

COUNTY OF SANTA BARBARA
HOUSING SUCCESSOR ANNUAL REPORT
LOW AND MODERATE INCOME HOUSING ASSET FUND
FISCAL YEAR 2013-2014

This Housing Successor Annual Report (Report) for the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). 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 County of Santa Barbara acting as the Housing Successor of the former Redevelopment Agency of the County of Santa Barbara under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (the Dissolution Law) for the period July 1, 2013 to June 30, 2014 (Fiscal Year).

The financial portion of the Report is based on the independent financial audit of the Low and Moderate Income Housing Asset Fund for Fiscal Year 2013-2014 as prepared by Brown Armstrong Accountancy as part of the audit for the County of Santa Barbara. The following Report conforms with Sections 1 through 11, of Section 34176.1(f) of the Dissolution Law:

- 1) **Amount Deposited into LMIHAF:** 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.

Amount Deposited in LMIHAF	
Interest Earnings	5,146
Loan Payment Principal	1,507,894
Loan Payment Interest	259,081
SubTotal Revenues	1,772,121
Deposits Received for the Payment of ROPS Enforcible Obligations	-
Total LMIHAF Deposits 07/01/13 to 06/30/14	1,772,121

- 2) **Ending Balance of LMIHAF:** 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.

Fund Balance	
Fund Balance 06/30/2014	1,854,841
Funds Reserved for ROPS Obligations	-
Total Fund Balance 06/30/14	1,854,841

- 3) **Statutory Value of Assets Owned by Housing Successor:** 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.

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 prior to 2/1/2012 as listed on the housing asset transfer schedule approved by the Department of Finance (DOF) and the purchase price of properties purchased by the Housing Successor after 2/1/2012.

The Successor Agency, as of June 30, 2014, has no property held. During the year, property held at 761 Camino Pescadero was sold to County Housing Authority with a loan for the development of 32 very-low income housing.

- 4) **Description of Expenditures from LMIHAF:** Description of the expenditures made from the LMIHAF during the Fiscal Year by category.

Expenditures	
Monitoring/Preserving Existing Affordable Housing & Administration	5,146
Homeless Prevention/Rapid Rehousing	1,507,894
Affordable Housing Development	259,081
Total LMIHAF Expenditures 07/01/13 to 06/30/14	1,772,121
	-
Cap on Administration Expenditures (2% of Statutory Value of Assets or \$200,000 whichever is greater)	200,000

- 5) **Description of Transfers:** Description of 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 Housing Successor did not make any LMIHAF transfers to other housing successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

- 6) **Project Descriptions:** Description of any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c) (2) during the Fiscal Year, therefore, no project descriptions are provided.

- 7) **Status of Compliance with Section 33334.16:** For real property acquired by the former redevelopment agency prior to February 1, 2012, a status on compliance dates for the intended purpose for which it was acquired within 5 years after the DOF approved the property on the housing asset transfer list. For real property acquired on or after February 1, 2012, this section provides a status update on the project.

Address	Date Acquired	DOF	Deadline	Status
		Transfer Approved	to Initiate Activity	
761 Camino Pescadero	9/15/2010	8/29/2012	9/15/2010	Property sold on 11/27/2013
Properties Acquired after 2/1/12				-
NONE				-

All properties acquired prior to February 1, 2012 have been transferred and are in compliance with the deadlines pursuant Section 33334.16. No new properties have been acquired after February 1, 2012.

- 8) **Description of Outstanding Obligations under Section 33413:** 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 plans to meet unmet obligations, if any.

Replacement Housing: There are no other replacement housing obligations.

Inclusionary/Production: As stated in the 2010-2014 Implementation Plan, all inclusionary/production housing obligations were met prior to the establishment of the Housing Successor.

- 9) **Income Targeting:** Description of LMIHAF expenditures by income restriction for a five year period, beginning January 1, 2014 and whether the statutory thresholds have been met.

(Reporting of the Income Targeting is not required until 2019.) Development of housing funded by the LMIHAF must be affordable to and occupied by households earning 80% or less of the Area Median Income (AMI).

- 10) **Senior Housing:** Percentage of deed-restricted senior rental housing units 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 all deed-restricted rental housing assisted within the same time period cannot exceed 50%.

No deed-restricted Senior Housing Units were assisted by the former redevelopment agency, the County of Santa Barbara or the housing successor within the last ten years.

- 11) **Excess Surplus:** This section provides the amount of excess surplus in the LMIHAF, if any, the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

As reported in the *Agreed-Upon Procedures Report, September 27, 2012*, required under ABX1 26 Redevelopment Agency Dissolution (Health and Safety Code Section

34182), all excess surpluses were sent to the County and distributed to the original taxing entities.