

# LA HABRA HOUSING AUTHORITY

## ANNUAL REPORT FY 2020-2021

Health and Safety Code Sections 34328 and 34328.1 require all housing authorities to file an annual report by October 1<sup>st</sup> with the City Clerk and the State Department of Housing and Community Development of all activities undertaken during the previous fiscal year. The requirements of the report follow.

### A. Transfer of Assets to the Housing Authority

In FY1992/1993, the Housing Authority was activated by the La Habra City Council. City Council Resolution No. 4146, adopted September 22, 1992, declared that there is a need for a Housing Authority, declared that all members of the City Council shall be the Board of Directors of the Housing Authority and designated the Mayor as the Chairman of the Housing Authority.

On January 17, 2012, by Resolution 5509, the La Habra City Council elected not to retain the housing assets and functions previously performed by the La Habra Redevelopment Agency, which was dissolved pursuant to Part 1.85 of Division 24 of the California Health and Safety Code. All rights, powers, duties and obligations, including any encumbered amounts on deposit in the Agency's Low- and Moderate-Income Housing Fund, were transferred to the La Habra Housing Authority.

On January 17, 2012 by Resolution 5509, the Successor Agency to the La Habra Redevelopment Agency recommended that the Oversight Board approve the transfer of housing assets and properties of the former Redevelopment Agency to the La Habra Housing Authority.

On April 12, 2012, by Resolution OB 2012-3, the Oversight Board directed the Successor Agency to transfer housing responsibilities and all rights, powers, duties and obligations associated with the housing activities of the La Habra Redevelopment Agency along with the transfer of encumbered low- and moderate-income housing funds designated for housing projects to the La Habra Housing Authority pursuant to Health and Safety Code Sections 34176, 34177, and 34181. The Oversight Board approval was sent to the State Department of Finance for final approval. The transfer of the housing functions and duties was not questioned by the State Department of Finance, and was so approved.

Pursuant to Health and Safety Code Section 34176 (a)(2), the Housing Authority submitted a Housing Assets Transfer Form to the Department of Finance on July 27, 2012, which included the properties described therein as a transferred asset. By letter dated August 25, 2012, the State Department of Finance approved the Housing Asset Transfer Form.

### B. Activities for the Preceding Year

In FY 2020-2021, the Housing Authority is the owner of record and/or interest owners of the following properties:

APN	Description
1. 303-125-16	NeighborWork Orange County/Villa Camino Real
2. 303-125-17	607-613 E. La Habra Blvd.
3. 890-060-01	Park La Habra Mobile Home Park
890-061-01	1731 W. Lambert Road
890-069-01	
4. 890-070-01	View Park Mobile Home Estates
890-071-01	1750 W. Lambert Road
890-079-01	

Properties 1 and 2 are ground leases entered into by the former La Habra Redevelopment Agency with NeighborWorks Orange County formerly Neighborhood Housing Services. The units provide restricted rents for low-income households. Properties 3 and 4 are two mobile home parks the City acquired in 1992. During the course of the fiscal year, the La Habra Housing Authority sold two properties (209 N. Euclid and 200 E. Greenwood) to the City of La Habra. The properties were sold because the Housing Authority determined that the easement running through the Euclid location made it difficult to build housing and the City was able to secure a grant through the State of California to develop a neighbor park at the Greenwood location. The funds from the sale of the properties will go towards future affordable housing projects.

The pertinent characteristics of these residential properties are as follows:

- (1) **Percentage Requirements**  
Not less than 20% of all units shall be available for occupancy on a priority basis to persons of low-income
- (2) **Unit Categories:**

Rental Housing	104 units
Homeownership Developments	7 units
Rehabilitation Financing	N/A
- (3) **Units Financed with Bonds** 321 units
- (4) **Multi-family Units** 361
- (5) **Recipients of Federal Rent Subsidies** N/A
- (6) **Increase in Income of Current Occupant** N/A

### C. Monitoring of Assisted Affordable Housing

The following properties are monitored annually:

APN	Description	#Units
018-101-29	Casa Nicolina 1510 W. La Habra Blvd.	22
022-201-27	Habitat for Humanity Project	7
022-201-26	520-526 E. La Habra Blvd.	
022-201-01		
303-125-16	Neighborhood Housing Services/Villa Camino Real	11
303-125-16	607-613 E. La Habra Blvd.	
303-101-47	Cypress Villas 900 Cypress Street	71
890-060-01	Park La Habra Mobile Home Park	107
890-061-01	1731 W. Lambert Road	
890-069-01		
890-070-01	View Park Mobile Home Estates	143
890-071-01	1750 W. Lambert Road	
890-079-01		

In 1992, the City of La Habra issued Certificates of Participation for the acquisition of View Park Mobile Home Estates and Park La Habra Mobile Home Park. In 1998, the City issued a Refunding Certificates of Participation in the amount of \$15,435,000 to repay the 1992 Certificates of Participation. In 2010, the City of La Habra issued \$15,910,000 million dollars in Refunding of Certificates of Participation (COP's) for the 1998 Certificates of Participation, which had an outstanding principal balance of \$15,435,000. On September 17, 2020 the City of La Habra refinanced the Certificates of Participation, which had an outstanding principal balance of \$11,835,000.

The City assisted in the purchase and conversion of an existing 22-unit apartment complex known as Casa Nicolina, for the purpose of providing affordable housing.

The City purchased and transferred to Habitat for Humanity of Orange County three parcels for the purpose of providing three affordable housing units within a 7-unit residential project.

The City purchased and allowed Neighborhood Housing Services to develop and manage an affordable 12-unit apartment complex.

The City assisted the property owner of Cypress Villas to obtain bond financing for an existing residential complex for the creation of 71 affordable units.

**D. Recommended Legislation**

The Authority does not intend to propose any legislation at this time.

**E. Domestic Violence Reporting**

N/A