

ONTARIO HOUSING AUTHORITY – HOUSING SUCCESSOR AGENCY
 ANNUAL REPORT
 Low and Moderate Income Housing Assets Fund
 Specified Activity Information in Accordance with Health & Safety Code 34176.1
 Year Ended June 30, 2015

1. The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing any amounts deposited for items listed on the Recognized Obligation Payment Schedule from other amounts deposited. [Health & Safety Code 34176.1(f)(1)]

Recognized Obligation Payment Schedule amounts	\$	0
Other amounts	\$	0
TOTAL	\$	0

N/A - The Housing Successor Agency is not funded through the ROPS.

2. A statement of the balance in the Low and Moderate Income Housing Asset 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. [Health & Safety Code 34176.1(f)(2)]

Recognized Obligation Payment Schedule amounts	\$	0
Other amounts	\$	0
TOTAL	\$	0

N/A - The Housing Successor Agency is not funded through the ROPS.

3. 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). [Health & Safety Code 34176.1(f)(3)]

(A) Monitoring/preserving	\$	57,491
(B) Homeless prevention/rapid rehousing	\$	0
(C) Housing development	\$	0
TOTAL	\$	57,491

4. 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 amounts. [Health & Safety Code 34176.1(f)(4)]

Real Property	\$	0
Assets held for resale	\$	1,081,837
Loans receivable	\$	7,398,473
TOTAL	\$	8,480,310

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5. 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. [Health & Safety Code 34176.1(f)(5)]

Not applicable. No Housing Successor Asset Fund monies were transferred between housing successors in contiguous jurisdictions during the fiscal year.

6. 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. [Health & Safety Code 34176.1(f)(6)]

Not applicable. The Housing Successor Asset Fund did not receive or hold property tax revenues pursuant to the Recognized Obligation Payment Schedule during the fiscal year.

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 interests in real property acquired on or after February 1, 2012, a status update on the project. [Health & Safety Code 34176.1(f)(7)]

Did the Housing Successor acquired interests in real property under Section 33334.16? No Yes. If yes, complete table below.

APN	Date Acquired	DOF Transfer Approval	Original Cost	Status
1049-511-03	04/05/02	09/11/12	147,746	110 E Maitland St – in compliance
1049-531-01	10/03/03	09/11/12	105,860	1329 S Euclid Ave – in compliance
1049-531-02	10/03/03	09/11/12	105,860	1325 S Euclid Ave – in compliance
1048-131-52	06/14/04	09/11/12	5,369	1038 E Fourth St – in compliance
1049-563-10	07/06/05	09/11/12	185,837	1004 S Euclid Ave – in compliance
Total			550,672	
1048-481-08	03/23/05	n/a	531,165	905 E. Holt – does not fall w/in the SB341 requirements *
Total			531,165	

*Property located at 905 E Holt Blvd was originally purchased by the Ontario Housing Authority in 2005. At the time of purchase, the Ontario Housing Authority operated this site as an affordable mobile home park. This property was not transferred to the Ontario Housing Authority as part of the dissolution of redevelopment agencies and does not fall within the SB341 requirements. At this time, the site is vacant and the Ontario Housing Authority is actively looking for development opportunities.

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8. 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. [Health & Safety Code 34176.1(f)(8)]

Actual Households Displaced and Units and Bedrooms Lost Over Reporting Year

Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of non-senior and senior households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Did the Housing Successor permanently displaced, removed or destroyed any units or bedrooms during the reporting year? No Yes. If yes, complete table below.

Housing Successor Activity - Number of Households/Units/Bedrooms					
	EL	VL	L	M	Total
Households Permanently Displaced – Senior					0
Households Permanently Displaced – Non-Senior				7	7
Households Permanently Displaced – Total				7	7
Units Lost (Removed or Destroyed) and Required to be Replaced					0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced					0

Sales of Owner-Occupied Units Prior to the Expiration of Land Use Controls

Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, Housing Successor may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Housing Successor must deposit sale proceeds into the Housing Successor Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level or lower, as the unit sold.

Sales. Did the Housing Successor permit the sale of any owner-occupied units during the reporting year?

No Yes. If yes, complete table below.

\$ 0	Total Proceeds From Sales Over Reporting Year	Number of Units				
SALES		EL	VL	L	M	Total
Units Sold Over Current Reporting Year						0

Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years? No Yes. If yes, complete table below.

\$ 0	Total spent on Equal Units Over Reporting Year	Number of Units				
SALES		EL	VL	L	M	Total
Units Made Equal This Report Yr to Units Sold Over This Reporting Yr (FY2014-15)						0
Units Made Equal This Report Yr to Units Sold 1 Reporting Yr Ago (FY2013-14)						0
Units Made Equal This Report Yr to Units Sold 2 Reporting Yrs Ago (FY2012-13)						0
Units Made Equal This Report Yr to Units Sold 3 Reporting Yrs Ago (FY2011-12)						0

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9. The information required by subparagraph (B) of paragraph (3) of subdivision (a). [Health & Safety Code 34176.1(f)(9)] *The housing successor shall expend all funds remaining in the Low and Moderate Income Housing Asset Fund after the expenditures allowed (monitoring and homeless services) for the development of housing affordable and occupied by households earning 80 percent or less of the area median income, with at least 30 percent of these remaining funds expended for the development of rental housing affordable to and occupied by households earning 30 percent or less of the area median income and no more than 20 percent of these remaining funds expended for the development of housing affordable to and occupied by households earning between 60 percent and 80 percent of the area median income.*

Senior and Non-Senior Units Created	Number of Units by Income Type				Total HS Funds Spent
	EL	VL	L	Total	
Units Created This Reporting Year (FY 2014-15)		2	5	7	\$ 0
Units Created 1 Reporting Year Ago (FY 2013-14)				0	\$ 0
Units Created 2 Reporting Years Ago (FY 2012-13)*				N/A	\$ 0
Units Created 3 Reporting Years Ago (FY 2011-12)*				N/A	\$ 0
Units Created 4 Reporting Years Ago (FY 2010-11)*				N/A	\$ 0
Five Year Total	0	2	5	7	\$ 0
5 year % On Units By Income Type	0	0	0		
Under Limit Yes/No	Yes	Yes	Yes		

*Year with Former Redevelopment Agency is not applicable.

10. 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. [Health & Safety Code 34176.1(f)(10)]

Rental Senior Restricted Units	Non-Senior Units Created	Senior Units Created	Description
Units Created This Reporting Year (FY 2014-2015)	7	0	
Units Created 1 Reporting Year Ago (FY 2013-2014)	5	0	
Units Created 2 Reporting Years Ago (FY 2012-2013)	76	0	
Units Created 3 Reporting Years Ago (FY 2011-2012)	14	0	
Units Created 4 Reporting Years Ago (FY 2010-2011)	159	75	
Units Created 5 Reporting Years Ago (FY 2009-2010)	0	4	
Units Created 6 Reporting Years Ago (FY 2008-2009)	0	0	
Units Created 7 Reporting Years Ago (FY 2007-2008)	0	20	
Units Created 8 Reporting Years Ago (FY 2006-2007)	153	0	
Units Created 9 Reporting Years Ago (FY 2005-2006)	101	90	
10-Year Total	515	232	
10-Year Total Non-Senior & Senior Units Created	747		
% of Senior Units Over 10 years	31%		
Under Limit Yes/No	Yes		

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11. 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. [Health & Safety Code 34176.1(f)(11)]. 'Excess surplus' is defined as the greater of \$1 million or total income of the preceding four fiscal years.

Excess Surplus	Deposits to Housing Successor
Excess Surplus This Reporting Year (FY 2014-15)	\$ 0
Excess Surplus 1 Reporting Year Ago (FY 2013-14)	\$ 20,720,042
Excess Surplus 2 Reporting Years Ago (FY 2012-13)*	\$ 20,780,106
Excess Surplus 3 Reporting Years Ago (FY 2011-12)*	\$ N/A
Excess Surplus 4 Reporting Years Ago (FY 2010-11)*	\$ N/A
Total Sum of the preceding 4 fiscal years	\$ 41,500,148
Under Limit Yes/No	No

*Year with Former Redevelopment Agency is not applicable.

Excess Surplus Expenditure Plan (if applicable):

The Ontario Housing Authority is currently involved in a pending litigation with the California Department of Finance (DOF) regarding the validity of, among other things, the Affordable Housing Agreement. The Authority is contractually obligated to retain funds for payments required pursuant to an Affordable Housing Agreement with The Related Companies of California, LLC, which was approved by the Authority on January 30, 2012. These funds are being held until the completion of the pending litigation in the Low and Moderate Income Housing Asset Fund and do not qualify as "excess surplus". With the passage of SB107, which mandates successor mandates successor agencies that have an outstanding payments due under a Due Diligence Review (DDR), to pay the balance in full or enter into a payment plan with Department of Finance (DOF) no later than December 31, 2015. Failure to pay the balance in full or enter into a payment plan by this deadline will prohibit a successor agency from ever receiving a finding of completion. Without finding of completion, a successor agency cannot adopt a Long-Range Property Management Plan (LRPMP) for the disposal of properties or take advantage of the abbreviated property disposition process in the new law. Without a finding of completion, a successor agency will never be able to re-enter into loan agreements between the former redevelopment agency and the City. As such, the Housing Successor Agency entered into a stipulation to pay in protest the amount of \$21,677,224 and still continue the lawsuit with DOF with regards to the DDR transfers. This payment has been accrued as a liability June 30, 2015.

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Reporting Instructions:

Senate Bill 341 (Chapter 796, Statutes of 2013, effective January 2014) amended Health & Safety Code Section 34176 to address particular provisions and functions relating to former “redevelopment agencies” and new “housing successor” entities allowed to elect to assume particular functions of redevelopment agencies (RDAs) after being dissolved in 2012. A housing successor entity can include a local Public Housing Authority when a city or county elects not to become the housing successor entity.

SB 341 changed the former annual report requirement due to both the State Controller and Department of Housing and Community Development (HCD) while RDAs were active until 2012. All successor housing entities now have an annual report requirement within six months after the end of each fiscal year (FY), *starting with the FY ending in 2014*, to provide an independent financial audit to the legislative body. A city or county housing successor has an additional requirement to report specified housing financial and activity information by (1) including specified information with the Annual Progress Report (APR) submitted to HCD pursuant to State housing law in reporting progress in implementing the Housing Element (*NOTE: SB 341 data should be a paper report identified as an addendum to the APR that can be sent separately from the APR due April 1*) and (2) posting specified information on the jurisdiction’s website. Following are SB 341 annual report requirements described in H&SC section 34176.1 beginning with subsection (f) [note: reference to Section 33080.1 relates to former RDA reporting requirements

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