

# MEETING AGENDA

The City Council/Successor Agency of the City of Firebaugh

Vol. No. 20/12-07

Date/Time: December 7, 2020/6:00 p.m.

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**\*SPECIAL NOTICE DUE TO COVID-19 MEETING WILL BE HELD VIA TELECONFERENCE ONLY – THE MEETING WILL NOT BE OPEN TO THE PUBLIC**

**PURSUANT TO PARAGRAPH 11 OF EXECUTIVE ORDER N-25-20,  
EXECUTED BY THE GOVERNOR OF CALIFORNIA ON MARCH 12, 2020**

*Members of the public who wish to address the Council may do so by submitting a written comments to the Deputy Clerk via email [deputyclerk@ci.firebaugh.ca.us](mailto:deputyclerk@ci.firebaugh.ca.us). Please provide: Council Meeting Date, Item Number your comment are pertaining to, Name, Email and comment, no later than 3:00 PM the day of the meeting.*

**\*Pursuant to Government Code Section 54953 (b)(2), all action taken during this teleconferenced meeting shall be by roll call vote.**

## Join Zoom Meeting

<https://us02web.zoom.us/j/81463168574?pwd=eUhCL3FuMVhldldzelZhL2NrcHY0dz09>

Meeting ID: 814 6316 8574 Password: 631961 One tap mobile: 1-669-900-9128

## CALL TO ORDER

### ROLL CALL

Mayor Elsa Lopez  
Mayor Pro Tem Freddy Valdez  
Council Member Brady Jenkins  
Council Member Felipe Pérez  
Council Member Marcia Sablan

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Andrew Firebaugh Community Center to participate at this meeting, please contact the Deputy City Clerk at (559) 659-2043. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Andrew Firebaugh Community Center.

Any writing or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at City Hall, in the Deputy City Clerk's office, during normal business hours.

## PLEDGE OF ALLEGIANCE

## APPROVAL OF THE AGENDA

## PUBLIC COMMENT

## CONSENT CALENDAR

Items listed on the calendar are considered routine and are acted upon by one motion unless any Council member requests separate action. Typical items include minutes, claims, adoption of ordinances previously introduced and discussed, execution of agreements and other similar items.

### 1. APPROVAL OF MINUTES – The City Council regular meeting on November 16, 2020.

## PUBLIC HEARING

### 2. RESOLUTION NO. 20-52 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH, ORDERING THE ANNEXATION OF TRACTS 6257, 6313, AND 6314 INTO THE CITY OF FIREBAUGH LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1, CONFIRMING THE ASSESSMENT DIAGRAM AND ASSESSMENT OF ANNUAL LEVY FOR FISCAL YEAR 2021-2022 FOR SAID TRACTS, DIRECTING THE CITY CLERK TO FILE THE DIAGRAM AND NOTICE OF ASSESSMENT WITH THE COUNTY RECORDER'S OFFICE.

**Recommended Action:** Council opens public comment & approves Res. No. 20-52.

## NEW BUSINESS

3. **RESOLUTION NO. 20-53 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH SUBMITTING A CLAIM FOR TRANSPORTATION DEVELOPMENT ACT (TDA) FUNDS CONTINUING FROM THE 2020-2021 FISCAL YEAR, THEREBY COINCIDING WITH THE FRESNO COUNCIL OF GOVERNMENTS POLICY BOARD APPROVAL OF TDA FUNDS APPORTIONMENT AND TDA CLAIMS PROCESS.**

**Recommended Action:** Council receives public comment & approves Res. No. 20-53.

4. **RESOLUTION NO. 20-56 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE GREYSTONE ESTATES SUBDIVISION PHASE 1, DIRECTING THE CITY CLERK TO RECORD A NOTICE OF COMPLETION WITH FRESNO COUNTY AND AUTHORIZING THE CITY MANAGER TO RELEASE THE FAITHFUL PERFORMANCE BOND AND LABOR & MATERIAL BOND FOR SAID IMPROVEMENTS”.**

**Recommended Action:** Council receives public comment & approves Res. No. 20-56.

5. **THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND CONSIDER THE APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS – MALDONADO PARK.**

**Recommended Action:** Council received public comments & gives staff direction.

6. **THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS AND CONSIDER THE APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS – AQUATIC CENTER.**

**Recommended Action:** Council received public comments & gives staff direction.

## SUCCESSOR AGENCY MATTERS:

7. **RESOLUTION NO. 20-54 - A RESOLUTION OF THE SUCCESSOR AGENCY OF THE FIREBAUGH REDEVELOPMENT AGENCY APPROVING A CONTRACT WITH RSG, INC. TO PROVIDE CONSULTING SERVICES TO THE SUCCESSOR AGENCY IN FISCAL YEAR 2021-22.**

**Recommended Action:** Successor Member receives public comment & approves Res. No. 20-54.

8. **RESOLUTION NO. 20-55 - A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2021 THROUGH JUNE 30, 2022 AND THE ADMINISTRATIVE BUDGET FOR JULY 1, 2021 THROUGH JUNE 30, 2022.**

**Recommended Action:** Successor Member receives public comment & approves Res. No. 20-55.

9. **HOUSING SUCCESSOR AGENCY SENATE BILL 341 ANNUAL REPORTS FOR FISCAL YEAR 2019-20.**

**Recommended Action:** Receive & file City of Firebaugh Housing Successor Agency Annual Report FY19-20.

## STAFF REPORTS

## CLOSED SESSION

## ANNOUNCEMENT AFTER CLOSED SESSION

## ADJOURNMENT

### **Certification of posting the Agenda**

I declare under penalty of perjury that I am employed by the City of Firebaugh and that I posted this agenda on the bulletin boards at City Hall, December 4, 2020 at 5:00 p.m. by Rita Lozano Deputy City Clerk.

# MEETING MINUTES

The City Council/Successor Agency of the City of Firebaugh  
Vol. No. 20/11-16

**PURSUANT TO PARAGRAPH 11 OF EXECUTIVE ORDER N-25-20,  
EXECUTED BY THE GOVERNOR OF CALIFORNIA ON MARCH 12, 2020**

City Council Meeting held via teleconferencing

**\*Pursuant to Government Code Section 54953 (b) (2), all action taken during this teleconferenced meeting shall be by roll call vote.**

**Location of Meeting:** Andrew Firebaugh Community Center  
1655 13<sup>th</sup> Street, Firebaugh, CA 93622

**Date/Time:** November 2, 2020/6:00 p.m.

**CALL TO ORDER** Meeting called to order by Mayor Lopez at 6:00 p.m.

**ROLL CALL** Mayor Elsa Lopez  
Mayor Pro Tem Freddy Valdez  
Council Member Marcia Sablan  
Council Member Brady Jenkins  
Council Member Felipe Pérez

**ABSENT:**

**OTHERS:** City Attorney Jim Sanchez; City Manager/Acting Public Works Director, Ben Gallegos; Deputy Clerk, Rita Lozano; Finance Director, Pio Martin; Police Chief, Sal Raygoza; Fire Chief, John Borboa; City Engineer, Mario Gouveia, Paul Ashby & Don Carr.

**PLEDGE OF ALLEGIANCE** Council Member Jenkins led pledge of Allegiance.

## APPROVAL OF THE AGENDA

*Motion to approve agenda by Council Member Valdez, second by Council Member Sablan; motion passed by 5-0 vote.*

## PRESENTATION

*None*

## PUBLIC COMMENT

*None*

## CONSENT CALENDAR

1. APPROVAL OF MINUTES – The City Council regular meeting on November 2, 2020.
2. WARRANT REGISTER – Period starting October 1, and ending on October 30, 2020.

October 2020	General Warrants	#40280 - #40401	\$ 929,675.85
	Payroll Warrants	#71374 - #71390	\$ 127,494.48
	<b>TOTAL</b>		<b>\$ 1,057,174.33</b>

*Motion to approve consent calendar by Council Member Valdez, second by Council Member Sablan, motion passed by 5-0 vote.*

## PUBLIC HEARING

*None*

## NEW BUSINESS

3. **THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO CONSIDER & DISCUSS THE POTENTIAL ANNEXATION OF PROPERTIES ALONG WASHOE AVE.**

*Motion to approve instruct city staff to investigate how to annex the parcels and bring the item back to council for approval by Council Member Valdez, second by Council Member Sablan, motion passed by 5-0 vote.*

4. **RESOLUTION NO. 20-48 – A RESOLUTION OF THE CITY OF FIREBAUGH AMENDING RESOLUTION NO. 13-62 OF THE CITY OF FIREBAUGH ADOPTED ON OCTOBER 21, 2013 IN CONNECTION WITH A RATE ADJUSTMENT TRANSACTION RELATING TO THE CITY’S WATER REVENUE REFUNDING BONDS, SERIES 2013 AND APPROVING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH AND CERTAIN OTHER MATTERS.**

*Motion to accept Res. No. 20-48 by Council Member Valdez, second by Council Member Sablan, motion passed by 5-0 vote.*

5. **RESOLUTION NO. 20-49 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH APPROVING A SECOND AMENDMENT TO AGREEMENT FOR COMMUNITY DEVELOPMENT BLOCK GRANT SERVICES WITH ADAMS ASHBY GROUP.**

*Motion to accept Res. No. 20-49 by Council Member Valdez, second by Council Member Sablan, motion passed by 5-0 vote.*

6. **RESOLUTION NO. 20-50 - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH ACCEPTING BID AND AWARDED CONTRACT TO ROLFE CONSTRUCTION INC. FOR CDBG SEWER LINE REPLACEMENT, PROJECT NO. 17-CDBG-12016 AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.**

*Motion to accept Res. No. 20-50 by Council Member Valdez, second by Council Member Perez, motion passed by 5-0 vote.*

7. **RESOLUTION NO. 20-51 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH APPROVING THIRD AMENDMENT TO EMPLOYMENT AGREEMENT FOR BENJAMIN GALLEGOS.**

*Motion to accept Res. No. 20-51 by Council Member Sablan, second by Council Member Perez, motion passed by 5-0 vote.*

## STAFF REPORTS

- **Police Chief, Sal Raygoza** – Governor moved the County to a purple tier, so Code Enforcement will out, no more indoor dining will be allowed. City has had 408 COVID-19 cases overall, with an increase of over 20 cases since Halloween, so I think it was family gathering the some likely took place, I believe the same will happen with Thanksgiving. Firebaugh has had nine people died from COVID-19, some of the residents could be from out of the city limits but live in the 93622 area code. Code Enforcement & Officers are trying to make sure everyone is following guidelines. There has been three stolen vehicles in town, some arrest has been made but not sure if any of the individuals are responsible.
- **Fire Chief, John Borboa** – Haven’t stopped yet with fire call outs, not sure why? Held our fund raiser, 350 ribs were sold, plan to have another one on Superbowl weekend to restore volunteer account.
- **Finance Director, Pio Martin** – iPad have been purchased, but we need to set up. Working with Bryant Jolley on Audit and working on Great Plates invoice for submittal. City received \$90,000 in CARES funding, from state, but we need to make sure to report expenditures. Council Member Sablan asked if the staff could put information about Thanksgiving on the Electric sign.

- **City Attorney James Sanchez** – Update info on Hiller Air case, it may go to trial the first week of December. The City Manager evaluation was circulated, I need a response from each Councilmember for his personnel file.
- **Deputy City Clerk, Rita Lozano** – An officer & dispatcher were sworn in to office last week, I'm waiting for the official count from Fresno County elections, once I receive their certification, Council will approve it & we will re-organize Council.
- **City Engineer, Mario Gouveia** – provided sewer line rehab update.
- **City Manager, Ben Gallegos** – Working on a lot of projects, I have a list three pages long. Working on wish list for future projects. VFW is ahead of schedule, working on a budget for the CARES Grant Funds. We lost Tomas to Merced, we advertised for a Water Operator & a Maintenance Worker I, but we are only hiring for one position. Recycling money, and working with Del Rio Resident working on bring cost down re Code Enforcement.
- **Council Member Lopez** – Congratulated, us on our election win, offered Condolences to Councilmember Valdez for the loss us his Grandmother.
- **Council Member Valdez** – Congratulations to Elsa & Brady, I appreciate your hard work other the past few years & look forward to the future.
- **Council Member Sablan** – Congratulations to the three of you.
- **Council Member Perez** – Congratulations to the three of you.
- **Council Member Jenkins** – Thank you, & congratulations to the both of you too.

#### **PUBLIC COMMENT ON CLOSED SESSION ITEM ONLY**

#### **CLOSED SESSION**

#### **ANNOUNCEMENT AFTER CLOSED SESSION**

#### **ADJOURNMENT**

*Motion to adjourn by Council Member Jenkins, second by Council Member Perez; motion passed by 5-0 vote at 7:04 p.m.*

## STAFF REPORT

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**TO:** Firebaugh City Council

**FROM:** Ben Gallegos, City Manager

**DATE:** December 7, 2020

**SUBJECT:** Proceedings under the Landscaping and Lighting Act of 1972 and the California Streets and Highways Code 22500, ordering the annexation of Tracts 6257, 6313, and 6314 into the City of Firebaugh Landscaping and Lighting Maintenance District No. 1, confirming the Assessment Diagram and Assessment of Annual Levy for Fiscal Year 2021-2022 for said Tracts, directing the City Clerk to file the Diagram and Assessment Notice with the County Recorder's office.

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### **BACKGROUND & DISCUSSION**

The City of Firebaugh established the Landscaping and Lighting Maintenance District No. 1 (District) on October 1, 1990. Subsequently, the City has ordered the annexation of numerous subdivisions and parcels into the District with the latest occurring in 2007. The City historically has levied assessments for the maintenance, improvements and incidental costs for street lighting, storm drainage, landscaping, flood control, and block walls within the District. The City Council has directed that these improvements facilitate development, utility and economic viability for developed lots within the City of Firebaugh and therefore benefit from these improvements. The City Council has also directed that any new assessments be subject to an annual adjustment tied to the Consumer Price Index-U for the San Francisco Bay area as of December of each succeeding year (the "CPI"), with a maximum annual CPI adjustment not to exceed 3%.

On October 5, 2020, the City Council adopted a resolution initiating proceedings, declaring the City's intention to levy assessments and approving the Engineer's Report for the annexation of Tracts 6257, 6313, and 6314 for the Greystone Estates Subdivision into the City of Firebaugh Landscaping and Lighting Maintenance District No. 1 ("the Resolution of Intention").

Greystone Estates is an approved subdivision with a total of 131 single-family residential lots located on the east side of Clyde Fannon Drive between Borboa Lane and Dodderer Street. The subdivision was approved for construction and recorded in three phases with Phase 1 consisting of 52 lots, 33 lots for Phase 2, and 46 lots for Phase 3. As a condition of approval, decorative street lights, decorative block wall, storm basin improvements, and landscaped trail are required, and the developers/owners are required to establish an assessment district for this development to fund the annual maintenance and as needed replacement for these improvements.

According to the Landscaping and Lighting Act of 1972, the City may establish an assessment district to provide for the continued maintenance, operation, and servicing of the required and eligible subdivision improvements. The addition of the Greystone landscape, street lighting, storm drainage, and block wall improvements into the District will provide for the continued maintenance of these improvements after the developer installs them and the City accepts them for maintenance.

In accordance with the Landscaping and Lighting Act and Proposition 218 Right to Vote on Taxes Act, a notice of the proposed assessment and ballot were mailed to the record owners of each parcel on which assessments will be imposed. Additionally, the noticing requirements for the public hearing were met in accordance with the Resolution of Intention.

The City has prepared a resolution ordering the annexation of the Greystone Estates Subdivision into the District and confirms the assessment diagram and annual levy to fund the maintenance and as needed replacement of landscaping, street lighting, storm drainage and block wall improvements for the subdivision.

The Engineer's Report contains the annexation boundaries, a description of the improvements, and estimate of the cost of the improvements, the rate and method of apportionments, and the Fiscal Year 2021-2022 annual assessments upon the subject property.

The attached resolution provides for the City Council to certify the ballot tabulation, confirm the Assessment Diagram and Annual Levy for the Annexation based on the majority vote in favor of the proposed annexation and assessments, and directs the recording of the amended Assessment Diagram for the District and Notice of Assessment with the Fresno County Recorder's office.

### **FISCAL IMPACT**

There is no fiscal impact to the City associated with this item.

### **RECOMMENDATION**

Hold a public hearing to consider questions, comments, or protests from property owners or other interested persons to the proposed annexation of Tracts 6257, 6313, & 6314 or the levy and collection of the assessments therein. Once concluded, close the public hearing and,

Direct the City Clerk to tabulate all acceptable ballots received for the proposed annexation and announce the vote results out loud. If, the tabulation does not present a written majority protest, then City Council should adopt the resolution.

Adopt Resolution No. 20-52, a resolution of the City Council of the City of Firebaugh, ordering the annexation of Tracts 6257, 6313, and 6314 into the City of Firebaugh Landscaping and Lighting Maintenance District No. 1, confirming the Assessment Diagram and Assessment of Annual Levy for Fiscal Year 2021-2022 for said Tracts, directing the City Clerk to file the Diagram and Notice of Assessment with the County Recorder's office.

### **ATTACHMENTS**

1. Resolution No. 20-52

## **RESOLUTION NO. 20-52**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH, ORDERING THE ANNEXATION OF TRACTS 6257, 6313, AND 6314 INTO THE CITY OF FIREBAUGH LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1, CONFIRMING THE ASSESSMENT DIAGRAM AND ASSESSMENT OF ANNUAL LEVY FOR FISCAL YEAR 2021-2022 FOR SAID TRACTS, DIRECTING THE CITY CLERK TO FILE THE DIAGRAM AND NOTICE OF ASSESSMENT WITH THE COUNTY RECORDER'S OFFICE**

**WHEREAS**, pursuant to the Landscaping and Lighting Act of 1972 (Streets & Highways Code ' ' 22500 *et seq.*) (the "Act"), the City Council of the City of Firebaugh declared its intention to form, conducted all proceedings to form and did form Landscaping and Lighting Maintenance District No. 1 of the City of Firebaugh (the "District"), and has thereafter levied and collected the first assessment and subsequent annual assessments for maintenance and operation of landscaping, street lighting and other permanent improvements which constitute a portion of the public street, sidewalk and drainage systems within the District (collectively, the "Improvements") and which provide direct special benefits to the various parcels assessed over and above benefits conferred on the public at large; and

**WHEREAS**, as a condition of approval of the final map for Tract Nos. 6257, 6313 & 6314, the City Council required that, prior to sale of the first lot, all real property within Tract Nos. 6257, 6313 & 6314 shall be annexed to and incorporated in the District, and that the subdivider, Gateway Homes, LLC aka Greystone Estates (the "Subdivider"), shall pay all costs in connection with such annexation proceedings and shall execute and file all documents and otherwise cooperate with the City to complete such annexation proceedings and levy landscaping and lighting assessments on lots and properties within Tract Nos. 6257, 6313 & 6314; and

**WHEREAS**, the City Engineer prepared and filed with the City Clerk a report entitled "Engineer's Report of the City of Firebaugh Landscape and Lighting Maintenance District No. 1, Annexation of Tracts 6257, 6313 & 6314," dated September, 2020 (the "Annexation Report"), to which reference is hereby made, which Annexation Report contains a description of the boundaries of the territory in Tract Nos. 6257, 6313 & 6314 proposed to be annexed to the District in these proceedings, the improvements proposed for Tract Nos. 6257, 6313 & 6314, and the general location and proposed assessments on the assessable lots and parcels of land within Tract Nos. 6257, 6313 & 6314; and

**WHEREAS**, the City Engineer has separately prepared and filed with the City Clerk a report entitled "Engineer's Report of the City of Firebaugh Landscape and Lighting Maintenance District No. 1, 2020-2021," dated June 15, 2020 (the "Annual Levy Report"), to which reference is hereby made, which Annual Levy Report contains a description of the existing improvements in the District, the boundaries of the District and any zones therein, and the general location and proposed assessments on the assessable lots and parcels of land within the District, for fiscal year 2020-2021; and

**WHEREAS**, the City Engineer also has prepared and filed with the City Clerk an amended map of the boundaries of the District (the "Amended Assessment Diagram"), incorporating Tract Nos. 6257, 6313 & 6314 within such boundaries, as proposed in these proceedings; and

**WHEREAS**, on October 5, 2020, the City Council adopted Resolution No. 20-42, "A Resolution of Intention" whereby the City Council declared its intention to annex and include Tract Nos. 6257, 6313 & 6314 in the District, and to levy and collect the annual assessments for operation and maintenance of the Improvements within said tracts for the 2021-2022 fiscal year; and



**WHEREAS**, the amount of the assessments proposed in the Annexation Report for Tract Nos. 6257, 6313 & 6314 for the 2021-2022 fiscal year will be the initial annual assessments for said tracts; and

**WHEREAS**, the Annexation Report also proposes that the annual assessments to be levied on the lots and parcels within Tract Nos. 6257, 6313 & 6314 after the initial fiscal year 2021-2022 will be subject to an annual adjustment tied to the Consumer Price Index-U for the San Francisco Bay area as of December of each succeeding year (the "CPI"), with a maximum annual CPI adjustment not to exceed three percent, and with the calculation of such change in the CPI using December 2021 as the base year CPI; and

**WHEREAS**, the proceeds of the assessments to be levied on the lots and parcels in the District, including Tract Nos. 6257, 6313 & 6314, for fiscal year 2021-2022 and for each fiscal year thereafter will be used exclusively to finance the expenses for operation and maintenance of the Improvements described in the engineer's report for that fiscal year, which operation and maintenance will provide direct special benefits to the various lots and parcels assessed, over and above the benefits conferred on the public at large; and

**WHEREAS**, the amount of the assessment on each lot or parcel in the District, including those in Tract Nos. 6257, 6313 & 6314, is proportional to and no greater than the special benefits conferred on such lot or parcel from operation and maintenance of the improvements described in the Annexation Report and the Annual Levy Report; and

**WHEREAS**, a notice of the public hearing to be held on December 7, 2020 was published in accordance with the Act; and

**WHEREAS**, after notice by publication of the public hearing as required by the Act, and after notice by mail to the record owners of all lots and parcels within Tract Nos. 6257, 6313 & 6314, as shown in the last equalized assessment roll of the County of Fresno, the State Board of Equalization assessment roll or as known to the City Clerk, as required by Streets & Highways Code Section 22626 (b) and Government Code Section 53753, the City Council conducted a public hearing and heard and considered all objections and protests to the proposed annexation of Tract Nos. 6257, 6313 & 6314 to the District and the proposed assessments on all lots and parcels within said tracts, for fiscal year 2021-2022; and, at the conclusion thereof, the City Clerk tabulated all assessment ballots submitted and not withdrawn in support of or in opposition to the proposed annexation of Tract Nos. 6257, 6313 & 6314 to the District and the proposed assessment of the lots and parcels within said tracts, including the proposed methodology for calculating the amount of the annual assessments according to the CPI, and announced the results; and

**WHEREAS**, the City Council has determined, based on such ballot tabulation, that a majority protest to the proposed annexation and assessment of Tract Nos. 6257, 6313 & 6314 to the District does not exist, in that the assessment ballots submitted and not withdrawn in favor of the proposed annexation and assessment exceed the assessment ballots submitted and not withdrawn in opposition; and

**WHEREAS**, the City Council has further determined that all of the property owners within Tract Nos. 6257, 6313 & 6314 either have consented to annexation to the District and the levy of the proposed annual assessments, including the proposed methodology for calculating the amount of the annual assessments according to the CPI, or have failed to file a majority protest against the proposed annexation and assessment in the manner provided by law.

**THEREFORE**, the City Council of the City of Firebaugh resolves, finds and determines as follows:

1. The recitals, findings and determinations in the Resolution of Intention are hereby restated and confirmed. The recitals in the Resolution of Intention and in this resolution, above, are true and correct.

2. The City Clerk's tabulation of the ballots is hereby certified and said tabulation confirms that a majority protest to the proposed annexation and assessment of Tract Nos. 6257, 6313 & 6314 to the District does not exist, in that the assessment ballots submitted and not withdrawn in favor of the proposed annexation and assessment exceed the assessment ballots submitted and not withdrawn in opposition.

3. All territory within Tract Nos. 6257, 6313 & 6314, whose boundaries are set forth in the Annexation Report on file with the City Clerk, is annexed to and made part of City of Firebaugh Landscaping and Lighting Maintenance District No. 1. The amended map of the boundaries of the District, prepared by the City Engineer and showing annexation of Tract Nos. 6257, 6313 & 6314, is hereby approved.

4. The territories within the District, including Tract Nos. 6257, 6313 & 6314, whose boundaries are set forth in the Amended Assessment Diagram, will be the territories directly and specially benefited, over and above the benefits conferred on the public at large, from operation and maintenance of the improvements described in the Annexation Report and the Annual Levy Report.

5. The hearing on the annexation of Tract Nos. 6257, 6313 & 6314 to the District and on the annual levy of assessments for said tracts, was noticed and held in accordance with law.

6. The Annexation Report, including the diagram of the District incorporating Tract Nos. 6257, 6313 & 6314 and the assessment of the estimated costs of operation and maintenance of the improvements contained in the Annexation Report, and each and every part of the Annexation Report, are finally adopted, confirmed and approved.

7. The assessment diagram showing the District and the lots and parcels of land within the District, including Tract Nos. 6257, 6313 & 6314, all as contained in the Amended Assessment Diagram, is finally approved and confirmed as the diagram of the lots and parcels within the City of Firebaugh Landscaping and Lighting Maintenance District No. 1 to be assessed to pay the costs of operation and maintenance of the improvements described in the Annexation Report and the Annual Levy Report.

8. The assessment of the total amount of the costs and the individual assessments thereof on the lots and parcels within Tract Nos. 6257, 6313 & 6314 in proportion to the direct special benefits to be conferred on each such lot or parcel from operation and maintenance of the improvements, and of the expenses incidental thereto, as set forth in the Annexation Report, is finally approved and confirmed as the annual assessment for the 2021-2022 fiscal year to pay such costs.

9. The levy of the annual assessments for Tract Nos. 6257, 6313 & 6314 for fiscal year 2021-2022, as described in the Resolution of Intention and the Annexation Report, is hereby ordered.

10. The City Clerk is authorized and directed to file the amended diagram of the District, including Tract Nos. 6257, 6313 & 6314, and assessments therein, as approved and confirmed by the Council and containing all information and statements required by Section 3114 of the Streets & Highways Code, with the Fresno County Recorder immediately after adoption of this resolution. The City Clerk is further authorized and directed to record a notice of assessment with respect to the District, including Tract Nos. 6257, 6313 & 6314, pursuant to Streets & Highways Code § 3114. The City Clerk is further authorized and directed to file the amended map of the boundaries of the District, incorporating Tract Nos. 6257, 6313 & 6314, as approved by the City Council and containing all information and statements provided for in Streets & Highways Code §§ 3110 and 3113, with the Fresno County Recorder not later than 15 days after the date this resolution is adopted.

11. This resolution shall take effect immediately upon adoption.

\* \* \* \* \*

**CERTIFICATION**

The undersigned Mayor of the City of Firebaugh (the "City"), certifies that the foregoing resolution was adopted by the City Council of the City at a meeting thereof held on December 7, 2020, by the following vote:

**AYES: COUNCIL MEMBERS**

**NOES: COUNCIL MEMBERS**

**ABSTAIN: COUNCIL MEMBERS**

**ABSENT: COUNCIL MEMBERS**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Rita Lozano, Deputy City Clerk  
City of Firebaugh

\_\_\_\_\_  
Elsa Lopez, Mayor  
City of Firebaugh

**RESOLUTION NO. 20-53**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH  
SUBMITTING A CLAIM FOR TRANSPORTATION DEVELOPMENT ACT (TDA) FUNDS  
CONTINUING FROM THE 2020-2021 FISCAL YEAR, THEREBY COINCIDING WITH THE  
FRESNO COUNCIL OF GOVERNMENTS POLICY BOARD APPROVAL OF TDA FUNDS  
APPORTIONMENT AND TDA CLAIMS PROCESS**

**WHEREAS**, the City of Firebaugh hereby submits a TDA Funding Claim for the Local Transportation Fund, and State Transit Assistance Fund of Fresno County continuing from fiscal year 2020-2021; and thereafter

**WHEREAS**, the Fresno COG has the authority to review claims and allocate such funds in accordance with the Transportation Development Act of 1971 and Chapter 3 of Title 21 of the California Administrative Code; and

**WHEREAS**, the Fresno COG encourages inter-jurisdictional coordination of transportation needs and increased coordination of transportation implementation plans.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Firebaugh hereby requests that the Fresno COG allocate the amounts approved by resolution by the Fresno COG Policy Board, from the Local Transportation Fund, and State Transit Assistance Fund to the named applicant for fiscal year 2020-2021; and thereafter for the purposes allowed under Articles 3, 4.5 and 8 of the Transportation Development Act of 1971, as identified in the attached claim and which is in accordance with the adopted Regional Transportation Plan.

**BE IT FURTHER RESOLVED**, that the City Council of the City of Firebaugh hereby requests that of the City's total Transportation Fund Apportionment for fiscal year 2020-2021; and thereafter, in the amount approved by resolution by the Fresno COG Policy Board, be allocated from the Local Transportation Fund to the Fresno COG for the purpose of conducting Regional Transportation Planning.

**BE IT FURTHER RESOLVED**, that the City Council of the City of Firebaugh hereby requests that of the City's total Transportation Fund Apportionment for fiscal year 2020-2021; and thereafter, in the amount approved by resolution by the Fresno COG Policy Board, be allocated to the Fresno County Rural Transit Agency for the purpose of conducting a transportation program consistent with the adopted Regional Transportation Plan.

**BE IT FURTHER RESOLVED** that the named applicant further agrees to provide the Fresno COG with such information as may be necessary to support its annual transportation claim.

The foregoing resolution was duly adopted by the Firebaugh City Council at a regular meeting held on the 7th day of December 2020, by the following vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**APPROVED:**

**ATTEST:**

---

Elsa Lopez  
Mayor

---

Rita Lozano  
Deputy City Clerk

Enter Date: 11/24/2020

Claimant Name: City of Firebaugh

**TRANSPORTATION FUNDING CLAIM FOR FISCAL YEAR: 2020/21**

Instructions: Please note that each page of this claim is a separate worksheet, please click through all tabs and complete. Also note that light yellow fields require an entry if applicable, light grey fields contain formulas that will automatically calculate based on corresponding entries. A date and claimant name field is at the top of the first page, and automatically repeats on following pages, (date should be formatted 00/00/0000)

**When completed, please print, sign and send signed original via mail to:**

**Les Beshears, Director of Finance, Fresno Council of Governments, 2035 Tulare Street, Suite 201, Fresno, CA 93721**

<b>From: Applicant:</b>	City of Firebaugh
<b>Address:</b>	1133 P Street
<b>City/State/Zip:</b>	Firebaugh, CA 93622
<b>Contact Phone/email:</b>	559-659-5901 / pmartin@firebaugh.org

*This applicant is an eligible claimant pursuant to Section 99203 of the Public Utilities Code and certifies that the following transportation funds are available to be claimed:*

**Local Transportation Fund**

<b>Apportionment:</b>	\$ 308,476.00
<b>Unexpended, Held by Claimant:</b>	
<b>Other Agency:</b>	

**State Transit Assistance Fund**

<b>Estimate:</b>	\$ 68,841.00
<b>Unexpended, Held in Trust:</b>	\$ 15,558.00

**Other**

<b>Other:</b>	
---------------	--

<b>Three hundred ninety-two thousand, Eight hundred Seventy-Five</b>	<b>TOTAL</b>
	<b>\$ 392,875.00</b>

*spell out total amount in above cell*

**for the purposes and respective amounts specified in the attached claim be drawn from the Local Transportation Fund and State Transit Assistance Fund.**

**Please print and sign after completing form**

<b>Authorized Signature:</b>	
<b>Name/Title:</b>	Benjamin Gallegos, City Manager
<b>Date:</b>	11-24-20



2035 Tulare St., Ste. 201 tel 559-233-4148  
Fresno, California 93721 fax 559-233-9645

[www.fresnocog.org](http://www.fresnocog.org)

Enter Date: 11/24/2020

Claimant Name: City of Firebaugh

**TRANSPORTATION FUNDING CLAIM DETAIL FOR FISCAL YEAR: 2020/21**

PURPOSE		AMOUNT	SUBTOTAL
<b>1. Bicycle &amp; Pedestrian Facilities:</b>			
	Article 3:	\$ 6,162.00	
	Article 8a:		
	Audit Exceptions (General Fund Payback);		
	Unexpended Funds, Held by Claimant:		
			\$ 6,162.00
<b>2. Regional Transportation Planning:</b>			
		\$ 8,606.00	\$ 8,606.00
<b>3. Public Transportation</b>			
	State Transit Assistance Funds (STA):	\$ -	
	Other:		
			\$ -
<b>4. Community Transit Service CTSA, Article 4.5:</b>			
		\$ 15,460.00	\$ 15,460.00
<b>5. Streets &amp; Roads:</b>			
	Article 8a:	\$ 112,791.00	
	Unexpended Funds, Held by Claimant:		
			\$ 112,791.00
<b>6. To Be Claimed By:</b>			
	Fresno County Rural Transit Agency LTF:	\$ 165,457.00	
	Fresno County Rural Transit Agency STA:	\$ 84,399.00	
	Other:	\$ -	
			\$ 249,856.00
<b>7. Reserve in Fund Pending Further Claiming</b>			
			\$ -
<b>GRAND TOTAL</b>			\$ 392,875.00
<b>Claim Total Must Agree With Total on First Page</b>			\$ 392,875.00
<b>Minus Non Transit Claims</b>			\$ 273,922.00
<b>GRAND TOTAL PAYABLE TO CLAIMANT</b>			\$ 118,953.00

Allocation instructions and payment by the Fresno County Auditor-Controller to the applicant is subject to such monies being available for distribution, and to the provisions that such monies will be used only in accordance with the rules and regulations of the Transportation Development Act.

Enter Date: 11/24/2020

Claimant Name: City of Firebaugh

**BICYCLE AND PEDESTRIAN FACILITIES FOR FISCAL YEAR: 2020/21**

Two percent (2%) of the claimant's Local Transportation Fund apportionment must be spent on bicycle and pedestrian facilities (PUC 99233.3 and 99234); such claims are to be filed as Article 3. Claims for projects in excess of 2% may be filed as Article 8a (PUC 99400(a)). If other funding is to be used with Local Transportation Funds to implement projects, such funding should be shown on the claim form.

PROJECT TITLE & BRIEF DESCRIPTION	PROJECT COST
1. Various Bicycle & Pedestrian Facilities throughout the claimant's jurisdiction:	\$ 6,162.00
<i>AND/OR:</i>	
Other - describe briefly if applicable:	\$ -
Other - describe briefly if applicable:	\$ -
Other - describe briefly if applicable:	\$ -
<b>TOTAL PROJECT COSTS</b>	<b>\$ 6,162.00</b>

**STREETS AND ROADS CLAIM FOR FISCAL YEAR: 2020/21**

Local Transportation Funds coming to claimants within Fresno County may be used for streets and roads improvements and maintenance pursuant to Article 8 (PUC 99400), but only after Fresno COG makes a finding that public transportation needs within the claimant's jurisdiction are reasonably met by satisfying the service requirements set forth by the Regional Transportation Plan (PUC 99401.5).

PROJECT TITLE & BRIEF DESCRIPTION	PROJECT COST
1. Development, Construction & Maintenance Facilities throughout the claimant's jurisdiction:	\$ 112,791.00
<i>AND/OR:</i>	
Other - describe briefly if applicable:	\$ -
Other - describe briefly if applicable:	\$ -
Other - describe briefly if applicable:	\$ -
<b>TOTAL PROJECT COSTS</b>	<b>\$ 112,791.00</b>

Enter Date: 11/24/2020

Claimant Name: City of Firebaugh

## CONTINGENCY PROJECT LISTING FOR FISCAL YEAR: 2020/21

CHECK ALL THAT APPLY (Enter "X" in yellow box)

BICYCLE AND PEDESTRIAN FACILITIES

☒ Article 3

PUBLIC TRANSPORTATION

☐ Article 4

STREETS & ROADS

☒ Article 8a

### STANDARD ASSURANCES FOR CLAIMANTS

CLAIMANT ASSURANCES: (initial yellow box all that apply)

- ☒ A. Claimant certifies that it has submitted a satisfactory, independent fiscal audit, with required certification statement, to the RTPA and to the State Controller, pursuant to PUC 99245 and 21 Cal. Code of Regulations Section 6664 for the prior fiscal year (project year minus two). Claimant assures that this audit requirement will be completed for the current fiscal year (project year minus one).
- ☒ B. Claimant certifies that it has submitted a State Controller Report to the RTPA and to the State Controller, pursuant to PUC 99243.

The undersigned hereby certifies that the above statements are true and correct.

Please print and sign after completing form

Authorized

Signature:



Name/Title:

Benjamin Gallegos, City Manager

Date:

11-24-20



## STAFF REPORT

---

**TO:** Firebaugh City Council

**FROM:** Ben Gallegos, City Manager

**DATE:** December 7, 2020

**SUBJECT:** Resolution Accepting the Public Improvements for the Greystone Estates Subdivision Phase 1, Directing the City Clerk to Record a Notice of Completion with Fresno County and Authorizing the City Manager to Release the Faithful Performance Bond and Labor & Material Bond for said Improvements.

---

### **BACKGROUND & DISCUSSION**

On November 4, 2019, the City Council approved a Final Map and Subdivision Improvement Agreement for the construction of the public improvements for the Greystone Estates Subdivision Phase 1. The Subdivision Improvement Agreement set forth the improvement securities for the completion of said improvements to the satisfaction of the City Council.

The following bonds dated October 25, 2019, by the Philadelphia Indemnity Insurance Company were issued for Phase 1 of the Subdivision under policy numbers PB02762300199 and PB02762300199-A and are on file with the City of Firebaugh's office of the City Clerk:

Faithful Performance Bond - \$1,788,939.89  
Labor & Material Bond - \$894,469.95  
Warranty Bond - \$447,234.97

A final inspection of the public improvements was performed on November 4, 2020 and all resulting punchlist items have been completed. City staff recommends that the City Council accept the completed public improvements for the Greystone Estates Subdivision Phase 1 and release the improvement securities, except for the Warranty Bond. Said bond will be retained to guarantee the replacement or repair of said improvements for a period of one (1) year after final acceptance by the City Council and filing of a Notice of Completion.

### **FISCAL IMPACT**

There is no fiscal impact to the City associated with this item.

### **RECOMMENDATION**

Adopt Resolution No. 20-56, accepting the Public Improvements for the Greystone Estates Subdivision Phase 1, directing the City Clerk to record a Notice of Completion with Fresno County, and authorizing the City Manager to release the Faithful Performance Bond and Labor & Material Bond for said improvements.

### **ATTACHMENTS**

1. Resolution No. 20-56
2. Notice of Completion

## **RESOLUTION NO. 20-56**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE GREYSTONE ESTATES SUBDIVISION PHASE 1, DIRECTING THE CITY CLERK TO RECORD A NOTICE OF COMPLETION WITH FRESNO COUNTY AND AUTHORIZING THE CITY MANAGER TO RELEASE THE FAITHFUL PERFORMANCE BOND AND LABOR & MATERIAL BOND FOR SAID IMPROVEMENTS**

**WHEREAS**, the City of Firebaugh approved a Final Map and Subdivision Improvement Agreement for the Greystone Estates Subdivision Phase 1 on November 4, 2019; and

**WHEREAS**, the Subdivision Improvement Agreement was prepared to secure the faithful completion of the subdivision public improvements; and

**WHEREAS**, the following improvement securities were obligated for the Greystone Estates Subdivision Phase 1 for the completion of said improvements:

1. Faithful Performance Bond in the amount of \$1,788,939.89 issued by Philadelphia Indemnity Insurance Company under Policy #PB02762300199
2. Labor & Material Bond in the amount of \$894,469.95 issued by Philadelphia Indemnity Insurance Company under Policy #PB02762300199
3. Warranty Bond in the amount of \$447,234.97 issued by Philadelphia Indemnity Insurance Company under Policy #PB02762300199-A; and

**WHEREAS**, a final inspection of the public improvements was performed on November 4, 2020 and all resulting punchlist items have been completed; and

**WHEREAS**, based on the recommendation from City staff, the City Council desires to accept the completed public improvements for the Greystone Estates Subdivision Phase 1 and finds the obligations from the Faithful Performance and Labor & Material bonds fulfilled; and

**WHEREAS**, the City Council desires to delegate authority to the City Manager to release the Faithful Performance Bond and Labor & Material Bond for said completed improvements; and

**WHEREAS**, the City will retain the Warranty Bond to guarantee the replacement or repair of the public improvements for a period of one (1) year after final acceptance by the City Council in accordance with the Subdivision Improvement Agreement; and

**WHEREAS**, upon approval of the final acceptance of the public improvements for the Greystone Estates Subdivision Phase 1 by the City Council, the City Clerk will record a Notice of Completion with Fresno County and the City will release the Warranty Bond upon the expiration of one (1) calendar year after the recording date.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Firebaugh hereby:

1. Approves and accepts the completed public improvements for the Greystone Estates Subdivision Phase 1 for maintenance and operation purposes.
2. Directs the City Clerk to record a Notice of Completion with Fresno County.

3. Authorizes the City Manager to release the Faithful Performance Bond and Labor & Material Bond for the Greystone Estates Phase 1 Project.
4. Authorizes the City Manager to retain the Warranty Bond to guarantee the replacement or repair of the public improvements post final acceptance and to release said bond upon the expiration of one (1) calendar year after the recording date and all obligations for said bond have been fulfilled.

Passed and adopted this 7<sup>th</sup> day of December, 2020, by the following vote:

**AYES: COUNCIL MEMBERS**

**NOES: COUNCIL MEMBERS**

**ABSTAIN: COUNCIL MEMBERS**

**ABSENT: COUNCIL MEMBERS**

**ATTEST:**

**APPROVED:**

---

Rita Lozano, Deputy City Clerk  
City of Firebaugh

---

Elsa Lopez, Mayor  
City of Firebaugh

**ATTEST:**

I, hereby certify that the forgoing resolution was regularly introduced, passed and adopted at a regular meeting of the City Council of the City of Firebaugh this 7<sup>th</sup> day of December, 2020.

---

Rita Lozano, Deputy City Clerk  
of the City of Firebaugh

**RECORDING REQUESTED BY:**

City Clerk  
City of Firebaugh

**WHEN RECORDED RETURN TO:**

City of Firebaugh  
1133 "P" Street  
Firebaugh, CA 93622

**NOTICE OF COMPLETION****NOTICE IS HEREBY GIVEN:**

1. That the interest of estate stated in paragraph 3 below in the real property hereinafter described is owned by the following:

NAME	STREET AND NO.	CITY	STATE
City of Firebaugh	1133 "P" Street	Firebaugh	CA

(if more than one owner of the interest stated, the name and address of each must be inserted)

2. That the full name and address of the owner of said interest or estate, if there is only one owner, and the full names and addresses of all the co-owners who own said interest or estate as joint tenants, as tenants in common or otherwise, if there is more than one owner, are set forth in the preceding paragraph.
3. That the nature of the title of said owner, or if more than one, then of said owner and co-owner is: **In Fee.**
4. That on the 4<sup>th</sup> day of November, 2020 a work of improvement on the real property hereinafter described was completed.
5. That the name of the original contractor, if any for such work of improvement was:

Gateway Homes Inc.  
(If no contractor for work of improvement as a whole, insert "No Contractor")

6. That the real property herein referred to is situated in the City of Firebaugh, County of Fresno, State of California, and is described as follows:

The major work consisted of public improvements for the new streets Don Julian Street, Eppler Street, Gonzales Street, and Ledford Street completed as part of Tract 6257 and widening of the existing Clyde Fannon Drive in the City of Firebaugh.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

**December 7, 2020**

Date

**By:**

Signature of Owner

**Ben Gallegos**

Print Name

**VERIFICATION**

I understand, state:

I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

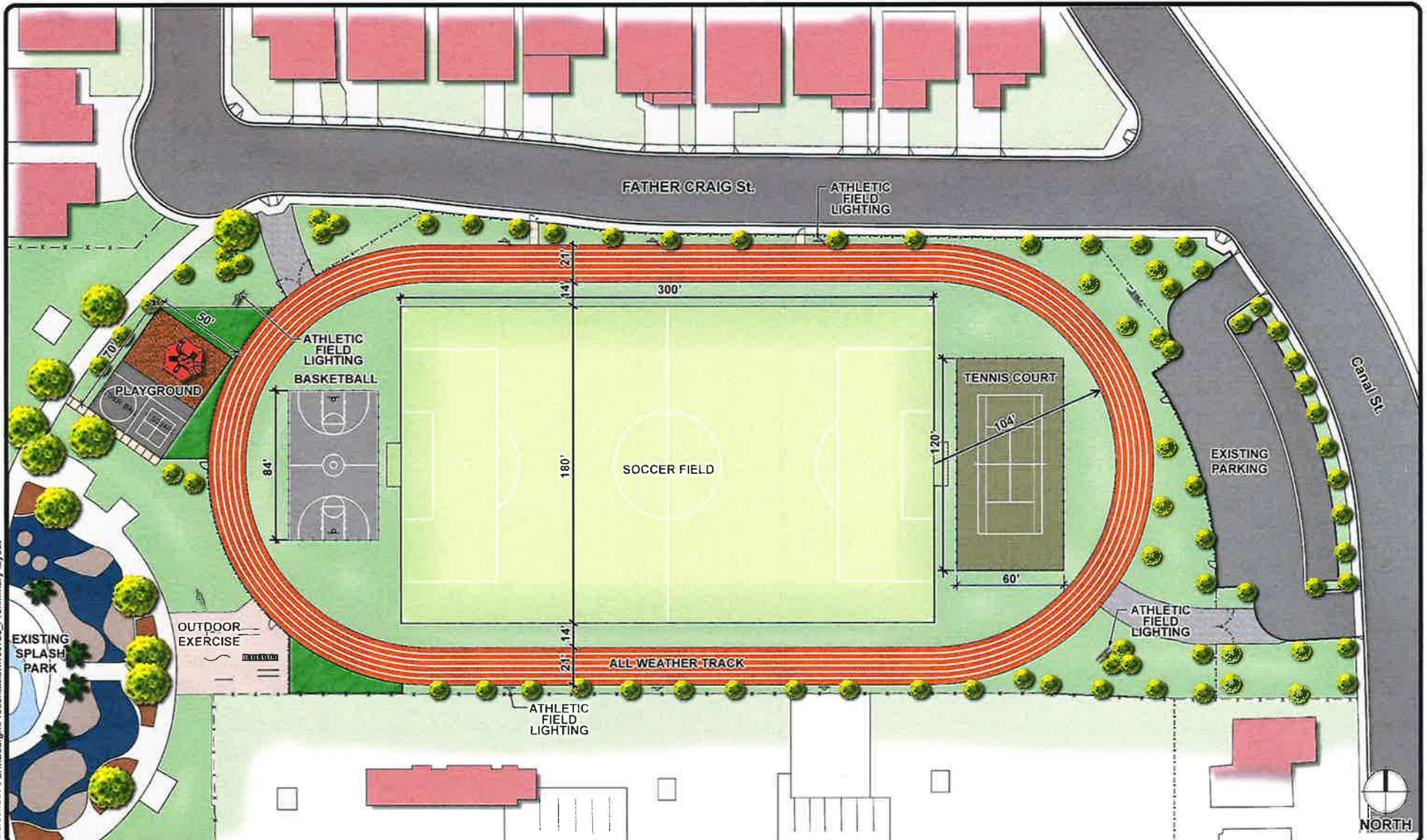
Executed at Firebaugh, California  
This 7<sup>th</sup> day of December, 2020.

**City of Firebaugh**

Owner

**By:**

**Ben Gallegos**



G:\2019\rs\19-6399 Maldonado Park\Design\Presentations\190725\_Preliminary layout

**FIREBAUGH**  
 1133 P Street  
 Firebaugh, CA 93622

**Conceptual Site Plan**  
**MALDONADO PARK**

**integrated designs**  
 by SCMM, Inc.  
 ARCHITECTURE • ENGINEERING • INTERIOR DESIGN  
 PROJECT MANAGEMENT  
 Phone (559) 435-0381 • www.integrateddesigns.com

**X**

07/30/2019

## **FIREBAUGH SUCCESSOR AGENCY STAFF REPORT**

---

**Date:** December 7, 2020  
**To:** Successor Agency to the Firebaugh Redevelopment Agency  
**From:** Ben Gallegos, City Manager  
**Subject:** Redevelopment Dissolution Consulting Services

---

### **Summary/Recommendation**

Approve the attached Proposal for Consulting Services from RSG relating to Successor Agency matters and enter into the contract subject to Oversight Board approval.

### **Discussion/Analysis**

#### **Background**

The dissolution of the Firebaugh Redevelopment Agency is complex and arduous. Staff requires financial, real estate, and management consulting services to help deal with the numerous deadlines and requirements of ABx1 26, AB 1484, SB 107 and any new legislation that may come into effect.

#### **Redevelopment Dissolution Consulting Services**

The City of Firebaugh and the Successor Agency to the Firebaugh Redevelopment Agency have been working with RSG, Inc. ("RSG") to provide consulting services related to the dissolution of the former Firebaugh Redevelopment Agency since 2011. To date, RSG has assisted with:

- Operational startup activities to create the Successor Agency, Housing Successor Entity, and Oversight Board
- Recognized Obligation Payment Schedules (ROPS) covering six-month periods from January 2012 to the present
- The Successor Agency's Administrative Budget for Fiscal Years 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, and 2020-21
- Cash Flow Analyses to aid preparation of the ROPS and inform other planning activities
- City Loan Agreements to cover shortfalls in prior ROPS periods
- Due Diligence Review advisory services
- Property and asset disposition services including the Long-Range Property Management Plan and the sale of all former redevelopment agency properties
- Review and analysis of contracts, agreements, and other documents
- Documents and presentations for City Council, Successor Agency, and Oversight Board Meetings
- Documents and presentations for meetings with State and County agencies
- Correspondence with State, County, and other agencies as needed
- General project advisory and management Services
- Legislative tracking, analysis, and advice
- Other services as needed

A new contract for administrative services is proposed in a not-to-exceed amount of \$20,000 to continue providing consulting services in FY 2021-22. RSG will consult on all activities required by the Dissolution Act, which may include but are not limited to:

- Maintenance of Budget and Cash Flow - RSG will maintain a working cash flow model for the Successor Agency to anticipate any future budget shortfalls.
- Preparation of the Annual ROPS and accompanying Administrative Budgets - RSG will assist the Successor Agency in completing the 2021-22 ROPS and the annual administrative budget for fiscal year 2021-22.
- Assistance with the PPA - RSG will assist the Successor Agency in estimating the differences between actual payments, past estimated, and approved obligations, and coordinate with Fresno County on submission and follow-up.
- Attendance of Meetings - RSG will make a staff member available to the Successor Agency should they need assistance at any Successor Agency, Oversight Board, or DOF meetings.
- Provision of Additional Administrative Services - RSG will assist the Successor Agency with any additional administrative tasks as they arise.

The fee stated in the proposal matches the amount approved by the Successor Agency and Oversight Board in the FY 2021-22 Administrative Budget. Costs for services will be paid on a monthly basis on a time and material basis by the Successor Agency.

#### **Fiscal Impact**

The \$20,000 cost associated with the FY 2021-22 RSG Contract for Consulting Services will be paid out of the Administrative Allowance of \$60,000.

#### **Attachments**

Consulting Services Proposal from RSG dated October 28, 2020

**RESOLUTION NO. 20-54**

**A RESOLUTION OF THE SUCCESSOR AGENCY OF THE FIREBAUGH REDEVELOPMENT AGENCY APPROVING A CONTRACT WITH RSG, INC. TO PROVIDE CONSULTING SERVICES TO THE SUCCESSOR AGENCY IN FISCAL YEAR 2021-22**

**WHEREAS**, the Successor Agency to the Firebaugh Redevelopment Agency ("Successor Agency") has been established to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the California Health and Safety Code; and

**WHEREAS**, the Successor Agency desires to enter into a contract with RSG, Inc ("RSG") to provide consulting services related to the dissolution of the Former Firebaugh Redevelopment Agency through Fiscal Year 2021-22 as detailed in the proposal attached as Exhibit "A" ("RSG Contract"); and

**WHEREAS**, the RSG Contract is to be funded by the administrative cost allowance pursuant to Health & Safety Code Section 34171(b); and

**WHEREAS**, Health & Safety Code Section 34177.3(b) states that successor agencies may create enforceable obligations to conduct the work of winding down the redevelopment agency, including acquiring necessary professional administrative services; and

**WHEREAS**, the Successor Agency desires to approve the RSG Contract.

**NOW, THEREFORE, THE SUCCESSOR AGENCY OF THE FIREBAUGH REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The RSG Contract is hereby approved.

**SECTION 2.** The Successor Agency hereby authorizes the City Manager to take such other and further action consistent with this resolution and sign and transmit any documents, as necessary, in order to implement this Resolution on behalf of the Successor Agency.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Successor Agency, on the 7<sup>th</sup> day of December, 2020, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Chairperson**

\_\_\_\_\_  
**Rita Lozano, Deputy City Clerk**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**James Sanchez, Successor Agency Counsel**



STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FIREBAUGH )

I, RITA LOZANO, hereby certify that I am the duly appointed City Clerk of the City of Firebaugh and that the foregoing resolution was duly adopted at a regular meeting of the Successor Agency held on the 7<sup>th</sup> day of December, 2020.

---

**Rita Lozano, Deputy City Clerk**

**EXHIBIT "A"**

**RSG PROPOSAL FOR FY 2021-22 SUCCESSOR AGENCY CONSULTING SERVICES**

**[Attached as a separate document]**



17872 GILLETTE AVE.  
SUITE 350  
IRVINE, CA 92614

714 541 4585  
INFO@WEBRSG.COM  
WEBRSG.COM

October 28, 2020

**Via Electronic Mail**

Ben Gallegos, Interim City Manager  
City of Firebaugh  
1133 P. Street  
Firebaugh, CA 93622-2547

## **PROPOSAL FOR FISCAL YEAR 2021-22 SUCCESSOR AGENCY CONSULTING SERVICES**

Dear Mr. Gallegos:

RSG, Inc. ("RSG") is pleased to present this proposal to the City of Firebaugh ("City") and the Successor Agency to the Redevelopment Agency of the City of Firebaugh ("Successor Agency") to provide the consulting services necessary to comply with the Dissolution Act. Our role would be to continue providing technical, management, and administrative services to enable staff to wind down the affairs of the former redevelopment agency, meet ongoing reporting requirements, conduct financial and strategic planning, and provide other services as directed by staff.

### **SCOPE OF SERVICES**

Specific assignments may include, but are not limited to, the following:

- Preparation of Recognized Obligation Payment Schedule ("ROPS") 22-23 and responses to Department of Finance ("DOF") inquiries/disputes of enforceable obligations on both ROPS 21-22 and 22-23;
- Preparation of an itemized list of differences between actual payments and past estimated obligations for ROPS 21-22 ("Prior Period Adjustment"), which is now handled separately from the ROPS by county auditor-controllers (rather than the DOF) as of fall 2020;
- Coordination of communications and response to inquiries from DOF, State Controller's Office, Fresno County Auditor-Controller, the Countywide Oversight Board, affected taxing entities, and other involved parties;
- Preparation for and attendance at Meet and Confer sessions with DOF, as needed;

November 7, 2019

Page 2

- Analyze legislation and quickly identify the fiscal and procedural implications for the Successor Agency. RSG would review the ramifications of legislative changes and explain the immediate and future impacts to the Successor Agency and affected taxing agencies;
- Attendance at meetings, as requested by staff, including, but not limited to, City Council/Successor Agency/Housing Authority meetings, Countywide Oversight Board meetings, and staff-level meetings; and
- In addition to tasks defined above, RSG would be available for other professional advisory, financial, or management services, as requested and directed by staff.

## PROJECT TEAM

The Principal-in-Charge of this engagement will be Tara Matthews. Matthew Pelletier, Analyst, will be the primary person working on this engagement. Other RSG staff will be assigned as needed. Resumes of our consultant team are available for your review at [www.webrsg.com](http://www.webrsg.com).

## FEE SCHEDULE

Our services would be charged on a time-and-materials basis for a fee not to exceed **\$20,000**, in accordance with our current fee schedule below:

Principal	\$ 275
Director	\$ 245
Senior Associate	\$ 200
Associate	\$ 185
Senior Analyst	\$ 150
Analyst	\$ 135
Research Assistant	\$ 125
Technician	\$ 80
Clerical	\$ 60

Reimbursable Expenses

Cost plus 10%

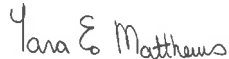
RSG does not charge clients for mileage, parking, standard telephone/fax expenses, general postage, or incidental copies. However, we do charge for messenger services, overnight shipping/express mail costs, and teleconferencing services. We also charge for copies of reports, documents, notices, and support material in excess of five (5) copies. These costs are charged back at the actual expense plus a 10% surcharge.

November 7, 2019  
Page 3

The City will only be billed for time spent on services. RSG issues monthly invoices payable upon receipt, unless otherwise agreed upon in advance. Invoices identify tasks completed to date, hours expended, and the hourly rate. Costs will be paid by the Successor Agency from the administrative cost allowance as permitted by DOF. **Our Federal Tax ID is 95-3435849.**

We appreciate the opportunity to submit our proposal to the City of Firebaugh and the Successor Agency. If this proposal is acceptable as written, please sign where indicated and return to our office at your earliest convenience. If you have any questions, please do not hesitate to contact us.

Sincerely,  
RSG, Inc.



Tara Matthews  
Principal

APPROVED AND AUTHORIZED TO PROCEED:

Signature: \_\_\_\_\_

Printed  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## **FIREBAUGH SUCCESSOR AGENCY**

### **STAFF REPORT**

---

**Date:** December 7, 2020  
**To:** Successor Agency to the Firebaugh Redevelopment Agency  
**From:** Ben Gallegos, City Manager  
**Subject:** 2021-22 Recognized Obligation Payment Schedule and Administrative Budget

---

#### **Summary/Recommendation**

Adopt a resolution of the Successor Agency to the Firebaugh Redevelopment Agency approving the Recognized Obligation Payment Schedule ("ROPS") 2021-22 and Administrative Budget for the July 1, 2021 through June 30, 2022 period.

#### **Discussion/Analysis**

##### **Background**

On December 29, 2011, the California Supreme Court issued its decision in *CRA v. Matosantos*, upholding AB 1X 26, which dissolved all redevelopment agencies in California, and overturning AB 1X 27, the "voluntary alternative redevelopment program." After the redevelopment program provided in AB 1X 27 was ruled unconstitutional by the Court, all California redevelopment agencies were required to dissolve. On February 1, 2012, redevelopment agencies throughout the State were eliminated and successor agencies assumed the responsibility of winding down the activities of their respective redevelopment agencies. The City of Firebaugh ("City") serves as the Successor Agency of the former Firebaugh Redevelopment Agency.

As Successor Agency, the City is responsible for all of the assets, properties, contracts, leases, obligations, and records of the former Redevelopment Agency. For the Successor Agency to continue paying obligations of the former Redevelopment Agency, ABx1 26 requires the Successor Agency to prepare an annual Recognized Payment Obligation Schedule ("ROPS") setting forth the Successor Agency's payment obligations for two six-month periods. The ROPS shall include any bonds, loans, payments required by the federal government, contracts, costs associated with Disposition and Development Agreements, and other similar obligations to third parties.

On September 22, 2015, Governor Brown signed Senate Bill ("SB") 107, which went into effect immediately. SB 107 made several key changes to the Health and Safety Code ("HSC") sections that establish the ROPS process. Since that time, no other legislative changes have been made.

##### **County-Wide Oversight Board**

Local oversight boards were dissolved and succeeded by a single Countywide oversight board on July 1, 2018 pursuant to HSC section 34179(j). The Countywide oversight board has broad authority to set administrative budgets, approve enforceable obligations, and otherwise direct the successor agency to perform activities to wind down the former redevelopment agencies. The Countywide oversight board has jurisdiction over fifteen successor agencies, including the Firebaugh Successor Agency. The 2021-22 ROPS and Administrative Budget prepared by the Firebaugh Successor Agency will go for approval by this new Fresno County Oversight

Board at its meeting on January 21st, 2021, which will be held at 2:00 in the afternoon. Fresno Countywide Oversight Board meetings are scheduled for the 4<sup>th</sup> Thursday of the month, every three months, and going forward, any items the Successor Agency wishes to submit for the agenda are due three weeks in advance of each meeting.

### **Recognized Obligation Payment Schedule**

HSC Section 34177(l) requires the Successor Agency to prepare a ROPS showing all the obligations of the former Redevelopment Agency and the sources of funds for repaying obligations. The 14<sup>th</sup> ROPS, covering the period July 1, 2021 through June 30, 2022 ("21-22 period"), must be approved by the Fresno county-wide County Oversight Board ("Oversight Board") and sent to the California State Department of Finance ("DOF") and the County Auditor-Controller no later than February 1, 2021. The Successor Agency may face a fine of \$10,000 per day for ROPS submitted after this deadline. Distribution of redevelopment property tax revenue will occur on June 1, 2021 and January 2, 2022.

DOF annually provides the Successor Agency with a partially completed ROPS form for standardization and consistency with its automated tracking system. DOF continues to make minor annual changes to the ROPS forms and to the process for submitting the ROPS. The ROPS no longer contains a Prior Period Adjustment Tab, and instead, commencing October 1, 2018, and annually thereafter, the differences between actual payments and past estimated and approved obligations on the ROPS, shall be submitted by the Successor Agency to the Fresno County Auditor-Controller for review and adjustment to future distributions. The Successor Agency submitted its 2018-19 PPA to the Fresno County Auditor-Controller on time, reporting a difference between approved RPTTF and spent RPTTF of \$190,808. The PPA is primarily comprised of unspent administrative allocation, which has prompted the Successor Agency to request less money for administrative costs in subsequent ROPS periods. This amount will likely be credited by DOF against the RPTTF approved for 2021-22.

The items on the ROPS are substantially the same as those included on ROPS 20-21. The Successor Agency is requesting a total of \$562,323 in Redevelopment Property Tax Trust Fund money to fund ROPS obligations, which includes \$413,947 for the first half of the fiscal year and \$148,376 for the second half of the fiscal year. The obligations listed on the ROPS include:

- 2014 Refunding Bond Debt Service
- Bond Disclosure Fees
- Successor Agency Administrative Costs

### **Last and Final ROPS**

Pursuant to HSC section 34191.6 (a), beginning January 1, 2016, agencies that have received a Finding of Completion may submit a Last and Final ROPS if all the following conditions are met:

- 1) The remaining debt is limited to administrative costs and payments pursuant to enforceable obligations with defined payment schedules including, but not limited to, debt service, loan agreements, and contracts.
- 2) All remaining obligations have been previously listed on the ROPS and approved for payment by Finance pursuant to HSC section 34177 (m) or (o).
- 3) The agency is not a party to outstanding/unresolved litigation, except as specified in HSC section 34191.6 (a) (3).

A Last and Final ROPS will reduce the administrative burden on the Successor Agency and eliminate the need for Oversight Board meetings to approve the ROPS (the Oversight Board will still have to convene to approve property sales). The Firebaugh Successor Agency may consider submitting a Last and Final ROPS, however, it only has two opportunities to amend the Last and Final ROPS once it has been submitted. While the Successor Agency could consider this option because all Property Management Plan properties have been sold (the last Property Management Plan property was sold in December 2017), the administrative allowance may be significantly reduced if a Last and Final ROPS is approved. Although not defined in the law, DOF has, in some cases, taken the position that each ROPS line item will be allocated a \$5,000 administrative allowance, though there have been other instances wherein they only allowed \$5,000 total for multiple obligations listed. However, because the Successor Agency's administrative costs continue to decrease and are largely related to the preparation of the ROPS, this may be something that should be considered. A Last and Final ROPS can be approved at any time throughout the year, so the Successor Agency has time to consider these factors.

### **Administrative Budget**

HSC Section 34177(j) requires the Successor Agency to prepare an Administrative Budget and submit it to the Oversight Board for approval. The Administrative Budget comprises the proposed administrative expenditures. The maximum administrative cost allowance a successor agency can receive is 50 percent of the RPTTF distributed in the prior fiscal year for non-administrative obligations, which in this case is 50 percent of \$503,854, the total non-administrative obligations in ROPS 20-21.

The ROPS 21-22 requests an administrative allowance of \$60,000. Despite the fact that the agency is eligible to request a full \$250,000, in an effort to use RPTTF most efficiently, it is only requesting \$60,000 because this aligns with its actuals and is to the scale of its obligations. The administrative costs the agency expects to incur include salaries and wages, and benefits, for the staff associated with the Successor Agency, as well as attorneys' fees, consulting contract fees, and the annual audit fees.

### **Fiscal Impact**

Adoption and transmittal of the ROPS is necessary to receive revenue from the Redevelopment Property Tax Trust Fund to fund the Successor Agency's financial obligations from July 1, 2021 through June 30, 2022.

### **Attachments**

Attachment 1: Resolution approving the Recognized Obligation Payment Schedule 2021-22 and Administrative Budget for July 1, 2021 through June 30, 2022.



**RESOLUTION NO. 20-55**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT  
AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR  
JULY 1, 2021 THROUGH JUNE 30, 2022 AND THE ADMINISTRATIVE BUDGET  
FOR JULY 1, 2021 THROUGH JUNE 30, 2022**

**WHEREAS**, the City of Firebaugh has elected to serve as the Successor Agency to the former Firebaugh Redevelopment Agency ("Successor Agency") pursuant to Assembly Bill x1 26 ("AB x1 26" or the "Dissolution Act") as codified in the California Health & Safety Code ("H&SC"); and

**WHEREAS**, among the duties of successor agencies under the Dissolution Act is the preparation of a recognized obligation payment schedule ("ROPS") for the ensuing twelve-month period for consideration by a local oversight board and California State Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

**WHEREAS**, as amended by Assembly Bill 1484 ("AB 1484"), the Dissolution Act requires that the proposed ROPS be transmitted to the oversight board, county auditor-controller, county executive officer, and DOF, after which time the oversight board may approve and transmit the adopted ROPS to DOF and the county auditor-controller for their consideration; and

**WHEREAS**, the Fresno County Consolidated Oversight Board ("Oversight Board"), formed July 1, 2018, has jurisdiction over the Successor Agency of the Former Redevelopment Agency to the City of Firebaugh; and

**WHEREAS**, the proposed ROPS for the twelve-month period from July 1, 2021 through June 30, 2022 attached hereto as Exhibit "A" has been prepared by staff and consultants consistent with the provisions of the Dissolution Act and in the format made available by DOF; and

**WHEREAS**, Section 34177(j) of the Dissolution Act requires the Successor Agency to prepare a proposed administrative budget and submit it to the Oversight Board for approval; and

**WHEREAS**, pursuant to Section 34177(j), the Successor Agency's "Administrative Budget" is to include all of the following: (a) estimated amounts of the Successor Agency's administrative costs for the upcoming twelve-month fiscal period; (b) the proposed sources of payment for the costs identified in (a); and (c) proposals for arrangements for administrative and operations services provided by the city serving as Successor Agency; and

**WHEREAS**, the Successor Agency desires to approve ROPS 2021-22 along with the administrative budget for the July 1, 2021 to June 30, 2022 and transmit it to various parties as required by the Dissolution Act and AB 1484.

**NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE FIREBAUGH  
REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.     Recitals.** The Recitals set forth above are true and correct and incorporated herein by reference.

**Section 2. Approval of ROPS and Administrative Budget.** The Successor Agency hereby approves and adopts the ROPS and Administrative Budget covering the period July 1, 2021 through June 30, 2022, in substantially the form attached hereto as Exhibit A, as required by the Dissolution Act and AB 1484.

**Section 3. Posting; Transmittal to Appropriate Agencies.** The City Manager is hereby authorized and directed to post of copy of the ROPS and Administrative Budget on the City's website and transmit a copy of the ROPS and Administrative Budget to the Oversight Board for their approval and to the offices of the Fresno County Auditor-Controller, the Fresno County Executive Officer, and the State Controller's Office.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Successor Agency, on the 7<sup>th</sup> day of December, 2020, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Chairperson**

\_\_\_\_\_  
**Rita Lozano, Deputy City Clerk**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**James Sanchez, Successor Agency Counsel**

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FIREBAUGH )

I, RITA LOZANO, hereby certify that I am the duly appointed City Clerk of the City of Firebaugh and that the foregoing resolution was duly adopted at a regular meeting of the Successor Agency held on the 7<sup>th</sup> day of December 2020.

\_\_\_\_\_  
**Rita Lozano, Deputy City Clerk**

**EXHIBIT A**

RECOGNIZED OBLIGATION PAYMENT SCHEDULE 20-21

AND

ADMINISTRATIVE BUDGET

July 1, 2021 through June 30, 2022

**Firebaugh Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances**  
**July 1, 2018 through June 30, 2019**  
**(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see Cash Balance Tips Sheet							
A	B	C	D	E	G	H	I
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other</b>	<b>RPTTF</b>	
				Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
	<b>Cash Balance Information for ROPS 18-19 Actuals (07/01/18 - 06/30/19)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11				<b>Comments</b>
1	Beginning Available Cash Balance (Actual 07/01/18)	343,698		-	80,389	297,630	C: Bond Proceeds that will be transferred to City in 2019-20. H: Includes 2016-17 and 2017-18 PPAs.
2	Revenue/Income (Actual 06/30/19) RPTTF amounts should tie to the ROPS 18-19 total distribution from the County Auditor-Controller during June 2018 and January 2019.				3,671	753,068	G: Other Funds Revenue from Interest Income. H: Matches total 2018-19 RPTTF Distribution
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)			-	-	562,260	
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	343,698		-	-	-	C: Bond Proceeds that will be transferred to City in 2019-20.
5	ROPS 18-19 RPTTF Balances Remaining (PPA)	No entry required				190,808	2018-19 PPA
6	Ending Actual Available Cash Balance (06/30/19) C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 + 5)	\$ -	\$ -	\$ -	\$ 84,060	\$ 297,630	

**"Agency" Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail**  
**July 1, 2021 through June 30, 2022**  
**(Report Amounts in Whole Dollars)**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	
Item #	Project Name/Debt Obligation	Obligation Type	Contract/ Agreement Execution Date	Contract/ Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 21-22 Total	21-22A (July - December)					21-22A Total	21-22B (January - June)							21-22B Total	Notes
											Fund Sources						Fund Sources								
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF				
1	Successor Agency Administrative Budget	Admin Costs	2/1/2012	6/1/2036	Employees of Successor Agency, Contracted Consultants, & Operations	Detailed in Successor Agency Administrative Budget	Firebaugh Project Area, Firebaugh 86 Annex, Storey Avenue Project, Del Rio	\$11,009,243		\$582,323	\$ -	\$ -	\$ -	\$ 383,947	\$ 30,000	\$413,947		\$ -	\$ -	\$ -	\$ 118,376	\$ 30,000	\$148,376		
22	2014 Refunding Bonds Series A	Refunding Bonds Issued After 6/27/12	5/30/2014	12/1/2035	Western Alliance Bank	Refunding of 2005 TABs	Firebaugh Project Area, Firebaugh 86 Annex, Storey Avenue Project, Del Rio	3,979,000	N	\$ 60,000					\$ 30,000	\$ 30,000						\$ 30,000	\$ 30,000		
23	2014 Refunding Bonds Series B	Refunding Bonds Issued After 6/27/12	5/30/2014	12/1/2035	Western Alliance Bank	Refunding of 2005 TABs	Firebaugh Project Area, Firebaugh 86 Annex, Storey Avenue Project, Del Rio	5,134,301	N	\$156,804				\$ 78,402		\$ 78,402					\$ 78,402		\$ 78,402		
24	Continuing Disclosure Services	Professional Services	6/16/2014	12/1/2035	A.M. Peche & Associates LLC	Continuing disclosure services associated with the 2014 refunding bonds	Firebaugh Project Area, Firebaugh 86 Annex, Storey Avenue Project, Del Rio	1,847,942	N	\$341,519				\$ 301,545		\$301,545					\$ 39,974		\$ 39,974		
26	Bond Proceeds Expenditure Agreement	Bond Funded Project – 2011	1/24/2019	6/30/2019	City of Firebaugh	Bond proceed transfer to City for expenditure on bond projects per approved agreement and other controlling documents from original Bond issues	Bond Funded Projects - Pre-2011	48,000	N	\$ 4,000				\$ 4,000		\$ 4,000							\$ -		
									Y	\$ -						\$ -							\$ -		
										\$ -						\$ -							\$ -		
										\$ -						\$ -							\$ -		

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**Firebaugh Successor Agency Administrative Budget (Fiscal Year 2021-22)**

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**External Consultants**

Attorney Costs	\$	2,500
Annual Audits		2,000
Consultant Costs		<u>20,000</u>
	\$	24,500

**Successor Agency Expenses**

Salaries and Benefits		35,500
	\$	35,500

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<b>Estimated Grand Total</b>	<b>\$</b>	<b>60,000</b>
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**FY 2021-22 Administrative Activities**

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County AC and OB Correspondence/Coordination	Successor Agency Staff, RSG, Legal Counsel
State DOF Correspondence/Coordination	Successor Agency Staff, RSG, Legal Counsel
Prepare ROPS	Successor Agency Staff, RSG, Legal Counsel
Prepare Admin Budget	Successor Agency Staff, RSG, Legal Counsel
Management of Dissolution Activities	Successor Agency Staff, RSG, Legal Counsel
Annual Audit	Bryant Jolley
Manage/Monitor Finances	Successor Agency Staff, RSG
Agenda/Minutes/Brown Act Records Assistance	Successor Agency Staff

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# **FIREBAUGH HOUSING SUCCESSOR**

## **STAFF REPORT**

**Date:** December 7, 2020  
**To:** Housing Successor to the Firebaugh Redevelopment Agency  
**From:** Ben Gallegos, City Manager  
**Subject:** Housing Successor Agency Annual Report for Fiscal Year 2019-20

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### **Summary/Recommendation**

Receive and File the City of Firebaugh Housing Successor Agency Annual Report for Fiscal Year 2019-20.

### **Discussion/Analysis**

#### **Housing Successor Agency Annual Report**

Health and Safety Code ("HSC") Section 34176.1 (enacted by Senate Bill 341 and Assembly Bill 1793) requires successor housing entities to prepare an annual report documenting compliance with expenditure proportionality and other requirements pertaining to the Low- and Moderate-Income Housing Asset Fund. The report is due to the California Department of Housing and Community Development ("HCD") by April 1st.

The Annual Report includes the following information required by law:

- Amounts deposited into the Housing Asset Fund;
- Statement of the balance of the Housing Asset Fund;
- Description of expenditures by category;
- Statutory value of real property;
- Description of transfers from the former Firebaugh Redevelopment Agency;
- Description of projects that receive funding through the Successor Agency's Recognized Obligation Payment Schedule;
- Status of property disposition efforts;
- Update on inclusionary and replacement housing obligations;
- Compliance with five-year expenditure obligations;
- Percentage of senior deed-restricted units;
- Amount of excess surplus; and
- An inventory of homeownership units with affordability restrictions.

#### **Low- and Moderate-Income Housing Asset Fund**

The Housing Asset Fund includes all the remaining housing assets that were transferred from the Firebaugh Redevelopment Agency ("Agency") to the City of Firebaugh ("City" or "Housing Successor") upon dissolution of the former Agency. The assets include:

- Real properties,
- Loan/grants receivable, and
- Rent income

A total of \$13,070 was deposited into the Housing Asset Fund during Fiscal Year 2019-20. At the close of Fiscal Year 2019-20, the ending asset balance in the Housing Asset Fund was \$443,363.

There were no expenditures from the Housing Asset Fund in Fiscal Year 2019-20. The statutory value of the properties and loans transferred to the Housing Successor totaled \$350,000 for Fiscal Year 2019-20.

### **Property and Project Descriptions**

At the time of dissolution, the former Agency requested to transfer two real estate parcels and the rental income associated with them – 1238 P Street (APN 008-075-11) and 1264 P Street (APN 008-075-03) located near 13th Street in the City of Firebaugh – to the Housing Successor. The California Department of Finance (“DOF”) objected to these transfers and the former Agency subsequently sold the properties to the Fresno County Housing Authority. The parcels were used to develop the Firebaugh Gateway Apartments, a 30-unit senior housing complex. Construction broke ground in December 2015 and was completed in 2016.

### **Outstanding Inclusionary and Replacement Housing Obligations**

At the time of its dissolution, the former Agency had met its inclusionary housing requirements and had no replacement housing obligations. Therefore, the Housing Successor has no outstanding obligations related to inclusionary housing or replacement housing.

### **Income & Age Proportionality**

If housing successors expend money on projects, SB 341 requires at least 30 percent to be spent on extremely low-income rental housing, among other restrictions. The Housing Successor did not have expenditures to report in Fiscal Year 2019-20. With no expenditures to report, the Housing Successor is by default compliant with the proportionality requirements for the fiscal year.

SB 341 also sets a limit on the portion of publicly assisted deed-restricted rental housing that may be restricted to seniors to no more than 50% of the total aggregate number of rental units produced within the preceding ten years. Over the last decade, 40 affordable units were constructed completed at the end of 2016 as part of the Gateway project. Of the total, 30 units (75%) were and are restricted to seniors, which places the Housing Successor over the limit. As a result, the Housing Successor may not spend Housing Asset Funds on senior rental housing until it meets this requirement. Rather, the Housing Successor should be considering rental housing development that is not age-restricted to seniors, or homeownership development.



### **Excess Surplus**

SB 341 reinstated a requirement to prevent housing successors from accumulating an excess surplus, which is generally defined as unencumbered cash that exceeds the greater of \$1 million or the aggregate amount deposited into the Housing Asset Fund in the preceding four years.

The Housing Successor's beginning cash balance of \$54,105 is well below the \$1 million limit, which itself is much greater than the aggregate prior year deposits. Therefore, the Housing Successor has no excess surplus for Fiscal Year 2019-20.

### **Homeownership Unit Inventory**

SB 341 requires the annual reporting of any homeownership units assisted by the Housing Successor that are subject to restrictions, covenants, or an adopted program that protects Housing Asset Fund monies. In Fiscal Year 19-20, as a result of the market-rate sale of one home (626 McClain Street) with a long-term affordability covenant, the grant associated with the property was repaid, yielding \$3,750 in revenue to the Housing Asset Fund. The Housing Successor now oversees a remaining 122 homeownership units with 30-year affordability restrictions.

### **Fiscal Impact**

The Housing Successor Agency Annual Report provides information on Fiscal Year 2019-20 activities and does not have any fiscal impact.

### **Attachments**

Attachment 1: City of Firebaugh Housing Successor Agency Annual Reports for Fiscal Year 2019-20

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**SENATE BILL 341 ANNUAL REPORT**  
**Firebaugh Housing Successor**

**Fiscal Year 2019-20**



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## INTRODUCTION

The City of Firebaugh ("City") named itself as the successor housing entity ("Housing Successor") on January 23, 2012 by the adoption of Resolution No. 12-02. The Housing Successor is the successor housing entity to the former Firebaugh Redevelopment Agency ("Agency"), which was dissolved by State law.

This Housing Successor Agency Annual Report ("Annual Report") contains information on Fiscal Year ("FY") 2019-20 finances and activities as required by Health and Safety Code ("HSC") Section 34176.1(f), to show that the Housing Successor is in compliance. FY 2019-20 also marks the beginning of the second five-year compliance period for income proportionality. This Annual Report details how the Housing Successor has met all requirements for expenditures by income level from July 1, 2019 through June 30, 2020.

The Annual Report is due to the California Department of Housing and Community Development ("HCD") by December 31 annually, and must be accompanied by an independent financial audit. The City's audited financial statements will be posted on the City website when available.

## HOUSING SUCCESSOR REQUIREMENTS

Senate Bill ("SB") 341<sup>1</sup> and subsequent legislation enacted several requirements for housing successor agencies. Housing successors must comply with three major requirements pursuant to HSC Section 34176.1:

1. Expenditures and housing production are subject to income and age targets.
2. Housing successors may not accumulate an "excess surplus," or a high balance based on certain thresholds.

<sup>1</sup> 2013-14 legislative session

3. Properties must be developed with affordable housing within five to ten years of being approved for transfer from the former redevelopment agency to the housing successor.

The requirements are designed to ensure that housing successors are actively utilizing former Agency housing assets to produce affordable housing. Appendix 1 provides a detailed summary of the reporting requirements that are addressed in this Annual Report.

## **ASSETS TRANSFERRED TO HOUSING SUCCESSOR**

Upon the statewide dissolution of redevelopment in 2012, all rights, powers, committed assets, liabilities, duties, and obligations associated with the housing activities of the Agency were transferred to the Housing Successor. The Housing Successor prepared a Housing Asset Transfer Form ("HAT") that provided an inventory of all housing assets transferred from the Agency to the Housing Successor. In Firebaugh this included:

1. Real properties;
2. Loans and grants receivable; and
3. Rent Income.

All items on the HAT were approved by the California Department of Finance ("DOF") on September 5, 2012. A copy of the HAT is provided as Appendix 2.

## **HOUSING ASSET FUND ACTIVITY**

Former Agency assets, and the revenues generated by those assets, are maintained in the Housing Successor's Low and Moderate Income Housing Asset Fund ("Housing Asset Fund").<sup>2</sup> Housing Asset Funds may be spent on:

<sup>2</sup> The Housing Asset Fund replaced the former Agency's Low and Moderate Income Housing Fund.

- **Administrative costs** up to \$200,000 per year adjusted for inflation, or 5% of the statutory value of real property owned by the Housing Successor and the value of loans and grants receivable from the HAT ("Portfolio"), whichever is greater. 5% of the Housing Successor portfolio was \$15,335 (5% of \$306,692). Therefore, the FY 2019-20 inflation-adjusted limit per HCD for the Housing Successor was \$220,400.
- **Homeless prevention and rapid rehousing services** up to \$250,000 per year if the former Agency did not have any outstanding housing inclusionary or replacement housing production requirements.
- **Affordable housing development** assisting households up to 80 percent of the Area Median Income ("AMI"), subject to specific income and age targets.

**Five-Year Income Proportionality:** If any Housing Asset Funds are spent on affordable housing development, it triggers a requirement to spend at least 30 percent of such expenses assisting extremely low income households (30% AMI) and no more than 20 percent on low income households (between 60-80% AMI) per five-year compliance period. The first five-year compliance period was January 1, 2014 through June 30, 2019 and the second five-year compliance period will be from July 1, 2019 through June 30, 2024.

Note that housing successors must report expenditures by category each year, but compliance with income proportionality limits is measured every five years. For example, a housing successor could spend all its funds in a single year on households earning between 60-80% AMI, as long as it was 20 percent or less of the total expenditures during the five-year compliance period.

**Ten-Year Age Proportionality:** If more than 50% of the total aggregate number of rental units produced by the City, Housing Successor, or former Agency during the past 10 years are restricted to seniors, the Housing Successor may not spend more Housing Asset Funds on senior rental housing.

Appendix 3 describes Housing Asset Fund expenditure requirements in more detail, including the types of costs eligible in each category.

## EXPENDITURE LIMIT COMPLIANCE

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The Housing Successor complied with all Housing Asset Fund spending restrictions in FY 2019-20, including income targeting requirements for the five-year compliance period to date:<sup>3</sup>

- The Housing Successor had no administrative costs and, therefore, did not exceed the maximum amount for FY 2019-20.
- No homeless prevention or rapid rehousing expenses were made in FY 2019-20 and, therefore, the Housing Successor did not exceed the maximum amount.
- No affordable housing development-related expenditures were made, so the five-year compliance period income targets do not apply.

The Housing Successor will ensure it meets all annual expenditure requirements going forward, as well as for the ongoing current five-year compliance period of July 1, 2019 through June 30, 2024. Failure to comply with the extremely low income requirement in any five-year compliance period will result in the Housing Successor having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance. Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in the Housing Successor not being able to expend any funds on these income categories until in compliance.

## SENIOR RENTAL HOUSING LIMIT COMPLIANCE

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The Housing Successor complies with the limit allowing no more than 50 percent of the total aggregate number of rental units produced within the preceding ten years to be restricted to seniors. Over the last decade, 40 affordable units were constructed. The Gateway Project was developed in 2016 and included 30 senior units (75%) and 10 non-senior units (25%). The number of senior restricted units from the

<sup>3</sup> The Housing Asset Fund figures in this Annual Report are based on unaudited numbers that were available at the time this report was prepared. They might vary slightly from audited numbers once the City's annual audit is complete.

Gateway Project places the Housing Successor over the 50 percent limit. As a result, the Housing Successor may not spend Housing Asset Funds on senior rental housing until it meets this requirement.

No other affordable housing developments have been built in the last 10 years. There are currently two affordable housing projects in the pipeline, but construction has not started as of FY 2019-20. These projects will be reported on in future reports as they are completed, and the Housing Successor will ensure compliance with this provision.

## DEPOSITS AND FUND BALANCE

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The Housing Successor deposited \$13,070 into the Housing Asset Fund during FY 2019-20.

The revenue source for the Housing Successor is the sale of the 626 McClain Street property and an interest payment from the San Joaquin Vista Apartments. The 626 McClain Street property revenue was associated with a conditional grant valued originally at \$7,500. The grants are forgiven if the owner remains the owner for 30 years or resells the property to another low-income buyer. 626 McClain Street was sold but not to a low-income buyer and, therefore, the remaining grant amount in the amount of \$3,750 became due to the Housing Successor. The Housing Asset Fund cash balance as of June 30, 2020 was \$443,363 as summarized in Table 1.

Table 1 Housing Asset Fund Ending Balance FY 2019-20	
Balance Type	Amount
<b>Beginning Balance</b>	<b>\$ 54,105</b>
FY 2019-20 Deposits	
626 McClain Street - Affordability Agmt & Restrict of Sale	\$ 3,750
San Joaquin Vista Apartments Interest Payment	\$ 9,320
LMIHF Interest Receivable	\$ 26,188
LMIHF Note Receivable - San Joaquin Vista Apartments	\$ 200,000
LMIHF Note Receivable - San Joaquin Villas	\$ 150,000
<b>Ending Balance</b>	<b>\$ 443,363</b>

## EXCESS SURPLUS

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The Housing Asset Fund may not accumulate an “excess surplus”, which is an unencumbered amount that exceeds the greater of \$1 million or the sum of deposits in the prior four fiscal years. This requirement ensures that housing successors are actively spending available Housing Asset Funds on affordable housing.



The Housing Successor did not have an excess surplus as of FY 2019-20, as shown in Table 2.

Table 2 Excess Surplus Calculation					
Fiscal Year	2015-16	2016-17	2017-18	2018-19	Total 4-Year Deposits
Deposits	\$ 10,022	\$ 9,595	\$ 11,365	\$ 3,250	\$ 34,232
FY 2019-20 Beginning Cash Balance					\$ 54,105
Less: Encumbered Funds					\$ -
Unencumbered Amount <sup>1</sup>					\$ 54,105
<b>Step 1</b>					
\$1 Million, or Last 4 Deposits					\$ 1,000,000 \$ 34,232
Result: Larger Number					\$ 1,000,000
<b>Step 2</b>					
Unencumbered Cash Balance					\$ 54,105
Larger Number From Step 1					\$ 1,000,000
<b>Excess Surplus</b>					\$ -

<sup>1</sup> As of July 1, 2019

The Housing Successor will continue monitoring its deposits and fund balance to avoid an excess surplus. If the Housing Asset Fund has an excess surplus in the future, the excess surplus must be expended or encumbered within the next three fiscal years. If a housing successor fails to comply, it must transfer any excess surplus to HCD within 90 days of the end of the third fiscal year.

## TRANSFERS TO OTHER HOUSING SUCCESSORS

There were no transfers to another housing successor entity for a joint project pursuant to HSC Section 34176.1(c)(2).

## HOUSING SUCCESSOR PORTFOLIO

### PROPERTIES AND DISPOSITION STATUS

At the time of dissolution, the former Agency requested to transfer two real estate parcels and the rental income associated with them – 1238 P Street (APN 008-075-11) and 1264 P Street (APN 008-075-03) located near 13th Street in the City of Firebaugh – to the Housing Successor. The California Department of Finance (“DOF”) objected to these transfers and the former Agency subsequently sold the properties to the Fresno County Housing Authority. The parcels were used to develop the Gateway Project.

HSC Section 34176.1(e) requires all real properties acquired by the Agency prior to February 1, 2012 and transferred to the Housing Successor to be developed pursuant to the requirements detailed in HSC Section 33334.16. All property that falls within these parameters must be developed for affordable housing purposes or sold within five years from the date DOF approved the HAT Form, which would be before September 5, 2017. All Housing Successor properties transferred on the Housing Asset Transfer Form have been developed.

### LOANS RECEIVABLE

The Housing Successor Portfolio included two loans receivable transferred from the former Agency as of FY 2019-20. The Portfolio had a value of \$350,000 and is detailed in Table 3.

Table 3 Portfolio Value of Real Properties and Loans Receivable	
<b>Asset</b>	<b>Amount</b>
<b>Loans Receivable</b>	
Loan: San Joaquin Development Partnership	\$ 150,000
Loan: Firebaugh San Joaquin Vista Associates	200,000
<i>Subtotal</i>	<i>\$ 350,000</i>
<b>Total Portfolio Value</b>	<b>\$ 350,000</b>

### SAN JOAQUIN VISTA APARTMENTS

A loan for \$200,000 was issued on November 16, 2000 to the Firebaugh San Joaquin Vista Associates for the construction of the San Joaquin Vista Apartments, an apartment complex of 47 affordable rental units. Located at 500 P Street in Firebaugh, the San Joaquin Vista Apartments property contains 16 two-

bedroom, 24 three-bedroom, and 8 four-bedroom apartments, and is owned by Pacific Communities. As of June 30, 2020, the outstanding loan balance was \$200,000.

### **SAN JOAQUIN VILLAS**

The San Joaquin Development Partnership received a loan for \$150,000 and was awarded a \$240,000 grant on May 5, 2008. The loan and grant were transferred to the Housing Successor to develop and operate the San Joaquin Villas. The San Joaquin Villas is a for-sale project providing 10 units of much needed affordable housing. The program's goal is to introduce a new paradigm for affordable housing in the Central Valley. These Cottage-style, single-family detached units are targeted to first-time homebuyers who are at extremely low-income levels of the area median income (30% of AMI). All homes are two stories with three bedrooms, two full bathrooms, and solar power systems. As of June 30, 2020, the loan balance remained at \$150,000.

### **HOMEOWNERSHIP ASSISTED UNITS**

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The Housing Successor received 124 affordability covenants. These covenants, recorded with the Fresno County Recorder, assure their respective property meets affordability requirements and remains affordable for 30 years. The covenants were received in exchange for conditional grants given by the Agency, which have a statutory value of \$7,500 each, and were also transferred to the Housing Successor. Two of the covenants and grants have since been terminated; the combined value of the remaining 122 grants was \$915,000. The grant associated with the 626 McClain Street covenant was partially repaid in FY 19-20. A total of \$7,000 has been repaid to the Housing Successor from the two covenants that have been terminated. The Housing Successor has not contracted with anyone to manage the assisted units because the units are all single-family homes.

Descriptions of the homeowner assisted units are below:

### **CERCA DEL RIO III COVENANTS**

The Housing Successor received thirty-nine (39) 30-year affordability covenants, each associated with a \$7,500 grant, for the development of a subdivision called Cerca Del Rio III. One covenant associated with the property located at 626 McClain Street has been terminated due to the owner selling the property to a non-income eligible buyer. The properties are single-family homes identified as "Lots 1 through 39 of Tract no. 5202, per the map thereof recorded in Book 68, pages 70 and 71 of Maps, in the Fresno County records". The covenant agreements were executed by the former Agency and Lennar Fresno,

Inc. on September 22, 2004 and recorded by the Fresno County Recorder on November 8, 2004. All remaining 38 covenant agreements will expire after November 8, 2034.

### **DODDERER STREET & KANTOR STREET COVENANTS**

The Agency transferred thirty-six (36) 30-year affordability covenants to the Housing Successor, each tied to a \$7,500 grant, for the development of a single-family subdivision tract on Dodderer street. An additional 5 affordability covenants for properties on Kantor street were similarly inherited by the Housing Successor. All 41 covenant agreements were executed by the former Agency on June 15, 2000 and will expire in 2030.

### **TRACT 4850**

The Housing Successor received forty-four (44) 30-year affordability covenants, each associated with a \$7,500 grant, for the development of a single-family subdivision. One covenant associated with the property located at 744 Lowe Court has been terminated due to the owner selling the property to a non-income eligible buyer. The parcels are identified as "Lots 1 through 44 of Tract no. 4850, per the map thereof recorded in Volume 63 pages 8 and 9 of Plays, Fresno County Records." The covenant agreements were executed by the former Agency and CJM Development on December 20, 1999 and recorded by the Fresno County Recorder on February 27, 2001. All remaining 43 covenant agreements will expire after February 27, 2031.

Table 4 presents an inventory of homeownership units assisted by the Housing Successor that require restrictions, covenants, or an adopted program that protects Housing Asset Fund monies.

**Table 4**  
**Homeownership Unit Inventory**

Item #	Project Name / Address	Year of Transfer		Item #	Project Name / Address	Year of Transfer	
		to Housing	Affordability			to Housing	Affordability
		Successor	Period (Yrs)			Successor	Period (Yrs)
<b>Cerca Del Rio III</b>				<b>Dodderer St.</b>			
1	Lot 1 of Tract 5202 Cerca Del Rio III	2012	30	63	773 Dodderer St.	2012	30
2	Lot 2 of Tract 5202 Cerca Del Rio III	2012	30	64	761 Dodderer St.	2012	30
3	Lot 3 of Tract 5202 Cerca Del Rio III	2012	30	65	759 Dodderer St.	2012	30
4	Lot 4 of Tract 5202 Cerca Del Rio III	2012	30	66	747 Dodderer St.	2012	30
5	Lot 5 of Tract 5202 Cerca Del Rio III	2012	30	67	735 Dodderer St.	2012	30
6	Lot 6 of Tract 5202 Cerca Del Rio III	2012	30	68	723 Dodderer St.	2012	30
7	Lot 7 of Tract 5202 Cerca Del Rio III	2012	30	69	671 Dodderer St.	2012	30
8	Lot 8 of Tract 5202 Cerca Del Rio III	2012	30	70	669 Dodderer St.	2012	30
9	Lot 9 of Tract 5202 Cerca Del Rio III	2012	30	71	651 Dodderer St.	2012	30
10	Lot 10 of Tract 5202 Cerca Del Rio III	2012	30	72	645 Dodderer St.	2012	30
11	Lot 11 of Tract 5202 Cerca Del Rio III	2012	30	73	633 Dodderer St.	2012	30
12	Lot 12 of Tract 5202 Cerca Del Rio III	2012	30	74	621 Dodderer St.	2012	30
13	Lot 13 of Tract 5202 Cerca Del Rio III	2012	30	<b>Tract 4850 (1-44)</b>			
14	Lot 14 of Tract 5202 Cerca Del Rio III	2012	30	75	Lot 1 of Tract 4850	2012	30
15	Lot 15 of Tract 5202 Cerca Del Rio III	2012	30	76	Lot 2 of Tract 4850	2012	30
16	Lot 16 of Tract 5202 Cerca Del Rio III	2012	30	77	Lot 3 of Tract 4850	2012	30
17	Lot 17 of Tract 5202 Cerca Del Rio III	2012	30	78	Lot 4 of Tract 4850	2012	30
18	Lot 18 of Tract 5202 Cerca Del Rio III	2012	30	79	Lot 5 of Tract 4850	2012	30
19	Lot 19 of Tract 5202 Cerca Del Rio III	2012	30	80	Lot 6 of Tract 4850	2012	30
20	Lot 20 of Tract 5202 Cerca Del Rio III	2012	30	81	Lot 7 of Tract 4850	2012	30
21	Lot 21 of Tract 5202 Cerca Del Rio III	2012	30	82	Lot 8 of Tract 4850	2012	30
22	Lot 22 of Tract 5202 Cerca Del Rio III	2012	30	83	Lot 9 of Tract 4850	2012	30
23	Lot 23 of Tract 5202 Cerca Del Rio III	2012	30	84	Lot 10 of Tract 4850	2012	30
24	Lot 24 of Tract 5202 Cerca Del Rio III	2012	30	85	Lot 11 of Tract 4850	2012	30
25	Lot 25 of Tract 5202 Cerca Del Rio III	2012	30	86	Lot 12 of Tract 4850	2012	30
26	Lot 26 of Tract 5202 Cerca Del Rio III	2012	30	87	Lot 13 of Tract 4850	2012	30
27	Lot 27 of Tract 5202 Cerca Del Rio III	2012	30	88	Lot 14 of Tract 4850	2012	30
28	Lot 28 of Tract 5202 Cerca Del Rio III	2012	30	89	Lot 15 of Tract 4850	2012	30
29	Lot 29 of Tract 5202 Cerca Del Rio III	2012	30	90	Lot 16 of Tract 4850	2012	30
30	Lot 30 of Tract 5202 Cerca Del Rio III	2012	30	91	Lot 17 of Tract 4850	2012	30
31	Lot 31 of Tract 5202 Cerca Del Rio III	2012	30	92	Lot 19 of Tract 4850	2012	30
32	Lot 32 of Tract 5202 Cerca Del Rio III	2012	30	93	Lot 20 of Tract 4850	2012	30
33	Lot 33 of Tract 5202 Cerca Del Rio III	2012	30	94	Lot 21 of Tract 4850	2012	30
34	Lot 34 of Tract 5202 Cerca Del Rio III	2012	30	95	Lot 22 of Tract 4850	2012	30
35	Lot 35 of Tract 5202 Cerca Del Rio III	2012	30	96	Lot 23 of Tract 4850	2012	30
36	Lot 36 of Tract 5202 Cerca Del Rio III	2012	30	97	Lot 24 of Tract 4850	2012	30
37	Lot 38 of Tract 5202 Cerca Del Rio III	2012	30	98	Lot 25 of Tract 4850	2012	30
38	Lot 39 of Tract 5202 Cerca Del Rio III	2012	30	99	Lot 26 of Tract 4850	2012	30
<b>Dodderer St.</b>				100	Lot 27 of Tract 4850	2012	30
39	614 Dodderer St.	2012	30	101	Lot 28 of Tract 4850	2012	30
40	626 Dodderer St.	2012	30	102	Lot 29 of Tract 4850	2012	30
41	638 Dodderer St.	2012	30	103	Lot 30 of Tract 4850	2012	30
42	640 Dodderer St.	2012	30	104	Lot 31 of Tract 4850	2012	30
43	652 Dodderer St.	2012	30	105	Lot 32 of Tract 4850	2012	30
44	664 Dodderer St.	2012	30	106	Lot 33 of Tract 4850	2012	30
45	676 Dodderer St.	2012	30	107	Lot 34 of Tract 4850	2012	30
46	728 Dodderer St.	2012	30	108	Lot 35 of Tract 4850	2012	30
47	730 Dodderer St.	2012	30	109	Lot 36 of Tract 4850	2012	30
48	742 Dodderer St.	2012	30	110	Lot 37 of Tract 4850	2012	30
49	754 Dodderer St.	2012	30	111	Lot 38 of Tract 4850	2012	30
50	766 Dodderer St.	2012	30	112	Lot 39 of Tract 4850	2012	30
51	788 Dodderer St.	2012	30	113	Lot 40 of Tract 4850	2012	30
52	810 Dodderer St.	2012	30	114	Lot 41 of Tract 4850	2012	30
53	822 Dodderer St.	2012	30	115	Lot 42 of Tract 4850	2012	30
54	834 Dodderer St.	2012	30	116	Lot 43 of Tract 4850	2012	30
55	839 Dodderer St.	2012	30	117	Lot 44 of Tract 4850	2012	30
56	841 Dodderer St.	2012	30	<b>Kantor St.</b>			
57	846 Dodderer St.	2012	30	118	Lot 21 of Tract 4851 Rev. Kantor St.	2012	30
58	853 Dodderer St.	2012	30	119	Lot 22 of Tract 4851 Rev. Kantor St.	2012	30
59	858 Dodderer St.	2012	30	120	Lot 23 of Tract 4851 Rev. Kantor St.	2012	30
60	860 Dodderer St.	2012	30	121	Lot 24 of Tract 4851 Rev. Kantor St.	2012	30
61	827 Dodderer St.	2012	30	122	Lot 25 of Tract 4851 Rev. Kantor St.	2012	30
62	815 Dodderer St.	2012	30				

Note: 744 Lowe Ct. and 626 McClain St. have been removed as a result of being sold in FY 2018-19 and FY 2019-20.

Source: City of Firebaugh

## APPENDIX 1 - HOUSING SUCCESSOR ANNUAL REPORT REQUIREMENTS

<b>Housing Successor Reporting Requirements</b> Health and Safety Code Section 34176.1(f)	
<b>Housing Asset Fund Revenues &amp; Expenditures</b>	<p>Total amount deposited in the Housing Asset Fund for the fiscal year</p> <p>Amount of deposits funded by a Recognized Obligation Payment Schedule ("ROPS")</p> <p>Statement of balance at the close of the fiscal year</p> <p>Description of Expenditures for the fiscal year, broken out as follows:</p> <ul style="list-style-type: none"> <li>• Homeless prevention and rapid rehousing</li> <li>• Administrative and monitoring</li> <li>• Housing development expenses by income level assisted</li> </ul> <p>Description of any transfers to another housing successor for a joint project</p>
<b>Other Assets and Active Projects</b>	<p>Description of any project(s) funded through the ROPS</p> <p>Update on property disposition efforts (note that housing successors may only hold property for up to five years, unless it is already</p> <p>Other "portfolio" balances, including:</p> <ul style="list-style-type: none"> <li>• Statutory value of any real property either transferred from the former Agency or purchased by the Housing Asset Fund</li> <li>• Value of loans and grants receivable</li> </ul> <p>Inventory of homeownership units assisted by the former Agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former Agency's investment of monies from the Low and Moderate Income Housing Fund</p>
<b>Obligations &amp; Proportionality</b>	<p>Description of any outstanding production obligations of the former Agency that were inherited by the Housing Authority</p> <p>Compliance with proportionality requirements (income group targets), which must be upheld on a five-year cycle</p> <p>Percentage of deed-restricted rental housing restricted to seniors and assisted by the former Agency, the Housing Authority, or the City within the past ten years compared to the total number of units assisted by any of those three agencies</p> <p>Amount of any excess surplus, and, if any, the plan for eliminating it</p>

## APPENDIX 2 – HOUSING ASSET TRANSFER FORM

The Housing Asset Transfer Form is attached as a separate document.

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

Development Agency: Firebaugh Redevelopment Agency

Agency to the Former Agency: City of Firebaugh

Agency for the Housing Functions Redevelopment Agency: City of Firebaugh

Agency for the Housing Functions  
Laura Weyant Title City Manager Phone 559.659.2043 E-Mail Address citymanager@ci.fi

Agency for the Housing Functions  
\_\_\_\_\_ Title \_\_\_\_\_ Phone \_\_\_\_\_ E-Mail Address \_\_\_\_\_

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.  
Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Property	<input checked="" type="checkbox"/>
Personal Property	<input type="checkbox"/>
Mod Encumbrances	<input type="checkbox"/>
Assets/Grants Receivables	<input checked="" type="checkbox"/>
Utilities/Operations	<input type="checkbox"/>
Financials	<input checked="" type="checkbox"/>
Records	<input type="checkbox"/>

Laura Weyant

31-Jul-12



## Real Property

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

[illegible]

types any personal property provided in residences, including and appliances, all housing-related files and loan documents, pplies, software licenses, and mapping programs, that were for low and moderate income housing purposes, either by or through a loan, in whole or in part, with any source of funds.

## Mod Encumbrances

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

[illegible]

include low-mod housing, mixed-income housing, low-mod housing with commercial  
mixed-income housing with commercial space.

include California Redevelopment Law, tax credits, state bond indentures, and funds requirements.

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

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 b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest i (option ease
using	Lot 1 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 2 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 3 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 4 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 5 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 6 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 7 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 8 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 9 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 10 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 11 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 12 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 1 3 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 1 4 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 1 5 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 1 6 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 17 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 18 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 19 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 20 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 21 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 22 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 23 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant
using	Lot 24 of Tract 5202 Cerca Del Rio III	\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	9/22/2004	30-Year Affc Covenant

[illegible]

using	759 Dodderer St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc
using	747 Dodderer St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc
using	735 Dodderer St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc
using	723 Dodderer St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc
using	671 Dodderer St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc
using	669 Dodderer St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc
using	651 Dodderer St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc
using	645 Dodderer St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc
using	633 Dodderer St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc
using	621 Dodderer St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc
using	Lot 1 - 44 of Tract		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	12/20/1999	30-Year Affc
using	Lot 6 of Tract 4850		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	12/20/1999	30-Year Affc
using	Lot 11 of Tract 4850		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	12/20/1999	30-Year Affc
using	Lot 15 of Tract 4850		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	12/20/1999	30-Year Affc
using	Lot 16 of Tract 4850		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	12/20/1999	30-Year Affc
using	Lot 20 of Tract 4850		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	12/20/1999	30-Year Affc
using	Lot 21 of Tract 4851, Rev. Kantor St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc Convenant
using	Lot 22 of Tract 4851, Rev. Kantor St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc Convenant
using	Lot 23 of Tract 4851, Rev. Kantor St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc Convenant
using	Lot 24 of Tract 4851, Rev. Kantor St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc Convenant
using	Lot 25 of Tract 4851, Rev. Kantor St.		\$0	N/A	N/A	Yes	CRL	2/1/2012	\$7,500	\$0	\$0	6/15/2000	30-Year Affc Convenant

as may include low-mod housing, mixed-income housing, low-mod housing  
cial space, mixed-income housing with commercial space.

de California Redevelopment Law, tax credits, state bond indentures, and  
requirements.

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

he Low-Mod sing Fund t issued for a or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
	\$150,000	5-May-08	San Joaquin Development Partnership	construct 21 affordable condominium units	Yes	Due in installments upon first sale of each condo unit	0%	\$150,000
	\$240,000	5-May-08	San Joaquin Development Partnership	construct 21 affordable condominium units	Yes	N/A	N/A	N/A
	\$200,000	16-Nov-00	Firebaugh San Joaquin Vista Associates	Construction of affordable 48 unit apartment complex	Yes	Pay 30% of Residual Receipts starting May 1, 2002 until principal and interest is paid off	3%	\$192,165
	7500	9/22/2004	Lot 1 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 2 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 3 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 4 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 5 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 6 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 7 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 8 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 9 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 10 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 11 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 12 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 1 3 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	7500	9/22/2004	Lot 1 4 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A

		7500	9/22/2004	Lot 1 5 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
		7500	9/22/2004	Lot 1 6 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
		7500	9/22/2004	Lot 17 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
		7500	9/22/2004	Lot 18 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A

**City of Firebaugh**  
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	\$7,500	9/22/2004	Lot 19 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 20 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 21 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 22 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 23 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 24 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 25 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 26 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 27 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 28 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 28 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 29 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 30 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 31 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 32 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 33 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 34 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 35 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	9/22/2004	Lot 36 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A



		\$7,500	9/22/2004	Lot 37 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A
		\$7,500	9/22/2004	Lot 38 of Tract 5202 Cerca Del Rio III	Affordability of Unit	Yes	N/A	N/A	N/A

**City of Firebaugh**  
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	\$7,500	6/15/2000	614 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	626 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	638 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	640 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	652 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	664 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	676 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	728 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	730 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	742 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	754 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	766 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	778 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	810 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	822 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	834 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	839 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	841 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	846 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	853 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	858 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A

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

he Low-Mod sing Fund t issued for a or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
	\$7,500	6/15/2000	860 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	827 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	815 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	773 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	761 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	759 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	747 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	735 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	723 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	671 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	669 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	651 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	645 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	633 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	6/15/2000	621 Dodderer St.	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	12/20/1999	Lot 1 - 44 of Tract 4850,	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	12/20/1999	Lot 6 of Tract 4850	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	12/20/1999	Lot 11 of Tract 4850	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	12/20/1999	Lot 15 of Tract 4850	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	12/20/1999	Lot 16 of Tract 4850	Affordability of Unit	Yes	N/A	N/A	N/A
	\$7,500	12/20/1999	Lot 20 of Tract 4850	Affordability of Unit	Yes	N/A	N/A	N/A

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

[illegible]

## 'Operations

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

[illegible]

clude revenues from rents, operation of properties, residual receipt from developers, conditional grant repayments, costs savings and from refinancing, and principal and interest payments from homebuyers enforceable income limits.

clude low-mod housing, mixed-income housing, low-mod housing with retail space, mixed-income housing with commercial space.

clude California Redevelopment Law, tax credits, state bond indentures, and other funds requirements.



**City of Firebaugh**

**City of Firebaugh**

[illegible]

## APPENDIX 3 – HOUSING ASSET FUND EXPENDITURE REQUIREMENTS

Housing Asset Fund Expenditure Requirements <i>Health and Safety Code Section 34176.1</i>		
Expense Category	Limits	Allowable Uses
<b>Administration and Compliance Monitoring</b>	<b>\$220,400 maximum</b> for FY 2019-20 (limit varies each year)	<p>Administrative activities such as:</p> <ul style="list-style-type: none"> <li>Professional services (consultant fees, auditor fees, etc.)</li> <li>Staff salaries, benefits, and overhead for time spent on Housing Successor administration</li> <li>Compliance monitoring to ensure compliance with affordable housing and loan agreements</li> <li>Property maintenance at Housing Successor-owned properties</li> </ul> <p>Capped at \$200,000 adjusted annually for inflation or 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT ("Portfolio"), whichever is greater.</p>
<b>Homeless Prevention and Rapid Rehousing Solutions</b>	<b>\$250,000 maximum</b> per fiscal year	<p>Services for individuals and families who are homeless or would be homeless but for this assistance, including:</p> <ul style="list-style-type: none"> <li>Contributions toward the construction of local or regional homeless shelters</li> <li>Housing relocation and stabilization services including housing search, mediation, or outreach to property owners</li> <li>Short-term or medium-term rental assistance</li> <li>Security or utility deposits</li> <li>Utility payments</li> <li>Moving cost assistance</li> <li>Credit repair</li> <li>Case management</li> <li>Other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.</li> </ul>
<b>Affordable Housing Development</b>	No spending limit, but must comply with income and age targets	<p>"Development" includes:</p> <ul style="list-style-type: none"> <li>New construction</li> <li>Acquisition and rehabilitation</li> <li>Substantial rehabilitation</li> <li>Acquisition of long-term affordability covenants on multifamily units</li> <li>Preservation of at-risk units whose affordable rent restrictions would otherwise expire over the next five years</li> </ul>



**Housing Asset Fund Expenditure Requirements**  
*Health and Safety Code Section 34176.1*

Expense Category	Limits	Allowable Uses
	<b><i>Income Targets</i></b>	<p>Every five years (currently FYE 2020-2024), Housing Asset Funds must meet income targets:</p> <ul style="list-style-type: none"> <li>• At least 30% on extremely low income rental households (up to 30% AMI or "Area Median Income")</li> <li>• No more than 20% on low income households (60-80% AMI)</li> </ul> <p>Moderate and above moderate income households may not be assisted (above 80% AMI).</p> <p>Failure to comply with the extremely low income requirement in any five-year compliance period will result in having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance.</p> <p>Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in not being able to expend any funds on these income categories until in compliance.</p>
	<b><i>Age Targets</i></b>	<p>For the prior ten years (resets every year), a maximum of 50% of deed-restricted rental housing units assisted by the Housing Successor or its host jurisdiction may be restricted to seniors.</p> <p>If a housing successor fails to comply, Housing Asset Funds may not be spent on deed-restricted rental housing restricted to seniors until in compliance.</p>