

City of San Pablo Housing Successor Fund SB 341 Annual Report For Fiscal Year Ended June 30, 2020

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

None

2. 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. ROPS Schedule Funding \$ 380,674
b. Loan Payments Received \$ 837,354
c. Interest Earnings on Cash Balances \$ 132,393
d. GASB 31 Fair Market Value Gain Recognition: \$105,372
e. Other Revenue (PG&E Temporary Construction Easement) \$7,560
Total Deposits \$ 1,463,353

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 ROPS from other amounts.

Cash \$ 7,938,506
Restricted for Current Payables \$ 14,460
Available Cash Balance \$ 7,924,046

4. 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 and Preserving LT Affordability of Units \$0
(B) Homeless Prevention \$ 250,000: (Transfer to General Fund for housing assistance program during COVID-19)
(C) Development of Housing \$ 0
(D) Other (accounting, bank fees, legal service, etc.) \$ 83,482
Total Expenditures \$ 333,482

5. 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.

Real Property Owned:

a. 1820 Rumrill Blvd = \$ 704,754

b. Block E = \$ 550,000

Loans Receivable = \$ 13,530,441

Total \$ 14,785,195

6. 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 of San Pablo created a Housing Assistance Program that offered one-time grants to residents who experienced a loss of income due to the COVID-19 pandemic and were seeking assistance to help pay rent, mortgage or utility payments. A total of \$142,400 was expended for this program.

7. Description of Projects for which the City of San Pablo Housing Successor receives or is holding property tax revenue pursuant to the ROPS and the status of that project.

None.

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.

Block E, Plaza San Pablo:

Block E was part of 7 parcels originally acquired by the former redevelopment agency to eliminate blighting conditions. The 7 original lots were then assembled and subdivided which created the .96 acre Block E.

On July, 2013, the Oversight Board approved Resolution OB2013-010 authorizing the transfer of Block E to the City of San Pablo as the Housing Successor to the former RDA.

In 2017, the City of San Pablo Housing Successor determined that Block E is not suitable for affordable housing and should be sold. Upon a sale of Block E, the proceeds will be deposited into the fund and used for affordable housing purposes.

In 2020, the City of San Pablo Housing Successor entered into a Disposition and Development Agreement to sell Block E and develop not less than sixteen for-sale homes, including one home that is intended to be restricted for sale to “lower income households,” as defined in Health and Safety Code Section 50079.5, at “affordable housing cost,” as defined in Health and Safety Code Section 50052.5.

1820 Rumrill Boulevard:

1820 Rumrill Boulevard was acquired by the former Redevelopment Agency in 2007 for affordable housing purposes. The Local Successor Agency approved the transfer of 1820 Rumrill Boulevard to the City as a housing asset on January 20, 2015, by Resolution LSA 2015-001. The Oversight Board approved the transfer of 1820 Rumrill Boulevard to the City as a housing asset by Resolution OB2015-001, adopted on January 26, 2015. The Department of Finance approved the transfer of 1820 Rumrill Boulevard to the City as a housing asset on February 2, 2015.

The City is currently marketing the site for an affordable housing development.

9. A description of outstanding obligations pursuant to Section 33413 that remain to transfer to the housing successor on February 1, 2012, a description of the housing successor’s progress in meeting those obligations, and a description 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.

None. Attached is the implementation plan of the former redevelopment agency.

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

N/A.

11. Percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, the former redevelopment agency and the City 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, the former redevelopment agency and the City within the same time period.

0%. None of the rental housing units restricted to seniors were assisted in the last 10 years.

12. a. *The amount of excess surplus. – \$1,079,294.*

b. The amount of time that the successor agency has had the excess surplus. – since 7/1/20.

- c. *The housing successor's plan for eliminating the excess surplus. - City hired staff in August 2020 to assist its affordable housing activities, including monitoring existing resources and identifying new opportunities. In Fiscal Year 20-21, the City Launched a new affordable homeownership program which resulted in an initial expenditure of \$1 million which will be reflected on next fiscal year's SB341 report.*

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. – 82 Units

(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.

-- 6 loans were paid off between July 1, 2019 to June, 30 2020

(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.

–Total amount paid off is \$558,545

(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.

- No