

Attachment 3
Costa Mesa Redevelopment Agency
Description of Agency's Activities for Fiscal Year 2009-2010

As required in Section 33080.4 for purposes of compliance with subdivision (c) of Section 33080.1.

- (1) The total number of nonelderly and elderly households, including separate subtotals of the numbers of very low income households, other lower income households and persons and families of moderate income, that were displaced or moved from their dwelling units as part of a redevelopment project of the agency during the previous fiscal year.

Agency Response:

	Very Low	Low	Moderate	
Elderly	0	0	0	
Non-Elderly	0	0	0	
Totals	0	0	0	0

- (2) The total number of nonelderly and elderly households, including separate subtotals of the numbers of very low income households, other lower income households and persons and families of moderate income, that the agency estimates will be displaced or will move from their dwellings as part of a redevelopment project of the agency during the present fiscal year and the date of adoption of a replacement housing plan for each project area subject to 33413.5.

Agency Response:

	Very Low	Low	Moderate	
Elderly	0	0	0	
Non-Elderly	0	0	0	
Totals	0	0	0	0

- (3) The total number of dwelling units housing very low income households, other lower income households, and persons and families of moderate income, respectively, which have been destroyed or removed from the low- or moderate-income housing market during the previous fiscal year as part of a redevelopment project of the agency, specifying the number of those units which are not subject to Section 33413.

Agency Response:

	Very Low	Low	Moderate	
Elderly	0	0	0	
Non-Elderly	0	0	0	
Totals	0	0	0	0

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- (4) The total number of agency-assisted dwelling units which were constructed, rehabilitated, acquired, or subsidized during the previous fiscal year for occupancy at an affordable housing cost by elderly persons and families, but only if the units are restricted by agreement or ordinance for occupancy by the elderly, and by very low income households, other lower income households and persons and families of moderate income, respectively, specifying those units which are not currently so occupied, those units which have replaced units destroyed or removed pursuant to subdivision (a) of Section 33413, and the length of time any agency-assisted units are required to remain available at affordable costs.

Agency Response:

	Very Low	Low	Moderate	
Elderly	0	0	0	
Non-Elderly	0	0	0	
Sub-Total	0	0	0	0

- (5) The total number of new and rehabilitated units subject to paragraph (2) of subdivision (b) of Section 33413, including separate subtotals of the number originally affordable to and currently occupied by, elderly person and families, but only if the units are restricted by agreement or ordinance for occupancy by the elderly, and by the very low income households, other lower income households, and persons and families of moderate income, respectively, and the length of time these units are required to remain available at affordable costs.

Agency Response:

	Very Low	Low	Moderate	
Elderly	0	0	0	
Non-Elderly	0	0	0	
Sub-Total	0	0	0	0

No units subject to paragraph (2) of subdivision (b) of Section 33413.

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- (6) The status and use of the Low and Moderate Income Housing Fund created pursuant to Section 33334.3, including information on the use of this fund for very low income households, other lower income households and person and families of moderate income, respectively. If the Low and Moderate Income Housing Fund is used to subsidize the cost of onsite and offsite improvements, the description of the agency's activities shall include the number of housing units affordable to persons and families of low and moderate income which have been directly benefited by the onsite or offsite improvements.

Agency Response: For FY09-10, the Low and Moderate Income Housing Fund continued to be used for the planning and negotiation of a new construction project in the Redevelopment Project Area. This new construction project was originally anticipated to be completed in 2009 but has been delayed due to current market conditions and due to transfer of ownership to a new developer. The project is anticipated to provide seven (7) low to moderate income restricted units within the project area and five (5) very low income restricted units outside the project area.

The fund was also used to rehabilitate four non-substantial moderate income owner-occupied units via the Agency's Single Family Rehabilitation Loan and Grant Program. Due to the units being non-substantial rehabilitation they were not restricted by agreement.

Also, in process during the FY09-10 was continued negotiation and implementation of the Neighborhood Stabilization Program I, an American Recovery and Reinvestment Act (ARRA) grant. This grant is being combined with Low-Mod funds to develop an acquisition/rehabilitation/disposition program for foreclosed vacant properties within the City. During the reporting period, 2 properties in the City were identified and entered into escrow for purchase using the NSP funds. The Low-Mod funds appropriated to this project will be used for gap financing when the units are sold on the open market to low and moderate income homebuyers. It is anticipated the units will be ready for sale in the later part of FY10-11 and they will be deed restricted for 55 years.

During the reporting year, funds that had been previously allocated to an at-risk senior housing project ("Bethel Towers") were released due to the owner of the project having notified the City that it was no longer interested in receiving assistance. As a result, the funds were re-allocated to a new senior housing construction project ("Harpers-Pointe") which is currently in the process of applying for a tax-credit allocation. If successful, it is anticipated the project will begin construction in FY10-11. The project will provide 53 affordable rental units for low-income seniors.

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- (7) A compilation of the annual reports obtained by the agency under Section 33418 including identification of the number of units occupied by persons and families of moderate income, other lower income households, and very low income households, respectively, and identification of projects in violation of this part or any agreement in relation to affordable units.

Agency Response:

First Time Home Buyer Program

Very Low	Low	Moderate	Total
0	3	33	36

No changes in ownership reported. All participants certified continued occupancy.

Rental Rehabilitation Program

Very Low	Low	Moderate	Total
5	5	0	10

Other Home Ownership Projects

Very Low	Low	Moderate	Total
5	0	0	5

Other Multi-Family Rental Projects

Very Low	Low	Moderate	Total
112	28	0	140

None of the above or any other agency project is in violation of monitoring requirements.

- (8) The total amount of funds expended for planning and general administrative costs as defined in subdivision (d) and (e) of Section 33334.3

During the FY09-10, the agency spent \$106,887.70 on Low/Moderate Income Housing planning and general administrative costs.

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- (9) Any other information which the agency believes useful to explain its housing programs, including, but not limited to, housing for persons and families of other than low and moderate income.

Agency Response: The Agency works in conjunction with the City's Housing & Community Development (HCD) Division which provides several additional housing services to the City's residents including, but not limited to, single family rehabilitation, lead-based paint reduction, targeted code enforcement, community clean-up events, fair housing consulting, public service grants and affordable housing development using non-Agency funds. During FY09-10, these Programs assisted 53 very low and low income households and 4 moderate household with the rehabilitation of their owner-occupied units, 438 units with targeted housing code enforcement and assisted approximately 2,100 individuals in the City with public services including provided homeless and at-risk homeless services.

- (10) The total number of dwelling units for very low income households, other lower income households, and persons and families of moderate income to be constructed under the terms of an executed agreement or contract and the name and execution date of the agreement or contract. These units may only be reported for a period of two years from the execution date of the agreement or contract.

Agency Response:

As mentioned above in Question 6, funds have been re-allocated to a new senior housing construction project ("Harpers-Pointe") which is currently in the process of applying for a tax-credit allocation. If successful, it is anticipated the project will begin construction in FY10-11. The project will provide 53 affordable rental units for low-income seniors.

The funds were originally re-appropriated to the new project on January 21, 2010 and \$990,000 in Low-Mod Funds were committed via a "Commitment Letter from Agency and City to Developer" on July 6, 2010.

- (11) The date and amount of all deposits and withdrawals of moneys deposited to and withdrawn from the Low and Moderate Income Housing Fund.

See Appendix 1 for all deposits.

See appendix 2 for all withdrawals.

Costa Mesa Redevelopment Agency
List of all deposits to Low and Moderate Income Housing Fund
For fiscal year 2009-2010

Date	Fund	Acct	Line Descr	Sum Monetary Amount
2009-07-13 Total				-1,262.62
2009-07-14 Total				-8,907.39
2009-07-16 Total				-2,397.98
2009-07-31 Total				11,305.37
2009-08-06 Total				-1,112.88
2009-08-24 Total				-2,593.73
2009-09-09 Total				-1,448.35
2009-09-17 Total				-28,641.30
2009-09-24 Total				-8.00
2009-10-08 Total				-1,163.27
2009-10-15 Total				-19,118.53
2009-11-13 Total				-31,892.30
2009-11-16 Total				-1,655.06
2009-12-10 Total				-64,538.59
2009-12-24 Total				-295,746.16
2010-01-08 Total				-676.48
2010-01-14 Total				-5,635.60
2010-01-21 Total				-32,601.79
2010-02-08 Total				-13.01
2010-02-11 Total				-141.00
2010-02-18 Total				-7,052.92
2010-03-09 Total				-1,509.72
2010-03-10 Total				-18,740.54
2010-03-18 Total				-14,950.40
2010-04-08 Total				-29,952.06
2010-04-21 Total				-34,005.40
2010-04-29 Total				-271,959.71
2010-05-06 Total				-676.48
2010-05-10 Total				-1,337.17
2010-05-13 Total				-819.31
2010-05-20 Total				-3,919.90
2010-05-27 Total				-6,064.21
2010-06-08 Total				-4,338.22
2010-06-10 Total				-289.92
2010-06-24 Total				-5,681.88
2010-06-30 Total				-22,410.59
Grand Total				-911,957.10

Attachment 3 - Appendix 2

Costa Mesa Redevelopment Agency
 List of all withdrawals from Low and Moderate Income Housing Fund
 For fiscal year 2009-2010

<u>Date</u>	<u>Fund</u>	<u>Acct</u>	<u>Line Descr</u>	<u>Sum Monetary Amount</u>
2009-07-07 Total				2,085.60
2009-07-14 Total				400.00
2009-07-21 Total				100,000.00
2009-07-31 Total				18,343.43
2009-08-05 Total				675.00
2009-08-07 Total				27,370.00
2009-08-31 Total				20,953.89
2009-09-15 Total				6,100.00
2009-09-30 Total				21,706.82
2009-10-13 Total				6,502.90
2009-10-31 Total				30,438.03
2009-11-03 Total				18,285.90
2009-11-04 Total				22,100.29
2009-11-30 Total				22,628.26
2009-12-16 Total				33,286.22
2009-12-31 Total				21,778.19
2010-01-06 Total				27,898.85
2010-01-31 Total				24,133.83
2010-02-03 Total				-5,710.00
2010-02-04 Total				3,037.74
2010-02-28 Total				17,583.45
2010-03-11 Total				1,240.00
2010-03-31 Total				17,065.46
2010-04-06 Total				840.00
2010-04-07 Total				3,660.23
2010-04-08 Total				13,880.74
2010-04-30 Total				25,430.96
2010-05-05 Total				8,958.37
2010-05-31 Total				18,337.23
2010-06-10 Total				8,960.32
2010-06-14 Total				2,529.93
2010-06-29 Total				5,686.00
2010-06-30 Total				39,167.93
Grand Total				565,355.57