

**The Garden Grove Housing Authority**

**INTER-DEPARTMENT MEMORANDUM**

To: Allan L. Roeder  
Dept: Interim Director  
Subject: ADOPTION OF A RESOLUTION  
APPROVING AN AMENDMENT TO  
THE HOUSING ASSET TRANSFER  
FORM

From: Susan Emery  
Dept: Assistant City Manager  
Date: February 24, 2015

OBJECTIVE

The purpose of this report is to request that the City of Garden Grove Housing Authority (the "Housing Authority") adopt a Resolution approving an amendment to the Housing Asset Transfer Form pursuant to Section 34176(a)(2) of the Health and Safety Code, and transmit said amendment to the DOF for approval.

BACKGROUND/ANALYSIS

Assembly Bill 1484 ("AB 1484"), when signed into law on June 27, 2012, amended ABx1 26 (the "Dissolution Act") and provided a process for successor agencies and housing successors to address the housing assets of former redevelopment agencies. This process included the filing of the Housing Asset Transfer Form with the California Department of Finance (the "DOF") by August 1, 2012 for a determination that the assets transferred by operation of law to the various agencies' respective housing successors were appropriate under the Dissolution Act. The Housing Authority submitted its Housing Asset Transfer Form and received DOF's determination on August 30, 2012.

Subsequent review of the Successor Agency's and Housing Authority's assets have revealed that corrections need to be made on the Housing Asset Transfer Form, as shown on Attachment 1. The corrections range from the inclusion of an affordable housing regulatory agreement for Housing Authority properties, to the addition of a Successor Agency property purchased with the former Agency's Housing Set-Aside Fund.

Upon approval of the Amendment to the Housing Asset Transfer Form, staff will transmit the amended Housing Asset Transfer Form to the DOF for approval.

FINANCIAL IMPACT

None.

APPROVAL OF AN AMENDMENT TO THE  
HOUSING ASSET TRANSFER FORM  
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RECOMMENDATION

Staff recommends that the Housing Authority:

- Adopt a Resolution ratifying the original Housing Asset Transfer form as approved by the Department of Finance on August 30, 2012, and approving the attached amendment to the Housing Asset Transfer Form pursuant to Section 34176 of the Health and Safety Code; and
- Direct staff to transmit the approved amendments to the Housing Asset Transfer Form to the Department of Finance for approval.



SUSAN EMERY  
Assistant City Manager



By: Jim DellaLunga  
Senior Project Manager

Attachment 1: Housing Asset Transfer Form Amendment  
Attachment 2: Resolution

Recommended for Approval



Allan L. Roeder  
Interim Director

**DEPARTMENT OF FINANCE  
HOUSING ASSETS LIST  
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484  
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Garden Grove Agency for Community Development  
 Successor Agency to the Former Redevelopment Agency: City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development  
 Entity Assuming the Housing Functions of the former Redevelopment Agency: Garden Grove Housing Authority  
 Entity Assuming the Housing Functions Contact Name: Jim DellaLonga Title Senior Project Manager Phone 714 741-5788 E-Mail Address jimde@ci.garden-grove.ca.us  
 Entity Assuming the Housing Functions Contact Name: \_\_\_\_\_ Title \_\_\_\_\_ Phone \_\_\_\_\_ E-Mail Address \_\_\_\_\_

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list. The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	X
Exhibit B - Personal Property	
Exhibit C - Low-Mod Encumbrances	X
Exhibit D - Loans/Grants Receivables	
Exhibit E - Rents/Operations	
Exhibit F - Rents	X
Exhibit G - Deferrals	

Prepared By: Jim DellaLonga  
 Date Prepared: 13-Jan-15

Exhibit A - Real Property

City of Garden Grove  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset, a/	Legal title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low/mod housing	Is the property encumbered by a low/mod housing covenant?	Source of low/mod housing covenant?	Date of Transfer to Housing Successor Agency	Construction or acquisition costs funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with RDA funds	Date of acquisition by the former RDA	Interest in real property (rent, purchase, easement, etc.)
1													
2													
3													
4	Mixed Income Housing(1)	12692, 12942 Grove St., 10936 Acacia Pkwy, & no situation. APNs 089-213-07, 28, 29, 31, 32 and 089-212-47	\$2,300,000	51,263	TBD	TBD	CRL & TBD	2/1/12	yes	no	no	3/9/11	Fee Simple
5													
6													
7	Low-Mod Housing(2)	12661 Sunswest Ave APN 198-121-12	\$72,900	9,720	5,048	no	n/a	2/1/12	yes	yes	yes	1992	Fee Simple
8	Low-Mod Housing(2)	12602 Keel Ave APN 198-113-07	\$347,561	9,720	5,048	no	n/a	2/1/12	yes	no	no	4/25/89	Fee Simple
9	Low-Mod Housing(3)	12237 Cholsser Road APN 231-491-13 & 18	\$444,543	10,890	1,310	no	n/a	2/29/12	yes	no	no	2/29/12	Fee Simple
		(1) This corrects the HATF by including all Assessor Parcel Numbers associated with this site.											
		(2) On the original HATF, the carrying values of these two properties were transposed. This amendment corrects that mistake.											
		(3) This property was inadvertently left off of the original HATF. This amendment corrects that mistake.											

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.



Exhibit F - Rents

City of Garden Grove  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payments a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low/mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
6	rent(1)	low-mod housing	Hsg Auth	Housing Authority	Housing Authority	maintenance	no	n/a	9
	(1) This item is associated with the addition of item #9 on Exhibit A.								

- a/ May include rents or home loan payments.
- b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.
- c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

## RESOLUTION NO. \_\_\_\_

**A RESOLUTION OF THE GARDEN GROVE HOUSING AUTHORITY RATIFYING THE HOUSING ASSET TRANSFER FORM APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE AND APPROVING AN AMENDMENT TO THE HOUSING ASSET TRANSFER FORM PURSUANT TO HEALTH AND SAFETY CODE SECTION 34176**

**WHEREAS**, prior to February 1, 2012, the Garden Grove Agency for Community Development (herein referred to as the "Former Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Garden Grove ("City"); and

**WHEREAS**, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the "Dissolution Act"); and

**WHEREAS**, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act; and

**WHEREAS**, on January 17, 2012, the City Council adopted Resolution No. 9089-12 declining to retain the responsibility for performing housing functions previously performed by the Former Agency and designating the Garden Grove Housing Authority ("Housing Authority") as the housing successor pursuant to Health and Safety Code Section 34176(b); and

**WHEREAS**, pursuant to Health and Safety Code Section 34176(a)(2), the Housing Authority, acting as Housing Successor to the Former Agency, prepared a Housing Asset Transfer Form and submitted the Housing Asset Transfer Form to the California Department of Finance ("DOF") for approval; and

**WHEREAS**, the DOF approved the Housing Asset Transfer Form, with certain modifications, on August 30, 2012; and

**WHEREAS**, by this Resolution, the Housing Authority Agency desires to ratify the form of the Housing Asset Transfer Form approved by the DOF and further desires to approve an amendment to the Housing Asset Transfer Form in the form submitted to the Housing Authority concurrently herewith ("HATF Amendment") and to authorize the transmittal of the HATF Amendment to the DOF for approval, all pursuant to Health and Safety Code Section 34176(a)(2).

**NOW, THEREFORE, BE IT RESOLVED BY THE GARDEN GROVE HOUSING AUTHORITY:**

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. The Housing Authority hereby ratifies the Housing Asset Transfer Form previously approved by the DOF and approves the HATF Amendment in the form submitted to the Housing Authority concurrently herewith and authorizes Housing Authority staff to transmit said HATF Amendment to the DOF for approval, all pursuant to Health and Safety Code Section 34176(a)(2).

Section 3. This Resolution shall be effective immediately upon adoption.

Section 4. The Secretary to the Housing Authority shall certify to the adoption of this Resolution.

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2015.

**GARDEN GROVE HOUSING AUTHORITY**

\_\_\_\_\_  
Chair

(SEAL)

**ATTEST:**

\_\_\_\_\_  
Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_