

Report Transmittal to Lompoc City Council



Date: December 31, 2015

TO: Mayor and Council Members

CC: Patrick Wiemiller, City Manager
Teresa Gallavan, Economic & Community Development Director /
Assistant City Manager

FROM: Christie Alarcon, Community Development Program Manager
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SUBJECT: Housing Successor Agency Annual Report Regarding Low and Moderate Income Housing Asset Fund for Fiscal Year 2014-15

The former Lompoc Redevelopment Agency (Agency) was dissolved on February 1, 2012. All housing property was transferred to the City of Lompoc as the Successor Housing Agency to the dissolved Agency by Resolution No. 5762(12), and further approved by the Oversight Board (August 20, 2012 by Resolution No. OB 08(12)) and the Department of Finance (DOF) (via letter dated August 30, 2012).

Effective January 2014, Senate Bill 341 amended Health and Safety Code Section 34176 to address particular provisions and functions relating to former "redevelopment agencies" and new "housing successor" entities allowed to elect to assume particular functions of redevelopment agencies (RDAs) after being dissolved in 2012.

Senate Bill 341 changed the former annual report requirement due to both the State Controller and Department of Housing and Community Development (HCD) while RDAs were active until 2012. All successor housing entities now have an annual report requirement within six months after the end of each fiscal year (FY), starting with the FY ending in 2014, to provide an independent financial audit to the legislative body. A city housing successor agency has an additional requirement to report specified housing financial activity information by including:

1. Specified information with the Annual Progress Report (APR) submitted to HCD pursuant to State housing law in reporting progress in implementing the Housing Element; and
2. Posting specified information on the jurisdiction's website.

Attached is the Housing Successor Agency Annual Report Regarding the Low and Moderate Income Housing Asset Fund for Fiscal Year 2014-15 pursuant to California

Health and Safety Code Section 34176.1 (f) for the City of Lompoc Housing Successor Agency.

Submission of this report to City Council and posting on the City Website satisfies this reporting requirement.

Respectfully submitted,

Christie Alarcon, Community Development Program Manager

Attachments: 1) Fiscal Year 2014-15 Housing Successor Agency Annual Report

Health and Safety Code Section 34176.1 (f) for the City of Lompoc Housing Successor Agency.

Submission of this report to City Council and posting on the City Website satisfies this reporting requirement.

Respectfully submitted,



Christie Alarcon, Community Development Program Manager

Attachments: 1) Fiscal Year 2014-15 Housing Successor Agency Annual Report

Housing Successor Agency 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) for the City of Lompoc Housing Successor Agency

As of June 30, 2015

This Housing Successor Agency 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 June 30, 2015. This Report sets forth certain details of the City of Lompoc Housing Successor Agency (Housing Successor) activities during Fiscal Year 2014-2015 (Fiscal Year). 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 section 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor Agency staff and information contained within the independent financial audit of the Housing In-Lieu Asset Fund (City of Lompoc Audit) for Fiscal Year 2014-2015 (Fiscal Year) as prepared by Glenn Burdette Certified Public Accountants (Audit), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into section I. through XI., inclusive, pursuant to 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 Housing Successor Agency:** This section provides the statutory value of real property owned by the Housing Successor Agency, 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 successor 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 Successor Agency 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, provide a status update 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 Successor Agency's progress in meeting those prior obligations, if any, of the former Redevelopment Agency and how the Housing Successor Agency's plan 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 Successor Agency, 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 Housing Successor Agency, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2004 to January 1, 2014.

- 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 Successor Agency has had excess surplus, and the Housing Successor Agency's plan for eliminating the excess surplus.

This Report is to be provided to the Housing Successor Agency's governing body by December 31, 2015. In addition, this Report and the former Redevelopment Agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website: www.cityoflompoc.com.

I. Amount Deposited into LMIHAF

A total amount of \$21,414 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS.

II. Ending Balance of LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$26,270, of which \$0 was held for items listed on the ROPS.

III. Description of Expenditures from LMIHAF

The following is a description of expenditures from the LMIHAF by category:

	Fiscal Year 2014-15
Monitoring & Administration Expenditures	\$ 70,742.16
Homeless Prevention & Rapid Re-housing Services Expenditures	\$ 0.00
Housing Development Expenditures	
Expenditures on Low Income Units	\$ 215,000.00
Expenditures on Very-Low Income Units	\$ 0.00
Expenditures on Extremely-Low Income Units	\$ 0.00
Total Housing Development Expenditures	\$ 215,000.00
Total LMIHAF Expenditures in Fiscal Year	\$ 285,742.16

IV. Statutory Value of Assets Owned by Housing Successor Agency 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 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 Successor Agency pursuant to Section 34181(f), and the purchase price of properties purchased by the Housing Successor Agency. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor Agency.

	As of 6/30/2015
Statutory Value of Real Property Owned by Housing Successor Agency	\$ 607,000
Value of Loans and Grants Receivable	\$ 2,899,776
Total Value of Housing Successor Agency Assets	\$ 3,506,776

V. Description of Transfers

The Housing Successor Agency did not make any LMIHAF transfers to other Housing Successor Agencies under Section 34176.1(c)(2) during the Fiscal Year.

VI. Project Descriptions

The Housing Successor Agency does not receive or hold property tax revenue pursuant to the ROPS.

VII. Status of Compliance with Section 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interest in real property acquired by the Housing Successor Agency on or after February 1, 2012; however, this Report presents a status update on the project related to such real property.

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, as to real property acquired by the former Redevelopment Agency now held by the Housing Successor Agency in the LMIHAF, the Housing Successor Agency 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 of the DOF approved such property as a housing asset.

The following provides a status update on the real property that was acquired prior to February 1, 2012 and compliance with five-year period:

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Agency Activity
114 South "K" Street	7/22/2011	7/22/2016	Vacant Lot

The following provides a status update on the project for property that has been acquired by the Housing Successor Agency using LMIHAF on or after February 1, 2012:

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
1404 & 1408 West College Avenue	2/19/2013	2/19/2018	Vacant Lot

VIII. Status of Compliance with Section 33413

Replacement Housing: According to the Fiscal Year 2009-10 through Fiscal Year 2013-14 Implementation Plan for the former Redevelopment Agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor Agency. The former Redevelopment Agency's Implementation Plans are posted on the City's website at: www.cityoflompoc.com/comdev/redev.htm

Inclusionary/Production Housing: According to the Fiscal Year 2009-10 through Fiscal Year 2013-14 Implementation Plan for the former Redevelopment Agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor Agency. The former Redevelopment Agency's Implementation Plans are posted on the City's website at: www.cityoflompoc.com/comdev/redev.htm

IX. Extremely-Low Income Test

Section 34176.1(a)(3)(B) requires that the Housing Successor Agency 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 Housing Successor Agency fails to comply with the Extremely-Low Income requirements in any five-year report, then the Housing

Successor Agency 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 Housing Successor Agency 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 Housing Successor Agency is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor Agency, the former Redevelopment Agency and/or the City within the previous 10 years in relation to the aggregate number of unit deed-restricted rental housing assisted by the Housing Successor Agency, the former Redevelopment Agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor Agency cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor Agency 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 Housing Successor Agency's Senior Housing Test for the 10 year period of January 1, 2004 to January 1, 2014.

Senior Housing Test	January 1, 2004 – January 1, 2014
# of Assisted Senior Rental Units	26
# of Total Assisted Rental Units	195
Senior Housing Percentage	14%

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 Housing Successor Agency's preceding four Fiscal Years, whichever is greater.

The following provides the Excess Surplus Test for the preceding four Fiscal Years:

	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015
Beginning Balance	\$ -	\$ 18,416	\$ 328,770	\$ 290,598
Add: Deposits	\$ 64,982	\$ 352,582	\$ 150,218	\$ 21,414
(Less) Expenditures	\$ 46,566	\$ 42,228	\$ 188,390	\$ 285,742
Ending Balance	\$ 18,416	\$ 328,770	\$ 290,598	\$ 26,270

The LMIHAF does not have an Excess Surplus.