

May 21, 2014

STATEMENT OF PROCEEDINGS

The Minutes of the

***HOUSING AUTHORITY
REGULAR MEETING***

COUNTY OF SAN DIEGO

STATEMENT OF PROCEEDINGS
SAN DIEGO COUNTY HOUSING AUTHORITY
REGULAR MEETING
MEETING AGENDA
WEDNESDAY, MAY 21, 2014, 09:00 A.M.
BOARD OF SUPERVISORS NORTH CHAMBER
1600 PACIFIC HIGHWAY, ROOM 310, SAN DIEGO, CALIFORNIA

MORNING SESSION: Meeting was called to order at 9:02 a.m.

Present: Commissioners Dianne Jacob, Chairwoman; Bill Horn, Vice Chairwoman; Greg Cox; Dave Roberts; Ron Roberts; Sandra Marsh; Aster Haile; also Thomas J. Pastuszka, Deputy Secretary.

Approval of Statement of Board of Supervisor's Proceedings/Minutes for the meeting of March 12, 2014.

ACTION:

ON MOTION of Commissioner Marsh, seconded by Commissioner Haile, the Board of Supervisors approved the Statement of Proceedings/Minutes for the meeting of March 12, 2014.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn, Marsh, Haile

Public Communication: [No Speakers]

NOTICE: THE BOARD OF SUPERVISORS MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY COUNTY STAFF DO NOT LIMIT ACTIONS THAT THE BOARD OF SUPERVISORS MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS IN THE BOARD LETTER AS DETERMINATIVE OF THE ACTION THE BOARD OF SUPERVISORS MAY TAKE ON A PARTICULAR MATTER.

Supporting documentation and attachments for items listed on this agenda can be viewed online at <http://www.sdcountry.ca.gov/cob/bosa/> or in the Office of the Clerk of the Board of Supervisors at the County Administration Center, 1600 Pacific Highway, Room 402, San Diego, CA 92101.

Housing Authority Agenda Items

Agenda # Subject

1. CONDITIONAL ACCEPTANCE OF COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTEE HOUSING ASSETS
 [FUNDING SOURCE(S): HOUSING ADMINISTRATIVE ALLOWANCE FROM THE SANTEE SUCCESSOR AGENCY PURSUANT TO AB 471]

HA1. SUBJECT: CONDITIONAL ACCEPTANCE OF COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTEE HOUSING ASSETS (DISTRICTS: ALL)

OVERVIEW:

California Assembly Bill X1 26 (“ABX1 26”), commonly referred to as the Dissolution Law, was enacted on June 28, 2011 and was upheld by the California Supreme Court on December 29, 2011. The Dissolution Law dissolved redevelopment agencies and required that the sponsoring agency, city or county, of the former redevelopment agencies either elect to retain the non-cash housing assets and functions of the former redevelopment agency or select a local housing authority as the agency responsible to assume the non-cash housing assets and functions.

On January 25, 2012, the Santee City Council designated the Housing Authority of the County of San Diego (“HACSD”) as the agency to assume the non-cash housing assets and functions of the Santee Community Development Commission (“Santee CDC”), the former redevelopment agency of the City of Santee. In November and December 2013, the Santee Successor Agency and the Santee Oversight Board, which are both agencies managing the remaining obligations of the Santee CDC pursuant to Dissolution Law, took the requisite actions to authorize the transfer of the housing assets and functions to the HACSD.

On March 21, 2014, legal documents were delivered to the HACSD pertaining to four assets of the former Santee CDC and fifty-five assets of the City of Santee. As only assets of the former Santee CDC are within the scope of the Dissolution Law, today’s recommended action would conditionally accept the four Santee CDC housing assets and decline the acceptance of City of Santee assets.

FISCAL IMPACT:

Funds for this request will be included in the Housing Authority Recommended Budget for Fiscal Year 2014-15 and thereafter for as long as allowed by legislation (currently through 2018). The estimated annual cost for program administration is \$25,000 per year. The funding source is the housing administrative allowance from the Santee Successor Agency pursuant to AB 471, in an amount not less than \$150,000 per fiscal year through 2018. The housing administrative allowance is expected to provide adequate funding for program administration throughout the required monitoring timeframe or useful life of the assets. No additional staff years are required.

Loan repayments stemming from the three affordable housing development assets recommended for acceptance would be payable to the HACSD over the next 55 years. These assets are residual receipt loans that require a portion of any annual cash flow after expenditures and debt service to be remitted as payment against the loan. Any loan payments received would be required to be used consistent with the allowable uses under the Community Redevelopment Law of the Health and Safety Code, pursuant to the Dissolution Law.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

EXECUTIVE DIRECTOR/CHIEF ADMINISTRATIVE OFFICER

1. Authorize the Executive Director or designee to accept the specifically identified Santee former redevelopment agency assets, identified in Attachment A, contingent on the following:
 - a. Santee Successor Agency provide the complete case file for each of the listed assets; and
 - b. Santee Successor Agency remit the requisite housing administrative allowance to HACSD, commencing July 1, 2014 and each applicable fiscal year in an amount equal to the greater of \$150,000 or 1% of the property tax allocated to the Santee Redevelopment Obligation Retirement Fund.
2. Direct the Executive Director or designee to decline the assets of the City of Santee, specifically identified in Attachment B, which are not within the scope of the transfer of assets under Health & Safety Code section 34176.
3. Authorize the Executive Director or designee to take all actions necessary to carry out the transfer of the accepted or declined assets and functions.
4. Authorize the Executive Director or designee to accept or deny any future assets which are attempted to be transferred pursuant to Health & Safety Code section 34176.

ACTION:

ON MOTION of Commissioner Marsh, seconded by Commissioner Haile, the Board of the San Diego County Housing Authority took action as recommended, on Consent.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn, Marsh, Haile

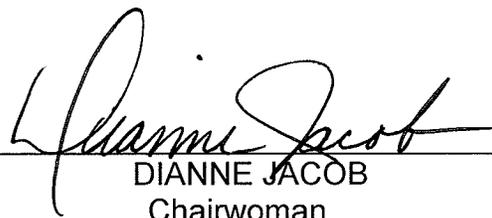
There being no further business, the Board adjourned at 10:45 a.m.

THOMAS J. PASTUSZKA
Deputy Secretary of the
Housing Authority of the
County of San Diego

Notes by: Miller

NOTE: This Statement of Proceedings sets forth all actions taken by the Housing Authority on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.

Approved by the Board of Commissioners, on Wednesday, June 18, 2014.



DIANNE JACOB
Chairwoman

Attest:



THOMAS J. PASTUSZKA
Clerk of the Board

05/21/14 HOUSING AUTHORITY