

Concord Housing Fund
SB 341 Annual Reporting Requirements for Housing Successors to Redevelopment Agencies
For Fiscal Year Ended June 30, 2018

1. Amounts Deposited into the Low & Moderate Housing Asset Fund, distinguishing any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) from other amounts deposited

a. Recognized Obligation Payment Schedule (ROPS) funding	\$0.00
b. Low and Moderate Income Housing Fund Set Aside Deficit Repayment	\$1,095,247.00
c. Loan Payoff	999,627.67
d. Loan Interest Earnings	240,317.64
e. Interest Earnings on Cash Balance	120,974.29
f. Other	117,542.92
Total Deposits	\$2,573,709.52

2. A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the ROPS from other amounts

Cash	\$8,965,884.00
Restricted for Current Payables	(11,520.00)
Restricted for Encumbrances/Commitments	(54,084.00)
Anticipated Current Receivables	79,555.00
Available Cash Balance	\$8,979,835.00

3. Description of the expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).

a. Monitoring & preserving long term affordability of units	\$28,915.25
b. Homeless prevention	-
c. Housing development	-
d. Other:	
Multi-Family Housing Loan Issued	630,000.00
First Time Home Buyer Loan Issued	20,000.00
Other Miscellaneous Contracts	92,731.61
Total All Expenditures	\$771,646.86

4. As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of the loans and grants receivable, and the sum of these two amounts.

Housing Loans Receivable	\$29,899,756.00
---------------------------------	------------------------

5. Description of any transfers made pursuant to paragraph (2) of subdivision (C) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.

The City has not entered into an agreement with another housing successor to develop a joint project

6. Description of Projects for which Concord Housing Fund receives or is holding property tax revenue pursuant to the ROPS and the status of that project.

Not Applicable - no RPTTF funding being used or held for housing projects

7. For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with section 33334.16. For interest in real property acquired on or after February 1, 2012, a status update on the project.

Not Applicable - no properties purchased using Low & Moderate Income Housing Funds prior to February 1, 2012 or after February 1, 2012

8. A description of outstanding obligations pursuant to Section 33413 that remain to transfer to the Housing Successor on February 1, 2012

Not Applicable - there are no outstanding obligations pursuant to Section 33413

8a. A description of the Housing Successor's progress in meeting obligations described in 9.

Not Applicable - there are no outstanding obligations pursuant to Section 33413

8b. A description of the housing successor's plan to meet unmet obligations described in 8a.

Not Applicable - there are no outstanding obligations pursuant to Section 33413

9. Information required by subparagraph (B) or paragraph (3) of subdivision (a)

Not Applicable until fiscal year 2018/2019

10. Percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former RDA and its host jurisdiction within the last 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 RDA and its host jurisdiction within the same time period.

0 percent

11. The amount of excess surplus

\$136,741.26

Calculation follows

11a. The amount of time that the successor agency has had the excess surplus

This is the third year that the Housing Successor has calculated a surplus.

11b. The housing successor's plan for eliminating the excess surplus

On June 26, 2018, the City allocated \$5.5 million to Resources for Community Development (RCD) for the new construction of 44 units of affordable housing. RCD is submitting a revised proposal to the City requesting an additional \$2.3 million to increase the number of units to 66. Construction is expected to start late 2020. In addition, the City is entertaining a proposal from another affordable housing developer in the amount of \$6 million for the construction of 73 affordable units.

12. An inventory of the homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of section 33334.3.

This inventory shall include:

a. The number of those units.

There are 126 homeowners who have a loan with the Former Redevelopment Agency/ Housing Successor

b. In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012 and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses.

Records show 12 single family loans lost to the portfolio after February 1, 2012. The main reason stems from Foreclosures and short sales.

c. Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund.

During fiscal year 2016/2017, the Housing Successor received installment payments on (12) twelve loans. The installment payments (principal and interest) totaled \$2,016,814. The Housing Successor also had 8 loans paid in full during the fiscal year. The loan pay off amounts (principal and interest) was \$342,097

d. Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identify of the entity.

The Housing Successor contracts with "Hello Housing" a third party affordable housing service provider to assist staff in servicing the existing homeowner portfolio and processing new loan request from the public. The Housing Successor also uses Evergreen Note Services to process payments from homeowners who are paying monthly on their respective loans.

Former Redevelopment Agency of the City of Concord
Excess Surplus Calculation
H&S Code 33334.12

	Low & Moderate Income Housing Funds - All Project Areas
Opening fund balance - July 1, 2017	\$31,916,464.00
Less Unavailable Amounts:	
Encumbrances (Section 33334.12(g)(2))	(54,084.00)
Loans Receivable	(\$21,280,974.00)
Advances	(\$2,535,029.00)
Prepays	\$0.00
	(\$23,870,087.00)
Available Low & Mod Funds	\$8,046,377.00
Limitation (Greater of \$1,000,000 or four years of deposits)	
Amounts Deposited for last four years - fiscal years ended:	
June 30, 2017	\$4,790,949.01
June 30, 2016	\$1,957,023.73
June 30, 2015	\$792,199.00
June 30, 2014	\$369,464.00
Total Amounts Deposited for Last 4 Years	\$7,909,635.74
Base Limitation	\$1,000,000.00
Greater Amount	\$7,909,635.74
Computed Excess Surplus	\$136,741.26