

California Redevelopment Agencies - Fiscal Year 2008/2009
Reports/Plans Related to "Excess Surplus" in Low and Moderate Income Housing Fund

3/17/2011

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County Agency	Excess Surplus	Beginning Adjusted Unencumbered Balance	Sum of Previous Four Years Tax Increments	Excess Surplus Expenditure Plan	Plan Adoption Date
ALAMEDA COUNTY					
HAYWARD	\$1,897,569	\$9,845,395	\$7,947,826	Conditional commitment of \$7.1 million for the South Hayward BART affordable housing developments (a family and a senior component), approximately \$4.4 million for FY 2010 SERAF Payments, \$1.5 million for the acquisition and rehabilitation of Tennyson Gardens Apartments, and \$10,000 for payment of retention of rehabilitation funds for the Majestic Apartments	12/15/2009
County Total:	\$1,897,569				
Contra Costa COUNTY					
LAFAYETTE	\$845,497	\$2,910,383	\$2,064,886		
County Total:	\$845,497				
FRESNO COUNTY					
MENDOTA	\$4,641,010	\$6,409,277	\$1,768,267		
SELMA	\$1,033,503	\$2,033,503	\$972,137		
County Total:	\$5,674,513				
HUMBOLDT COUNTY					
ARCATA	\$430,473	\$2,014,641	\$1,584,168		
County Total:	\$430,473				
IMPERIAL COUNTY					
IMPERIAL CITY	\$4,388,051	\$5,388,051	\$511,263		
County Total:	\$4,388,051				

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KINGS COUNTY					
CORCORAN	\$304,182	\$1,304,182	\$706,885		
County Total:	\$304,182				
LAKE COUNTY					
CLEARLAKE	\$488,650	\$1,784,902	\$1,296,252		
County Total:	\$488,650				
LOS ANGELES COUNTY					
AGOURA HILLS	\$9,889,145	\$12,733,705	\$2,844,560	The agency has prepared a housing fund cash flow projection showing planned expenditures for housing reh b loan program; first time homebuyers program; and the acquisition of affordable covenants and future housing projects.	11/10/2009
ARCADIA	\$1,059,722	\$4,138,136	\$3,078,414		
ARTESIA	\$104,407	\$1,158,494	\$1,054,087	The Agency bonded LMIH set-aside on June 30, 2009 to acquire property for applicable projects. The first phase of acquisition is expected during the 2009/10 fiscal year.	01/05/2010
BELL GARDENS	\$909,427	\$3,504,987	\$2,595,560		

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DUARTE	\$3,000,745	\$8,645,226	\$5,644,481	Excess Surplus calculation performed by Lance Soll & Lunghard, LLP in Financial Audit dated 11-11-09 for fiscal year ending 6/30/2009 states for FY0708 Excess surplus was \$2,786,508 and in FY0809 it is \$2,031,052. The HCD report for states excess surplus in FY0708 to be \$3,000,745 and in FY0809 to be \$2,031,051. The auditors also state they did NOT find any deficiencies in internal control over financial reporting that they consider to be a material weakness, as described in pages 3-4 of the financial statement.	
HAWAIIAN GARDENS	\$324,915	\$4,824,779	\$4,499,864		
LAKESWOOD	\$2,046,794	\$8,104,975	\$6,058,181		
LAWNDALE	\$91,807	\$3,073,788	\$2,981,981		
LYNWOOD	\$3,376,831	\$7,567,922	\$4,191,091	The Lynwood Redevelopment Agency (LRA) is negotiating with Park Place developer (Amcal) to build 99 rental units (69 very low; 29 low; and 1 manager's unit). The LRA has designated \$4.95 million to development of the Agency owned site at Atlantic and Carlin.	

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RANCHO PALOS VERDES	\$858,667	\$1,858,667	\$698,181	See attached 9/18/07 staff report to City Council and attached follow up agenda, which confirms the council's action on expenditure of excess surplus funds. Also note that action plan has been implemented through purchase of condo unit for future re-sale to low/mod family, & through the construction of the "Mirandela" 34-unit senior affordable housing project on crestridge road that will begin construction in January 2010 or as early as Dec 2009.	
REDONDO BEACH SAN DIMAS	\$644,047 \$3,289,234	\$3,567,481 \$7,626,770	\$2,923,434 \$4,337,536	See copy of 7 year implementation plan submitted 2007 and the current San Dimas Redevelopment Agency audit report included.	
SANTA CLARITA	\$9,323,039	\$11,590,014	\$2,266,975	The City of Santa Clarita Redevelopment Agency does not intend to file a 5-year plan per H&SC 33334.10(a).	
SOUTH EL MONTE	\$780,723	\$4,042,444	\$3,261,721		

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County Agency	Excess Surplus	Beginning Adjusted Unencumbered Balance	Sum of Previous Four Years Tax Increments	Excess Surplus Expenditure Plan	Plan Adoption Date
TORRANCE	\$3,168,463	\$8,327,251	\$5,158,788	The excess surplus totalling \$1,274,800 in FY05-06 was used to pay for costs incurred by the Home Improvement Program, as follows: FY06-07=\$350,417; FY07-08=\$304,382; FY08-09=\$324,755 and the remaining balance towards the acquisition of a property with an estimated cost of \$2.8M.	
County Total:	\$38,867,966				
MENDOCINO COUNTY					
FORT BRAGG	\$345,892	\$1,345,892	\$981,600		
County Total:	\$345,892				
MERCED COUNTY					
ATWATER	\$1,118,009	\$2,246,888	\$1,128,879	An excess surplus plan was anticipated to be adopted Feb. 2009	
County Total:	\$1,118,009				
MONTEREY COUNTY					
MARINA	\$437,123	\$1,705,743	\$1,268,620		
SOLEDAD	\$2,761,303	\$4,229,713	\$1,468,410	Excess surplus reported for FY 07-08 was probably in error. The Agency had unspent bond proceeds from RDA bonds issued in FY07-08 that went unreported.	
County Total:	\$3,198,426				
Orange COUNTY					

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BUENA PARK	\$1,174,820	\$18,508,054	\$17,333,234		
FOUNTAIN VALLEY	\$5,369,353	\$13,935,851	\$8,566,498	The Agency purchased a 4-acre parcel for the development of affordable housing. The Agency expects to enter into a Developer within the next year. The Agency assistance to provide gap financing will eliminate the excess surplus.	
LAKE FOREST	\$655,023	\$2,992,617	\$2,337,594		
MISSION VIEJO	\$1,904,369	\$6,409,277	\$4,504,908		
ORANGE COUNTY	\$253,620	\$19,137,555	\$18,883,935	The Agency will continue to follow the direction as detailed in the "Housing Set-Aside Excess Surplus Plan" adopted previously.	01/13/2009
PLACENTIA	\$931,926	\$2,506,296	\$1,574,370		

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SAN CLEMENTE	\$74,077	\$1,769,822	\$1,695,745	On October 21, 2008, the RDA granted approval of a commitment of \$800,000 to FAM to purchase and rehabilitate the Gilchrist House Shelter at 602 Calle Canasta. This included a \$300,000 grant from HUD to purchase the property and a \$265,000 operating grant for the shelter. On May 18, 2010, the RDA also authorized an agreement between the RDA and Mary Erickson Community Housing, not to exceed \$255,600 in low and moderate income housing funds, for the purchase of four foreclosed condominium units in the Vista Pacifica condominium development.	10/21/2008
SAN JUAN CAPISTRANO	\$11,853	\$5,101,680	\$5,089,827	Excess Surplus of \$11,853 - Affordable housing projects are in the works for FY09/10 and the Agency does not expect to have an excess surplus in FY09/10.	
SEAL BEACH	\$97,900	\$1,729,566	\$1,631,666		
County Total:	\$10,472,941				
PLACER COUNTY					
LINCOLN	\$2,116,250	\$3,729,943	\$1,613,693		
County Total:	\$2,116,250				
RIVERSIDE COUNTY					
BANNING	\$1,391,775	\$4,999,161	\$3,607,386		

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COACHELLA	\$7,315,327	\$12,878,918	\$5,563,591		
MURRIETA	\$1,191,592	\$5,906,066	\$4,714,474		
TEMECULA	\$3,567,106	\$16,066,614	\$12,499,508		
County Total:	\$13,465,800				
SACRAMENTO COUNTY					
CITRUS HEIGHTS	\$419,760	\$2,062,513	\$1,642,753		
County Total:	\$419,760				
SAN BENITO COUNTY					
HOLLISTER	\$1,512,355	\$10,978,277	\$9,465,922		
County Total:	\$1,512,355				
SAN BERNARDINO COUNTY					
APPLE VALLEY	\$4,493,269	\$7,528,232	\$3,034,963		
HESPERIA	\$3,520,462	\$21,274,062	\$17,753,600		
RIALTO	\$1,509,465	\$15,366,804	\$13,857,339		
				The Agency proposes to use the excess funds in the 5 years for future affordable housing projects assisting households at 120% or less of the area medium income (AMI), with a least half of the funds assisting households at 80% or less of AMI.	
TWENTYNINE PALMS	\$35,777	\$1,035,777	\$816,104		
VICTOR VALLEY	\$10,876,170	\$27,160,322	\$16,284,152		
YUCAIPA	\$19,786	\$1,019,786	\$905,329		
County Total:	\$20,454,929				
SAN DIEGO COUNTY					
CARLSBAD	\$1,499,957	\$3,941,583	\$2,441,626		
SAN DIEGO COUNTY	\$298,373	\$2,400,355	\$2,101,982		
SAN MARCOS	\$7,548,363	\$59,756,502	\$52,208,139		

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County Total:	\$9,346,693				
SAN LUIS OBISPO COUNTY					
ARROYO GRANDE	\$1,747,589	\$2,747,589	\$802,251		
ATASCADERO	\$372,351	\$3,020,412	\$2,648,061		
GROVER BEACH	\$239,794	\$1,239,794	\$764,403		
PISMO BEACH	\$962,529	\$1,962,529	\$708,568	15-20 affordable units to be built on land purchased in July, 2009	
County Total:	\$3,322,263				
SAN MATEO COUNTY					
BRISBANE	\$1,488,864	\$4,892,001	\$3,403,137	Appropriate \$2,020,000 for purchase of empty land for the development of affordable housing in partnership with Habitat for Humanity	12/15/2008
FOSTER CITY	\$56,496	\$13,266,799	\$13,210,303		
County Total:	\$1,545,360				
Santa Clara COUNTY					
LOS GATOS	\$1,830,971	\$7,198,500	\$5,367,529		
County Total:	\$1,830,971				
SANTA CRUZ COUNTY					
CAPITOLA	\$248,466	\$1,980,209	\$1,731,743		
SCOTTS VALLEY	\$403,347	\$4,322,853	\$3,919,506		
County Total:	\$651,813				
SOLANO COUNTY					
DIXON	\$373,142	\$2,000,904	\$1,627,762		
County Total:	\$373,142				
Sonoma COUNTY					

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CLOVERDALE	\$2,601,124	\$4,970,580	\$2,369,456		
County Total:	\$2,601,124				
STANISLAUS COUNTY					
MODESTO	\$1,349,841	\$5,352,820	\$4,002,979		
County Total:	\$1,349,841				
SUTTER COUNTY					
YUBA CITY	\$985,054	\$3,546,470	\$2,561,416		
County Total:	\$985,054				
TULARE COUNTY					
LINDSAY	\$995,561	\$1,995,561	\$980,492		
County Total:	\$995,561				
VENTURA COUNTY					
OJAI	\$348,069	\$1,447,364	\$1,099,295		
SIMI VALLEY	\$901,753	\$13,355,812	\$12,454,059		
County Total:	\$1,249,822				
YOLO COUNTY					
DAVIS	\$16,108,181	\$23,098,216	\$6,990,035		
WINTERS	\$2,101,002	\$3,542,845	\$1,441,843		
County Total:	\$18,209,183				
Statewide Total:	\$148,462,090				

Total Agencies Contributing to this Report: 70