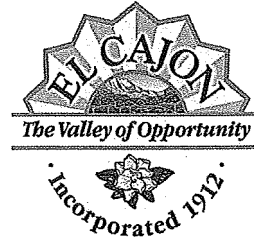


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City of El Cajon Agenda Report

MEETING: Dec. 8, 2015

ITEM NO: 1.17



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Ambrose, Bales, Kendrick

FROM: Anthony Shute, Deputy Director of Community Development

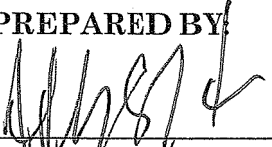
SUBJECT: Fiscal Year 2014/2015 El Cajon Housing Authority Annual Report


RECOMMENDATION: That the El Cajon Housing Authority review and accept the Annual Report of the El Cajon Housing Authority (Housing Authority), substantially in the form as presented, for Fiscal Year ending June 30, 2015

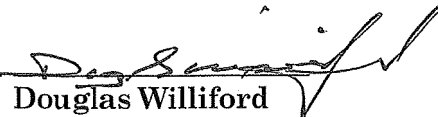
BACKGROUND: This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1 (f) and is dated as of December 8, 2015. This Report sets forth certain details of the Housing Authority of the City of El Cajon (Housing Successor) activities during Fiscal Year 2014/2015. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular Sections 34176 and 34176.1 (Dissolution Law).

The Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund for Fiscal Year 2014/2015 which was conducted by Rogers, Anderson, Malody and Scott, LLP as required. This Report must be provided to the Housing Successor's governing body by December 31, 2015, (six months after the end of the Fiscal Year). In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plan are to be made available to the public on the City's website.

FISCAL IMPACT: No fiscal impact as the result of this action.

PREPARED BY:

Anthony Shute
DEPUTY DIRECTOR
OF COMMUNITY
DEVELOPMENT

REVIEWED BY:

Majed Al-Ghafry
ASSISTANT
CITY MANAGER

APPROVED BY:

Douglas Williford
CITY MANAGER

Attachment:

1. El Cajon Housing Authority Annual Report pursuant to HSC Section 34176.1(f) – Fiscal Year 2014/2015

EL CAJON HOUSING AUTHORITY ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING
ASSET FUND FOR FISCAL YEAR 2014/2015
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE
SECTION 34176.1(f)

This El Cajon Housing Authority Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of December 8, 2015. This Report details the activities of the El Cajon Housing Authority (Housing Authority) during Fiscal Year 2014/2015. The purpose of this Report is to provide the governing body of the Housing Authority information on the housing assets and activities of the Housing Authority under Part 1.85, Division 24 of the California Health and Safety Code (HSC), in particular sections 34176 and 34176.1 (Dissolution Law).

The following is based upon information prepared by the Housing Authority staff and data from the independent financial audit of the Housing Authority Special Revenue Fund contained in the City of El Cajon Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2014/2015 as prepared by Rogers, Anderson, Malody & Scott, LLP. Furthermore, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to HSC Section 34176.1(f) of the Dissolution Law:

I. Amount Deposited into LMIHAF: This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

II. Ending Balance of LMIHAF: This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

III. Description of Expenditures from LMIHAF: This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.

IV. Statutory Value of Assets Owned by El Cajon Housing Authority: This section provides the statutory value of real property owned by the El Cajon Housing Authority, the value of loans and grants receivables, and the sum of these two amounts.

V. Description of Transfers: This section describes transfers, if any, to another Housing Authority agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

VI. Project Descriptions: This section describes any project for which the Housing Authority receives or holds property tax revenue pursuant to the ROPS and the status of that project.

VII. Status of Compliance with Section 33334.16: This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, a status update is provided on the project.

VIII. Description of Outstanding Obligations under Section 33413: This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Authority's progress in meeting those prior obligations, if any, of the former redevelopment agency and the Housing Authority's plans to meet unmet obligations, if any.

IX. Income Test: This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.

X. Senior Housing Test: This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Authority, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the El Cajon Housing Authority, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is July 1, 2005 to July 1, 2015.

XI. Excess Surplus Test: This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Authority has had excess surplus, and the El Cajon Housing Authority's plan for eliminating the excess surplus.

This Report is to be provided to the Housing Authority's governing body by December 31, 2015. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plan are to be made available to the public on the City's website <http://www.cityofelcajon.us/your-government/departments/community-development/successor-agency/projects>.

I. AMOUNT DEPOSITED INTO LMIHAF

The following is the total amount of funds deposited into the LMIHAF during Fiscal Year 2014/2015:

Category	Amount
Interest Income	\$ 683,933
Loan Repayments	745,631
Other Revenue	475
Amounts from Recognized Obligation Payment Schedule	146,168
Total Amounts Deposited	\$ 1,576,207

II. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year 2014/2015, the ending balance in the LMIHAF was \$13,882,850, of which zero dollars were held for items listed on the ROPS.

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of LMIHAF expenditures by category for Fiscal Year 2014/2015:

Category	Amount
Monitoring and Administrative	\$ 281,850
Homeless Prevention and Rapid Rehousing Services	0
Housing Development:	
Low Income Units	\$ 209,750
Very-Low Income Units	6,350
Extremely-Low Income Units	0
Total Housing Development	\$ 216,100
Total LMIHAF Expenditures Fiscal Year 2014/2015	\$ 497,950

Senate Bill 341 allows for 2% of the \$14,316,621 total Housing Authority assets, or \$286,332, to be used on monitoring and administrative expenditures. The Community Development Department Housing Division continues to monitor and manage these LMIHAF assets. Program income from loan repayments totaling \$1,414,837 has been committed to fund new projects in the coming fiscal year.

IV. STATUTORY VALUE OF ASSETS OWNED BY EL CAJON HOUSING AUTHORITY IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Authority pursuant to Section 34181(f), and the purchase price of property purchased by the El Cajon Housing Authority. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

At June 30, 2015, the statutory value of assets owned by the Housing Authority:

As of Fiscal Year End	
Loan Receivables	\$ 11,109,385
Real Property owned by the Housing Authority	6,265,751
Total Statutory Value of Housing Authority Assets	\$ 17,375,136

V. DESCRIPTION OF TRANSFERS

The El Cajon Housing Authority did not make any LMIHAF transfers to other Housing Authority(s) under Section 34176.1(c)(2) during the fiscal year.

VI. PROJECT DESCRIPTIONS

The El Cajon Housing Authority does not receive or hold property tax revenue pursuant to the ROPS.

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

With respect to interests in real property acquired by the former redevelopment agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF. Thus, for any real property acquired by the former redevelopment agency now held by the El Cajon Housing Authority in the LMIHAF, the El Cajon Housing Authority must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset. For the El Cajon Housing Authority, the date of DOF's approval was August 23, 2012.

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the El Cajon Housing Authority on or after February 1, 2012; however, this Report presents a status update on the projects related to such real property.

Address of Property	Date of DOF Approval or Acquisition	Deadline to Initiate Development Activity	Status of El Cajon Housing Authority Activity
131 and 151 Chambers (Solterra Sr. Residences)	8/23/2012	--	Completed. Construction of this 49-unit affordable housing development for seniors was completed in 2013 and is now in service. Subject to a Ground Lease and Regulatory Agreement.
146 Ballantyne	8/23/2012	--	Disposed. This property was sold to El Cajon Senior Towers in 2013 for parking and open space for the tenants. The proceeds were deposited into the LMIHAF.
Lot adjacent to 146 Ballantyne	8/23/2012	8/22/2017	This is a remainder parcel (vacant) following a lot line adjustment and sale of the larger parcel to El Cajon Senior Towers (above). The City is exploring options for development and/or disposition of this site.
250 E. Lexington (Lexington Senior Apartments)	8/23/2012	--	Completed. This 100-unit affordable housing development for seniors was completed in 1997 and is now in service. Subject to a Ground Lease and Regulatory Agreement.
812 / 814 Grossmont Avenue	5/10/2013	5/9/2018	Development initiated. Developer acquired a substandard single-family property for substantial rehabilitation (812 Grossmont). The project includes the construction of two new single-family dwellings. Both units will be sold to low-income households upon completion. Construction was completed December 2015.
Prescott Promenade -- Parking Lot (adj to Lexington Sr. Apts)	6/27/2014	--	Completed. This property was developed as a shared-use parking lot which serves the adjacent Lexington Avenue Senior Apartments and neighboring public/community facilities.

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing (Section 33413(a)): As set forth in the 2009-14 El Cajon Redevelopment Agency Five Year Implementation Plan and Ten Year Housing Compliance Plan for the former redevelopment agency, adopted at a public hearing on June 23, 2009, the agency's replacement obligations totaled 15 units (30 bedrooms) for moderate income households. The outstanding replacement housing obligation was met with the completion of construction of the 49-unit Solterra Senior Residences development for very low income seniors in 2013. The former redevelopment agency's Implementation Plan is posted on the City's website at <http://www.cityofelcajon.us/your-government/departments/community-development/successor-agency/projects>.

Inclusionary/Production Housing. The chart below provides the affordable housing production requirements, credits and obligations of the former redevelopment agency through January 31, 2012, and progress in meeting unmet obligations, if any.

Timeframe	Units Developed in Project Area		Inclusionary Housing Requirements			Credit for Units Produced			Surplus / (Needed)		
	Privately Developed	Agency Developed	Very Low Units	Low/Moderate Units	Total Units	Very Low Units	Low/Moderate Units	Total Units	Very Low Units	Low/Moderate Units	Total Units
Inception - 2003/04	767	100	62	84	146	79	12	91	17	(72)	(55)
2004/05 - 2008/09	62	7	7	7	14	-	24	24	(7)	17	10
2009/10 - 1/31/2012	24	-	3	2	5	1	18	19	(2)	1	(1)
Total obligations as of 1/31/2012:									8	(54)	(46)
2/1/2012 - Present	N/A	N/A	N/A	N/A	N/A	61	3	64	61	3	64
Total	853	107	72	93	165	141	57	198	69	(51)	18

The outstanding housing production obligations were met with the completion of the following projects on or after February 1, 2012:

- Two (2) First-time Homebuyer loans for low income households in 2012 (Birchwood Lane);
- Development of the 49-unit Solterra Senior Residences in 2013 (48 units restricted for very low income and 1 unit restricted for moderate income); and
- Recording of covenants to impose a requirement that 15% of the units (13 units) in the El Cajon Senior Towers be restricted to very low income households through the sale of adjacent property at 146 Ballantyne in 2013.

IX. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(B) requires that the El Cajon Housing Authority must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the El Cajon Housing Authority fails to comply with the Extremely-Low Income requirement in any five-year report, then the El Cajon Housing Authority must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the El Cajon Housing Authority demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014 – 2019 period.

X. SENIOR HOUSING TEST

The El Cajon Housing Authority is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the El Cajon Housing Authority, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the El Cajon Housing Authority, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the El Cajon Housing Authority cannot expend future funds in the LMIHAF to assist additional senior housing units until the El Cajon Housing Authority or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following provides the El Cajon Housing Authority's Senior Housing Test for the 10 year period of 2004-05 to 2014/2015:

Unit Category	2004-05 to 2014/2015
# of Assisted Senior Rental Units	61
# of Total Assisted Rental Units	62
Senior Housing Test Percentage	98%

XI. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the El Cajon Housing Authority's preceding four fiscal years, whichever is greater.

The following provides the Excess Surplus test for the preceding four fiscal years:

Activity	2011-12	2012-13	2013-14	2014/2015
Ending fund balance	\$14,994,125	\$13,364,205	\$13,350,986	\$13,882,850
Less unavailable amounts: Loans Receivables	(\$11,576,198)	(\$12,328,367)	(\$12,352,482)	(\$11,109,385)
Unencumbered LMIHAF	\$3,417,927	\$1,035,838	\$998,504	\$2,773,465
Total deposits for last four years	\$10,555,121	\$8,655,904	\$6,189,926	\$4,887,499
Greater of \$1,000,000 or total deposits	\$10,555,121	\$8,655,904	\$6,189,926	\$4,887,499
Computed excess surplus	\$0	\$0	\$0	\$0

The LMIHAF does not have an Excess Surplus. For the past four fiscal years, the unencumbered amount in the LMIHAF has not exceeded the aggregate amount deposited in the fund.