

Loma Linda Housing Authority as
Housing Successor to the
Loma Linda Redevelopment Agency

Annual Report
Fiscal Year 2018-19

January 10, 2020

Prepared for:
the Loma Linda Housing Authority by:

DHA Consulting
Long Beach, CA

Annual Report

Loma Linda Housing Authority

Introduction

This document represents the annual report for 2018-19 of the Loma Linda Housing Authority (“Authority”), acting as housing successor to the former Loma Linda Redevelopment Agency (“Former Agency”), as required pursuant to Section 34328 and Section 34176.1 of the Health and Safety Code. Section 34328 requires housing authorities to generally report on its activities for the preceding year and has been a requirement for many years. Additional reporting requirements for housing successors were added by SB 341, which amended Section 34176 and added Section 34176.1. Changes to the reporting requirements in Section 34176.1 were included in SB 107, which was enacted in September 2015 and became effective immediately. As currently written, Sections 34176 and 34176.1 require housing successors to cause the preparation of annual audited financial statements and report on specific additional activities of the housing successor.

Redevelopment Dissolution Act

In December 2011, the California Supreme Court issued its opinion in the case of *California Redevelopment Association, et al., v. Matosantos, et al.* The Court upheld the right of the state to dissolve redevelopment agencies pursuant to Part 1.85 (commencing with Section 34170) of Division 24 of the California Health and Safety Code, enacted by AB x1 26, and as amended on June 27, 2012 by AB 1484 (the “Dissolution Act”). Based on modified time lines approved by the Court, all redevelopment agencies, including the Former Agency, were dissolved effective February 1, 2012. The City of Loma Linda elected to form a Housing Authority to serve as the governing body for the Former Agency’s low and moderate income housing assets. Under the Dissolution Act, successor agencies are charged with winding down the affairs of the former redevelopment agencies and paying their obligations. Housing successor entities are different legal entities and have different duties under the Dissolution Act. Housing successors received the non-cash housing assets¹ of former redevelopment agencies and are charged with monitoring and maintaining existing low-and moderate income housing assets and meeting outstanding requirements for former redevelopment agencies.

Under the Dissolution Act, housing successors have no ongoing revenue source except for program income (revenue generated by non-cash housing assets) and 20 percent of loan repayments, if any, made by successor agencies to cities as repayment of loans the cities made to the former redevelopment agencies under the special repayment provisions of the Health and Safety Code (Section 34191.4). In the City of Loma Linda, there were no loans from the Housing Fund made by the Former Agency or the City. Neither are there any loans from the City to the Former Agency that are subject to the provisions of Section 34191.4.

Section 34328

Section 34328 requires that housing authorities prepare annual reports that contain information adequate for the City and the Department of Housing and Community Development (HCD) to determine that its activities meet the requirements of the laws governing housing authorities’ powers, specifically Section 34312.

¹ In addition to non-cash housing assets, the Authority/City was able to retain any cash that was encumbered for specific housing obligations.

Annual Report
Loma Linda Housing Authority

Section 34312.3 allows housing authorities to:

1. Issue bonds
2. Make or undertake construction or mortgage loans.
3. Purchase construction or mortgage loans.
4. Develop, rehabilitate or finance housing projects.
5. Purchase, sell, lease, own, operate or manage housing projects.
6. Convey surplus land it acquires from another public agency to a private entity for the development of single-family homes.

Section 34328 does not contain specifics as to what is to be included in the annual report nor are there other statutes that provide additional guidance or requirements. When contacted in connection with preparing previous annual report, HCD provided little additional guidance except to suggest that housing authorities should report on their activities. They further noted that that annual reports from housing authorities that have been submitted to HCD are not being analyzed or summarized because of a lack of resources at HCD. In accordance with this limited guidance and the requirements of Section 34328, the activities of the Authority for the 2018-19 fiscal year are summarized below and quantified in the attached tables.

Housing Authority Activities 2018-19

The Authority's only ongoing source of revenues are funds received from loans and other assistance provided in previous years by either the Former Agency or the Authority. The Authority's revenues for the last few years approximated \$200,000 per year, some of which is spent on general administration and reporting as well as the costs of maintaining, monitoring and preserving the Authority's assets. As such, the Authority's current and future efforts are focused on preserving and monitoring previously assisted low and moderate income housing units. In addition, the Authority is trying to devise creative ways to transfer ownership of properties currently owned for low and moderate income housing projects with its current financial resources. Projects on which the Authority spent time during the 2018-19 fiscal year include the following.

- **Scattered Site Housing:** The Authority's real property assets included 12 single family residential lots, which, together, are referred to as Scattered Site Housing because the location and dimensions of the vacant properties will not realistically accommodate consolidation or individual multi-unit residential projects. These properties were purchased by the former redevelopment agency before dissolution with a plan to acquire additional properties which would have allowed for lot consolidation for a multi-family project. Given the post-dissolution environment, development of the lots as affordable single family homes was determined to be the best option.

In 2016, an agreement was reached with a non-profit housing developer, Mary Erickson Community Housing, Inc., or MECH, to use the proceeds from the market-rate sale of roughly half of the lots to build affordable single-family homes on the remaining lots (the Agreement). The newly constructed detached, single-family dwelling units are required to be sold to households with incomes no greater than 80 percent of Median (Low Income Households). The Authority's costs involved in this project include the transfer of the lots to the developer at less than the former Authority's acquisition costs and the incurrence of fees and charges incurred in the land transfer process. Since the Agreement was negotiated in June 2016, certain feasibility issues have come to light that required some amendments to the original Agreement, including eliminating scheduled development for one lot. To date, MECH has secured financing for four of the six affordable single family homes; the four lots have been transferred to the developer and are in the pre-construction phases.

- **Poplar Senior Housing Phase 2:** The majority of the balance of the property owned by the Authority is subject to approved entitlements for a second phase of the senior housing project completed in 2013. The Former Agency assisted with the private development of 50 affordable senior housing units on Poplar Street adjacent to the vacant site using land that had been assembled by the Former Agency and a variety of funding sources. The developer which holds the entitlements for the Phase 2 Site is continuing to look for additional financial assistance in order to make the planned affordable project feasible, as the Authority's financial assistance will of necessity be limited by its financial situation and is likely to involve only the transfer of the vacant site.
- **Owner Occupancy Program:** Prior to its dissolution, the Former Agency made available to low income households the single-family residential units it owned. From time to time, the Former Agency purchased such units for resale at affordable housing costs, providing the financing to qualifying buyers through Housing Disposition Agreements. Subsequent to the dissolution of the Former Agency, the Authority became the owner of these assets and continues the program. Each of the units incorporates long-term affordability covenants. Under this program, 48 dwelling units have been developed which are restricted by long-term affordability covenants to low income households at affordable housing costs. The Authority actively manages the loans and/or the properties.

For fiscal year 2018-19, one unit with private financing was foreclosed upon and is currently owned by a private party. The Authority plans to pursue the enforcement of the long-term affordability covenants that are related to the unit. For reporting purposes, it is assumed that the Authority is successful in being able to enforce the affordability covenants for the home.

Current Reporting Requirements

SB 341 was enacted in 2013 and imposed different housing requirements on entities acting as housing successors to former redevelopment agencies beginning January 1, 2014. Specifically, SB 341 amended Section 34176 and added Section 34176.1 to the Health and Safety Code. It applies to unencumbered funds held by housing successors and provides that these funds must be used as was previously required for monies in former redevelopment agencies' low and moderate income housing funds. In addition, SB 341 restricts expenditures from housing funds to assist moderate income households and provides new targets as to which income levels housing successors must spend their funds to assist. The statutes were amended in 2015 by SB 107, which provided for some changes to the law, including allowing more money for administrative costs (5 percent of assets), and added additional reporting requirements.

Specific Reporting per Section 34176.1

The current Section 34176.1 reporting requirements include 13 separate items on which the Authority must report. Many of the requirements involve simply reporting a number or numbers included in the Authority's latest audited financial statements, which are included in the City's Comprehensive Annual Financial Report (CAFR). The City's most recent CAFR is for the 2018-19 fiscal year and includes specific reporting for the Housing Authority. For the convenience of the reader, responses to all 13 items are included in Table 1. Those items which require additional calculations to document are included in Tables 2 through 6.2. A brief description of each of the 13 reporting requirements as they apply to Loma Linda is also included below.

1. **34191.4 Loan Repayments:** Amount received from successor agencies equal to 20 percent of certain loan repayments between cities and successor agencies that are subject to Health and Safety Code Section 34191.4. This requirement is not applicable for Loma Linda. The loan

Annual Report
Loma Linda Housing Authority

between the City and the Former Agency was finally approved by the State Department of Finance in 2015 as being an enforceable obligation (pursuant to Section 34178(a)), as it existed under AB X1 26 prior to the enactment of AB 1484), and is therefore not subject to the repayment requirements of Section 34191.4.

2. **Housing Fund Deposits:** Amount deposited into the Low and Moderate Income Housing Asset Fund.² See Table 1.
3. **Housing Fund Balance:** Balance in the fund as of the close of the fiscal year. The value associated with the Authority's outstanding housing loans and land owned by the Agency are not included in this balance as they do not represent cash available to the Authority. See Table 1.
4. **Annual Expenditures:** A description of expenditures from the Housing Fund by category. See "Housing Authority Activities 2018-19" above and Table 1.
5. **Non-Cash Assets:** The statutory value of real property owned by the Authority and the amount of loans and grants receivable. The Authority continues to own properties under several multi-family housing projects that were completed a number of years ago, as well as properties held for resale. The statutory value, as defined in Section 34176.1, is to equal the value reported to the state Department of Finance in 2012 for properties owned at that time. For properties acquired after 2012, the statutory value is to equal the purchase price paid by the Housing Successor. The value for both on these assets is included in Table 1 in addition to the current amount of loans receivable.
6. **Transit Housing:** A description of transferred funds, if any, made pursuant to a provision of Section 34176 that allows two housing successors to develop transit housing under certain circumstances. The Authority has not participated in a transit housing project.
7. **ROPS Funding for Housing:** A description of any project(s) for which the housing successor receives or holds property tax revenue pursuant to the ROPS and a status update of that project. The Authority does not have any housing projects it is funding through the ROPS process. The proceeds of the Former Agency's 2008 Tax Allocation Housing Bonds were spent long before dissolution and the required debt service is included as an obligation of the Successor Agency not the Authority.
8. **Duration of Land Held:** A status update of the Authority's compliance with new restrictions on the length of time land purchased for housing purposes can be held by the Authority without being developed for housing (Land Held for Resale). Specifically, activities consistent with the development of the properties for low and moderate income housing have to be initiated within 5 years of the acquisition date, unless certain findings are made. Redevelopment dissolution has changed the effective acquisition date of these properties from the dates the properties were originally purchased by a given redevelopment agency to the date the properties were approved as housing assets by the state Department of Finance.

The Land Held for Resale that is owned by Loma Linda Housing Authority includes the second phase of the Poplar Street Senior Housing Project and a number of small scattered site lots. Most of the small lots have been or will be included in the Authority's Scattered Site Housing project, discussed above, which is currently underway. This means after the completion of the MECH project, the Authority will only own the Poplar Senior Housing Phase 2 site and one small lot which lot includes certain challenges to develop. Details on property currently held by the Authority and disposition plans are included in Table 2.

² Amounts listed on the ROPS are to be differentiated from other amounts deposited.

Annual Report
Loma Linda Housing Authority

For the Loma Linda Housing Authority, the effective acquisition date for all of the land held for resale that it owns is November 9, 2012, meaning that development activities should have commenced by November 9, 2017. While either the Former Agency or the Authority has initiated activities related to the development of all properties for housing purposes, lack of funding and/or feasibility issues will likely result in the Poplar Street Phase 2 Senior Housing site and one small lot remaining vacant and in the Authority's ownership for some time. As a result, in December 2017 the City Council granted the Authority's request to extend the time it can hold the property to November 9, 2022, as allowed by Section 33334.16.

9. **Housing Production and Housing Replacement:** A description of any progress that has been made on meeting any of the outstanding replacement housing obligations and/or housing production requirements. The Former Agency had no replacement housing obligations when it dissolved in 2012. Although the Authority does not accept as its responsibility any outstanding housing production requirements of the Former Agency, it is estimated that any deficit would be more than eliminated if and when the phase two site for the senior project is developed. Sufficient funds are not available to the Authority or the City to affect the development of that property without the developer receiving additional financial assistance from another entity outside of the City's control.
10. **Expenditure Targeting by Income Level:** The information required by Section 34176.1(a)(3)(B), which involves targeting expenditures of unencumbered funds from the Housing Fund mainly towards households with extremely low and low incomes. Compliance with the specific targeting requirements included in the statute is required to be demonstrated every 5 years, starting in 2019. See Table 3 for a summary of annual expenditures from the Housing Fund.

As shown in Table 3, the Authority's expenditures since 2013-14 were focused on preserving, monitoring and maintaining existing units although it has been working on affecting affordable housing developments by leveraging its land held for resale assets. As such, all Housing Fund expenditures of the Agency have been limited to administrative costs. The Agency's financial records do reflect some expenditures for the Scattered Site Housing Project, discussed above, but all of the cash expenditures made by the Authority for the project have been minor and funded by the proceeds of the market rate units. As such, they have not been counted as expenditures for targeting purposes.

11. **Expenditure Targeting by Age:** Compliance with limitations on the number of assisted units that are restricted for seniors and assisted individually or jointly by the housing successor, its former redevelopment agency and/or the city within the previous 10 years. The Authority's compliance is demonstrated in Table 4.
12. **Excess Surplus:** Compliance with new regulations restricting the amount of money that a housing successor can accumulate in the Housing Fund. As currently defined, excess surplus is the amount in the Housing Fund that exceeds the greater of \$1 million dollars or the total amount deposited to the Housing Fund in the previous four years. The available balance in the Housing Fund slightly exceed both \$1 million and the amount deposited in the previous four years in 2017-18 and 2018-19. As such, the Authority had an excess surplus as of June 30, 2019 in the amount of \$348,817, a portion of which (\$118,966) was excess surplus as of June 30, 2018. See Table 5. Pursuant to the statute, any excess surplus in the Housing Fund must be spent on eligible expenditures within 3 years or be subject to transfer to the state. In other words, the Agency must spent \$118,966 within two years and the remaining balance (\$348,817-\$118,966) within 3 years. Authority staff have indicated that they are confident that the surplus will be spent as required.

13. **Homeownership Unit Inventory:** An inventory of deed restricted homeownership units assisted by the Authority or Former Agency, including the number, reason and dollars received by the Authority as a result of the loss of any of those units that has occurred annually. The single family homes the Agency has assisted largely have long term restrictions that run with the land. Sale of the units typically does not result in the loss of the homes as affordable housing. Last year, the Authority reported 48 units. When the Scattered Site Housing Project, discussed above, is completed, the number of homes assisted will rise to 54.

For fiscal year 2018-19, one unit with private financing was foreclosed upon and is currently owned by a private party. The Authority plans to pursue the enforcement of the long-term affordability covenants that are related to the unit. For reporting purposes, it is assumed that the Authority is successful in being able to enforce the affordability covenants for the home. As such, the Authority's reported inventory remains the same as last year at 48 units.

Table 1
Loma Linda Housing Authority
Annual Report Required by SB 341
Fiscal Year 2018-19

Description	H & S Code	Timeframe	ROPS Related	Other	Total
Low and Moderate Income Asset Fund					
1. Amount Received per Special City Loan (34191.4)	34176.1 (f) (1)			Not Applicable	(1)
2. Amount Deposited During:	34176.1 (f) (2)	2018-19	_____	202,519	202,519
3. Cash Balance in the Fund as of Fiscal Year End	34176.1 (f) (3)	6/30/2019	_____	1,348,817	1,348,817
Bond Proceeds			_____	-	-
Other Funds			_____	1,348,817	1,348,817
4. Expenditures by Category	34176.1 (f) (4)	2018-19			
Administration			-	71,645	71,645
Housing Preservation/Monitoring			-	-	-
MECH Scattered Site Housing			-	-	-
Other Projects			-	-	-
Total Expenditures			_____	_____	71,645
Allowable Administrative Costs @ 5.0% of Assets	34176.1 (a) (2)	2018-19			1,041,878
Other Reporting Requirements					
5. Non-Cash Assets - Total	34176.1 (f) (5)	6/30/2019			21,070,547
Statutory Value of Real Property (Land)				5,225,711	(5)
Loans and Grants Receivable				15,844,836	
6. Transferred Funds to Develop Transit Housing	34176.1 (f) (6)	6/30/2019			None
7. Projects with Funding Included on the ROPS	34176.1 (f) (7)	2018-19			None
8. Duration of Property Held	34176.1 (f) (8)	6/30/2019			See Table 2
9. Obligations Outstanding per 33413	34176.1 (f) (9)	6/30/2019			
Housing Production					Not Applicable
Housing Replacement					None
10. Expenditure Targeting Requirements	34176.1 (f) (10)	from 1/1/2014			See Table 3
11. Rental Housing Units Restricted for Seniors	34176.1 (f) (11)	6/30/2019			See Table 4
12. Excess Surplus Calculation/Reporting	34176.1 (f) (12)	6/30/2019			See Table 5
13. Homeownership Unit Inventory	34176.1 (f) (13)	6/30/2019			Tables 6.1 and 6.2
AUDITED FINANCIAL STATEMENTS	34176.1 (f)	2018-19			See Pages 20 - 24 of CAFR

- (1) The loan between the City and the Successor Agency is not a loan subject to the requirements of H & SC Section 34191.4.
- (2) Excluded from the fund balance shown above are receivables, land held for resale and cash restricted for MECH Project.
- (3) Costs associated with maintaining and preserving the Authority's low and moderate income assets are not separately identified from other administrative costs.
- (4) A 2016 Agreement with MECH provided for the development of most of the Authority's scattered site small vacant lots. Roughly half of the lots were to be sold for market rate housing to provide funds to build affordable single-family home on the remaining lots. To date, the Authority has only incurred minor expenses, such closing costs and other miscellaneous expenditures. As these expenditures were paid from the proceeds of the market rate units previously sold to provide funding, they have not been included as expenses in this report.
- (5) Includes the statutory value, as defined by Section 334176.1, of both land held for resale and land held for operating leases for two affordable housing developments effected by the Former Agency.
- (6) The Former Agency had no outstanding housing replacement requirement when it was dissolved on February 1, 2012.
- (7) Pertains to requirements to target expenditures towards households earning 80% or less of the median income, as outlined in Health and Safety Code 34176.1(a)(3). See Table 3.

Date Finalized: January 10, 2020
Prepared by: DHA Consulting, LLC

Table 2
Loma Linda Housing Authority
Land Held for Resale ⁽¹⁾
As of June 30, 2019

Address	APN'S	Original Acq. Date	Effective Acq. Date	Status	Future (2) Disposition Plans	CAFR (3) (5) 18-19 Carrying Asset Value	HAT (4) (5) Carrying Asset Value	HAT No.(3)
West Side Poplar St	0293-121-12	5/13/2003	11/9/2012	Vacant	Poplar Street Senior - Ph 2	132,525	132,525	22
West Side Poplar St	0283-121-10	4/30/2003	11/9/2012	Vacant	Poplar Street Senior - Ph 2	32,314	32,314	21
West Side Poplar St	0283-121-35	4/29/2002	11/9/2012	Vacant	Poplar Street Senior - Ph 2	14,899	14,899	20
West Side Poplar St	0283-121-09 40,41,55	1/17/2002	11/9/2012	Vacant	Poplar Street Senior - Ph 2	61,504	61,504	19
Poplar St, 10870	0283-121-48	FY2006	11/9/2012	Vacant	Poplar Street Senior - Ph 2	182,302	182,302	18
Poplar St, 10860	0283-121-18	6/30/2000	11/9/2012	Vacant	Poplar Street Senior - Ph 2	62,542	62,542	17
Poplar St, 10846 - 10848	0283-121-16	2/20/2004	11/9/2012	Vacant	Poplar Street Senior - Ph 2	252,817	252,817	16
Poplar St, 10836-10838	0283-121-15 & 56	10/23/2002	11/9/2012	Vacant	Poplar Street Senior - Ph 2	167,765	167,765	15
Poplar St, 10814	0283-121-39	3/17/2000	11/9/2012	Vacant	Poplar Street Senior - Ph 2	128,872	128,872	14
Poplar Drive, 25178	0283-121-47	8/11/2003	11/9/2012	Vacant	Poplar Street Senior - Ph 2	166,091	166,091	13
Poplar Dr., 25166	0283-121-44	FY2006+07	11/9/2012	Vacant	Poplar Street Senior - Ph 2	284,291	277,490	12
Poplar Drive, 25154	0283-121-17	3/22/2005	11/9/2012	Vacant	Poplar Street Senior - Ph 2	342,497	342,497	11
Poplar Drive, 25138	0283-121-46	5/17/2005	11/9/2012	Vacant	Poplar Street Senior - Ph 2	246,329	246,329	10
Palm Dr., 25139, 49, 59	0283-121-53	9/25/2007	11/9/2012	Vacant	To be sold for future development	460,946	459,161	7
Juanita Street 1 Lot in Bryn Mawr	0292-131-75	11/14/2006	11/9/2012	Vacant	Subject to MECH Infill Housing Agmt	85,626	85,526	4
Juanita Street 1 Lot in Bryn Mawr	0292-131-74	11/14/2006	11/9/2012	Vacant	Subject to MECH Infill Housing Agmt	85,642	85,542	3
Juanita Street 4 Lots in Bryn Mawr	0292-131-71	7/1/1998	11/9/2012	Vacant	Subject to MECH Infill Housing Agmt	10,931	10,760	2
Poplar St, 10522	0283-114-49	4/28/2003	11/9/2012	Vacant	Transferred 12/7/2018 - MECH	-	NA	25
Poplar St, 10582	0283-114-56	FY2006	11/9/2012	Vacant	Transferred prior to 6/30/2017	-	N/A	9
Poplar St, 10535 - 10541	0283-134-02	5/27/2005	11/9/2012	Vacant	Transferred prior to 6/30/2017	-	N/A	8
Mt, View Avenue	0283-192-22	1/31/2011	11/9/2012	Vacant	Transferred prior to 6/30/2017	-	N/A	6
Evans Street, 10933	0284-042-08	3/31/2003	11/9/2012	Vacant	Transferred prior to 6/30/2017	-	N/A	1
Lind Avenue Properties	0283-092-37	5/29/2001	11/9/2012	Vacant	Transferred prior to 6/30/2018	-	N/A	5
Total Land Held for Resale						2,717,893	2,708,937	

- (1) Includes properties held by the Authority for transfer to public or private parties for future low and moderate income housing purposes only.
- (2) Represents current disposition plans for the properties. See "Duration of Land Held" in the preceding report for a discussion of the timing of the Authority's disposition plans.
- (3) Values shown are the same as those included in the Authority's Comprehensive Annual Financial Report (CAFR), which vary slightly from the amounts reported to the state in 2012. See Note 4 below.
- (4) Values shown are the same as those included in the Housing Asset Transfer (HAT) forms that the Former Agency was required to send to the state for approval before property transfers to the Housing Authority could be finalized.
- (5) The Carrying Asset Values shown above may not be reflective of the current market values for the properties.

Table 3
Loma Linda Housing Authority
Expenditure Targeting Requirements
by Income Group

Description	Year 0	Year 1	Year 2	Year 3	Year 4	Current due 12/2019 Year 5	Cumulative Total
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	
DOLLARS EXPENDED BY PROGRAM							
Administration / Preservation	189,587	245,398	79,217	106,942	50,043	71,645	742,832
<hr/>							
Scattered Site SFR (MECH) (1)							-
Very Low (30% or Below)							-
Very Low (30% to 60%)							-
Low (60% to 80%)							-
TOTAL SCATTERED SITE SFR (MECH) (1)		-	-	-	-	-	-
<hr/>							
Poplar Street Senior Project - Phase 2							-
Very Low (30% or Below)							-
Very Low (30% to 60%)							-
Low (60% to 80%)							-
TOTAL POPLAR STREET SENIOR PROJECT	-	-	-	-	-	-	-
<hr/>							
Future Project #1							-
Very Low (30% or Below)							-
Very Low (30% to 60%)							-
Low (60% to 80%)							-
TOTAL FUTURE PROJECT #1	-	-	-	-	-	-	-
<hr/>							
MEMO - GRAND TOTAL	189,587	245,398	79,217	106,942	50,043	71,645	742,832

(1) A 2016 Agreement with MECH provided for the development of most of the Authority's scattered site small lots. Roughly half of the lots were to be sold for market rate housing to provide funding to build affordable housing on the remaining lots. Commencing in 2016-17, certain closing costs and other minor expenditures incurred were paid by the Authority from the proceeds of the market rate units and therefore have not been included as expenses in this report. Also not included as expenditures are gains and/or losses on the lots sold, which are reflected in the Agency's accounting records but do not involve actual expenditures. In prior year Housing Reports, these items were erroneously included as expenditures.

Table 4
Loma Linda Housing Authority
Senior Housing Targeting Requirements
As of June 30, 2019

#	Address	Type	Approval Date	Yr. Built	Affordable Unit Total (1)
10-Year Period for Test Required by 34176.1(b): (2)					
Housing Production/City/Other					
	None	None			None
Housing Production / Authority and Former RDA					
<u>No Age Restrictions (3)</u>					
	10777 Poplar Street	MFA	2008	2009	43
	10799 Poplar Street	MFA	2009	2010	119
	25421 Cole Street (Rehabilitated Units) (4)	MFA	2008	2009	24
Total Families / Non-Age Restricted					186
<u>Senior Projects</u>					
	10846 Poplar Street	MFA	2012	2013	49
Total Senior Units					49
Total Assisted Rental Units 2008 to 2018 Only (5)					235
Percentage Restricted for Seniors (2009 to 2019 Only)					20.9%
Maximum Percentage Allowable: (6)					50.0%
Number of Additional Senior Housing Allowable					136

- (1) Excludes units that are occupied by on-site managers and are not age restricted.
- (2) The targeting requirement only applies to multi-family rental housing not for-sale units. As a result, the single family residential units with which the Former Agency and/or Authority assisted are not included in the above calculation.
- (3) "No Age Restrictions" means units which are available to rent to all persons regardless of age.
- (4) The units were built in 1967, but were rehabilitated and income restricted approximately a year after the agreement was executed.
- (5) For Loma Linda, the number of units constructed between 2009 to 2019 is the same as the total number of multi-family residential units ever constructed with assistance by the Former Agency or the Authority.
- (6) An additional 136 units of senior housing could be constructed without the Authority exceeding the allowable maximum of a number equal to 50 percent of the total units developed over a 10 year period.

Table 5
Loma Linda Housing Authority
Excess Surplus Calculation
As of June 30, 2019

Description	Amount	Entity	Source
Fund Balance as of 6/30/2019	20,411,809	Authority	CAFR 2017-18
Less: Land Held for Resale (1)	(2,717,893)	Authority	CAFR 2017-18
Less: Land Held for Leasehold (2)	N/A (2)	Authority	CAFR 2017-18
Less: Restricted Cash (3)	(462,119)	Authority	CAFR 2017-18
Less: Loans Receivable	(15,844,836)	Authority	CAFR 2017-18
Less: Prepaid Items	-	Authority	CAFR 2017-18
Less: Accounts and Deposits Payable	(38,144)	Authority	CAFR 2017-18
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Adjusted Fund Balance 6/30/2018	1,348,817	Authority	CAFR 2017-18
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Threshold Amount for Excess Surplus (4)	1,000,000		
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Excess Surplus (5)	348,817		
<hr/>			
Amounts Deposited in Prior Four Years			
2014-15	213,121		CAFR / All Income
2015-16	202,081		CAFR / All Income
2016-17	264,644		CAFR / All Income
2017-18	265,110		CAFR / All Income
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Four Year Total	944,956		Various

- (1) Value shown for land held for resale is the statutory value and may not be indicative of market value.
- (2) The statutory value of property owned by the Authority and leased for long-term affordable housing, is not included in the Authority's fund balance so should not be deducted.
- (3) These are funds that are obligated for the Scattered Site Housing Project so long as the developer remains in compliance with the Agreement.
- (4) Per Section 34176.1(d), the amount to be deducted from the fund balance is the greater of \$1 million or the prior four years of deposits into the Housing Fund. Since four years of deposits total less than \$1 million, the amount to be subtracted to determine the excess surplus is \$1 million.
- (5) This amount must be expended on eligible projects within 2 to 3 years, as per statutory guidelines.

Table 6.1
 Loma Linda Housing Authority
 Homeownership Inventory Reporting per 34176.1(f)(13)
 As of June 30, 2019

34716.1(f) (13), subsection:

A. An inventory of homeownership units assisted by the Former Agency (See Table 6.2)	48 Units (1)
B.1 Number of units lost during the fiscal year	No Units Lost
B.2 Reasons for the Losses	Not Applicable
C. Any funds returned to the Housing Successor	Not Applicable
D. Management of Single-Family Housing Units:	Authority Staff

(1) One unit was foreclosed and the Authority is pursuing enforcement of covenants.

The Former Agency's Single Family Housing Programs resulted in single-family residential units that contained covenants requiring the homes to remain in low and moderate income homeownership even after the units are sold by the original homeowners. Neither the Former Agency or the Authority have equity sharing or similar types of loan agreements with low and moderate income homeowners. As such, while some assisted units have changed ownership since 2012, no units returned to market rate housing during that period. Thus, no revenues that were received by the Authority from any refinancings are revenues received as the result of losses to the portfolio.

Table 6.2
Loma Linda Housing Authority
Inventory of Affordable Homeownership Units (1)
As of June 30, 2019

No. Units	Street Address		Agency Assistance	Loan Status	Down Payment Assistance	Mortgage Loan	Covenant Date (3)
1	Cabrillo Loop	10914	Yes	Open	x		6/6/2002
1		10916	Yes	Open	x		6/4/2002
1		10918	No	Foreclosed (2)		Private	6/7/2002
1		10926	No			Private	5/29/2002
1		10934	Yes	Open		x	5/30/2002
1		10938	Yes	Open		x	7/9/2002
1		10942	Yes	Open		x	7/8/2002
1		10946	Yes	Open		x	6/11/2002
1		10958	Yes	Open	x		8/14/2001
1	Durango Loop	25368	Yes	Open		x	4/29/2002
1		25370	Yes	Paid	x		4/26/2002
1		25372	Yes	Open	x		4/19/2002
1		25384	Yes	Open		x	4/25/2002
1		25388	Yes	Open		x	4/19/2002
1		25392	Yes	Open		x	4/19/2002
1		25396	Yes	Open	x		4/26/2002
1		25400	Yes	Open	x		4/25/2002
1		25408	Yes	Open		x	4/19/2002
1		25412	Yes	Paid 5-5-16	x		4/29/2002
1		25414	Yes	Open	x		4/26/2002
1		25416	Yes	Paid	x		6/6/2002
1	Portola Loop	25502	Yes	Open		x	3/21/2001
1		25518	Yes	Paid 11-25-15	x		3/8/2001
1		25526	Yes	Open	x		3/21/2001
1		25530	Yes	Open		x	3/8/2001
1		25546	No			Private	6/5/2001
1	Sonora Loop	25430	Yes	Paid	x		4/8/2002
1		25434	Yes	Open	x		4/26/2002
1		25438	Yes	Open		x	4/8/2002
1		25450	Yes	Open		x	3/29/2002
1		25454	Yes	Open		x	3/9/2002
1		25458	Yes	Open		x	3/29/2002
1		25470	Yes	Paid	x		4/8/2002
1		25474	Yes	Open		x	3/29/2002
1		25478	Yes	Open		x	4/8/2002
1	Prospect Avenue	25575	Yes	Open	x		5/30/2001
1		25577	Yes	Open	x		5/9/2001
1		25581	Yes	Open	x		5/9/2001
1		25613	Yes	Open		x	1/31/2002
1		25615	Yes	Open		x	11/30/2001
1		25637	Yes	Open		x	4/8/2002
1		25639	Yes	Open		x	3/12/2002
1	Court Street	24966	Yes	Open		x	1/29/2007
1	Lind Avenue	10599	Yes	Open		x	12/7/2006
1		10605	Yes	Open		x	3/29/2007
1		10655	Yes	Open		x	6/6/2008
1	Van Leuven Street	25256	Yes	Open	x		10/31/2001
1		25564	Yes	Open		x	6/6/2008
48							

"x" shown in above indicates the type of assistance provided by the Housing Authority: Downpayment Assistance or Mortgage Loan.

- (1) All properties carry a long-term affordability covenant; all covenants were in place as of 2/1/2012 and remain in place to date even after property sales.
- (2) The majority of the loans privately financed are active loans; one property, 10918 Cabrillo Loop was foreclosed during 2018-19. The Agency is taking steps to ensure covenants are respected and the unit continues to be available to low income households at affordable costs.
- (3) Date shown is the date the property first became subject to affordability covenants.