

Carson Housing Authority as  
Housing Successor to the  
Carson Redevelopment Agency

**Annual Report**  
**Fiscal Year 2015-16**

April 20, 2017

Prepared for:  
the Carson Housing Authority by:

DHA Consulting  
Long Beach, CA

# Annual Report

## Carson Housing Authority

### Introduction

This document represents the annual report of the Housing Authority of the City of Carson, acting as housing successor to the former Carson Redevelopment Agency (“Housing Authority”) for the 2015-16 fiscal year, as required pursuant to SB 341, which was effective January 1, 2014. SB 341 amends Section 34176 and adds Section 34176.1 to the Health and Safety Code. This law clarifies the provisions of the Health and Safety Code that pertain to housing successors and outlines new expenditure and reporting requirements. This clarification was needed because the 2012 dissolution of all redevelopment agencies in the state, including the Redevelopment Agency of the City of Carson (“Former Agency”), raised a number of questions as to which part of the housing provisions of the Health and Safety Code were applicable to housing successors. Changes to the reporting requirements in Section 34176.1 were included in SB 107, which was enacted in September 2015 and became effective immediately. This annual report includes the reporting requirements added by SB 107.

### Redevelopment Dissolution Act

In December 2011, the California Supreme Court issued its opinion in the case of *California Redevelopment Association, et al., v. Matosantos, et al.* The Court upheld the right of the state to dissolve redevelopment agencies pursuant to Part 1.85 (commencing with Section 34170) of Division 24 of the California Health and Safety Code, enacted by AB x1 26, and as amended on June 27, 2012 by AB 1484 (the “Dissolution Act”). Based on modified time lines approved by the Court, all redevelopment agencies, including the Former Agency, were dissolved effective February 1, 2012. The City of Carson elected to form a Housing Authority to serve as the governing body for the Former Agency’s low and moderate income housing assets. Under the Dissolution Act, successor agencies are charged with winding down the affairs of the former redevelopment agencies and paying their obligations. Housing successor entities are different legal entities and have different duties under the Dissolution Act. Housing successors received the non-cash housing assets<sup>1</sup> of former redevelopment agencies and are charged with monitoring and maintaining existing low-and moderate income housing assets and meeting outstanding requirements for former redevelopment agencies.

Under the Dissolution Act, housing successors have no ongoing revenue source except for program income (revenue generated by non-cash housing assets) and 20 percent of loan repayments, if any, made by successor agencies to cities as repayment of loans the cities made to the former redevelopment agencies under the special repayment provisions of the Health and Safety Code (Section 34191.4). In the City of Carson, there were no loans from the Housing Fund made by the Former Agency or the City. Neither are there any loans from the City to the Former Agency that are subject to the provisions of Section 34191.4.

### Housing Authority Activities

As discussed above, the Carson Redevelopment Agency was dissolved as of February 1, 2012. This process ceased the Agency’s receipt of 20 percent of tax increment revenues to fund housing projects. In addition, unencumbered cash in the possession of the Former Agency as of dissolution was required to be distributed to the base year taxing entities rather than be used for additional housing projects. The only source of annual funding available to the Housing Authority is income received from assets held: principal and interest payments on any funds the Agency/Authority has loaned, land sale proceeds, and interest income.

---

<sup>1</sup> In addition to non-cash housing assets, the Authority/City was able to retain any cash that was encumbered for specific housing obligations.

Annual Report  
Carson Housing Authority

Despite these obstacles, the Former Agency and/or Housing Authority have assisted in the development of 263 affordable housing projects over the last 5 years, 63 of which are currently under construction. Prior to 2010, 298 affordable housing projects were developed with assistance by the former Agency. As shown below under “SB 341 Reporting”, this active housing program has enabled the Authority to more than meet the housing related requirements of the Health and Safety Code. The specific projects assisted by the Agency/Authority are detailed in Table 2.

### Definition of Income Levels

Housing successors are required to spend their funds to assist low income households obtain decent, safe and sanitary housing. These requirements define various types of low income households. The definitions categorize households with like incomes into groups and label them according to how their income compares to the median income of households in the region. These categorizations are as follows:

Extremely Low Income	incomes at or below 30% of area median income, adjusted for family size
Very Low Income	incomes between 31% and 50% of area median income, adjusted for family size
Low Income	incomes between 51% and 80% of area median income, adjusted for family size
Moderate Income	incomes between 81% and 120% of area median income, adjusted for family size

### Reporting for SB 341 / SB 107

SB 341 was enacted in 2013 and imposed new housing requirements on entities acting as housing successors to former redevelopment agencies beginning January 1, 2014. Specifically, SB 341 amended Section 34176 and added Section 34176.1 to the Health and Safety Code. It applies to unencumbered funds held by housing successors and provides that these funds must be used as was previously required for monies in former redevelopment agencies’ low and moderate income housing funds. In addition, SB 341 restricts expenditures from housing funds to assist moderate income households and provides new targets on which income levels housing successors must spend their funds to assist. The statutes were amended in 2015 by SB 107, which provided for some changes to the law, including allowing more money for administrative costs (5 percent of assets), and added more reporting requirements.

The current Section 34176.1 reporting requirements include 13 separate items on which the Authority must report. Many of the requirements involve simply reporting a number or numbers included in the Authority’s latest audited financial statements, which are included in the City’s Consolidated Annual Financial Report (CAFR). This report is based on the CAFR for the 2015-16 fiscal year and includes specific reporting for the Housing Authority. For the convenience of the reader, responses to all 13 items are included in Table 1. Those items which require additional calculations to document are included in Tables 3 through 7. A brief description of each of the 13 reporting requirements as they apply in Carson is also included below.

#### *City Loan Repayments: 34176.1 (f) (1)*

SB 107 added an additional requirement to the reporting requirements outlined by SB 341. Specifically, the annual report is to include any housing revenue housing successors received from successor agencies. Specifically, an amount equal to 20 percent of certain loan repayments between cities and

Annual Report  
Carson Housing Authority

successor agencies that are subject to Health and Safety Code Section 34191.4. This requirement is not applicable for Carson as there is no outstanding loan between the City and the Former Agency.

*Housing Fund Deposits: 34176.1 (f) (2)*

The annual report is to include reporting on the amount deposited in the Housing Fund each year. Amounts deposited by the Authority into the Fund for the entire fiscal year 2015-16 equals \$1,711,649 of which \$210,475 was for ROPS related expenditures. This amount excludes ROPS related revenue attributable to debt service on the 2010 Housing Bonds which, starting in 2014-15, is no longer being transferred to the Housing Authority.

*Housing Fund Balance: 34176.1 (f) (3)*

SB 341 requires that the annual report include the fund balance in the Housing Fund as of the end of the year. The balance in the fund as of June 30, 2016 was \$22.9 million, of which \$15.2 million are bond proceeds issued in 2010 for Housing purposes. The value associated with the Authority's outstanding housing loans and land owned by the Agency are not included in this balance as they do not represent cash available to the Authority.

*Annual Expenditures: 34176.1 (f) (4)*

The annual report is to include a description of expenditures from the Housing Fund by category. As required, a description of expenditures from the Housing Fund by category is included as item 4 on Table 1. The amount attributable to housing monitoring and administrative costs is well below the current limit as required by Health and Safety Code 34176.1(a)(1). Fiscal year 2015-16, non-administrative expenditures from the Housing Fund were focused on the Neighborhood Pride Program. This program provides loans and/or grants for housing rehabilitation construction repair to homeowners whose incomes do not exceed 80 percent of median.

*Real Property: 34176.1 (f) (5)*

SB 341 requires that the Authority report on the statutory value of any real property that it received from the Former Agency.

The statutory value of real property owned by the Housing Authority is included in Table 1, item 5, and equals the total of loans and grants receivable and the statutory value of land held by the Housing Authority. As required, the value for the properties held by the Housing Authority is as reported to the Department of Finance in August 2012 per Health and Safety Code 34176 (a) (2). During 2015-16, the Authority sold a property it owned to Faring Capital for a market-rate housing project. The land was sold to Faring Capital for market value and the land sale proceeds deposited into the Housing Fund for future projects. Tables 3 and 4 show the specific properties and loans included in the total reported in Table 1.

*Transit Housing: 34176.1 (f) (6)*

Housing Successors that are in compliance with housing regulations are permitted under SB 341 to develop transit housing and are to separately report such expenditures in the annual report. For 2015-16, the Housing Authority did not develop or assist in the development of any Transit Housing and thus has no expenditures to report.

*ROPS Funding for Housing: 34176.1 (f) (7)*

The annual report is to include a description of any project for which the Authority receives revenue through the ROPS process and the status of that project, which description is included directly below.

There is currently only one obligation of the Housing Authority that is funded through the ROPS process. That obligation is an annual rental subsidy tied to Avalon Courtyard and the Carson Terraces affordable

Annual Report  
Carson Housing Authority

housing projects, completed in 1995 and 2000, respectively. This obligation is ongoing with annual expenditure requirements in each year that are fairly consistent. In 2013-14, there were two housing related enforceable obligations that were funded through the ROPS process, but starting in 2014-15, one of those obligations is being accounted for as an obligation of the Former Agency and not the Housing Authority leaving only the rental subsidy obligation. The amount of the rental subsidy for 2015-16 is included in Table 1.

*Duration of Land Held: 34176.1 (f) (8)*

SB 341 requires that the Agency report on its compliance with new requirements on the amount of time the Authority, as housing successor can hold property acquired for future development from monies in the Housing Fund per 33334.16, as modified by SB 341.

A listing of the properties the Authority held as of June 30, 2016 is included in Table 3. Pursuant to SB 341, the Authority should not retain the properties beyond March 2, 2018, which date is 5 years after the Department of Finance approved the transfer of the properties to the Housing Authority. It should be noted that all of the properties included in Table 3 that were purchased before redevelopment dissolution were sold by August 2016. As such, the Agency is in compliance with these requirements.

*Housing Production and Housing Replacement: 34176.1 (f) (9)*

SB 341 requires the annual reporting by the housing successor to contain 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) that were outstanding at the time transfer to the housing successor on February 1, 2012. The housing projects assisted by the Former Agency more than met both of these obligations. Specifics on compliance with these obligations were included in the Annual Report prepared for the 2013-14 fiscal year (dated August 21, 2015) and have been included at the end of this report as Appendix A. As Housing production and replacement requirements ceased when the Former Agency was dissolved, the Authority does not need to demonstrate its compliance with these requirements on an annual basis.

*Expenditure Targeting by Income Level: 34176.1 (f) (10)*

Unencumbered funds in the Housing Fund that are not spent on allowable administrative costs must be spent primarily on extremely low and very low income households.<sup>2</sup> In fact, 80 percent of unencumbered funds must be geared for those households earning 60 percent or less of the median income. This differs from previous requirements when expenditures for Moderate Income households were permitted. Demonstration of compliance with these requirements is not required to be reported until 2019. It should be noted that fiscal year 2014-15 is the first year that the Authority's expenditures were subject to the new requirements as expenditures in prior years were related to housing projects which were obligated prior to the enactment of the new legislation and therefore are exempt.

*Expenditure Targeting by Age: 34176.1 (f) (11)*

Section 34176.1 (b) provides that previous age targeting requirements no longer apply but rather requires adherence to new restrictions. If the number of assisted units that are restricted for seniors and assisted individually or jointly by the housing successor, its former redevelopment agency and/or the city within the previous 10 years exceeds 50 percent of all units assisted, then the housing successor cannot assist any more senior housing until the number of units assisted for families equal at least 50 percent of total units.

For the Former Agency and the Authority, the number of assisted rental projects that were constructed within this timeframe that are restricted to seniors currently equals less than the 50 percent maximum. When the Affirmed Housing Project is completed, the percentage of age restricted units will increase to

---

<sup>2</sup> As of September 2015, the statutes allow the expenditure of up to 5 percent of the value of the Authority's assets to be spent on administering and monitoring housing projects.

Annual Report  
Carson Housing Authority

over 50 percent. As the Authority is currently in the process of providing assistance to several new family low income housing projects, the Authority is, and is expected to continue to be, in compliance with this requirement. Table 5 shows the comparison of senior versus multi-family housing.

*Excess Surplus: 34176.1 (f) (12)*

SB 341 changes the definition of excess surplus and the penalties for noncompliance. The term “excess surplus” applies to any monies in the Housing Fund that are greater than \$1 million or the total of the deposits into the Housing Fund in the previous 4 years. If a housing successor does not spend excess surplus funds within 3 years after they become excess surplus, the housing successor will have to transfer the funds to the state Department of Housing and Community Development for use in specified statewide housing programs. SB 341 requires that the Authority report on the amount of any excess surplus and its plans for expenditure of those surplus funds, if applicable. As shown in Table 6, the Housing Authority does not have an excess surplus. For the purpose of calculating the excess surplus, the amount of bond proceeds held by the Housing Authority is first deducted as they should not be a part of the excess surplus calculation.

*Homeownership Unit Inventory: 34176.1 (f) (13)*

SB 341 requires that the Authority report on the number of for-sale housing units the Former Agency or the Authority has assisted that are subject to covenants and restrictions. The annual reporting is to include the number, reason and dollars received by the Authority as a result of the loss of any units that has occurred over the year. This information is included in Table 7. As shown in Table 7, four units were lost over the 2015-16 fiscal year. As of June 30, 2016, there remained 81 restricted for-sale units in the City of Carson that contain deed restrictions and had received assistance from the Authority or Agency: the 12 units at Magnolia Walk and 69 First Time Homebuyer Program units.

## Disclosure

This Report was prepared by DHA Consulting from historical records and other information provided by Former Agency staff. DHA Consulting did not independently verify or otherwise confirm the legality or accuracy of the data provided.

Table 1  
Carson Housing Authority  
Annual Report Required by SB 341  
Fiscal Year 2015-16

Description	H & S Code	Timeframe	ROPS Related	Other	Total
<b>Low and Moderate Income Asset Fund (1)</b>					
1. Amount Received per Special City Loan (34191.4)	34176.1 (f) (1)				Not Applicable (2)
2. Amount Deposited During:	34176.1 (f) (2)	2015-16	210,475	1,590,320	1,800,795
3. Cash Balance in the Fund as of Fiscal Year End	34176.1 (f) (3)	6/30/2016		22,969,085	22,969,085
Bond Proceeds				15,260,700	15,260,700
Other Funds				7,708,385	7,708,385
4. Expenditures by Category	34176.1 (f) (4)	2015-16			
Administration				587,814	587,814
Housing Preservation/Monitoring					Included above
Homeless/Rapid Rehousing					-
Affirmed Housing				-	-
Market Rate Housing (21521 Avalon)			-	-	- (3)
Neighborhood Pride Program				698,777	698,777
Total Expenditures					1,286,591
Allowable Administrative Costs @ 5.0% of Assets	34176.1 (a) (1)	2015-16			2,694,076
<b>Other Reporting Requirements</b>					
5. Real Property Owned - Total	34176.1 (f) (5)	6/30/2016			53,881,514 (4)
Statutory Value of Real Property (Land)				3,140,754	
Loans and Grants Receivable				50,740,760	
6. Transferred Funds to Develop Transit Housing	34176.1 (f) (6)	6/30/2016			None
7. Projects with Funding Included on the ROPS	34176.1 (f) (7)	2015-16			210,475
Housing Bond Debt Service (2010A and 2010A-T)			-		(5)
Ongoing Rental Subsidies (Avalon Courtyard and Carson Terraces)			210,475		
8. Duration of Property Held	34176.1 (f) (8)	6/30/2016			See Table 2
9. Obligations Outstanding per 33413	34176.1 (f) (9)	6/30/2016			
Housing Production					None (6)
Housing Replacement					None (6)
10. Expenditure Targeting Requirements	34176.1 (f) (10)	from 1/1/2014			TBD (7)
11. Rental Housing Units Restricted for Seniors	34176.1 (f) (11)	6/30/2016			See Table 6
12. Excess Surplus Calculation/Reporting	34176.1 (f) (12)	6/30/2016			See Table 7
13. Homeownership Unit Inventory	34176.1 (f) (13)	6/30/2016			See Table 8

(1) Referred to as Housing Authority in the Comprehensive Annual Financial Report (CAFR).

(2) This provision is not applicable as the City has no loans outstanding to the Agency.

(3) A \$3.9 million loss between book value and the sales price for a project, which the CAFR includes as an expenditure is not shown here because it is not an outlay of cash. The land sale proceeds received have, however, been added as a revenue.

(4) See Tables 3 and 4 for details.

(5) Previously, monies for debt service on the 2010 Housing Bonds was transferred to the Housing Authority for payment. Effective in 2014-15, those costs are being paid directly by the Successor Agency.

(6) The Former Agency has no outstanding housing production or housing replacement requirements. See Appendix A.

(7) 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). Compliance with this section is not required to be demonstrated until 2019.

Date Prepared: December 1, 2016

Prepared by: DHA Consulting, LLC

Table 2  
Carson Housing Authority  
Low and Moderate Income Housing Projects

#	Name	Address	(1)	Type	Execution Date	Yr. Built	Year of Expiration	Affordable Units Built	----- Total Income Restricted Units -----					Unrestricted Units (2)
									ELI	VLI	Low	Mod	Total	
<b>Former Redevelopment Agency</b>														
1	Via 425 - Phase I	425 E. Carson Street	I	MFA	6/15/2010	2012	2067	64	0	7	39	18	64	1
2	Via 425 - Phase II	401 E. Carson Street	I	MFA	2/19/2013	2015	2070	40	0	4	15	21	40	0
3	Arbor Green	21227 Figueroa Street	I	MFA	3/1/2011	2014	2069	39	0	4	18	17	39	1
4	Magnolia Walk	2353 E. Carson Street	I	SFR	6/7/2011	2013	2058	12	0	0	0	12	12	0
5	Villagio I and II	21610 Grace Street	I	MFA	6/1/1997	2000	2040	147	0	15	36	96	147	129
7	VEO	616 E. Carson Street	I	MFR	2/16/2011	2015	2060 (Est.)	23	0	0	0	23	23	0
8	Carson City Center	706 E. Carson Street	I	SNR	3/8/2008	2010	2065	85	0	9	51	25	85	1
9	Carson Terrace Apts.	632 E. 219Th Street	O	SNR	6/1/1999	2000	2055	60	0	30	0	30	60	1
10	Avalon Courtyard	22127 Avalon Boulevard	O	SNR	7/9/1992	1995	2050	91	0	46	45	0	91	1
<b>Housing Authority</b>														
11	Affirmed Housing	401 Sepulveda Blvd.		SNR	6/16/2015	Under Construction	Pending	64	7	37	20	0	64	1

(1) I = Inside the Project Area

O = Outside the Project area when built

(2) Includes market rate units and units set-aside for on-site managers.

Source: Housing Authority staff.

**Table 3**  
**Carson Housing Authority**  
**Land Held for Resale**  
**June 30, 2016**

<b>Address</b>	<b>Square Footage</b>	<b>Original Acquisition Date (1)</b>	<b>Effective Acquisition Date (2)</b>	<b>Required Disposition Date (3)</b>	<b>Future Disposition Plans</b>	<b>Carrying Asset Value</b>	<b>Status</b>	<b>Hsg Asset Transfer # Ex A</b>
21521 Avalon Blvd.	50,965	10/16/2008	3/2/2013	3/2/2018	Sold 8/12/2015	\$ -	Vacant	2
21009 S. Prospect Ave.	10,454	9/12/2005	3/2/2013	3/2/2018	Sold Prior to 6/30/2015		N/A	12
2673 E. Tyler St.	5,227	3/4/2008	3/2/2013	3/2/2018	Sold Prior to 6/30/2015		N/A	13
2677 E. Tyler St.	4,791	10/15/2008	3/2/2013	3/2/2018	Sold Prior to 6/30/2015		N/A	14
2671 E. Tyler St.	3,684	3/18/2011	3/2/2013	3/2/2018	Sold Prior to 6/30/2015		N/A	15
401 E. Supulveda	53,891	10/27/2014	N/A (4)	N/A (4)	65 Unit Senior Project	3,140,754	Vacant	N/A
<b>Totals</b>	<b>129,012</b>	N/A				<b>\$ 3,140,754</b>		

- (1) Source: Exhibit A of the Housing Asset Transfer form approved by the Department of Finance on March 2, 2013 for properties purchased before 2012.
- (2) The date that the Department of Finance approved these properties as properly being transferred to the Housing Authority as the housing successor to the former Redevelopment Agency. SB 341 eliminates the 5 year deadline under prior Law and replaces it with the requirement that properties must be transferred, unless certain findings are made, no less than 5 years from the date the properties were approved for transfer.
- (3) SB 341 requires that properties held for low and moderate income housing purposes be sold within 5 years of Department of Finance approval of the transfer, which was March 2, 2013. The Law provides that Agency may make certain findings to avoid violation of this requirement if the property for some reason needs to be held longer than 5 years.
- (4) Properties purchased after dissolution are not subject to the 5 year restriction on ownership, although the Authority is required to report on the property and the length of time it has been held.

Table 4  
Carson Housing Authority  
Loans Receivable

Name	Fund	JL#	Balance at June 30, 2016
Thomas L Safran/Senior Housing	55	0130901	\$13,900,000
Carson/Terrace	55	0088200	\$2,296,988
Carson Housing	55	0082600	\$3,361,587
Grace Housing	55	0082600	\$4,123,756
East Carson Housing Partners	55	0093805	\$7,865,891
East Carson Housing Partners (phase II)	55	0104700	\$4,885,446
Avalon Courtyard	55	3037401	\$2,681,000
Qualified Buyers - Olson Urban Hsng LLC	55	0130600	\$420,000
Affirmed Housing Group, Inc	55	0192601	\$4,200,000
First Time Homebuyer Loans	55		\$7,006,092
<b>Total Loans Receivable (1)</b>			<b>\$50,740,760</b>
Less: Auditor's Allowance for Uncollectible Accounts			(\$43,734,668)
Loans, Net of Allowance			\$7,006,092

(1) This is the amount being reported as total loans receivable for SB 341 reporting purposes.

Table 5  
 Carson Housing Authority  
 Senior Housing Targeting Requirements  
 Projects Built in the Last 10 Years (2006 - 2016)

#	Name	Address	Type	Execution Date	Yr. Built	Year of Expiration	Affordable Units Built	----- Total Units Built in Ten Year Period -----				
								VLI	Low	Mod	Total	
<b>10-Year Period for Test Required by 34176.1(b): 2006 to 2016 Only</b>												
<b>Housing Production/City/Other</b>												
	None		None					None				
<b>Housing Production / Authority and Former RDA (1)</b>												
<b>No Age Restrictions (2)</b>												
	Arbor Green	21227 Figueroa Street	I	MFA	3/1/2011	2014	2069	39	4	18	17	39
	Via 425 - Phase I	425 E. Carson Street	I	MFA	6/15/2010	2012	2067	64	7	39	18	64
	Via 425 - Phase II	401 E. Carson Street	I	MFA	2/19/2013	2015	2070	40	4	15	21	40
<b>Total Families / Non-Age Restricted</b>								<b>143</b>				<b>143</b>
<b>Senior Projects</b>												
	Carson City Center	706 E. Carson Street	I	SNR	3/8/2008	2010	2065	85	9	51	25	85
<b>Total Senior Units</b>								<b>85</b>				<b>85</b>
<b>Total Assisted Rental Units 2006 to 2016 Only</b>								<b>228</b>				<b>228</b>
<b>Percentage Restricted for Seniors (2006 to 2016 Only)</b>											<b>37.3%</b>	
<b>Maximum Percentage Allowable:</b>											<b>50.0%</b>	
<b>Other Housing Produced/Authority and Former RDA (1)</b>												
	Magnolia Walk (2)	2353 E. Carson Street	I	SFR	6/7/2011	2013	2058	12	<b>Reason not Included in Calcs Above:</b> Must be Multi-Family Rental Hsg Must be Multi-Family Rental Hsg Project constructed before 2006 Project constructed before 2006 Project constructed before 2006			
	VEO (2)	616 E. Carson Street	I	CONDO	2/16/2011	2015	2060 (Est.)	23				
	Villagio I and II (3)	21610 Grace Street	I	MFA	6/1/1997	2000	2040	147				
	Avalon Courtyard (3)	22127 Avalon Boulevard	O	SNR	7/9/1992	1995	2050	91				
	Carson Terrace Apts. (3)	632 E. 219Th Street	O	SNR	6/1/1999	2000	2055	60				

(1) Source: Housing Authority staff.

(2) The targeting requirement only applies to multi-family rental housing not for-sale units. Magnolia Walk is single family homes and the VEO project is condominiums.

(3) These units were constructed prior to 2006 and therefore should not be counted in the 10 year comparison.

Table 6  
Carson Housing Authority  
Excess Surplus Calculation  
Fiscal Year 2015-16

Description	Amount	Entity	Source
Fund Balance as of 6/30/2016	23,021,094	Housing Authority	
Less: Bond Proceeds	(15,260,700)	Housing Authority	
Less: Other Encumbered Funds	<u>-</u>		
Adjusted Fund Balance	7,760,394		
Amounts Deposited into the Account in Prior Years			
2011-12 (1)	-	Housing Authority	Agency Audit
2012-13	3,304,979	Housing Authority	CAFR
2013-14	4,826,479	Housing Authority	CAFR
2014-15	<u>952,425</u>	Housing Authority	CAFR (2)
	9,083,883		
Difference	(1,323,489)		

- (1) Included as - 0 - because revenue information was not readily available. Fiscal year 2011-12 was the year in which funds transferred from the former Redevelopment Agency to the Housing Authority. As a result, the amount of applicable revenue received is not really detailed in the financial statements of either entity. There were, however, deposits which were made.
- (2) The amount of land sale proceeds received in 2015-16 was added to the CAFR amount which shows the land transaction as a write off rather than revenue.

Table 7  
 Carson Housing Authority  
 Homeownership Unit Inventory  
 July 1, 2015 through June 30, 2016

Name	Address	Execution Date	Deed (1) Restrictions	No. of Affordable Units	No. of Units Sold During 2015-16	Revenue Received by the Authority	Reason for Sale	Management of Units
Magnolia Walk	2353 E. Carson Street	6/7/2011	45 Years	12	None	N/A	N/A	Authority Staff
1st Time Homebuyers	Various Locations (2)	1996 to 2012	30 Years or 45 Years (3)	69	4	213,512	One property sold and 3 were refinanced.	RSG, Inc.

- (1) The units are restricted as to resale unless the funds loaned by the Former Agency/Successor Agency are repaid in full.  
 (2) Names and addresses for these private parties are on record with the Carson Housing Authority.  
 (3) Properties sold to homeowners in the earlier years of the First Time Homebuyers Program are restricted for the 30 year period required by former law.

## Appendix A

# Carson Housing Authority Annual Report

Appendix A-1  
 Carson Housing Authority  
 Historical and Housing Production Requirements  
 Privately Developed Housing (1)

Project Area	Dwelling Units Constructed in Project Area	Total Low/Moderate Required @ 15%	Required Units by Income Very Low Required @ 40%	Low or Moderate
<b>Former Redevelopment Project Area</b>				
Plan Inception to 1999-00 (2)	761	115	46	68
2001-02 to 2003-04 (2)	163	25	10	15
20004-05 to 2008-09 (2)	147	22	9	14
2009-10 to 1/31/2012 (3)	96	15	6	9
2/1/2012 to 6/30/2014	N/A (4)	0	0	0
Future Fiscal Years	N/A (4)	0	0	0
<b>TOTAL</b>	<b>1,167</b>	<b>177</b>	<b>71</b>	<b>106</b>

- (1) Neither the Successor Agency nor the Housing Successor directly constructed any low or moderate income housing units so all units shown in this table are privately constructed and subject to the 15% housing production requirement.
- (2) Source: Carson Redevelopment Agency's Amended Implementation Plan (2010 - 2014).
- (3) Includes Carson City Center Phase 1 affordable housing units completed in early 2012 and 10 units built without Agency assistance.
- (4) Subsequent to the dissolution of redevelopment agencies, the construction of housing units in the former Project Area no longer triggers requirements for the Authority to construct low and moderate income housing.

Table A-2  
Carson Housing Authority  
Affordable Housing Production

#	Name	Address	(1)	Type	Execution Date	Yr. Built	Year of Expiration	----- Total Restricted Units Built -----				-----Countable Units ----- (2)			
								VLI	Low	Mod	Total	VLI	Low	Mod	Total
<b>Housing Assisted by the Former Agency/Authority (3)</b>															
10	Avalon Courtyard	22127 Avalon Boulevard	O	SNR	7/9/1992	1995	2050	46	45	0	91	23	22	0	45
5	Villagio I and II	21610 Grace Street	I	MFA	6/1/1997	2000	2040	15	36	96	147	15	36	96	147
9	Carson Terrace Apts.	632 E. 219Th Street	O	SNR	6/1/1999	2000	2055	30	0	30	60	15	0	15	30
8	Carson City Center	706 E. Carson Street	I	SNR	3/8/2008	2010	2065	9	51	25	85	9	51	25	85
1	Via 425 - Phase I	425 E. Carson Street	I	MFA	6/15/2010	2012	2067	7	39	18	64	7	39	18	64
4	Magnolia Walk	2353 E. Carson Street	I	SFR	6/7/2011	2013	2058	0	0	12	12	0	0	12	12
3	Arbor Green	21227 Figueroa Street	I	MFA	3/1/2011	2014	2069	4	18	17	39	4	18	17	39
2	Via 425 - Phase II	401 E. Carson Street	I	MFA	2/19/2013	2015	2070	4	15	21	40	4	15	21	40
7	VEO	616 E. Carson Street	I	MFR	2/16/2011	2016	2061	0	0	23	23	0	0	23	23
<b>Total Through June 30, 2016 (3) (4)</b>											<b>561</b>	<b>77</b>	<b>181</b>	<b>227</b>	<b>485</b>
Amount Needed (Table 4.1)												71		106	162
<b>Housing Production Surplus/(Deficit) (4)</b>												<b>6</b>	<b>181</b>	<b>121</b>	<b>323</b>

- (1) Indicates whether the corresponding housing project was located in ("I") or outside ("O") of the boundaries of the former Project Areas.  
(2) Affordable housing developed outside of the boundaries of the Project Area, counted on a 2 for 1 basis for the Former Agency's Housing Production Requirement per 33413.  
(3) Source: Housing Authority staff. Projects shown above exclude any housing units constructed after June 30, 2016 as compliance was achieved by June 30, 2016.  
(4) As the City will not continue to accrue additional housing production responsibilities after the date redevelopment dissolved, the Authorities compliance with this requirement, as demonstrated by the surplus shown, is not subject to change in future years.

Table A-3  
Carson Housing Authority  
Historical Low/Mod Housing Removal and Replacement  
Through January 31, 2012

Address	Removal Date	Very-Low Income Units				Low Income Units				Moderate Income Units				Total Units by Income			
		0/1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	0/1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	0/1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	VL	L	M	Total
<b>Units Removed by former Agency (1) (2)</b>																	
223rd & Lucerne	1996				1		1	1						1	2	0	3
21009 Prospect	2006						2						1	0	2	1	3
SEC Carson & Avalon	2007	1					1			1	1		1	1	1	3	5
2673 Tyler Street	2008			1									1	0	0	0	1
2677 Tyler Street	2009							1					0	1	0	0	1
21802 S. Avalon	2009						1						0	1	0	0	1
21806 S. Avalon	2009						1						0	1	0	0	1
21810 S. Avalon	2009					1							0	1	0	0	1
Dominguez Trailer Park	2010 & 2011	11	14	4		2							-	29	2	0	31
Other Demolitions	2011	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0
Other Demolitions	2012 (1)	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0
<b>Total Units Removed</b>	<b>N/A</b>	<b>12</b>	<b>14</b>	<b>5</b>	<b>1</b>	<b>3</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>32</b>	<b>11</b>	<b>4</b>	<b>47</b>
<b>Total Bdrms Removed</b>	<b>N/A</b>	<b>12</b>	<b>28</b>	<b>15</b>	<b>4</b>	<b>3</b>	<b>12</b>	<b>6</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>59</b>	<b>21</b>	<b>10</b>	<b>90</b>
<b>Units Replaced (2)</b>																	
Villagio/Carson	1999	2	4	6	1	8	11	30	2					13	51	0	64
Villagio/Grace	1999	2	6	9	2	10	22	28	4					19	64	0	83
Via 425 (Phase I)	2012	2	3	2	0	0	7	20	12	0	0	2	10			12	12
<b>Adjustment (3)</b>						(1)	(1)	(1)	(1)	1	1	1	1	0	(4)	4	0
<b>Adjustment (4)</b>		8	4	(10)	(2)											0	0
<b>Total Units Replaced</b>	<b>N/A</b>	<b>14</b>	<b>17</b>	<b>7</b>	<b>1</b>	<b>17</b>	<b>39</b>	<b>77</b>	<b>17</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>11</b>	<b>39</b>	<b>150</b>	<b>16</b>	<b>205</b>
<b>Total Bdrms Replaced</b>	<b>N/A</b>	<b>14</b>	<b>34</b>	<b>21</b>	<b>4</b>	<b>17</b>	<b>78</b>	<b>231</b>	<b>68</b>	<b>1</b>	<b>2</b>	<b>9</b>	<b>44</b>	<b>73</b>	<b>394</b>	<b>56</b>	<b>523</b>
<b>Unit Surplus / (Deficit)</b>	<b>N/A</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>14</b>	<b>33</b>	<b>75</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>10</b>	<b>7</b>	<b>139</b>	<b>12</b>	<b>158</b>
<b>Bedroom Surplus / (Deficit)</b>	<b>N/A</b>	<b>2</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>14</b>	<b>66</b>	<b>225</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>40</b>	<b>14</b>	<b>373</b>	<b>46</b>	<b>433</b>

(1) Assumes that units acquired/demolished before redevelopment dissolution on January 31, 2012 are the only units applicable to the replacement housing requirements outlined in Section 33413 of the Health and Safety Code.

(2) Information shown for fiscal years 1996 through 2009 has been taken from the former Agency's Amended Implementation Plan (2010 - 2014)

(3) Adjustment made to offset deficit in moderate income replacement. It is allowable under applicable statutes to replace moderate income units with very low or low income units.

(4) Adjustment made to offset deficit in one and two bedroom replacement. It is allowable under applicable statutes to replace one and two bedroom units with larger sized units,