

REPORT TO REDEVELOPMENT AGENCY

DATE: JANUARY 12, 2011

TO: HONORABLE CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

FROM: GREG RAMIREZ, EXECUTIVE DIRECTOR

**BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
NATHAN HAMBURGER, ASSISTANT CITY MANAGER
CHRISTY PINUELAS, FINANCE DIRECTOR**

SUBJECT: RECEIVE AND FILE THE AGOURA HILLS REDEVELOPMENT AGENCY HOUSING AND COMMUNITY DEVELOPMENT REPORT

California Health and Safety Code Sections 33000 et seq. (California Redevelopment Law) require that the Redevelopment Agency submit an annual financial report to its legislative body within six months after the end of the Agency's fiscal year.

Since there was only one City Council/Agency meeting scheduled in early December 2010, the HCD Report of Redevelopment Agency Housing Activities was not able to be completed before the meeting date. The reporting forms were not yet available from the State. Therefore, the report was distributed to Board members on December 23, 2010 and filed with the State Department of Housing and Community Development on December 22, 2010. Staff is requesting that the item be ratified at this meeting.

RECOMMENDATION

Pursuant to the requirements of California Redevelopment Law, staff respectfully requests the Redevelopment Board ratify that they have received and filed the Redevelopment Agency's Housing and Community Development Report for FY 2009-2010.

Attachment: Redevelopment Agency Housing and Community Development Report

[Print Close](#)

Schedule Status

Agency Name: AGOURA HILLS

FY: 2009/2010

Form	Screen Name	Modified?	Modified Date
All	Agency Information	Yes	12/22/2010
All	Project Area Creator		
Sch A	General Project Area Information	Yes	12/22/2010
Sch A	Project Area Name Change		
Sch A	Merge Existing Project Area		
Sch A	Change in Real Property		
Sch A	Tax Increment and Other Project Area Revenue	Yes	12/22/2010
Sch A	Exemptions		
Sch A	Deferrals		
Sch A/B	Displacements and losses over Reporting Year	Yes	12/22/2010
Sch A/B	Estimate of Households Displaced over current FY	Yes	12/22/2010
Sch A	New or Substantially Rehabilitated Dwelling Units Developed in this project area to fulfill requirements of other project areas	Yes	12/22/2010
Sch A/B	Sales of Owner occupied units prior to expiration of Land Use Controls	Yes	12/22/2010
Sch A/B	Affordable units to be constructed within the next two years	Yes	12/22/2010
Sch C	Agency Wide Financial Information	Yes	12/22/2010
Sch C	Agency-Wide Expenditures	Yes	12/22/2010
Sch C	Other Housing Fund Assets		
Sch C	Units Benefited from Onsite/Offsite Improvements	Yes	12/22/2010
Sch C	Future Development Sites	Yes	12/22/2010
Sch C	Deposits to or Withdrawals from LMIHF	Yes	12/22/2010
Sch C	Misc. Information	Yes	12/22/2010
Sch C	Achievements	Yes	12/22/2010
All	Project Creator		
Sch D1	General Project Information		
Sch D1	Special Needs Units		
Sch D1	Use Restriction Dates		
Sch D1	Funding Sources		

Sch D2	Replacement Housing Units		
Sch D3/D4	Inclusionary Housing Units		
Sch D5	Other Housing Units with LMIHF		
Sch D6	Other Housing Units without LMIHF		
Sch D7	Non Assisted Units		
Sch E	Project Inclusionary Obligations		
Sch E	Agency's Increased Inclusionary Obligation		



California Department of Housing and Community Development



Redevelopment Agency Reporting System

General Project Area Information Sch A, p1

You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > [Project Area General Info](#)

<< Previous

Page Agency:AGOURA HILLS Fiscal Year :2009/2010 Prepared by: Christy Pinuelas

- Admin
- Select Year
- FAQ
- User Info
- Status
- Print
- Logout

For Project Area:AGOURA HILLS PROJECT AREA

1.a Project Area Information

- 1. Year plan for project area was adopted:
- 2. Year that plan was last amended (if applicable):
- 3. Was Plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)?:
- 4. Current expiration of redevelopment plan:

If the redevelopment plan for the subject project area was adopted before 1/1/76, and the agency has elected to apply all or part of Section 33413, identify the resolution date and scope (elected provisions): [Help?](#)

Date: (mm/dd/yyyy)*

* Note: If dd for the date is not available assume 01

Scope:

5. Project Area Time Limits:

- (a) Expiration date of Redevelopment Plan (mm/dd/yyyy):
- (b) Expiration date to incur debt (mm/dd/yyyy):
- (c) Expiration date to receive property tax revenue (mm/dd/yyyy):
- (d) Expiration date to start Eminent Domain (mm/dd/yyyy):



California Department of Housing and Community Development
Redevelopment Agency Reporting System
Housing Fund Revenues & Other Resources Sch A, p2



You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity](#) > [Housing Fund Revenues](#)

<< Previous Agency:AGOURA HILLS Fiscal Year :2009/2010 Prepared by: Christy Pinuelas

Page For Project Area:AGOURA HILLS PROJECT AREA

- Admin
- Select Year
- FAQ
- User Info
- Status

3. Project Area Housing Fund Revenues and Other Sources Instructions

NOTE:

Expenditures for debt service(HCD-C (Page 2, Line 4c.)) should be reported on Agency-wide Financial Information 4c.

a. Tax Increment

- Print
- Logout

(1) 100% of Gross:

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

(A) Minimum Deposit required by 33334.2 (Gross x 20%):

(B) Minimum Deposit required by 33333.10(g)
(Senate Bill 211, Chapter 741, Statutes of 2001)(Gross x 30%):

(3) Tax Increment Allocated to Housing Fund:

(A)Supplemental Education Revenue Augmentation Fund (SERAF):

SUSPENSION: Only allowed in FY2009-10

H&SC Section 33334.2(k) allows agencies to suspend all or part of the set-aside allocation on line 3a(2) to pay FY2009-10.

If less than 20% of the Gross Tax Increment (see (2) above) is being set aside in this project area in accordance with Section 33334.3(i); identify the project area(s) contributing the difference in the box below:

Or

Explain below if less than 20% is being set aside for any other reason:

Less:

(4) Amount Exempted* :

(5) Amount Deferred* :

* If Amount Exempted or Amount Deferred is entered, after you SAVE, you need to go to Project Area Activity Menu and select Exemption(s) And/Or Deferral(s) to enter Sch A data.

(6) Total Deposit to the Housing Fund
[Calculated from above, (3) - (3)(A) - (4) - (5)]

b. Interest Income:

c. Rental/Lease Income:

d. Sale of Real Estate:	<input type="text"/>
e. Grants:	<input type="text"/>
f. Bond Administrative Fees:	<input type="text"/>
g. Repayment of Prior Year Deferrals:	<input type="text" value="\$0"/>
h. Loan Repayments:	<input type="text"/>
i. Debt Proceeds:	<input type="text"/>
j. Other Revenue:	<input type="text"/>

(Specify)

k. Total Housing Fund Deposits for this Project Area (3a. through 3j.):	<input type="text" value="\$1,232,363"/>
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Redevelopment Agency Reporting System - Housing Fund Revenues & Other Resources
California Department of Housing and Community Development

California Redevelopment Agencies- Fiscal Year 2009/2010
Project Area Contributions to Low and Moderate Income Housing Fund
Sch A Project Area Financial Information

Agency AGOURA HILLS
Address 30001 Ladyface Court
 AGOURA HILLS CA 91301

Project Area AGOURA HILLS PROJECT AREA							
Type: Inside Project Area		Status: Active					
Plan Adoption: 1992		Plan Expiration Year: 2032					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$5,301,704	\$1,060,341	\$1,060,341	\$0	\$0	\$1,060,341	20.00%	\$0
Repayment					\$0		
<u>Category</u>							
Interest Income					\$172,022		
Total Additional Revenue					\$172,022		
Total Housing Fund Deposits for Project Area					\$1,232,363		

Agency Totals For All Project Areas:

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$5,301,704	\$1,060,340.8	\$1,060,341	\$0	\$0	\$1,060,341	20%	\$0
Total Additional Revenue from Project Areas:					\$172,022		
Total Deferral Repayments:					\$0		
Total Deposit to Housing Fund from Project Areas:					\$1,232,363		

California Redevelopment Agencies-Fiscal Year 2009/2010
Project Area Contributions to Low and Moderate Income Housing Funds
Sch A Project Area Summary Report
AGOURA HILLS

Project Area	100% of Tax Increment	20% Set Aside Requirement	Tax Increment Allocated	Amount Exempted	Amount Deferred	Tax Incr. Deposited to Hsng Fund	Percent of Tax Incr Dep	Repayment Deferrals	Other Income	Total Deposited to Housing
AGOURA HILLS PROJECT AREA	\$5,301,704	\$1,060,341	\$1,060,341	\$0	\$0	\$1,060,341	20.00%	\$0	\$172,022	\$1,232,363
Agency Totals:	\$5,301,704	\$1,060,341	\$1,060,341	\$0	\$0	\$1,060,341	20.00%	\$0	\$172,022	\$1,232,363

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

California Redevelopment Agencies - Fiscal Year 2009/2010
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial Summary
AGOURA HILLS

Adjusted Beginning Balance	Project Area Receipts	Agency Other Revenue	Total Expenses	Net Resources Available	Other Housing Fund Assets	Total Housing Fund Assets	Encumbrances	* Unencumbered Balance	Unencumbered Designated	Unencumbered Not Dsgntd
\$12,919,531	\$1,232,363	\$0	\$1,592,881	\$12,559,013	\$0	\$12,559,013	\$0	\$12,559,013	\$0	\$12,559,013

Expenses	Debt Service	Planning and Administration Costs	Subsidies	Total
2009/2010	\$593,539	\$749,342	\$250,000	\$1,592,881

*The Unencumbered Balance is equal to Net Resources Available minus Encumbrances

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

California Redevelopment Agencies - Fiscal Year 2009/2010
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 AGOURA HILLS

	Beginning Balance	\$13,116,456
	Adjustment to Beginning Balance	-\$196,925
	Adjusted Beginning Balance	\$12,919,531
Total Tax Increment From PA(s) \$1,060,341	Total Receipts from PA(s)	\$1,232,363
	Other Revenues not reported on Schedule A	\$0
	Sum of Beginning Balance and Revenues	\$14,151,894

<u>Expenditure</u>	<u>Item</u>	<u>Subitem</u>	<u>Amount</u>	<u>Remark</u>
Debt Service				
	Debt Principal Payments	Revenue Bonds & Certificates of Participation	\$593,539	
		Subtotal of Debt Service	\$593,539	
Planning and Administration Costs				
	Administration Costs		\$402,300	
	Professional Services		\$347,042	
		Subtotal of Planning and Administration Costs	\$749,342	
Subsidies from the LMIHF				
	Other		\$250,000	Payment for lease option to develop housing project
		Subtotal of Subsidies from the LMIHF	\$250,000	
		Total Expenditures	\$1,592,881	

Net Resources Available **\$12,559,013**

Indebtedness For Setasides Deferred **\$0**

<u>Other Housing Fund Assets</u>		
<u>Category</u>	<u>Amount</u>	<u>Remark</u>
	Total Other Housing Fund Assets	

Total Fund Equity **\$12,559,013**

California Redevelopment Agencies - Fiscal Year 2009/2010
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 AGOURA HILLS

2005/2006	\$651374		Prior Year Ending	Excess Surplus for
2006/2007	\$790564		Unencumbered Balance	2009/2010
2007/2008	\$1004281	sum of 4 Previous Years'		
2008/2009	\$1090859	Tax Increment for 2009/2010	\$4,288,281	\$751,203
		\$3537078		

Sum of Current and 3 Previous Years' Tax Increments	\$3,946,045
Adjusted Balance	\$12,559,013
Excess Surplus for next year	\$8,612,968
Net Resources Available	\$12,559,013
Unencumbered Designated	\$0
Unencumbered Undesignated	\$12,559,013
Total Encumbrances	\$0
Unencumbered Balance	\$12,559,013
Unencumbered Balance Adjusted for Debt Proceeds	\$0
Unencumbered Balance Adjusted for Land Sales	\$0
Excess Surplus Expenditure Plan	No
Excess Surplus Plan Adoption Date	

Site Improvement Activities Benefiting Households				
Income Level	Low	Very Low	Moderate	Total
Construction	0	0	0	0
Rehabilitation	0	0	0	0
Health and Safety Hazard	0	0	0	0

Land Held for Future Development					
Site Name	Num Of Acres	Zoning	Purchase Date	Estimated Start Date	Remark

Use of the Housing Fund to Assist Mortgageors

Income Adjustment Factors	<input type="text"/>	Requirements Completed	<input type="text"/>
Home	\$ <input type="text"/>	Hope	\$ <input type="text"/>
<input type="text"/>			

California Redevelopment Agencies - Fiscal Year 2009/2010
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
AGOURA HILLS

Non Housing Redevelopment
Funds Usage

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LMIHF Deposits/Withdrawals

<u>Resource</u> <u>Name</u>	<u>Needs</u>	<u>Document</u> <u>Date</u>	<u>Custodian</u> <u>Name</u>	<u>Custodian</u> <u>Phone</u>	<u>Copy</u> <u>Source</u>
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Achievements

Description

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California Department of Housing and Community Development



Redevelopment Agency Reporting System

Displacements and Losses over reporting Year Sch A, p4; Sch B, p1

You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > **Displacements & Losses**

<< Previous **Agency: AGOURA HILLS** **Fiscal Year : 2009/2010** **Prepared by: Christy Pinuelas**

Page **For Project Area: AGOURA HILLS PROJECT AREA**

• Admin **Displacements and Losses successfully saved**

6. Actual Project Area Households Displaced and Units and Bedrooms Lost over Reporting Year

- Select Year
- FAQ
- User Info
- Status
- Print
- Logout

a. Redevelopment Project Activity. Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed that are subject to the replacement requirements of Section 33413.

Income Level	VL	L	M	AM	Total
Households Removed - Elderly					0
Households Removed - Non Elderly					0
Households Removed - Total	0	0	0	0	0
Units Lost (Removed or Destroyed, and Required to be Replaced)					0
Bedrooms Lost (Removed or Destroyed, and Required to be Replaced)					0
Units Lost (Above Moderate: Not Required to be Replaced)					0
Bedrooms Lost (Above Moderate: Not Required to be Replaced)					0

b. Other Activity. Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced as a result of activities other than the destruction or removal of dwelling units and bedrooms reported on above.

Income Level	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total	0	0	0	0	0

c. Identify each replacement housing plan adopted that is related to permanent displacement, destruction or removal of dwelling units or bedrooms during the reporting year and identified in paragraphs in a. and b. above:

Date*	Name of Agency Custodian

* Note - Date should be (mm/dd/yyyy) format. If dd for the date is not available assume 01

Note1 - Date and Custodian Name is mandatory for a record; if either is missing, new record will not be saved and existing record will be treated as a deletion

Note2 - Additional rows will be made available for data entry on Save, for Date/Name of Agency Custodian

Save

Redevelopment Agency Reporting System - Displacements and Losses over reporting Year

California Department of Housing and Community Development



California Department of Housing and Community Development



Redevelopment Agency Reporting System

Estimate of Households Displaced over Current FY Sch A, p5; Sch B, p2

You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > [Households Displaced](#)

<< Previous

Page **Agency:AGOURA HILLS** **Fiscal Year :2009/2010** **Prepared by: Christy Pinuelas**

- Admin
- Select Year
- FAQ
- User Info
- Status
- Print
- Logout

For Project Area:AGOURA HILLS PROJECT AREA

Estimate of Households successfully saved

7. Project Area Households to be Permanently Displaced Over Current Fiscal Year

a. As required in Section 33080.4(a)(2), estimate the type and number of households, by income category, to be permanently displaced from this project area during the next reporting period:

Income Level	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					0
Households Permanently Displaced - Non Elderly					0
Households Permanently Displaced - Total	0	0	0	0	0

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

Date*	Name of Agency Custodian

* Note - Date should be (mm/dd/yyyy) format. If dd for the date is not available assume 01

Note1 - Date and Custodian Name is mandatory for a record; if either is missing, new record will not be saved and existing record will be treated as a deletion

Note2 - Additional rows will be made available for data entry on Save, for Date/Name of Custodian

Save



California Department of Housing and Community Development
Redevelopment Agency Reporting System
Sales of Owner-Occupied Units Prior to the Expiration of
Land Use Controls Sch A, p6; Sch B, p2



You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > [Sales of Owner Occupied Units](#)

<< Previous Page

• Admin Agency: AGOURA HILLS Fiscal Year : 2009/2010 Prepared by: Christy Pinuelas

• Select Year For Project Area: AGOURA HILLS PROJECT AREA

• FAQ

• User Info

• Status Sales of Owner Occupied Units successfully saved

• Print

• Logout

9. Sales of Owner Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls

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. Report any sales of owner-occupied units during the reporting year.

	Proceed \$	VL	L	M	Total
Number of units sold in 2009/2010	\$0				0

b. Report expended funds in the reporting year to make affordable an equal number of units sold over the last three years.

	Expended \$	VL	L	M	Total
Equivalent to offset unit 2009/2010 sales	\$0				0
Equivalent to offset unit 2008/2009 sales	\$0				0
Equivalent to offset unit 2007/2008 sales	\$0				0
Equivalent to offset unit 2006/2007 sales	\$0				0

Save



California Department of Housing and Community Development
Redevelopment Agency Reporting System
Affordable Units to be Constructed Inside the Project Area
Within the Next Two Years Sch A, p6; Sch B, p2



You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > Construction of Affordable Units

<< Previous

Page

Agency: AGOURA HILLS Fiscal Year : 2009/2010 Prepared by: Christy Pinuelas

- Admin
- Select Year
- FAQ
- User Info
- Status
- Print
- Logout

For Project Area: AGOURA HILLS PROJECT AREA

Construction of Affordable Units successfully saved

10. Affordable Housing Units Anticipated To Be Completed During the Next Two Years

Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source and constructed inside the project area, within the **next two years**. Identify any executed contract or agreement and specify the estimated completion date of these future units and the amount of funds, if any, that make up Total Encumbrances reported on HCD Schedule C, Item 8. Also, for any unencumbered funds budgeted and designated on HCD Schedule C, Item 8 for intended project use, complete as much information as applicable.

Name of Contractor/Project**	Execution Date*	Est. Date of Completion*	Sch C Amt. Encumbered	Sch C Amt. Designated	VL	L	M	Total
			\$0	\$0				0
			\$0	\$0				0
			\$0	\$0				0

* Note - Date should be (mm/dd/yyyy) format. If dd for the date is not available assume 01

** - mandatory field; if missing, new record will not be saved and an existing record will be treated as a deletion

Note - Additional rows will be made available for data entry on Save

Save



California Department of Housing and Community Development



**Redevelopment Agency Reporting System
New or Substantially Rehabilitated Dwelling Units Developed Within
This Project Area From Activities of Other Project Area(s) Sch A, p5**

You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > [Rehabilitated Dwelling](#)

<< Previous

Page Agency:AGOURA HILLS Fiscal Year :2009/2010 Prepared by: Christy Pinuelas

- Admin
- Select Year
- FAQ
- User Info
- Status
- Print
- Logout

For Project Area:AGOURA HILLS PROJECT AREA

New Sub Rehabilitated Dwelling successfully saved

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

When was the initial finding adopted? (mm/dd/yyyy)*

Identify Resolution # . Date Resolution and facts sent to HCD (mm/dd/yyyy)*:

Name of Other Project Area(s)**	VL	L	M	AM	Total
Select a Project Area <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0
Select a Project Area <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0
Select a Project Area <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0

* Note - If dd for the date is not available assume 01

** - mandatory field; if missing, new record will not be saved and existing record will be treated as a deletion

Note - Additional rows will be made available for data entry on Save

**SCHEDULE HCD E
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
(This Form is Information Only: Actual Obligation is based on Implementation Plan)**

Report Year: 2009/2010

Agency: AGOURA HILLS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

**SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
(This Form is Information Only: Actual Obligation is based on Implementation Plan)**

Report Year: 2009/2010

Agency: AGOURA HILLS

Project Area: AGOURA HILLS PROJECT AREA

Project: OAK CREEK APARTMENTS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

California Redevelopment Agencies - Fiscal Year 2009/2010
Sch A/B Project Area Program Information
AGOURA HILLS

**California Redevelopment Agencies - Fiscal Year 2009/2010
Sch D General Project Information
AGOURA HILLS**