

**Housing Asset Fund of the City of La Mesa
Addendum to the Annual Progress Report
For Fiscal Year Ended June 30, 2023**

**Independent Accountant's Disclaimer Report Applied to the Preparation of the
Addendum to the Annual Progress Report of the Housing Successor of the City of La
Mesa**

To Management of the
Housing Successor of the City of La Mesa
La Mesa, California

We have prepared the accompanying Addendum to the Annual Progress Report ("Addendum to the APR") of the Housing Asset Fund of the City of La Mesa (Housing Successor) as of June 30, 2023 and for the year then ended in accordance with the reporting provisions of the California Health & Safety Code Section 34176.1 as amended by Senate Bill 341 (Chapter 796, Statutes of 2013, effective January 2014) ("SB 341"), and as amended by Senate Bill 107 (Chapter 325, Statutes of 2015, effective January 2016) HSC Section 34176.1(f). Management of the Housing Successor is responsible for the preparation and fair presentation of the Addendum to the APR in accordance with the reporting provisions of SB 341, and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the Addendum to the APR.

The accompanying Addendum to the APR of the Housing Successor as of June 30, 2023 and for the year then ended was not subjected to an audit, review, or compilation engagement by us and, accordingly, we do not express an opinion, conclusion, nor provide any assurance on it.

This Addendum to the APR is intended solely for the information and use of management of the Housing Successor of the City of La Mesa and is not intended to be and should not be used by anyone other than this specified party.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
April 30, 2025

**Housing Successor of the City of La Mesa
Addendum to the Annual Progress Report
For Fiscal Year Ended June 30, 2023**

- 1) The amount the City, County, or City and County received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.**

The Housing Asset Fund received \$365,420 in proceeds deemed as an enforcement obligation pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

- 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 from other amounts deposited.**

The Housing Asset Fund received \$63,528 from the use of money and property, and received \$85,675 of reimbursements for consulting services relating to Old PD Site development project. None of these amounts were deposited for items listed on the Recognized Obligation Payment Schedule.

- 3) A statement of the balance in the 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.**

The balance in the Housing Asset Fund as of June 30, 2023, was \$12,122,005. Items listed on the Recognized Obligation Payment Schedule amounted to \$365,420 and represents the remaining receivable for Deferred Set Aside amounts owed to Central Project Area to be paid from RPTTF.

- 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 redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a),**

The Housing Asset Fund's expenditures related to this category for the year ended June 30, 2023, were \$192,195.15 in administrative expenditures.

- b. For homeless prevention and rapid re-housing services for the development of housing described in paragraph (2) of subdivision (a), and**

The Housing Asset Fund had no expenditures related to homeless prevention and rapid re-housing services for the year ended June 30, 2023.

- c. **For the development of housing pursuant to paragraph (3) of subdivision (a).**

The Housing Asset Fund had no expenditures related to the development of housing for the year ended June 30, 2023.

- 5) **As described in paragraph (1) of subdivision (a), 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.**

The statutory value of real property owned by the Housing Asset Fund as of June 30, 2023 was \$14,415,000. The Housing Asset Fund had no notes or loans receivable as of June 30, 2023.

The sum of the statutory value of real property and the value of loans and notes receivable was \$14,415,000.

- 6) **A description of any transfers made pursuant to paragraph (2) of subdivision (c) 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.**

No transfers occurred pursuant to paragraph (2) of subdivision (c) in the previous fiscal year or earlier fiscal years in the Housing Asset Fund.

- 7) **A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.**

The Housing Asset Fund received no such property tax revenue for the fiscal year ended June 30, 2023.

- 8) **For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.**

As of June 30, 2023, the Housing Asset Fund did not hold any property acquired prior to February 1, 2012.

As of June 30, 2023, the Housing Asset Fund held the Campina Court Apartments as property acquired after February 1, 2012. The ground lease for the Campina Court Apartments was transferred from the La Mesa Family Housing Partnership, L.P. to USA Property Fund.

As of June 30, 2023, the Housing Asset Fund also held the Old Police Station Site as property acquired after February 1, 2012. The purpose for the retention of the asset was to develop affordable housing for persons of low or moderate income. This development was extended for five years by Resolution 2017-030.

- 9) A description of any outstanding obligations pursuant to 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 redevelopment agency.

As of June 30, 2023, there were no outstanding obligations pursuant to Section 33413 that remained to be transferred to the Housing Asset Fund on February 1, 2012.

- 10) The information required by subparagraph (B) of paragraph (3) of subdivision (a). of Section 34176.1

As of June 30, 2023, the City complied with these requirements through submission of the annual General Plan Implementation Report, which includes an Annual Element Progress Report on Housing Element Implementation.

- 11) The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction 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 redevelopment agency, and its host jurisdiction within the same time period.

The percentage of units of deed-restricted rental housing restricted to seniors and assisted is 0%.

- 12) The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor's plan for eliminating the excess surplus.

The Housing Asset Fund did not have an excess surplus as of June 30, 2023, or at any point during the fiscal year ended June 30, 2023. See Attachment A.

- 13) An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of monies from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.

- a. The number of those units.

The Housing Successor Fund assisted with 3 loans pursuant to subdivision (f) of Section 33334.3.

- b. In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses.

The Housing Successor Fund had no units lost to the portfolio after February 1, 2012, as of June 30, 2023.

- c. Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of monies from the Low and Moderate Income Housing Fund.**

The Housing Successor Fund did not receive any funds in return as part of an adopted program that protects the former redevelopment agency's investment of monies from the Low and Moderate Income Housing Fund for the year ended June 30, 2023.

- 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.**

The Housing Successor has not contracted with any outside entity for the management of the units as of June 30, 2023.

**Former Redevelopment Agency of the City of La Mesa
Excess Surplus Calculation**

	Low & Moderate Income Housing Funds - All Project Areas	
Opening fund balance - July 1, 2022	\$	11,035,583
Less unavailable amounts:		
Encumbrances (Section 33334.12(g)(2))	\$	2,045
Land Held for Resale	8,350,000	(8,352,045)
Available Low & Mod Funds		2,683,538
Limitation (Greater of \$1,000,000 or four years of deposits)		
Amounts deposited for the preceding 4 years fiscal years ended:		
June 30, 2022	\$	1,055,522
June 30, 2021		922,494
June 30, 2020		585,894
June 30, 2019		652,042
Total amounts deposited for the preceding 4 fiscal years		3,215,952
Base limitation		1,000,000
Greater amount		3,215,952
Computed Excess Surplus	\$	-