



REPORT TO CITY COUNCIL

DATE: APRIL 22, 2015

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER 

BY: NATHAN HAMBURGER, ASSISTANT CITY MANAGER 

SUBJECT: REQUEST FOR APPROVAL OF FISCAL YEAR 2013-14 AGOURA HILLS HOUSING SUCCESSOR ANNUAL REPORT IN COMPLIANCE WITH SENATE BILL 341

The purpose of this report is to provide the City Council, serving as the Housing Successor Board, with the completed Fiscal Year 2013-14 annual report and seek authorization to submit the report to the California Housing and Community Development Department (HCD), in compliance with Senate Bill 341 (SB 341). This bill was enacted in 2013 and imposed new requirements on cities serving in the capacity as successor housing agencies to former redevelopment agencies. Compliance with the new regulations commenced on January 1, 2014, and this report is a means to complete one of the outstanding requirements. Other sections of the legislation distinctively apply to funds encumbered by the Housing Successor and specifies the use of these funds and the timelines under which funds must be utilized for their stated purpose. It also requires certain auditing and report responsibilities, which the Housing Successor must comply with.

The new requirements under SB 341, specifically, were established to ensure the production and preservation of housing for those persons meeting the existing criteria to be defined as low or very-low households (defined as a percentage of the area median income) and mandate that the Housing Successor follow certain provisions in the existing Community Redevelopment Law in their use of the funds. The new provisions also limit the amount of Housing Funds that can be used towards senior citizen housing.

Additionally, SB 341 has now established time periods in which the Housing Funds must be spent and allows the Housing Successors Agency to adopt an expenditure plan as necessary, which was previously not allowed as Successor Agencies worked towards dissolution of the former redevelopment agencies. The Housing funds are mandated to be spent within a three-fiscal-year time period or the funds will be required to be transferred to the California Department of Housing and Community Development. As outlined in the attached report, the Housing Successor will have a balance of approximately \$206,968, with no expenditures as of the close of Fiscal Year 2013-14. In future years, there are not expected to be any large streams of revenue into this fund. As part of the current fiscal year's work plan, Planning staff will be reviewing the options

for use of these funds, along with other Housing In-Lieu Funds to meet any future required obligations. It is anticipated that staff will present this item to the City Council serving as the Housing Successor Agency Board, later this year.

The final requirements of SB 341 (Health and Safety Code, Section 34176.1(f)), require a separate audit of the Housing Successor Fund, which was completed as a component of the City's Comprehensive Annual Financial Report (CAFR), conducted at the close out of Fiscal Year 2013-14 and separate from this report. A copy of the annual report and the City's CAFR are required to be posted on the City's website. This report will be included as an attachment in the Housing Element Report that was approved by the City Council at its meeting of March 25, 2015, and will be submitted to HCD.

RECOMMENDATION

It is recommended the City Council review and approve the Fiscal Year 2013-14 Annual Housing Successor Report and direct staff to submit the report to the California Housing and Community Development Department.

Attachments: 2013-14 SB 341 Housing Successor Report

Table 1
Agoura Hills Housing Successor
Annual Report Required by SB 341 (1)
Fiscal Year 2013-14

Description	H & S Code	Timeframe	ROPS Related	Other	Total
Low and Moderate Income Asset Fund (2)					
1. Amount Deposited During:	34176.1 (f) (1)	2013-14	_____	_____	None
2. Balance in the Fund as of Fiscal Year End	34176.1 (f) (2)	6/30/2014	_____	_____	\$ 206,968 (3)
3. Expenditures by Category	34176.1 (f) (3)	2013-14			No Expenditures
Administration			_____	_____	0
Housing Preservation/Monitoring			_____	_____	0
Homeless/Rapid Rehousing			_____	_____	0
Program #1			_____	_____	0
Program #2			_____	_____	0
Program #3			_____	_____	0
Total Expenditures			_____	_____	0
Other Reporting Requirements					
4. Real Property Owned	34176.1 (f) (4)	6/30/2014			None
5. Transferred Funds to Develop Transit Housing	34176.1 (f) (5)	6/30/2014			None
6. Projects with Funding Included on the ROPS	34176.1 (f) (6)	2013-14			None
7. Duration of Property Held	34176.1 (f) (7)	6/30/2014			Not Applicable
8. Obligations Outstanding per 33413	34176.1 (f) (8)	6/30/2014			None
9. Expenditure Targeting Requirements (4)	34176.1 (f) (9)	from 1/1/2014			Not Applicable (5)
10. Rental Housing Units Restricted for Seniors	34176.1 (f) (10)	6/30/2014			None
11. Excess Surplus	34176.1 (f) (11)	6/30/2014			None

- (1) See Attachment A for a more complete description of each entry included on this table.
(2) Referred to as Successor Housing Agency in the Comprehensive Annual Financial Report (CAFR).
(3) Represents amount of the SERAF loan anticipated to be received during 2014-15.
(4) Pertains to requirements to target expenditures towards households earning 80% or less of the median income, as outlined in Health and Safety Code 34176.1(a)(3).
(5) As the Agency has spent no money on programs since the effective date of SB 341, the requirement to target expenditures towards certain households or types of expenditures, as outlined in Health and Safety Code 34176.1(1)(3) are not currently applicable.

Date Prepared: March 10, 2015
Prepared by: DHA Consulting, LLC

Attachment A Agoura Hills Housing Successor SB 341 Reporting Requirements

SB 341 was enacted in 2013 and imposed new housing requirements on cities acting as successor housing agencies to former redevelopment agencies beginning January 1, 2014. It applies to unencumbered funds held by the Housing Successor and provides that these funds must be used as outlined in the statute and the applicable provisions of the Health and Safety Code.

SB 341 also provides for new reporting requirements in place of previous reporting required of redevelopment agencies. Health and Safety Code Section 34176.1(f) sets out new reporting requirements, which requirements are summarized below.

1. **Amount Deposited During:** Amount deposited into the Low and Moderate Income Housing Asset Fund.¹
2. **Balance in the Fund:** Balance in the fund as of the close of the fiscal year.²
3. **Expenditures by Category:** A description of expenditures from the fund by category.
4. **Real Property Owned:** The statutory value of real property owned by the Housing Successor, if any.
5. **Transferred Funds to Develop Transit Housing:** A description of transferred funds, if any, made pursuant to a provision of SB 341 that allows two housing successors to develop transit housing under certain circumstances.
6. **Projects with Funding Included on the ROPS:** A description of any project(s) for which the housing successor receives or holds property tax revenue pursuant to the ROPS and a status update of that project.
7. **Duration of Property Held:** A report on the Agency's compliance with limitations on the amount of time property purchased with Housing Funds can be held pursuant to Health and Section 33334.16. This requirement is applicable for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For property acquired after February 1, 2012, the report must contain a status update on the project.
8. **Obligations Outstanding per 33413:** A description of any progress that has been made on meeting any of the outstanding replacement housing obligations and/or housing production requirements (pursuant to Health and Safety Code Section 33413). The Housing Successor's plans to meet unmet obligations are to be included in the SB 341 reporting.
9. **Expenditure Targeting Requirements:** The information required by 34176.1(a)(3)(B), which involves meeting the extremely low income requirements in any five year report period.
10. **Rental Housing Units Restricted for Seniors:** The percentage of units that are deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of assisted deed-restricted rental housing over the same time period.
11. **Excess Surplus:** Amount of excess surplus funds, if any, the amount of time the excess surplus has existed and the Housing Successor's plans for eliminating the excess surplus.

¹ Amounts listed on the ROPS are to be differentiated from other amounts deposited.

² Amounts listed on the ROPS are to be differentiated from other amounts deposited.