

ANNUAL HOUSING SUCCESSOR PROGRESS REPORT
HOUSING AUTHORITY OF THE CITY OF IMPERIAL BEACH – SUCCESSOR HOUSING ENTITY
Specified Activity Information in Accordance with HSC Section 34176.1 (f)
Year End June 30, 2025

The Imperial Beach Housing Authority serves as the housing successor (Housing Successor) of the former Imperial Beach Redevelopment Agency (Former RDA) designated under state laws governing dissolution of former redevelopment agencies set forth in Health and Safety Code (HSC) Sections 34161 through 34191.6 (referred to herein as the Dissolution Law).

The Dissolution Law imposes detailed reporting requirements on the Housing Successor. Specifically, HSC Section 34176.1(f) provides that the reporting requirements set forth in HSC Section 33080.1 and Government Code Section 12463.3 that previously applied to the Former RDA for affordable housing purposes no longer apply. Instead, the Housing Successor must conduct, and provide to its governing body (i.e. Board of Commissioners of the Housing Authority), an independent financial audit of the Low and Moderate Income Housing Asset Fund within six (6) months after the end of each fiscal year. Such audit may be included in the independent financial audit of the City. In addition, because the Housing Successor is not the City, the Housing Successor must provide to its governing body (i.e. the Board of Commissioners of the Housing Authority) and post on its Internet Website all of the following information for the previous fiscal year:

- 1. The amount the City received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4. [HSC Section 34176.1(f)(1)]**

SA Loan Repayment completed in FY2025	\$ 0
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- 2. The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4 , amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited. [HSC Section 34176.1(f)(2)]**

Interest and other	\$ 198,022
Recognized Obligation Payment Schedule amounts	\$ 0
Other amounts (20% of SA Loan Repayment; above)	\$ 0
TOTAL	\$ 198,022

- 3. A statement of the balance in the Low and Moderate Income Housing Asset Fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts. [HSC Section 34176.1(f)(3)]**

Recognized Obligation Payment Schedule amounts	\$ 0
Other amounts (including SA Loan Repayment)	\$ 1,105,152
TOTAL	\$ 1,105,152

4. A description of expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the Former RDA or the Housing Successor and administering the activities described in paragraphs (2) and (3) of subdivision (a) of HSC Section 34176.1, (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a) of HSC Section 34176.1, and (C) for the development of housing pursuant to paragraph (3) of subdivision (a) of HSC Section 34176.1. [HSC Section 34176.1(f)(4)]

(A) Monitoring/preserving	\$ 18,321
(B) Homeless prevention/rapid rehousing	\$ 0
(C) Housing development	\$ 0
TOTAL	\$ 18,321

5. As described in paragraph (1) of subdivision (a) of HSC Section 34176.1, the statutory value of real property owned by the Housing Successor, the value of loans and grants receivable, and the sum of these two amounts. [HSC Section 34176.1(f)(5)]

Assets held for disposition	\$ 0
Loans receivable	\$ 10,955,508
TOTAL	\$ 10,955,508

6. A description of any transfers made pursuant to paragraph (2) of subdivision (c) of HSC Section 34176.1 in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service. [HSC Section 34176.1(f)(6)]

Not applicable. No Low and Moderate Income Housing Asset Fund monies were transferred during the fiscal year between the Housing Authority and other housing successors that are located within the County of San Diego or in contiguous jurisdiction.

7. A description of any project that the Housing Successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project. [HSC Section 34176.1(f)(7)]

Not applicable.

8. For interests in real property acquired by the Former RDA before February 1, 2012, a status update on compliance with HSC Section 33334.16. For interests in real property acquired by the Housing Successor on or after February 1, 2012, a status update on the project. [HSC Section 34176.1(f)(8)]

Not applicable.

- 9. A description of any outstanding obligations pursuant to HSC Section 33413 that remained to transfer to the Housing Successor on February 1, 2012, of the Housing Successor's progress in meeting those obligations, and of the Housing Successor's plans to meet unmet obligations. In addition, the Housing Successor shall include in the report posted on its Internet Web site the implementation plans of the Former RDA. [HSC Section 34176.1(f)(9)]**

Not applicable.

- 10. The information required by subparagraph (B) of paragraph (3) of subdivision (a) of HSC Section 34176.1. [HSC Section 34176.1(f)(10)]**

Not applicable.

- 11. The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its Former RDA, and the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its Former RDA, and the City within the same time period. [HSC Section 34176.1(f)(11)]**

Not applicable.

- 12. The amount of any excess surplus, the amount of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus. [HSC Section 34176.1(f)(12)]**

The Housing Successor had \$105,152 in funds exceeding \$1 million as of June 30, 2025. The City is currently working on a forgivable loan for the development of affordable housing units. Additional details about this project are included in Item 14 of this report. These funds are expected to be expended within the next three fiscal years, by June 30, 2028, pursuant to HSC Section 34176.1(d).

- 13. An inventory of homeownership units assisted by the Former RDA or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the Former RDA's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of HSC Section 33334.3. The inventory shall include all of the following information (A) the number of those units, (B) the number of the units lost to the portfolio in the last fiscal year and the reason for those losses, (C) any funds returned to the Housing Successor as part of an adopted program that protects the Former RDA's investment of moneys from the Low and Moderate Income Housing Fund, and (D) whether the Housing Successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity. [HSC Section 34176.1(f)(13)]**

<i>Project Name</i>	<i>Number of Units</i>	<i>Units Lost</i>	<i>Funds Returned</i>	<i>Contracted Management by Developer</i>
Beachwind Court – 624 12 th Street	15	None	None	Beachwind Court LP
Southbay Community Services – 1260 Calla Ave	8	None	None	Southbay Community Services
Southbay Community Services – 1360 Hemlock	7	None	None	Southbay Community Services
American Legion – 1268 Palm Avenue	30	None	None	American Legion
Habitat for Humanity – 10 th and Donax	6	None	None	Habitat for Humanity

- 14. In the annual report prepared in 2019 and every five (5) years thereafter (which includes the annual report for 2024), the Housing Successor must demonstrate that the Housing Successor’s expenditures, from January 1, 2014 through the end of the latest fiscal year covered in the annual report, comply with the requirements of subparagraph (A) of subsection (3) of subsection (a) of HSC Section 34176.1, which states in pertinent part: “The housing successor shall expend all funds remaining in the Low and Moderate Income Housing Asset Fund after the expenditures allowed pursuant to paragraphs (1) and (2) for the development of housing affordable to and occupied by households earning 80 percent or less of the area median income, with at least 30 percent of these remaining funds expended for the development of rental housing affordable to and occupied by households earning 30 percent or less of the area median income and no more than 20 percent of these remaining funds expended for the development of housing affordable to and occupied by households earning between 60 percent and 80 percent of the area median income.” [HSC Section 34176.1(a)(3)(A)]**

The Low and Moderate Income Housing Asset Fund has had minimal expense activity since January 1, 2014. The expenses that have been incurred pertain to professional services related to the Projects listed under #13 above and to legal services and other professional services related to a new proposed affordable housing project recently approved by the City Council and the Housing Successor on November 6, 2024. For informational purposes only, this new project involves the development of a new 50-unit affordable senior housing and neighborhood center project at 455 Palm Ave., Imperial Beach, CA, providing for fifty (50) dwelling units serving Extremely Low Income, Very Low Income, and Low Income Senior Citizen Households. At the future close of escrow, and subject to satisfaction of conditions precedent, the Housing Successor intends on providing the developer with a construction to permanent phase loan of Low and Moderate Income Housing Asset Funds in the amount of \$625,000 to assist developer with acquisition and construction costs of the project.