



FIVE YEAR IMPLEMENTATION PLAN

OROVILLE REDEVELOPMENT AGENCY

FY 2009-10 THROUGH FY 2013-14

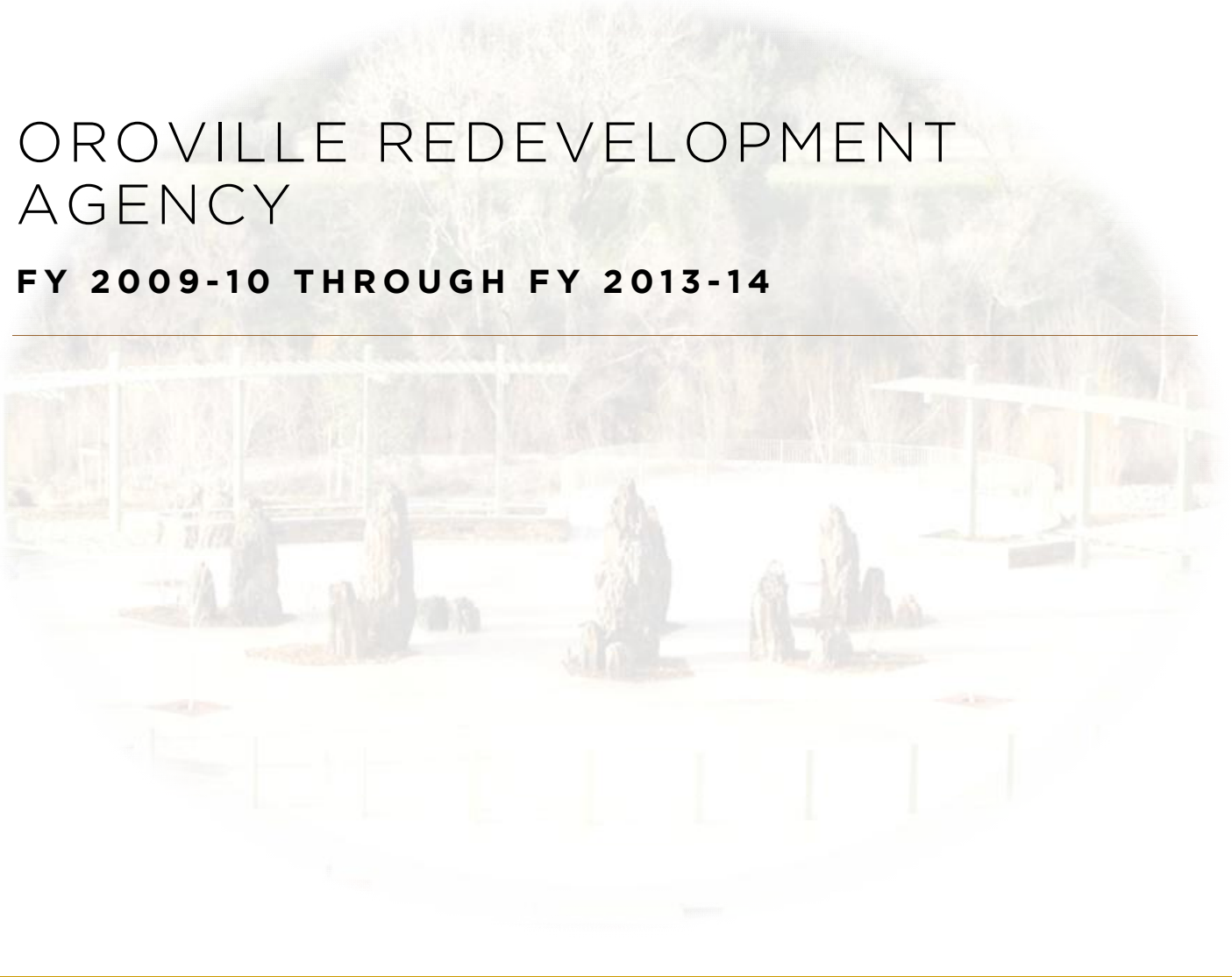




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INTRODUCTION

About this Implementation Plan

Every five years, redevelopment agencies are required to adopt an implementation plan for each redevelopment project area that establishes five-year operational and financial work programs for carrying out the redevelopment and affordable housing responsibilities of the agency. This Five Year Implementation Plan ("Implementation Plan") for the Oroville Redevelopment Agency ("Agency") covers the five-year planning period for fiscal years 2009-10 through 2013-14 for Oroville Redevelopment Project Area No. 1 ("Project Area"). This Implementation Plan also contains an update to the Agency's Housing Compliance Plan ("Housing Compliance Plan") for meeting the Agency's affordable housing requirements for the 10-year compliance period (FY 2004-05 through 2013-14), including obligations for producing, replacing, and expending funds for affordable housing.

LEGAL AUTHORITY

In 1993, the Legislature passed Assembly Bill 1290 (Chapter 942, Statutes of 1993), which enacted the California Community Redevelopment Law Reform Act and made changes to state redevelopment law (Health and Safety Code §§33000 et seq.) ("CRL") in an effort to increase both the effectiveness and accountability of redevelopment agencies. One notable statutory change was the addition of Article 16.5 (§§33490 et seq.) to the CRL, which required redevelopment agencies to adopt five year implementation plans for all Project Areas on or before December 31, 1994, and every five years thereafter. CRL Section 33490(a) requires that the Implementation Plan contain:

- The Agency's goals and objectives, programs, and projects within the Project Area for the next five years, including estimated expenditures.
- An explanation of how the goals and objectives, programs, projects, and expenditures will eliminate blight and promote affordable housing within the Project Area.
- A specific section that addresses the Agency's housing responsibilities, including the Agency's Low and Moderate Income Housing Fund ("Housing Fund") and the Agency's requirements for producing and replacing affordable housing.

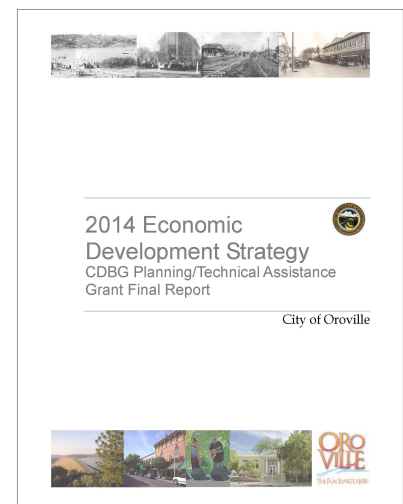
Given these required contents, the Implementation Plan can naturally serve as more than just a compliance document to adhere to the legal mandates of State law. The Implementation Plan provides the Agency with an opportunity to thoughtfully craft a purposeful and deliberate strategy for the next five years.

2014 ECONOMIC DEVELOPMENT STRATEGY

In summer 2009, the City of Oroville ("City") prepared a comprehensive Economic Development Strategy that established strategic objectives and action plans for four key focus areas in the City and the Project Area:

- Downtown-Gateway Focus Area
- Airport Business Park Focus Area
- Industrial Focus Area
- Commercial Core Focus Area

The Agency is a key stakeholder and facilitator of the Economic Development Strategy, providing unique tools and financing capacity to meet the strategic objectives of the Economic Development Strategy in the Project Area. This Implementation Plan is therefore a natural companion document and implementation tool for the Economic Development Strategy, setting forth the Agency's five year work program for implementing the goals and objectives of the Redevelopment Plan and Economic Development Strategy.





WHAT IS REDEVELOPMENT?

The Public Value & Benefits of Redevelopment

In 1952, California voters adopted Article XVI, Section 16 allowing the provision of tax increment financing for redevelopment of blighted communities. Californians recognized the need to provide a mechanism to reinvest in economically and physically blighted communities throughout California. The CRL was established as part of the Health and Safety Code (§§33000 et seq.) as a tool to assist local governments and to prescribe the powers of a redevelopment agency. A redevelopment agency prepares and carries out plans for the improvement, rehabilitation, and redevelopment of blighted areas through the assembly of land for development, utilization of tax increment, issuance of bonds, investment in infrastructure, and the creation of affordable housing opportunities. Redevelopment agencies throughout the State use redevelopment tools differently to address the unique problems within their communities. Redevelopment spurs new development, creates jobs, and generates tax revenues in declining urbanized areas by developing partnerships between local governments and private entities. Redevelopment is one of the most effective ways to revitalize an area plagued by social, physical, environmental, or economic conditions hindering private investment.

Redevelopment is a process created to assist local governments in eliminating physical and economic blight from a designated redevelopment project area. The goal of redevelopment is to create a safe, economically viable, and balanced community that provides all of the socially desirable attributes that communities take pride in: public and private improvements, good jobs, retail amenities, recreational opportunities, affordable housing, and increased property values. A redevelopment project area is established when an area exhibits conditions of both physical and economic blight (§§33030 and 33031) as described below.

BLIGHT

The CRL emphasizes redevelopment's role in eliminating blighting conditions in communities and takes great lengths to define blight. As defined by the CRL, blight constitutes physical and economic liabilities that affect the health, safety, and general welfare of a community. CRL Section 33030 describes a blighted area as being predominantly urbanized and substantially affected by the physical and economic properties of blight to such an extent that the community cannot reasonably be revived without redevelopment.

Redevelopment by the Numbers:

\$40.79 billion. Redevelopment's economic contribution to California in 2006-2007.

\$13. Every \$1 of redevelopment agency spending generates nearly \$13 in total economic activity.

303,946. Full and part time jobs created in just one year (2006-2007).

78,750 units of affordable housing built or rehabilitated since 1995 by redevelopment agencies.

18,522 units of low and moderate income housing expected to be built or refurbished over the next two years.

\$2 billion. State and local taxes generated through redevelopment construction activities in 2006-2007.

20% of property tax revenues generated from redevelopment activities must be used to increase supply of affordable housing.

2nd largest funder of affordable housing in California after the federal government.

Source: California Redevelopment Association, 2009.



The CRL describes the physical and economic conditions that cause blight as follows:

Physical Conditions (CRL §33031(a))

- Buildings with serious code violations, dilapidation, or deterioration such that it is unsafe or unhealthy for a person to live or work.
- Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.
- Adjacent or nearby incompatible uses that prevent development.
- Existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes.



Property Not Located in City of Oroville

Economic Conditions (CRL §33031(b))

- Depreciated or stagnant property values.
- Impaired property values due to hazardous wastes.
- Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings in an area developed for urban use and served by utilities.
- A serious lack of commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores and banks.
- Serious residential overcrowding.
- An excess of bars, liquor stores, or adult-oriented businesses that have led to problems of public safety and welfare.
- A high crime rate that constitutes a threat to the public safety and welfare.

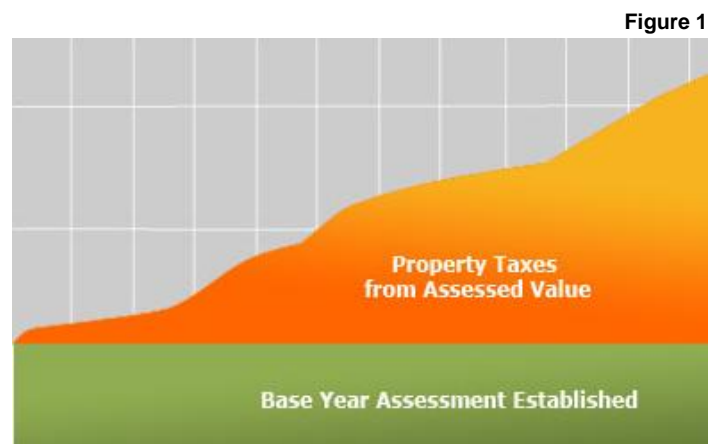


Property Not Located in City of Oroville

In accordance with the CRL, the existence of blight has been established in the Project Area and requires the implementation of redevelopment tools within the projects and programs established in this Five Year Implementation Plan.

TAX INCREMENT FINANCING

Tax increment financing is the primary source of funding used to carry out redevelopment activities and undertake redevelopment projects in a community. Tax increment financing is based on the assumption that as an area is revitalized, more property taxes will be generated as a result of redevelopment. When a redevelopment project area is adopted, the current assessed values of all the properties within its boundaries are designated as the base year value (CRL §33328). As assessed values increase in a project area, tax increment revenue is generated by capturing the amount of value added since the base year value





was established. The increase in tax revenue, known as tax increment, is allocated to an agency for reinvestment back into a project area. Figure 1 is a graphical depiction of how tax increment is generated and distributed.

20 PERCENT HOUSING SET-ASIDE FUND

A portion of tax increment revenue received by a redevelopment agency must be used for the creation and preservation of affordable housing within the project area. The CRL requires that a minimum of 20 percent of tax increment revenue be set aside into a separate Low and Moderate Income Housing Fund ("Housing Fund") that is restricted for the purpose of creating low and moderate income housing (CRL §33334.2). Redevelopment agencies may use these funds for activities such as acquiring property, constructing on-site and off-site improvements related to affordable housing development, constructing or rehabilitating affordable housing units, providing subsidies to ensure affordability, and issuing bonds. Redevelopment agencies are one of the primary entities producing affordable housing throughout the state.

PASS-THROUGH PAYMENTS

To ensure that the community's other service providers continue to receive funding for their critical activities, redevelopment agencies are required to remit payments to affected taxing agencies in project areas from the tax increment allocation (CRL §33607.5). Affected taxing agencies typically include school districts, community college districts, and the county. The CRL prescribes an allocation formula to calculate payments unless the Agency has negotiated pass-through agreements with the taxing agencies, as is the case in Oroville.

The remaining portion of the tax increment revenue, after the required 20 percent set-aside to the Housing Fund and statutory payments to the affected taxing agencies, are then available for eligible redevelopment projects, such as infrastructure improvements, community facilities, development incentives, debt service, and general administration of the Agency. They cannot be used for ongoing operations and maintenance of public facilities.

STATE TAKEAWAYS - SERAF PAYMENTS

According to estimates prepared by the California Redevelopment Association ("CRA"), the Agency is projecting that it will need to set aside approximately \$2,878,601 in fiscal years 2009-10 and 2010-11 for payments to the Supplemental Educational Revenue Augmentation Fund ("SERAF").¹ As in prior years during the State's fiscal crises, the Legislature is relying on "takeaways" from local governments to help close the State's massive budget gap in the form of revenue shifts. Statewide, \$2.05 billion in redevelopment funds will be shifted from redevelopment agencies to SERAF in fiscal years 2009-10 and 2010-11, which is intended to be distributed to schools to meet the State's Proposition 98 obligations to education. Statewide, \$1.7 billion will be shifted in fiscal year 2009-10. \$350 million will be shifted in fiscal year 2010-11. Locally, the Agency's share is estimated to be \$2,387,525 in fiscal year 2009-10 and \$491,076 in fiscal year 2010-11. While efforts have been mounted by CRA to legally challenge the constitutionality of these takeaways, the Agency must plan accordingly as it considers its strategic work program (see Pages 13 to 26) for the next five years. The proposed work program sets forth a number of projects and programs based on strategic objectives established by the City's 2014 Economic Development Strategy for the Project Area. Based on already-limited Agency financial resources and the potential SERAF payments, preliminary cost estimates for many of the projects and programs have been identified as "As Funding Becomes Available."

WHAT IS A REDEVELOPMENT PLAN?

A redevelopment plan provides a legal framework for long-term planning and the implementation of revitalization activities in a redevelopment project area. It also establishes a financing method by authorizing the agency's use of financing tools to implement projects and policies. The redevelopment plan also sets the basic goals, powers, and limitations within which the redevelopment agency must conduct its activities over the life of the project area. It does not provide a detailed, rigid course of actions to achieve those goals but establishes how the agency intends to alleviate blight in the project area. Table 1 on Page 7 lists the time and financial limitations contained in the Agency's Redevelopment Plan for the Project Area.

¹ California Redevelopment Association, *Estimated FY 2009-10 \$1.70 Billion Agency Payment Information*, November 24, 2009.



ABOUT THE OROVILLE REDEVELOPMENT AGENCY

History and Profile

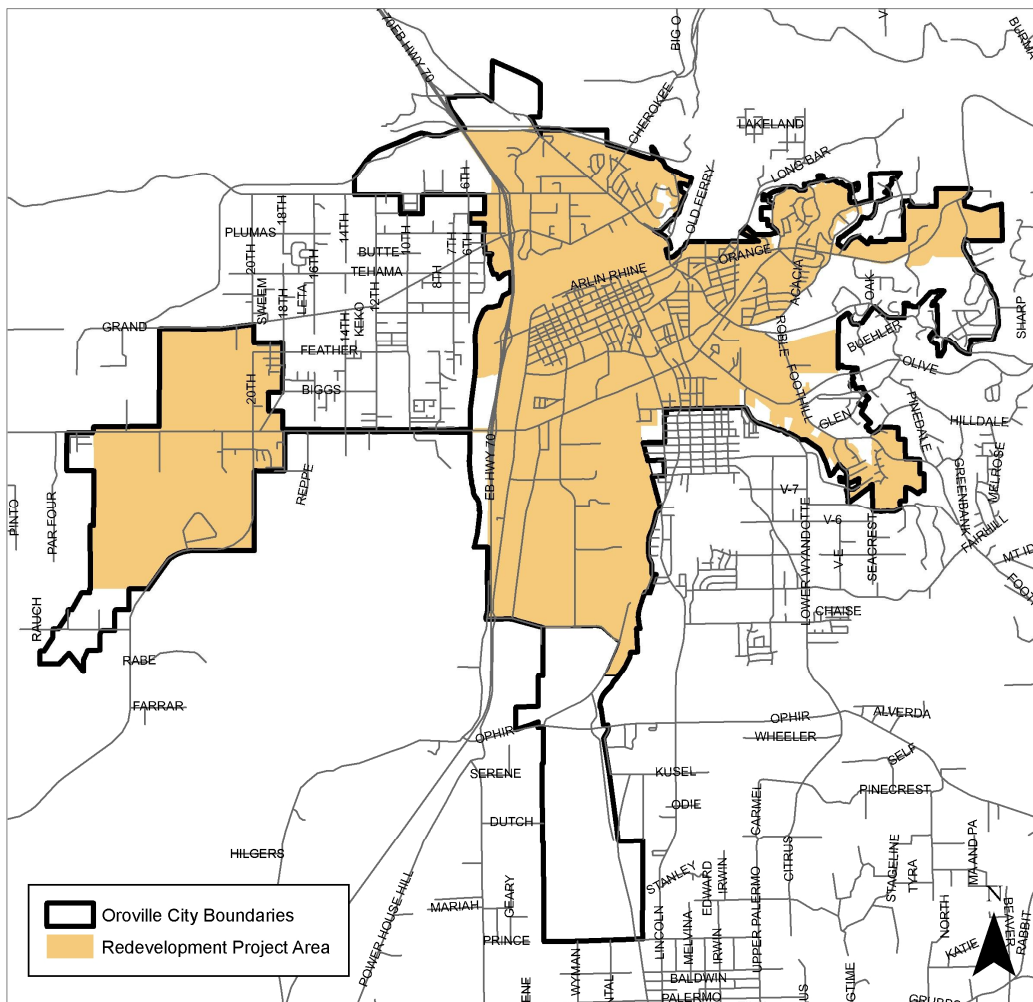
HISTORY

The City of Oroville incorporated in January 3, 1906, and currently spans approximately 13 square miles (or 8,303 acres), serving as the county seat for the County of Butte. The population of Oroville as of the 2000 census was 13,004. The population as of January 1, 2009, was estimated at 14,639 with 6,372 housing units. In 1981, the City Council created the Oroville Redevelopment Agency to revitalize the blighted areas of the City, promote economic development, and assist in the improvement and production of affordable housing in the community. The Oroville Redevelopment Project Area was established by the City Council on July 6, 1981, with the adoption of Ordinance No. 1353 and the original Redevelopment Plan, which established the framework for redevelopment implementation activities in the Project Area.

PROJECT AREA

The Project Area accounts for approximately 5,942 acres, or 72 percent of the City's total land area, and includes the City's historic downtown area and a diverse mix of residential, commercial, industrial, and recreational uses, public/private rights-of-way, and public facilities, including the Oroville Municipal Airport.

Figure 2





REDEVELOPMENT PLAN GOALS

The Redevelopment Plan establishes a variety of goals for redevelopment of the Project Area which frame the near-term redevelopment objectives for the Implementation Plan period.



CLEAN

Eliminate Blight. Eliminate the conditions of blight existing in the Project Area.



INVEST

Stimulate Growth. Ensure, as far as possible, that the causes of blighting conditions in the Project Area will be either eliminated or protected against.



COLLABORATE

Encourage Stakeholder Involvement. Provide participation for owners and business tenants in the Project Area. Encourage and ensure the redevelopment of the Project Area.



ACCESS

Upgrade Public Infrastructure. Improve the public facilities in the Project Area to provide safer and more efficient public services.

This Implementation Plan contains a five year strategic work program for the Agency that seeks to implement these goals in concert with the City's 2014 Economic Development Strategy. These goals are cross-referenced in the strategic work program.

REDEVELOPMENT PLAN LIMITS

As described earlier, the Redevelopment Plan sets forth time limitations with regard to collecting tax increment revenue, incurring bonded indebtedness, plan effectiveness, and the use of eminent domain. The following table presents the current time and financial limits contained in the Redevelopment Plan.

Oroville Redevelopment Agency	
REDEVELOPMENT PLAN LIMITS	
Table 1	
Plan Adoption ¹	July 6, 1981
Time Limitations	
Acquisition of Land Through Eminent Domain ²	Expired
Final Date to Incur Indebtedness ³	Eliminated
Effectiveness of Redevelopment Plan ⁴	July 6, 2024
Final Date to Collect Tax Increment Revenue	July 6, 2034
Financial Limitations⁵	
Limit on Receiving Tax Increment	\$300 million
Outstanding Bonded Indebtedness Limit	\$65 million

¹ Ordinance No. 1353 adopted on July 6, 1981.

² Expired July 6, 1993.

³ Ordinance No. 1704 adopted on July 20, 2004.

⁴ One-year ERAF extension on July 6, 2004 by Ordinance No. 1702. Two-year ERAF extension on Dec. 21, 2004 by Ordinance No. 1712.

⁵ Ordinance No. 1650 adopted on November 6, 2001.

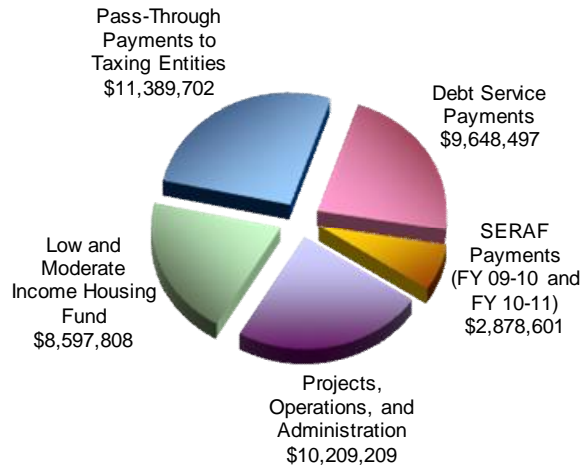


FIVE YEAR FINANCIAL OUTLOOK

During the next five years, the Agency is projected to receive approximately \$42.7 million in gross tax increment revenues within the Project Area, from which 20 percent, or \$8.6 million will be immediately set aside and deposited in the Agency's Housing Fund. Approximately \$11.4 million in pass-through payments will be made to other local taxing entities (e.g., County of Butte, school districts) in accordance with existing negotiated agreements. After approximately \$9.6 million in debt service payments and \$2.9 million in SERAF payments (FY 2009-10 and FY 2010-11), approximately \$10.2 million will be cumulatively available for projects, operations, and administration (e.g., operating costs, salaries and benefits) during the next five years. Figure 3 below provides a five year snapshot of the Agency's projected tax increment allocations. Figure 4 provides an annual outlook of tax increment allocations. As illustrated, if CRA's lawsuit against the SERAF takeaways succeeds, the Agency will have increased capacity to fund projects in the next five years to implement the Economic Development Strategy.

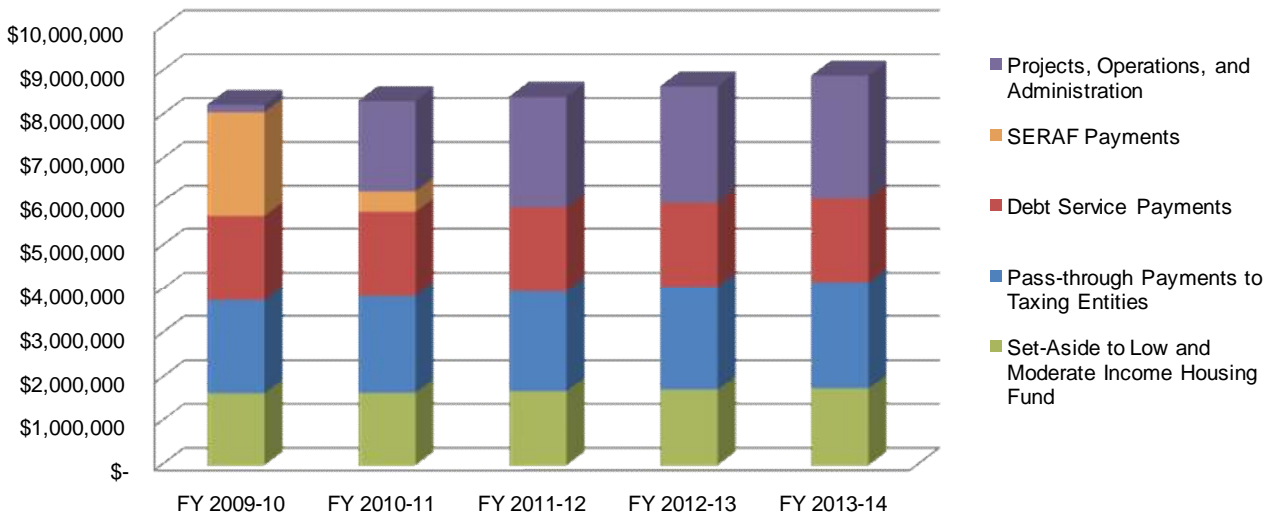
**Oroville Redevelopment Agency
 FY 09-10 to FY 13-14 Tax Increment Allocation
 Gross Tax Increment: \$42.7M**

Figure 3



**Oroville Redevelopment Agency
 ANNUAL PROJECTIONS OF TAX INCREMENT ALLOCATIONS
 FY 2009-10 through FY 2013-14**

Figure 4



Notes:

- Tax increment projections do not include other revenues sources such as interest income, rental income, etc.
- Assumes annual growth rates of: 0.5%, 1%, 1%, 3%, 3%.
- Projects, Operations, and Administration includes staffing (salaries+benefits) and general operating expenses.

Source: Oroville Department of Finance



RECENT REDEVELOPMENT ACCOMPLISHMENTS

The Public Value & Benefit of Redevelopment

In the last five years, the Oroville Redevelopment Agency has championed many successful projects and programs in the Project Area.

MONTGOMERY ROUNDABOUT

The Montgomery Roundabout was an important achievement toward the revitalization of the City's historic downtown.



Located at the intersection of Montgomery Street and Washington Avenue, the Roundabout improves traffic circulation, reduces air emissions, enhances vehicle and pedestrian safety, and complements the Agency's redevelopment efforts in the

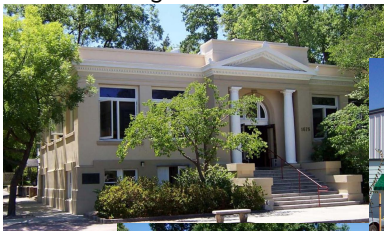
Downtown-Gateway Focus Area. The project was approved by the Butte County Association of Governments (the local traffic planning agency), with federal funding of \$222,000 and a local match of \$28,000 in Agency tax increment funds.

STATE THEATRE RESTORATION

The State Theatre Façade Restoration Project halted and reversed the deterioration and dilapidation of the historic theatre building through a series of façade renovations, weatherization updates, and health and safety improvements, including asbestos removal. Agency bond proceeds were coupled with several grants to complete the restoration project.



Carnegie Law Library



SPCA Building



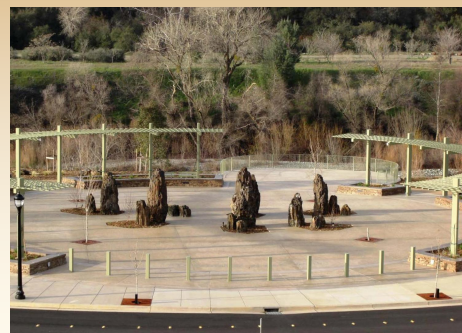
Hewitt Park

CENTENNIAL PLAZA

Centennial Plaza is the first phase of the City's Riverfront Master Plan and Redevelopment Project, intended to reposition the Feather River as a catalyst for creating high quality commercial developments and public amenities that bring high wage job opportunities to the City, diversify the local economy, increase the local tax base, revitalize the struggling Downtown, and ultimately improve the quality of life in Oroville. Centennial Plaza serves to reconnect Oroville's natural environment with its valuable public spaces and Downtown core.



The Agency invested approximately \$500,000 of tax increment and used a \$3 million grant from 2002 Resources Bond Act funds.

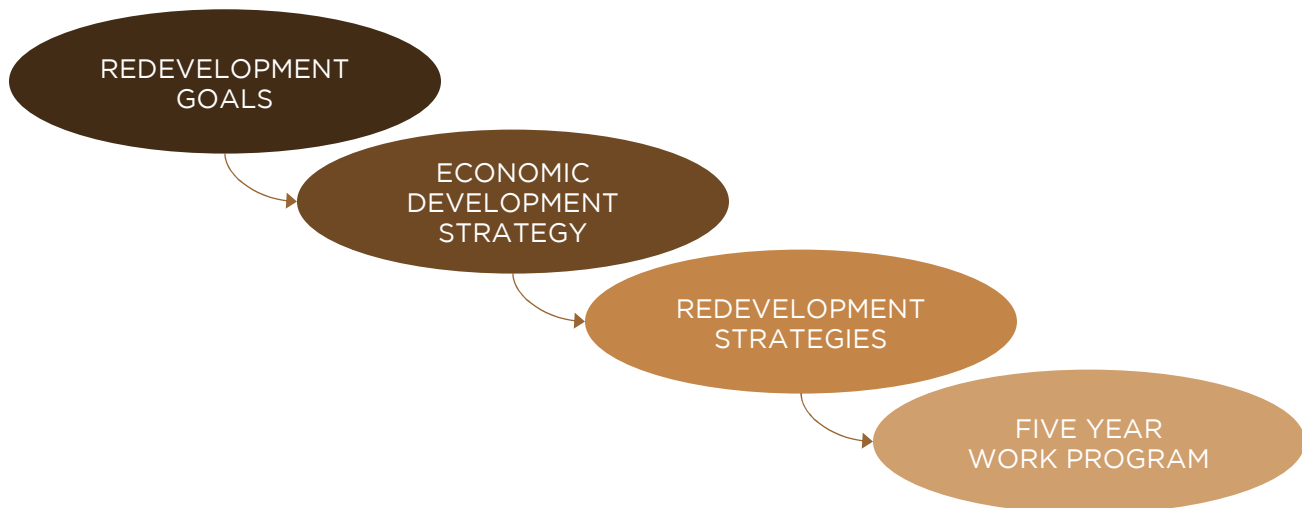




FIVE YEAR REDEVELOPMENT STRATEGIES

Purposeful and Deliberate

To implement the redevelopment goals of the City, the Agency will leverage its unique financing tools and redevelopment powers to help implement the 2014 Economic Development Strategy in the Project Area. The Implementation Plan establishes a set of core redevelopment strategies for the next five years, creating a foundation for a five year action plan of projects and programs.



Much of the Agency's success depends on its ability to time projects to market opportunities, anticipate and respond quickly to the needs of investors, and build bonding capacity to support new development and public improvements. The Agency's five year strategies are designed to maximize the Agency's responsiveness to market opportunities, manage public and private risk, and facilitate the creation of public improvements and affordable housing.

ECONOMIC DEVELOPMENT STRATEGY

The goals of the 2014 Economic Development Strategy are:

- Creation of jobs
- Increasing tourism benefits
- Growing the City's General Fund

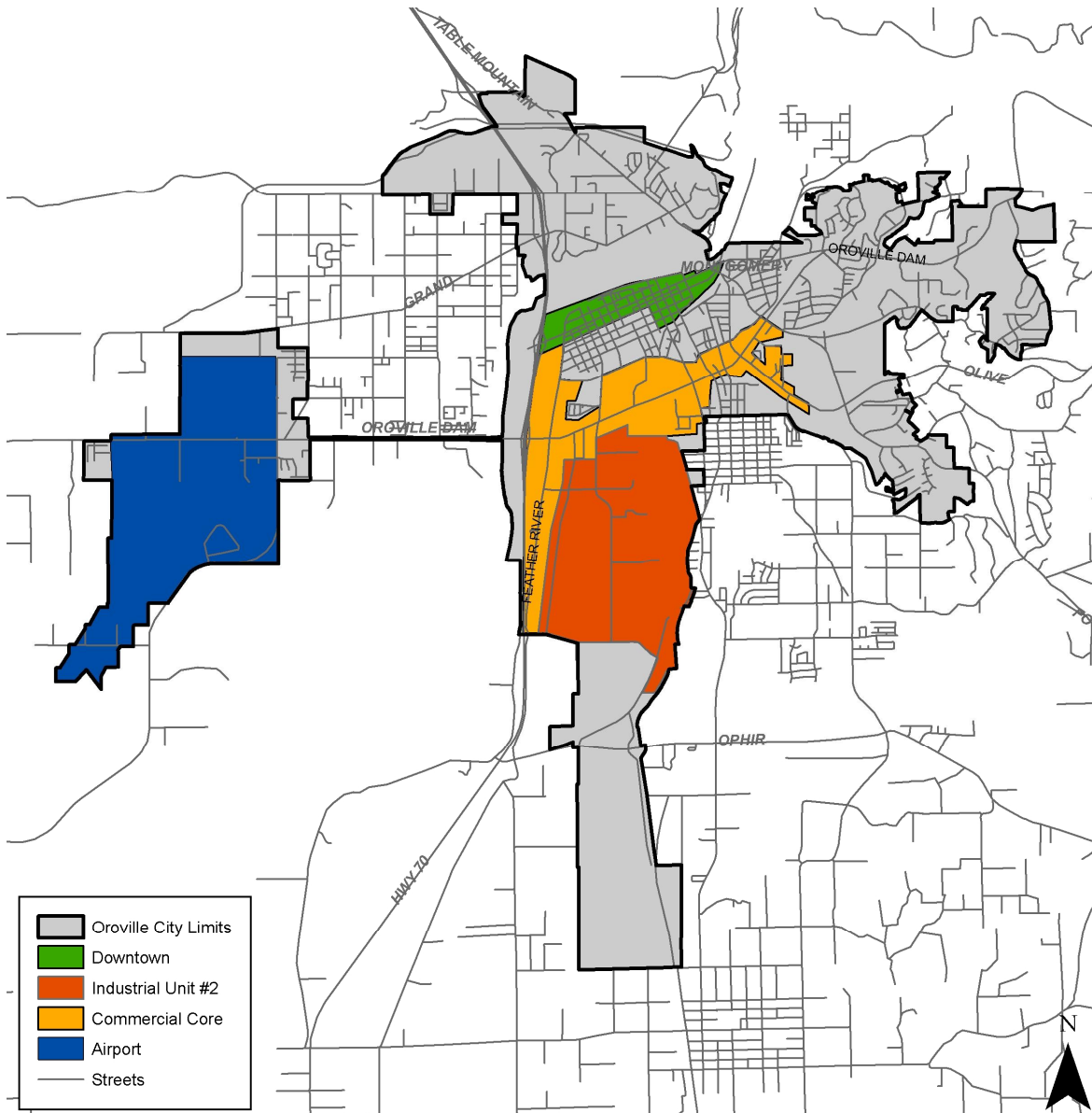
The Economic Development Strategy recognizes the need for public agencies to focus and leverage their resources on strategic initiatives based on short- and longer-term objectives. An overabundance of priorities can spread already-scarce financial and staff resources too thin and not create enough momentum in any single direction. Given the current state of the economy, and the State of California's continued overreliance on local government takeaways during budget crises, it is critical for the Agency to program its valuable and scarce financial resources in a focused manner on projects and programs that have the highest likelihood of generating and sustaining the greatest private investment in Oroville. This Implementation Plan therefore structures the Agency's work program for the next five years in alignment with the 2014 Economic Development Strategy.

STRATEGIC FOCUS AREAS

To create strategic direction and focus for the City's and Agency's resources on the most important priorities, the 2014 Economic Development Strategy identified primary economic development objectives for four strategic Focus Areas. See below for a map of the Focus Areas and a summary of the primary objectives.



Figure 5



Focus Area

Primary Objective

Downtown-Gateway

Revitalization, infill development, public space linkages, reuse of historic structures, and greater patronage by visitors and locals

Airport Business Park

Attract development, particularly green industries and high tech

Industrial

Comprehensive brownfields redevelopment program and attraction of manufacturing uses

Commercial Core

Attract local-, regional-, and national-serving retail uses



Within each Focus Area, the Economic Development Strategy envisions emerging strategic direction described through concrete goals, strategies, and tasks. Based on the emerging strategic direction, the Economic Development Strategy sets forth a fiscal year 2009-10 action plan for implementation in each focus area. This Implementation Plan further evolves the Economic Development Strategy by providing a financial resource plan and implementation framework for all five years of the 2014 Strategy.

Profiles of each Focus Area are provided below, followed by a five year strategic redevelopment work program organized by Focus Area.

DOWNTOWN-GATEWAY FOCUS AREA

The Downtown-Gateway Focus Area consists of Oroville's historic Downtown, the Montgomery Street corridor, which serves as the primary "Gateway" entry into Downtown from Highway 70, and the Riverfront area. Revitalization of Oroville's historic core relies heavily on successful redevelopment of this focus area. The Gateway location contains strategic sites for redevelopment efforts to attract private investment for hotel, retail, and mixed use development. The 2030 General Plan proposes mixed use development in several portions of this Focus Area and will necessitate an implementation strategy.

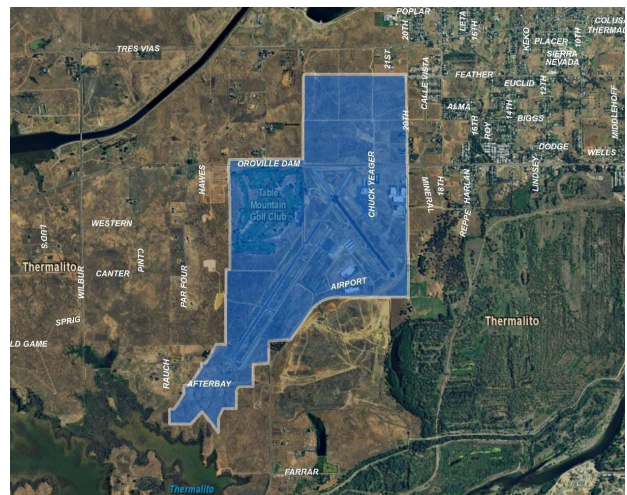
Keys to achieving economic development success in the Downtown-Gateway Focus Area include the following:

- Exploring ways to attract more visitors and residents to the historic downtown, which is rich in natural and historic amenities
- Revitalization and reuse of historic structures
- Business retention and recruitment into downtown
- Pedestrian connectivity between public spaces
- Infill development to attract greater investment
- Transformation of Downtown into a commercial waterfront destination



AIRPORT BUSINESS PARK FOCUS AREA

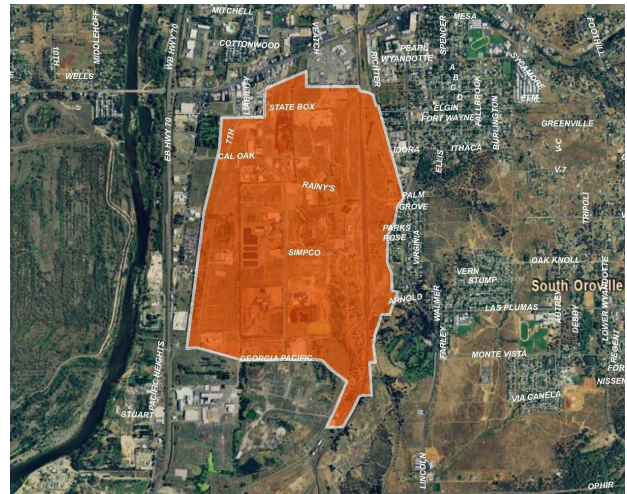
The Airport Business Park Focus Area contains approximately 172 acres of vacant, developable land adjacent to the Oroville Municipal Airport. A portion of the focus area is available to leasehold interests only, as required by the FAA. The remaining majority of the focus area is unrestricted and is available for private acquisition and development. Representing some of Oroville's largest and most suitable land for light industrial and office uses, the City is positioning this area to capture emerging industries, particularly green, clean-tech, and high-tech industries, and is working closely with other economic development partners to locate suitable users here.





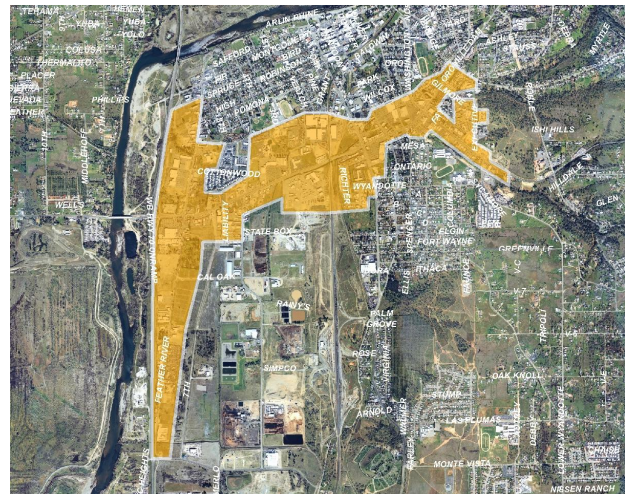
INDUSTRIAL FOCUS AREA

The Industrial Focus Area includes the majority of the area known locally as “Industrial Unit 2,” or “IU-2,” and is the City’s primary manufacturing, wholesale and business-to-business node. Opportunities include vacant infill sites, brownfields, and other redevelopment properties. Primary opportunities in the Industrial Focus Area are to leverage business development and expansion incentives to attract growing industries, including wholesale trade, construction, and others to the City. A comprehensive brownfields program in this Focus Area would seek to remediate and transform environmentally contaminated properties that would otherwise be underutilized liabilities into productive community assets. The Agency possesses unique tools that can mitigate legal and financial risk to prospective investors and developers of brownfield sites.



COMMERCIAL CORE FOCUS AREA

The Commercial Core Focus Area includes regional serving and other destination retail commercial uses along Feather River Boulevard and Oro Dam Boulevard. The Oro Dam Boulevard corridor is the primary commercial district in the City, containing auto sales, large discount stores, shops restaurants, and visitor serving uses along this State highway which leads tourists from Highway 70 northeast to Lake Oroville. Feather River Boulevard is the second busiest commercial corridor in Oroville, containing many hotels that lie between Highway 70 and Feather River Boulevard, as well as the recently redesignated area south of Oro Dam Boulevard which has excellent retail frontage and redevelopment potential along Highway 70.



A retail gap analysis examined for preparation of the 2014 Economic Development Strategy identified several existing retail opportunities, notwithstanding the potential of future retail needs that will arise with the return of residential development into the community. Areas of acute opportunity include clothing stores, full service restaurants, and other miscellaneous retail stores. Retailers, including national credit tenants, regional chains, and even independent stores in these categories should be recruited for this Focus Area.



REDEVELOPMENT WORK PROGRAM

Five Year Work Program for Reinvestment & Revitalization

The Five Year Work Program of redevelopment projects and programs seeks to implement the economic development goals, objectives, and strategies set forth by the 2014 Economic Development Strategy in each of the four Focus Areas. Redevelopment projects and programs that affect all Focus Areas or are located outside of the four primary Focus Areas are also listed. The Work Program describes the projects proposed, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved.²

DOWNTOWN-GATEWAY FOCUS AREA

ECONOMIC DEVELOPMENT OBJECTIVES & STRATEGIES

The 2014 Economic Development Strategy established the following economic development objectives and strategies for the Downtown-Gateway Focus Area.



Economic Development Objectives

- I. Increase transit occupancy tax revenues
- II. Revitalization
- III. Business retention and expansion








Economic Development Strategies

- I.A. Leverage Downtown, Riverfront and Gateway areas to establish new hotel to diversify range of lodging options and attract more visitors to City
- II.A. Downtown-Gateway redevelopment / infill development strategy
- II.B. Mixed use overlay strategy or specific plan
- II.C. Site acquisition
- II.D. Public spaces and linkages
- III.A. Downtown façade improvement program
- III.B. Coordinated marketing program









Project/Description	Preliminary Cost Estimates	Goals Achieved
DOWNTOWN-GATEWAY STRATEGY I.A: Leverage Downtown, Riverfront and Gateway areas to establish new hotel to diversify range of lodging options and attract more visitors to City.		
<p>Riverfront Redevelopment Project</p> <p>Facilitate public improvements and development along the Riverfront, including, but not limited to, Phases II and III of Centennial Plaza/Oroville River Parkway, Oroville Town Square, infrastructure upgrades, and Downtown-supporting infill development. Create connectivity between public spaces and develop uses that will support more intense recreational opportunities on the Feather River.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe..... FY 2009-10 thru 2013-14</i></p>	\$1,000,000	

² Costs are subject to change, and completion of these projects may require future action by the Agency.



Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Feather River Recreational Attractions</p> <p>Leverage resources (e.g., Supplemental Benefits Fund, grants, tax increment) to study and develop new recreational attractions on the Feather River, such as a whitewater rafting facility.</p> <p>Completion of this project would address depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.</p> <p><i>Timeframe..... FY 2009-10 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	 INVEST
<p>DOWNTOWN-GATEWAY STRATEGY II.A: Downtown-Gateway Redevelopment / Infill Development Strategy.</p>		
<p>Oroville Inn Revitalization Strategy</p> <p>Market analysis, financial feasibility study, and redevelopment strategy for reuse or adaptive reuse of the property as residential and/or commercial uses with ground level retail. Financially and strategically position the site and Agency in the near- and long-term to support future reuse of the site. Preliminary analysis reveals that a mixed use residential-retail project on this site could result in a gap of approximately \$2 million to the developer, even with federal tax incentives.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots; and buildings with serious code violations, dilapidation, or deterioration.</p> <p><i>Timeframe..... FY 2009-10 thru 2013-14</i></p>	<p>\$2,000,000</p>	 CLEAN  INVEST
<p>Gateway Redevelopment Project</p> <p>Facilitate redevelopment of properties strategically located at the City's Montgomery Street gateway entrance from Highway 70 to Downtown. Establish a rigorous developer qualification process for entering into or continuing Exclusive Negotiating Agreements with developers for key sites requiring Agency assistance or participation.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots; and buildings with serious code violations, dilapidation, or deterioration.</p> <p><i>Timeframe..... FY 2009-10 thru 2013-14</i></p>	<p>\$1,000,000</p>	 CLEAN  INVEST  COLLABORATE  ACCESS



Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Downtown-Gateway Public Facilities and Infrastructure Improvements</p> <p>Identify, develop funding strategies for, and implement public facilities and infrastructure improvements in the Downtown-Gateway Focus Area that will support new infill development and business activity. Potential projects include, but are not limited to, traffic calming measures (e.g., roundabouts), circulation and streetscape improvements (e.g., Montgomery Street, Miners Alley), pedestrian footbridge for river crossing, public parking lot security systems (e.g., cameras, lighting, signage), new parking structure, Municipal Auditorium upgrades, levee enhancements, utility improvements, trails and bikeway access, etc.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe.....FY 2009-10 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	 INVEST  ACCESS
<p>DOWNTOWN-GATEWAY STRATEGY II.B: Mixed-use overlay strategy or specific plan.</p>		
<p>Downtown Specific Plan / Zoning Overlay</p> <p>Facilitate the preparation of a specific plan / zoning overlay for the Downtown area that implements the 2030 General Plan's vision, goals, and policies for mixed-use infill development that revitalizes Downtown while respecting its historic character.</p> <p>Completion of this project would address depreciated or stagnant property values, abnormally high business vacancies, and low lease rates; and conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe.....FY 2009-10 thru 2010-11</i></p>	<p>\$250,000</p>	 CLEAN  INVEST  COLLABORATE  ACCESS
<p>DOWNTOWN-GATEWAY STRATEGY II.C: Site acquisition.</p>		
<p>Substandard Property Acquisition and Revitalization</p> <p>Acquisition of substandard property along the Montgomery Street corridor for revitalization and rehabilitation. Assemble land for cohesive redevelopment of the City's Montgomery Street gateway entrance from Highway 70 to Downtown.</p> <p>Completion of this project would address buildings with serious code violations, dilapidation, or deterioration; conditions that prevent or substantially hinder the viable use or capacity of buildings or lots; and depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.</p> <p><i>Timeframe.....FY 2009-10 thru 2011-12</i></p>	<p>As Funding Becomes Available</p>	 CLEAN  INVEST



Project/Description	Preliminary Cost Estimates	Goals Achieved
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DOWNTOWN-GATEWAY STRATEGY III.A: Downtown Façade Improvement Program.

Downtown Façade Improvement Program

Leverage tax increment revenues to create a pooled funding source for a Downtown Façade Improvement Program. Collaborate with stakeholder groups to establish clear policies, rules, and standards for administration of the Program and participation by property owners and business tenants. Launch and administer Program.

Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots; and depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.

Timeframe.....FY 2009-10 thru 2013-14

As Funding Becomes Available



State Theatre Renovations

Continue renovations and improvements of the City-owned State Theatre building, including emergency access and façade improvements.

Completion of this project would address depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.

Timeframe.....FY 2009-10 thru 2013-14

As Funding Becomes Available



DOWNTOWN-GATEWAY STRATEGY III.B: Coordinated Marketing Program.

Retail and Commercial-Office Marketing Strategy

Review and implement appropriate recommendations from the 2009 Industrial, Commercial, and Retail Marketing Plan for possible retail and commercial-office uses in the Downtown-Gateway Focus Area that can be used to develop a Downtown Business Attraction Strategy.



Completion of this project would address depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.

Timeframe.....FY 2009-10 thru 2013-14

As Funding Becomes Available





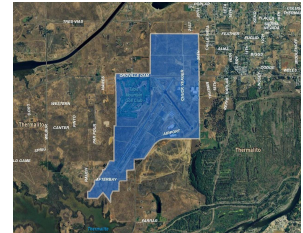
Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Downtown Business Attraction Program</p> <p>Create and maintain an inventory of all Downtown business properties, including space specifications, supportable uses, and vacancies. Coordinate with local economic development partners to create a proactive marketing and small business incentive program to target and attract desired businesses suitable for available space. Develop, maintain, and market a new web site that lists available properties and small business assistance incentives and tools available through the Agency, City, and other partners.</p> <p>Completion of this project would address depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.</p> <p><i>Timeframe..... FY 2009-10 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	  <p>INVEST COLLABORATE</p>



AIRPORT BUSINESS PARK FOCUS AREA

ECONOMIC DEVELOPMENT OBJECTIVES & STRATEGIES

The 2014 Economic Development Strategy established the following economic development objectives and strategies for the Airport Business Park Focus Area.









Economic Development Objectives









- I. Increase absorption of available space by 2014
- II. Near- and long-term development

Economic Development Strategies

- I.A. Attract new industries
- I.B. Site Butte College and/or other workforce development programs at Airport Business Park to complement recruited industries
- I.C. Relocate suitable tenants in locations elsewhere in City to Airport Business Park to address incompatible uses and/or accommodate expansion needs
- II.A. Seek to release FAA restrictions on all developable land
- II.B. Identify and facilitate projects on development-ready sites
- II.C. Develop a build-out master plan

Project/Description	Preliminary Cost Estimates	Goals Achieved
AIRPORT STRATEGY I.A: Attract new industries.		
<p>Green-, Clean-, and High-Tech Marketing Strategy</p> <p>Review and implement appropriate recommendations from the 2009 Industrial, Commercial, and Retail Marketing Plan for land uses in the Airport Business Park Focus Area that will support emerging industries in green-tech, clean-tech, and high-tech. Develop a land use strategy for positioning key opportunity sites that are suitable for uses that the market will support.</p> <p>Completion of this project addresses depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.</p> <p><i>Timeframe.....FY 2009-10 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	   
AIRPORT STRATEGY I.B: Site Butte College and/or other workforce development programs at Airport Business Park to complement recruited industries.		
<p>Research Center & Technology Park</p> <p>Engage higher education institutions and work force development programs to explore creation of a green industry Research Center & Technology Park that complements recruited industries and businesses in the Airport Business Park.</p> <p>Completion of this project addresses depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.</p> <p><i>Timeframe.....FY 2010-11 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	 



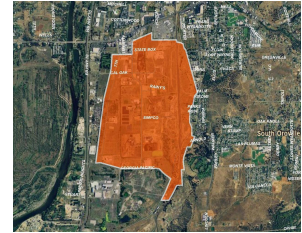
Project/Description	Preliminary Cost Estimates	Goals Achieved
AIRPORT STRATEGY I.C: Relocate suitable tenants in locations elsewhere in City to Airport Business Park to address incompatible uses and/or accommodate expansion needs.		
<p>Business Expansion and Relocation</p> <p>Identify tenants located elsewhere in the City that would benefit from expansion and/or relocation in the Airport Business Park. Examine opportunities for proactively targeting and incentivizing relocation opportunities through Agency assistance.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe..... FY 2010-11 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	  
AIRPORT STRATEGY II.A: Seek to release FAA restrictions on all developable land.		
<p>Land Use Strategies for FAA Restrictions</p> <p>Identify and facilitate strategies for eliminating or mitigating land use restrictions imposed by the Federal Aviation Authority (“FAA”) deterring investors and businesses from locating in the Airport Business Park Focus Area.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe..... FY 2009-10 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	 
AIRPORT STRATEGY II.B: Identify and facilitate projects on development-ready sites.		
<p>Near-term Development Strategies</p> <p>Identify sites in the Airport Business Park Focus Area that are development-ready and create strategies for positioning those sites through partnerships with qualified developers and investors.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe..... FY 2009-10 thru 2011-12</i></p>	<p>As Funding Becomes Available</p>	
AIRPORT STRATEGY II.C: Develop a build-out master plan.		
<p>Long-term Development Strategies</p> <p>Develop a build-out master plan that casts a vision for build-out, establishes development standards and design guidelines, and creates an infrastructure master plan and financing program.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe..... FY 2012-13 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	 



INDUSTRIAL FOCUS AREA

ECONOMIC DEVELOPMENT OBJECTIVES & STRATEGIES

The 2014 Economic Development Strategy established the following economic development objectives and strategies for the Industrial Focus Area.



Economic Development Objectives

- I. Encourage infill development and redevelopment of obsolete industrial uses
- II. IU-2 infrastructure improvements

Economic Development Strategies

- I.A. Create and fund a comprehensive brownfields redevelopment program leveraging tax increment revenues and federal, state, and regional grants
- I.B. Develop partnerships with local brokers and property owners to promote the Industrial Area to prospective users in growing industries as well as developers
- II.A. IU-2 infrastructure plan

Project/Description	Preliminary Cost Estimates	Goals Achieved
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INDUSTRIAL STRATEGY I.A: Create and fund a comprehensive brownfields redevelopment program.

Industrial Brownfields Redevelopment Program

Use federal and state grants to create a comprehensive inventory of brownfield sites in the Industrial Focus Area. Identify opportunities for property owner outreach to provide financial and technical resources and assistance for addressing environmental liabilities. Clean up and position properties for redevelopment with higher and better uses.

Completion of this project would address impaired property values due to hazardous wastes; and conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.

Timeframe.....FY 2011-12 thru 2013-14

Grant Funding



INDUSTRIAL STRATEGY I.B: Develop partnerships with local brokers and property owners to promote the Industrial Area to prospective users in growing industries as well as developers.

Industrial Marketing Strategy

Review and implement appropriate recommendations from the 2009 Industrial, Commercial, and Retail Marketing Plan for possible land uses in the Industrial Focus Area. Develop a land use strategy for positioning key opportunity sites that are suitable for uses that the market will support. Create and execute a marketing and business recruitment strategy for key opportunity sites in the Focus Area.

Completion of this project addresses depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.

Timeframe.....FY 2009-10 thru 2013-14

Grant Funding





Project/Description	Preliminary Cost Estimates	Goals Achieved
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Collaborative Positioning Strategy

Create a working group of collaborative partners, including property owners and local brokers, to develop near- and long-term strategies for positioning the Industrial Focus Area and opportunities sites for growing industries.

Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.

Timeframe.....FY 2011-12 thru 2013-14

As Funding Becomes Available



INDUSTRIAL STRATEGY II.A: IU-2 infrastructure improvements.

IU-2 Infrastructure Plan

Create an infrastructure plan for IU-2 that identifies improvements needed to support redevelopment of key opportunity sites and creates a financing program to fund the improvements.

Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.

Timeframe.....FY 2010-11 thru 2011-12

As Funding Becomes Available

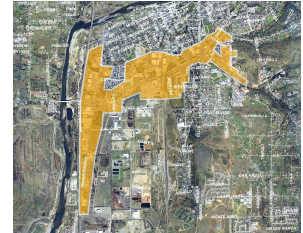




COMMERCIAL CORE FOCUS AREA

ECONOMIC DEVELOPMENT OBJECTIVES & STRATEGIES

The 2014 Economic Development Strategy established the following economic development objectives and strategies for the Commercial Core Focus Area.







Economic Development Objectives









- I. Create new sites for future retail development
- II. Attract new investment to major commercial corridors in the focus area

Economic Development Strategies



- I.A. Redevelop former Las Plumas property for possible mixed use development to establish a multifaceted town center for Oro Dam Boulevard
- I.B. Re-tenant or redevelop available space
- II.A. Develop and implement marketing campaign to recruit prospective retailers and developers to Oro Dam and Feather River Boulevards
- II.B. Evaluate opportunities to create and finance the design and construction of streetscape master plans, including right-of-way improvements and landscaped medians, along Oro Dam and Feather River Boulevards

Project/Description	Preliminary Cost Estimates	Goals Achieved
COMMERCIAL CORE STRATEGY I.A: Redevelop former Las Plumas property for possible mixed use development to establish a multifaceted town center for Oro Dam Boulevard.		
<p>Proactive Developer Outreach</p> <p>Develop a land use and financing strategy for developing a multifaceted town center on the former Las Plumas property. Proactively solicit developer interest and conduct a rigorous developer qualification process for selecting and entering into an Exclusive Negotiating Agreement with a qualified developer.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe..... FY 2009-10 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	  <p>CLEAN INVEST</p>
COMMERCIAL CORE STRATEGY I.B: Re-tenant or redevelop available space.		
<p>Opportunity Sites</p> <p>Identify underutilized opportunity sites and lease space in the Commercial Core suitable for redevelopment and/or new business tenants. Use data for a marketing strategy and attraction program.</p> <p>Completion of this project would address depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.</p> <p><i>Timeframe..... FY 2010-11 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	  <p>INVEST COLLABORATE</p>



Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>COMMERCIAL CORE STRATEGY II.A: Develop and implement marketing campaign to recruit prospective retailers and developers to Oro Dam and Feather River Boulevards.</p>		
<p>Commercial Core Marketing Strategy</p> <p>Review and implement appropriate recommendations from the 2009 Industrial, Commercial, and Retail Marketing Plan for possible land uses in the Commercial Core Focus Area. Develop a land use strategy for positioning key opportunity sites that are suitable for uses that the market will support. Create and execute a marketing and business recruitment strategy for key opportunity sites in the Focus Area. Use the marketing research and strategy to implement the Commercial Core Business Attraction Program.</p> <p>Completion of this project would address depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.</p> <p><i>Timeframe..... FY 2009-10 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	   
<p>Commercial Core Business Attraction Program</p> <p>Create and maintain an inventory of all business properties in the Commercial Core, including space specifications, supportable uses, and vacancies. Coordinate with local economic development partners to create a proactive marketing and small business incentive program to target and attract desired businesses suitable for available space. Develop, maintain, and market a new web site that lists available properties and small business assistance incentives and tools available through the Agency, City, and other partners. <i>(Next page.)</i></p> <p>Completion of this project would address depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.</p> <p><i>Timeframe..... FY 2010-11 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	 
<p>COMMERCIAL CORE STRATEGY II.B: Evaluate opportunities to create and finance the design and construction of streetscape master plans, including right-of-way improvements and landscaped medians, along Oro Dam and Feather River Boulevards.</p>		
<p>Discussions with Department of Transportation</p> <p>Engage the California Department of Transportation in exploratory discussions about right-of-way upgrades to Oro Dam Boulevard (SR 162), including beautification improvements.</p> <p>Completion of this project would address depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.</p> <p><i>Timeframe..... FY 2010-11</i></p>	<p>No Cost</p>	 



Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Streetscape Master Plans – Oro Dam & Feather River Boulevards</p> <p>Prepare streetscape master plans for Oro Dam and Feather River Boulevards that include circulation improvements and beautification upgrades to support new development and attract private capital.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots; and depreciated or stagnant property values, abnormally high business vacancies, and low lease rates.</p> <p><i>Timeframe.....FY 2011-12 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	 INVEST  ACCESS











ALL AND OTHER AREAS WITHIN PROJECT AREA

2014 ECONOMIC DEVELOPMENT STRATEGY GOALS









The 2014 Economic Development Strategy established the following economic development goals for the City, which apply citywide to all Focus Areas and the entire Project Area.

Economic Development Goals

- I. Creation of jobs
- II. Increasing tourism benefits
- III. Growing the City's General Fund

Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Developer Qualification Process</p> <p>Establish a rigorous developer qualification process for selecting and entering into Exclusive Negotiating Agreements with developers for redevelopment of key sites that require Agency assistance or participation.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe..... FY 2009-10</i></p>	No Cost	 INVEST  COLLABORATE
<p>Southside Redevelopment Project</p> <p>Develop a landscape and streetscape master plan for the Southside Redevelopment Project, located on Myers Street between Oro Dam Boulevard and Wyandotte Avenue. Complete construction of landscape and streetscape improvements</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe..... FY 2009-10 thru FY 2011-12</i></p>	\$190,390 (Design) + As Funding Becomes Available (Construction)	 CLEAN  INVEST  COLLABORATE  ACCESS
<p>Support Economic Development Programs</p> <p>Continue to support the City's economic development programs, including Enterprise Zone, Business Technical Assistance Program, Small Business Loan Program, Microenterprise Technical Assistance Program, and Small Business Development Center.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe..... FY 2009-10 thru 2013-14</i></p>	Ongoing Budget Allocations	 INVEST  COLLABORATE













Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Other Public Facilities and Infrastructure Improvements</p> <p>Identify, develop funding strategies for, and implement public facilities and infrastructure improvements throughout other portions of the Project Area that will support new development and business activity. Potential projects include, but are not limited to, gateway entrance improvements from Highway 70, Airport facility improvements, Municipal Golf Course facility improvements, utility upgrades (e.g., water/sewer capacity, utility undergrounding), recreation and community facilities (e.g., trails, bikeways, flood control), and transportation upgrades, including circulation improvements, traffic calming measures (e.g., roundabouts), and beautification treatments.</p> <p>Completion of this project would address conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe.....FY 2009-10 thru 2013-14</i></p>	<p>As Funding Becomes Available</p>	 INVEST  ACCESS
<p>Federal and State Brownfields Grants</p> <p>Pursue federal and state brownfields assessment and cleanup grants to be used as seed money to establish and administer a comprehensive brownfields redevelopment program aimed at providing assistance to property owners, businesses, and developers for redeveloping brownfield sites in the Project Area. Examine and apply for grants offered by US EPA, California Department of Toxic Substances Control (“DTSC”), and the State Water Resources Control Board.</p> <p>Completion of this project would address impaired property values due to hazardous wastes; and conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe.....FY 2009-10 thru FY 2010-11</i></p>	<p>Grant Funding</p>	 CLEAN  INVEST  COLLABORATE
<p>Comprehensive Brownfields Redevelopment Program</p> <p>Use federal and state grants to create a comprehensive inventory of brownfield sites throughout the Project Area. Identify opportunities for property owner outreach to provide financial and technical resources and assistance for addressing environmental liabilities. Clean up and position properties for redevelopment with higher and better uses.</p> <p>Completion of this project would address impaired property values due to hazardous wastes; and conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.</p> <p><i>Timeframe.....FY 2011-12 thru 2013-14</i></p>	<p>Grant Funding</p>	 CLEAN  INVEST  COLLABORATE



AFFORDABLE HOUSING PROGRAM


Five Year Work Program for Balanced Communities

Over the next five years, the Agency plans to implement the following affordable housing projects and programs. The list below describes the projects proposed, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved.³ Additionally, the Agency has estimated the number of affordable units that may be assisted by each project and program listed.

Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>HILLVIEW RIDGE APARTMENTS II</p> <p>Proposed development of 57 new rental units on a five-acre, vacant parcel located on Executive Parkway. The proposed unit mix includes 16 two-bedroom units, 33 three-bedroom units, and 8 four-bedroom units. The \$16.5 million proposed project will target families earning up to 55% of area median income for Butte County.</p> <p><i>Timeframe.....FY 2009-10 thru 2011-12</i></p>	Not Yet Determined	 
<p>SENIOR COMMUNITY LIVING CENTER</p> <p>Proposed development of 50 new rental units affordable to very low income seniors. Located at 1511 Robinson Street, the project will be located on a 1.53-acre parcel. Kitchens and bathrooms in all units will be accessible to persons with disabilities under UFAS standards. 5 percent of all units will also be fully modified for wheelchair access in accordance with Section 514 and UFAS requirements. Total development costs are estimated at \$12.4 million.</p> <p><i>Timeframe.....FY 2009-10 thru 2012-13</i></p>	\$500,000	 
<p>First Time Home Buyer Program</p> <p>Mortgage subsidy assistance program for low and moderate income families who are first time home buyers. Maximum loan amount is the lower of \$25,000, or 20 percent of the purchase price. Approximately 20 units may be assisted during the next five years.</p> <p><i>Timeframe.....FY 2009-10 thru 2013-14</i></p>	\$500,000	  
<p>Lease to Purchase Program</p> <p>Mentorship program for low and moderate income families involving a 36-month lease to purchase process that involves homeownership advisory services, including credit counseling. The maximum loan subsidy amount is \$50,000. Approximately 15 units may be assisted by this program during the next five years.</p> <p><i>Timeframe.....FY 2009-10 thru 2013-14</i></p>	\$750,000	  

³ Source: Oroville Department of Business Assistance and Housing Development



Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Rehabilitation Program</p> <p>Loan program offering low and moderate income families a 3% - 6% interest rate on loans to make health and safety repairs to their homes (e.g., new roof, new windows, paint, insulation, new flooring, repairs to sewer problems). The maximum loan amount is \$60,000. Approximately 10 units may be assisted during the next five years.</p>	\$450,000	   CLEAN INVEST COLLABORATE
<i>Timeframe.....FY 2009-10 thru 2013-14</i>		
<p>Emergency Home Repair Grant Program for Senior and Disabled Persons</p> <p>Grant program for lower income senior (65+) and disabled persons offering a grant of up to \$1,000 for single family homes per year, per household, and \$1,500 for mobile homes per year, per household for emergency home repairs such as plumbing, electrical, and weatherization repairs. Approximately 17 units may be assisted during the next five years.</p>	\$25,000	   CLEAN INVEST COLLABORATE
<i>Timeframe.....FY 2009-10 thru 2013-14</i>		
<p>Minor Home Repair Loan Program for Senior and Disabled Persons</p> <p>Loan program for lower income senior (65+) and disabled persons offering a 0% interest rate on 15-year loans to make health and safety repairs to their homes when a Rehabilitation Loan is not feasible. Approximately 10 units may be assisted during the next five years.</p>	\$15,000	   CLEAN INVEST COLLABORATE
<i>Timeframe.....FY 2009-10 thru 2013-14</i>		
<p>Front Yard Landscape Improvement Program</p> <p>Loan program for low and moderate income homeowners offering a 0% interest rate on 15-year loans for front yard landscapes. Approximately 15 units may be assisted during the next five years.</p>	\$150,000	   CLEAN INVEST COLLABORATE
<i>Timeframe.....FY 2009-10 thru 2013-14</i>		
Total Preliminary Cost Estimate⁴	\$2,390,000	

⁴ Does not include possible expenditures for financial assistance to Hillview Ridge Apartments II, the amount of which has not been determined yet.



HOUSING COMPLIANCE PLAN UPDATE

FY 2004-05 THROUGH 2013-14





HOUSING COMPLIANCE PLAN

Creating Balanced Communities

One of the primary goals of redevelopment agencies is the creation of balanced communities through the redevelopment of declining neighborhoods and the production and preservation of quality housing for lower income families and individuals. This goal is met by agencies through three measures of performance:

- **Housing Production:** Redevelopment agencies are required to ensure that a percentage of all new or substantially rehabilitated housing units built in a Project Area are made available and affordable to low and moderate income households. These required affordable units are commonly referred to as “Inclusionary Units.”
- **Replacement Housing:** Redevelopment agencies are required to ensure that any housing units occupied by low or moderate income persons destroyed or removed as a result of a redevelopment agency project or activity are replaced within four years.
- **Expenditures by Household Types:** Redevelopment agencies are required to set aside at least 20 percent of its tax increment to a separate Housing Fund restricted for the purpose of creating low and moderate income housing (CRL §33334.2). To ensure that these funds are appropriately spent, the CRL has restrictions on the amount of Housing Funds an agency must spend over a ten-year period on housing affordable to very low income households, low income households, and housing for residents under the age of 65.

To create transparency and accountability in the Agency’s activities to meet these three measures of performance, state law requires the Agency to prepare and adopt a Housing Compliance Plan (“Compliance Plan”) every ten years that addresses each of the three measures. The Agency must also prepare and adopt a five year update to the Compliance Plan. The Agency adopted the current Compliance Plan for fiscal years 2004-05 through 2013-14 in 2004 when it adopted the prior Implementation Plan. This is the five year update to that ten year Compliance Plan and contains a work program for meeting the Agency’s remaining ten year affordable housing obligations under the three measures of performance.

HOUSING PRODUCTION

To create revitalized and balanced communities, the Agency must ensure through the production of affordable housing that very low, low, and moderate income households have opportunities to live in the Project Area as it changes and redevelops. When new or substantially rehabilitated housing is produced in the Project Area, the Agency incurs an obligation to provide a portion of these housing units as affordable to very low, low, and moderate income households.



PRIVATELY DEVELOPED VS. AGENCY-DEVELOPED HOUSING

This housing production obligation differs for Agency-developed housing and privately-developed housing. In most cases, redevelopment agencies work with and assist private developers in the production of new or substantially rehabilitated housing. In these cases, at least 15 percent of all new or substantially rehabilitated housing units developed by persons or entities other than the Agency must be affordable to very low, low, and moderate income households. At least 40 percent of the Inclusionary Units must be affordable to very low income households.

If the Agency directly develops housing, at least 30 percent of all the new or substantially rehabilitated housing units must be affordable to very low, low, and moderate income households. At least 50 percent of the Inclusionary Units must be affordable to very low income households. While the Agency typically relies on other private and nonprofit entities to develop housing with the assistance of the Agency, the Agency has on limited occasions directly developed or substantially rehabilitated housing units in the Project Area, including 23 units in fiscal years 2002-03 and 2004-05.

The Agency may satisfy its housing production obligations by aggregating affordable housing throughout, and outside of, the Project Area rather than by individual residential developments on a project-by-project basis.



When the Agency meets its affordable housing requirement outside of the Project Area, however, two affordable housing units must be provided for every one housing unit required. The Agency must also make a determination that they are of benefit to the Project Area. All of the Agency’s affordable housing production obligations have been met thus far within the Project Area.

HOUSING PRODUCTION OBLIGATION

The Agency’s affordable housing production obligation is based on the actual activity that occurs within the Project Area during the ten year compliance period. For planning purposes, to estimate the Agency’s housing production obligations for the remainder of the ten year Compliance Plan and the life of the Redevelopment Plan, the Agency estimated the total number units that will be constructed or substantially rehabilitated in the Project Area and applied the CRL’s inclusionary formula. This housing production analysis accounts for all residential construction or substantial rehabilitation that has occurred in the Project Area since its inception to determine the Agency’s cumulative housing production obligations. The table below presents the Agency’s housing production obligations during the following periods:

- Prior Compliance Periods: Inception (1981) through fiscal year 2003-04
- Current Compliance Period: Fiscal years 2004-05 through 2013-14
- Future Compliance Period: Fiscal years 2014-15 through 2023-24 (remaining life of the Redevelopment Plan)
- All Compliance Periods: Inception (1981) through expiration (2024)

Oroville Redevelopment Agency

Table 2

PRIOR, CURRENT, AND FUTURE HOUSING PRODUCTION OBLIGATIONS

Time Period	Actual/Forecasted Housing Units Constructed and Substantially Rehabilitated in Project Area by Entities Other Than the Agency	Required Affordable Units ¹	
		Total	Very Low
Prior Compliance Periods			
Inception thru 2003-04 (Actual)	1,261	191	77
Current Compliance Period			
2004-05 thru 2008-09 (Actual) ²	551	88	38
2009-10 thru 2013-14 (Forecast) ³	159	29	14
	392	59	24
Future Compliance Period			
2014-15 thru 2023-24 (Forecast)	392	59	24
All Compliance Periods			
Life of the Redevelopment Plan (1981 to 2024)	2,204	338	139

¹ All forecasted unit obligations based on 15 percent of actual/assumed units developed by entities other than the Agency. Actual obligations generated from FY 2004-05 thru 2008-09 were rounded up to whole numbers for each year and then totaled for the entire Compliance Period.

² Based on Schedule E of the Agency’s Annual Reports to the California Department of Housing & Community Development.

³ Based on Draft 2009 Housing Element Update and prior projections from the FY 2004-05 thru 2008-09 Implementation Plan.

As shown in the table above, the Agency’s total production obligation for the current ten year compliance period (FY 2004-05 through FY 2013-14) is 88 affordable units, 38 of which must be affordable to very low income households. The Agency’s total obligation for the entire life of the Redevelopment Plan (1981-2024) is forecasted to be 338 affordable units, 139 of which must be affordable to very low income households. The Agency’s actual and projected fulfillment of these obligations is shown in the table on the following page.



Oroville Redevelopment Agency

ACTUAL AND PROJECTED FULFILLMENT OF HOUSING PRODUCTION OBLIGATIONS

Table 3

Time Period	Units Required (from previous table)		Units Produced		Compliance Period Surplus (Deficit)		Cumulative Surplus (Deficit)	
	Total	Very Low	Total	Very Low	Total	Very Low	Total	Very Low
Prior Compliance Periods								
Inception thru 2003-04 (Actual)	191	77	315	206	124	129	124	129
<i>Inside Project Area</i> ¹			315	206				
<i>Outside Project Area</i> ²			0	0				
Current Compliance Period ³								
2004-05 thru 2008-09 (Actual)	29	14	204	139	175	125	240	230
<i>Oroville Manor Apartments</i>			71	68				
<i>Sierra Village Apartments</i>			61	42				
<i>Hillview Ridge Apartments</i>			72	29				
2009-10 thru 2013-14 (Forecast) ⁴	59	24	0	0	(59)	(24)		
Future Compliance Period								
2014-15 thru 2023-24 (Forecast)	59	24	0	0	(59)	(24)	181	206
All Compliance Periods								
Life of the Redevelopment Plan (1981 to 2024)	338	139	519	345			181	206

¹ Affordable Units Required based on actual or estimated Total Units Produced during each planning period within the Project Area pursuant to CRL Section 33413 (b).

² Units produced outside the Project Area are credited to production obligations on a 2-for-1 basis.

³ The surplus affordable units in a ten year period may be applied against the unit production requirements during the following ten year compliance period. Any deficit in affordable units must be first produced during the following ten year compliance period.

⁴ Forecasts for future compliance periods (2009-10 thru 2023-24) project the impact of future production obligations on the Agency's surplus (deficit) of affordable units.

As shown in the table above:

- **Prior Compliance Periods:** From inception (1981) through fiscal year 2003-04, the Agency was required to generate 191 affordable units, including 77 very low income units. During those prior periods, 315 affordable units were actually developed or substantially rehabilitated, including 206 very low income units, resulting in a production surplus of 124 units. Approximately 65 percent of the units built or substantially rehabilitated were very low income units, generating a production surplus of 129 very low income units. Surplus very low income units can be applied toward unit obligations under all income categories.
- **Current Compliance Period:** The Agency's actual and forecasted production obligation from fiscal years 2004-05 through 2013-14 is 88 affordable units, including 38 very low income units. The Oroville Manor Apartments, Sierra Village Apartments, and Hillview Ridge Apartments projects completed during first five years of the compliance period produced 204 affordable units, including 139 very low income units, resulting in a cumulative surplus of 240 affordable units, including 230 very low income units. Any additional affordable units constructed or substantially rehabilitated during the next five years will further increase the cumulative number of surplus units. These surplus units may be applied to the Agency's production obligation during the next compliance period.



- **Future Compliance Period:** During the next and final ten year compliance period (FY 2014-15 thru 2023-24), the Agency is forecasting an additional 59-unit obligation, including the requirement for 24 additional very low income units. The Agency’s surplus units may be applied to this obligation, which would result in a cumulative surplus of 181 affordable units, including 206 very low income units.
- **All Compliance Periods:** Based on actual and forecasted housing production obligations, the Agency estimates a total obligation of 338 affordable units throughout the life of the Redevelopment Plan, including 139 very low income units. If surplus units are applied to this obligation, the Agency will have generated a cumulative surplus of 181 affordable units, including very low income units, through the entire life of the Redevelopment Plan.

REPLACEMENT HOUSING

Whenever housing occupied by low and moderate income persons or households are destroyed as part of an Agency redevelopment project, the Agency is responsible for ensuring that an equivalent number of replacement units are constructed or substantially rehabilitated in the city. These units must provide at least the same number of bedrooms destroyed, and 100 percent of the replacement units must be affordable to the same income categories (e.g., very low, low, moderate) as those removed. The Agency receives a full credit for replacement units created inside or outside of the Project Area.⁵



While site-specific projects that could result in the displacement or removal of housing occupied by low and moderate income persons or households are not established in this Implementation Plan, any Agency projects or programs that involve land acquisition or assembly activities that result in replacement housing obligations will require the preparation of replacement housing plans in accordance with CRL Sections 33413(a) and 33413.5, including the identification of suitable locations for such housing.

HOUSING FUND EXPENDITURES

The Agency’s primary funding source for its affordable housing work program is the annual deposit of 20 percent of tax increment revenues into the Housing Fund. The CRL requires that these funds be used to increase, improve, and preserve the community’s supply of affordable housing available, to persons and families of very low, low, and moderate incomes. As of July 1, 2009, the Agency estimated a fund balance of \$927,348 in its Housing Fund. Annual deposits into the Housing Fund are approximately \$1.7 million. As shown in the table below, the Agency is estimating approximately \$8.6 million in total Housing Fund deposits during the next five years.



City of Oroville Table 4
ESTIMATED ANNUAL HOUSING FUND DEPOSITS

Fiscal Year	Estimated Deposit ¹
2009-10	\$1,665,330
2010-11	\$1,681,984
2011-12	\$1,715,623
2012-13	\$1,749,936
2013-14	\$1,784,935
Total	\$8,597,808

¹ Assumes annual growth rates of: 0.5%, 1%, 1%, 3%, 3%.
 Source: Oroville Department of Finance

⁵ Prior to January 1, 2002, 75% of all replacement units must be of the same income category or a lower income category as those persons or households displaced.



To ensure that Housing Fund revenues are being spent consistent with local housing needs, in 2002, new statutes took effect requiring redevelopment agencies to spend Housing Fund monies in proportion to their communities' projected need based on household types, including income and age types.

EXPENDITURES BY HOUSEHOLD TYPES

The CRL requires that the Agency's Housing Fund be expended in proportion to the community's need for very low and low income housing, and in proportion to the community's low income population under the age of 65. A community's proportionate need by income category is based on the community's Regional Housing Needs Assessment ("RHNA") allocation. The California Department of Finance allocates RHNA by county based on demographic projections. Regional councils of governments, like Butte County Association of Governments, further break down and allocate RHNA by municipal jurisdiction. To determine a community's proportionate housing need by age category, the Agency relies on the US Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy ("CHAS") allocation numbers.⁶ Since data relating to low income persons under the age of 65 is not readily available from the US Census, the metric that closest approximates it is from the CHAS database which represents data of low income persons below the age of 62.

As shown in the pie charts below, the Agency's proportionality requirements by income category, based on the City's 2007-2014 RHNA allocation⁷, are generally evenly divided among very low, low, and moderate income households. Based on CHAS data, the City's low income population under the age of 65 is approximately 71 percent of the City's low income population.

RHNA Allocation / Proportionality Requirements by Income Category

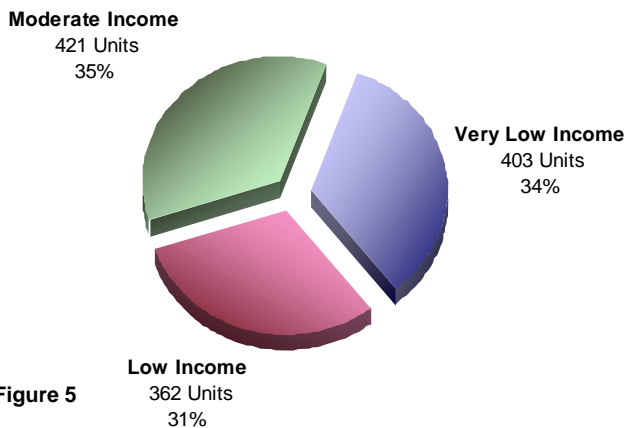


Figure 5

CHAS Allocation / Proportionality Requirements by Low Income Age Category

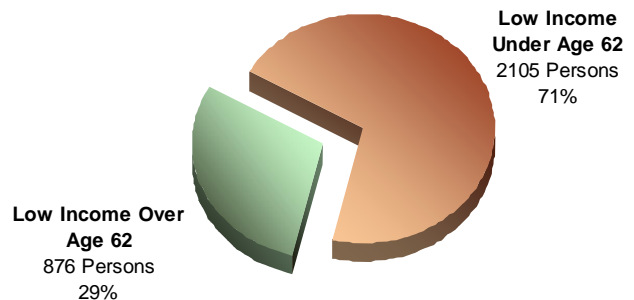


Figure 6

This Compliance Plan examines the Agency's proportional expenditures by household types beginning from fiscal year 2001-02, when the law implementing the proportionality requirements (AB 637, Lowenthal—Chapter 738, Statutes of 2001) took effect, through fiscal year 2013-14, the end of the compliance period. Table 5 on the following page shows the Agency's actual expenditures by household type from fiscal years 2001-02 through 2008-09, planned expenditures by household type from fiscal years 2009-10 through 2013-14, and compares them against the Agency's proportionality targets for the entire 12-year period. The proportionality targets are blended across the entire 12 years. From fiscal years 2001-02 through 2005-06, proportionality targets are based

⁶ Prior to January 1, 2006, non-senior proportionality targeting requirements were based on the proportion of the total population under 65 (85% per 2000 Census). Effective January 1, 2006, the requirements were amended to be based on the proportion of low income population under 65 (71% per CHAS).

⁷ Butte County Association of Governments. April 24, 2008. Butte County Regional Housing Needs Plan: January 1, 2007 - June 30, 2014. RHNA proportionality prior to January 1, 2007 was 42% very low income and 35% low income.



on the City's pre-2007 RHNA allocations and pre-2006 senior household statistics (2000 Census). From fiscal years 2006-07 through 2013-14, proportionality targets are based on the 2007-2014 RHNA allocations and CHAS data illustrated in Figures 5 and 6.

**Oroville Redevelopment Agency
2001-02 THRU 2013-14 PROPORTIONAL HOUSING FUND EXPENDITURES**

Table 5

	Total ¹	Very Low Income	Low Income	Households Under Age 65
Expenditure Targeting Summary				
Actuals (2001-02 thru 2008-09)	\$7,053,365	\$541,550	\$4,585,803	\$6,766,849
Planned (2009-10 thru 2013-14) ²	\$2,390,000	\$782,520	\$805,352	\$2,350,000
Compliance Period Projected Totals				
Compliance Period Projected Totals	\$9,443,365	\$1,324,070	\$5,391,155	\$9,116,849
Compliance Period Targets ³		\$3,635,181	\$3,139,662	\$7,447,554
Potential Surplus (Shortfall)		(\$2,311,111)	\$2,251,493	\$1,669,295

¹ Also includes moderate income household and senior housing expenditures which are not subject to proportionality requirements.

² Actual expenditures are based on HCD Annual Reports and data from City staff. Planned expenditures based on projects listed in this implementation plan (pp. 29-30) and historical proportionality. Expenditures are subject to change and do not include possible Very Low Income expenditures from financial assistance to Hillview Ridge Apartments II, which has yet to be determined.

³ Targets based on estimates of planned expenditures and targeting percentages shown in Figures 5 and 6. Actual targets are based on actual expenditures at the end of the 2001-02 thru 2013-14 compliance period.

Source: BCAG, HUD, City of Oroville, HCD Annual Reports

FAMILY UNITS ASSISTED BY HOUSING FUND

The CRL requires that the Compliance Plan provide a summary of the number of the projects assisted by the Housing Fund to create extremely low, very low, and low units over the past Implementation Plan period (FY 2004-05 through 2008-09). The CRL also requires a recap of the number, location, level of affordability and the amount of Housing Funds expended on multi-family units. The table on the following page summarizes these statistics.





**Oroville Redevelopment Agency
AFFORDABLE UNITS ASSISTED BY THE HOUSING FUND**

Table 6

Project/Location ¹	Housing Fund Expenditures	Units Assisted by Housing Fund FY 2004-05 thru FY 2008-09				Total
		Ext. Low	Very Low	Low	Moderate	
Family Projects	\$4,393,202	0	40	89	35	164
Housing Construction & Rehabilitation Project	\$2,229,611	0	0	21	11	32
FTHB Construction	\$413,539	0	0	0	3	3
FTHB Mortgage	\$1,528,799	0	5	9	16	30
Hillview Ridge Apartments ²	\$150,000	0	29	43	0	72
Landscaping Improvement Program	\$71,253	0	6	16	5	27
Senior Projects	\$286,515	0	74	11	2	87
Landscaping Improvement Program	\$19,267	0	1	1	2	4
Oroville Manor Apartments ³	\$250,000	0	68	3	0	71
Senior Loan Program	\$17,248	0	5	5	0	10
Housing Construction & Rehabilitation Project	\$15,373	0	0	2	0	2
Totals	\$4,679,718	0	114	100	37	251

¹ Loan and other property improvement programs assisted projects in various locations throughout the Project Area.

² Hillview Ridge Apartments - 2750 Gilmore Lane. \$ 50,000 Housing Fund assistance. Additional assistance through federal grant and tax credit programs.

³ Oroville Manor Apartments - 2750 Lincoln Street. \$246,528 Housing Fund assistance. Additional assistance through federal grant and tax credit programs.

Source: City of Oroville, HCD Annual Reports

HOUSING UNITS CONSTRUCTED DURING PRIOR IMPLEMENTATION PLAN WITHOUT HOUSING FUNDS

Sierra Village Apartments (23 Nelson Avenue), which contain 42 very low income units and 18 low income units, were constructed in the Project Area in 2005, featuring long-term covenant restrictions (affordable units with covenants of at least 45 years for ownership housing or 55 years for rental housing) and used other locally controlled government assistance with no Agency assistance. Hillview Ridge Apartments (2750 Gilmore Lane) and Oroville Manor Apartments (2750 Lincoln Street) received Agency Housing Fund assistance but also received other locally controlled government assistance (e.g., HOME funds, TCAC).



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