

RESOLUTION NO. OB-03-12

A RESOLUTION APPROVING THE HOUSING ASSET
REPORT REQUIRED PURSUANT TO STATE HEALTH
AND SAFETY CODE SECTION 34176.(a)(2) AND 34176 (f).

WHEREAS, the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency held a regularly scheduled meeting on July 18, 2012, at which time it reviewed and considered the proposed Housing Asset Report as required by State Health and Safety Code Sections 34176.(a)(2) and 34176(f); and

WHEREAS, Assembly Bill (AB) 1484 (the "Trailer Bill") was signed by the Governor June 27, 2012, and became effective immediately thereafter, which amended sections of the California Health and Safety Code containing elements of California Redevelopment Law following the effectiveness of AB X1 26 (the "Dissolution Act"); and

WHEREAS, the Trailer Bill amends Section 34176(a)(2) of the California Health and Safety Code to require that the entity assuming the housing functions of the former redevelopment agency to submit to the Department of Finance by August 1, 2012, a list of all housing assets transferred between February 1, 2012, and the date upon which the list is created, that contains an explanation of how the assets meet the criteria specified in subdivision (3); and

WHEREAS, Section 34176(f) of the Health and Safety Code requires that "(i)f a development includes both low- and moderate-income housing that meets the definition of a housing asset under subdivision (3) and other types of property use, including, but not limited to, commercial use, governmental use, open space, and parks, the Oversight Board shall consider the overall value to the community as well as the benefit to the taxing entities of keeping the entire development intact or dividing the title and control over the property between the housing successor and the successor agency or other public or private agencies. The disposition of those assets may be accomplished by a revenue-sharing arrangement as approved by the Oversight Board on behalf of the affected taxing entities"; and

WHEREAS, the former El Cajon Redevelopment Agency adopted Resolution No. ECRA-427 at a joint meeting held by the El Cajon City Council, El Cajon Redevelopment Agency and El Cajon Housing Authority on January 24, 2012, and authorized the transfer and conveyance to the El Cajon Housing Authority, all right, title and interest to such tangible and intangible assets, contracts, covenants, and other properties and obligations, subject to the conditions in the Dissolution Act, and to be owned, maintained, leased, expended, sold, transferred and otherwise disposed of by the City as directed in the Dissolution Act; and

WHEREAS, the El Cajon Housing Authority adopted Resolution No. ECHA-1 at the joint meeting held on January 24, 2012, and accepted the transfer and conveyance, to the Authority, all right, title and interest to such tangible and intangible housing

assets, including all real property interests owned by the El Cajon Redevelopment Agency, and all contracts, covenants, and other properties and obligations, subject to the conditions set forth in the Dissolution Act, such assets to be owned, leased, maintained, expended, sold, transferred and otherwise disposed of by the Authority as directed by law, including the Dissolution Act; and

WHEREAS, El Cajon Housing Authority staff has prepared and submitted a Housing Assets Report for Oversight Board review ("Housing Report") pursuant to Health and Safety Code Section 34176(a)(2), as amended by the Trailer Bill; and

WHEREAS, the housing asset associated with the Chambers Senior Residences project ("Chambers Project"), specifically Parcels A and B of Parcel Map 20956 filed with the San Diego County Recorder on February 28, 2012, is a mixed-use project, subject to Health and Safety Code Section 34176(f) as amended by the Trailer Bill; and

WHEREAS, the Oversight Board has considered the overall value to the community as well as the benefit to taxing entities of keeping the entire development intact or dividing the title and control of the property between the housing successor and the successor agency or other public and private agencies.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER CITY OF EL CAJON REDEVELOPMENT AGENCY, AS FOLLOWS:

A. The Oversight Board finds that:

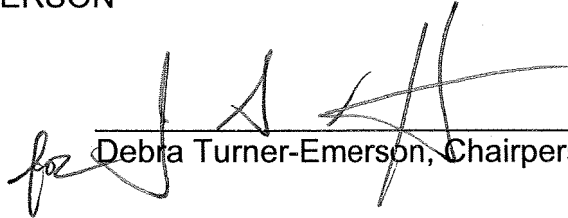
1. The recitals above are true and correct and have been incorporated herein by reference.
2. Approval of the Housing Asset Report is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) (General Rule) of the CEQA Guidelines because the proposed amendments will not cause a physical change to the environment either directly or indirectly.
3. The Chambers [Mixed-Use] Project listed in the Housing Asset Report benefits the community, its residents, and the taxing entities through the elimination of blight; the creation of amenities available to tenants and surrounding neighbors; creation of commercial space for supportive services to residents; and through the payment of property taxes of not less than \$21,000 per year that will benefit all taxing entities.
4. The title and control of Parcel A and B of Parcel Map 20956 encumbered with an enforceable obligation should not be divided between the El Cajon Housing Authority and Successor Agency, but rather remain a housing asset of the Housing Authority, in its entirety.

- B. The Oversight Board hereby APPROVES the Housing Assets Report.
- C. The Oversight Board hereby AUTHORIZES the City Manager, or his designee to take such action as are necessary and appropriate to comply with the Trailer Bill.
- D. The Secretary to the Oversight Board is hereby directed to forward this Resolution and the Housing Asset Report to the State Department of Finance by August 1, 2012, in a format [to be] prescribed by the State Department of Finance.

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PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly scheduled meeting held this 18th day of July, 2012, by the following vote to wit:

AYES: ABUSHABAN, BUXBAUM, CHADWICK, GRIFFIN, GRIFFITHS,
RANU
NOES: NONE
ABSENT: TURNER-EMERSON



Debra Turner-Emerson, Chairperson

ATTEST:



Melissa Ayres, Oversight Board Secretary

HOUSING ASSETS REPORT

Housing Assets of the former El Cajon Redevelopment Agency Transferred to the El Cajon Housing Authority pursuant to ABx1 26 and/or Oversight Board Approval
February 1, 2012 through July 17, 2012

LOANS RECEIVABLE - All loans receivable (CH&SC 34176(e)(3)) - CONTINUED

ASSET TYPE	SUBTYPE	APN	ADDRESS	LOAN SOURCE	LOAN BALANCE	ACCRUED INTEREST	DISBURSEMENTS	PAYMENTS RECVD	END BALANCE	LOAN DATE	CH&SC SECTION	MIXED USE COMPONENT
Loan Receivable	Homebuyer	483-241-12-00	486 Birchwood Lane	LMIHF	\$ 25,400.00	\$ -	\$ -		\$ 25,400.00	December 19, 2011	34176(e)(3)	None
Loan Receivable	Homebuyer	483-271-01-00	785 Ballantyne Street	LMIHF	\$ 24,354.72	\$ -	\$ -		\$ 24,354.72	April 20, 2001	34176(e)(3)	None
Loan Receivable	New Construction	483-241-06 to 33	Birchwood Lane - 26 units	LMIHF	\$ 1,352,032.39	\$ 6,352.91	\$ -	\$ (608,823.15)	\$ 749,562.15	March 11, 2009	34176(e)(3)	None
Loan Receivable	New Construction	Parcel A & B of Parcel Map 20956	Linda Way & Chambers St	LMIHF	\$ 100,000.00	\$ 14,141.63	\$ 1,359,887.97		\$ 1,474,029.60	March 23, 2010	34176(e)(3)	Portion: 1,999sf of 87,541 total project area; DDA with Chambers Senior Residences, LP for 49-unit senior project.
Loan Receivable	Acq/Substantial Rehab	492-342-28 to	909-977 Leslie Road	LMIHF	\$ 690,000.00	\$ 581,868.50	\$ -		\$ 1,271,868.50	July 2, 1997	34176(e)(3)	None
Loan Receivable	Acq/Substantial Rehab	488-212-21-00	250 E Lexington Avenue	LMIHF; 1992 Tax Exempt Bonds	\$ 316,250.00	\$ -	\$ -		\$ 316,250.00	November 30, 1993	34176(e)(3)	None
Loan Receivable	Rehabilitation	492-111-02-00	812 Pearl Place	LMIHF	\$ 25,462.00	\$ -	\$ -		\$ 25,462.00	May 18, 1998	34176(e)(3)	None
Loan Receivable	Rehabilitation	486-103-08-00	2125 Dryden Road	LMIHF	\$ 19,559.00	\$ -	\$ -		\$ 19,559.00	January 13, 1999	34176(e)(3)	None
Loan Receivable	Rehabilitation	400-432-11-00	1745 Chatsbury Street	LMIHF	\$ 31,791.00	\$ -	\$ -		\$ 31,791.00	June 17, 1998	34176(e)(3)	None
Loan Receivable	Rehabilitation	489-251-01-00	1256 E. Lexington Avenue	LMIHF	\$ 44,343.00	\$ -	\$ -		\$ 44,343.00	January 8, 1999	34176(e)(3)	None
Loan Receivable	Homebuyer	483-241-24-00	473 Birchwood Lane	LMIHF	\$ -	\$ -	\$ 25,535.00		\$ 25,535.00	March 12, 2012	34176(e)(3)	None
Loan Receivable	Homebuyer	483-241-11-00	470 Birchwood Lane	LMIHF	\$ -	\$ -	\$ 25,695.00	\$ (1,702.31)	\$ 23,992.69	April 4, 2012	34176(e)(3)	None
TOTALS		93			\$ 8,323,472.46	\$ 602,363.04	\$ 1,411,117.97	\$ (625,697.56)	\$ 9,687,263.22			

REAL PROPERTY - Real Property Assets or Restrictions on Use of Real Property (CH&SC 34176(e)(1))

ASSET TYPE	SUBTYPE	APN	ADDRESS	ACQ DATE	ACQ SOURCE	ACQ PRICE / BOOK VALUE	ESTIMATED VALUE	CH&SC SECTION	CURRENT USE	MIXED USE COMPONENT
Real Property	Land - encumbered by an Enforceable Obligation.	Parcel A of PM 20956	131 Chambers Street	July 25, 2008	LMIHF	\$ 751,465.58	\$ 3,630,000.00	34176(e)(1)	DDA and Ground Lease to Chambers Sr. Residences	Portion: 1,999sf of 87,541 total project area; DDA with Chambers Senior Residences, LP for 49-unit senior project.
Real Property	Land - encumbered by an Enforceable Obligation.	Parcel B of PM 20956	151 Chambers Street	Multiple dates	LMIHF	\$ 3,409,766.17	Combined. See above.	34176(e)(1)	DDA and Ground Lease to Chambers Sr. Residences	Portion: 1,999sf of 87,541 total project area; DDA with Chambers Senior Residences, LP for 49-unit senior project.
Real Property	Land - encumbered by an Enforceable Obligation.	488-111-14-00	146 Ballantyne Street	March 3, 1982	Loan Proceeds; Tax Exempt Bonds	\$ 815,018.20	\$ 118,245.00	34176(e)(1)	Leased to El Cajon Senior Towers	None
Real Property	Land - encumbered by an Enforceable Obligation.	488-111-33-00	Lot adjacent to 146 Ballantyne Street	August 24, 1973	Loan Proceeds; Tax Exempt Bonds	\$ 119,406.67	\$ 581,755.00	34176(e)(1)	Leased to El Cajon Senior Towers	None
Real Property	Land - encumbered by an Enforceable Obligation.	488-212-21-00	250 E. Lexington Avenue	July 1, 1994	LMIHF	\$ 416,484.76	Unknown	34176(e)(1)	Under DDA and Ground Lease to Lexington Sr. Apartments	None
Restriction	Resale Restriction Agreement	487-542-13-01	391 Emerald Avenue #1	March 22, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Resale Restriction Agreement	487-542-13-02	391 Emerald Avenue #2	March 9, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Resale Restriction Agreement	487-542-13-05	391 Emerald Avenue #5	March 5, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Resale Restriction Agreement	487-542-13-07	391 Emerald Avenue #7	May 18, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Resale Restriction Agreement	487-542-13-11	391 Emerald Avenue #11	April 14, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Resale Restriction Agreement	487-542-13-12	391 Emerald Avenue #12	March 30, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Resale Restriction Agreement	487-542-13-13	403 Emerald Avenue #1	March 26, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Resale Restriction Agreement	487-542-13-15	403 Emerald Avenue #3	January 21, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Resale Restriction Agreement	487-542-13-16	403 Emerald Avenue #4	January 21, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Resale Restriction Agreement	487-542-13-17	403 Emerald Avenue #5	April 1, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Resale Restriction Agreement	487-542-13-18	403 Emerald Avenue #6	March 17, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Resale Restriction Agreement	487-542-13-20	403 Emerald Avenue #8	March 26, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Resale Restriction Agreement	487-542-13-21	403 Emerald Avenue #9	March 24, 2004	N/a	N/a	None	34176(e)(1)	Resale Restriction Agreement only	None
Restriction	Regulatory Agreement and Declaration of Restrictive Covenants	488-062-20-00; 488-062-21; 483-380-37	525 N. Mollison Ave; 950 E. Madison Ave	April 9, 1998	N/a	N/a	None	34176(e)(1)	Regulatory Agreement and Declaration of Restrictive Covenants	None
TOTALS		19				\$ 5,512,141.38	\$ 4,330,000.00			

HOUSING ASSETS REPORT

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February 1, 2012 through July 17, 2012

HOUSING AUTHORITY REVENUES - Funds derived pursuant to CH&SC Sections 34176(e)(2), 34176(e)(3), 34176(e)(4), or 34176(e)(5).

ASSET TYPE	SUBTYPE	ASSET TYPE	SOURCE	AMOUNT	DEPOSIT ACCT	CH&SC Section
Funds from properties	Revenue	Misc Reimbursements	Funds generated from Lease with EC Senior Towers Affordable Housing Project	\$ 1,756.57	LMIHAF	34176(e)(5)
Funds from Loans Receivables	Revenue	Interest on Loans	Interest on Enforceable Obligations loans funded with LMIHF monies	\$ 10,716.78	LMIHAF	34176(e)(4)
Funds from Loans Receivables	Revenue	Loan Proceeds	Principal payments of LMIHF loans recvbl; subordination fees, reconveyance, etc.	\$ 624,187.56	LMIHAF	34176(e)(4)
TOTALS				\$ 636,660.91		

CASH TRANSFERS - Transfers of LMIHF to pay Enforceable Obligations approved by Oversight Board (CH&SC 34176(e)(2))

ASSET TYPE	SUBTYPE	TRANSFER TYPE	ENFORCEABLE OBLIGATION	OB APPROVED	LOAN SOURCE	AMOUNT	TRANSFER DATE	CH&SC Section
Funds Encumbered	Revenue	Journal entry	Chambers Sr Residences Direct Proj Mgmt Costs	April 26, 2012	LMIHF	\$ 4,400,000.00	February 1, 2012	34176(e)(2)
Funds Encumbered	Revenue	Journal entry	Weiland/FTHB Direct Proj Mgmt Costs	April 26, 2012	LMIHF	\$ 1,723,700.00	February 1, 2012	34176(e)(2)
Funds Encumbered	Revenue	Journal entry	Bay Kitchen & Bath Direct Proj Mgmt Costs	April 26, 2012	LMIHF	\$ 550,000.00	February 1, 2012	34176(e)(2)
Funds Encumbered	Revenue	Journal entry	First Time Homebuyer Project Mgmt Costs	April 26, 2012	LMIHF	\$ 8,000.00	February 1, 2012	34176(e)(2)
Funds Encumbered	Revenue	Journal entry	Linda Way (Chambers) Direct Proj Mgmt Costs	April 26, 2012	LMIHF	\$ 71,556.55	February 1, 2012	34176(e)(2)
Funds Encumbered	Revenue	Journal entry	Greenovation Direct Proj Mgmt Costs	April 26, 2012	LMIHF	\$ 9,825.14	February 1, 2012	34176(e)(2)
TOTALS						\$ 6,763,081.69		

LMIHF BOND PROCEEDS - Bond proceeds for Potential Future Transfer

ASSET TYPE	SUBTYPE	AMOUNT	ADDRESS	PURPOSE	CH&SC Section
LMIHF Tax Exempt Bond Proceeds	Future request for transfer to Housing Authority: SUBJECT TO FINDING OF COMPLETION	TO BE DETERMINED	TO BE DETERMINED	Bond eligible project to be determined	34176(e)(2); 34191.4(c)(1)

TOTALS	COUNT	AMOUNT/END BALANCE/BOOK VALUE
Loans Receivables Transferred	93	\$ 9,687,263.22
Real Properties Transferred (Book Value)	19	\$ 5,512,141.38
Revenues Derived from rents or operations of properties	N/a	\$ 636,660.91
Cash Transfers for Enforceable Obligations	N/a	\$ 6,763,081.69
LMIHF Bond Proceeds to be Transferred	N/a	TBD
TOTALS	112	\$ 22,599,147.20