

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2024-2025 PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE
SECTION 34176.1(f) FOR THE SUCCESSOR AGENCY TO THE CERRITOS
REDEVELOPMENT AGENCY HOUSING SUCCESSOR**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of December 31, 2025. This Report sets forth certain details of the Housing Assets Fund ("Housing Successor") activities during Fiscal Year 2024-2025 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the City of Cerritos Housing Assets Fund for Fiscal Year 2024-2025 (Fiscal Year) as audited by Clifton Larson Allen, LLP ("CLA"), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- II. Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- III. Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- IV. Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.
- V. Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit

priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

- VI. Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VII. Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- VIII. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- IX. Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2024 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2029.
- X. Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former Redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2019 to January 1, 2029.
- XI. Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

This Report is to be provided to the Housing Successor's governing body by December 31, 2025. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website www.cerritos.gov.

I. AMOUNT DEPOSITED INTO LMIHAF

A total of \$1,753,223 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS.

II. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$17,356,250, of which \$0.00 is held for items listed on the ROPS.

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category: The LMIHAF is used to support the City's Housing Services Program, which supports compliance monitoring activities for the City's affordable housing units, continued compliance with State housing law, and implementation of the 2021-2029 State-certified Housing Element.

	Fiscal Year
Monitoring & Administration Expenditures	\$0.00
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0.00
Housing Development Expenditures	
➤ Expenditures on Low Income Units	\$0
➤ Expenditures on Very-Low Income Units	\$0
➤ Expenditures on Extremely-Low Income Units	<u>\$0</u>
➤ Total Housing Development Expenditures	<u>\$0</u>
Total LMIHAF Expenditures in Fiscal Year	\$ 0.00

IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the "statutory value of real property" means the value of properties formerly held by the former Redevelopment Agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

	As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Authority	\$0
Value of Loans and Grants Receivable	\$ 6,968,083
Total Value of Housing Successor Assets	\$24,324,333

V. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

Project Name:	
Jurisdiction Transferred To:	
Purpose of Transfer:	
Date of Transfer:	
Amount of Transfer:	
Status of Project	

VI. PROJECT DESCRIPTIONS

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

Project Name	Status of Project

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the project related to such real property.

With respect to interests in real property acquired by the former Redevelopment Agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former Redevelopment Agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

On June 8, 2020, the Cerritos City Council authorized the City to acquire one (1) moderate-income affordable senior housing unit located within the Emerald Villas affordable senior housing community, for the purpose of making said unit available for sale to qualified senior residents, in accordance with previously recorded covenants, applicable re-sale guidelines and California State housing law. As such, in June 2023, the City purchased the unit and expended \$233,820 in Housing Asset Funds for this purpose. Following the acquisition of the unit, the City remediated and restored the unit to its original condition, and resold the unit to a qualified moderate-income resident in March 2025 for \$251,540.

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: The former Cerritos Redevelopment Agency did not have any outstanding replacement housing obligations, pursuant to Section 33413(a), and therefore no obligations were transferred to the Housing Successor. This section is not applicable to the Housing Successor.

Inclusionary/Production Housing. The former Cerritos Redevelopment Agency did not have any outstanding inclusionary or production housing obligations, pursuant to Section 33413(b), and therefore no obligations were transferred to the Housing Successor. This section is not applicable to the Housing Successor.

IX. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement.

For informational purposes, the following provides the Housing Successor's Extremely-Low Income Housing Test as of 2024-2025: In FY 2024-2025, no funding has been expended directly on development of extremely low-income housing. LMIHAF has been expended on development of the 2021-2029 Housing Element which includes planning and zoning efforts to ensure extremely low-income housing units are incorporated within the City.

Extremely-Low Income Test	2021-2025
LMIHAF Spent on Extremely-Low Income Households	\$0.00
Total LMIHAF (Five Year Total)	\$0.00
Extremely-Low Income Test	0.00%

X. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former Redevelopment Agency and/or the City within the previous ten (10) years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former Redevelopment Agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

Over the last ten (10) years, no affordable senior rental units were added. The percentage of affordable units developed for seniors is therefore 0%. By default, the Housing Successor has not exceeded the 50% threshold. The following provides the Housing Successor's Senior Housing Test for the ten (10) year period of 2016-2025:

Senior Housing Test	2016-2025
# of Assisted Senior Rental Units	0
# of Total Assisted Rental Units	0
Senior Housing Percentage	0%

XI. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

The following provides the Excess Surplus test for the preceding four Fiscal Years:

	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25
Beginning Balance	\$12,265,168	\$13,008,409	\$13,901,717	\$15,603,027
Add: Deposits	\$901,441	\$1,165,655	\$1,711,744	\$1,753,223
(Less) Expenditures	\$158,200	\$272,347	\$10,434	\$0
Ending Balance	\$13,008,409	\$13,901,717	\$15,603,027	\$17,356,250

The amount encumbered at June 30, 2024 was \$13,000,000. The LMIHAF available balance on hand (ending balance, less encumbrances) was \$4,356,250 at June 30, 2025. This is below the aggregate deposits into the LMIHF, so there was No Excess Surplus at June 30, 2025.