





City of Carson Report to Carson Housing Authority

August 6, 2013
New Business Discussion

SUBJECT: CONSIDER ADOPTION OF THE FY 2013/14 CARSON HOUSING AUTHORITY BUDGET, RESOLUTION NO. 13-12-CHA


Submitted by Jacquelyn Acosta
Director of Administrative Services


Approved by Jacquelyn Acosta
Acting Executive Director

I. SUMMARY

On March 8, 2011, the City Council adopted Resolution No. 11-035 which established the Carson Housing Authority (Housing Authority). Upon the dissolution of the Carson Redevelopment Agency, effective February 1, 2012, the Housing Authority became the successor housing agency for the City pursuant to AB1x 26. On July 29, 2013, the Housing Authority conducted a review of the proposed budget for Fiscal Year 2013/14. Staff is requesting the Housing Authority to approve the budget as proposed, by adopting the attached Resolution No. 13-12-CHA (Exhibit No. 1).

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 13-12-CHA, "A RESOLUTION OF THE CARSON HOUSING AUTHORITY ADOPTING THE FY 2013/14 BUDGET AND APPROVING APPROPRIATIONS FOR THE 2013/14 FISCAL YEAR."

III. ALTERNATIVES

TAKE any other action the Carson Housing Authority deems appropriate.

IV. BACKGROUND

On December 29, 2011, the California Supreme Court upheld AB1x 26 that provided for the dissolution of all redevelopment agencies in the State of California, effective February 1, 2012.

Section 34176 (a) of AB1x 26 stipulates that if a city elects to retain the responsibility for performing housing functions previously performed by the redevelopment agency, all powers, duties and obligations, excluding any amount on deposit in the Low and Moderate Income Housing Fund, shall be transferred to that city.


On March 8, 2011, the City Council adopted Resolution No. 11-035 which established the Carson Housing Authority. Upon the dissolution of the Carson Redevelopment Agency (CRA), the City of Carson elected to and has served as the successor agency to the dissolved CRA by adopting Resolution No. 12-003 on January 9, 2012. Furthermore, the City designated the Housing Authority as the

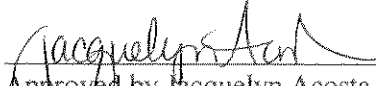


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successor housing agency by adopting Resolution No. 12-004, also on January 9, 2012.

The Carson Housing Authority is the implementation arm of the City of Carson for all its housing development and improvement programs. For FY 2013/14, the entity has sufficient cash on hand to maintain the current level of staffing and operating expenses associated with the Housing Authority, as shown in Exhibit No. 2. Of the proposed \$4.2 million total expenditures of the cash fund, \$3,120,000.00 will be used to finance the project assistance cost of phase II of the Via 425 project. The cash funds of the Housing Authority is supplemented by the unspent balances of two Housing Authority bond issues with par values of \$14.940 million in taxable bonds and \$25.620 million in tax-exempt bonds, both of which were sold in October of 2010. However, these bond proceeds may be used for housing projects only and cannot cover administrative costs. As part of the budget proposal for FY 2013/14, staff is proposing to use \$2.5 million of tax exempt bond funds to purchase, from the Carson Successor Agency, the property located at 615 E. Carson Street.

Going forward, the Housing Authority does not anticipate receiving any significant on-going operating revenues. Through prudent financial management of available resources, the Housing Authority staff will implement projects that will continue to perpetuate the creation of housing for the City, be it new construction, renovation, or loans to developers.

V. FISCAL IMPACT

Adoption of Resolution No. 13-12-CHA which embodies the proposed FY 2013/14 budget of the Housing Authority will ensure the continuity of the provision of affordable, suitable, safe and sanitary housing opportunities for Carson citizens.

VI. EXHIBITS

1. Resolution No. 13-12-CHA (pgs. 4-5)
2. Carson Housing Authority Budget for FY 2013/14. (pgs. 6-8)

Document2

Prepared by: Trini H. Catbagan, Finance Officer

TO: Rev06-19-2013

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Public Works
Community Development	Community Services

Action taken by Carson Housing Authority

Date _____ Action _____

RESOLUTION NO. 13-12-CHA

A RESOLUTION OF THE CARSON HOUSING AUTHORITY ADOPTING THE FISCAL YEAR 2013/14 BUDGET AND APPROVING APPROPRIATIONS FOR THE 2013/14 FISCAL YEAR.

WHEREAS, the Acting Executive Director has prepared and submitted to the Carson Housing Authority a proposed budget for Fiscal Year 2013/14; and

WHEREAS, the Carson Housing Authority has reviewed the proposed FY 2013/14 budget; and

WHEREAS, the Carson Housing Authority has determined that it is necessary to provide safe, sanitary, affordable and suitable housing units to the Carson community.

WHEREAS, the Carson Successor Agency has determined that it is necessary for the efficient management of the Housing Authority that certain sums be appropriated to the various activities of the Housing Authority.

NOW, THEREFORE, THE CARSON HOUSING AUTHORITY DOES HEREBY RESOLVE, FIND, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The budget for the Carson Housing Authority for the fiscal year beginning July 1, 2013 and ending June 30, 2014 is hereby adopted. Said budget being the proposed budget, as reviewed and amended in open study session before the Carson Housing Authority, a copy of which is on file in the Authority Secretary's Office.

Section 2. The sums of money therein set forth are hereby appropriated to the respective accounts and funds for expenditure during fiscal year 2013/14 for each of the several items set forth in the proposed budget, as amended.

Section 3. The sum of \$7,024,058.00 is hereby appropriated to the funds of the Carson Housing Authority for expenditure during fiscal year 2013/14.

Section 4. The Acting Executive Director is hereby instructed to have copies hereof duplicated and distributed to all departments, officials and interested parties as soon as convenient.

Section 5. The Authority Secretary shall certify to the adoption of this resolution and shall keep a copy of this resolution attached to the budget for Fiscal Year 2013/14 on file and effective as of July 1, 2013, the same shall be in force and effect.

EXHIBIT NO. - 1

[MORE]



PASSED, APPROVED and ADOPTED this 6th day of August, 2013.

CARSON HOUSING AUTHORITY

By: _____
Chairman Jim Dear

ATTEST:

Authority Secretary Donesia L. Gause, CMC

APPROVED AS TO FORM:

Authority Attorney



Carson Housing Authority
 Funds Flow Analysis
HOUSING CASH FUNDS
 FY 2010/11 through FY 2016/17

	ACTUAL FY 1995/96 to FY 2010/11	ACTUAL FY 2011/12	ADOPTED FY 2012/13	ESTIMATED FY 2012/13	PROPOSED FY 2013/14	PROJECTED FY 2014/15	PROJECTED FY 2015/16	PROJECTED FY 2016/17
Housing Funds/Non-Tax Increment Funds								
Beginning Balance	\$ -	\$ 8,541,061.55	\$ 8,832,054.67	\$ 8,832,054.67	\$ 10,261,999.47	\$ 7,548,422.28	\$ 6,754,294.31	\$ 5,887,559.82
Revenues								
Miscellaneous Loan Payoff	\$ -	\$ 81,355.47	\$ 277,210.48	\$ 178,229.28	\$ 178,229.28	\$ 178,229.28	\$ 178,229.28	\$ 178,229.28
Miscellaneous FTBH Loan Payoff-Short Sale	-	-	-	5,000.00	4,000.00	-	-	-
Rents and Concessions	-	-	13,729.36	32,065.54	32,065.54	32,065.54	32,065.54	32,065.54
Residual Receipts-Grace, Carson, Avalon	-	110,890.00	135,000.00	119,674.00	119,674.00	119,674.00	119,674.00	119,674.00
Residual Receipts-via 425 (East Carson Housing)	-	-	-	-	900,000.00	-	-	-
Miscellaneous Revenues	-	16,000.00	-	44,287.09	-	-	-	-
Total Non Tax Increment/Housing Receipts	\$ 7,653,358.52	\$ 208,245.47	\$ 425,939.84	\$ 379,255.91	\$ 1,233,968.82	\$ 329,968.82	\$ 329,968.82	\$ 329,968.82
Housing Receipts - Investment Income	887,703.03	82,747.64	123,648.77	61,824.38	143,667.99	105,677.91	94,560.12	82,425.84
Land Sales Proceeds	-	-	2,400,000.00	2,386,311.51	200,000.00	-	-	-
Project Management Fees	-	-	325,880.00	-	-	-	-	-
Total Revenues	8,541,061.55	290,993.11	3,275,468.61	2,827,391.80	1,577,636.81	435,646.73	424,528.94	412,394.66
Expenditures:								
Administration:								
Salaries and Benefits	-	-	687,376.00	687,376.00	799,964.00	839,962.20	881,960.31	926,058.33
Project Costs:								
Rent Subsidies	-	-	227,734.00	-	-	-	-	-
Professional/Contract Services	-	-	419,475.00	549,866.00	371,250.00	389,812.50	409,303.13	429,768.28
Relocation Costs 407-409 Carson St.	-	-	-	160,205.00	-	-	-	-
Project Assistance Costs 407-409 Carson St.	-	-	-	-	3,120,000.00	-	-	-
Develop 13 Houses @ 2666 Dominguez	-	-	-	-	-	-	-	-
Total Expenditures	-	-	1,334,585.00	1,397,447.00	4,291,214.00	1,229,774.70	1,291,263.44	1,355,826.61
Ending Balance - Housing Cash Funds	\$ 8,541,061.55	\$ 8,832,054.67	\$ 10,772,938.27	\$ 10,261,999.47	\$ 7,548,422.28	\$ 6,754,294.31	\$ 5,887,559.82	\$ 4,944,127.87



Carson Housing Authority
 Funds Flow Analysis
 2010 AT BOND FUNDS-TAXABLE
 FY 2010/11 through FY 2016/17

Description	ACTUAL FY 1995/96 to FY 2010/11	ACTUAL FY 2011/12	ADOPTED FY 2012/13	ESTIMATED FY 2012/13	PROPOSED FY 2013/14	PROJECTED FY 2014/15	PROJECTED FY 2015/16	PROJECTED FY 2016/17
Beginning Balance -2010 AT Bond Funds-Taxable	\$ -	\$ 11,464,401	\$ 7,787,987	\$ 7,787,987	\$ 1,464,322	\$ 1,466,314	\$ 1,468,308	\$ 1,470,305
Revenues:								
Interest Earnings	47,697	131,517	109,032	8,844	1,991	1,994	1,997	2,000
New (2010 AT) Bond Proceeds - Taxable	13,707,678	-	-	-	-	-	-	-
Total Annual Revenues	13,755,375	131,517	109,032	8,844	1,991	1,994	1,997	2,000
Expenditures:								
415-437 East Carson Hsing Partners - Proj 938 (425 Carson - Related Co)	2,290,974	3,807,931	297,841	796,762	-	-	-	-
2535-2569 Carson (Olson/In Town)	-	-	1,302,000	1,334,407	-	-	-	-
21227 Figueroa (Affirmed)	-	-	4,723,000	4,201,340	-	-	-	-
Total Expenditures	2,290,974	3,807,931	6,322,841	6,332,508	-	-	-	-
Ending Balance -2010 AT Bond Funds-Taxable	\$ 11,464,401	\$ 7,787,987	\$ 1,574,178	\$ 1,464,322	\$ 1,466,314	\$ 1,468,308	\$ 1,470,305	\$ 1,472,304



Carson Housing Authority
 Funds Flow Analysis
 2010 A BOND FUNDS - TAX EXEMPT
 FY 2010/11 through FY 2016/17

Description	ACTUAL	ACTUAL	ADOPTED	ESTIMATED	PROPOSED	PROJECTED	PROJECTED	PROJECTED
	FY 1995/96 to FY 2010/11	FY 2011/12	FY 2012/13	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17
Beginning Balance - 2010 A Bonds Funds-Tax Exempt	\$ -	\$ 17,716,268	\$ 17,062,616	\$ 17,062,616	\$ 17,262,294	\$ 14,665,707	\$ 5,348,620	\$ 5,157,993
Revenues:								
Interest Earnings	62,017	238,536	238,877	134,681	136,257	115,756	42,217	40,712
New (2010 A) Bond Proceeds - Tax Exempt	19,000,000	-	-	-	-	-	-	-
Total Annual Revenues	19,062,017	238,536	238,877	134,681	136,257	115,756	42,217	40,712
Expenditures:								
Rent Subsidies	-	-	-	232,844	232,844	232,844	232,844	232,844
Proj 938 - 415-437 East Carson Hsg Partners	-	-	(297,841)	(297,841)	-	-	-	-
Proj 1070 - 2666 Dominguez Trailer Park	1,002,073	866,488	30,000	-	-	-	-	-
Proj 2001 - 2671-2677 Tyler Street	343,677	25,700	-	-	-	-	-	-
Purchase 615 E. Carson St. from SA	-	-	-	-	2,500,000	-	-	-
LNR Boulevards Housing Assistance	-	-	-	-	-	9,200,000	-	-
Total Expenditures	1,345,750	892,188	(267,841)	(64,997)	2,732,844	9,432,844	232,844	232,844
Ending Balance - 2010 A Bond Funds-Tax Exempt	\$ 17,716,268	\$ 17,062,616	\$ 17,569,333	\$ 17,262,294	\$ 14,665,707	\$ 5,348,620	\$ 5,157,993	\$ 4,965,861

