

**HOUSING SUCCESSOR TO THE REDEVELOPMENT AGENCY ANNUAL REPORT  
REGARDING THE LOW AND MODERATE INCOME HOUSING ASSET FUND  
FOR FISCAL YEAR 2015-2016  
PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(F)  
FOR THE CITY OF INGLEWOOD**

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) and is dated March 23, 2017. This report sets forth certain details of the housing activities of the City of Inglewood, Successor to the former Redevelopment Agency of the City of Inglewood during fiscal year 2015-2016. The purpose of the 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 following report is based upon information prepared by the Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund for fiscal Year 2015/2016, as prepared by LSL, CPAs and Advisors. The financial audit is separate from this report. The following Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

**I. AMOUNT DEPOSITED IN LMIHAF:**

This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

**A total of \$344,926 from loan repayments and rents collected was deposited into the LMIHAF during the fiscal year. Of the total funds deposited into the LMIHAF, of which \$0 dollars were held for items listed on the ROPS.**

**II. ENDING BALANCE OF LMIHAF:**

This section provides a statement of the balance in the LMIHAF. At the close of the Fiscal Year, the ending balance in the LMIHAF was \$1,030,465. There were no amounts deposited for items listed on the ROPS. The remaining balance in the LMIHF will be spent in accordance with SB341 allowable housing uses.

**III. DESCRIPTION OF EXPENDITURES FROM LMIHAF:**

The following is a description of expenditures from the LMIHAF by category:

FISCAL YEAR 2015/2016	
Monitoring and Administration Expenditures	\$253,533
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures:	
Low Income Units	\$0
Very-Low Income Units	\$0
Extremely-Low Income Units	\$0
Total LMIHAF Expenditures in Fiscal Year	\$253,533

**IV. STATUTORY VALUE OF ASSETS OWNED BY THE HOUSING SUCCESSOR:**

This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

Under the Dissolution Law and for purposes of this Report, the “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 H&S Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to H&S Section 34181(f), and the purchase price of property purchased by the Housing Successor. Further, the value of loans and grants receivable is included in the reported assets held in the LMIHAF.

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

<b>AS OF FISCAL YEAR END 2015/2016</b>	
<b>Statutory Value of Real Property Owned by Housing Successor</b>	<b>\$3,070,906</b>
<b>Value of Loans and Grants Receivable</b>	<b>\$36,159,451</b>
<b>Total Value of Housing Successor Assets</b>	<b>\$39,230,357</b>

**V. DESCRIPTION OF TRANSFERS**

This section describes transfers, if any, to another housing success agency made in previous fiscal year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

**The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under H&S Section 34176.19c)(2) during the fiscal year.**

**VI. PROJECT DESCRIPTIONS:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

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

**VII. STATUS OF COMPLIANCE WITH SECTION 33334.16**

This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012.

With respect to interests in real property acquired by the former redevelopment agency prior to February 1, 2012, the time periods described in H&S Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance (DOF)

approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former Redevelopment Agency now held by the Housing Successor in the LMIHAF. The Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date that DOF approved such property as a housing asset.

The following provides a status update on the real property or properties, as housing asset(s), that were acquired prior to February 1, 2012 and comply with the five-year period for initiating development activities:

<b>Property Address</b>	<b>Acquisition Date</b>	<b>Deadline to Initiate Development Activity</b>	<b>Status of Successor Activity</b>
<b>716-720 Beach Avenue</b>	<b>3/2/2000</b>	<b>02/14/2018</b>	DOF approved this property as a housing asset on February 15, 2013. The Housing Successor will propose a plan for the disposition of the property in the near future.
<b>8205-8244 Crenshaw Boulevard</b>	<b>12/21/2000</b>	<b>02/14/2018</b>	DOF approved this property as a housing asset on February 13, 2013. The Housing Successor will propose a plan for the disposition of the property in the near future.
<b>708 Beach Avenue</b>	<b>9/8/2008</b>	<b>N/A</b>	DOF approved this property as a housing asset on February 13, 2013. The property is currently leased to income eligible residents. The Housing Successor will propose a plan for the disposition of the property in the near future.
<b>101 North Market Street</b>	<b>3/30/2008</b>	<b>N/A</b>	DOF approved this property as a housing asset on February 13, 2013. The property is currently leased. On July 26, 2016, City Council adopted a resolution providing for the disposition and development of the site.

**VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS UNDER H&S SECTION 33413:**

This section describes the outstanding inclusionary and replacement housing obligation, if any, under H&S Section 33413, that remained outstanding prior to the dissolution of

the former redevelopment agency as of February 1, 2012, along with the Housing Successor's progress in meeting those prior obligations, if any, of the former Redevelopment Agency and how the Housing Successor's plans to meet unmet obligations, if any.

**Replacement Housing:** The former Redevelopment Agency transferred 398 replacement housing obligations to the Housing Successor. There are currently 112 units that are outstanding replacement housing obligations. The Housing Successor will continue to fulfill the obligations by developing residential sites owned by the Housing Authority. There is a comprehensive campaign, in an effort to build and develop affordable housing throughout the city.

**Inclusionary/Production Housing:** According to the Implementation Plan for the former Redevelopment Agency, H&S Section 33413(b), inclusionary/production housing obligations were transferred to the Housing Successor. The former Redevelopment Agency, as of the end of fiscal year 2010 had already exceeded its total affordable housing production obligation for the ten-year compliance period (FY 2004-2005 through FY 2013-2014), where 45 units were affordable to very low, low or moderate income households, of which 18 were affordable to very low income households. The former Redevelopment Agency's implementation Plans are posted on the City's website at: [www.cityofinglewood.org](http://www.cityofinglewood.org).

#### **IX. INCOME TEST:**

This section provides the information required by H&S Section 34176.1(a)(B), or a description of expenditures by income restriction for a five year period, with the period beginning January 1, 2014, and whether the statutory thresholds have been met. However, the reporting is not required to be reported until 2019, for the 2014-2019 period.

#### **X. SENIOR HOUSING TEST:**

This section provides the percentage of units deed-restricted to seniors and assisted by the Housing Successor, the former Redevelopment Agency and/or the City within the previous ten years in relation to the aggregate number of units deed restricted. If more than 50 percent of the total deed restricted affordable units located in the former redevelopment project area, its city, or county, and the housing successor are reserved

for seniors, no more senior housing can be assisted until the percentage of restricted senior units falls below 50 percent.

**The following provides the Housing Successor's Senior Housing Test for the ten year period of October 1, 2006 through September 30, 2016:**

TOTAL ASSISTED RENTAL UNITS	SENIOR ASSISTED RENTAL UNITS	PERCENTAGE OF SENIOR ASSISTED RENTAL UNITS
606	195	32%

**XI. EXCESS SURPLUS TEST:**

Excess surplus is defined in Section 34176.1(d) as an unencumbered amount in the LMIHAF, exceeding one million dollars or the aggregate amount deposited in the account during the Housing Successor's preceding four fiscal years:

	FY 2012/2013	FY 2013/2014	FY 2014/2015	FY 2015/2016
Beginning Balance	\$4,523,419	\$1,168,663	\$764,967	\$939,071
Add: Deposits	\$160,864	\$184,343	\$545,725	\$344,926
(Less) Expenditures	(\$355,834)	(\$521,719)	(\$381,083)	(\$253,533)
(Less) Encumbrances	(\$3,159,786)	(\$66,502)	(\$266,930)	(\$256,754)
Unencumbered Balance	\$1,168,663	\$764,785	\$662,679	\$773,710

The LMIHAF does not have an Excess Surplus. The aggregate amount deposited into the account during the preceding four fiscal years is \$1,235,858. The unencumbered amount of \$773,710 does not exceed the aggregate amount deposited.