

Colton Housing Authority

City of Colton

SB 341 Annual Report



Fiscal Year July 1, 2015 – June 30, 2016

COLTON HOUSING AUTHORITY

The Colton Housing Authority (“CHA”) was created by Resolution No. R-28-11 of the City Council of the City of Colton on March 15, 2011, declaring the City Council to be the Commissioners of the Housing Authority, as authorized by Health and Safety Code section 32490.

The CHA is the “housing successor” assuming the housing functions of the former Redevelopment Agency for the City of Colton pursuant to Health and Safety Code section 34176.

Serving the Residents in the City of Colton

On March 15, 2011, the City Council of the City of Colton established the newly created CHA to serve the affordable housing needs of the residents in the City of Colton.

The CHA is responsible for providing decent, safe, sanitary and affordable housing for low-income families, elderly, and persons with disabilities. A Board of Commissioners governs the CHA.

The City of Colton’s current population is over 53,000. Colton endeavors to enrich the community by preserving the City’s historic qualities, while achieving stated goals toward the betterment in the quality of life for its citizens.

Colton is well known for its ethnic and cultural diversity. The CHA embraces this unique attribute and appreciates the rich pattern every person adds to the community quilt.



“Colton is a diverse community where tomorrow’s contributors pursue their dreams in an attractive and safe environment abundant with opportunities for educational and economic advancement”.

SB 341 REPORT FISCAL YEAR 2015-2016

On January 1, 2014, Senate Bill 341 went into effect, adding layers of regulation to the activities of cities, counties and housing authorities that assumed the redevelopment housing functions of former redevelopment agencies pursuant to the redevelopment agency dissolution law (Health and Safety Code sections 34161, et. seq.) (“Dissolution Law”).

SB 341 regulates the use of money deposited into the new Low and Moderate Income Housing Asset Fund created pursuant to Health and Safety Code Section 34176(d) imposes requirements regarding the use of real property assets acquired from the former redevelopment agency, transfers replacement housing obligations from the former redevelopment agency to the housing successor and imposes financial audit and activity reporting requirements on housing successors.

SB 341 defines the term “housing successor” as the entity assuming the housing functions of a former redevelopment agency pursuant to Health and Safety Code section 34176.

Below is the Additional Annual Reporting Requirements and its appropriate responses and information for Fiscal Year 2015-16:

- A. The amount deposited to the Low and Moderate Income Housing Asset Fund (“LMIHAF”) distinguishing any amounts deposited for items on the Recognized Obligation Payment Schedule (“ROPS”) from other amounts.
The Colton Housing Authority (“CHA”) did not deposit any funds into the LMIHAF during the reporting period as there were funds to deposit.
- B. Amounts held at year-end for items listed on the ROPS.
No amounts were held at the year-end reporting period for items listed on the ROPS.
- C. A description of expenditures of the LMIHAF by the following categories:
 - 1. Amounts used for monitoring and preserving affordability covenants.
No amounts of LMIHAF were used for monitoring and preserving affordability covenants due to no funds in the LMIHAF account.
 - 2. Administrative costs.
Pursuant to the limits outlined within the Dissolution Law, an appropriate proportionate Administrative cost amount has been assigned to personnel associated with the CHA which is ZERO due to no funds in the LMIHAF.

3. Homeless prevention.
No amounts of LMIHAF were used for Homeless prevention due to no funds in the LMIHAF account.

4. Development of affordable housing for Low, Very Low, and Extremely Low Income households.
No amounts of LMIHAF were used for the development of affordable housing for low, very low, and extremely low income households due to no funds in the LMIHAF account.

D. The statutory value of real property and loans and grants receivable.
During Fiscal Year 2015-16, the CHA owned approximately 1.44 acres of land which is being sold to Evergreen – Colton & Mt. Vernon, LLC for its future development under an approved (July 7, 2015) Disposition and Development Agreement. The property was appraised and its fair market value is estimated at \$519,750. The property will be sold to the developer less commissions, finder's fee and escrow closing costs during Fiscal Year 2016-17.

E. Are there any projects in which the housing successor Agency pooled funds with another housing successor to develop a project? If so, please provide details on the project.
There were no projects in which the housing successor Agency pooled funds with another housing successor to develop a project.

F. A description and status of any project for which the housing successor receives property tax revenue pursuant to the ROPS.
There is no project for which the housing successor receives property tax revenue pursuant to the ROPS.

G. A status update on the disposition or development of property.
During Fiscal Year 2015-16, and more specifically, on July 7, 2015, the CHA entered into a Disposition and Development Agreement by and between the City of Colton and Evergreen – Colton & Mt. Vernon, LLC (the “developer”) for the sale of CHA property owned by the CHA to Evergreen for the construction of a new Smart & Final Extra. Escrow is anticipated to close within Fiscal Year 2016-17.

In March 2015, the CHA approved the sale of 25 mobile home lots for \$1.00 to a qualified developer of affordable housing in exchange for recording Affordable Covenants on all qualifying lots. Escrow closed within Fiscal Year 2015-16.

H. A description of any outstanding replacement housing obligations under Health and Safety Code section 33413.
The CHA has no outstanding replacement housing obligations pursuant to Health and Safety Code section 33413.

- I. The percentage of LMIHAF funds used for affordable housing for Extremely Low Income households.

As there are no money in the LMIHAF, no funds were used for affordable housing for Extremely Low Income households.

- J. The percentage of units of affordable housing for seniors developed, individually or jointly, by the housing successor, former redevelopment agency or city within the previous 10 years.

No units of affordable housing for seniors were developed, either individually or jointly, by the housing successor, nor the former redevelopment agency or the city within the previous 10 years.