
ANNUAL REPORT

MORENO VALLEY HOUSING AUTHORITY

FY 2011-2012



INTRODUCTION

About This Annual Report

SUMMARY

California Health and Safety Code (“HSC”) Section 34328 states that by October 1 of each year, “an authority shall file with the clerk of the respective city or county and with the Department of Housing and Community Development (“HCD”) a report (“Annual Report”) of its activities for the preceding year.” This Annual Report for the Moreno Valley Housing Authority (“Authority”) covers all the activities that have occurred during the 2011-12 Fiscal Year, including housing unit compliance with affordability requirements, activities concerning existing debt obligations, as well as land transactions and development.

LEGAL AUTHORITY

Housing Authorities are distinct, autonomous, legal entities that derive their powers from State statute. It is the intent of the State legislature that housing authorities function as local entities with the primary responsibility of providing housing for very low and low income households. California Health and Safety Code (“HSC”), beginning with Section 34200, provides the framework for a local housing authority through a resolution of the local governing body. In the case of the City of Moreno Valley (“City”), the City Council of the City of Moreno Valley (“City Council”) resolved that the Authority should exercise its powers. The resolution adopted by the City Council must be accompanied by a finding that either of the following is true:

- (1) unsanitary or unsafe housing exists in the city or
- (2) there is a shortage of safe or sanitary housing available to persons of low income.

On March 8, 2011 the City Council adopted Resolution No. 2011-25, confirming that the aforementioned findings have been met to establish a housing authority in accordance with the California Housing Authorities Law (Health and Safety Code Section 34200, et. seq.)

ORGANIZATION OF THE AUTHORITY

On January 24, 2012, the Board of Commissioners of the Authority (“Commissioners”) approved and adopted Resolution No. HA 2012-02, which directed the Authority to designate officers and pursuant to Health and Safety Code Section 34278. As part of Resolution No. HA 2012-02, the Commissioners were empowered to employ regular staff of the Authority in order to further its goals and objectives. The executive positions of the Authority were designated as follows:

Benefits of Housing Authorities:

- Local jurisdictions are afforded the opportunity to participate in one or more of the Public Housing Programs offered by HUD.
- Housing Authorities can own and operate housing developments, alleviating the need to find owners or operators for units created.
- State law provides Housing Authorities the ability to acquire and assemble land for housing projects without the need to document blight.
- A city housing authority’s area of operation includes the entire city and the area within 5 miles of its territorial boundaries.

- Henry T. Garcia, Executive Director
- Michelle Dawson, Assistant Executive Director
- Barry Foster, Deputy Executive Director
- Robert Hansen, Housing Authority Counsel
- Richard Teichert, Finance Officer
- Tom DeSantis, Housing Authority Human Resources Director

The Authority conducts its regular meetings on the second and fourth Tuesday of each month at 6:30 p.m., at the Moreno Valley City Hall Council Chamber located at 14177 Frederick Street, Moreno Valley, California, or at such other place that the Housing Authority designates by resolution.

OBJECTIVES OF THE HOUSING AUTHORITY

For many housing authorities, their primary role is to interact with the Department of Housing and Urban Development (“HUD”) on behalf of their communities. Authorities are able to own and operate housing communities, which alleviates the need to find prospective owners or operators for the units created. If political support allows, the Authority is also able to acquire and assemble land for housing developments without the need to document blighting conditions.

Per the resolution creating the Authority on March 8, 2011, the Authority’s future goals and objectives are:

- Serve as successor agency to any transfer of local community redevelopment powers and housing assets;
- Provide safe and sanitary housing opportunities for Moreno Valley residents to persons of low income at rents they can afford;
- Rehabilitate properties that exhibit unsanitary or unsafe characteristics; and
- Develop or acquire and subsequently operate one or more rental housing projects within the corporate limits of the City of Moreno Valley.

The Authority will also administer housing assets transferred from the former Community Redevelopment Agency of the City of Moreno Valley (“Redevelopment Agency”), including beneficial interests in loans and interests under affordability covenants. The assets formerly held by the Redevelopment Agency and transferred to the Authority are described in more detail in this report. The Authority is a very new governmental entity and as such, its policies, goals and programs may be adjusted from time to time, particularly during the early years of operation of the Authority.

LEGISLATIVE ACTIVITY

As a result of Assembly Bill x1 26 (“ABx1 26”), all redevelopment agencies in the state were dissolved on February 1, 2012. This dramatic change has resulted in the complete elimination of local property tax dollars earmarked for affordable housing on an ongoing basis; no substitute

funding source has been provided. Thus, housing authorities have been left in a challenging position – the need for them is greater than ever, but a key funding source has been eliminated.

Under ABx1 26, the assets of a former redevelopment agency are divided into two categories. Non-housing assets are transferred to newly formed Successor Agencies for disposition, and housing assets are transferred to a selected Housing Successor entity. Pursuant to Resolution No. 2012-04, on January 20, 2012, the City elected to designate the Authority as the Housing Successor, as allowed by law. ABx1 26 and AB 1484 as enacted in 2012 indicate that the transfer includes “all rights, powers, assets, liabilities, duties, and obligations associated with the housing activities of the agency, excluding any amounts in the Low and Moderate Income Housing Fund.” AB 1484 further required that the Authority submit a list of assets transferred between February 1, 2012 and July 31, 2012. The Housing Asset List was prepared on July 26, 2012 and submitted to the Department of Finance.

CONTENTS OF THE AUTHORITY’S ANNUAL REPORT

State Law establishes three main components to an annual report from a housing authority. Accordingly, this Annual Report has been developed to:

- To provide a complete report of activities during FY 2011-12, including any bond issuances, and loans or finance agreements that the Authority has entered into;
- To show compliance with requirements of HSC Section 34312.3 such as the minimum amount of housing units affordable to lower income in projects assisted by the Authority with bonds, and document established base rents and/or maximum rental payments for lower income households; and
- To document any termination of tenancies or Section 8 vouchers of domestic violence victims as required by HSC Section 34328.1.

In addition, per HSC Section 34328.1, an Authority’s filing of their annual report may include “recommendations for needed legislation to carry on properly a program of housing and community development in this state.” Recommendations have been included at the end of this report.

HOUSING AUTHORITY DEBT OBLIGATIONS

Pursuant to HSC Section 34312.3, the Authority must provide a complete report of its activities taken during the prior fiscal year, which includes bonds, loans and financing agreements for multi-family rental housing projects. Since its inception on March 8, 2011, the Authority has not issued any bonds related to multi-family rental housing projects.

On April 25, 2012, 24 multi-family loans were transferred from the former Community Redevelopment Agency of the City of Moreno Valley (“Agency”) to the Authority, as listed below in Table 1.

Moreno Valley Housing Authority
Multi-Family Loans Transferred from the Former RDA to the Housing Authority

Table 1

Project Name	Location	Units	Financing	RDA Loan Amount	Covenant Effective Date
Ability First	24545 Bay Ave.	25	RDA	\$ 824,916.78	5/23/1994
Amber Ridge Apartments*	13400 Elsworth St.	225	RDA	Paid in Full	6/1/1995 and 8/3/2000
Anu Units*	15321 Sheila St.	4	(State) HOME/RDA	Paid in Full	2/8/1994
Bay Family Apartments	22717 Bay Ave.	61	RDA	\$ 755,000.00	7/11/2006
Casitas Del Valle	12315 Lamos Pl.	40	RDA	\$ 1,639,450.04	2/22/2005
Corvera (formerly Childs)	24457-71 Postal Ave.	8	(State) HOME/RDA	\$24,273	1/17/1995
Cottonwood Place Apt. I	24115 Cottonwood Ave.	108	RDA/HOME	\$ 1,700,000.00	11/26/2002
Cottonwood Place Apt. II	24115 Cottonwood Ave.	61	RDA	\$ 762,000.00	9/13/2005
Cottonwood Place Apt. III	24115 Cottonwood Ave.	58	RDA/HOME	\$ 913,000.00	12/14/2006
Cottonwood Place Apt. IV	24115 Cottonwood Ave.	46	RDA/HOME	\$ 750,000.00	6/6/2006
Eucalyptus Towers	24169 Eucalyptus Ave.	70	RDA/HOME	RDA Grant	1/1/2004
Hemlock Family Apartments	Hemlock Ave.	78	RDA/HOME	\$ 6,300,000.00	10/21/2011
Oakwood Apartments	15168 Perris Blvd.	241	RDA	\$ 3,000,000.00	3/26/2010
Perris Isle Apartments	12960 Perris Blvd.	189	RDA/HOME	\$ 413,000.00	11/5/2009
Rancho Dorado North	25105 John F. Kennedy Dr.	71	RDA	\$ 4,250,000.00	8/7/2009
Rancho Dorado South	25105 John F. Kennedy Dr.	79	RDA	\$ 8,250,000.00	3/30/2010
RHDC - Adrienne IV	22813 & 22827 Adrienne Ave.	8	RDA	\$ 1,340,000.00	3/27/2007
RHDC - Allies	22791 & 22801 Allies Pl.	8	RDA	\$ 320,000.00	9/16/1999
RHDC - Bay	22839 Bay Ave.	4	RDA	\$ 410,000.00	9/13/2003
RHDC - Sheila I	15360 & 15414 Perris Blvd.	8	RDA	\$ 1,445,000.00	8/10/2007
RHDC - Sheila II	15359 & 15385 Sheila St.	8	RDA	\$ 1,495,000.00	2/7/2008
Telacu Villa*	25105 Fir Ave.	75	RDA/HOME	Paid in Full	8/13/1992
Trang Units (Mai Units)*	24600-14 Atwood Ave.	5	(State) HOME/RDA	Paid in Full	8/2/1995
Walker Terrace Apartments*	24020 Dracaea Ave.	48	(State) HOME/RDA	Paid in Full	11/25/1995

* Loans paid in full - covenant remains active.

As noted in the table above, there is a loan agreement with the developer of the Rancho Dorado South project in the amount of \$8,250,000, entered into in March 2011. However, with the passage of ABx1 26 and dissolution of the Agency, the Developer was having problems securing a construction loan to continue with the second phase of the Rancho Dorado Project and meet the deadline to use the 9% Federal Tax Credit Allocation. As a result, on May 22, 2012, the Authority entered into a cooperation agreement with the Successor Agency to the Community Redevelopment Agency of the City of Moreno Valley ("Successor Agency") in order to secure future tax increment revenue to fund the remaining balance of the original loan agreement. On May 22, 2012, the Authority also entered into a financing agreement with Citi Bank N.A., which provides that Citi Bank N.A. will advance the necessary funds to the Developer in order to finance the costs related to the construction of the Rancho Dorado South Project. The Financing Agreement also states that the Authority will repay Citi Bank N.A. with tax increment revenue collected as part of the Cooperation Agreement.

In addition to those multi-family loans transferred from the Agency as listed above, 21 single-family units that received Homebuyer Assistance Program (HAP) loans, and 10 single-family units that received Home Improvement Loan Program (HILP) loans were transferred to the Authority on April 25, 2012, as shown in Tables 2 and 3 below. All of these single-family properties are currently occupied, however, should any of the properties be sold, the Authority will be repaid the amount invested pursuant to the loan agreements.

Moreno Valley Housing Authority **Table 2**
Homebuyer Assistance Program Loans

Name	Address	Fund	RDA Loan Amount	Funding Date
M. & R. Lugo	13470 JoAnn Street	RDA	\$ 2,581.88	8/19/1998
J. & M. Torres	25369 Bay Avenue	RDA	\$ 16,588.00	11/3/1998
J. and M. Quijano	13636 Sylmar Drive	RDA	\$ 20,000.00	12/10/1998
D. Gutierrez	11916 Bayless Street	RDA	\$ 18,984.65	5/5/1999
V. Gomes	25474 Dracaea Avenue	RDA	\$ 19,604.06	12/30/2003
R. & M. Gonzalez	22798 Baywood Drive	RDA	\$58,000	12/12/2005
A. Sanders	10876 Tea Bark Road	RDA	\$ 45,000.00	2/15/2008
V. Castillo	13587 Avenida De Portugal	RDA	\$ 44,293.31	5/2/2008
A. Jones	26120 Calle Agua	RDA	\$ 44,000.00	8/11/2008
P. & C. Marino	17205 Bronco Road	RDA	\$ 26,000.00	8/25/2008
P. & N. Keo	15363 Avenida Fiesta	RDA	\$ 45,000.00	9/26/2008
K. Whitmore	14573 Victor Drive	RDA	\$ 30,425.33	9/2/2009
M. Figuera	23340 Sonnet Drive	RDA	\$ 3,888.27	10/1/2010
J. Gonzalez	15736 Granada Drive	RDA	\$ 34,625.24	2/1/2011
C. Odero	26970 Storrie Lake Drive	RDA	\$ 52,199.03	2/10/2011
L. Gallegos	13380 Bambi Court	RDA	\$ 30,029.37	2/23/2011
D. Vera	14917 Edelweiss Place	RDA	\$ 28,800.00	3/22/2011
J. & F. Marcia	13811 Bellcrest Court	RDA	\$ 28,881.98	4/21/2011
B. Rabe	22570 Southwalk Street	RDA	\$ 25,500.00	6/10/2011
J. & A. Palma	11100 Davis Street	RDA	\$ 5,597.00	12/23/2011
E. Perez	11620 Warbler Way	RDA	\$ 4,375.00	12/23/2011

Moreno Valley Housing Authority
 Homebuyer Assistance Program Loans

Table 3

Name	Address	Fund	RDA Loan Amount	State HOME Fund	Funding Date
M. Rodriguez-Benitez	13470 JoAnn Street	RDA	\$ 12,237.00		9/3/1992
E. Resendiz	25369 Bay Avenue	RDA	\$ 15,000.00		3/5/1993
S. & J. Mehta	13636 Sylmar Drive	RDA/State HOME	\$ 6,382.87	\$ 9,185.00	10/12/1994
G. Wilkinson	11916 Bayless Street	RDA/State HOME	\$ 5,930.60	\$ 8,463.00	10/20/1994
B. Wilkinson	25474 Dracaea Avenue	RDA/State HOME	\$ 13,960.07	\$ 35,000.00	3/17/1995
M. & A. Ybarra	22798 Baywood Drive	RDA/State HOME	\$ 13,976.00	\$ 35,000.00	6/27/1995
C. Kelsey	10876 Tea Bark Road	RDA	\$ 12,869.87		3/4/1996
S. Gorman	13587 Avenida De Portugal	RDA	\$ 8,848.00		2/25/1998
T. Baden	26120 Calle Agua	RDA	\$ 12,869.87		8/10/1998
G. Smith	17205 Bronco Road	RDA	\$ 14,119.80		9/3/1998

Any other future financing for the acquisition, construction, rehabilitation, or development of housing through the issuance of bonds, construction loans, mortgage loans, and/or financing agreements will be documented and provided in subsequent Annual Reports.

LAND TRANSACTIONS AND DEVELOPMENT

HSC Section 34312.3 requires the Annual Report to include a discussion of all prior year activities of the Authority related to the development or transaction of land for the purposes of increasing the supply of affordable housing for low and moderate income households. Specific activities consist of the development, rehabilitation, or financing of housing projects assisted by the Authority, conveyance of surplus lands to a developer, or the establishment of a special trust fund or account to fund housing activities.

On April 25, 2012, the Agency transferred 25 vacant properties to the Authority that were acquired for the purposes of furthering the development and preservation of low and moderate income housing within the City. A list of the land assets transferred is presented below in Table 2.

As of the reporting period ending June 30, 2012, the Authority has not engaged in any other land transaction and development activities. Any future development or transaction of land will be documented and reported on subsequent Annual Reports.

**Moreno Valley Housing Authority
 Real Property Assets Transferred**

Table 4

Item #	Type of Asset	Legal Title and Description	Total square footage	Date of transfer to Housing Authority*
1	Land	APN 291-191-027	38,333	April 25,2012
2	Land	APN 291-191-028	14,375	April 25,2012
3	Land	APN 291-191-029	16,117	April 25,2012
4	Land	APN 291-191-026	6,098	April 25,2012
5	Land	APN 291-191-025	10,019	April 25,2012
6	Land	APN 291-191-007	12,632	April 25,2012
7	Land	APN 291-191-008	68,369	April 25,2012
8	Land	APN 291-191-009	67,518	April 25,2012
9	Land	APN 291-191-010	43,560	April 25,2012
10	Land	APN 291-191-011	43,560	April 25,2012
11	Land	APN 291-191-012	10,454	April 25,2012
12	Land	APN 291-191-013	35,719	April 25,2012
13	Land	APN 481-270-058	56,628	April 25,2012
14	Land	APN 481-130-022	21,780	April 25,2012
15	Land	APN 481-130-023	18,295	April 25,2012
16	Land	APN 481-250-002	20,038	April 25,2012
17	Land	APN 482-250-003	39,640	April 25,2012
18	Land	APN 482-020-064	57,499	April 25,2012
19	Land	APN 482-161-021	174,676	April 25,2012
20	Land	APN 482-161-022	51,400	April 25,2012
21	Land	APN 482-161-023	100,188	April 25,2012
22	Land	APN 482-161-024	49,223	April 25,2012
23	Land	APN 485-032-013	8,712	April 25,2012
24	Land	APN 486-084-006	4,356	April 25,2012
25	Land	APN 486-084-011	4,356	April 25,2012

* This table treats as date of transfer to the Housing Authority the date of action taken by the Oversight Board

HOUSING UNIT COMPLIANCE

As set forth by HSC Sections 34328 and 34328.1, housing authorities are required to:

- To show compliance with requirements of HSC Section 34312.3 such as the minimum amount of housing units affordable to lower income persons in projects assisted by the Authority, and document established base rents and/or maximum rental payments for lower income households; and

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- To document any termination of tenancies or Section 8 vouchers of victims of domestic violence as required by HSC Section 34328.1.

The following subsections provide a summary of the Authority’s progress toward the requirements listed above.

Housing Affordability Requirement

Pursuant to HSC Section 34312.3(c)(1)(A), not less than 20 percent of the units assisted by the Authority, or 15 percent in targeted areas, as defined by Section 103(b) (12) (A) of Title 26 of the United States Code, must be affordable to persons of low income. HSC Section 34312.3(2)(A) states that not less than one-half of the 20 percent requirement must be available to persons of very low income, if the housing development is financed by bonds.

Table 3 provides a summary of the housing projects that have received assistance by the former Redevelopment Agency and subsequently transferred to the Authority, and the breakdown of the current affordability levels that the units fall within. As shown in Table 3, 1129 out of 1538 units (approximately 74 percent) are affordable to persons of low, 60% of AMI, very low, and extremely low income. In addition, of those 1129 units, 743 units (approximately 66 percent) are affordable to persons of very low and extremely low income. Table 3 shows that the current affordability mix of the Authority’s projects meet established requirements within HSC Section 34312.3.

Moreno Valley Housing Authority
 Housing Units Assisted and Affordability Mix Table 5

Project Name	Location	Project Type	Extr. Low 30% of AMI	Very Low 50% of AMI	60% of AMI	Low 80% of AMI	Moderate 120% of AMI	Market	Total Restricted Units	Total Units
Ability First	24545 Bay Ave.	Independent Living		24				1	24	25
Amber Ridge Apartments	13400 Elsworth St.	Family Rental Units		5	35	5		180	45	225
Anu Units	15321 Sheila St.	Family Rental Units		1	3			0	4	4
Bay Family Apartments	22717 Bay Ave.	Family Rental Units	6	36	18			1	60	61
Casitas Del Valle	12315 Lamos Pl.	Family Rental Units		29	11			0	40	40
Corvera (formerly Childs)	24457-71 Postal Ave.	Family Rental Units		2	4	2		0	8	8
Cottonwood Place Apt. I	24115 Cottonwood Ave.	Family Rental Units		53			55	0	108	108
Cottonwood Place Apt. II	24115 Cottonwood Ave.	Family Rental Units		45	15			1	60	61
Cottonwood Place Apt. III	24115 Cottonwood Ave.	Family Rental Units	6	42	9			1	57	58
Cottonwood Place Apt. IV	24115 Cottonwood Ave.	Family Rental Units	12	26	7			1	45	46
Eucalyptus Towers	24169 Eucalyptus Ave.	Senior Apartments		69				1	69	70
Hemlock Family Apartments 1/	Hemlock Ave.	Family Rental Units						78		78
Oakwood Apartments	15168 Perris Blvd.	Family Rental Units	34	65	141			1	240	241
Perris Isle Apartments	12960 Perris Blvd.	Senior Apartments		104	44			41	148	189
Rancho Dorado North	25105 John F. Kennedy Dr.	Family Rental Units	18	28	24			1	70	71
Rancho Dorado South 2/	25105 John F. Kennedy Dr.	Family Rental Units	8	44	26			1	78	79
RHDC - Adrienne III	22898 Allies Pl. and 22801 Adrienne Ave.	Family Rental Units		4	4			0	8	8
RHDC - Adrienne IV	22813 & 22827 Adrienne Ave.	Family Rental Units			4		4	0	8	8
RHDC - Allies	22791 & 22801 Allies Pl.	Family Rental Units		2	6			0	8	8
RHDC - Bay	22839 Bay Ave.	Family Rental Units		1	3			0	4	4
RHDC - Sheila I	15360 & 15414 Perris Blvd.	Family Rental Units				4	4	0	8	8
RHDC - Sheila II	15359 & 15385 Sheila St.	Family Rental Units				4	4	0	8	8
Telacu Villa	25105 Fir Ave.	Senior Apartments		74				1	74	75
Trang Units (Mai Units)	24600-14 Atwood Ave.	Family Rental Units		2	3			0	5	5
Walker Terrace Apartments	24020 Dracaea Ave.	Family Rental Units		3	12			33	15	48
Youthbuild House 1	12110 Graham St.	SF Residential Unit			1			0	1	1
Youthbuild House 2	12134 Graham St.	SF Residential Unit				1		0	1	1
TOTAL			84	659	370	16	67	342	1196	1538

1/ The affordability mix for Hemlock is currently unavailable.
 2/ This project is currently still under construction.

Base & Maximum Rents

HSC Section 34312 states that a housing authority may “prepare, carry out, acquire, lease, and operate housing projects for persons of low income.” As part of this authority, HSC Section 34312.3 establishes a set of guidelines to determine base and maximum rents that can be charged for units reserved for lower income households. According to HSC Section 34312.3, rental payments for very low and low income households shall not exceed the amounts calculated. The following Table 4 provides a calculation of the maximum rental payments that the Authority can charge for lower income households.

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Table 6

Affordable Rental Housing Cost Limits

Area Median Income: \$63,300			Number of		Very Low-Income		Low-Income			Moderate-Income		
Median Income	Utility Allowance	HUD FMR	Persons	Bedrooms	Qualifying Income Limit	Max. Rent 30% X 50%	Qualifying Income Limit	Maximum Rent Range		Qualifying Income Limit	Maximum Rent Range	
								30% X 60%	30% X 80%		30% X 110%	30% X 120%
\$44,300	\$41	\$886	One	Studio	\$23,450	\$554	\$37,550	\$665	\$939	\$53,150	\$1,218	\$1,329
\$50,650	\$56	\$974	Two	One	\$26,800	\$633	\$42,900	\$760	\$1,073	\$60,750	\$1,393	\$1,519
\$56,950	\$78	\$1,149	Three	Two	\$30,150	\$712	\$48,250	\$854	\$1,206	\$68,350	\$1,566	\$1,709
\$63,300	\$98	\$1,617	Four	Three	\$33,500	\$791	\$53,600	\$950	\$1,340	\$75,950	\$1,741	\$1,899
\$68,350	\$121	\$1,886	Five	Four	\$36,200	\$854	\$57,900	\$1,025	\$1,448	\$82,050	\$1,880	\$2,051
\$73,450	\$144	n.a	Six	Five	\$38,900	\$918	\$62,200	\$1,102	\$1,555	\$88,100	\$2,020	\$2,203

Note: Maximum Rent reflects gross rent amount before deduction for utility allowance.
Utility Allowance reflects use of Gas or Propane for Heating, Cooking, and Water Heating and includes use of Air Condition and Basic Electricity per July 2012 Riverside County Housing Authority Utility Allowances for

Table 5 shows the rents charged at the projects where the information is currently available. As shown in the table below, all but one unit is in compliance with the established requirements within HSC Section 34312.3 for the rents charged. The Housing Authority will continue to work on an inventory of rental payments charged for its housing units and will make any necessary adjustments to bring any rental payments that exceed the listed amounts in Table 4 into compliance.

Moreno Valley Housing Authority

Table 7

Residential Units Rents

Project Name	Very Low 50% AMI				60% of AMI				Low 80% of AMI				Moderate 120% of AMI			
	Studio	1 BR	2BR	3BR	Studio	1 BR	2BR	3BR	Studio	1 BR	2BR	3BR	Studio	1 BR	2BR	3BR
RHDC - Adrienne III			3	1			3	1								
			\$660/\$600	\$735			\$735	\$810								
RHDC - Adrienne IV							3	1							3	1
							\$850/\$735/\$725	\$810							\$850	\$950
RHDC - Allies			1	1			3	3								
			\$600	\$680			\$735	\$810								
RHDC - Bay			1				1	2								
			\$620				\$735	\$1075/\$850								
RHDC - Sheila I												4				4
												\$785/\$735			\$735/\$635	
RHDC - Sheila II												4				4
															\$850/\$795/ \$785/\$735	

Domestic Violence

State law requires that a housing authority annually disclose data related to domestic violence incidents in units owned or operated by the housing authority. Specifically, the data must include:

- Data on termination of tenancies and/or Section 8 vouchers of victims of domestic violence in housing authority units.
- Summary of steps taken by the housing authority to address any termination of tenancies and/or Section 8 vouchers of victims of domestic violence.

For the reporting period ending on June 30, 2012, the Authority did not terminate any tenancies or Section 8 vouchers of victims of domestic violence. If necessary, information on any future terminations of this type will be properly documented and presented under separate cover to protect the privacy of the parties involved.

FINANCIAL STATEMENT/BUDGET

Since it was established on March 8, 2011, the Authority has not performed any reportable business activities requiring the adoption of a budget. Nevertheless, the Authority anticipates acquiring ownership of Agency owned affordable housing projects, which will most likely trigger the need to prepare and adopt a budget. At that time, the Authority will prepare and adopt an annual budget to be presented in subsequent Annual Reports.

LEGISLATIVE RECOMMENDATION

As discussed earlier in this report, the Legislature abolished all redevelopment agencies in the state, effective February 1, 2012. The elimination of redevelopment agencies in the manner prescribed by the Legislature means that there is no longer a regular source of local property tax dollars earmarked for affordable housing on an ongoing basis; in addition, no substitute funding source has been provided. It is recommended that the Legislature immediately relieve cities from requirements associated with the production of affordable housing given the expression of legislative priorities that has removed funding for affordable housing from local government. Next, it is recommended that the Legislature provide a regular funding source for the monitoring, implementation and administration of affordable housing at the city level. Historically, the implementation of affordable housing as well as monitoring is a labor-intensive matter; simply, such operations do not pay for themselves. In addition to removing housing set-aside dollars from the equation, the elimination of redevelopment agencies obviously has had severe impacts upon cities, which impacts promise to be felt for decades. Accordingly, the Legislature should refrain from adding requirements for additional reporting where this would amount to an unfunded mandate. If the Legislature intends that cities maintain existing affordable housing resources, we recommend that the Legislature enact a measure which would treat ongoing administration and maintenance of existing affordable housing units and additional affordable housing units as an enforceable obligation for purposes of ABx1 26 and AB 1484.