



County of San Diego

NICK MACCHIONE, FACHE
AGENCY DIRECTOR

HEALTH AND HUMAN SERVICES AGENCY
1600 PACIFIC HIGHWAY, ROOM 206, MAIL STOP P-501
SAN DIEGO, CA 92101-2417
(619) 515-6555 • FAX (619) 515-6556

DEAN ARABATZIS
CHIEF OPERATIONS OFFICER

December 21, 2020

TO: Supervisor Greg Cox, Chair
Supervisor Jim Desmond, Vice-Chair
Supervisor Dianne Jacob
Supervisor Kristin Gaspar
Supervisor Nathan Fletcher

FROM: DEAN ARABATZIS, Acting Agency Director
Health and Human Services Agency

SB341 COMPLIANCE REPORT FOR THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO SUCCESSOR HOUSING AGENCY TO THE FORMER SANTEE COMMUNITY DEVELOPMENT COMMISSION

California Assembly Bill XI 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 agency, 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, the former redevelopment agency of the City of Santee. In November and December 2013, the Santee Successor Housing Agency (SSHA) and the Santee Oversight Board took actions to authorize the transfer of the housing assets and functions to the HACSD.

On May 21, 2014, the Board of Commissioners of the HACSD authorized the HACSD Executive Director to accept four assets from the SSHA contingent on: 1) the SSHA providing the case files for each of the listed assets; and 2) total remittance of the housing administrative cost allowance as required by law, which equates to \$600,000 paid by the SSHA to the HACSD over a period of four years.

The SSHA provided the HACSD asset case files on August 15, 2014. On January 26, 2015, the HACSD received an initial check in the amount of \$150,000, representing the housing

administrative cost allowance for fiscal year 2014-15. The HACSD received subsequent payments of \$75,000 on the dates of August 5, 2015; February 2, 2016; August 2, 2016; January 31, 2017, and July 6, 2017. On January 25, 2018, the HACSD received payment of \$75,000, which represented the final payment from the SSHA of the \$600,000 housing administrative cost allowance required by law.

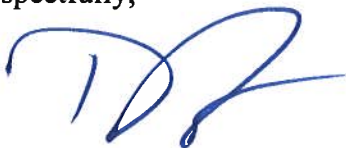
In accordance with Health and Safety Code Section 34176.1(f) of Senate Bill 341, Attachment A is a status update concerning the four assets assumed from the SSHA portfolio: Cedar Creek, Forester Square, Shadow Hill, and Mazzola. These assets are affordable housing developments that serve the community of Santee. The HACSD has the responsibility of monitoring these developments annually and tracking the Low and Moderate-Income Housing Fund, including program income. The fiscal year 2019-20 asset balances are identified in Attachment B.

Please refer to the Comprehensive Annual Financial Report for the County of San Diego, pages 140, 141, 161, and 168, which outlines the financial activity for the Low and Moderate-Income Housing Fund as required by law.

This report will be filed with the Clerk of the Board.

If you have any questions, please contact David Estrella, Director, Housing and Community Development Services, at (858) 694-8750 or via email at David.Estrella@sdcounty.ca.gov.

Respectfully,



DEAN ARABATZIS, Acting Agency Director
Health and Human Services Agency

DE/ks/cr

Attachments

c: Helen Robbins-Meyer, Chief Administrative Officer
Andrew Potter, Clerk of the Board of Supervisors

ATTACHMENT A

SB341 Compliance Report - Housing Authority of the County of San Diego Successor Housing Agency

	Questions:	Answers
1	The amount the city, county, or city and county received pursuant to subparagraph (a) of paragraph (3) of subdivision (b) of Section 34191.4	There were no receipts received pursuant to subparagraph (a) of paragraph (3) of subdivision (b) of Section 34191.4
2	The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.	The Santee Housing Successor Agency has one Housing Asset Fund, Fund 15354. The total deposit made to this fund in FY 2019-20 was \$18,052. This amount is due to the posting of interest apportionment.
3	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 Recognized Obligation Payment Schedule from other amounts.	The Santee Successor Housing Agency Fund 15354 cash balance as of 6/30/20 is \$581,748.
4	A description of 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).	The FY 2019-20 actual expenditure for administration, monitoring and preserving the long-term affordability of units was \$293.
5	As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.	The HACSD, as the Housing Successor, does not own any real property. As of 6/30/20, the total value of the loans receivable are \$13,831,186 and include the following: Cedar Creek - \$5,276,000, Forester Square - \$5,494,000, Shadow Hill - \$3,016,248, and Mazzola - \$44,938.
6	A 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.	N/A - The HACSD did not enter into any agreements to transfer any funds during FY 2019-20.
7	A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.	The HACSD does not receive or hold property tax revenues.
8	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 interests in real property acquired on or after February 1, 2012, a status update on the project.	N/A - No interests in real property were acquired on or after 2/1/2012.
9	A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.	N/A - The HACSD has no unmet relocation or displacement obligations.
10	The information required by subparagraph (B) of paragraph (3) of subdivision (a).	N/A. The Housing Successor is only expending the funds pursuant to 34176.1(a)(1).
11	The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 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 redevelopment agency, and its host jurisdiction within the same time period.	There are no units of deed-restricted rental housing restricted to seniors. Therefore the percentage of units is 0%.
12	The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor's plan for eliminating the excess surplus.	The amount of excess surplus at the end of FY 2019-20 is \$581,801. The HACSD plans to use this surplus for administration, monitoring, and preserving the long term affordability of units.
13	An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an 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 all of the following information: (A) The number of those units (B) In the first report pursuant to this subdivision, the number of units lost to the portfolio in the last fiscal year and the reason for those losses (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 (D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.	N/A - The HACSD, as the Housing Successor, has no homeownership units.

ATTACHMENT B
Page 1 of 1

Trial Balance

Report Date: 10-DEC-2020 08:41

Parameters	
Ledger/Ledger Set:	COSD
Ledger Currency:	USD
Currency Type:	Total
Entered Currency:	N/A
Pagebreak Segment:	FUND
Pagebreak Segment Low:	15354
Pagebreak Segment High:	15354
Period:	ADJ-20
Amount Type:	Year to Date

FUND: 15354 HA SANTEE SUCCESS HOUSING AGCY

ACCOUNT	Description	Beginning Balance	Debits	Credits	Ending Balance
10100	CASH IN TREASURY	\$564,658.33		\$3,332.55	\$579,377.89
10750	DUE FROM / DUE TO - INTEREST AP	\$3,436.00		\$15,307.55	\$2,422.97
10755	DUE FROM / DUE TO - INT APPRTNM	\$2,744.56		\$2,744.56	\$0.00
11039	INTEREST RECEIVABLE	\$4,501,583.19	\$414,486.20	\$0.00	\$4,916,069.39
12310	NOTES RECEIVABLE	\$13,831,186.00	\$0.00	\$0.00	\$13,831,186.00
24766	MTB-T_DART DUE TO OTHER FUNDS	(\$347.38)		\$52.69	(\$52.69)
26573	DEF INFL (REV) INTEREST	(\$4,501,583.19)		\$414,486.20	(\$4,916,069.39)
26574	DEF INFL (REV) OTHER	(\$13,831,186.00)		\$0.00	(\$13,831,186.00)
26601	UNEARNED REVENUE	(\$559,389.24)		\$0.00	(\$559,389.24)
34100	FUND BALANCE AVAILABLE - ACTUAL	(\$11,102.27)		\$0.00	(\$11,102.27)
44105	INTEREST ON DEPOSITS&INV	\$0.00	\$11,549.96	\$23,099.92	(\$11,549.96)
52305	HACOSD ADMINISTRATIVE COSTS	\$0.00	\$293.30	\$0.00	\$293.30
		\$0.00	\$459,023.47	\$459,023.47	\$0.00



County of San Diego

NICK MACCHIONE, FACHE
AGENCY DIRECTOR

HEALTH AND HUMAN SERVICES AGENCY
1600 PACIFIC HIGHWAY, ROOM 206, MAIL STOP P-501
SAN DIEGO, CA 92101-2417
(619) 515-6555 • FAX (619) 515-6556

DEAN ARABATZIS
CHIEF OPERATIONS OFFICER

December 21, 2020

TO: Supervisor Greg Cox, Chair
Supervisor Jim Desmond, Vice-Chair
Supervisor Dianne Jacob
Supervisor Kristin Gaspar
Supervisor Nathan Fletcher

FROM: DEAN ARABATZIS, Acting Agency Director
Health and Human Services Agency

SB341 COMPLIANCE REPORT FOR THE COUNTY OF SAN DIEGO SUCCESSOR AGENCY TO THE FORMER SAN DIEGO COUNTY REDEVELOPMENT AGENCY

On January 24, 2012, the County of San Diego was designated as the Successor Agency to the Redevelopment Agency of the County of San Diego (Redevelopment Agency). The Redevelopment Agency was subsequently dissolved on February 1, 2012.

The Successor Agency is required to oversee the close out of the former Redevelopment Agency's operations, following the steps established by California Assembly Bill XI 26, commonly referred to as the Dissolution Law, enacted on June 28, 2011, and upheld by the California Supreme Court on December 29, 2011. Designation of the Successor Agency was necessary to retain and preserve assets, fulfill legally binding commitments, oversee the termination of activities, and return resources expeditiously to the affected taxing entities. Since the designation, and as required by the Dissolution Law, staff has ensured all appropriate actions have been taken to remain in compliance with legislation and State of California Department of Finance and State Controller procedures.

In accordance with Health and Safety Code Section 34176.1(f) of Senate Bill 341, Attachment A is a status update of the assets of the two redevelopment areas, known as Gillespie and the Upper San Diego River Improvement Project (USDRIP). The USDRIP area contains two housing assets of the former Redevelopment Agency: Villa Lakeshore Apartments and Silversage Apartments. These assets are affordable housing developments that serve the community of Lakeside. The County of San Diego Housing and Community Development Services (HCDS) has the responsibility of monitoring these developments annually and tracking the Low and Moderate-Income Housing Fund, including program income. The fiscal year 2018-19 asset balances are identified in Attachment B.

Please refer to the Comprehensive Annual Financial Report for the County of San Diego, pages 140, 141, 161, and 168, which outlines the financial activity for the Low and Moderate-Income Housing Fund, as required by law.

This report will be filed with the Clerk of the Board.

If you have any questions, please contact David Estrella, Director, Housing and Community Services, at (858) 694-8750 or via email at David.Estrella@sdcounty.ca.gov.

Respectfully,



DEAN ARABATZIS, Acting Agency Director
Health and Human Services Agency

DE/ks/cr

Attachments

c: Helen Robbins-Meyer, Chief Administrative Officer
Andrew Potter, Clerk of the Board of Supervisors

ATTACHMENT A

SB 341 Compliance Report - County of San Diego Housing Successor to the former San Diego County Redevelopment Agency

	Questions:	Answers
1	The amount the city, county, or city and county received pursuant to subparagraph (a) of paragraph (3) of subdivision (b) of Section 34191.4	There were no receipts received pursuant to subparagraph (a) of paragraph (3) of subdivision (b) of Section 34191.4
2	The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.	The total deposit made to these funds in FY 2019-20 is \$59,860 (\$56,017 was deposited in the Gillespie Fund 12020 and \$3,843 was deposited in the USDRIP Fund 12022.)
3	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 Recognized Obligation Payment Schedule from other amounts.	The cash balances as of 6/30/20 are as follows: Gillespie Fund 12020 balance is \$283,967 and USDRIP Fund 12022 balance is \$27,670. No funds are being held for items listed on the Recognized Obligation Payment Schedule.
4	A description of 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).	The FY 2019-20 expenditure for administration, monitoring, and preserving the long-term affordability of units was \$10,497. No other expenditures from the fund were accrued.
5	As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.	The Housing Successor does not own any real property. The total loans receivable as of the 6/30/2020 from Villa Lakeshore and SilverSage is \$3,417,073. Villa Lakeshore's portion is \$1,000,000 (\$575,000 from Gillespie and \$425,000 from USDRIP). SilverSage's portion is \$2,417,073 (\$1,891,449 from Gillespie and \$525,624 from USDRIP).
6	A 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.	N/A. The Housing Successor did not enter into any agreements to transfer funds during FY 2019-20.
7	A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.	The Housing Successor did not receive or hold any property tax revenue during FY 2019-20.
8	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 interests in real property acquired on or after February 1, 2012, a status update on the project.	N/A. No interests in real property were acquired on or after 2/1/12.
9	A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.	N/A. The Housing Successor has no unmet relocation or displacement obligations.
10	The information required by subparagraph (B) of paragraph (3) of subdivision (a).	N/A. The Housing Successor expends all funds pursuant to 34176.1(a)(1).
11	The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 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 redevelopment agency, and its host jurisdiction within the same time period.	There are no units of deed-restricted rental housing restricted to seniors. Therefore the percentage of units is 0%.
12	The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor's plan for eliminating the excess surplus.	The amount of excess surplus at the end of FY 2019-20 is as follows: Fund 12020 Gillespie \$283,972 and Fund 12022 USDRIP \$27,703. The Housing Successor plans to use this surplus for administration, monitoring, and preserving the long-term affordability of units pursuant to 34176.1(a)(1).
13	An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an 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 all of the following information: (A) The number of those units (B) In the first report pursuant to this subdivision, the number of units lost to the portfolio in the last fiscal year and the reason for those losses (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 (D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.	N/A. The Housing Successor has no homeownership units.

ATTACHMENT B
Page 1 of 2

Trial Balance

Report Date: 02-DEC-2020 11:06

Parameters	
Ledger/Ledger Set:	COSD
Ledger Currency:	USD
Currency Type:	Total
Entered Currency:	N/A
Pagebreak Segment:	FUND
Pagebreak Segment Low:	12020
Pagebreak Segment High:	12020
Period:	ADJ-20
Amount Type:	Year to Date

FUND: 12020 CSHAF GILLESPIE HOUSING

ACCOUNT	Description	Beginning Balance	Debits	Credits	Ending Balance
10100	CASH IN TREASURY	\$238,498.30	\$56,017.04	\$11,725.65	\$282,789.69
10750	DUE FROM / DUE TO - INTEREST AP	\$1,451.64	\$6,270.09	\$6,539.50	\$1,182.23
10755	DUE FROM / DUE TO - INT APPRTNM	\$1,099.54	\$0.00	\$1,099.54	\$0.00
10901	ADVANCES-LOANS FROM OTHER FUNDS	\$455,767.90	\$0.00	\$43,374.74	\$412,393.16
11039	INTEREST RECEIVABLE	\$774,530.65	\$73,993.48	\$0.00	\$848,524.13
12310	NOTES RECEIVABLE	\$2,466,449.00	\$0.00	\$0.00	\$2,466,449.00
14200	PREPAID EXPENSE	\$2,634.81	\$0.00	\$0.00	\$2,634.81
24766	MTB-T_DART DUE TO OTHER FUNDS	(\$174.02)	\$174.02	\$4.78	(\$4.78)
26573	DEF INFL (REV) INTEREST	(\$774,530.65)	\$0.00	\$73,993.48	(\$848,524.13)
31223	NONSPENDABLE PREPAID	(\$2,634.81)	\$0.00	\$0.00	(\$2,634.81)
31243	NONSPEND REDEV LOANS	(\$2,466,449.00)	\$0.00	\$0.00	(\$2,466,449.00)
33100	NONSPEND ADVANCE OTHER FND	(\$455,767.90)	\$43,374.74	\$0.00	(\$412,393.16)
34100	FUND BALANCE AVAILABLE - ACTUAL	(\$240,875.46)	\$0.00	\$43,374.74	(\$284,250.20)
37100	FUND BALANCE-OTHER	\$0.00	\$43,374.74	\$43,374.74	\$0.00
44105	INTEREST ON DEPOSITS&INV	\$0.00	\$5,170.55	\$10,341.10	(\$5,170.55)
47540	OTHER MISCELLANEOUS	\$0.00	\$0.00	\$4,093.42	(\$4,093.42)
52304	MISCELLANEOUS EXPENSE	\$0.00	\$10,456.87	\$909.84	\$9,547.03
		\$0.00	\$238,831.53	\$238,831.53	\$0.00

ATTACHMENT B
Page 2 of 2

Trial Balance

Report Date: 02-DEC-2020 11:07

Parameters	
Ledger/Ledger Set:	COSD
Ledger Currency:	USD
Currency Type:	Total
Entered Currency:	N/A
Pagebreak Segment:	FUND
Pagebreak Segment Low:	12022
Pagebreak Segment High:	12022
Period:	ADJ-20
Amount Type:	Year to Date

FUND: 12022 CSHAF USD RIP HOUSING

ACCOUNT	Description	Beginning Balance	Debits	Credits	Ending Balance
10100	CASH IN TREASURY	\$24,815.58	\$3,843.15	\$1,072.26	\$27,586.47
10750	DUE FROM / DUE TO - INTEREST AP	\$151.06	\$661.85	\$696.46	\$116.45
10755	DUE FROM / DUE TO - INT APPRTNM	\$121.11	\$0.00	\$121.11	\$0.00
11039	INTEREST RECEIVABLE	\$323,489.36	\$28,518.72	\$0.00	\$352,008.08
12310	NOTES RECEIVABLE	\$950,624.00	\$0.00	\$0.00	\$950,624.00
24766	MTB-T_DART DUE TO OTHER FUNDS	(\$33.46)	\$33.46	\$32.67	(\$32.67)
26573	DEF INFL (REV) INTEREST	(\$323,489.36)	\$0.00	\$28,518.72	(\$352,008.08)
31243	NONSPEND REDEV LOANS	(\$950,624.00)	\$0.00	\$0.00	(\$950,624.00)
34100	FUND BALANCE AVAILABLE - ACTUAL	(\$25,054.29)	\$0.00	\$0.00	(\$25,054.29)
44105	INTEREST ON DEPOSITS&INV	\$0.00	\$540.74	\$1,081.48	(\$540.74)
47540	OTHER MISCELLANEOUS	\$0.00	\$0.00	\$3,025.58	(\$3,025.58)
52304	MISCELLANEOUS EXPENSE	\$0.00	\$950.36	\$0.00	\$950.36
		\$0.00	\$34,548.28	\$34,548.28	\$0.00