

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2015-2016
PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)
FOR THE CITY OF SANTA CLARITA HOUSING SUCCESSOR**

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 June 30, 2016. This Report sets forth certain details of the City of Santa Clarita (Housing Successor) activities during Fiscal Year 2015-2016 (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 Sections 34176 and 34176.1 (Dissolution Law).

This Report is based upon information prepared by Housing Successor staff and information regarding the Low and Moderate Income Housing Asset Fund contained within the City of Santa Clarita's independent annual financial audit (Audit) for Fiscal Year 2014-2015. The Audit for Fiscal Year 2015-2016 had not been completed as of the date of this report. The Audit for Fiscal Year 2014-2015 was prepared by RSM US, LLP, which Audit is separate from this annual summary Report. Further, this Report conforms with and is organized into Sections 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:** This section provides the statutory value of real property owned by the Housing Successor, 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 receives or holds property tax revenue pursuant to the ROPS, and provides the status of that project.
- VII. Status of Compliance with Section 33334.16:** This section provides a status update, in 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's progress in meeting those prior obligations, if any, of the former Redevelopment Agency, and how the Housing Successor's plan to meet unmet obligations, if any.
- IX. Income Test:** This section provides information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for a 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, 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, its former Redevelopment Agency, and its host jurisdiction within the same time period. For this Report, the 10-year period reviewed is July 1, 2007 to June 30, 2017.
- 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 has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

This Report is to be provided to the Housing Successor's governing body. 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 at www.santa-clarita.com.

I. AMOUNT DEPOSITED INTO LMIHAF

Deposits made into the LMIHAF during the Fiscal Year included \$2,377 in investment earnings, and \$22,061 in transfers made to the Housing Successor as required in Health and Safety Code (H&SC sec. 34191.4(b)(3)(C) from the Successor Agency.

II. ENDING BALANCE OF LMIHAF

A total of \$406,615 in housing bond proceeds and cash was in the LMIHAF as of the end of Fiscal Year 2015-2016 (June 30, 2016.)

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF

Expenditures made during the Fiscal Year totaled \$3.7 million dollars. The following is a description of expenditures from the LMIHAF by category:

		Fiscal Year
Monitoring & Administration Expenditures		\$0
Homeless Prevention and Rapid Rehousing Services Expenditures		\$0
Housing Development Expenditures		
➤ Expenditures on Low Income Units		
➤ Expenditures on Very-Low Income Units	\$2,561,538 (69.2%)	
➤ Expenditures on Extremely-Low Income Units	\$1,138,462 (30.8%)	
➤ Total Housing Development Expenditures		\$3,700,000
Total LMIHAF Expenditures in Fiscal Year		\$3,700,000

IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR 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 (DOF) as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property or properties purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

During FY 2015-16 the following changes in property value took place:

- The Redevelopment Block (further described in Section VII), which is owned in part by the Housing Successor and in part by the Successor Agency was identified as having declined in value. This decline in value was determined through an appraisal dated December 16, 2016. The new value was approved by the Successor Agency Board (City Council) on February 9, 2016, and by the Oversight Board on February 22, 2016. The new value of the Housing Successor’s portion of the Redevelopment Block is \$207,109.
- The Caltrans parcel (further described in Section VII), was sold to an affordable housing developer for \$1 as part of a Disposition and Development Agreement (DDA) which was approved by the City Council acting in its capacity as Housing Successor. The DDA was adopted on June 9, 2015 and the actual sale of the property took place on March 9, 2016. The \$1 was identified as program income related to the Community Development Block Grant portion of the original purchase price of the land. Therefore, the statutory value of the Caltrans parcel has been reduced to \$0.

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

	As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Successor	\$938,481
Value of Loans and Grants Receivable	\$0
Total Value of Housing Successor Assets	\$938,481

V. DESCRIPTION OF TRANSFERS

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

VI. PROJECT DESCRIPTIONS

The Housing Successor 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 interests in real property acquired by the Housing Successor 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 the DOF 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 in the LMIHAF, the Housing Successor 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.

The following provides a status update on the real property or properties housing asset(s) that were acquired prior to February 1, 2012, and shows compliance within the five-year period:

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
23652 Newhall Avenue, Santa Clarita, CA 91321 (Jang Parcel) APN 2833-016-901	8/31/2012	8/31/2017	As of 6/30/2014, the Housing Successor is investigating options for development of this parcel for a use allowed in H&S Code 34176.1.
Block of vacant land bounded by Main Street and Railroad Avenue, and by 9 th Street and Lyons Avenue	8/31/2012	8/31/2017	In 2014-2015, a Request for Qualifications was released for development of this property.

(Redevelopment Block)
 APN's 2831-007-900,
 -901, -902, -903, -904,
 -905, -906, -907, -908.

In FY 15-16, the Successor Agency and the City entered into Exclusive Negotiation Agreements and subsequently Purchase and Sale agreements related to this property and are currently in escrow. Escrow is anticipated to close in FY 16-17.

The following provides a status update on the project(s) for property or properties that have been acquired by the Housing Successor using LMIHAF on or after February 1, 2012:

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
23610 Newhall Avenue, Santa Clarita, CA 91321 (Caltrans Parcel) APN 2833-016-900	1/31/2014	1/31/2019	During Fiscal Year 2015-2016 a Disposition and Development Agreement for the development of a 30-unit multi-family affordable housing development was executed and construction began. Anticipated completion and occupancy is expected by June 2017. This property was transferred to the non-profit developer and so currently has no statutory value to the Successor Agency.

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the 2007 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at: <http://www.santa-clarita.com/home/showdocument?id=3062>

Inclusionary/Production Housing: According to the 2007 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at: <http://www.santa-clarita.com/home/showdocument?id=3062>

IX. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor 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 fails to comply with the

Extremely-Low Income requirement in any five-year report, the Housing Successor must ensure 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 demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014–2019 period, however the chart in Section III of this report documents that to-date over 30% of LMIHAF expended have been on units contractually required to be affordable to and available to households earning 30% or less of the AMI.

X. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, 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 Housing Successor, the former Redevelopment Agency, and/or City within the same time period.

If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor 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’s Senior Housing Test for the 10-year period of July 1, 2007, to June 30, 2017:

Senior Housing Test	
# of Assisted Senior Rental Units	0
# of Total Assisted Rental Units	13
Senior Housing Percentage	0%

XI. EXCESS SURPLUS TEST

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

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

	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16
Beginning Balance	0	0	\$4,006,386	\$4,082,177
Add: Deposits	0	\$5,056,509	\$241,710	\$24,438
(Less) Expenditures	0	\$1,050,123	\$166,000	\$3,700,000
Ending Balance	0	\$4,006,386	\$4,082,177	\$406,615

The LMIHAF has no excess surplus at this time.