CITY OF UPLAND SUCCESSOR AGENCY
Low and Moderate Income Housing Assets Fund
Specified Activity Information in Accordance with HSC 34176.1
Year Ended June 30, 2016

This Housing Successor Annual Report ("Report") regarding the Low and Moderate Income Housing Asset Fund ("LMIHAF") has been prepared pursuant to California Health and Safety Code Section 34176.1(f). The report sets forth certain details of the Upland Successor Agency ("Successor Agency") activities during **Fiscal Year 2015-16.**

The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 ("Dissolution Law").

The Report is organized into the following sections pursuant to HSC Section 34176.1(f), as follows:

1. **Amount Deposited into LMIHAF:** The amount deposited to the LMIHAF, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts. [Health and Safety Code 34176.1(f)(1)]

   A total of $1,535,000 was deposited into the LMIHAF during the fiscal year. Of the total funds deposited into the LMIHAF a total of $ 0.00 was held for item listed on the ROPS.
   (amount deposited into the housing fund 201)
2. **Ending Balance of LMIHF:** Statement of the balance in the Low and Moderate Income Housing Asset Fund, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts. [Health and Safety Code 34176.1(f)(2)]

   At the close of the Fiscal Year, the ending balance in the LMIHAF was $(114,642.45), of which $0.00 was held for items listed on the ROPS.
   (housing fund 201)

3. **Description of Expenditures form LMIHAF:** Description of expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the tong-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), (8) for homeless prevention and rapid re-housing 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 and Safety Code 34176.1(f)(a)3

   (3A) *Eighty percent (80%) of housing coordinator position is allocated to implement the housing programs for the City of Upland. It is estimated that approximately 75-80% of the staff's time is related to implement housing programs including monitoring and preserving affordable housing covenants, including review and enforcement of housing covenants requirements, subordinations of first time homebuyers loans, reconveyances when loans have been paid off and the monitoring of owner-occupancy requirements.*

   (3B) *The City did not expend any LMIHAF towards homelessness prevention during the current reporting period.*

DRAFT

(3C) The City has not expended funds to develop new affordable housing for low, very low and extremely low income households during the current reporting period.

4. **Statutory Value of Assets owned by Housing Successor:** Statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts. [Health and Safety Code 34176.1(0(4)]

   Under the Dissolution Law and for the purpose of this Report. "statutory value of real property" means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of properties purchased by the Housing Successor. Further, the value of loans and grants received is included in these reported assets held in the LMIHAF.

   The following provides the statutory value of assets owned by the Housing Successor

	As of 15-16
Statutory Value of Real Property Owned by Housing Successor	$ 38,717,000
Value of Loan and Grants Receivable	$ 0.00
Total Value of Housing Successor Assets	**$ 38,717,000**

5. **Description of Transfers:** 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 and Safety Code 34176.1(f)(5))

   The Housing Successor did not make any LMIHAF transfers to other Housing Successors pursuant to Section 34176.1(c)(2) during the Fiscal Year.

6. **Project Descriptions:** Describe 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 and Safety Code 34176.1(f)(6)]

   The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

7. **Status of compliance with Section 33334.16:** 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 and Safety Code 34176.1(f)(7)

   Section 33334.16 requires that real property acquired using LMIHAF must initiate activities consistent with development of the property for the purpose of which it was acquired within five years from the date it first acquired the property.

DRAFT

Real Property:

Property	Year Acquired	Activity
Vacant Lot- Washington & 6th	*2006*	*2006 Request for Proposal, 2007 Agreement to Negotiate Exclusively, 2011 Developer reneged to develop property.*
APN 1046-591-08,09,10,11	*2008*	*Due to the dissolution of Redevelopment Agency development was place on hold until the Department of Finance Long Range Property Management Plan (LRPMP) was approved. Approval was obtained on October 20, 2015.*

8. **Description of Outstanding Obligations under Section 33413**: 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 and Safety Code 34176.1(f)(8]

None – See City's Website for Inclusionary Housing Report and Implementation Plan

9. Income Test: The information required by subparagraph (B) of paragraph (3) of subdivision (a). [Health and Safety Code 34176.1(f)(9)]

Section 34176.1(a)9)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five year report, then the Housing Successor must ensure that at least 50% of the remaining LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019- for the 2014-2019 periods.

10. Senior Housing Test: 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 and Safety Code 34176.1(f)(10)]

No units constructed within the last ten years.

11. Excess Surplus Test: 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 and Safety Code 34176.1(f)(11)]

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars ($1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater. Not Applicable

DRAFT

12. **Inventory of Homeownership Unit Assistance:** Inventory of homeownership units assisted by the former Redevelopment Agency or Housing Successor that are subject to covenants or restrictions. The inventory shall include information on (1) number of units; (ii) number of units lost in the portfolio after February 1, 2012 and the reason for the lost; (iii) any fund returned to the Housing Successor Agency; and (iv) whether the Successor Agency has contracted with outside entity to manage the units, and if so, the name of the entity.

1) Number of homeownership assisted units:	3
2) Number of lost homeownership assisted units	0
3) Returned funds in Fiscal year from homeownership assistance units	0
4) Who monitors the homeownership assistance units	Housing Successor

DRAFT