R.O.C. was the incredible spirit and sense of community of all of the participants of the day. The day was like an old-fashioned barn raising and the same type of community spirit was alive and well in Vista on October 16.

- ♦ The entire four-block street has changed. The street is a main thoroughfare through the city so people from other neighborhoods can see the change. Their perspective of the whole neighborhood has been upgraded.
- ♦ Twenty-two houses look great!!! The white picket fences remain graffiti free. Other residents in the neighborhood are trying to improve their houses. This street had a very large percentage of renters, which added to the challenge of making changes. The City's renter-buyer program is being offered and some renters are looking at buying their houses.
- The street has a new name as requested by the local community based development organization.

External Partners and Contributions

Washington Mutual Bank awarded \$50,000 to SER, Inc. (a nonprofit housing organization) for what originally was Project Impact to provide exterior enhancement of a block in a low-income neighborhood. The award was dependent on a matching grant from the City.

- Home Base, Vista Paint, EDCO Waste and Recycling Services were major partners and contributors providing materials and discounted services.
- ♦ Alpha Project for the Homeless, a substance abuse rehabilitation program, provided program graduates for most of the house captain jobs and sponsored a house.
- ♦ Vista Townsite Community Partnership, the community based development organization in the community where the project took place, provided volunteer coordination and outreach to residents, homeowners, and tenants.
- Schools, businesses and churches sponsored a house and provided volunteers.
- Over 850 Vista citizens provided ten hours of hard labor and enthusiasm.

Materials Created That Can Be Shared

Posters, newspaper articles, press releases, award plaques, videos of event and awards presentation. A step by step manual is available from consultant that worked with the project.

SCHEDULE HCD-D1 GENERAL PROJECT INFORMATION

A separate	Schedule HCD-D1 a	nd all applicable Schedu	les HCD D2-D7 mu	st be	completed for each	Housing Project	ŧ
Agency: _	<u>Vista Communi</u>	ty Development	<u>Commission</u>			3 - 1,000	•
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Project Add	dress:						
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<u> 975-983</u>	Postal Way		ista			083	
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For projects v	vith no Agency assist	ance, do not complete a	ny more of HCD-D1	or an	y of HCD D2-D6. Onl	y complete HCD	-D7
Was this a t	federally assisted nunits occupied by o	nulti-family rental proj <u>currently</u> ineligible hou I by currently ineligibl	ect [Gov't Code Se rseholds (e.g. ineli	ection igible	n 65863.10(a)(2)]? [e income/# of reside	☐ YES ※ NO ents in unit)	#_0
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		(4 or more Bedn	ooms)		(allowable use only		
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	Housing Units	Inside Project Area	Outside Project A	rea	With LMIHF	g Units Provided	
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		Outside Project	Area (Sch HCD-D4)			

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GENERAL PROJECT INFORMATION

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Agency: Vista Community Development Commission													
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TOTA	L <u>UNITS</u>	(Add	d only	<u>TOTA</u>	L of all "	'TOTAI	Elder	ly / Nor	Elderi	y Unit	s"):			ſ	28		
If TOTA	L UNITS	is les	s than	"Total	Project U	nits" sho	wn on F	ICD Sch	edule D	l, repo	rt th	e rema	inder as	instruc	ted helow		
Check a	all appro acemen HCD-D	opria t Hou	te for	m(s) li	sted bel Incli	low tha usionan nside P Outside	t will b / Units: roject A	e used : \rea (S	l to ide	ntify r)-D3)	em	othe	Project President Prithout	ct <u>Unit</u> sing Ur LMIHI any A	ts to be nits Prov (Sch H gency A	reporte ided: ICD-D6)

GENERAL PROJECT INFORMATION

A separate S	Schedule HCD-D1 an	d all applicable Schedul	les HCD D2-D7 mu:	st be	completed for <u>each</u> H	lousing Projec	zt.
		<u>ity Development</u>					
		ame, <u>or</u> "Outside":					
Housing Pr	oject Name: <u>Ced</u>	ar Road Apartme	ents				
Project Add	fress:						
Street:		<u>Ci</u>	<u>ty</u> :		<u>ZIP</u> :		
245	<u>Cedar Road</u>		/ista		920	83	
Owner Nam	ie: <u>Cedar Roa</u>	d Associates					
Total Project	Units: # 40	_ Restricted Units:	#_40_	Un	restricted Units:	# ()	
Total Project	Bedrooms: # <u>110</u>	_ Restricted Bedro	oms: #_110	Un	restricted Bedrooms:	#0_	
For projects v	vith no Agency assist	ance, do not complete a	ny more of HCD-D1	or an	y of HCD D2-D6. Only	complete HC	D-D7.
						. ==	
		ulti-family rental proje					
Number of t	units occupied by <u>c</u>	urrently ineligible hou	seholds (e.g. ineli	igible	income/# of resider	nts in unit)	<u># 0</u>
Number of I	bedrooms occupied	by currently ineligible	e persons (e.g. ine	eligib	le income/# of resid	ents in unit)	# 0
		special needs: (Numbe				,	# 12
		are serving one or mo				data not avail	
(Note: A uni	t may serve more tha	an one of the "Special N	eeds" listed below				
exceed the	Number of Units Res	tricted for Special Need:	(s")				
<u> </u>	LED (Mental)	# FARMWORKER		#12		DUSING	
11	LED (Physical) WORKER (Migrant)	· LIMALE READ	OF HOUSHOLD	#	ELDERLY		
- I ARWIN	WORKER (Migrant)	# LARGE FAMILY (4 or more Bedro		#	EMERGENCY SHE (allowable use <u>only</u>		
			(1 or more decisions)			ithout LMIHF* S	-
Use Restrict	tion Dates (enter ap	propriate dates):		1			,,,,,,
	Replacement		Housing Units		Other Housing	Units Provid	ed
	Housing Units	Inside Project Area	Outside Project A	теа	With LMIHF	Without L	
Inception					6/30/93		-
Termination					6/30/48		
Funding So							
Redevelopme Federal Fund		\$ _ 376,43 5					
State Funds:		\$ 1,000,000 \$ 2,346,005					
Other Local I		\$ 50,868					
Private Fund		\$ <u>846,79</u> 3					
Owner's Equ TCAC/Federa		\$					
TCAC/State		\$ \$					
Total Develop	pment/Purchase Cos	t: \$4,620,101					
Check all ap	propriate form(s) li	sted below that will be	used to identify t	this F	Project's Units or Pr	niect Bedroc	ms:
Replacem (Sch HCD	ent Housing Units	Inclusionary Units:		- •	Other Housing Units	Provided:	
,	·- /	_	rea (Sch HCD-D3)		With LMIHF (Sch		
		Corizios Stolect	Area (Sch HCD-D4	¥)	Without LMIHF (
					Without any Age (Sch HCD-D7)	ncy Assistanc	e
					,		

	y: <u>Vista Lo</u>	mmunij	y pev	<u>e Lopn</u>	<u>nent</u>	Comm	<u>issio</u>	<u>n</u>							
Redev	elopment Projec	t Area Na	ıme, <u>or</u>	"Outsic	ie":	Outs	ide								
Afford	able Housing Pro	oject Nan	ne:(Cedar	Road	L Apa	rtmen	ts							
Check		ea)	X Outsi	i <u>de</u> Pro	ject Are	ea						٠		
								ı:							
		th apply,					or each	1;							
Enter	the number of ur	its for ea	ach app	licable	activit	y belov	w:								
A.	redevelopment Project Area Name, or "Outside":Outside														
	redevelopment Project Area Name, or "Outside":														
	Check only one. If both apply, complete a separate form for each: Agency Developed Non-Agency Developed														
				40			40					40			
В.	Comparing the project Area Name, or "Outside":Outside														
<u>.</u>	edevelopment Project Area Name, or "Outside":														
		TOTAL,	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.		
												0			
	edevelopment Project Area Name, or "Outside":														
C	edevelopment Project Area Name, or "Outside":Outside ffordable Housing Project Name:Cedar_Road_Apartments														
C.	edevelopment Project Area Name, or "Outside":														
C.	edevelopment Project Area Name, or "Outside":Outside_ ffordable Housing Project Name:Cedar_Road_Apartments														
C.	VLO LOW MOD	Units			Non			INELG.				TOTAL			
	VLO LOW MOD	Units TOTAL			Non			INELG.				TOTAL			
C.	VLO LOW MOD W Acquisition Onl	Units TOTAL			Non LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL 0	INELG.		
	VLO LOW MOD Acquisition Onl Eldedy	YUnits TOTAL Y: Units	INELG.	VLOW	Non LOW Non	MOD	TOTAL Units		VLOW	LOW	MOD	TOTAL 0	INELG.		
	VLO LOW MOD Acquisition Onl Eldedy	YUnits TOTAL Y: Units	INELG.	VLOW	Non LOW Non	MOD	TOTAL Units		VLOW	LOW	MOD	O Elderly	INELG.		
D.	Acquisition Onl Eldedy VLO LOW MOD	Y: O TOTAL Y: O TOTAL Y: O TOTAL	INELG.	VLOW	Non LOW Non	MOD	TOTAL Units		VLOW	LOW	MOD	O Elderly	INELG.		
	Agency Developed Non-Agency Developed Sheck only one. If both apply, complete a separate form for each: Rental Owner-Occupied Owne														
D.	edevelopment Project Area Name, or "Outside":														
D.	edevelopment Project Area Name, or "Outside":Outside ffordable Housing Project Name:Cedar Road Apartments														
D. E.	Acquisition Onl Elderly VLO LOW MOD W Acquisition Onl Elderly VLO LOW MOD W Mobilehome Ov Elderly VLO LOW MOD W	Y: / Units Y: / Units D TOTAL //ner / Re / Units D TOTAL	INELG. INELG. INELG. INELG.	VLOW	Non LOW Non LOW	MOD Elderly MOD	Units TOTAL Units	INELG.	TOT VLOW	AL Elde	MOD rty & No MOD	O Elderly TOTAL O TOTAL	Units INELG. Units Units		
D.	Eldenty VLO LOW MODE Acquisition Onl Eldenty VLO LOW MODE W Mobilehome Ov Eldenty VLO LOW MODE W Mobilehome Pa	Y: / Units Y: / Units D TOTAL //ner / Re / Units D TOTAL	INELG. INELG. INELG. INELG.	VLOW	Non LOW Nor LOW	MOD Elderly MOD	Units TOTAL Units TOTAL	INELG.	TOT VLOW	AL Elde LOW	MOD rty & No MOD erty & No	O Elderly TOTAL O TOTAL	Units INELG. Units INELG.		
D. E.	Eldenty VLO LOW MODE Acquisition Onl Eldenty VLO LOW MODE W Mobilehome Ov Eldenty VLO LOW MODE W Mobilehome Pa	y: / Units / TOTAL Y: / Units / TOTAL // Units / TOTAL // Units	INELG. INELG. INELG. INELG.	VLOW VLOW VLOW dent:	Non LOW Non LOW	MOD Elderly MOD Elderly MOD	Units TOTAL Units TOTAL Units	INELG.	TOT VLOW	TAL Elde	MOD riy & No MOD erly & No	On Elderly TOTAL On Elderly TOTAL On Elderly	Units INELG. Units INELG.		

Vista Community Development Agency Name: Housing Project Name: Cedar Road Apartments Commission **SCHEDULE HCD-D5** OTHER HOUSING UNITS PROVIDED (WITH LMIHF) (continued) G. Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market): **Elderly Units** Non Elderly Units TOTAL Elderly & Non Elderly Units LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW VLO MOD TOTAL INELG. W 0 H. Subsidy (other than specified options here): Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. W 1. Other Assistance: Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. TOTAL UNITS (Add only TOTAL of all "TOTAL Elderly / Non Elderly Units"): 40 If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule DI, report the remainder as instructed below. Check all appropriate form(s) listed below that will be used to identify remaining Project <u>Units</u> to be reported: Replacement Housing Units Inclusionary Units: Other Housing Units Provided: (Sch HCD-D2) Inside Project Area (Sch HCD-D3) ☐ Without LMIHF (Sch HCD-D6) Outside Project Area (Sch HCD-D4) Without any Agency Assistance

(Sch HCD-D7)

SCHEDULE HCD-D1 GENERAL PROJECT INFORMATION

A separate	Schedule HCD-D1 a	nd all applicable Schedu	iles HCD D2-D7 mu	st be	completed for each H	lousing Proje	
Agency	<u> </u>	<u>lty Development</u>	<u>Lommission</u>		Tompiotod for <u>caon</u> in	ousing Froje	ગ.
Redevelop	ment Project Area I	Name, <u>or</u> "Outside":	Outside				
Housing Pr	oject Name:V	ista Manor Mobi	le Home Park				
Project Add	dress:						
Street:		C	ity:		ZIP:		
	<u>ive Avenue</u>		Vista			3	
Owner Nam	ie: <u>Caritas</u>	of Vista					
Total Project			: # <u>120</u>	Ur	restricted Units:	# <u>3</u> 9	
Total Project	Bedrooms: # <u>n/a</u>	1 Restricted Bedro	oms: #n/a		restricted Bedrooms:		
For projects v	vith no Agency assist	tance, do not complete a	iny more of HCD-D1	or ar	v of HCD D2-D6 Only	complete HC	D D7
Was this a f	ederally assisted n	nulti-family rental proj	ect [Gov't Code Se	ectio	n 65863.10(a)(2)]? 🗌	YES 🗌 NO	
Number of	units occupied by <u>c</u>	urrently ineligible hou	ıseholds (e.g. ineli	igible	income/# of resider	nts in unit)	<u>#0</u>
Number of I	bedrooms occupied	d by currently ineligibl	e persons (e.g. inc	eliaib	ole income/# of reside	ants in unit\	#_0
Number of t	inits restricted for	special needs: (Numbe	er must not exceed	"Tota	A Deninat Haitan	ents in anity	
Number of t	inits restricted that	are serving one or me	oro Special Needs	10la . л	n Project Units")		<u>#_0</u> _
(Note: A uni	t may serve more tha	an one of the "Special N	leeds" listed below	: #_ **	U Check, if d	lata not availa	able
exceed the *	Number of Units Res	tricted for Special Need	is")	ınere	riore the sum of all "Sp	ecial Needs"	can
	LED (Mental)	# FARMWORKER		#	TRANSITIONAL HO		
T4	LED (Physical)	1.0	OF HOUSHOLD	#	ELDERLY	OSING	
FARM	VORKER (Migrant)	# LARGE FAMILY		#	EMERGENCY SHE	LTERS	
		(4 or more Bedre	ooms)		(allowable use <u>only</u>	with *Other Ho	
Ilsa Postriot	ion Datas (c. 4	1			Units Provided - Wit	hout LMIHF" S	ich-D6)
OSE IVESTIC	ion Dates (enter ap Replacement						
	Housing Units		Housing Units		Other Housing	Units Provide	ed
Inception	770009 07.1125	Inside Project Area	Outside Project A	rea	With LMIHF	Without L	MIHE
Termination	<u> </u>				3/1/99		<u></u>
Funding Sou	Irces-	<u></u>	<u></u>		3/1/29		
Redevelopme		\$ <u>55</u> 0,000					
Federal Fund	s	\$					
State Funds:	·	\$					
Other Local F Private Funds		\$					
Owner's Equi		\$ 6,365,00 0					
TCAC/Federa	ıl Award:	\$ \$					
TCAC/State A	\ward:	\$					
	ment/Purchase Cos	t: \$ <u>6,915,00</u> 0					
Check all ap	propriate form(s) lis	sted below that will be	used to identify t	his P	roject's Units or Pro	iect Bedrooi	me:
- repacem	erit Housing Office	inclusionary Units:			Other Housing Units		113.
(Sch HCD	·UZ)		rea (Sch HCD-D3)		With LMIHF (Sch	HCD-D5)	
		Outside Project /	Area (Sch HCD-D4)	Without LMIHF (S	ch HCD-D6)	
					■ Without any Agen		÷
					(Sch HCD-D7)		

Agend	у:	Vist	a_Co	<u>mmuni</u>	ity I	<u>)e</u>	<u>velop</u>	ment	Comm	<u>issic</u>	nn					
Redev	elopп	nent P	roject	Area N	łame,	<u>or</u>	"Outs	ide": _	Out	side						
Afford	lable I	lousir	ng Pro	ject Na	ame:	!	<u>Vista</u>	Man	or Mo	<u>bile</u>	Home	Park				
Check		one: <u>e</u> Proje	ct Are	a			Outs	side Pr	oject A	rea						
Check	only <u>Agen</u>	one. cy Dev	If bot	h apply d	, com	ple	ete a se	eparate -Agend	e form cy Deve	for eac	h:					
Check	only Renta	one.	If bot	h apply	, com		ete a se		– e form	for eac	h:					
,			of un	its for e	each a	ıpp				w:						
Α.				n Units					•							
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	VLO		_	TOTAL	INEL	G.	VLOW				INELG.			MOD	n Elderly	INELG
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В.	Subst	tantial	Reha	bilitatio	on Un	its	•									
			iderly i				•	Not	n Elderly	Units		тот	AL Elde	rly & No	n Elderly	Units
	VLO W	LOW	MOD	TOTAL	INEL	G.	VLOW	LOW	MOD	TOTAL	INELG.				TOTAL	
						٦									0	
C.	Other	Non-	Subst	antial F	o b a b	:1:4	-47 11	1_14								
O .	<u>omer</u>		iderly 1		сепав	HIL	ation U		ı Elderiy	Units		TO	TAI EIda	elv P. Na	n Elderly	
		LOW	MOD	TOTAL	INEL	.	VLOW		_		INELG.				TOTAL	INELG.
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D.	<u>Acqui</u>	sition	Only	:												
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E.	Mobil	ehomi	e Owr	ier / Re	cidan	+ -										
	<u></u>		lderly (Sidell	<u>Ļ</u> .		Nor	ı Elderly	Units		TOI	(VI Eldo	elv 8 Ma	n Clainain	11-:
	VLO	LOW	MOD	TOTAL	INEL	3.	VLOW		-		INELG.				n Elderly	
	r w	<u></u>		r		_						·			TOTAL	INCLG.
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F.	Mobil	ehome	e Park	Owne	r / Re:	sid	ent:									
	· · ·		iderly l					Nor	ı Elderly	Units		тот	AL Elde	rly & No	n Elderly	Units
	VLO W	LOW	MOD	TOTAL	INEL	3.	VLOW				INELG.				TOTAL	
							32	88		120	39	22	00		120	
			·				بعد	ပ္ခ		[[2]	1 39	32	88		120	1

Agency Name: <u>Vista Community Development</u> Housing Project Name: Vista Manor Mobile Home Park Commission SCHEDULE HCD-D5 OTHER HOUSING UNITS PROVIDED (WITH LMIHF) (continued) Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market): G. **Elderly Units** Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. W O. H. Subsidy (other than specified options here): **Elderly Units** Non Elderly Units **TOTAL Elderly & Non Elderly Units** VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. 1. Other Assistance: **Elderly Units** Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. W 0 TOTAL UNITS (Add only TOTAL of all "TOTAL Elderly / Non Elderly Units"): 120 If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below. Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported: Replacement Housing Units Inclusionary Units: Other Housing Units Provided: (Sch HCD-D2) Without LMIHF (Sch HCD-D6) Outside Project Area (Sch HCD-D4) Without any Agency Assistance (Sch HCD-D7)

Agenç	y: <u>Vi</u>	sta	Comm	unity	y Dev	e.	lopme	ent C	ommi	ssion						
Redev	elopm	ent Pi	roject	Area N	ame, g	<u>ır</u> '	'Outsi	de": _	0	utsid	e					
Afford	able H	lousin	g Pro	ject Na	me: _	V	<u>ista</u>	Mano	r Mol	<u>bile</u>	Home	Park				
			ct Area	a		2	Outs	<u>ide</u> Pro	oject Ar	ea						
Check	only o	one. c <u>y</u> Dev	If bot l eloped	apply,	, comp						h:					
Check	only o	one. <u>I</u>	lf both	apply,	, comp					for eacl	h:					
Enter	the nu	mber	of uni	ts for e	ach ap	pį	icable	activi	ty belo	w:						
A.	Redevelopment Project Area Name, or "Outside":															
						_								rly & No	n Elderly	Units
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В.	Subst	tantial	Reha	bilitatio	n Unit	is:										
	Check only one. If both apply, complete a separate form for each: Agency Developed Non-Agency Developed															
		LOW	MOD	TOTAL	INELG	.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
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C.	Other	None	Subst	antial D	ababi							<u> </u>				
Ų.	Other				enabi	III	KION U		ı Elderiv	Units		TOI	ΔI Flde	dv & No	n Elderiv	Units
			-		INELG	<u>.</u>	VLOW				INELG.					
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										39					39	

Agency Name: <u>Vista Community Development</u>

Housing Project Name: Vista Manor Mobile Home Park

Commission

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

		iderly (n Elderly	Units		TOI	AL Elde	erly & No	n Elderly	/ Units
VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELO
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Prese	rvatio	n / Re	placem	ent (H&	S 3333	4.3(h):	:							
	E	lderly l	Units			Nor	n Elderly	Units		тот	AL Elde	erly & No	n Elderly	/ Units
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Renta	d Repl	acem	ent (H&	S 33334	l.3(f)(1)	(A):								
		iderly (n Elderly	Units		тот	AL Elde	erly & No	n Elderly	y Units
VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELC
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Subsi	dv (ot	her th	an sne	cified or	otione I	nara).								
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VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW			TOTAL	
													0	
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Otner	Assis	itance Iderly l				Nor	n Elderly	. I laite		TO1	-A1 E1J.	O M.	a Mara	. 11-14-
VLO	LOW			INELG.	VLOW				INFI G	VLOW			TOTAL	INELO
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L <u>uni</u>	<u>TS</u> (A	dd onl	y <u>TOTA</u>	L of all "	TOTA.	L Eldei	rly / No	n Elderl	ly Units'	'):				
				L of all " Project U							ainder a	s instruc	39	
<i>AL <u>UN</u></i> all ap	<u>ITS</u> is l propri	ess that	<i>n "Total</i> erm(s) li	<i>Project U</i>	nits" she	own on . at will l	<i>HCD Sc</i> be use	hedule L	I, report	the rem			39	
<i>AL <u>UN</u></i> all ap	<u>ITS</u> is to propri	ess that	<i>n "Total</i> erm(s) li	Project U. isted bel	nits" she low tha usionar	own on . It will I	<i>HCD So</i> be use	hedule L	ol, report	the remainin	g Proje	ect <u>Uni</u> using U	39	e repo

GENERAL PROJECT INFORMATION

Agency:	Vista Commun	ity Development	les HCD D2-D7 mu.	st be	completed for each	Housing Project.	
		lame, <u>or</u> "Outside":					
		trella de Oro M					
Project Add		LIEITA GE OTO P	<u>nou i renome Pa</u>	<u>rk</u>			
Street:		0.					
	amino Corto	<u>Ci</u> 1	<u>ity</u> : /ista		ZIP:		
	e: <u>Caritas Af</u>	·	11364		92	2083	
Total Project				Un	restricted Units:	# <u>85</u>	
	Bedrooms: #n/a			Un	restricted Bedrooms	s: #n/a	
For projects v	vith no Agency assist	ance, do not complete a	ny more of HCD-D1	or an	y of HCD D2-D6. Or	nly complete HCD-D7.	$\overline{}$
Was this a t	ederally assisted m	usti familia aantat aast					
Number of	units occupied by a	nulti-family rental proje	ect [Gov't Code Se	ectio	n 65863.10(a)(2)]?	🗌 YES 🔀 NO	
		urrently ineligible hou					
Number of	pedrooms occupied	by currently ineligible	e persons (e.g. ine	eligib	le income/# of res	idents in unit) # ()	
Number of (units restricted for s	special needs: (Numbe	er must not exceed	"Tota	I Proiect Units"	# 0	
Number of t	inits restricted that	are serving one or me	ore Special Needs	· #	⊠ Check i	<u>U "</u> If data not available	
(NOW: A UNI	t may serve more tha	n one of the "Special N	eeds" listed helow	there	fore the sum of all	globile Noode = ===	
	Number of Units Res	tricted for Special Need	's ")	.,,,,,	iore the sum of an	Special Needs can	
	LED (Mental)	# FARMWORKER	R (Permanent)	#	TRANSITIONAL	HOUSING	
	LED (Physical)		OF HOUSHOLD	#	ELDERLY		
# FARM\	WORKER (Migrant)	# LARGE FAMILY		#	EMERGENCY SI	HELTERS	
		(4 or more Bedri	ooms)			n <u>ly</u> with "Other Housing	
Use Restrict	ion Dates (enter ap		<u> </u>	L	Units Provided - 1	Without LMIHF" Sch-De	5)
OSC RESIDE	Replacement		11				
	Housing Units		Housing Units		Other Housi	ng Units Provided	
Inception	Troubling Office	Inside Project Area	Outside Project A	rea	With LMIHF	Without LMIHF	:
Termination						2/1/98	
Funding Sou	Irres:	<u> </u>	<u> </u>			2/1/28	
Redevelopme		ę					
Federal Fund	s	\$					
State Funds:	_	\$					
Other Local F Private Fund:		\$					
Owner's Equi		\$ 4 ,085,0 00)				
TCAC/Federa		\$					
TCAC/State /	Award:	\$					
Total Develop	oment/Purchase Cos	t: \$ <u>4.085.00</u> 0)				
Check all ap	propriate form(s) lis	sted below that will be	used to identify t	his F	Project's Units or F	Project Radrooms:	
☐ replacem	ent Housing Units	Inclusionary Units:			Other Housing Uni		
(Sch HCD	-D2)		rea (Sch HCD-D3)		With LMIHF (Se	ch HCD-D5)	
		Outside Project	Area (Sch HCD-D4)	Without LMIHF		
						gency Assistance	
					(Sch HCD-D7)		

Agend	y:	Vist	<u>a Co</u>	mmun	<u>ity De</u>	velor	<u>ment</u>	Comm	nissio	on					
Redev	elopm	ent P	roject	Area N	lame, <u>or</u>	"Outsi	de":_	Outs	side						
Afford	able F	lousin	ıg Pro	ject Na	me: Es	trel	la de	Oro	Mobi	lehome	Par	k			
Check			ct Are	a	1	Outs	side Pr	oject Ar	ea						
Check	only Agend	one. c <u>y</u> Dev	If bot	h <mark>apply</mark> d						h:					
Check	only Renta	one. <u>I</u>	lf boti	h apply	, comple	ete a se	eparate er-Occ	form t	for eacl	n:					
Enter	the nu	mber	of un	its for e	each app	licable	activi	ty belo	w:						
A.	New (Consti	ructio	n Units	:										
		E	derly	Units			No	ı Elderfy	Units		TOT	AL Elde	rly & No	n Elderly	Units
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
	L						<u> </u>							0	
В.	Subst	tantial	Reha	bilitatio	on Units	:									
	Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. Substantial Rehabilitation Units: Elderly Units Non Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units TOTAL Elderly & Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. Other Non-Substantial Rehabilitation Units: Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. O														
		LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
														0	
C.	Other	Non-	Subst	antial F	Rehabilit	ation U	Inits:								
C.	Other				<u>Rehabilit</u>	ation U		n Elderly	Units		то1	AL Eide	rly & No	n Elderly	Units
C.	VLO	E	iderly i	Units			Nor			INELG.					
C.	VLO	E	iderly i	Units			Nor			INELG.				IOTAL	
C. D.	Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units														
	VLO W	LOW	MOD Only	Units TOTAL			LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	101AL 0	INELG.
	VLO W Acqui	LOW isition	MOD Only	Units TOTAL :	INELG.	VLOW	Nor LOW Nor	MOD	TOTAL		TOI	LOW	MOD	O On Elderly	INELG. Units
	VLO W Acqui	LOW isition	MOD Only	Units TOTAL :	INELG.	VLOW	Nor LOW Nor	MOD	TOTAL		TOI	LOW	MOD	O Blderly TOTAL	INELG. Units
D.	VLO W Acqui	LOW isition E LOW	MOD Only Iderly (Units TOTAL : Units TOTAL	INELG.	VLOW	Nor LOW Nor	MOD	TOTAL		TOI	LOW	MOD	O Blderly TOTAL	INELG. Units
D.	VLO W Acqui	LOW isition E LOW	MOD Only Iderly (Units TOTAL : Units TOTAL	INELG.	VLOW	Nor LOW Nor LOW	MOD Blderly MOD	Units TOTAL		TO1 VLOW	AL Elde	MOD rfy & No	O Elderly TOTAL O	Units INELG.
D.	VLO W VLO W	LOW LOW LOW ehome	Only MOD Only MOD MOD	Units TOTAL Units TOTAL Her / Re	INELG.	VLOW	Nor LOW Nor LOW	MOD Elderly MOD	Units TOTAL Units	INELG.	TOT VLOW	LOW FAL Elde LOW	MOD MOD MOD	O Blderly TOTAL	Units INELG. Units
D.	VLO W Acqui VLO W Mobil	LOW LOW LOW ehome	Only MOD Only MOD MOD	Units TOTAL Units TOTAL Her / Re	INELG. INELG.	VLOW	Nor LOW Nor LOW	MOD Elderly MOD	Units TOTAL Units	INELG.	TOT VLOW	LOW FAL Elde LOW	MOD MOD MOD	O Elderly O Elderly	Units INELG. Units
D.	VLO W VLO W Mobil	E LOW	Only Iderly I MOD Only Iderly I MOD	Units TOTAL Units TOTAL Mer / Re Juits TOTAL	INELG. INELG. sident:	VLOW	Nor LOW Nor LOW	MOD Elderly MOD	Units TOTAL Units	INELG.	TOT VLOW	LOW FAL Elde LOW	MOD MOD MOD	TOTAL 0 n Elderly TOTAL 0 n Elderly TOTAL	Units INELG. Units
D.	VLO W VLO W Mobil	E LOW LOW Chom Only Iderly I MOD Only Iderly I MOD E Owr	Units TOTAL Units TOTAL Mer / Re Juits TOTAL COwne Juits	INELG. INELG. INELG. INELG.	VLOW VLOW vLow ent:	Nor LOW Nor LOW	MOD Elderly MOD	Units TOTAL Units TOTAL	INELG.	TOT VLOW	LOW FAL Elde LOW FAL Elde LOW	MOD MOD MOD MOD	TOTAL 0 n Elderly TOTAL 0 n Elderly TOTAL	Units INELG. Units INELG.	
D.	VLO W VLO W Mobil	E LOW LOW Chom Only Iderly I MOD Only Iderly I MOD E Owr	Units TOTAL Units TOTAL Mer / Re Juits TOTAL COwne Juits	INELG. INELG. sident:	VLOW VLOW vLow ent:	Nor LOW Nor LOW	MOD Elderly MOD Elderly	Units TOTAL Units TOTAL Units	INELG.	TOT VLOW	AL Elde LOW	MOD riy & No MOD my & No MOD	TOTAL 0 n Elderly TOTAL 0 n Elderly	Units INELG. Units INELG.	

Agency Name: Vista Community Development Commission

Housing Project Name: <u>Estrella de Oro Mo</u>bilehome

Park

SCHEDULE HCD-D5
OTHER HOUSING UNITS PROVIDED (WITH LMIHF) (continued)

		Elderly (Units			Nor	n Elderly	Units		TOT	TAL Elde	erly & No	on Elderly	/ Units
VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
													0	
Subsi	idv (of	ther th	ian spe	cified o	ntions I	herel:								
		Elderly I					n Elderly	Units		тот	ΓAL Elde	erly & No	on Elderly	/ Units
VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL.	INELG.
													0	
Other	Assis	stance	::											
	E	iderly l	Units			Nor	n Elderly	Units		TO	TAL Elde	erly & No	on Elderly	Units
VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
													0	<u> </u>
	1	•		 			L	L	لــــا			<u> </u>		L
L <u>UNI</u>	<u>ITS</u> (A	dd onl	y <u>TOTA</u>	<u>.L</u> of all ⁴	'TOTA	L Elde	rly / No	n Elderl	y Units [*]	'):				
l <u>uni</u>	<u>ITS</u> (A	dd onl;	y <u>TOTA</u>	<u>L</u> of all '	'TOTA	L Eldei	rly / No	n Elderl	y Units'	'):				
									_		ainder a	s instru	بحس	w.
4L <u>UN</u>	<u> </u>	ess tha	n "Total	Project U	nits" she	wn on .	HCD Sc	hedule D	l, report	the rem			cted belo	
<i>4L <u>UN</u></i> all ap	<u>ITS</u> is l	less that	<i>n "Total</i> erm(s) li	<i>Project U</i>	nits" she	own on . at will l	<i>HCD So</i> be use	hedule D	l, report	the rem	g Proj	ect <u>Un</u>	cted below	e report
4 <i>L UN</i> all ap lacem	<u>ITS</u> is I	less that	<i>n "Total</i> erm(s) li	<i>Project U</i> isted be Incl	nits" she low tha usionar	wn on . it will I y Units	<i>HCD So</i> be use	<i>hedule D</i> d to ide	l, report	the remember the maining	g Proje	ect <u>Un</u> using U	its to be	e report
<i>4L <u>UN</u></i> all ap	<u>ITS</u> is I	less that	<i>n "Total</i> erm(s) li	Project U isted be Incl	nits" she low tha usionar Inside F	own on . at will I y Units Project	HCD Sc be use s: Area (\$	hedule D d to ide Sch HC[ol, reportentify re	the remember the maining	g Proje	ect <u>Un</u> using U	cted below	e report
4 <i>L UN</i> all ap lacem	<u>ITS</u> is I	less that	<i>n "Total</i> erm(s) li	Project U isted be Incl	nits" she low tha usionar Inside F	own on . at will I y Units Project	HCD Sc be use s: Area (\$	<i>hedule D</i> d to ide	ol, reportentify re	the remember the maining	g Proje ner Hou Withou	ect <u>Un</u> using U ut LMIH	its to be	e report vided: HCD-D6

Agen	су:	Vist	a Co	mmun:	ity De	velop	ment	_Comr	nissic	na					
Rede	velopi	nent F	rojec	t Area	Name, <u>o</u>	<u>r</u> "Outs	ide":_		<u>utsid</u>						
					ame:						home	Park			
	k only	one:													
Chec	k only Ager	one. cy De	If bot velope	h appl ; d	y, comp	lete a s	eparat	e form	for eac	h:					
Chec	k only Rent	one. <u>al</u>	If bot	h apply	y, compl	ete a s	eparat	e form	for eac	h:					
Enter	the n	umber	of un	its for	each ap				ow:						
A.								•							
			-						y Units		то	TAL Elde	erly & No	on Elderly	Units
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.					INELG.
												<u> </u>		0	
B.	Subs	tantial	Reha	hilitati	on Unite		•		·					<u></u>	
	Substantial Rehabilitation Units: Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units														
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW				INELG				_	INELG
				r – –				_·							<u> </u>
C.	045-								LJ	L	· L	<u></u>	l		L
C.	Inter the number of units for each applicable activity below: New Construction Units:														
	Check only one: Inside Project Area Check only one. If both apply, complete a separate form for each: Agency Developed Non-Agency Developed Check only one. If both apply, complete a separate form for each: Agental Owner-Occupied Inter the number of units for each applicable activity below: New Construction Units: Elderly Units Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. Substantial Rehabilitation Units: Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. O Acquisition Only: Elderly Units Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. O Acquisition Only:														
	W		MOU	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
	L	<u> </u>					-,,,		$oxed{oxed}$					0	
D.	Acqu	<u>isition</u>	Only:												
							Non	Elderly	Units		тот	Al Fide	dv & Na	n Fidady	Linite
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW				INELG.					
			_			[<u> </u>
_						<u> </u>	1		L	L					j
E.	Mobil	<u>ehom</u> e	<u>Own</u>		<u>sident</u> :										
		_													
	1/10														
	Agency Developed Non-Agency Developed N														
	VLO W				INELG.	VLOW				INELG.				IOTAL	
F.		LOW	MOD	TOTAL						INELG.				IOTAL	
F.		LOW ehome	MOD Park	Owner Inits	/ Resid	ent:	LOW		TOTAL	INELG.	VLOW	LOW	MOD	O O	INELG.
F.		LOW ehome	MOD Park	Owner Inits		ent:	LOW	MOD	TOTAL		VLOW	LOW	MOD	IOTAL	INELG.
F.	Mobil VLO	LOW ehome	MOD Park	Owner Inits	/ Resid	ent:	LOW	MOD	TOTAL		VLOW	LOW	MOD	O O n Elderly	Units

Housing Project Name: Estrella de Oro Mobilehome Park

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

		E	ideriy	Units		-			Assisted VUnits					on Elderl	
VL()	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.				TOTAL	
														0	
Pres	er				ent (H&	S 3333	<u>4.3(h)</u> :								
			iderly i					Elderly					erly & No	n Elderi	y Units
VLC) [LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG	VLOW	LOW	MOD	TOTAL	INEL
Ĺ													<u> </u>	0	
Ren	tal	Repl	acem	ent (H&	S 33334	l.3(f)(1)	(<u>A</u>):								
			Iderly (Elderly	Units		TOT	AL Elde	erly & No	n Elderiy	y Units
VLC) <u>(</u>	_OW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INEL
L														0	
Sub	sid	y (ot	her th	an spec	ified op	otions h	iere}:								
		Ε	lderly l	Inits			Non	Elderly	Units		тот	AL Elde	rly & No	n Elderly	y Units
VLO W	1	.ow	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.				TOTAL	
	1.													0	
Othe	r A	ssis	tance	:											. —
			iderly L					Elderly	Units		TOT	AL Elde	riy & No	n Elderly	y Units
N A A A A A	, L	.ow —	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INEL
L														0	
									n Elderly hedule D					85	
/i.c Oi															
		at Ho	usina	Units	Incli	usionan	/ Units	, usel	a to lue	iiiiy rei	naining Oth	er Hou	sing Ur	is to be	repo
all a _l placer n HC[)2)	g						Sch HCD)-D3)				Sch HC	

GENERAL PROJECT INFORMATION

A separate	Schedule HCD-D1 at	nd all applicable Schedu	les HCD D2-D7 mu	st be	completed for <u>each</u> .	Housing Project.	
		ity Development		<u></u>			
		lame, <u>or</u> "Outside":					
Project Add		<u>ta Hidden Valle</u>	<u>y Apartments</u>				
Street:		_	_				
777 Anı	ns Wav		ity:		<u>ZIP</u> :		
			<u>ista</u>		92	2083	
		len Valley Assoc					
Total Project	t Units: # <u>50</u> t Bedrooms: # <u>58</u>				restricted Units:	# 40_	
					restricted Bedrooms:		
or projects v	Mili no Agency assist	ance, do not complete a	ny more of HCD-D1	or ar	ny of HCD D2-D6. Onl	ly complete HCD-	D7.
Was this a	federally assisted m	nulti-family rental proje	ect [Gov't Code Se	ectio	n 65863.10(a)(2)]? []YES ⊠ NO	
		urrently ineligible hou					<u> </u>
Number of	bedrooms occupied	by currently ineligible	e persons (e.g. ine	eligib	le incomel# of resid	dents in unit) #	* 0
Number of	units restricted for s	special needs: (Numbe	er must not exceed	"Tota	l Project Units")	#	# 49
Number of i	units restricted that	are serving one or mo	ore Special Needs	: #	₩ Check. if	data not availab	ile
(Ivote: A uni	t may serve more tha	nn one of the "Special N tricted for Special Need	peds" listed holow	there	fore the sum of all "S	Special Needs" ca	an
	LED (Mental)	# FARMWORKER	R (Permanent)	#	TRANSITIONAL H	OUSING	
	LED (Physical)	# FEMALE HEAD	OF HOUSHOLD	# 4	_		
FARM	WORKER (Migrant)	# LARGE FAMILY		#	EMERGENCY SH		
		(4 or more Bedn	ooms)		(allowable use <u>onl</u>		
Use Restrict	tion Dates (enter ap	Drop details		L	Units Provided - W	Vithout LMIHF" Sci	ካ-D6)
	Replacement		Housing Units				
	Housing Units	Inside Project Area				g Units Provided	
nception		maide Froject Area	Outside Project A	rea	With LMIHF	Without LM	IHF
Termination					7/1/95		
Funding So	urces:				8/1/25	t	
Redevelopme	ent Funds:	\$ 890.00	n				
Federal Fund		\$	Ŭ				
State Funds: Other Local F		\$	^				
Private Fund		\$ <u>1,575,0</u> 0					
Owner's Equ	ity:	\$- 2,980, 00	U				
TCAC/Federa		\$					
TCAC/State /		\$					
	ment/Purchase Cos	U <u>llander (</u> U					
Спеск ан ар	propriate form(s) lis	sted below that will be	used to identify t	his F	Project's Units <u>or</u> Pr	roject Bedroom	s:
Sch HCD	ent nousing Units	Inclusionary Units:	rea (Sch HCD-D3)		Other Housing Units With LMIHF (Sch	s Provided:	
		Outside Project	Area (Sch HCD-D4)	Without LMIHF (•	
					Without any Age (Sch HCD-D7)		

Agen	cy:	<u>Vist</u>	. <u>a_Cc</u>	ommun	ity De	<u>velo</u>	<u>oment</u>	Com	missi	on_					
Rede	velopi	nent P	roject	t Area I	Name, <u>o</u>	<u>r</u> "Outs	side": _	Out	side						
					ame: _					Apar	tment	.s.			
Chec	k only	one: <u>e</u> Proje				⊠ Oul				·					
Chec	k only Agen	one. cy Dev	If bot velope	h appty d	y, compi		eparat	e form	for eac	h:					
Chec	conly Rent	one.	if bot	h apply	y, compl	ete a s		e form		h:					
-		_	of un	its for	each ap										
Α.						piicabii	c activi	ity Den	JW.						
۲۱.	HEW		Elderly	n Units	<u> </u>		41-	. 614.4							
	VLO	LOW	-		INELG	VI ()W		n Elderly						n Elderly	
	W	1	1	10172	- 11100	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG
	10	L	<u> </u>	10	<u> </u>	<u> </u>	<u> </u>				10			10	
8.	Subs	tantial	Reha	bilitati	on Units	::								· - ·	
			iderly (Nor	Elderly	Units		TO	TAL FIde	niv & Na	n Elderly	Ulaite
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.					INELG.
				<u> </u>											
C.	Other		C		3 ()		1			L	L	<u> </u>		0	<u> </u>
C.	Other		ideny (Rehabilit	tation L		5 1							
	VLO		_		INELG.	VI OW		Elderly		****				n Elderly	
	W	1			<u></u>	VEO!!		MOD	TOTAL	INELG.	VLOW	LOW	MOD	<u>TOTAL</u>	INELG
	L	<u></u>		<u> </u>] LJ	<u>L</u>					L			0	
D.	Acqu	isition	Only:	:											
			iderly (Elderly	Units		TO	TAL Elde	rdy & No	n Elderly	Units
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.				TOTAL	
	,,,	!													
Ε.						L	<u> </u>						<u> </u>		
C.	MODII		<u>Own</u> Iderly L	_	sident:										
	VLO		-		INELG.	VII (0) VI		Elderly						n Elderly	Units
	w			TOTAL.	INCLG.	VLOW	LOW	MQD ———	TOTAL.	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
			l				Ĺ <u></u>							0	
F.	Mobil	ehome	Park	<u>Owne</u>	r / Resid	lent:				_					
		Е	lderly (Jnits			Non	Elderly	Units		TO1	AL Elde	rly & No	n Elderty	Units
	VLO	LOW	GOM	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	WC. C	14 6 4				
	W							WICO	TOTAL	INELG.	VLOW	FOM	MOD	TOTAL	INELG.
	W						7		1012	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

Agenc	у Мате	<u>v</u> ::	ista	Comm	<u>unity</u>	Deve	lopm	ent .	Hou	sing Proje	ect Nam	e: <u>Vi</u>	sta l		<u>Valley</u>
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G.	Pres	ervatio	on (H8	(S 3333	4.2(e)(1	1) Thre	at of P	ublic A	ssisted	1/Subsic	dized R	entais	Conve	erted to	Market):
			,	QIIICS			No	n Elderly	Units		TO	TAL Eld	erty & No	on Elderly	Units
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L.	Other	Assis	stance	:											
		E	ideriy (Inits			Non	Elderly	Units		TOY	AL EIGA		л Elderly	
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	<u></u>										·			TOTAL	
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тота	L UNIT	ΓS (Ad	d only	ΤΟΤΑΙ	of all "l	T OTAL	Fld						- [-		
										Units"):				10	
If TOTA	IL <u>UNI</u>	TS is le	ss than	"Total P	roject Un	its" sho	vn on H	CD Sch	edule DI.	, report th	ie remai	nder os	instruct	ed bal-	
Repl	ан арр	ropria	ite for	m(s) lis	ted belo Inclu	w that sionary side Pr	will be Units: oject A	e used rea (Sc	to iden th HCD-	tify rem D3)	aining Othe	Project r Hous	t <u>Units</u>	to be r ts Providence (Sch Ho	reported: ded: CD-D6)
					UΩ	<u>utside</u> f	^o roj e ct	Area (Sch HC(D-D4)	□ w		any Ag		sistance

Agent	y: <u>V</u> _1	sta L	ommun 1	ty Dev	elopmeni	Comm	issio	n					
Redev	elopme	nt Proje	ct Area N	ame, <u>or</u>	"Outside":		Outsi	de					
Afford	able Ho	using P	roject Na	me:	<u>Vista Hi</u>	dden	<u>Valle</u>	y Apai	<u>rtmen</u>	<u>ts</u>			
	only on Inside F		rea	ļ	∑ <u>Outside</u> F	roject A	rea						
Check	only or Agency	ne. If be Develop	oth apply ed	, comple	ete a separa <mark>X</mark> <u>Non-Age</u> i	te form <u>icy</u> Deve	for eacl loped	1:					
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Enter	the num	ber of u	nits for e	ach app	licable acti	ity belo	w:						
Α.	New Co	nstruct	ion Units	:									
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В.	Substa	ntial Re	habilitatio	on Units	:								
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C.	Other N	lon-Sub	stantial R	Rehabilit	ation Units:								
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Agency Name: Vista Community Development Commission

Housing Project Name: Vista Hidden Valley Apartments

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

		lderly L		.2(e)(11	-		Elderly			тот	AL Elde	rly & No	n Elderly	Units
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I AL <u>N</u> Û	<u>112</u> (/	vaa on	ıy <u>101</u>	<u>AL</u> of all	-101/	AL EID	eriy / N	on ride	riy Unit	s '):			40	
OTAL <u>U</u>	VITS is	less the	an "Tota	l Project	Units" s	hown on	HCD S	Schedule	D1, repo	rt the rer	nainder	as instr	ucted bel	ow.
Replacer	nent H			listed b	clusion	ary Uni	ts:			0	ther Ho	ousing	Units Pi	rovided
Sch HCI	J-U2)			L		_		(Sch H		_	_		(Sch H	
				[Outcid	da Dani.	4 4	a (Sch !	LICD D	11	LINGS		Agency	. Acciet

SCHEDULE HCD-D1 GENERAL PROJECT INFORMATION

A separate	Schedule HCD-D1 a	nd all applicable Schedu	les HCD D2-D7 mu	st be	completed for each F	lousing Project.	
		ity Development					
		lame, <u>or</u> "Outside":					
Project Add		dowridge II) Rai	HICHO HIITS AP	art	ments_		
Street:	uiess.	_					
	rooktree Lane		<u>ity</u> :		<u>ZIP</u> :		
			Vista	. 1		92083	
Total Project		a Delaware Lim					
	t Units: # <u>148</u> t Bedrooms: # <u>240</u>		·			# <u>118</u>	
				Un	restricted Bedrooms:	#_n/a	
or projects v	with no Agency assist	ance, do not complete a	ny more of HCD-D1	or an	y of HCD D2-D6. Only	/ complete HCD	-D7.
Was this a	federally assisted n	nulti-family rental proj	act [Gov't Coda Sa	atio.	- 65962 404-V0V0 F] v=o\ \ \\	
Number of	units occupied by o	urrently ineligible hou	ect 1000 t cone 36	ecuo;	1 05803.10(a)(2)]? [_	-, -	
							#_0_
Number of	units restricted for	by currently ineligible	e persons (e.g. ine	eligib	le income/# of resid	ents in unit)	# 0
Number of	units restricted for	special needs: (Numbe	er must not exceed	"Tota	l Project Units")	!	<u>#_0_</u>
(Note: A uni	it may some man the	are serving one or me	ore Special Needs	: #	_0 🔀 Check, if o	data not availab	ole
exceed the	Number of Units Res	an one of the "Special N tricted for Special Need	eeds" listed below, s")	there	fore the sum of all "S _I	pecial Needs" c	an
	LED (Mental)	# FARMWORKER	<u> </u>	#	TDANOTTONIALUI		
# DISAB	LED (Physical)		OF HOUSHOLD	#	TRANSITIONAL HO	JUSING	
# FARM	WORKER (Migrant)	# LARGE FAMILY		#	EMERGENCY SHE	TEDO	
		(4 or more Bedn	ooms)	·	(allowable use <u>only</u>		sina
		<u> </u>		<u> </u>	Units Provided - Wi		
Use Restrict	tion Dates (enter ap						
	Replacement Housing Units		Housing Units		Other Housing	Units Provided	1
Inception	Tiodsing Offics	Inside Project Area	Outside Project A	rea	With LMIHF	Without LM	IIHF
Termination						10/1/98	3
Funding Sou	15000		<u> </u>			5/1/32	<u> </u>
Redevelopme		c					
Federal Fund		\$ \$					
State Funds:		\$					
Other Local F		\$					
Private Fund: Owner's Equi		\$ <mark>8,640,0</mark> 00)				
TCAC/Federa		\$					
TCAC/State /	Award:	\$					
	oment/Purchase Cos	t: \$ <u>8,640,0</u> 00)				
Check all ap	propriate form(s) lis	sted below that will be	used to identify t	his P	'roiect's Units or Pro	niect Redroom	16-
T Lizehigositi	ent nousing Units	Inclusionary Units:			Other Housing Units		
(Sch HCD	-02)		rea (Sch HCD-D3)		With LMIHF (Sch		
		U Outside Project	Area (Sch HCD-D4)	Without LMIHF (S	Sch HCD-D6)	
					■ Without any Ager		
					(Sch HCD-D7)		

Agen	cy: _	<u>Vis</u>	<u>ta C</u>	ommun	ity [<u>Develo</u>	pmen	t Con	<u>missi</u>	on		•			
Rede	velopi	nent f	Projec	t Area	Name, <u>s</u>	or "Outs	side":	Out	side						
Afford	lable	Housi	ng Pr	oject N	ame: _	(Shado	wrid	ae II) Ran	icho F	ills	Anar	tment	٠ς	
Checl	only	one: <u>e</u> Proje						roject A							
Checl	only Ager	one. cy De	If bo	th applyed	y, comp	olete a s	epara		for eac	h:					
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			lderly				No	n Elderly	Units		тот	TAL Elde	rly & No	n Elderly	Units
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		E						Elderly	Units		101	AL Elde	rty & No	n Eldedv	Units
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Agency	/ Name:	V <u>i</u> s	sta (Commur		Develo nissio		<u>1t</u>	Hous	sing Proje	ct Name	e: (S	hadow	ridge	II)	_Rancho Hills Apartments
	DULE I R HOU			S PROV				(contin	ued)							Apar cilients
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Check		propr	iate fo	rm(s) li	sted be		it will	be use		entify re	mainin	g Proj	ect <u>Uni</u>		report	ted:
	h HCD		3						Sch HCI	D-D3)				IF (Sch		3)
						<u>Outside</u>	Proje	ct Area	(Sch H	CD-D4)			ut <u>any</u> A ICD-D7	Agency ,	Assistar	nce

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Agency Name: Vista Community Development Commission

Housing Project Name: (Shadowridge II) Rancho Hills

Apartments

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

	E	iderly l	Jnits			Nor	ı Elderiy	Units		TOT	AL Elde	rly & No	n Elderly	Units
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Othor	Assis	etance												
Other		Iderly 1	-			No	n Elderly	y Units		TO	TAL Elde	eriv & N	on Elderly	y Units
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AL <u>UN</u>	ITS (A						TICD C	chadula	OI sanor	the rem	ninder d	e inctru	cted helo	
		less tha	ın "Total	Project L	/nits" sh	own on	HCD S	CHERRIE I	JI, repor		41/14C) C	13 1713(1) #	CIEB DEID	w.
<i>TAL <u>UN</u></i> call ap	/ <i>ITS is l</i> o pr opr	iate fo	orm(s) l	<i>Project U</i>										
TAL <u>UN</u> call ap	/ITS is i	iate fo		isted be	low th	at will ry Unit	be use s:		entify re	mainin Otj	g Proj ner Ho	ect <u>Un</u> using L		e repo

GENERAL PROJECT INFORMATION

A separate	Schedule HCD-D1 a	nd all applicable Schedu	iles HCD D2-D7 mi.	ist be	completed for each b	loucina Desi-	
Agency	TIPE COMMUNI	<u> Try bevelopment</u>	<u>Lommission</u>	0. 00	completed for <u>each</u> r	iousiny rroje(A.
Redevelop	ment Project Area I	Name, <u>or</u> "Outside":	Outside				
Housing P	roject Name: <u>Vi</u>	sta Hacienda Ap	artments				
Project Ad	dress:	·					
Street:		С	ity:		ZIP:		
	omelo Drive		ista			083	
Owner Nan	ne: American A	ssets Inc.					
Total Projec	t Units: # <u>460</u>	Restricted Units	: #_92	Ur	restricted Units:	# 368	
	t Bedrooms: # <u>763</u>		ooms: #_n/a	Ur	restricted Bedrooms:	# n/a	
For projects v	with no Agency assist	tance, do not complete a	ny more of HCD-D1	or ar	v of HCD D2-D6 Only	Complete HC	N D 7
							<u>0-07.</u>
was this a	federally assisted n	nulti-family rental proj	ect [Gov't Code S	ectio	n 65863.10(a)(2)]? [YES 💢 NO	
Number of	nutts occupied by c	urrently ineligible hou	rseholds (e.g. inel	igible	e income/# of resider	nts in unit)	# 0
Number of	bedrooms occupied	t by currently ineligibl	e persons (e.g. jn:	eliait	le income/# of resid	ants in unit)	# 0
Number of	units restricted for	special needs: (Numbe	er must not exceed	"Tota	I Dening the item	ents in dility	
Number of	units restricted that	are serving one or mo	oro Special Manda	TOla	Project Units")		<u>#_0_</u>
Trioto. A Ulli	i illay serve more ma	30 One of the "Special N	code " link- at t - 1.	: #_ *b===	U (X) Check, if o	tata not availa	ible
	Number of Units Res	tricted for Special Need	's")	mere	rrore the sum of all "Sp	pecial Needs"	can
# DISAB	LED (Mental)	# FARMWORKER		#	TRANSITIONAL HO	MISING	
	LED (Physical)		OF HOUSHOLD	#	ELDERLY	JOSHNG	
FARM	WORKER (Migrant)	# LARGE FAMILY		#	EMERGENCY SHE	LTERS	
		(4 or more Bedn	ooms)		(allowable use <u>only</u>		
Use Restric	tion Dates (enter ap	Propriate details		L	Units Provided - Wil	thout LMIHF" S	ch-D6)
	Replacement		Housing Units				 -
	Housing Units	Inside Project Area	· · · · · · · · · · · · · · · · · · ·		Other Housing	Units Provide	ed
Inception		mode rioject Alea	Outside Project A	геа	With LMIHF	Without L	
Termination						4/16/92	
Funding Soc	ırces:	<u> </u>				4/1/17	
Redevelopme		\$					
Federal Fund State Funds:	ls	\$					
Other Local F	-unds:	\$ \$					
Private Fund:	5:	\$ 19,160,0 00	1				
Owner's Equi	ty:	\$	J				
TCAC/Federa TCAC/State A	BI AWard:	\$					
Total Develor	oment/Purchase Cost	\$ t: \$ <u>19_160_0</u> 00	n				
		* *************************************	J Januari da				
	STILL FORSHIP OFFICE	sted below that will be Inclusionary Units:	usea to identify t	nis P			ns:
(Sch HCD	-D2)		ea (Sch HCD-D3)		Other Housing Units With LMIHF (Sch	Provided:	
			Area (Sch HCD-D4	}	Without LMIHF (S		
			(== ////05/04	,	Without any Agen		ı
					(Sch HCD-D7)	o _f Assistante	
					·		

OTHER HOUSING UNITS PROVIDED (WITH LMIHF)

Agen	cy: <u> </u>	<u>ista C</u>	<u>Commun</u>	<u>ity De</u>	<u>evelo</u>	pmen	t Com	missi	on		•			
Rede	velopmeı	nt Projec	t Area N	lame, <u>o</u>	<u>r</u> "Outs	ide":	0ut	side						
Afford	dable Ho	using Pr	oject Na	me: 🔟	ista	Hac	i <u>enda</u>	Apar	tment	S				
Chec	k only on Inside P	e:					roject A							
Chec	k only on] <u>Agency</u>	e. If bo Develope	th applyed		ete a s	eparat		for eac	h:					
Checl	k only on Rental	•		, compl	ete a s	eparat			h:					
,	the num	ber of ur	nits for e	each ap				ow:						
Α.		nstructio					-							
		Elderly		•		No	n Elderly	/ Units		ΤO	TAI EIN	velu 2 Ma	on Elderly	. Unite
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В.	Substar	itial Reh		on Units	<u>:</u> :									
	1/10	Elderly					n Elderly						n Elderly	Units
	W	OW MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
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C.	Other N	on-Subs	tantial F	Rehabilit	tation I	Inits:								
		Elderfy					n Elderly	Units		TO:	TAL Elde	rdv & No	n Elderly	r Units
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D.	Acquici							L	L					<u> </u>
U.	<u>Acquisit</u>	Elderly	•			M-	_ =12.2.							
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E.	Mobileh	ome Ow	ner / Re	sident:										
		Elderly				No	n Elderly	Units		тот	TAL Elde	riv & No	n Elderly	linits
	VLO LO	OW MOD	TOTAL	INELG.	VLOW				INELG.	VLOW	LOW	_	~	INELG.
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F.	Mobileh			r / Resid	<u>lent</u> :									
		Elderly					n Elderly	Units		тот	AL Elde	rly & No	n Elderly	Units
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														[

Vista Community Development Agency Name: Housing Project Name: Vista Hacienda Apartments Commission **SCHEDULE HCD-D5** OTHER HOUSING UNITS PROVIDED (WITH LMIHF) (continued) G. Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market): **Elderly Units** Non Elderly Units TOTAL Elderly & Non Elderly Units LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW VLO MOD TOTAL INELG. 0 H. Subsidy (other than specified options here): **Elderly Units** Non Elderly Units **TOTAL Elderly & Non Elderly Units** LOW MOD TOTAL INELG. VLOW LOW VLO MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. 0 1. Other Assistance: **Elderly Units** Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. 92 92 92 92 TOTAL UNITS (Add only TOTAL of all "TOTAL Elderly / Non Elderly Units"): If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below. Check all appropriate form(s) listed below that will be used to identify remaining Project <u>Units</u> to be reported: Replacement Housing Units Inclusionary Units: Other Housing Units Provided: (Sch HCD-D2) Inside Project Area (Sch HCD-D3)

Outside Project Area (Sch HCD-D4)

Without LMIHF (Sch HCD-D6)

Without any Agency Assistance

(Sch HCD-D7)

OTHER HOUSING UNITS PROVIDED (WITHOUT LMIHF)

Agenc	y:	Vist	a_Co	mmuni	ty_Dr	evelop	ment	Comm	issio	n					
						o <u>r</u> "Outs									
Afford	able I	Housir	ng Pro	ject Na	ame:	Vist	<u>a Hac</u>	<u>ienda</u>	<u> Apai</u>	rtment	:s				
Check		one: <u>e</u> Proje	ct Are	a		⊠ Out	side Pr	oject A	rea						
Check	only <u>Agen</u>	one. c <u>v</u> Dev	If bot elope	h apply d	, comp	olete a s <u>Nor</u>	eparaten-Agend	e form cy Deve	for eac	h:					
Check	only Renta	one. al	If bot	h apply	, comp	lete a s		e form		h:					
Enter t	he nu	ımber	of un	its for e	each a	plicable	e activi	ity belo	w:						
A.	New (Const	ructio	n Units	ı.										
			Iderly		•		No	n Elderly	Units		TO:	TAI Fide	dv & Na	n Elderly	Linite
	VLO	LOW	MOD	TOTAL	INELG	VLOW		•		INELG.			_	TOTAL	INELG
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			lderly					n Elderly					-	n Elderly	Units
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C.	Other	Non-	Subst	antial F	2ehahil	itation l	Inite					·			
			lderly		CHADI	itation (n Elderly	Units		TO	ΓAL Eide	rly & No	n Elderly	Units
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D.	Acqu	<u>isition</u> F	ldedy (\$1-a	- Claire	. 1 1 - 14 -						
	VIO			TOTAL	thie c	. VLOW		Elderly						n Elderly	
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E.	Mobil	ehom	e Owr	ier / Re	sident	:									
·			iderly 1				Noi	n Elderly	Units		TOI	TAL Elde	rly & No	n Elderly	Units
	VLO W	LOW	MOD	TOTAL	INELG	. VLOW	LOW	MOD	TOTAL	INELG.					INELG.
														0	
F.	Mobil	ehom	e Park	Owne	r / Rec	ident:									
			iderly l		111163	ident.	Nor	n Elderly	Units		тот	ΓAL Elde	rly & No	n Elderly	Units
•	VLO W	LOW	MOD	TOTAL	INELG	VLOW	LOW	MOD	TOTAL	INELG.				TOTAL	INELG.
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Agency Name: Vista Community Development

Commission

Housing Project Name: Vista Hacienda Apartments

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

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Prese	rvatio	n / Re	placem	ent (H&	S 3333	4.3(h):								
	E	lderly (Jnits			Nor	n Eiderly	Units		TO	AL Elde	erly & No	on Elderly	/ Units
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Renta	l Repl	acem	ent (H&	S 33334	i.3(f)(1)	(<u>A)</u> :								
	E	lderly l	Jnits			No	n Elderly	Units		TO	TAL Eld	erty & N	on Elderl	y Units
VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG
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Subsi	dv (ot	her th	an spe	cified o	ntions	here).								
<u> </u>		lderly l		<u></u>	<u> </u>		n Elderly	Units		TO	TAL Eld	erly & N	on Elderl	y Units
VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG
													0	
Other	<u>Assis</u>	tance	-			No	n Elderly	/ Units		то	TAL Eld	erly & N	on Elderi	y Units
	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELC
W								368	1]	<u> </u>		368	1
	l		L	نـــــا	L	J	<u> </u>	300]	ــــــــــــــــــــــــــــــــــــــ	1	<u> </u>	1 300	J .
														- ¬1
AL <u>UN</u>	ITS (A	dd onl	y <u>TOTA</u>	L of all	"TOTA	L Elde	erly / No	on Elder	ly Units	"):			368	
TAL <u>U</u> N	<u>ITS</u> is i	ess tha	n "Total	Project U	/nits" sh	own on	HCD S	chedule i	D1, repor	t the ren	ainder	as instru		
placem	ent H				lusiona	ry Unit	ts:		entify re	O	her Ho	using (Jnits Pr	ovided:
h HCD	-D2)				<u>Inside</u>	Project	t Area (Sch HC	:D-D3)	\mathbf{Z}	With	LMIHF	(Sch H	CD-D5)
										_	_			

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GENERAL PROJECT INFORMATION

A separate	Schedule HCD-D1 ar	nd all applicable Schedu	les HCD D2-D7 mu	st be	completed for each	Housing Project.
Agency: _	<u> Vista Commun</u>	<u>ity Development</u>	Commission			•
Redevelop	ment Project Area N	lame, <u>or</u> "Outside":	Outside			
		pperwood Apartm	<u>ents</u>			
Project Ad	dress:					
Street:			ity:		ZIP:	
	<u>University Dr</u>		<u>Vista</u>			2083
Owner Nan	ne: <u>BLI Partn</u>	ership No. 2				
Total Projec	t Units: # <u>246</u>	Restricted Units:	# 49	Un	restricted Units:	# 197
	t Bedrooms: #_316			Un	restricted Bedrooms	:#_n/a
For projects	with no Agency assist	ance, do not complete a	ny more of HCD-D1	or an	y of HCD D2-D6. On	ly complete HCD-D7
Was this a	federally assisted m	nulti-family rental proje urrently ineligible hou	ect [Gov't Code Se	ectio	n 65863.10(a)(2)]? [YES X NO
		by currently ineligible				
Number of	units restricted for	special needs: (Numbe	e persons (e.g. me	engib	ie income/# of resi	dents in unit) # ()
Number of	units restricted that	are serving one or mo	er must not exceed	⁻I ota	I Project Units")	#_0_
(Note: A un	It may serve more tha	an one of the "Special N tricted for Special Need	eeds" listed halow	: # there	fore the sum of all "S	data not available Special Needs" can
1	LED (Mental)	# FARMWORKER	<u> </u>	#	TRANSITIONAL H	OUSING
	LED (Physical)	4	OF HOUSHOLD	#	ELDERLY	OUSING
FARM	WORKER (Migrant)	# LARGE FAMILY		#	EMERGENCY SH	FLTERS
		(4 or more Bedre	ooms)			with "Other Housing
11 5 1:		<u> </u>			Units Provided - W	/ithout LMIHF" Sch-D6)
USE RESTRIC	tion Dates (enter ap		<u> </u>			
	Replacement Housing Units		Housing Units		Other Housin	g Units Provided
nception	riodsing Onics	Inside Project Area	Outside Project A	rea	With LMIHF	Without LMIHF
ermination						5/1/95
Funding So	15000	<u> </u>	<u> </u>			6/1/05
Check all ap	Is Funds: s: ity: al Award: Award: oment/Purchase Cost propriate form(s) lis ent Housing Units	sted below that will be Inclusionary Units: Inside Project Ar	used to identify t rea (Sch HCD-D3) Area (Sch HCD-D4		Project's Units <u>or</u> Project's Units or Property Units With LMIHF (Sci	s Provided: h HCD-D5) Sch HCD-D6)
					(Sch HCD-D7)	•

OTHER HOUSING UNITS PROVIDED (WITH LMIHF)

Agenc	y:	<u> </u>	ta Lo	ommun	ity De	<u>ve l or</u>	oment	Com	<u>nissi</u>	on					
Redev	elopn	nent P	roject	Area N	ame, <u>or</u>	"Outs	ide":_	Out	<u>side</u>						
Afford	able I	lousir	ng Pro	ject Na	me:	Peppe	<u>erwoo</u>	d Ap	<u>artmer</u>	<u>nts</u>					
Check		one: e Proje	ct Are	а	,	Outs	side Pr	oject A	rea						
Check	only Agen	one. <u>cy</u> Dev	If bot	h <mark>apply</mark> d	, compl		eparate	e form	for eacl	h:					
Check	only Renta	one. <u>al</u>	lf bot	h apply	, compl	ete a se		e form		h:					
Enter	the nu	ımber	of un	its for e	ach app	olicable	activi	ty belo	w:						
A.	New	Const	ructio	n Units	:										
			Iderly				No	n Elderly	Units		тот	AL Elde	rly & No	n Elderly	Units
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.				TOTAL	
														0	
В.	Subs	tantial	Reha	hilitatio	n Units			<u> </u>							LJ
Σ.			Iderly		ni Oints	!•	Nor	n Elderly	Units		тот	AL Elde	riv & No	n Elderly	Units
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	VLO		-		INELG.	VLOW			TOTAL	INFLG				n Elderly TOTAL	
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D.	Acqu	isition													
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E.	Mobil	ehome	e Owr	er / Re	sident:										
			lderly i					n Elderty	Units		тот	AL Elde	rly & No	n Elderly	Units
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
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F.	Mobil	ehome	e Park	. Owner	<u>/ Res</u> id	lent:									
			iderly l			 -	Nor	Elderly	Units		тот	AL Elde	rly & No	n Elderly	Units
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.			_	TOTAL	INELG.
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Vista Community Development Housing Project Name: Pepperwood Apartments Commission **SCHEDULE HCD-D5** OTHER HOUSING UNITS PROVIDED (WITH LMIHF) (continued) G. Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market): **Elderly Units** Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. W 0 H. Subsidy (other than specified options here): **Elderly Units** Non Elderly Units **TOTAL Elderly & Non Elderly Units** VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. 0 I. Other Assistance: **Elderly Units** Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. W 49 49 49 49 TOTAL UNITS (Add only TOTAL of all "TOTAL Elderly / Non Elderly Units"): 49 If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule DI, report the remainder as instructed below. Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported: Replacement Housing Units Inclusionary Units: Other Housing Units Provided: (Sch HCD-D2) Inside Project Area (Sch HCD-D3) Without LMIHF (Sch HCD-D6) Outside Project Area (Sch HCD-D4) ☐ Without any Agency Assistance (Sch HCD-D7)

OTHER HOUSING UNITS PROVIDED (WITHOUT LMIHF)

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			ject Area												
Afford	lable Ho	ousing	Project	Name	e:	<u> </u>	<u>eppe</u>	rwood	d Apar	tment	S				
	only or Inside I		Area		Q	Outs	<u>side</u> Pr	oject A	rea						
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Enter	the nun	nber of	units fo	r eac	һ арр	licable	activi	ty belo	w:						
Α.	New Co	onstruc	ction Un	its:											
			erly Units				Nor	ર Elderly	Units		TOT	TAL Elde	rlv & No	n Elderly	Units
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Agency Name: <u>Vista Community Development</u>
Commission

Housing Project Name: Pepperwood Apartments.

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

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	LOW MOI		INELG.					
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<u>&S 33334.3(f)(1)</u>	VA)-				- 1		0	
	na.							
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. INELG. VLOW			INELG.					INEL
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) d	pecified options	Decified options here): Non Elder L INELG. VLOW LOW MOD	Decified options here): Non Elderly Units L INELG. VLOW LOW MOD TOTAL Non Elderly Units	Decified options here): Non Elderly Units L INELG. VLOW LOW MOD TOTAL INELG. Non Elderly Units L INELG. VLOW LOW MOD TOTAL INELG.	Decified options here): Non Elderly Units TOTAL Non Elderly Units Non Elderly Units TOTAL Non Elderly Units TOTAL Non Elderly Units TOTAL Non Elderly Units TOTAL Non Elderly Units	Decified options here): Non Elderly Units TOTAL Elder VLOW LOW MOD TOTAL INELG. Non Elderly Units TOTAL Elder VLOW LOW LOW Non Elderly Units TOTAL Elder VLOW LOW MOD TOTAL INELG. VLOW LOW	Decified options here): Non Elderly Units TOTAL Elderly & No L INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD Non Elderly Units TOTAL Elderly & No L INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD	Decified options here): Non Elderly Units TOTAL Elderly & Non Elderly UNITS TOTAL Elderly & Non Elderly Non Elderly Units TOTAL Elderly & Non Elderly Non Elderly Units TOTAL Elderly & Non Elderly Non Elderly Units TOTAL Elderly & Non Elderly UNITS TOTAL Elderly & Non Elderly UNITS Non Elderly Units TOTAL Elderly & Non Elderly UNITS Non Elderly Units TOTAL Elderly & Non Elderly UNITS Non Elderly Units

GENERAL PROJECT INFORMATION

		nd all applicable Schedule		st be	completed for <u>each</u> He	ousing Project.
		ity Development				
		ame, <u>or</u> "Outside":			·	
		tgage Credit Ce	<u>rtificate (M</u>	ICC)	_ 	
Project Add	dress:					
Street:			ty:		ZIP:	_
City			ista		920 <u>83</u>	3 <u>and 9</u> 2084
Owner Nam	ie: _See_attach					
Total Project			#_n/a	Un	restricted Units:	#_9
	Bedrooms: #_21		• -		restricted Bedrooms: #	
For projects v	vith no Agency assist	ance, do not complete ar	ny more of HCD-D1	or an	y of HCD D2-D6. Only	complete HCD-D7.
		nulti-family rental proje				•
		urrently ineligible hou				
Number of	bedrooms occupied	by currently ineligible	e persons (e.g. inc	eligib	le income/# of reside	ents in unit) #_0
Number of (units restricted for s	special needs: (Numbe	r must not exceed	"Tota	l Project Units")	# 0
		are serving one or mo			·	
(Note: A uni	it may serve more tha	an one of the "Special Need: tricted for Special Need:	eeds" listed below			
	LED (Mental)	# FARMWORKER	R (Permanent)	#	TRANSITIONAL HO	USING
	LED (Physical)		OF HOUSHOLD	#	ELDERLY	
# FARM	WORKER (Migrant)	# LARGE FAMILY		#	EMERGENCY SHE	LTERS
		(4 or more Bedro	ooms)		(allowable use only	
Use Restric	tion Dates (enter ap			<u> </u>	Units Provided - Wit	thout LMIHF" Sch-D6)
OSC RESILIE	Replacement	ĭ	n/a Housing Units		Other Henrice	11-% D :
	Housing Units		 -			Units Provided
Inception		Inside Project Area	Outside Project A	\rea	With LMIHF	Without LMIHF
Termination						
Funding So	lirces.	<u></u>				
Redevelopm Federal Funds: Other Local I Private Fund Owner's Equ TCAC/Feder TCAC/State	ent Funds: ds : Funds: is: al Award:	\$ \$ \$ \$ \$ \$ \$	ndividual av		tou condit	
		·	ndividual ow			
	nent Housing Units	sted below that will be Inclusionary Units:	used to identify t	this F		
(Sch HCD		Inside Project A	rea (Sch HCD-D3)		Other Housing Units With LMIHF (Sch	HCD-D5)
		U <u>Outside</u> Project	Area (Sch HCD-D4	1)	Without LMIHF (S Without any Ager (Sch HCD-D7)	

MORTGAGE CREDIT CERTIFICATE ISSUANCE FY 99/00

	Issue Date	Address	Bedrooms	Income	Name
1	7/6/99	338 Peters Drive	3	Mod	MacAdam
2	7/6/99	335 Forest Place	2	Low	Martinez
3	7/26/99	1744 Promendade Dir	3	Mod	Richardson
4	7/26/99	730 Breezehill #295	1	Low	Levine
5	3/29/00	823 Warmlands	4	Mod	Gates
6	5/18/00	980 Lupine Hills Dr. #81	1	Mod	Garcia
7	6/13/00	632 Via Santa Cruz	2	Mod	Tourtillotte
8	6/27/00	237 Diamond Way #104	2	Mod	Jacka
9	6/28/00	363-G N. Melrose Dr.	3	Mod	Morrisette

OTHER HOUSING UNITS PROVIDED (WITHOUT LMIHF)

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Rede	velopmen	Projec	t Area I	Vame, <u>o</u>	<u>r</u> "Outs	ide":_	Oı	ıtside	<u> </u>					
	dable Hou									ate				
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] <u>Inside</u> Pr				Out.									
Chec	k only one Agency D	. If bo evelope	th apply ed	, comp	iete a se <u>Non</u>	eparat -Agen	e form	for ead	ch:					
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Enter	the numb	er of ur	its for e	each ap				ow:						
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		Elderly				No	n Elderly	v i Inits		TO	TAL ELA	and PA	=	. 4 * - ** -
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O .	Other No.	1-3u051	tantial H	ehabili	tation U	inits:								
		Elderly	Units											
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	Acquisition VLO LOV W Mobilehor	on Only Elderly MOD	TOTAL : Units TOTAL mer / Re: Units	INELG.	VLOW	Nor LOW Nor LOW 2	MOD Elderly A Elderly	Units TOTAL 9 Units	INELG.	TOT	LOW LOW 2	MOD erly & No MOD 7	On Elderly TOTAL	Units INELG.
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Agency Name: Vista Community Development
Commission

Housing Project Name: Mortgage Credit Certificate

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

VLO	1	Elderly	Units			No	n Elderly	/ Units		TO	TAL Elde	erly & No	on Elderly	y Unit
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	E	ideriy l	Units			No	n Elderly	/ Units		TO	TAL Elde	rly & No	n Elderly	/ Unit
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VLO		•		INELG.	VLOW			TOTAL	INFLG				TOTAL	INE
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L <u>uni</u>	<u>TS</u> (A	dd only	y <u>TOTA</u>	<u>L</u> of all "	TOTAI	L Elder	rly / Noi	n Elderl	y Units"):			9	
											ainder as	s instruc	ليوا	v.
4 <i>L <u>UN</u></i> all ap _l	<i>ITS is l</i> propri	ess that	<i>"Total :</i>	Project U	nits" sha	wn on i	<i>HCD Sc</i>	n Elderl <i>hedule D</i> d to ide	I, report	the rema	g Proje	ct <u>Uni</u>	red below	rep
4L <u>UN</u>	<i>ITS is I</i> propri ent Ho	ess that	<i>"Total :</i>	Project Ut sted bel	nits" sho low tha usionar	wn on it it will t y Units	HCD Sco	hedule D	<i>I, report</i> ntify re	the remaining	g Proje ier Hou	ect <u>Uni</u> เรing Ui	ted below	rep

SCHEDULE HCD-D1 GENERAL PROJECT INFORMATION

A separate :	Schedule HCD-D1 at	nd all applicable Schedul	les HCD D2-D7 mu.	st be	completed for <u>each</u> H	ousing Projec	ct.
		ity Development					
		lame, <u>or</u> "Outside": <u> E_Tenant_Based</u>		+ 2 10			
Project Add		ic renant baseu	Reillal ASSIS	Lan	<u>ce</u>		
Street:	ness.	<u></u>					
	<u>ywide</u>	<u>Ci</u>	ity:		<u>ZIP</u> :	202	
Owner Nam			Vista		92 <u>(</u>	083 and 9	12084
Total Project						ė	
•	t Units: # <u>60</u> t Bedrooms: # <u>n</u> /					# <u>n/a</u>	
					restricted Bedrooms: #		
r or projects v	nui no Agency assist	ance, do not complete a	ny more of HCD-D1	or an	y of HCD D2-D6. Only	complete HC	D-D7.
Was this a t	federally assisted n	nulti-family rental proje	ect [Gov't Code Se	ection	n 65863 10(a)(2)12 🗔	IVES [] NO	
Number of a	units occupied by o	urrently ineligible hou	seholds (e.a. ineli	nible	income!# of resider	; 1 ∟3 ∐ NO ate in unit)	
		by currently ineligible					
		special needs: (Numbe				,	
		are serving one or mo				lata not avail	U
(Note: A uni	it may serve more tha	an one of the "Special Need	eeds" listed helow	there	fore the sum of all "Sp	ecial Needs"	able 'can
4	LED (Mental)	# FARMWORKER		#	TRANSITIONAL LIC	NICINIO	
	LED (Physical)	Lat	OF HOUSHOLD	#	TRANSITIONAL HO ELDERLY	JUSING	
	WORKER (Migrant)	# LARGE FAMILY		#	EMERGENCY SHE	ITERS	
		(4 or more Bedre	ooms)		(allowable use only		ousing
		1		<u> </u>	Units Provided - Wit	hout LMIHF" :	Sch-D6)
Use Restric	tion Dates (enter ap		_n/a				
	Replacement	j	Housing Units		Other Housing	Units Provid	ed
Inception	Housing Units	Inside Project Area	Outside Project A	rea	With LMIHF	Without L	MIHE
Termination							
			l			<u> </u>	
Funding Sou Redevelopme		\$					
Federal Fund	ls	\$ 194,314					
State Funds: Other Local F	_	\$					
Private Fund		\$ \$					
Owner's Equ		\$					
TCAC/Federa TCAC/State		\$					
	pment/Purchase Cos	t: \$\frac{3}{194,314}					
Check all ap	propriate form(s) li	sted below that will be	used to identify t	his F	Project's Units or Pro	oiect Radroc	ıme'
	ent Housing Units	Inclusionary Units:			Other Housing Units		m13.
(Sch HCD	-D2)		rea (Sch HCD-D3)		With LMIHF (Sch		
		Outside Project	Area (Sch HCD-D4)	Without LMIHF (S	Sch HCD-D6)	}
					☐ Without <u>any</u> Ager		
					(Sch HCD-D7)		

OTHER HOUSING UNITS PROVIDED (WITHOUT LMIHF)

Age	ncy: _	Vis:	ta_Co	ammuc	ity_D	evelo	opmen	t. Con	missi	on		_	•		
Red	evelop	ment	Projec	ct Area	Name,	<u>ог</u> "Ои	tside"	·	444.1.42.1	VII		 -			
Affo	rdable	Hous	ing Pr	oject l	Name:	- HOME	_ Ten	ant E	Based	Renta	1 Acc	ista	nce		
Cne	ck only	/ one:								<u></u>		<u>, , , , , ,</u>	iic c		
	Insid					X 0	<u>utside</u> :	Project	Area						
Che	k only	<mark>/ o</mark> ne. <u>ncy</u> De	If bo evelope	th app ed	ly, comp	olete a	separa	ate form	n for ea veloped	ch:					
Chec	k only Ren	one.	If bo	th app	ly, comp	lete a	separa	ate form	n for ea	ch:					
•			r of ur	nits for	each ap	ب <u>ت ب</u> plicab	le acti	ccupiec vity be	iow:						
A.				on Unit		•		, 20	.017.						
			Elderly		<u></u> .		N	on Eldor	ly Units						
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			Elderly	-		_	N	on Elderi	y Units		TC	TAL Fld	ieriv R M	on Elder	lu Haite
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D.	Acau	isition	Only	,						I —	·	L	<u></u>	<u> </u>	J L
			Iderty (Ma	_ 514. 4							
	VLO		-		INELG.	V/I ()IA/	NO	n Elderty				TAL Elde		on Elderly	y Units
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E.	<u>Mobil</u>	<u>e</u> home	Own	er / Re	sident:							L	L] l <u>. </u>
			iderly U		wiweitt.		No	n Elderly	Units		TO				
	VLO	LOW	MOD	TOTAL	INELG.	VLOW	LOW		TOTAL	INFLG	VLOW	I OW		n Elderly	
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	L				LJ		<u> </u>	<u> </u>			L			0	
F.	Mobile	ehome	Park	Owne	r / Resid	ent:									. ———
		E	derly U	nits			Nor	n Elderly	Units		101	AL Elde	dv & Na	n Elderly	Linite
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW		TOTAL	INELG
	ļ	- 1								Γ				 _	

Agency Name: Vista Community Development
Commission

Housing Project Name: HOME Tenant Based Rental Assistance

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

Preservation / Replacement (H&S 33334.3(h): Elderly Units Non Elderly Units TO VLO LOW MOD TOTAL INELG. VLOW W Rental Replacement (H&S 33334.3(f)(1)(A): Elderly Units Non Elderly Units TO VLOW Rental Replacement (H&S 33334.3(f)(1)(A):	OTAL Fiderly & Non Fidedy U.
Elderly Units Non Elderly Units TO VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW Rental Replacement (H&S 33334.3(f)(1)(A): Elderly Units Non Elderly Units TO	OTAL Elderly & Non Elderly Uni W LOW MOD TOTAL INE
Elderly Units Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW Rental Replacement (H&S 33334.3(f)(1)(A): Elderly Units Non Elderly Units TO	OTAL Elderly & Non Elderly Uni W LOW MOD TOTAL INE
Elderly Units Non Elderly Units TO VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW W Rental Replacement (H&S 33334.3(f)(1)(A): Elderly Units Non Elderly Units TO	N LOW MOD TOTAL INE
VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW W Rental Replacement (H&S 33334.3(f)(1)(A): Elderly Units Non Elderly Units TO	N LOW MOD TOTAL INE
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Elderly Units Non Elderly Units TO	
Elderly Units Non Elderly Units TO	OTAL Elderly & Non Elderly Unit
V4 O 4 OU	JTAL Elderly & Non Elderly Unit
M 1917 HAELS: VEON	
	V LOW MOD TOTAL INE
Subsidy (other than specified options here):	
Elderly Units Non Elderly Units TO	OTAL Elderly & Non Elderly Unit
VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW	
	60
Other Assistance:	
Elderly Units Non Elderly Units TO	TAL Elderly & Non Elderly Units
VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW	LOW MOD TOTAL INE

SCHEDULE HCD-D1 GENERAL PROJECT INFORMATION

A separate Agency:	Schedule HCD-D1 a Vista Commun	nd all applicable Schedu ity Development	les HCD D2-D7 mu	ıst be	completed for <u>each</u> h	łousing Projec	it.
		Name, <u>or</u> "Outside":					
		vane, <u>or</u> outside:_ ∠of Vista Mobi			csistance		
Project Add	dress:	VI 11300 11001	ie nome Kenta	1 I A	22 I 2 rance		
Street:		C	ity:				
City	wide		n <u>u</u> . Vista		<u>ZIP:</u> 92083	& 92084	
Owner Nam	1e:	n/a	. 10 00		72003	<u> </u>	
Total Project	t Units: #10(Restricted Units	#_100	Ur	restricted Units:	# 0	
	t Bedrooms: #_n/a_		ooms: # <u>n/a</u>	Un	restricted Bedrooms:	# n/a	
For projects v	vith no Agency assist	tance, do not complete a	ny more of HCD-D1	or ar	y of HCD D2-D6. Only	complete HCI	D ₂ D7
Was this a solution of the Number of the Num	federally assisted nunits occupied by <u>come occupied</u> bedrooms occupied units restricted for sunits restricted that	nulti-family rental projective in the project of the currently ineligible house of the currently ineligible special needs: (Numbers or measure)	ect [Gov't Code Souseholds (e.g. inelined be persons (e.g. inelined for must not exceed ore Special Needs	ectio igible eligib "Tota : #	n 65863.10(a)(2)]? e income/# of resider de income/# of resider I Project Units*)	YES X NO onts in unit) ents in unit)	# 0 # 0
exceed the "	t may serve more tha	on one of the "Special National leeds" listed below, ls")	there	fore the sum of all "Sp	ecial Needs"	can	
# DISAB # FARM\	LED (Physical) WORKER (Migrant)	# FEMALE HEAD # LARGE FAMILY (4 or more Bedn	OF HOUSHOLD	# #	TRANSITIONAL HO ELDERLY EMERGENCY SHEI (allowable use only Units Provided - Wit	LTERS with *Other Hou	
Use Restrict	tion Dates (enter ap	propriate dates):	n/a				
	Replacement	Inclusionary	Housing Units		Other Housing	Units Provide	:d
Inception	Housing Units	Inside Project Area	Outside Project A	геа	With LMIHF	Without Li	WIHE
Termination							
Check all app	ent Funds: s Funds: s: ty: al Award: Award: oment/Purchase Cost propriate form(s) lis	sted below that will be	used to identify t	his P	roject's Units <u>or</u> Pro	ject Bedroon	ns:
∐ Replaceme (Sch HCD-	ent monsing onlis	Inclusionary Units: Inside Project Ar	rea (Sch HCD-D3) Area (Sch HCD-D4		Other Housing Units I With LMIHF (Sch Without LMIHF (S Without any Agend (Sch HCD-D7)	Provided: HCD-D5) ch HCD-D6)	

OTHER HOUSING UNITS PROVIDED (WITHOUT LMIHF)

Agend	:y:	Vist	a_Coi	mmuni	ty De	velop	ment	Com	uissio	n					
Redev	/elopn	nent P	roject	: Area N	√ame, <u>oı</u>	"Outs	ide":_		Outsi	de					
					me:										
Check		one: <u>e</u> Proje	ct Are	a	,	Out:	<u>side</u> Pr	oject A	rea						
Check	only <u>Agen</u>	one. <u>cy</u> Dev	If boti reloper	<mark>h apply</mark> d	, compl		eparate	e form	for eac	h:					
Check	only Renta	one. ગ્રો	If bot	h apply	, compl	ete a se		e form		h:					
Enter	the nu	ımber	of uni	its for e	each app	olicable	activi	ty belo	w:						
Α.	New	Const	ructio	n Units	:										
		£	Elderly	Units			No	n Elderly	Units		10.	TAL Elde	eriv & No	n Elderly	Units
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.				TOTAL	INELG.
														0	
В.	Subs	tantiai	Reha	hilitatio	on Units										
			Ideny (JII OIIRS	. •	No	n Elderly	llaite		ro	TAI Elda	سلفات باست		11-14-
	VLO W		•		INELG	VLOW		_	TOTAL	INELG.				n Elderly TOTAL	INELG.
														0	
C.	Other	. N						L,.			L	L:	<u>-</u>		
C.	Otner		Iderly (Rehabilit	ation U									
	VIO		-		INELG.			Elderly					rly & No	n Elderly	Units
	w		MIOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
	L	<u>. </u>	L											0	
D.	Acqui	<u>isition</u>	Only:												
		Ε	ideriy t	Jnits			Nor	Elderly	Units		TOI	ΓAL Elde	rtv & No	n Elderly	Units
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.				TOTAL	INELG.
		ĺ	I												
	L					<u></u>								1 O 1	1
E.	Mobil	ehome	· Own	er / Re	sident:								<u> </u>	0	L
E.	<u>Mobil</u>		e Own	er / Res	sident:		Non	Eldedv	Units		101	TAL Elda	-l. P 11-		11-14-
E.	VLO	E	iderly U	Inits	sident:	VLOW		Elderly	Units TOTAL	INELG.				n Elderly	
E .		E	iderly U	Inits					TOTAL	INELG.	VLOW			TOTAL	
	VLO W	LOW	MOD	Jnits TOTAL	INELG.	100				INELG.				_	
	VLO W	LOW LOW	MOD	Jnits TOTAL Owner		100	LOW		100	INELG.	VLOW 100	LOW	MOD	100 100	INELG.
	VLO W	LOW LOW ehome	MOD Park Idenly U	Jnits TOTAL Owner Jnits	INELG.	100 ent:	LOW	MOD	100		VLOW 100	LOW	MOD	TOTAL	INELG.
	VLO W Mobil	LOW LOW ehome	MOD Park Idenly U	Jnits TOTAL Owner Jnits	INELG.	100 ent:	LOW	MOD	TOTAL 100 Units		VLOW 100	LOW	MOD	100 100	INELG.

Agency Name: Vista Community Development
Commission

Housing Project Name: Mobile Home REntal Assistance

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

			Offics			No	n Elderi	y Units	d/Subsi	TO	TAL Eld	erly & No	on Elder	lv Unit
VLO W	LOW	MOD	TOTAL	INELG	VLOW	/ LOW	MOD	TOTAL	INELG.				TOTAL	
	<u> </u>												0	7
Prese	rvatio	n / Re	placem	ent (H&	<u> </u>	34.3(h)	:					•	<u> </u>	
	E	Elderly t	Jnits			No	n Elderly	/ Units		TO	AL Elde	erly & No	n Elderi	y Unit
VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.				TOTAL	
L													0][
Renta	l Rep	aceme	ent (H&	S 33334	4.3(f)(1)(A):						<u> </u>	L	J L
	E	lderly L	Inits			Not	n Elderly	Units		TOT	AL Elde	rdy & No	n Elderi	y Unit
VLO	LOW	MOD	TOTAL	INELG	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INE
													0	
Subsid	dy (oti	her tha	an spec	ified or	ations	haro):	-	L		L				I
		derly U		aneu o	วแบบรา		Elderly	Units		τΩτ	Al Fida	rly & No	n C12-2	. 11-*:
VLO W	LOW	MOD	TOTAL	INELG.	VLOW		_		INELG.				TOTAL	
										[١٢
Other .	A seic	langa.		Li	L					L	i		0	L
<u>911101 1</u>		derly U				Non	Elderly	Units		TOT	Al Elda		5.	
VLO W	LOW	MOD	TOTAL	INELG.	VLOW				INELG.			rly & No		INEL
	$\neg \neg$	T				Т								
	1				<u> </u>	l			L!			[0	
												_		
L <u>UNIT</u>	<u>'S</u> (Ade	d only	TOTAL	of all "	TOTAL	Elderl	y / Non	Elderly	Units"):	:		ſ	100	
IL <u>UNI</u> T	S is les	s than	"Total P	roject Un	its" sho	wn on H	CD Sch	edule Di	, report th	ne remai	ndar os	<u></u>	100	
ан арр	ropria	te forr	n(s) lis	ted belo	ow that	will b	e used	to iden	tify rem	aining	Projec	et Unite	to be	
aceme: HCD-[nt Hou 02)	ising U	nits		J. O. Iu. y	Offics.				Uthe	r Hous	ing Uni	ts Prov	ided:
	,							ch HCD Sch HC	•	_ _ _	<u>/ith</u> LM	IIHF (Si <u>any</u> Ag	ch HCE)-D5)

GENERAL PROJECT INFORMATION

A separate Agency: _	<i>Schedule HCD-D1 a.</i> Vista Commun	nd all applicable Schedu ity Development	ules HCD D2-D7 mu Commission	ist be	completed for <u>each</u> H	lousing Projec	t.
		Vame, <u>or</u> "Outside":					
Housing P	roject Name:Mo	bilehome Rehabi	litation				
Project Ad	dress:						
Street:		C	ity:		-מול		
(9) Ac	<u>ldresses, see</u>	attached list	<u></u> .		<u>ZIP</u> :		
		, see attached	list				
Total Projec				Ur	restricted Units:	# ()	
	t Bedrooms: # <u>19</u>		ooms: #_19	Un	restricted Bedrooms:	# 0	
For projects t	with no Agency assis	tance, do not complete a	any more of HCD-D1	or ar	ry of HCD D2-D6. Only	complete HCC)-D7
Number of	rederally assisted n	nulti-family rental proj	ect [Gov't Code Se	ectio	n 65863.10(a)(2)]? [_	YES 💢 NO	
		currently ineligible hou					#_0_
Number of	bedrooms occupied	f by currently ineligibl	le persons (e.g. inc	eligib	le income/# of reside	ents in unit)	#0
Number of	units restricted for	special needs: (Numbe	er must not exceed	"Tota	l Project Units")		# 0
Number of	units restricted that	are serving one or m	ore Special Needs	: #	0 X Check if d	lata not availal	—U
(Note: A uni	it may serve more tha	ал оле of the "Special N	leeds" listed below	there	fore the sum of all "So	ecial Needs" (-20 -20
		T Special Need	is <i>j</i>			,00,0,110,000	-GII
	LED (Mental) LED (Physical)	# FARMWORKER		#	TRANSITIONAL HO	USING	
7.4	WORKER (Migrant)	PEWALE REAL	OF HOUSHOLD	#	ELDERLY		
	···Oracer (Migrant)	# LARGE FAMIL) (4 or more Bedr		#	EMERGENCY SHE		
			00.113)		(allowable use <u>only</u> Units Provided - Wit		
Use Restric	tion Dates (enter ap	propriate dates):		1		THOUSE CHAIN THE CO.	.11-100)
	Replacement		Housing Units		Other Housing	Units Provide	
	Housing Units	Inside Project Area	Outside Project A	rea	With LMtHF	Without LN	
Inception	<u> </u>					see 1	
Termination						see 1	
Funding So						,—— <u>эс</u> ет	131
Redevelopme Federal Fund	ent Funds:	\$					
State Funds:		\$ <u>-112,659</u>					
Other Local I	^e unds:	\$					
Private Fund Owner's Equ		\$					
TCAC/Federa	ıty. al Award∙	\$					
TCAC/State	Award:	\$					
	pment/Purchase Cos	t: \$ <u>112,659</u>					
Check all ap	propriate form(s) lis	sted below that will be	used to identify t	his P	'roject's Units or Pro	niect Rodence	ac:
- rzebiaceiti	ient nousing Units	Inclusionary Units:		- •	Other Housing Units		13.
(Sch HCD	-U2)		rea (Sch HCD-D3)		With LMIHF (Sch	HCD-D5)	
		Outside Project	Area (Sch HCD-D4))	Without LMIHF (S		
					Without any Agen		
					(Sch HCD-D7)		

	\$					Restricti	on Dates
	Funding	Street Address	City	Zip	Owner Name	Inception	Termnation
1	7,880	1333 Olive Ave. #80	Vista	92083	Edward & Willa Cremer	10/22/99	10/21/01
2	13,123	1600 E Vista Way #75	Vista	92084	Omar & Grace Ernst	5/22/00	
3	10,000	400 N. Melrose #56	Vista	92083	Shirley Green	10/22/99	
4	6,650	1506 Oak Dr #52	Vista	92084	Alice McDonald	12/8/99	
5	9,975	1010 E Bobier #50	Vista	92084	Alice Messmer	5/23/00	
6	16,840	1333 Olive Ave #82	Vista	92083	Joy Metzener	11/30/99	
7	15,433	1506 Oak Dr #63	Vista	92084	Victor & Verta Moen	3/21/00	
8	9,963	400 N. Melrose #38	Vista	92083	Wilma Strandberg	1/18/00	
9	22,795	400 N. Melrose #46	Vista	92083	Linda Thompson	9/1/99	8/31/01
	112,659						

OTHER HOUSING UNITS PROVIDED (WITHOUT LMIHF)

Agen	су:	Vist	a_Co	mmun ⁻	ity De	eve lo	oment	Com	nissi	on					
Rede	velopn	nent F	rojec	t Area I	Name, <u>o</u>	<u>ர</u> "Outs	side":	Ou	tside						
Affor	dable i	lousi	ng Pr	oject Na	ame: _	Mobi	<u>lehor</u>	ne Re	<u>habil</u>	itati	on .				
	k only							roject A							
Chec	k <mark>only</mark> Agen	one. cy De	If bot velope	th apply	y, comp		epara	te form	for eac	h;					
Chec		one.	•		, comp		ерага	te form	for eac	h:					
			of un	its for	each ap				ow:						
A.	New	Const	ructio	n Units	<u>i</u> :										
		1	Elderly	Units	-		No	n Elderi	y Units		то	TAL Eld	erly & No	on Elderly	/ Units
	VLO W	L.OW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
		<u> </u>												n	
В.	Subs	tantia	Reha	abilitati	on Units	ę.									
			lderiy		on onn.	3.	No	n Elderly	/ Units		то	TAL Eld	ertv & No	on Elderly	Units
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.				TOTAL	INELG.
														0	
C.	Other	Non-	Subst	antial F	Rehabili	tation (Jnits:								
		E	lderly	Units			No	n Elderly	Units		10.	TAL Elde	erfy & No	n Elderty	Units
	VLO VLO	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.				TOTAL	INELG.
D.	<u>Acqui</u>	sition	Only	<u>.</u>											
			derly				No	n Elderly	Units		то	AL Flde	edv & Na	n Elderly	Lloite
	VLO	LOW	MOD	TOTAL	INELG.	VLOW		•	TOTAL	INELG.				TOTAL	INELG.
	<u> </u>													1011AE	MILLO.
							<u> </u>	<u> </u>	-				Ι		
_	L]													0	
E.	Mobile			ier / Re	sident:									0	
E.		E	lderly l	Units				n Elderly	Units		101	AL Elde	erly & No	0 n Elderly	Units
E.		E	lderly l	Units		VLOW					TOT	AL Elde			Units INELG.
E.	VLO	E	lderly l	Units		VLOW			Units		TOT	AL Elde LOW		n Elderly	
E.	VLO W	LOW 3	MOD	Onits TOTAL	INELG.		LOW		Units TOTAL		TOT	LOW		n Elderly TOTAL	
	VLO W	LOW 3	MOD	TOTAL 3 Owner			LOW 6		Units TOTAL		VLOW	g g	MOD	n Elderly TOTAL 9	INELG.
	VLO W Mobile	LOW 3 ehome	MOD Park iderly I	Joits TOTAL 3 Owner	INELG.	lent:	LOW 6	MOD n Elderly	Units TOTAL	INELG.	VLOW	LOW 9 AL Elde	MOD	n Elderly TOTAL	INELG.
	VLO W Mobile	LOW 3 ehome	MOD Park iderly I	Joits TOTAL 3 Owner	INELG.	lent:	LOW 6	MOD n Elderly	Units TOTAL 6	INELG.	VLOW	LOW 9 AL Elde	MOD	n Elderly TOTAL 9	INELG.

Agency Name: Vista Community Development Commission

Housing Project Name: Mobilehome Rehabilitation

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

	1 162	EI VAUI	Elderly	Units	4.Z[e][i i) i nre	at of P	ublic /	Assiste	d/Subsid	dized R	entals	Conve	erted to	Marke
	VLO				INELG	VLOW			y Units					on Elderl	
	W	1	т	- TOTAL	, (C.C.G	. VLOV	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG
	L		L	<u> </u>]] [0	
	Prese	ervatio	on / Re	placer	nent (Ha	&S 3333	34.3(h)	:							
			Elderly I					n Elderly	/ Units		то	TAL Elde	eriy & No	on Elderl	y Units
	VLO	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG
		<u> </u>	<u> </u>] [0	
	Renta	ıl Rep	lacem	ent (H	ks 3333	4.3(f)(1)	(A):								
		E	Elderly (Units			Nor	ı Eideriy	Units		TOT	AL Elde	erly & No	n Elderly	y Units
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.				TOTAL	
	L				 									0	
	Subsi	dy (ot	her th	an spe	cified o	ptions I	nere):								
			iderly (Elderly	Units		тот	AL Elde	rlv & No	n Elderly	/ Linits
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW				INELG.				TOTAL	INELG.
					Γ7	·			<u> </u>						
					L	Щ								0	L
	Other	Assis	<u>itance</u>	:											
			iderly U					Elderty	Units		TOT	AL Elde	rly & No	n Elderly	Units
	W VLO	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL.	INELG.
					L	L	1							0	Ĺ
										y Units") ———				9	
		<u>e</u>	33 man	I VIUI I	rojeci U	nits" sho	wn on h	ICD Sch	edule Di	l, report to	he remai	nder as	instruct	ed below	
тот	all ann	roori	ato fo-	(-1 1º	-4-2-										
<i>TOT.</i> eck Rep	all app laceme HCD-	ropria ent Ho	ate for	m(s) lis	sted bel Incl I I	low that usionary <u>nside</u> Pi <u>Dutside</u>	roject A	∖rea (S	ch HCD)-D3)	Othe	er Hous <u>Vith</u> LN	sing Un MHF (S	s to be its Provich HCE gency A	rided: D-D5)

GENERAL PROJECT INFORMATION

A separate	Scriedule MCD-D1 a	nd all applicable Schedu	ıles HCD D2-D7 mu	st be	completed for each H	lousina Project	
Agency: _	<u> vista Commun</u>	<u>ity Development</u>	Commission			J	
Redevelop	ment Project Area I	Name, <u>or</u> "Outside":	Outside				
Housing P	roject Name: <u> </u>	ngle Family Ηοι	sing Rehabil	ita	tion		
Project Ad	dress:		-				
Street:		С	ity:		ZIP:		
(4) ac	<u>ldresses, see</u>	attached list			<u>en</u> .		
Owner Nan	ne: (4) owners,	see attached 1	ist		<u> </u>		
Total Projec				114	restricted Units:	# 0	
Total Project	t Bedrooms: # <u>13</u>	Restricted Bedro	— -		restricted Bedrooms:	··	
For projects v	with no Agency assist	tance, do not complete a	ny more of HCD-D1	or a	y of HCD D2-D6 Only	complete UCD	
							I-D7.
Was this a	federally assisted n	nulti-family rental proj	ect [Gov't Code Se	ectio	n 65863.10(a)(2)]?	YES MINO	
Number of	units occupied by <u>c</u>	urrently ineligible hou	ıseholds (e.g. ineli	gibl	income/# of resider	*	<u>#_0_</u>
Number of	bedrooms occupied	d by currently ineligibl	e persons (e.a. inc	linit	ale income/# of reside	anto in conta	
Number of	units restricted for:	special needs: (Numbe	e must not overed	"Tak	A Desired their m		<u># 0</u>
Number of	units restricted that	are serving one or m	orn Special Need-	TOLE.	n Project Units")		0
(NOIE. A UNI	it may serve more tha	An one of the "Special N	loods" listed below	. # <u>_</u> _	∠ Mcheck, if d	lata not availat	ole
exceed the	Number of Units Res	tricted for Special Need	ls")	inere	erore the sum of all "Sp	ecial Needs" c	an
# DISAB	LED (Mental)	# FARMWORKER		#	TRANSITIONAL HO	HIGINO	
	LED (Physical)		OF HOUSHOLD	#	ELDERLY	USING	
# FARM	WORKER (Migrant)	# LARGE FAMILY		#	EMERGENCY SHE	TEDS	
		(4 or more Bedri	ooms)		(allowable use only		sina
	·	<u> </u>			Units Provided - Wit		
Use Restric	tion Dates (enter ap	propriate dates):					
	Replacement	Indusionary	Housing Units		Other Housing	Units Provided	1
	Housing Units	Inside Project Area	Outside Project A	rea	With LMIHF	Without LM	
Inception					_see_list		
Termination		<u> </u>			see list		
Funding Sou				-			7
Redevelopme Federal Fund		\$ <u>75,886</u>					
State Funds:	· -	\$					
Other Local F		\$					
Private Fund:	s:	\$					
Owner's Equi	ity:	\$					
TCAC/Federa	al Award:	\$					
TCAC/State A		\$					
	ment/Purchase Cost						
Check all ap	propriate form(s) lis	sted below that will be	used to identify t	his F	Project's Units or Pro	iect Redroom	· c ·
	ent nousing only	inclusionary Units:			Other Housing Units I		٠.
(Sch HCD	-UZ)	_	rea (Sch HCD-D3)		With LMIHF (Sch	HCD-D5)	
		Outside Project	Area (Sch HCD-D4))	Without LMIHF (S		
					Without any Agen		
					(Sch HCD-D7)		

	\$					Restrict	tion Dates
· · · · · · · · · · · · · · · · · · ·	Funding	Street Address	City	Zip	Owner Name	Inception	Termination
1	19,800	1251 Bluegrass Rd	Vista	92083	Susan Hopkins	7/20/99	7/19/09
2	10,000	806 Smith Drive	Vista	92084	Carl & Stephanie Mitchell	10/20/99	10/19/98
3	25,351	1208 Anza Ave.	Vista	92084	Gail & Luzviminda Stewart	1/20/00	1/19/10
4	20,735	1807 Calle Sinaloa	Vista	92083	Doris Thames	8/31/99	8/30/09
-							
	75,886						

OTHER HOUSING UNITS PROVIDED (WITH LMIHF)

Agen	Agency: Vista Community Development Commission													
	Redevelopment Project Area Name, or "Outside": <u>Outside</u>													
	Affordable Housing Project Name: Single Family Housing Rehabilitation													
	Check only one: Inside Project Area Outside Project Area													
Chec	k only one.] <u>Agency</u> De	If bot	th apply	y, com	olete a s	eparat	e form	for eac	:h:					
	only one.			y, comp	No. Note a s	eparat	e form		h:					
ــ Enter] <u>Rental</u> the number	of un	its for	each ai	<u>Ow</u> Idaailad Idaailad			ηw.						
A.							· · · · · · · · · · · · · · · · · · ·	J						
A.	New Const	ructio Elderly		<u>§</u> :										
							n Elderi	-				-	n Elderly	Units
	N LOM	MOD	IOIAL	INELG	. VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	JATOT	INELG.
		<u> </u>][] [L.,							0	
В.	Substantia	l Reha	bilitati	on Hnit	· c •									
		Elderly		<u> </u>	<u>-2</u> •	No	n Elderly	, l Inite		TO	TAL CIA.		e	
	VLO LOW	-		INELG	. VLOW		_	TOTAL	INELG.				n Elderly	Units INELG.
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	LL.,			.	J L		L							L
C.	Other Non-	Subst	antial F	<u>Rehabil</u>	itation (Jnits:								
C.		Elderly (Units			No	n Elderly	units		тот	TAL Elde	erly & No	n Elderly	Units
C.		Elderly (Units			No		Units	INELG.					Units INELG.
C.	VLO LOW	Elderly (Units			No		TOTAL	INELG.		LOW		TOTAL	
	VLO LOW	MOD	Units TOTAL			No LOW			INELG.					
D.	VLO LOW W Acquisition	MOD Only:	Units TOTAL			LOW	MOD	TOTAL 4	INELG.	VLOW	LOW 4	MOD	TOTAL 4	INELG.
	VLO LOW W Acquisition	MOD Only:	Units TOTAL : Units	INELG	VLOW	No LOW 4	MOD Elderly	TOTAL 4		VLOW	LOW 4 TAL Elde	MOD	TOTAL	INELG.
	VLO LOW W Acquisition	MOD Only:	Units TOTAL : Units	INELG	VLOW	No LOW 4	MOD Elderly	TOTAL 4		VLOW	LOW 4 TAL Elde	MOD	TOTAL 4	INELG.
	VLO LOW Acquisition E VLO LOW	MOD Only:	Units TOTAL : Units	INELG	VLOW	No LOW 4	MOD Elderly	TOTAL 4		VLOW	LOW 4 TAL Elde	MOD	TOTAL 4	INELG.
	Acquisition VLO LOW W Acquisition E VLO LOW W	MOD Only: MOD MOD	Units TOTAL : Units TOTAL	INELG	VLOW	No LOW 4	MOD Elderly	TOTAL 4		VLOW	LOW 4 TAL Elde	MOD	4 n Elderly TOTAL	INELG.
D.	Acquisition VLO LOW W Acquisition VLO LOW W	MOD Only: MOD MOD Only: MOD MOD	Units TOTAL : Units TOTAL	INELG	VLOW	No LOW 4 No LOW	MOD Riderly MOD	TOTAL Units TOTAL		TOT	4 TAL Eide LOW	MOD rly & No	4 n Elderly TOTAL 0	Units INELG.
D.	Acquisition VLO LOW W Acquisition VLO LOW W Mobilehom E	MOD Only: I Only: MOD MOD e Own	Units TOTAL : Units TOTAL TOTAL July Rer / Re	INELG INELG	VLOW	No LOW 4 No LOW	MOD Elderly MOD	TOTAL Units TOTAL Units	INELG.	TOT VLOW	LOW 4 FAL Eide LOW	MOD rly & No MOD	4 n Elderly TOTAL 0	Units INELG. Units
D.	Acquisition VLO LOW W Acquisition VLO LOW W	MOD Only: I Only: MOD MOD e Own	Units TOTAL : Units TOTAL TOTAL July Rer / Re	INELG INELG	VLOW	No LOW 4 No LOW	MOD Elderly MOD	TOTAL Units TOTAL Units	INELG.	TOT VLOW	LOW 4 FAL Eide LOW	MOD rly & No MOD	4 n Elderly TOTAL 0	Units INELG. Units
D.	Acquisition VLO LOW W Acquisition VLO LOW W Mobilehom E VLO LOW	MOD Only: I Only: MOD MOD e Own	Units TOTAL : Units TOTAL TOTAL July Rer / Re	INELG INELG	VLOW	No LOW 4 No LOW	MOD Elderly MOD	TOTAL Units TOTAL Units	INELG.	TOT VLOW	LOW 4 FAL Eide LOW	MOD rly & No MOD	4 n Elderly TOTAL 0	Units INELG. Units
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D. E.	Acquisition VLO LOW W Acquisition E VLO LOW W Mobilehom E VLO LOW W Mobilehom	MOD Only: MOD MOD e Own Ideny L MOD	Units TOTAL Units TOTAL Jnits TOTAL TOTAL COwne	INELG INELG INELG	VLOW	No LOW	MOD Elderly MOD	Units TOTAL Units TOTAL	INELG.	TOT VLOW	AL Eide LOW	MOD MOD rly & No MOD	10TAL 4 n Elderly TOTAL 0 n Elderly TOTAL 0	Units INELG. Units INELG.
D. E.	Acquisition VLO LOW W Acquisition E VLO LOW W Mobilehom E VLO LOW W Mobilehom E VLO LOW	Only: I Only: I Only: I MOD WOD WOD WOD WOD WOD WOD Park Ideny L	Units TOTAL Units TOTAL Joints TOTAL TOTAL Owner Units	INELG INELG INELG	VLOW VLOW dent:	No LOW A No LOW No I	MOD Elderly MOD	Units TOTAL Units TOTAL Units TOTAL	INELG.	TOT VLOW	LOW 4 FAL Eide LOW FAL Eide LOW	MOD riy & No MOD riy & No	10TAL 4 10TAL 0 10TAL 0 10TAL 0 10TAL	Units INELG. Units Units Units Units Units
D. E.	Acquisition VLO LOW W Acquisition E VLO LOW W Mobilehom E VLO LOW W Mobilehom E	Only: I Only: I Only: I MOD WOD WOD WOD WOD WOD WOD Park Ideny L	Units TOTAL Units TOTAL Joints TOTAL TOTAL Owner Units	INELG INELG INELG	VLOW VLOW dent:	No LOW A No LOW No I	MOD Elderly MOD	Units TOTAL Units TOTAL	INELG.	TOT VLOW	LOW 4 FAL Eide LOW FAL Eide LOW	MOD riy & No MOD riy & No	10TAL 4 n Elderly TOTAL 0 n Elderly TOTAL 0	Units INELG. Units Units Units Units Units

	cy Name: EDULE H			Comm	unity			<u>en</u> t issic	Hou) n	sing Proj	ect Nam	e: _ <u>S</u>	ingle	Fami Reh	<u>ly Ho</u> abili	using tation
ОТН	ER HOU:	SING	JNIT	S PRO	VIDED (WITH L	MIHF)	(contir	nued)							
G.	Preser	vation	<u> (H&</u>	<u>S 3333</u>	4.2(e)(1	1) Thre	at of P	ublic A	l scietor	1/Subci	dizad E	ontala	C	_4_4.	Market)	
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11,	Subsid		er tn derly L		cified o	otions		. Clabado	11-14							
	VLO I		•		INELG.	VLOW		Elderly		INELG.	101	AL Elde		n Elderly		
	W							WIOD	TOTAL	INELG.	VLOW	row	MOD	TOTAL	INELG.	
														0		
I.	Other A	Assista	ance:	:							_					
			ledy U				Non	Elderiy	Units		TOT	AL Elde	rly & No	n Elderly	Units	
	W VLOf	.OW N	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.			_	TOTAL		
			$\neg \gamma$													
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ТОТА	L <u>Units</u>	(Add	only]	ΓΟΤΑΙ	. of all "]	·OTAL	Elderl	y / Non	Elderly	Units"):	:		- [[
														4		
Chack	AL <u>UNITS</u>	is less	than '	Iotal P.	roject Un	is" show	n on H	CD Scho	edule DI,	report th	ie remai	nder as	instructe	ed below.]
Repl (Sch	all appro lacement HCD-D2	opriate t Housi 2)	e torr	n(s) lis Inits		side Pro	oject A	rea (Sc	to iden th HCD- Sch HCI	D3)	Utne	r Hous /ithout	ing Uni LMIHF <u>any</u> Ag	ts Provi (Sch H	ded:	

GENERAL PROJECT INFORMATION

		GENERAL P	KOJECI INFOKMA	OIL	·N		
A separate	Schedule HCD-D1 a	nd all applicable Schedu	iles HCD D2-D7 mus	t be	completed for each H	ousing Project	
Agency	<u> YIZLA COMMUN</u>	<u>lty bevelopment</u>	COMM1SS10n			<i>5</i> ,550.	
		lame, <u>or</u> "Outside":					
		<u>orona Del Vista</u>	Mobilehome F	ar	<		
Project Ad	dress:						
Street:			ity:		ZIP:		
	nza Avenue		/ista		920)84	
Owner Nan	^{ne:} Park Reside	nts - list atta	iched		_		
Total Projec	t Units: # <u>12</u>	Restricted Units.	#_12	Un	restricted Units:	# N	
	t Bedrooms: # <u>n</u> /		ooms: # <u>n/a</u>	Un	restricted Bedrooms: #	± n/a	
For projects v	with no Agency assist	ance, do not complete a	ny more of HCD-D1	or an	y of HCD D2-D6. Only	complete HCD-D7	\neg
Was this a Number of Number of	federally assisted n units occupied by <u>c</u> bedrooms occupied	nulti-family rental proje urrently ineligible hou I by currently ineligibl special needs: <i>(Numbe</i>	ect [Gov't Code Se seholds (e.g. inelig e persons (e.g. ine	ction gible ligib	n 65863.10(a)(2)]? e incomel# of resident ele incomel# of reside	YES X NO ats in unit) # ()_)_
Number of	units restricted that	are serving one or mo	ore Special Needs:	#	. r rojour orms) ☑ Chook is a	<u>#_C</u>	<u></u>
exceed the	t may serve more tha	an one of the *Special N tricted for Special Need	loado" lintad balance	 here	fore the sum of all "Sp	ata not available ecial Needs" can	
**	LED (Mental)	# FARMWORKER	R (Permanent)	#	TRANSITIONAL HO	LISING	
	LED (Physical)	1 ()	}	#	ELDERLY	000	
FARM	WORKER (Migrant)	# LARGE FAMILY		#	EMERGENCY SHEL	.TERS	
		(4 or more Bedn	ooms)		(allowable use <u>only</u> i		
Use Restric	tion Dates (enter ap	propriate datas).			Units Provided - Wit	hout LMIHF" Sch-D6	<u> </u>
	Replacement		Housing Units				
	Housing Units	Inside Project Area	T		Other Housing		
Inception		mode i Toject Area	Outside Project Ar	ea	With LMIHF	Without LMIHF	
Termination					12/1/93		
Funding Sou	irces:		<u> </u>		12/1/23		
Check all ap	s Funds: s: ity: al Award: Award: oment/Purchase Cost propriate form(s) lis	\$ _92,400 \$	used to identify th	uis P	'roject's Units or Pro	iect Bedrooms	
C Lobiaceili	ent mousing onlis	Inclusionary Units:	12 lacinary a	[
(Sch HCD	-D2)		rea (Sch HCD-D3)		Other Housing Units I With LMIHF (Sch.)	rroviaea: HCD-D5)	
		Outside Project	Area (Sch HCD-D4)		☐ Without LMIHF (S		
			,		Without any Agen (Sch HCD-D7)		

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CORONA DEL VISTA

SUMMARY CURRENT OUTSTANDING CITY OF VISTA LOANS

Space #	Borrower	# of Loans
3	Helkenn, Wm & Corinne	1.
7	Tyson, Julia (assumption)	2
16	Gravitt, Robert	3
20	Robinson, L (assumption)	4
21	Brostrom, Cheryl	5
24	Morey, Cashie (Ms. Leicester)	6
28	Mueller, Lyle & Tamara	7
39	Hibberd, W. (assumption)	8
42	Kirkman, Verna	9
53	Stephens, Josephine	101
61	Ogden, Dwayne	11
67	Sachs, Leo & Helen	12

OTHER HOUSING UNITS PROVIDED (WITH LMIHF)

	Agency: Vista Community Development Commission														
Rede	Redevelopment Project Area Name, <u>or</u> "Outside": <u>Out side</u>														
Afford	dable	Housi	ng Pro	oject Na	ame; _	Coron	a De	1 Vi:	sta Mo	hileh	ome	Park			
Chec	fordable Housing Project Name: <u>Corona Del Vista Mobilehome Park</u> eck only one:														
	☐ Inside Project Area ☑ Outside Project Area														
Chec	Check only one. If both apply, complete a separate form for each: Agency Developed Non-Agency Developed														
					_	Non	-Agend	<u>y</u> Dev	eloped						
_	J Rent	<u>aı</u>				🔀 <u>Owr</u>	<u>ner-Occ</u>	cupied	for eac	h:					
Enter	the n	umber	of un	its for (each ap	plicable	activi	ty bel	ow:						
A.	New	Const	ructio	n Units	:										
			Elderly						y Units		TO	TAL Elde	erly & No	n Elderly	/ Units
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.					INELG.
	<u> </u>		T		ī			Γ					ı		
	L		<u> </u>	<u> </u>	<u> </u>	Li		L			<u></u>	<u> </u>	<u> </u>		
В.	Subs	tantia	Reha	bilitatio	on Units	:									
			Elderly					Elderly	y Units		TO	TAL Elde	erly & No	n Elderly	/ Units
	VLO W	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
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C.	Other	r Non-	Subst	antial F) o b o b i i i a	-4*1						·	L		نـــــا
			lderly l		сенарии	ation U		Elderiv	/ Units		TO	LVI EISS	oder P. Na	- C14-4	. 11 - 24
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	_		lderly (Jnits			Non		Units TOTAL	INELG.					Units INELG.
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D.	VLO W		MOD	Jnits TOTAL			Non			INELG.				TOTAL	
D.	VLO W Acqu	LOW	MOD Only:	Joits TOTAL Joits	INELG.	VLOW	LOW		TOTAL	INELG.	VLOW	LOW	MOD	TOTAL 0	INELG.
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E.	VLO W Mobil VLO W Mobil	E LOW LOW ehome LOW ehome E	Only: Ideny t MOD Only: Ideny t MOD Park	Jnits TOTAL Jnits TOTAL er / Re: Jnits TOTAL Owner	INELG. INELG. Sident: INELG. INELG.	VLOW VLOW VLOW ent:	Non LOW Non LOW	Elderly MOD Elderly	Units TOTAL Units TOTAL 12	INELG.	TOT VLOW	LOW AL Elde LOW AL Elde	MOD MY & No MOD MOD MOD	TOTAL O n Elderly TOTAL 12	Units INELG. Units Units Units Units

Vista Community Development Housing Project Name: Corona Del Vista Commission Mobilehome Park SCHEDULE HCD-D5 OTHER HOUSING UNITS PROVIDED (WITH LMIHF) (continued) Preservation (H&S 33334.2(e)(11) Threat of Public Assisted/Subsidized Rentals Converted to Market): G. **Elderly Units** Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. W H. Subsidy (other than specified options here): Elderly Units Non Elderly Units TOTAL Elderly & Non Elderly Units VLO LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG 1. Other Assistance: **Elderly Units** Non Elderly Units TOTAL Elderly & Non Elderly Units LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLOW LOW MOD TOTAL INELG. VLO TOTAL UNITS (Add only TOTAL of all "TOTAL Elderly / Non Elderly Units"): If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule DI, report the remainder as instructed below. Check all appropriate form(s) listed below that will be used to identify remaining Project <u>Units</u> to be reported: Replacement Housing Units Inclusionary Units: Other Housing Units Provided: (Sch HCD-D2) Inside Project Area (Sch HCD-D3) Without LMIHF (Sch HCD-D6) Outside Project Area (Sch HCD-D4) Without any Agency Assistance (Sch HCD-D7)

GENERAL PROJECT INFORMATION

A separate	Schedule HCD-D1 a	nd all applicable Schedu	iles HCD D2-D7 must	be completed for <u>each</u> l	Housing Proin-4
Agency: _	<u>Vista Communi</u>	ty Development	Commission	e o completed for <u>each</u> f	lousing Froject.
Redevelop	ment Project Area I	Name, <u>or</u> "Outside":	Project Area	#1	
Housing P	roject Name: <u>[[</u> r	eekside Ierrace			
Project Ad	dress:			·	
Street:		С	ity:	7(D)	
<u> Bel A</u>	<u> ir Drive</u>		Vista	<u>ZIP</u> :	92084
Owner Nan	ne: <u>Forecast</u>	Group I.P. (De	veloper)		32004
Total Projec		Restricted Units		Unrestricted Units:	" Л Л
Total Projec	t Bedrooms: # <u>143</u>		ooms: #_n/a_	Unrestricted Bedrooms:	# <u>44</u> # 143
For projects	with no Agency assist	iance, do not complete a	nov more of HCD-01 o	r any of HCD D2-D6. Only	# <u>145</u>
Was this a	federally assisted n	nulti-family rental proj	ect [Gov't Code Sec	tion 65863.10(a)(2)]? [TYES [] NO
Number of	units occupied by <u>c</u>	<u>นเาently</u> ineligible hoเ	ıseholds (e.g. inelig	ible income/# of reside	ents in unit) #
Number of	bedrooms occupied	f by currently ineligible	e persons (e.a. ineli	gible income/# of resid	fonts in units #
Number of	units restricted for	special needs: (Numbe	"T" must not exceed	otal Project United	
Number of	units restricted that	are serving one or me	ore Special Needs	# Check, if	#
(Note: A un	it may serve more tha	an one of the "Special N tricted for Special Need	leeds" listed bolow, th	erefore the sum of all "S	pecial Needs" can
	LED (Mental)	T.,		# TPANSITIONAL H	
••	LED (Physical)	# FARMWORKER		TOWASITIONAL M	DUSING
	WORKER (Migrant)	# LARGE FAMILY		CLUERLI	-1 * **-0.0
	· ·	(4 or more Bedre	l l	EMERGENCY SHE	:LTERS ! with "Other Housing
		<u>l</u>			ithout LMIHF" Sch-D6)
Use Restric	tion Dates (enter ap	propriate dates):			
	Replacement	Inclusionary	Housing Units	Other Housing	Units Provided
I	Housing Units	Inside Project Area	Outside Project Are		Without LMIHF
Inception Termination	<u> </u>				
		<u> </u>			
Funding So					
Redevelopme Federal Fund	ent rungs; Is	\$			
State Funds:		\$			
Other Local F	Funds:	\$			
Private Fund		\$			
Owner's Equ TCAC/Federa	ITY: al Δword:	\$			
TCAC/State	ai Awaiu. Awami	\$			
	oment/Purchase Cos	t: \$			
			used to identify the	s Project's Units <u>or</u> Pro	
C replacem	ent nousing onlis	Inclusionary Units:	asea to identify thi		
(Sch HCD	-D2)		rea (Sch HCD-D3)	Other Housing Units With LMIHF (Sch	
			Area (Sch HCD-D4)	☐ Without LMIHF (S	
		-		☐ Without any Ager	
				(Sch HCD-D7)	io, rosistance

SCHEDULE HCD-D7 OTHER HOUSING UNITS PROVIDED (WITHOUT <u>ANY</u> AGENCY ASSISTANCE)

NOTE: On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project units that have not received any assistance [financial (neither LMIHF or other agency funds) or nonfinancial (planning, etc.)] from the agency, even though, in some cases, a portion of units in the same project may have been agency assisted. The intent of this form is to: (1) reconcile any difference between total project units reported on HCD-DI compared to the sum of all the project's units reported on HCD-D2 through HCD-D6, and (2) account for other (non-assisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Example 1: A new 100 unit project was built inside or outside a project area (HCD-D1) in which 50 units received agency assistance [30 affordable LMIHF units (either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (HCD-D6)| requiring the remaining 50 market-rate units to be reported. Example 2: Inside a project area a historic condemned property (multi-family or single-family) was substantially rehabilitated (tax credit or other private financing) without any agency assistance. Agency: Vista Community Development Commission Redevelopment Project Area Name, or "Outside": Project Area #1 Housing Project Name: ____Creekside Terrace Check whether Inside or Outside Project Area in completing applicable information below: Inside Project Area Enter the number for each applicable activity: **New Construction Units: Substantial Rehabilitation Units: Total Units:** 44 If agency did not provide any assistance to any part of the project, provide: Building Permit Number: * Permit Date: */ / List Attached Outside Project Area Enter the number for each applicable activity: New Construction Units: **Substantial Rehabilitation Units:** Total Units: Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported: Replacement Housing Units Inclusionary Units: Other Housing Units Provided: (Sch HCD-D2) ☐ Inside Project Area (Sch HCD-D3) With LMIHF (Sch HCD-D5) Outside Project Area (Sch HCD-D4) Without LMIHF (Sch HCD-D6)

CREEKSIDE TERRACE

			Permit No.	Issue Date
1	702	Bel Air Drive	B98-0478	10/14/98
2	705	Bel Air Drive	B99-0873	6/30/99
3	706	Bel Air Drive	B98-0479	10/14/98
4	707	Bel Air Drive	B99-0872	6/30/99
5	709	Bel Air Drive	B98-1509	12/7/98
6	710	Bel Air Drive	B98-0480	10/14/98
7	713	Bel Air Drive	B99-1576	11/10/99
8	714	Bel Air Drive	B98-1220	12/1/98
9	717	Bel Air Drive	B98-1514	12/7/98
10	718	Bel Air Drive	B99-0862	6/30/99
11	719	Bel Air Drive	B98-1511	12/7/98
12	722	Bel Air Drive	B99-0863	6/30/99
13	723	Bel Air Drive	B98-1513	12/7/98
14	726	Bel Air Drive	B98-1505	12/7/98
15	727	Bel Air Drive	B98-1506	12/7/98
16	730	Bel Air Drive	B98-1507	12/7/98
17	734	Bel Air Drive	B98-1510	12/7/98
18	738	Bel Air Drive	B98-1512	12/7/98
19	739	Bel Air Drive	B99-0431	4/8/99
20	742	Bel Air Drive	B99-0428	4/8/99
21	745	Bel Air Drive	B99-0433	4/8/99
22	746	Bel Air Drive	B99-0430	4/8/99
23	747	Bel Air Drive	B99-0429	4/8/99
24	749	Bel Air Drive	B99-0434	4/8/99
25	750	Bel Air Drive	B99-0432	4/8/99
26	950	Bel Air Drive	B99-0451	4/13/99
27	954	Bel Air Drive	B99-0452	4/13/99
28	958	Bel Air Drive	B99-0455	4/13/99
29	962	Bel Air Drive	B99-0457	4/13/99
30	966	Bel Air Drive	B99-0453	4/13/99
31	969	Bel Air Drive	B99-0450	4/13/99
32	970	Bel Air Drive	B99-0458	4/13/99
33	973	Bel Air Drive	B99-0454	4/13/99
34	974	Bel Air Drive	B99-0456	4/13/99
35	977	Bel Air Drive	B99-0449	4/13/99
36	978	Bel Air Drive	B99-0867	6/30/99
37	981	Bel Air Drive	B99-0866	6/30/99
38	982	Bel Air Drive	B99-0869	6/30/99
39	985	Bel Air Drive	B99-0865	6/30/99
40	986	Bel Air Drive	B99-0870	6/30/99
41	989	Bel Air Drive	B99-0864	6/30/99
42	990	Bel Air Drive	B99-0868	6/30/99
43	993	Bel Air Drive	B99-0876	6/30/99
44	997	Bel Air Drive	B99-0875	6/30/99

CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATIONS FOR ACTIVITIES DURING THE REPORTING YEAR

Complete a Schedule HCD-E1 for each project

Agency: Vista Community Development Commission
Redevelopment Project Area Name, or "Outside": Project Area #1
Housing Project Name: <u>Creekside Terrace</u>

NOTE: The information on this form should be a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D2 through HCD-D7 which are (a) developed anywhere by the agency and (b) developed in a project area by a person or entity other than the agency.

PART I	
[H&SC Section 33413(b)(1)]	
AGENCY DEVELOPED	
INSIDE OR OUTSIDE OF A PROJECT AREA	
1. New Units Developed by the Agency	0
2. Substantially Rehabilitated Units Developed by the Agency	0
3. Subtotal - Baseline of Units Developed by the Agency (add lines 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units Developed by the Agency (Line 3 x 30%)	0
 Subtotal of Inclusionary Obligation Accrued This Year for <u>Very-Low</u> Income Units Developed by the Agency (Line 4 x 50%) 	0
PART II	
[H&SC Section 33413(b)(2)]	
NONAGENCY DEVELOPED] !
WITHIN A PROJECT AREA	
6. New Units Developed by Any Person or Entity Other Than the Agency	44
7. Substantially Rehabilitated Units Developed by Any Person or Entity Other Than the Agency	0
8. Subtotal - Baseline of Units Developed by Any Person or Entity Other Than the Agency (add	
lines 6 & 7)	44
 Subtotal of Inclusionary Obligation Accrued this Year for Units Developed by Any Person or Entity Other Than the Agency (Line 8 x 15%) 	6.6
10. Subtotal of Inclusionary Obligation Accrued This Year for Very-Low Income Units by Any Person or Entity Other Than the Agency (Line 9 x 40%)	
	6.6
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add lines 4 and 9)	6.6
12. Total Increase in Very-Low Income Units Inclusionary Obligation During This Fiscal Year (add lines 5 and 10) NOTE: LINE 12 IS A SUBSET OF LINE 11	6.6