

MULTI-PROJECT IMPLEMENTATION PLAN

FOR:

CENTRAL CITY REVITALIZATION PROJECT
DOWNTOWN RENEWAL (R-108)
SOUTHWINDS
ORMOND BEACH

1999

Prepared by:

Oxnard Redevelopment Agency
in conjunction with
Keyser Marston Associates, Inc.

November 17, 1994

TABLE OF CONTENTS

I.	Introduction	1
II.	Purpose and Term of the Implementation Plan	2
III.	Project Area Descriptions and Blighting Conditions	3
IV.	Project Area Goals and Objectives	10
V.	Programs, Projects, and Estimated Expenditures	11
VI.	Linkage with Blight	17
VII.	Housing Plan	18
VIII.	Implementation Plan Review and Amendment	27

I. INTRODUCTION

The Implementation Plan is being prepared and adopted in accordance with the recently enacted AB 1290 and SB 732 legislation. The key requirements of the legislation, which this Implementation Plan addresses are:

- A description of the Oxnard Redevelopment Agency's (ORA) specific goals and objectives for the Project Areas, including specific programs, possible projects and, estimated expenditures for the next five years.
- A description of how certain of these goals, objectives, programs and expenditures will alleviate blight.
- A description of how certain of these goals, objectives, program and expenditures will implement the low and moderate income housing set-aside and housing production requirements of the law, including an annual housing program.
- Proposed locations suitable for replacement housing units in instances where plan activities trigger the need for such units.

This Implementation Plan is to be adopted by December 31, 1994, and after a noticed public hearing. The plan is applicable to the following Redevelopment Project Areas:

Central City Revitalization Project

Downtown Renewal (R-108)

Southwinds

Ormond Beach

II. PURPOSE AND TERM OF THE IMPLEMENTATION PLAN

The Implementation Plan has been prepared in response to the requirements of AB 1290, the California Redevelopment Law Reform Act of 1993. Effective as of January 1, 1994, AB 1290 amends or deletes significant portions of the Health and Safety Code which regulate redevelopment activities in California. This plan also conforms to statutory amendments recently enacted by SB 732, the so-called AB 1290 "clean-up" bill. Included in the regulation is the requirement that an Implementation Plan be prepared for all Project Areas every five years. This Plan is intended to fulfill that requirement, serve as a multi-year planning vehicle for the Project Areas, and to articulate the link between the programs undertaken, the alleviation of blight and the provision of affordable housing in the Project Area. The Plan is a policy document, meant to guide the implementation of the plan, but also to allow sufficient flexibility for the Agency to respond to specific redevelopment opportunities as they arise.

This Implementation Plan shall become effective immediately following its adoption by the Agency and shall terminate June 30, 1999. In order for the implementation plan to be congruent with the Agency's fiscal year (July 1st through June 30th), this first implementation plan will retroactively commence on July 1, 1994, and will expire on June 30, 1999. *On 1/20/04*

III. PROJECT AREA DESCRIPTIONS AND BLIGHTING CONDITIONS

Per California Redevelopment Law, at the time that the Project Areas were adopted, a blighted area was characterized by one or more of those conditions set forth in Sections 33031 or 33032 of the Health and Safety Code (or predecessor statutes) causing a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical, social, or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone.

AB 1290 has revised the provisions of the law as of January 1, 1994, such that social burdens are no longer recognized as blighting conditions for purposes of establishing new project areas. Definitions of physical and economic conditions were also changed. Exhibit 1 provides a brief summary of blighting condition criteria under both the new and old definitions.

Summaries of basic data are provided for each of the Project Areas discussed below in Appendices C-1 through C-4.

Central City Revitalization Plan (CCRP)

The Central City Revitalization Plan which encompasses 568 acres was adopted by the City Council and Redevelopment Agency on July 6, 1976. The Plan was then amended on January 30, 1979, and on May 7, 1985. The plan's main objective was to eliminate the existing conditions and causes of blight and to encourage and foster the economic revitalization of the Central City Revitalization Plan area. The boundaries of this project area are illustrated on the map included as Appendix C-5.

The project area consisted primarily of heavy industrial, commercial, office, and residential land uses. The area had been plagued with substandard buildings, mixed incompatible land uses, undersized lots, poor street patterns and traffic circulation, deficient public improvements and facilities, unkept vacant and under-utilized properties, residential overcrowding, and the existence of hazardous waste. Physical blighting conditions present at the time of adoption of the CCRP which impeded development were those of inadequate street widths and design adequate for vehicle circulation, deteriorating buildings, substandard lot sizes, a mixture of conforming and non-conforming buildings and uses, and residential overcrowding. Social conditions identified in the area were those of it having the highest crime rate in the City, crowded conditions, and poor accessibility. These latter two conditions presented a serious danger of fire loss greater than any area within the City. Economic blighting conditions were associated with the diversity of ownership, older structures functionally and structurally substandard, and absentee ownership.

Blighting Conditions

The blighting conditions of the CCRP at the time of plan adoption included the following:

- Structurally and Functionally Substandard Buildings
- Mixed Incompatible Land Uses and Buildings
- Undersized Lots
- Poor Street Patterns and Traffic Circulation
- Deficient Public Improvements and Facilities
- Unkempt Vacant and Under-utilized Properties
- Residential Overcrowding
- Existence of Hazardous Waste
- High Crime Rate
- Diversity in Ownership

An attempt by the Agency to eliminate blighting conditions resulted in the implementation of the following programs: Upgrade Public Improvements; Underground Electrical Systems; Rehabilitation of Substandard Buildings; Property Acquisition; and Commercial Rehabilitation Loans. Although much improvement has been achieved through the implementation of these programs, the CCRP area continues to house many of the characteristics and elements found in a blighted area, resulting in a lack of private reinvestment.

1994
1976
18

Current Blighting Conditions

Current blighting conditions existing in the Central City Revitalization Project Area include the following:

Deteriorated Buildings
Incompatible Land Uses
Inadequate Sized Lots
Inadequate Roadways
Hazardous Waste
Residential Overcrowding
Excessive Vacant Lots
Obsolescent Building Size, Design, and Layout.

1997
1968
29 yrs

Downtown Renewal Project Area (R108)

The Downtown Renewal Project Area (R108) Plan which encompasses 20 acres was adopted by the City Council and Redevelopment Agency on May 14, 1968. The plan's objective was to provide additional parking facilities, a pedestrian mall, demolition of substandard structures, entice new development, and encourage and foster economic revitalization of the project area. The boundaries of the Downtown Renewal Project Area are illustrated in Appendix C-5.

The R108 project area, characterized as the City's retail and governmental core, has been impacted by blighting conditions due to poor land use distribution, low building intensity, structural obsolescence, deterioration, poor parking facilities, and residential overcrowding. The Central Downtown Business District contains mostly older structures which are functionally and structurally substandard. Due to the exterior appearance of the buildings and general physical environment of the Downtown area, it lacks the participation in increased sales in proportion to the population increase. Physical blighting conditions present at the time of plan adoption were those of deteriorating buildings, lack of adequate parking facilities, congestion of overhead utility lines, non-conforming residential buildings and uses, and inadequate public improvements. Social blighting conditions included the lack of adequate housing resulting in overcrowding, high concentration of bars, a high crime rate, and dilapidated buildings causing serious fire danger. Economic conditions within the R108 area hindering the economic growth of the Downtown were the lack of owner participation, obsolete buildings, and inadequate public improvements and facilities while several blocks within the Downtown District would be ideal for office, retail, commercial, and residential development, unfortunately, due to the diversity in ownership it was impractical and economically unfeasible.

Blighting Conditions

The blighting conditions of the R108 at the time of plan adoption included the following:

Building Design Obsolescence
Inadequate Parking Facilities
Absentee Ownership
Structurally and Functionally Substandard Buildings

Mixed Incompatible Land Uses and Buildings
Deficient Public Facilities and Infrastructure
Residential Overcrowding
High Crime Rate
Diversity in Ownership

In an effort to eliminate these blight conditions and revitalize the Downtown District, the Agency structured and implemented the following programs; Acquisition of Real Property; Relocation of Displaced Occupants; Assemblage of Parcels; Property Management; Demolition and Removal of Key Structures; Vacation and Abandonment of Key Streets; Owner Participation; Public Improvements Plan; and Rehabilitation of Buildings. The goal of these programs was to create a healthy environment by eliminating blight and reestablishing an interest in development and reinvestment in the Downtown District. The execution of these programs have considerably upgraded the physical and social environment of the R108 area but has been unable to provide the incentive necessary to economically revitalize the Downtown area.

Current Blighting Conditions

Current blighting conditions existing in the R108 Downtown Renewal Project include the following:

Unsafe Buildings
Inadequate Parking
Depreciated Property Values
Impaired Investments
High Vacancy Levels
Low Lease Rates
Excessive Vacant Lots
Social Maladjustment
Economic Maladjustment

Southwinds

The Southwinds Redevelopment Project Area (Project Area) is located in the southern area of the City of Oxnard. It is generally bounded by Pleasant Valley Road on the north; Saviers Road on the east; Hueneme Road on the south; and the west line of the Ventura County Flood Control Channel located on "J" Street on the east.

Blighting Conditions

The Project Area was found to have a prevalence of depreciated property values; seriously deteriorated housing and commercial facilities; numerous unkempt, vacant, and under-utilized properties; a pattern of very high-density -- predominantly transition residential uses, deteriorated public infrastructure, insufficient levels of public facilities and services, and an overall economic stagnation and a poor image. The majority of the residential properties were poorly maintained and nonconforming to existing zoning and code requirements. While new investment and rehabilitation of commercial, office, and housing facilities has occurred, numerous vacant, unkept, poorly maintained, and under-utilized properties remain a problem in the Southwinds area. These conditions, teamed with residential overcrowding and businesses that cater exclusively to adults

(such as adult book stores, bars, and liquor stores), have led to problems of public safety and welfare. The perception of safety remains an issue for many people who live in the Southwinds Area.

Ormond Beach *No substantive changes*

The Ormond Beach Redevelopment Plan contains 1,334 acres, with approximately 210 acres of beach area, 131 acres of wetlands and 43 acres of dunes. The boundaries of the project area are illustrated in Appendix C-5. The area is generally bounded by the "J" Street Canal on the west, the Ventura County Rail Road tracks north of Hueneme Road, Edison Drive and a portion of Arnold Road on the east, and the Pacific Ocean on the south. The project area was adopted in November 1983, to undertake the possible development of a resort oriented destination center. The Agency is participating in the development of an Ormond Beach Specific Plan which will direct the master development of the area. The Plan will expire in November 2023. The Appendix C-4 describes the limits of the Plan.

The Ormond Beach area is predominantly heavy and light industrial uses. The mixture of land use includes industrial, agricultural, undeveloped land, wetlands, dune area and beach. The Project Area was found to have: defective designs and character; prevalence of depreciated values; numerous vacant lots and under-utilized properties; lack of public improvements, infrastructure, and public facilities and services; overall economic stagnation and poor image; inadequate provisions for access to open space and recreational facilities; lots laid out in disregard for physical characteristics and surrounding conditions. The physical blighting conditions that existed at the time the plan was adopted consisted of a beach that was difficult to access surrounded by heavy industrial uses; wetlands in need of restoration and protection; an antiquated subdivision with a patchwork of private ownership; areas subject to periodic erosion and flooding; lack of adequate infrastructure; and environmental pollution. The City's waste water treatment plant is also located within the area and caused serious odor problems. Social blighting conditions concern criminal activity both in the project area and adjacent to the project area. Employment issues were associated with economic conditions and recreational issues were treated under physical conditions. Economic blighting conditions were associated with the three major land uses in the area; public utility, agricultural, and industrial. Much of the industrial land designated in the 1990 General Plan was not developed. Approximately 27% of the designated industrial area has been developed with industrial uses. The agricultural land area is highly alkaline and subsequently generates low crop yields. Some of the agricultural areas ceased being used to grow crops because it was not the most economical use. Lack of appropriate land use controls and the existing blighting conditions have resulted in no residential or commercial structures in the project area. Incompatible adjacent uses have also helped to prevent economic development.

Such & adjacent land use will continue

*thus are some of the factors which inhibits development
of the area*

Blighting Conditions

The blighting conditions of Ormond Beach at the time of plan adoption included the following:

- Waste material holding ponds adjacent to the wetlands;
- Open storm drain which flows directly into the sea;
- Emission of odors from the waste water treatment plant;

- Periodic flooding of the area due to low elevation and lack of an adequate drainage system;
- Illegal dumping which occurs on vacant land;
- Incomplete street improvements on Perkins and Hueneme Roads;
- Insufficient arterial access from Hueneme Road;
- Incomplete improvement of McWane Boulevard;
- Incompatible uses in the neighboring Plaza Marina Center;
- Inaccessible paper subdivision on the beach upon which private owners wish to build;
- Need for preservation of the wetlands and dune areas; and
- Need for improved public access to the beach.

Since 1983, the Agency has worked to eliminate certain of these conditions through the following efforts:

- Substantial reduction in emission of odors from the waste water treatment plant.
- Expansion, screening and landscaping of the waste water treatment plant.
- Street improvements on Perkins Road
- Fenced area south of waste water treatment plant to reduce illegal dumping.
- Consolidation of beachfront lot owners representation to work on resolution of inadequate beachfront lot issues.
- Prepared a wetlands restoration plan for land adjacent to the SCE Plant.
- Fenced area at terminus of McWane Blvd. to reduce illegal dumping.
- ~~Eliminated off-road vehicle access from Arnold Road that endangered seasonal sensitive nesting sites.~~
- Three vacant industrial parcels have been developed by BMW, Van-R-Dental, and Wallenius Lines of North America, Inc.
- One multi-tenant industrial parcel developed but is only partially occupied.
- Rehabilitation and reuse for port related storage of a previously vacated parcel.
- Expansion and modifications at two industrial site.
- Redesign of an industrial building that resulted in substantial noise reduction.
- New office building and redesign of chemical related tank storage area.
- Rehabilitation and reuse of a vacated industrial building.
- ~~A sixteen lot Industrial/Business Park subdivision with two lots developed.~~

While new investment and development of some vacant land has occurred, vacant and under-utilized properties remain a problem in the area.

Current Blighting Conditions

Current blighting conditions existing in the Ormond Beach Project include the following:

- Waste material holding pond adjacent to the wetlands.
- Open storm drains with contaminants which flows directly into the sea.
- Periodic flooding of the area due to low elevation and lack of an adequate drainage system.
- Incomplete street improvements on Hueneme Road.

- Insufficient arterial access from Hueneme Road.
- Incomplete improvements of McWane Boulevard
- Inaccessible paper subdivision on the beach upon which private owners wish to build or sell lots.
- Need for preservation of the wetlands and dune areas.
- Need for improved public access to the beach.
- Vacant undeveloped property.

If deterrents to development are overcome, the number of jobs and amount of tax dollars that can be generated in the area could substantially increase over current levels providing the capital to meet the goals and objectives of the Redevelopment Plan.

IV. PROJECT AREA GOALS AND OBJECTIVES

Central City Revitalization Plan and Downtown Renewal Goals and Objectives

The goal of the Redevelopment Agency and the City of Oxnard is to create a healthy Downtown District; one that includes a mix of business, residential, cultural, and entertainment uses with visitor appeal. This shall be furthered by the establishment of a five year plan which provides direction and establishes priorities and goals for the Downtown.

Over the last several years proliferation of strip and freeway oriented commercial development throughout the City of Oxnard has caused the Redevelopment Agency to take a different approach towards the revitalization of Downtown. Entertainment, service oriented uses, and specialized retail uses in the Downtown District shall be encouraged through the development of a Business Program. "A" Street shall emphasize a pedestrian oriented environment incorporating the above listed uses.

The development and adoption of a five year implementation plan is in response to the blighted conditions found within the R108 and Central City Revitalization Project Areas. The elimination of these conditions would help revitalize these areas by creating new development, lower vacancies, compatibility in land uses, and adequate public facilities. Blight elements found within the R108 and Central City Revitalization Project Areas have been listed below, identification of these elements have been obtained as a result of field surveys, land use and zoning maps, building permit records, property appraisals, and published reports.

Southwinds

The primary goal of the Southwinds Redevelopment Plan is to stabilize and revitalize the existing residential neighborhood while at the same time make provisions to upgrade and support appropriate commercial and retail developments. Project Area Goals include:

- Stabilize existing residential uses and attract new infill housing.
- Encourage appropriate commercial and professional office use.
- Enhance the visual image of the Plan Area, providing an environment with a positive urban image and a sense of entry into south Oxnard/Southwinds.
- Improve pedestrian environment and traffic circulation along specific routes.
- Provision of public infrastructure improvements to facilitate community pride, participation, safety, education, and activities to assist in alleviating conditions associated with the area's lack of open space and residential overcrowding.

Ormond Beach

The Ormond Beach Redevelopment Plan calls for rehabilitation and expansion of existing industrial uses while at the same time encouraging new private development and facilities that encourage tourism, residential development, and a more balanced approach to land uses in the area.

V. PROGRAMS, PROJECTS, AND ESTIMATED EXPENDITURES

The Oxnard Redevelopment Agency has established four basic programs to alleviate blight in all Project Areas. The programs include:

- Business Improvement
- Administration and Planning
- Public Infrastructure
- Retention and Attraction

The following provides a brief description of the programs and potential projects anticipated to be undertaken within each project area.

CCRP and R108 Project Areas

The City's and Agency's policy in eliminating elements of blight have guided the formulation of four improvement projects which have been identified to create a significant impact on the redevelopment areas. The principal purpose in the implementation of these plans and their programs is to enable the Downtown District to once again compete with suburban retail centers, malls, and office parks for tenants and customers. The newer, privately owned retail centers are well managed, support the long-term and day-to-day needs of retailers, and aggressively attract and cater to customers. The shopper's realm in these centers consists of conveniently located and carefully maintained parking and pedestrian areas and well coordinated and maintained storefronts. The shopper's realm in the Downtown District must offer no less; in fact, to overcome existing negative customer perceptions, Downtown must offer more. Implementation of these programs would help achieve the revitalization and strengthen the economic base of the Downtown District. The following is a brief description of these programs and their potential projects.

Administration and Planning Program

Sign/Image Project - Strategically place signs and kiosks throughout the City identifying location and activities occurring Downtown. This includes Highway 101 and Route 1 directional signs to the Downtown.

Special Events and Cultural Project - Provides for the administration, planning, production, marketing, and advertising of events to occur Downtown.

Retention and Attraction Program

Facade/Building Renovation Project - Assist merchants and property owners in upgrading their buildings and facades to create an attractive retail and pedestrian environment. The program would target high visibility properties along Oxnard Boulevard and "A" Street.

Heritage Square Phase II and CET Building Improvement Project - Assist in the development and rehabilitation of the northwest and southeast corners of Seventh and "A" Streets in order to finalize the Heritage Square Block Development.

Centralized Management/Marketing Project - To provide focused and responsive outreach to downtown merchants and to assist and coordinate marketing and support efforts.

Business Improvement Program

Business Improvement Project - Includes retail development, recruitment, enhancement, and retention of retail activities, and tenant improvements.

Public Infrastructure Program

Street Improvement Project - Enhance the pedestrian environment on the public sidewalks including curbs, street lights, public spaces, street trees, and street furniture.

"A" Street Enhancement Project - Enhances portions of "A" Street by providing additional parking, greater storefront visibility, and smoother pedestrian and vehicle circulation.

Plaza De La Estacion Development Project - Includes the demolition of the existing parking lot immediately north of "Plaza Las Glorias" and improves the site by providing enhanced street and walkway paving, a circular colonnade, pergola, trees, and theme lighting. Designed to accommodate both parking and special community activities.

Plaza Park Development Project - Closes off North Fifth Street, widens and improves South Fifth Street, and upgrades Plaza Park's hardscape and landscape.

Phase 1, North Fifth Street Improvements, this modified version would improve Plaza Park by closing off North Fifth Street to vehicle circulation, provide new and additional landscaping, and remove or improve existing facilities. This would not include any improvements to South Fifth Street.

Phase 2, South Fifth Street Improvements, would permit the development of street, curb, and sidewalks per the Downtown Strategic Plan.

Phase 3, Park Hardscape, this version would improve Plaza Park by providing enhanced paving and a running colonnade. This version would also not include any improvements to South Fifth Street.

Southwinds

The following provide a brief overview of the Southwinds programs and potential projects.

The Business Improvement Program

The program targets and encourages appropriate commercial and retail uses that would be compatible with the existing residential and nearby elementary school. The Southwinds Redevelopment Plan has exercised a commercial rehabilitation program and some positive commercial rehabilitation has taken place. There still exists poorly maintained and adult use commercial predominantly along the Hueneme Road strips. The goal of the Business Improvement Program is to work simultaneously with the following three programs (Public Infrastructure Improvement, Administration & Planning, and Retention & Attraction) to stimulate existing

business and attract new businesses. The benefits to the commercial areas include enhancing general visual appearance and entry into the Project Area, referral and monitoring code enforcement, crime reduction and safety activities, encourage private rehabilitation and improvement of existing uses, and proactive planning/zoning efforts.

Potential Projects include loan assistance programs for commercial owners; renovation program to upgrade visual image of existing facilities, and active coordination with planning/zoning/administration to encourage and help plan for new commercial uses compatible with nearby residential and elementary school.

The Public Infrastructure Improvement Program

The program consists primarily of continued improvements to the existing substandard conditions throughout the Project Area. The Southwinds Project Area has been found to have inadequate and dilapidated traffic and pedestrian circulation and drainage as sidewalks and streets are deteriorating, non-existent or inferior in some locations. Streets, sidewalks and alley improvements have been occurring under the existing plan and need to continue for the improvement of the safety and environment of the area. The existing plan has also helped to provide more light to the neighborhood through purchase of new fixtures, and although there has been a noted improvement, the lighting program is not yet completed and needs to continue.

Potential Projects include street, sidewalk and alley improvements; Courtland Street completion; public information signage; refuse enclosure improvements; carport/garage conversions; street lighting; and other systems.

The Administration and Planning Program

The program primarily includes funding for activities and operations critical to the success of the Area Redevelopment Plan such as area wide security and rehabilitation; redevelopment plan adoptions and amendments; planning studies and other administrative and planning activities necessary to implement the redevelopment plan. Under the existing plan, the neighborhood has implemented many programs with a neighborhood storefront to serve as a catalyst for them such as: Neighborhood Council meetings, Committee meetings, Neighborhood Clean-Up Program, Graffiti Program, Neighborhood Watch and Security Programs. The neighborhood storefront is successful and needs to be continued.

Potential Projects include all those listed above, including the neighborhood storefront and graffiti removal.

The Retention and Attraction Program

The program consists primarily of enhancement, revitalization and protection of the Project Area to facilitate in creating a positive image, healthy environment and stimulate the existing overall economy. The existing Plan Area necessitates this program not only for its commercial property-- but its residential area as well. The Southwinds neighborhood has a large amount of high-density residential uses. This situation lends itself to a transitional atmosphere which can breed a lack of pride and lack of security in a neighborhood. Due to the very high-density planning of the neighborhood, Southwinds is a very heavily populated area with inadequate open space and recreation. The Southwinds Redevelopment Plan has been successful in implementing improvements to the neighborhood school and park including landscaping, a jogging path, playground equipment, and a planned recreation building. These efforts need to be continued to offset existing overcrowding as well as improve the image of the neighborhood to alleviate economic stagnation in the housing market and the commercial market.

Potential Projects include Landscaping, Park Improvements, and possible projects (above and beyond the 20 percent housing set-aside allotment) to encourage home-ownership and neighborhood stability--geared at "market rate housing": such as Home Improvement Loans, Re-
Conversions, First Time Buyer Assistance, Infill Construction Assistance, and a Neighbor-
Profit Corporation Formation.

Ormond Beach

The following provide a brief overview of the Ormond Beach programs and potential projects .

Administrative and Planning

Contamination & Wetlands Determination

The Redevelopment Plan is intended to establish a wetlands restoration and management plan that will improve those areas that are designated wetlands and restore wetlands areas that are in need of restoration. A project area goal is ~~development of a golf course that incorporates wetlands restoration and management objectives while establishing a mechanism to fund future protection.~~ A major goal is the resolution of the potential contamination issues within and adjacent to some wetlands areas.

Ormond Beach Specific Plan and Environmental Impact Report

A majority of the Ormond Beach Project Area is included within the boundaries of the Ormond Beach Specific Plan area. It is the Agency's goal to complete the Specific Plan and EIR process and commence implementation.

Retention and Attraction

Upgrade Visitor Serving Uses

The Redevelopment Plan calls for the establishment of coordinated and harmonious land use patterns that will attract and encourage tourist and visitor service activities while limiting beach access where appropriate. Potential projects include:

1. Pier, boardwalk, mini public marina/locks system.
2. Limit public access to well defined appropriate foot paths that permit the public to access and enjoy the ocean while at the same time restricting access to wetlands areas.
3. Encourage education through the development of a wetlands observation tower

Business Improvement

Commercial /Industrial Program

The Ormond Beach Redevelopment Plan is intended to protect existing businesses while at the same time encouraging new development by establishing a commercial and industrial attraction and retention incentive program. The area projects include:

1. Developing visitor serving, port related industrial, retail and services, office, industrial, and regional park/amusement park land uses.
2. Resolution of the beachfront lot issue

Infrastructure Improvement Program

Drainage and Streetscape Improvement

Inadequate drainage has caused the area to be subject to periodic flooding. By re-engineering the storm drain system and providing adequate drainage existing business will be protected and new development encouraged. Some new water and sewer lines are needed to replace old and undersized lines and new lines are needed to provide service to develop new parcels. The majority of the streets in the area have little or no landscaping. Streetscape improvement plans would serve to attract new business.

Access Improvement

Access to the Ormond Beach area is very poor. To accomplish new access points improvements need to be developed from Hueneme Road to Rice Ave. and from Rice Ave. to the 101 interchange. Providing multiple forms of transportation to encourage activities focused on a variety of specific commercial uses will be accomplished by encouraging alternate forms of transportation such as Public Rail Transportation by trolley connecting the Oxnard Transportation Center with the Oxnard Harbor District Port, Ormond Beach and Pt. Mugu.

Public Facilities Program

The Ormond Beach Redevelopment Plan encourages a more balanced approach to land uses in the area by rehabilitation and expansion of existing industrial uses and encouraging new development and facilities such as commercial, tourism, and a more balanced approach to land uses in the area. These land uses will require the establishment of the following public support facilities:

1. High School
2. Elementary School
3. Police, Fire, Beach, and Urgent Care

Expenditure Estimates

The general categories of spending for all Project Areas during the 5 year planning period are:

Business Improvement Program	\$ 1,580,000
Retention and Attraction Program	\$ 1,495,000
Public Infrastructure	\$ 2,874,994
Administration, Operations and Planning	\$ 9,790,848
Estimated Total	\$15,740,842

Funds for the programs are anticipated as follows:

<u>Tax Increment Revenue</u>	<u>\$ 5,644,024</u>
<u>Federal, State and Local Revenue</u>	<u>\$ 100,000</u>
<u>Miscellaneous</u>	<u>\$ 4,913,450</u>
<u>Bond Proceeds</u>	<u>\$ 1,939,578</u>
<u>Land Sale Proceeds & ROW Credit</u>	<u>\$ 2,085,000</u>
Total Estimated Resources Per FY	\$14,682,052
<u>Plus Projected Fund Balance</u>	<u>\$ 1,853,136</u>
Total Estimated Revenues Available	\$16,535,188

Exhibit 2 illustrates how these program funds are to be spent in each of the Project Areas by fiscal year.

A number of these programs are dependent upon the response by the private sector to Agency initiatives. Other program elements may be dependent upon funding sources not under Agency control, subsequent environmental assessment, and other factors. The Agency will allocate its available resources among the above programs depending upon conditions in place at the time of implementation.

VI. LINKAGE WITH BLIGHT

The matrix illustrated in Exhibit 3 highlights key blighting conditions found in each of the Project Areas. Blighting conditions described are those found at the time of the Project area adoption. However, the blighting conditions have been matched to the requirements of both the old and new definitions in appropriate sections of the California Health and Safety Code.

The relationship between these programs and the blighting conditions in each Project area are diagrammed in Exhibits 4 through 7.

VII. HOUSING PLAN

BACKGROUND

AB1290 Implementation Plan

This portion of the AB1290 Implementation Plan provides a framework in which to plan, affordable housing programs and expenditures of the Oxnard Redevelopment Agency. Specifically, the housing portion of the implementation plan has two primary purposes: (1), to plan for appropriate and timely use of housing set-aside funds; and (2), to achieve the Health and Safety Code Section 33413/AB315 "inclusionary" and replacement housing requirements.

The AB 1290 Implementation Plan responds to the requirements of Assembly Bill 1290, the California Redevelopment Law Reform Act of 1993. Effective January 1, 1994, this Bill mandates changes to redevelopment activities because it amends or deletes significant portions of the Health and Safety Code which regulate redevelopment activities in the State of California. This plan also conforms to statutory amendments recently enacted by SB 732, the so-called AB 1290 "clean-up" bill.

Housing Element and CHAS AB1290 Implementation Plan Consistency Requirement

The AB 1290 Implementation Plan presents an opportunity to help meet several related planning objectives with an integrated effort. The AB 1290 Implementation Plan is consistent with the Housing Element component of the Oxnard General Plan and the City of Oxnard's CHAS (Comprehensive Housing Affordability Strategies), CHAS goals, including new construction, rehabilitation, rental assistance, home buyer assistance, and support for the homeless. The housing element law requires the housing element, among other things, to set forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through such avenues as the utilization of moneys in a redevelopment agency's Low and Moderate Income Housing Fund. This Implementation Plan will contribute towards achieving the affordable housing production goals established in the Housing Element and the CHAS.

It should be noted that this Implementation Plan is a policy document designed to allow to set a course for future actions, but at the same time, remain flexible enough changing circumstances.

CHAS and Housing Element Goals

The City of Oxnard Comprehensive Housing Affordable Strategies (CHAS) planning period includes fiscal years 1994 through 1998. Activities and programs have been designed to reach goals that address new construction, first-time homebuyers, homeless persons and families, rehabilitation, and rental assistance.

The current Housing Element planning period extends to June 30, 1996. The goal for planning and facilitating new housing during this period is 4,354 units. Of this number, 745 units are targeted for individuals and families of very low income, 974 units for low income, and 1,101 units for

moderate income. The moderate-income unit goal has been reached, leaving a portion of the very low- and low-income units yet to be built.

Effective Date - Updating and Review

This Implementation Plan is effective immediately upon its adoption by the Agency and shall be updated not less frequently than every five years. In addition, the Agency shall conduct a hearing not less than 2 years and no later than 3 years after the adoption of this plan to review the progress of each redevelopment project.

AB 315/INCLUSIONARY HOUSING PLAN

Housing Units Developed or Substantially Rehabilitated by the Agency

At least 30% of all new or substantially rehabilitated dwelling units developed by an agency shall be made available at affordable housing cost to persons and families of low or moderate income. At least 50% of the 30% mentioned (that is, 15%) shall be available at affordable housing cost to, and occupied by, very low-income households. (Sec. 33413(b)(1)).

"Developed by an agency" means those units which an agency itself directly constructs or substantially rehabilitates. This can be a rare situation. The Oxnard Redevelopment Agency has not, nor is it planning to directly develop or substantially rehabilitate units inside or outside any of the four redevelopment project areas.

"Substantial rehabilitation" means rehabilitation, the value of which constitutes 25 percent of the after rehabilitation value of the dwelling, inclusive of land value. (Section 33413 (b) (2)(A)(iv)). No substantial rehabilitation projects have occurred in any project area and two are planned for during the next five-year period.

Non-Agency Developed Units.

At least 15% of all new or substantially rehabilitated dwelling units developed within the project areas (by other than the agency) must be available at affordable cost to persons and families of low and moderate income. At least 40% of the 15% (that is, 6%) must be available at affordable housing cost to persons and families of very low-income. This requirement is called the "inclusionary" housing requirement, and must be met on a ten-year basis and over the entire life of each redevelopment plan. (Section 33413 (b)(2)).

Project areas established prior to January 1, 1976 are exempt from this requirement. Accordingly, no inclusionary obligation arises with respect to units developed in the Agency's R-108 project area, which was adopted on May 14, 1968.

Past Housing Production.

The following is a list of the number of units which have been developed or substantially rehabilitated in each of the four redevelopment project areas since the adoption of each area. Also calculated is the number of deed restricted low/moderate and very-low income units needed to meet the 15% low/moderate (of which 40%, of the 15%, must be very-low) inclusionary requirement.

Housing
Redevelop

TABLE 1-A
INSIDE PROJECT AREAS
CITY OF OXNARD REDEVELOPMENT AGENCY
SECTION 33413 INCLUSIONARY HOUSING CONSTRUCTION ESTIMATES
SINCE PROJECT ADOPTION AND HOUSING NEEDS PROJECTIONS

		INCLUSIONARY REQUIREMENT DEED RESTRICTED UNITS						
Total	15% of Total	LOW/MODERATE 60%			VERY LOW 40%			
		Required/	Actual/	(Deficit)	Required/	Actual/	(Deficit)	
Central City Revitalization Project Area (CCRP)								
New Construction to Date	202	30	18	0	(18)	12	0	(12)
Est. 1-5 Year Future Const.	120	18	11	60	42	7	41	34
Est. 6-10 Future Const.	75	11	6	11	5	5	5	0
11 to Life of Plan	0	0	0	0	0	0	0	0
TOTAL	397	59	36	71	35	23	46	23
Southwinds Project Area								
New Construction to Date	112	17	10	0	(10)	7	0	(7)
Est. 1- 5-Year Future Const.	24	4	2	3	1	0	0	0
Est. 10-Year Future Const.	NA Plan	0	0	0	0	0	0	0
11 to Life of Plan	Terminates 1/99	0	0	0	0	0	0	0
TOTAL	136	21	12	3	(9)	9	1	(8)
Ormond Beach Project Area								
New Construction to Date	0	0	0	0	0	0	0	0
Est. 5-Year Future Const.	236	35	21	21	0	14	14	0
Est. 10-Year Future Const.	0	0	0	0	0	0	0	0
11 to Life of Plan	0	0	0	0	0	0	0	0
TOTAL	236	35	21	21	0	14	14	0
R108 Project Area* Pre-1976 No Inclusionary Requirement								
New Construction to Date	0	N/A	N/A	0	0	N/A	0	0
Est. 5-Year Future Const. to Date	100	N/A	N/A	80	80	N/A	20	20
Est. 10-Year Future Const. to Date	0	N/A	N/A	0	0	N/A	0	0
11 to Life of Plan	0	N/A	N/A	0	0	N/A	0	0
TOTAL	100	0	0	80	80	0	20	20
TOTAL ALL AREAS								
New Construction to Date	314	47	28	0	(28)	19	0	(19)
Est. 5-Year Future Const. to Date	480	57	34	164	130	23	76	53
Est. 10-Year Future Const. to Date	75	11	7	11	4	4	5	1
11 to Life of Plan	0	0	0	0	0	0	0	0
TOTAL	869	115	69	175	106	46	81	35

Over the life of the plan, there is a net surplus of 141 deed-restricted affordable project area units, consisting of 106 low/mod units and 35 very-low income units.

Any units produced outside of a redevelopment project, with the appropriate covenants, can be counted on a 2 for 1 basis towards the 15% inclusionary requirement. The following table provides an estimate for the number of units to be produced outside of the redevelopment project areas with the appropriate covenants over the next five years.

TABLE 1-B
Outside Project Areas
Units with Deed Restrictions for an Appropriate Period of Time
City of Oxnard Redevelopment Agency
Section 33413 Inclusionary Housing Construction

Outside Project Area			
January 1, 1975 to Date	Total Dwelling Units	Deed Restricted Low-Moderate	Deed Restricted Very Low
San Miguel (Standard Pacific)	110	09	01
La Puerta Del Sol (Komoroswki)	12	12	
Laguna Pacific	216	21	
Villa Solimar	32	25	07
Paseo El Prado	112	-0-	22
Seawind Apartments	101	-0-	20
Total	583	67	50

Est. 1-5 Year			
NW Specific Plan	237	24	-0-
Village of Santa Rosa			
Village of San Nicolas			
Larwin	131	10	-0-
Ormond Beach	-0-	-0-	-0-
Total	368	34	-0-

*all development inside
redevelopment area
what about very housing on Hobson's
5th*

Estimated Future Housing Production

Table 1-A indicates the estimated future housing production within each redevelopment project area for the next two five-year planning periods and then through the remaining life of the redevelopment plans. As can be seen in Table 1-A, there is currently a "deficit" of 47 units, (which must be eliminated within 10 years from the adoption of the plan) of which 28 are low/moderate and 19 are very low income. However this "deficit" is anticipated to be eliminated during the next five years. When the units which will be produced outside the project areas are included, the surplus increases to 158 (50% of the 34 units outside the project area or 17 units), of which 123 are low/moderate and 35 are very low income.

Table 1-B indicates estimated deed-restricted housing production outside the redevelopment project area. Under Health & Safety Code Section 33413(b)(2)(A)(v), these external deed-restricted units may be counted towards the Agency's inclusionary requirement on a 2-for-1 basis, provided the Agency finds, based on substantial evidence, after a public hearing, that the aggregation will not cause or exacerbate racial, ethnic or economic segregation.

REPLACEMENT HOUSING PROGRAM

With respect to project areas adopted or added by amendment on or after January 1, 1976, Redevelopment Agencies are required to replace low and moderate income housing units destroyed or removed as part of a project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, with another low to moderate income unit within four years. (Section 33413(a)) This requirement applies also to pre-1976 projects with respect to units removed on and after January 1, 1996. (Section 33413(d)(1)) The Agency may replace destroyed or removed dwellings with fewer units if the replacement units have a greater or equal number of bedrooms and are affordable to the same income level households as the destroyed or removed units. (Section 33413(f)(1),(2)) In any case where dwelling units are destroyed or removed after September 1, 1989, at least 75% of the replacements units shall be available at affordable housing cost to the same income level as persons displaced. (Section 33413(a))

Replacement units are required to be provided by the Agency within four years of removal of the units being replaced. (Section 33413(a)). As indicated by the data in Table 2, the Agency does not anticipate meeting its 1994 replacement obligation (i.e. providing replacement units for all 66 units removed in 1990) until 1996.

The Agency had planned to meet its 1994 replacement obligation through the construction of 75 very low-income deed-restricted units at a site on Meta Street. The site, which is owned by the Agency, was optioned by a developer for the purpose of developing the 75-unit very low income project. Ultimately, however, the developer was unable to secure an anticipated federal H.U.D. Section 202 contribution to the project. The developer has recently released its option on the site, and has indicated it will not continue with the development.

The Agency is currently preparing a Request for Qualifications in order to identify a developer for the project. Nevertheless, because of these unforeseeable events, the Agency will not be able

to meet its 1994 replacement obligation until 1996. As shown in Table 3, the Agency will complete all of its replacement housing obligations by 1996.

Replacement of units at 100% of the same income level would require 78 very low units and 3 lower income units. However, because the law allows only 75% of the units to match the income category, the replacement obligation can be met with 58 very low, 3 lower, and 20 medium-moderate income units. On the basis of removed bedrooms, the Agency replacement requirement is 100% at the same income level. This creates a replacement obligation of 3 bedrooms to persons or households of low and moderate income (3 low, 0 moderate), and 95 bedrooms to persons or households of very low income.

There were some inconsistencies between the appraisals and the replacement housing plans prepared prior to each housing unit was displaced. The Agency, where feasible, will attempt to meet the higher requirement.

TABLE 2
PAST ACTIVITY
Number of Units Removed
Income Group and Number of Bedrooms in Units

Units Removed During 1990

Lemon Tree

Units Removed	Very Low Income 44	Lower Income 0	Moderate Income 0	Total 44
Very Low Income	single rooms 43	one bedrooms 1	two bedrooms	three bedrooms
Lower Income				four bedrooms
Moderate Income				five bedrooms
Opportunity Acquisition	Very Low Income 8	Lower Income 1	Moderate Income 0	Total 9
Units Removed				
Very Low Income	single rooms 9	one bedrooms	two bedrooms	three bedrooms
Lower Income				four bedrooms
Moderate Income				five bedrooms
Parking Program	Very Low Income 9	Lower Income 0	Moderate Income 0	Total 9
Units Removed				
Very Low Income	single rooms 1	one bedrooms 4	two bedrooms 2	three bedrooms 1
Lower Income				four bedrooms 1
Moderate Income				five bedrooms 0
Total	1	4	2	1
				0

Units Removed During 1991

No units were removed

Units Removed During 1992

Units Removed	Very Low Income 13	Lower Income 2	Moderate Income 0	Total 15
Very Low Income	single rooms 12	one bedrooms 1	two bedrooms 0	three bedrooms 0
Lower Income				four bedrooms 0
Moderate Income				five bedrooms 1
Total	14	1	0	0
				1

Units Removed During 1993

Donlon

Units Removed	Very Low Income 4	Lower Income 0	Moderate Income 0	Total 4
Very Low Income	single rooms 0	one bedrooms 2	two bedrooms 0	three bedrooms 1
Lower Income				four bedrooms 1
Moderate Income				five bedrooms
Total	0	2	0	1

Overall Compilation

Total Units Removed	Very Low Income 78	Lower Income 3	Moderate Income 0	Total 81
---------------------	-----------------------	-------------------	----------------------	-------------

Number of Units Removed By Bedrooms

	single rooms	one bedrooms	two bedrooms	three bedrooms	four bedrooms	five bedrooms
Very Low Income	65	8	2	3	2	1
Lower Income	2	0	0	0	0	0
Moderate Income	0	0	0	0	0	0
Total	67	8	2	3	2	1

Total Number of Bedrooms Removed 101

Table 3 illustrates the anticipated projects which will assist the Agency in meeting its replacement housing obligations over the next five years. As indicated, these are anticipated projects and other equivalent or comparable projects may be substituted.

TABLE 3
Replacement Projects and Completion Dates
Units and Bedrooms

Villa Solimar 32 four-bedroom units

	Very Low	Low	Moderate	Completion Spring 1995
Units	7	25	0	
Bedrooms	28	100	0	

Farmers Market 28 units 3-bedroom units

	Very Low	Low	Moderate	Completion Fall 1995
Units	4	5	19	
Bedrooms	12	15	57	

Sisters of Mercy

40 Senior One-bedroom unit

	Very Low	Low	Moderate	Completion Fall 1996
Units	40	0	0	
Bedrooms	40	0	0	

Sisters of Mercy

64 Multi-family @ 50-60% median 2, 3, 4 & 5 bedrooms

	Very Low	Low	Moderate	Completion Fall 1996
Units	0	64	0	
Bedrooms	0	tbd	0	

Meta Street

60-unit SRO

	Very Low	Low	Moderate	Completion Winter 1996
Units	30	30	0	
Bedrooms	30	30	0	

Kojima

115 three-bedroom units

	Very Low	Low	Moderate	Completion Winter 1997
Units	58	57	0	
Bedrooms	174	171	0	

Upper "A" Street

50 one-bedroom units

	Very Low	Low	Moderate	Completion Winter 1998
Units	10	0	40	
Bedrooms	10	0	40	

Upper "A" Street continued

50 two-bedroom units

	Very Low	Low	Moderate
Units	10	0	40
Bedrooms	20	0	80

The Agency's entire replacement housing obligation is anticipated to be satisfied in 1996.

Housing Units Removed

No removal of housing units is planned for the next five-year period in any project area.

SPECIFIC HOUSING PROGRAMS AND EXPENDITURES

Five-Year Plan

As part of the City's efforts to meet its housing needs, tax increment housing set-aside funds have been and will continue to be used to create, retain and develop affordable housing. Over the next five years, it is estimated that \$5,144,261 will be deposited in the housing funds on a combined basis for the projects subject to this plan. It is anticipated that the Agency will utilize these funds to create affordable housing units in the combined areas. Of the 439 units, over 15% of the units would be for very low income households. Refer to exhibit 8 for a more detailed breakdown of estimated income, expenses and potential units.

Excess Surplus

The Agency is required to spend or encumber or transfer any portion of the Housing Fund which is "excess surplus" to the County or other housing authority within five years of the time the funds become excess surplus. Changes to the law brought by AB 1290 increase the amount subject to this requirement from the greater of \$500,000 to the greater of \$1 million or the total of the funds required to be deposited in the Housing Fund during the preceding 4 years. These excess surplus funds must be transferred within one year or spent or encumbered within three years after funds have been deemed excess surplus.

The total Housing Fund deposit between fiscal Year 90-91 through 93-94 totaled \$3,617,275. The fund balance as the beginning of FY 94-95 was \$1,444,981, thus the Agency has no excess surplus. Due to the levels of housing development and rehabilitation efforts expected to be undertaken by the Agency, the Agency does not anticipate having excess surplus funds during the next five years.

Housing Fund Deficit

The Agency anticipates balancing the Housing Fund Deficit in CCRP and R108 by recognizing as a Housing Fund Expenditure the cost of Agency real estate assets which are or will be used for affordable housing production to the housing fund.

VIII. IMPLEMENTATION PLAN REVIEW AND AMENDMENT

At least once within the five-year term of the Implementation Plan, or as otherwise required by law, the Agency shall conduct a public hearing for the purpose of reviewing the redevelopment plan and the Implementation Plan. The review shall take place between the second and third year of the plan following adoption.

Notwithstanding such review, the Agency, may at any time, amend the plan after conducting a public hearing on the proposed amendment.

DESCRIPTION OF BLIGHTING CONDITIONS CRITERIA

BLIGHTING CRITERIA PRIOR TO JANUARY 1, 1994

Physical Blighting Characteristics

Buildings and structures unfit or unsafe to occupy or conducive to various harmful effects because of:

- Defective design and character of physical construction
- Faulty interior arrangement and exterior spacing
- Inadequate provision for ventilation, light, sanitation, open spaces, and recreational facilities
- Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses

Properties suffering from economic dislocation, deterioration, or disuse resulting from faulty planning such as:

- Irregularly formed or shaped lots, and inadequately sized lots for proper development
- Lots laid out in disregard to contours, topography, physical characteristics and surrounding conditions
- Inadequate public improvements, public facilities

Social Blighting Characteristics

- Overcrowding
- Inadequate open space and recreation facilities
- Prevalence of social maladjustment (such as crime, juvenile delinquency, or infant mortality)

Economic Blighting Characteristics: Properties suffering from economic dislocation, deterioration, or disuse because of one or more of the following factors:

- Prevalence of depreciated values, impaired investments, and economic maladjustment
- Inadequate public improvements, public facilities, open space and utilities

BLIGHTING CRITERIA AS OF JANUARY 1, 1994

Physical Blighting Characteristics:

- Buildings in which it is unsafe or unhealthy for persons to live or work (serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other)
- Substantially hindered economically viable use or capacity of buildings or lots (substandard design, inadequate size given present standards or market conditions, lack of parking or other)
- Incompatible adjacent or nearby uses which prevent economic development
- Subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership
- Inadequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment

Economic Blighting Characteristics

- Depreciated or stagnant property values or impaired investments, including properties containing hazardous wastes that require the use of agency authority

- Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities
- A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions
- Residential overcrowding or an excess of bars, liquor stores, other businesses that cater exclusively to adults that has led to problems of public safety and welfare
- High crime rate that constitutes a serious threat to the public safety and welfare

not in earlier report
employment project

Exhibit 2

**Estimated Expenditures and Revenues Net Of
 Debt Service and Housing Fund Deposits
 By Fiscal Year**

Central City Revitalization Project

	94-95	95-96	96-97	97-98	98-99	Total
Tax Increment Revenue	341,902	290,471	660,244	(90,500)	(779,567)	422,551
Federal, State and Local Revenue	100,000	0	0	0	0	100,000
Miscellaneous	649,350	699,200	699,200	699,200	524,000	3,270,950
Bond Proceeds	1,939,578	0	0	0	0	1,939,578
Land Sale Proceeds	725,000	96,000	96,000	96,000	1,072,000	2,085,000
Total Estimated Resources Per FY	3,755,830	1,085,671	1,455,444	704,700	816,433	7,818,079
Plus Projected Fund Balance	456,396	773,177	818,848	1,013,292	710,467	
Total Estimated Revenues Available	4,212,226	1,858,848	2,274,292	1,717,992	1,526,901	

Business Improvement Program	650,000	100,000	100,000	50,000	50,000	950,000
Retention and Attraction Program	550,000	50,000	200,000	50,000	50,000	900,000
Public Infrastructure Program	1,400,000	50,000	100,000	25,000	25,000	1,600,000
Administration, Operations and Planning	839,050	840,000	861,000	882,525	718,358	4,140,933
Total Estimated Expenditures	3,439,050	1,040,000	1,261,000	1,007,525	843,358	7,590,933
Estimated Year End Fund Balance	773,177	818,848	1,013,292	710,467	683,542	

Southwinds

	94-95	95-96	96-97	97-98	98-99	Total
Tax Increment Revenue	367,665	372,780	385,436	393,012	400,741	1,919,634
Federal, State and Local Revenue	0	0	0	0	0	0
Miscellaneous	88,500	73,500	73,500	73,500	73,500	382,500
Bond Proceeds	0	0	0	0	0	0
Land Sale Proceeds	0	0	0	0	0	0
Total Estimated Resources Per FY	456,165	446,280	458,936	466,512	474,241	2,302,134
Plus Projected Fund Balance	514,820	42,145	18,142	9,889	17,170	
Total Estimated Revenues Available	970,985	488,425	477,078	476,402	491,410	

Business Improvement Program	150,000	50,000	20,000	50,000	50,000	320,000
Retention and Attraction Program	150,000	25,000	20,000	25,000	50,000	270,000
Public Infrastructure Program	300,000	50,000	75,000	25,000	24,994	474,994
Administration, Operations and Planning	328,841	345,283	352,188	359,232	366,417	1,751,960
Total Estimated Expenditures	928,841	470,283	467,188	459,232	491,411	2,816,954
Estimated Year End Fund Balance	42,145	18,142	9,889	17,170	(0)	

~~not in e~~
Not in earlier report
1,000,000.

Exhibit 2 (Continued)
Estimated Expenditures and Revenues Net Of
Debt Service and Housing Fund Deposits
By Fiscal Year

Ormond Beach

The resources available may be decreased due to a pass through
agreement with the Oxnard Union High School District

	94-95	95-96	96-97	97-98	98-99	Total
Tax Increment Revenue	255,934	520,066	821,563	841,778	862,499	3,301,840
Federal, State and Local Revenue	0	0	0	0	0	0
Miscellaneous	280,000	245,000	245,000	245,000	245,000	1,260,000
Bond Proceeds	0	0	0	0	0	0
Land Sale Proceeds	0	0	0	0	0	0
Total Estimated Resources Per FY	535,934	765,066	1,066,563	1,086,778	1,107,499	4,561,840
Plus Projected Fund Balance	881,919	226,280	71,233	158,680	146,864	
Total Estimated Revenues Available	1,417,853	991,346	1,137,796	1,245,458	1,254,363	

Business Improvement Program	150,000	35,000	50,000	50,000	25,000	310,000
Retention and Attraction Program	100,000	50,000	50,000	100,000	25,000	325,000
Public Infrastructure Program	200,000	75,000	100,000	150,000	275,000	800,000
Administration, Operations and Planning	741,574	760,113	779,116	798,594	818,559	3,897,955
Total Estimated Expenditures	1,191,574	920,113	979,116	1,098,594	1,143,559	5,332,955
Estimated Year End Fund Balance	226,280	71,233	158,680	146,864	110,804	

Downtown Renewal (R108)

All revenues are allocated to debt service and
the 20% set aside housing fund deposit

	94-95	95-96	96-97	97-98	98-99	Total
Tax Increment Revenue	0	0	0	0	0	0
Federal, State and Local Revenue	0	0	0	0	0	0
Miscellaneous	0	0	0	0	0	0
Bond Proceeds	0	0	0	0	0	0
Land Sale Proceeds	0	0	0	0	0	0
Total Estimated Resources Per FY	0	0	0	0	0	0
Plus Projected Fund Balance	0	0	0	0	0	
Total Estimated Revenues Available	0	0	0	0	0	

Business Improvement Program	0	0	0	0	0	0
Retention and Attraction Program	0	0	0	0	0	0
Public Infrastructure Program	0	0	0	0	0	0
Administration, Operations and Planning	0	0	0	0	0	0
Total Estimated Expenditures	0	0	0	0	0	0
Estimated Year End Fund Balance	0	0	0	0	0	

EXHIBIT 3

SUMMARY OF BLIGHTING CONDITIONS

	Ormond Beach	CCRP	Downtown Renewal	South Winds
OLD BLIGHTING CRITERIA				
Defective design and character of physical construction	X	X	X	X
Faulty interior arrangement and exterior spacing				X
Inadequate provision for ventilation, light, sanitation, open space, and recreational facilities	X			X
Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses	X	X	X	X
Economic dislocation, deterioration, or disuse resulting from faulty planning	X	X	X	X
Inadequate public improvements, public facilities, open space, and utilities which cannot be remedied by private or governmental action without redevelopment	X	X	X	X
Prevalence of depreciated values, impaired investments, and social & economic maladjust.	X		X	X
NEW BLIGHTING CRITERIA				
Buildings in which it is unsafe or unhealthy for persons to live or work (serious bldg. code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other)	X	X		X
Substantially hindered economically viable use or capacity of buildings or lots (substandard design, inadequate size given present standards or market conditions, lack of parking, or other)	X	X	X	X
Incompatible adjacent or nearby uses which prevent economic development	X	X		X
Subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership	X	X		X
Depreciated or stagnant property values or impaired investments, including properties containing hazardous wastes that require the use of agency authority	X	X	X	X
Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities	X		X	X
High crime rate that constitutes a serious threat to the public safety and welfare				X

EXHIBIT 4

CENTRAL CITY REVITALIZATION PROJECT AREA
BLIGHT CONDITIONS ADDRESSED BY ANTICIPATED PROGRAMS

	Business Improvement	Public Infrastructure	Admin. & Planning	Retention & Attraction
OLD BLIGHTING CRITERIA				
Defective design and character of physical construction		X	X	
Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses	X		X	
Economic dislocation, deterioration, or disuse resulting from faulty planning	X		X	X
Inadequate public improvements, public facilities, open space, and utilities which cannot be remedied by private or governmental action without redevelopment		X	X	
NEW BLIGHTING CRITERIA				
Buildings in which it is unsafe or unhealthy for persons to live or work (serious bldg. code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other)	X		X	
Substantially hindered economically viable use or capacity of buildings or lots (substandard design, inadequate size given present standards or market conditions, lack of parking, or other)	X		X	X
Incompatible adjacent or nearby uses which prevent economic development	X		X	X
Subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership	X		X	X
Depreciated or stagnant property values or impaired investments, including properties containing hazardous wastes that require the use of agency authority	X		X	X
Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities	X			X

EXHIBIT 5

DOWNTOWN RENEWAL (R108) PROJECT AREA
BLIGHT CONDITIONS ADDRESSED BY ANTICIPATED PROGRAMS

	Business Improvement	Public Infrastructure	Admin. & Planning	Retention & Attraction
OLD BLIGHTING CRITERIA				
Defective design and character of physical construction	X	X		
Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses		X	X	X
Economic dislocation, deterioration, or disuse resulting from faulty planning	X			X
Inadequate public improvements, public facilities, open space, and utilities which cannot be remedied by private or governmental action without redevelopment		X	X	
Prevalence of depreciated values, impaired investments, and social & economic maladjust.	X			X
NEW BLIGHTING CRITERIA				
Substantially hindered economically viable use or capacity of buildings or lots (substandard design, inadequate size given present standards or market conditions, lack of parking, or other)	X		X	X
Depreciated or stagnant property values or impaired investments, including properties containing hazardous wastes that require the use of agency authority	X	X	X	X
Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities	X		X	X

EXHIBIT 6
SOUTHWINDS PROJECT AREA
BLIGHT CONDITIONS ADDRESSED BY ANTICIPATED PROGRAMS

	Business Improvement	Public Infrastructure	Admin. & Planning	Retention & Attraction
OLD BLIGHTING CRITERIA				
Defective design and character of physical construction	X		X	X
Faulty interior arrangement and exterior spacing.			X	X
Inadequate provision for ventilation, light, sanitation, open space, and recreational facilities	X	X	X	X
Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses	X		X	X
Economic dislocation, deterioration, or disuse resulting from faulty planning	X		X	X
Inadequate public improvements, public facilities, open space, and utilities which cannot be remedied by private or governmental action without redevelopment		X		
Prevalence of depreciated values, impaired investments, and social & economic maladjust.	X		X	X
NEW BLIGHTING CRITERIA				
Buildings in which it is unsafe or unhealthy for persons to live or work (serious bldg. code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other)	X		X	X
Substantially hindered economically viable use or capacity of buildings or lots (substandard design, inadequate size given present standards or market conditions, lack of parking, or other)	X		X	X
Incompatible adjacent or nearby uses which prevent economic development	X		X	X
Subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership	X		X	X
Depreciated or stagnant property values or impaired investments, including properties containing hazardous wastes that require the use of agency authority	X		X	X
Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities	X		X	X
High crime rate that constitutes a serious threat to the public safety and welfare	X		X	X

EXHIBIT 7

ORMOND BEACH PROJECT AREA
BLIGHT CONDITIONS ADDRESSED BY ANTICIPATED PROGRAMS

	Business Improvement	Public Infrastructure	Admin. & Planning	Retention & Attraction
OLD BLIGHTING CRITERIA				
Defective design and character of physical construction	X		X	
Inadequate provision for ventilation, light, sanitation, open space, and recreational facilities	X			
Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses	X		X	X
Economic dislocation, deterioration, or disuse resulting from faulty planning	X			X
Inadequate public improvements, public facilities, open space, and utilities which cannot be remedied by private or governmental action without redevelopment		X		
Prevalence of depreciated values, impaired investments, and social & economic maladjust.	X		X	X
NEW BLIGHTING CRITERIA				
Buildings in which it is unsafe or unhealthy for persons to live or work (serious bldg. code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other)	X	X	X	X
Substantially hindered economically viable use or capacity of buildings or lots (substandard design, inadequate size given present standards or market conditions, lack of parking, or other)	X		X	X
Incompatible adjacent or nearby uses which prevent economic development	X		X	X
Subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership			X	
Depreciated or stagnant property values or impaired investments, including properties containing hazardous wastes that require the use of agency authority	X		X	X
Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities	X		X	X

Exhibit 8
Low and Moderate Income Housing Fund Cash Flow Projection
Oxnard Redevelopment Agency
1290 Implementation Plan
Oxnard, California

	FY 1994-95	FY 1995-96	FY 1996-97	FY 1997-98	FY 1998-99	Total New Rev.
Beginning Balance	1,444,981	679,920	132,608	531,420	414,566	and Exp. plus Beg. Bal
Income						
Tax Increment (20%)	924,764	936,388	957,251	993,667	1,030,633	4,842,704
Transfer of Deferred Set-Asides	0	0	0	0	0	0
Interest Earnings *	301,557	0	0	0	0	301,557
Total Income	2,671,302	1,616,308	1,089,860	1,525,087	1,445,199	6,589,242
Expenditures						
Administration	150,000	150,000	150,000	150,000	150,000	750,000
New Construction	1,479,538	1,227,300	300,000	850,000	1,140,000	4,996,838
Substantial Rehabilitation	58,621	0	0	0	0	58,621
Non-substantial Rehabilitation	243,223	86,400	88,440	90,521	92,643	601,227
First-time HomeBuyers	60,000	20,000	20,000	20,000	20,000	140,000
Total Expenditures	1,991,382	1,483,700	558,440	1,110,521	1,402,643	6,546,686
Ending Balance	679,920	132,608	531,420	414,566	42,556	
Potential Units **:						
New Construction	32	28	164	115	100	439
Substantial Rehabilitation	2	0	0	0	0	2
Non-substantial Rehabilitation	125	50	50	50	50	325
Annual Totals	159	78	214	165	150	766

* Estimated Interest Earnings; Currently under Audit

** Table 3 provides a detail of potential new construction projects

Central City Revitalization Project
Summary of Project Area

Date Adopted	July 6, 1976
Land Area	568 Acres
Project Termination	July 5, 2006
Tax Increment Limit	\$75,000,000
Deadline for Establishing Debt	January 1, 2004
Deadline for Debt Repayment	July 5, 2016

*Answers
1/30/99
5/7/85*

*Why did they say
20 yrs?
WMA
2016 B1085M
1976 40 yrs
West 40 yrs
Southwicks 20 yrs*

Appendix C-2

Downtown Renewal - R108 Summary of Project Area

Date Adopted

1994
May 14, 1968
~~26~~

2

Land Area

20 Acres

Project Termination

January 1, 2009

Tax Increment Limit

\$15,000,000

Deadline for Establishing Debt

June 4, 1997

Deadline for Debt Repayment

January 1, 2019

~~26~~
~~6~~
~~51~~

2019
1968 what is the
51 45 yrs?
deadline for repaying
why is R108 2019

revit 2016

Southwinds
Summary of Project Area

Date Adopted	June 18, 1985
Land Area	131 Acres
Project Termination	January 24, 1999
Tax Increment Limit	\$24,000,000
Deadline for Establishing Debt	January 24, 1999
Deadline for Debt Repayment	January 24, 2009

2009
1985
24

Appendix C-4

Ormond Beach Summary of Project Area

Date Adopted	November 22, 1983
Land Area	1334 Acres
Project Termination	November 21, 2023
Tax Increment Limit	<u>\$150,000,000</u>
Deadline for Establishing Debt	<u>November 21, 1998</u>
Deadline for Debt Repayment	November 21, 2033

98
83
15

17
50 yrs

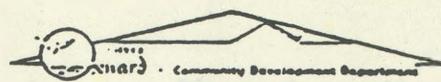
REDEVELOPMENT AGENCY PROJECT AREAS

R - 108 - 20 Ac.

CENTRAL CITY
REVITALIZATION
PROJECT (CCRP) - 568 Ac.

SOUTHWINDS - 131 Ac.

ORMOND BEACH - 1334 Ac.



REDEVELOPMENT AGENCY
300 W. THIRD ST. STE. 200
OXNARD, CA. 93030
(805) 984-4624