



County of San Diego

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PATTY KAY DANON
CHIEF OPERATIONS OFFICER

December 27, 2024

TO: Supervisor Nora Vargas, Chair
Supervisor Terra Lawson-Remer, Vice Chair
Supervisor Joel Anderson
Supervisor Monica Montgomery Steppe
Supervisor Jim Desmond

FROM: Kimberly Giardina, DSW, MSW, Executive Director
Housing Authority of the County of San Diego

SB 341 COMPLIANCE REPORT FOR THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO SUCCESSOR HOUSING AGENCY TO THE FORMER SANTEE COMMUNITY DEVELOPMENT COMMISSION

California Assembly Bills XI 26 (AB XI 26) and 1484 (AB 1484), commonly referred to as the Dissolution Laws, were enacted on June 28, 2011, and June 27, 2012, respectively. 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 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. 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 three assets assumed from the SSHA portfolio: Cedar Creek, Forester Square, and Shadow Hill. 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 Asset Fund, including program income. The fiscal year 2023-24 asset balances are identified in Attachment B.

Please refer to the Annual Consolidated Financial Report for the County of San Diego, pages 164, 171, and 187 which outlines the financial activity for the Low- and Moderate-Income Housing Asset 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 at (858) 694-8750, or via email at David.Estrella@sdcounty.ca.gov.

Respectfully,



Kimberly Giardina, DSW, MSW
Executive Director
Housing of the Authority County of San Diego

c: Ebony Shelton, Chief Administrative Officer
Andrew Potter, Clerk of the Board

Attachment A - SB 341 Compliance Report – Housing Authority of the County of San Diego
Successor Housing Agency
Attachment B - Balance Sheet – Housing Authority of the County of San Diego Successor Housing
Agency

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 2023-24 is \$22,607.55.
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 6/30/24 is \$677,490.80.
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 2023-24 actual expenditure for administration, monitoring and preserving the long-term affordability of units was \$5,707.28.
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. As of 6/30/24, the total value of the loans receivable are \$13,786,248 and include the following: Cedar Creek - \$5,276,000, Forester Square - \$5,494,000, and Shadow Hill - \$3,016,248.
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 any funds during FY 2023-24.
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 2023-24.

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

	Questions:	Answers
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 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 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 2023-24 is \$677,504.49. The Housing Successor plans to use this surplus for administration, monitoring, and preserving the long term affordability of units.

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

	Questions:	Answers
13	<p>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.</p>	<p>N/A - The Housing Successor has no homeownership units.</p>

Attachment B

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

Trial Balance

Report Date: 8/27/2024 10:26

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-24
Amount Type:	Year to Date

FUND: 15354 HA SANTEE SUCCESS HOUSING AGCY

ACCOUNT	Description	Beginning Balance	Debits	Credits	Ending Balance
10100	CASH IN TREASURY	\$652,483.52	\$22,607.55	\$5,713.43	\$669,377.64
10750	DUE FROM / DUE TO - INTEREST AP	\$5,626.05	\$25,108.35	\$22,607.55	\$8,126.85
11039	INTEREST RECEIVABLE	\$6,148,338.43	\$413,587.44	\$0.00	\$6,561,925.87
12310	NOTES RECEIVABLE	\$13,786,248.00	\$0.00	\$0.00	\$13,786,248.00
24766	MTB-T_DART DUE TO OTHER FUNDS	(\$19.84)	\$19.84	\$13.69	(\$13.69)
26573	DEF INFL (REV) INTEREST	(\$6,148,338.43)	\$0.00	\$413,587.44	(\$6,561,925.87)
26574	DEF INFL (REV) OTHER	(\$13,786,248.00)	\$0.00	\$0.00	(\$13,786,248.00)
26601	UNEARNED REVENUE	(\$559,389.24)	\$0.00	\$0.00	(\$559,389.24)
34100	FUND BALANCE AVAILABLE - ACTUAL	(\$98,700.49)	\$0.00	\$0.00	(\$98,700.49)
44105	INTEREST ON DEPOSITS&INV	\$0.00	\$25,108.35	\$50,216.70	(\$25,108.35)
52305	HACOSD ADMINISTRATIVE COSTS	\$0.00	\$5,707.28	\$0.00	\$5,707.28
		\$0.00	\$492,138.81	\$492,138.81	(\$0.00)

COMBINING BALANCE SHEET						
NONMAJOR GOVERNMENTAL FUNDS						
SPECIAL REVENUE FUNDS						
June 30, 2024						
(In Thousands)						
	County			Housing		
	Service	Edgemoor	Flood	Grove	Authority -	
	District	Development	Control	Community	Low and	
	Funds	Fund	District	Facilities	Moderate	
			Fund	District Fund	Income	
					Housing	
					Asset Fund	
(Continued)						
ASSETS						
Pooled cash and investments	\$	34,176	2,535	33,699	1,989	663
Receivables, net		4,181	15,405	432	26	20,356
Lease receivables		705	8,498			
Property taxes receivables, net		264		89		
Due from other funds		5,948		43		
Inventories		81		2		
Deposits with others						
Prepaid items						
Restricted assets:						
Cash with fiscal agents						
Investments with fiscal agents					6	
Total assets		45,355	26,438	34,265	2,021	21,019
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
LIABILITIES						
Accounts payable		6,430		2,395		
Accrued payroll						
Due to other funds		5,991	14	457	1	
Unearned revenue				490		559
Total liabilities		12,421	14	3,342	1	559
DEFERRED INFLOWS OF RESOURCES						
Non-pension:						
Leases		705	8,327			
Property taxes received in advance		206		92		
Unavailable revenue		216	14,604	75		20,349
Total deferred inflows of resources		1,127	22,931	167		20,349
FUND BALANCES						
Nonspendable:						
Not in spendable form:						
Loans, due from other funds and prepaids						
Inventories and deposits with others		81		2		
Restricted for:						
Creditors - Debt service						
Grantors - Housing assistance						
Laws or regulations of other governments:						
Future road improvements						
Fund purpose		31,726	3,493		2,020	111
Other purposes				30,754		
Committed to:						
Landfill postclosure and landfill maintenance						
Total fund balances		31,807	3,493	30,756	2,020	111
Total liabilities, deferred inflows of resources and fund balances	\$	45,355	26,438	34,265	2,021	21,019

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COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

For the Year Ended June 30, 2024

(In thousands)

(Continued)	County Service District Funds	Edgemoor Development Fund	Flood Control District Fund	Harmony Grove Community Facilities District Fund	Housing Authority - Low and Moderate Income Housing Asset Fund
Revenues:					
Taxes	\$ 21,339		6,921	933	
Licenses, permits and franchise fees					
Fines, forfeitures and penalties				1	
Revenue from use of money and property	1,896	2,012	1,562	129	36
Aid from other governmental agencies:					
State	64		32		
Federal		809	14		
Other	53		48		
Charges for current services	18,019		1,138		
Other	3,117		150	60	
Total revenues	44,488	2,821	9,865	1,123	36
Expenditures:					
Current:					
General government	257	137			
Public protection	14,840		11,741		
Public ways and facilities	2,945			3,094	
Health and sanitation	23,164				
Public assistance					6
Education					
Recreation and cultural	2,820				
Capital outlay			4,847		
Debt service:					
Principal	66		36		
Interest	76				
Total expenditures	44,168	137	16,624	3,094	6
Excess (deficiency) of revenues over (under) expenditures	320	2,684	(6,759)	(1,971)	30
Other financing sources (uses):					
Sale of capital assets		5,010			
Face value of loans issued	1,718				
Face value of bonds issued					
Transfers in	7,412		20		
Transfers out	(5,271)	(8,511)			
Total other financing sources (uses)	3,859	(3,501)	20		
Net change in fund balances	4,179	(817)	(6,739)	(1,971)	30
Fund balances at beginning of year	27,627	4,310	37,497	3,991	81
Increase (decrease) in nonspendable inventories	1		(2)		
Fund balances at end of year	\$ 31,807	3,493	30,756	2,020	111

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**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -
 BUDGET AND ACTUAL**

HOUSING AUTHORITY - LOW AND MODERATE INCOME HOUSING ASSET FUND

For the Year Ended June 30, 2024

(In Thousands)

	Original Budget	Final Budget	Actual
Revenues:			
Revenue from use of money and property	\$ 15	15	36
Aid from other governmental agencies:			
Other	11	11	
Total revenues	26	26	36
Expenditures:			
Current:			
Public assistance:			
Other assistance - other budgetary entity	26	26	6
Total public assistance	26	26	6
Total expenditures	26	26	6
Excess (deficiency) of revenues over (under) expenditures			30
Net change in fund balances			30
Fund balances at beginning of year	81	81	81
Fund balances at end of year	\$ 81	81	111