ANNUAL REPORT

Bell Community Housing Authority

Report for Fiscal Year 2019-2020

TABLE OF CONTENTS

INTRODUCTION..... 3

LEGAL AUTHORITY……3

CONTENTS OF ANNUAL REPORT……3

BCHA DEBT OBLIGATIONS 4

BCHA ACTIVITIES AND LAND TRANSACTIONS..... 5

HOUSING UNIT COMPLIANCE 6

TABLE-1: AFFORDABILITY LEVELS…..……8

BASE & MAXIMUM RENTS……9

TABLE-2: RENTAL RENTS..……10

DOMESTIC VIOLENCE TERMINATIONS.....11

CONTRACTS AND FEES.....11

FINANCIAL STATEMENT/BUDGET 11

TABLE-3: STATEMENT OF REVENUE AND EXPENSES……..11

APPENDIX 1: AFFORDABLE RENT LIMITS & MAX HOUSING COSTS….....12

APPENDIX 2-A: OWNERSHIP AFFORDABLE RENT LIMITS……13

APPENDIX 2-B: OWNERSHIP HOUSING COSTS LIMITS…..... .14

APPENDIX 3-A – 3-K: RENT ROLLS……..15

INTRODUCTION

Pursuant to California Health and Safety Code (HSC) Sections 34328, the Bell Community Housing Authority (BCHA/or "Authority") is required to file annually with the city clerk of the City of Bell and with the Department of Housing and Community Development (HCD) a report ("Annual Report") of its activities for the preceding year. The following information serves as the Authority's Annual Report for the 2019-2020 Fiscal Year, including housing unit compliance with affordability requirements, activities concerning existing debt obligations as well as land transactions and development.

LEGAL AUTHORITY

The State legislature authorizes the creation of local housing authorities under the California Housing Authorities Law, codified in HSC Section 34200 *et. Seq*. Housing authorities are independent legal entities with the primary responsibility of providing housing for very low- and low-income households. A housing authority is created by Resolution of the local governing body which must include findings where either of the following are true: (1) unsanitary or unsafe housing exists in the city or (2) there is a shortage of safe or sanitary housing available to persons of low income.

The Authority is a powerful tool designed to meet the affordable housing needs of a wide range of residents. BCHA can undertake certain functions that can only be exercised by a legally created housing authority. For example, the BCHA may own and operate housing developments, which alleviates the need to find prospective owners or operators of affordable housing units. If political support allows, the Housing Authority is also able to acquire and assemble land for housing developments without the need to document blighting conditions.

For many housing authorities, their primary role is to interact with the Department of Housing and Urban Development (HUD) on behalf of their communities and to function as the administrator of Section 8 funds, as defined by Section 8 of the United States Housing Act of 1937. However, the BCHA does not intend to administer Section 8 funding and will continue to refer interested parties to the Los Angeles County Development Authority (LACDA). Section 8 Administrative Duties may entail:

- Determining applicants' eligibility to receive Section 8 assistance,
- Maintaining waiting lists of eligible participants,
- Contracting with property owners, and
- Ensuring that contracted rent prices are reasonable.

The BCHA acts as the housing successor agency to the former Bell Community Redevelopment Agency ("RDA" and/or "Agency"). Most assets managed by the BCHA were transferred from the former RDA following the dissolution of redevelopment in 2012. Assets transferred from the former RDA are subject to both California Community Redevelopment Law ("CRL") codified in HSC Section 33000 *et. seq.* and Housing Authorities Law (HAL), codified in HSC Section 34200 *et. seq*. The CRL and HAL have different requirements relating to housing production, expenditure limitations and adjustments for family size, affordability restriction durations, and other regulatory requirements.

CONTENTS OF ANNUAL REPORT

This Annual Report has been developed to accomplish the following goals:

- Provide a complete report of activities during FY 2019-20, including any bond issuances, and loans or finance agreements that the Authority has entered into;
- Show compliance with requirements of HSC Section 34312.3, such as identifying the minimum amount of housing units affordable to lower income households in projects assisted by the Authority, and documenting established base rents and/or maximum rental payments for lower income households;
- Document any domestic violence tenancy terminations or Section 8 voucher terminations as required by HSC Section 34328.1

- Report on the Housing Authority financial statements in compliance with the SB 341 reporting requirements;
- Report on the progress of meeting the 5-year development obligation
- Describe ROPs funded projects
- Report on the status of properties owned by Housing Authority pursuant to the 5-year disposition period
- Provide an update on the inclusionary/replacement housing obligation**;** and
- Report on percentage of units restricted for seniors.

To the best of the City's knowledge, the information contained herein has been extrapolated and is based on available data and materials provided by the Bell Community Housing Authority/City Staff and other referenced sources. Data has been synthesized for informational and reporting purposes only. Tierra West Advisors, Inc. makes no representations or warranties, express or implied, as to the accuracy or completeness of such information.

BCHA DEBT OBLIGATIONS

Pursuant to HSC Section 34312.3 the BCHA must provide a complete report of its activities during the prior fiscal year, which includes bonds, loans, and financing agreements for multi-family rental housing projects. ***In Fiscal Year 2019-2020 the Authority has not issued any bonds or entered into any loans or financing agreements related to multi-family rental housing projects.*** Existing Debt Obligations include:

- The BCHA issued $20,790,000 of Lease Revenue Refunding Bonds in 2005 that refunded 1995 Revenue Bonds and 2003 Housing Revenue Notes. The bonds provided for the construction, acquisition, and rehabilitation of rental properties. They are payable from lease payments made by the City from certain real property leased to the City. The bonds are payable through 2036
  As of June 30, 2020 the outstanding balance of the Bond Obligation is $14,710,000.

- The BCHA also manages the following loan receivables that were transferred from the RDA in 2012. The two (2) Single Family Rehabilitation (SFR) Loans are for a total of $17,000. Both rehabilitation loans have open-ended repayment dates and are secured by a Deed of Trust. Pursuant to the terms of the loan, payments are deferred until title is transferred to another owner or the current owners attempt to refinance. Upon either of these events taking place, the balance of the loans are payable in full.
  - A loan in the amount of $12,000 was made to Dudley and Edith French; Mr. and Mrs. French received the funds for rehabilitating their home.
  - A second loan was made to Ms. Nora Rosado in the amount of $5,000 for rehabilitating her home[1]**.**

  As of June 30, 2020, there remains an outstanding principal balance of $17,000, for the two (2) SFR Rehab loans.

- A Senior Housing Development Loan, for the Oaks on Florence Project, was made in the amount of $225,000 and is subject to 3% simple interest. The loan was granted in 2002 under a Disposition and Development Agreement (DDA) and promissory note. The note has a 55-year repayment date of January 7, 2057, but is forgivable if all terms and conditions set forth in the DDA are met.
  As of June 30, 2020 the outstanding principal balance from the date of origination remains at $225,000.

- Two (2) deferred loans were made from the RDA's housing fund to pay Supplemental Educational

[1] *Promissory note for Ms. Nora Rosado is missing, however Deed of Trust shows $5,000 owed-Per City*

Revenue Augmentation Fund (SERAF) charges. California Assembly Bill 1484 allows for Successor Agencies to repay funds borrowed from the former RDA's Low- and Moderate-Income Housing Fund that were used to pay SERAF charges of Fiscal Year 2009-10 and 2010-11.

- As the Housing Successor, the BCHA is entitled to receive approximately $1.2 million in total. Maximum loan repayment amounts are governed by a statutory formula and must be approved by the Oversight Board. Repayment is dependent upon a variety of factors, but it is anticipated full repayment would be completed within the next several years.

- SERAF payments are deposited into the Low- and Moderate-Income Housing Asset Fund and are tracked in a separate Housing Successor Agency Annual Report***. As of June 30, 2020 the outstanding total balance for the 2009-10 and 2010-11 SERAF loans is $771,513 ($559,663 and $211,850 respectively) and will be reduced by the approved ROP payment amount permitted by the DOF.***

Any future financing for the acquisition, construction, rehabilitation, or development of multi-family housing through the issuance of bonds, construction loans, mortgage loans, and/or financing agreements will be documented in future Annual Reports.

BCHA ACTIVITIES AND LAND TRANSACTIONS

Pursuant to HSC Section 34312.3 requires that all prior year activities be recorded related to the development, rehabilitation, or finance of housing projects; purchase, sale, lease, ownership, operation, or management of housing projects assisted by the BCHA; conveyance of surplus lands to a developer for permitted purposes; and establishment of a special trust fund or account funded with bond issuance proceeds or developer funding.

The Authority's activities in FY 2019-2020 primarily consisted of maintaining properties transferred from the Agency. Assets transferred from the RDA include an affordable housing covenant (Oaks on Florence Apartments) and loans receivable, multi- and single-family residential units, mobile home parks, and commercial units.

4410 Gage Avenue, 4400 Gage Avenue, 6419 Pine Avenue

In January of 2018 BCHA entered into a Disposition and Development Agreement (DDA) with Atwater Infrastructure Partners ("Developer") for the following three (3) commercial sites; *4410 Gage Avenue*[2]*,* 4400 Gage Avenue and 6419 Pine Avenue-jointly referred to as the "4400 Gage Parcel". On July 13, 2018 the properties were sold pursuant to the DDA, for a total of $1,405,000. The assembled 4400 Gage Parcel sold for $875,000 and 4410 Gage Avenue sold for $530,000. Promissory Notes, secured by a Deed of Trust, were executed for each of the two (2) Parcels, allowing the Developer to make monthly Interest-only payments for the initial eighteen (18) months ("Initial Period"). The 4400 Gage Parcel Project meets BCHA's 5-year disposition and development goals and obligations. During Fiscal Year 2019–2020, BCHA did not dispose of or sell any residential property or mobile home. Therefore, the inclusionary/replacement housing obligation was not triggered, and BCHA remains in compliance with the applicable requirements.

The 4% interest loans are amortized over a 14 year period but are due and payable within five (5) years in 2023. The 12 month interest only payments during the 2018-2019 FY totaled $56,244 and were referenced in the respective Annual Report for the BCHA. ***As of June 30, 2020 the loan amount for each parcel remains the same; $875,000 for 4400 Gage Parcel and $530,000 for 4410 Gage Avenue.***

On December 11, 2019 the Bell Community Housing Authority ("BCHA" "Authority") approved the First Amendment to the Disposition and Development Agreement (DDA). Material changes to the project and terms of the DDA leading up to the First Amendment of the DDA are as follows:

- *On January 2018 the BCHA originally entered into the DDA with Atwater Infrastructure, LLC. Following the execution of the DDA, Atwater Infrastructure, LLC. restructured itself as a new entity, Gage Pine LLC. "Developer" and assigned its interest in the DDA to the Developer.*

[2] *4416 Gage is the old mailing address for 4410 Gage Avenue*

- *On March 2019 the Developer successfully completed the development of 4400 Gage Ave., inclusive of Border-X Brewery as the anchor tenant; however 4410 is still under development.*

- *Subsequently in April 2019 the Developer brought to BCHA a new concept for the 4410 Parcel ("New Project"), including acquiring the Authority owned 2000 sq.ft. public-space ("Plaza Parcel"), for a Steel Container Project with common outdoor dining area.*

- *Developer asked BCHA for an extension of the interest only payments through July 1, 2020 or actual date of Developer acquiring the Plaza Parcel; whichever is the earlier of the two. The purpose of requesting an extension of DDA terms and interest only payments is for developing the New Project Parcel pursuant to agreed terms and conditions respective First Amendment.*
    - Additional time for securing entitlements
    - Record new CCRs allowing for New Project development
    - Acquire Plaza Parcel at which time the 2 existing Notes for 4400 Gage Parcel and 4410 Gage Parcel are paid off, totaling $1,406,000

- *Upon the on-set of the Pandemic, the Developer requested that the interest only payments be placed on hold. As a result, a total of 10 interest only payments (July-April) for each of the properties were made during the 2019-2020 FY, totaling $46,870. Broken out into ten payments for each development in the amount of $2,920 for 4400 Gage Ave. and 10 payments of $1,767 for 4410 Gage Ave.*

Single-Family and Multi-Family Rental Housing
To provide low- and moderate-income housing opportunities to local residents, The BCHA maintains and manages 59 multi-family and 3 single-family units located throughout the City. The units' Affordability Levels are detailed in Table 1; all Affordability Levels for FY 2019-2020 remain the same as in previous years.

The BCHA also oversees an Affordability Covenant, transferred from the former Bell RDA, for an additional property located at 4224 Florence Avenue. The Covenant restricts 49% of the 63 units of the Senior Housing project for Low Income Households for a term of 55 years, expiring in 1/7/2057.

Mobile Home Parks
BCHA, working with the City, leases on a contractual basis a total of 349 mobile spaces at two (2) Mobile Home Parks at the following facilities; the Bell Mobile Home Park and the Florence Village Mobile Home Park. The Authority leases 151 spaces at the Bell Mobile Home Park located at 4874 Gage Avenue. Additionally, the City also owns three (3) mobile home structures at this location, occupying the following spaces (7/ 22/ 185). BCHA also leases 198 spaces at the Florence Village Mobile Home Park located at 5162-5246 Florence Avenue; included in the count are four (4) brick & mortar apartment units. The BCHA does not rent mobile home structures at either of these two (2) locations but does own and rent a single mobile home structure at ***4738 ½ Florence Avenue**,* located on a commercial parcel; the unit rents for $750 a month.

Commercial Units
BCHA owns one (1) commercial parcel at; 4738 - ***4738 ½ Florence Avenue*** which consists of a commercial space and single mobile home respectively.

HOUSING UNIT COMPLIANCE
As set forth by HSC Sections 34328 and 34328.1, housing authorities are required to:

- Show compliance with requirements of HSC Section 34312.3: maintaining the minimum amount of housing units affordable to lower income in projects assisted by the BCHA, and documentation of established base rents and/or maximum rental payments for lower income households; and
- Documentation of any domestic violence tenancy or Section 8 voucher termination as required by HSC Section 34328.1. The following subsections provide a summary of the BCHA's progress toward these requirements.

Housing Affordability Requirement

Pursuant to HSC Section 34312.3, not less than 20 percent of the units assisted by the BCHA, or 15 percent in targeted areas (as defined by Section 103(b) (12) (A) of Title 26 of the United States Code must be affordable to persons of low income. If units were financed by bonds issued by BCHA on or after 1986, at least half must be available to households of very-low income. Development projects must also be approved by the local governing body and the local school district prior to construction or ownership.

Table 1 provides a summary of the residential assets owned or managed by the BCHA, and the breakdown of the current income levels that the units fall within. Affordability by income level was determined based on current rents and utility allowances compared to HCD's 2020 rent limits for Los Angeles County. As shown in **Table 1,** 71% of BCHA units are affordable to low-income households, of which 86% are affordable to extremely low and very low-income households.

TABLE 1 ON NEXT PAGE

Affordability Levels **Table 1**

PROPERTY	LOW		VERY LOW		LOW		MODERATE		VACANT		TOTAL	
Apartment Units Total	No. Units 0	0%	No. Units 3	5%	No. Units 24	41%	No. Units 17	29%	No. Units 15	25%	No. Units 59	100%
4205-09 Bell & 6712-18 Otis			*2*	*25%*	*6*	*75%*					*8*	
6420 Chanslor Avenue					*2*	*100%*					*2*	
6229 Flora Ave.							*2*	*100%*			*2*	
6502 & 6506 Flora Ave.					*1*	*17%*	*2*	*33%*	*3*	*50%*	*6*	
6624 Flora Ave.					*4*	*36%*	*7*	*64%*			*11*	
6304 King Ave.			*1*	*17%*	*3*	*50%*			*2*	*33%*	*6*	
6500 Lucille Ave.							*2*	*100%*			*2*	
6317-27 Pine Ave.					*2*	*25%*	*1*	*12.50%*	*5*	*62.50%*	*8*	
6629 Pine Ave.					*1*	*50%*			*1*	*50%*	*2*	
6633 Pine Ave.									*2*	*100%*	*2*	
6633 Pine Avenue A-E					*1*	*20%*	*3*	*60%*	*1*	*20%*	*5*	
6419 Prospect Avenue					*4*	*80%*			*1*	*20%*	*5*	
PROPERTY	LOW		VERY LOW		LOW		Moderate		VACANT		TOTAL	
Single Family Units Total	No. Units 0	0%	No. Units 0	0%	No. Units 0	0%	No. Units 2	67%	No. Units 1	33%	No. Units 3	100%
5107 Filmore St							*1*	*100%*			*1*	
6303 Pine Ave.							*1*	*100%*			*1*	
**6331 Pine Ave.*									*1*	*100%*	*1*	
PROPERTY	LOW		VERY LOW		LOW		Moderate		VACANT		TOTAL	
Mobile Home Units Total	No. Units 8	2%	No. Units 240	70%	No. Units 17	5%	No. Units 0	0%	No. Units 85	23%	No. Units 350	100%
**Bell Mobile Home Park 4874 Gage Ave*	*3*	*2%*	*108*	*72%*	*7*	*5%*			*33*	*21%*	*151*	
**The Florence Village 5162-5246 Florence Ave*	*5*	*3%*	*132*	*67%*	*9*	*5%*			*52*	*25%*	*198*	
4738 1/2 Florence Ave					1						*1*	
Total Number of all Affordable Units in City	8	2%	243	59%	41	10%	19	5%	101	24%	*412*	*100%*

1. Affordability Levels are based on HCD's 2020 maximum rents by income for the County of Los Angeles.

*2. *6331 Pine Avenue is owned by the City of Bell and is counted towards the Authority's Affordable Housing inventory.*

*3. * The City owns 3 mobile home structures at the Bell Mobile Home Park but does not charge a separate rent.*

*4. *Included in the 198 space count at the Florence Village Mobile Park are 4 brick and mortar units; 3 Vacant two-bedroom units and 1 occupied Studio unit rented for $800/month*

5. The BCHA also oversees an Affordability Covenant for a Senior Housing property located at 4224 Florence Ave., transferred from the former Bell RDA. The Covenant restricts 49% of the 63 units for Low Income Households for 55 years-expiring

Base & Maximum Rents
HSC Section 34312 establishes a set of guidelines to determine base and maximum rents that a housing authority can charge for units reserved for lower income households. Pursuant to HSC Section 34312.3, rental payment for very low- and low-income households shall not exceed the amounts calculated pursuant to Section 8 of the United States Housing Act of 1937 (42 U.S.C. Sec. 1437f). Rental payments shall not exceed the amount derived by multiplying 30 percent times 50 percent of the median adjusted gross income for the area, adjusted for family size, as determined pursuant to Section 8 of the United States Housing Act.

The rents charged at the properties overseen by the BCHA are summarized in Table 2. There are no base (or minimum) rents established for BCHA properties.

Appendix 1A provides a detailed calculation of the maximum rental payments that the BCHA can charge for lower income households in 2020. Appendix 1B provides a breakdown of Ownership Housing Costs for 2020. A rent roll for each property BCHA manages and maintains, inclusive of the Apartment units and Mobile Home Park units from which it collects rent. The BCHA received $2,752,916 in rental revenue during Fiscal Year 2019-2020 as provided in the BCHA's Final Audit for the respective FY.
Source: City of Bell

TABLE 2

TABLE 3

APPENDIX 1

APPENDIX 2A

APPENDIX 2B

APPENDIX 3 (A-K)

ON FOLLOWING PAGES

Rental Rates **Table 2**

Apartment Units	Income Level	Unit Size	No. Units	Monthly Rent Range	Co. Max Rent
4205-09 Bell & 6712-18 Otis	50% AMI	1-Bd	2	$756	$1,517
	80% AMI	1-Bd	6	$756	$1,517
6420 Chanslor Ave.	80% AMI	3-Bd	2	$1,000	$2,614
6229 Flora Ave.	120% AMI	1-Bd	1	$850	$1,517
	120% AMI	2-Bd	1	$1,000	$1,956
6502 & 6506 Flora Ave.	80% AMI	1-Bd	1	$825	$1,517
	120% AMI	1-Bd	1	$900	$1,517
	120% AMI	2-Bd	1	$950	$1,956
	Vacant	1-Bd	1	$0	$1,517
	Vacant	2-Bd	2	$0	$1,956
6624 Flora Ave.	80% AMI	2-Bd	4	$850 - $900	$1,956
	120% AMI	2-Bd	7	$950 - $1,100	$1,956
6304 King Ave.	50% AMI	1-Bd	1	$650	$1,517
	80% AMI	1-Bd	2	$700 - $750	$1,517
	80% AMI	2-Bd	1	$900	$1,956
	Vacant	1-Bd	2	$0	$1,517
6500 Lucille Ave.	120% AMI	3-Bd	2	$1,200	$2,614
6317-27 Pine Ave.	80% AMI	1-Bd	2	$750 - $775	$1,517
	$120%	3-Bd	1	$1,200	$2,614
	Vacant	1-Bd	2	$0	$1,517
	Vacant	2-Bd	3	$0	$1,956
6629 Pine Ave.	80% AMI	3-Bd	1	$1,000	$2,614
	Vacant	3-Bd	1	$0	$2,614
6633 & 6633 1/2 Pine Ave.	Vacant	3-Bd	2	$0	$2,614
6633 Pine Ave. A-E	80% AMI	1-Bd	1	$825	$1,517
	120% AMI	2-Bd	3	$1,000	$1,956
	Vacant	2-Bd	1	$0	$1,956
6419 Prospect Ave.	80% AMI	1-Bd	4	$750	$1,517
	Vacant	1-Bd	1	$0	$1,517
Single Family Units	**Income Leve**	**Unit Size**	**No. Units**	**Monthly Rent Range**	**Rent**
5107 Filmore St.	120% AMI	1-Bd	1	$950	$1,517
6303 Pine Ave.	120% AMI	2-Bd	1	$1,100	$1,956
6331 Pine Ave.	Vacant	3-Bd	1	$0	$2,614
MOBILEHOME PARKS	**Income Leve**	**Unit Size**	**No. Units**	**Space Rent**	**Rent**
Bell Mobilehome Park *4874 Gage Ave*	30% AMI	1-Bd	3	*$598	N/A
	50% AMI	1-Bd	108	*$598	N/A
	80% AMI	1-Bd	7	*$598	N/A
	Vacant	1-Bd	33	$0	N/A
The Florence Village *5162-5246 Florence Ave*	30% AMI	1-Bd	5	*$579.53	N/A
	50% AMI	1-Bd	132	*$579.53	N/A
	80% AMI	1-Bd	9	*$579.53	N/A
	Vacant	1-Bd	52	$0	N/A
4738 1/2 Florence Ave	80% AMI	1-Bd	1	$750	$1,517
Total			**412**		

*6331 Pine Avenue is owned by the City of Bell Not BCHA but is counted towards the Authority's Affordable Housing inventory.

** Bell MHP, the City owns 3 Mobile Homes occupying spaces 7/22/185, Avg. Space rent per City

***Florence Village MHP, there are four (4) Apartments which are included in the 198-space count, *Avg. Space rent per City

****4738 ½ Florence Ave consists of a single mobile home being rented and is part of a larger Commercial Parcel at 4738 Florence Ave

BCHA also oversees an Affordability Covenant for Senior Housing located at 4224 Florence Ave., transferred from the former Bell RDA. The Covenant restricts 49% of the 63 units for Low Income Households for 55 years-expiring 1/7/2057. Source City of Bell

DOMESTIC VIOLENCE TERMINATIONS

Health and Safety Code Section 34328.1(c) requires housing authorities to report data regarding terminations of tenancies of victims of domestic violence in Housing Authority units and terminations of Section 8 vouchers of victims of domestic violence. The reporting requirement applies in all cases in which a notice of termination was issued to a victim of domestic violence, regardless of whether the termination was based in whole or in part on activity related to domestic violence or whether the notice ultimately resulted in the victim vacating the premises or termination of the voucher.

For Fiscal Year 2019-20, covering July 1, 2019 through June 30, 2020, the City of Bell Police Department reviewed records associated with Housing Authority-owned properties. Two incidents potentially related to domestic violence were identified during the reporting period, both at 6624 Flora Avenue, occurring on February 24, 2020 and June 25, 2020.

Neither incident resulted in a notice of termination or termination of tenancy involving a victim of domestic violence. Accordingly, the Housing Authority had no reportable tenancy terminations involving victims of domestic violence during Fiscal Year 2019-20 pursuant to Health and Safety Code Section 34328.1(c). Nor were any Section 8 voucher terminations involving victims of domestic violence identified during the reporting period.

CONTRACTS AND FEES

The BCHA has a maintenance services contract. Other operations are handled internally, or through contracts held by the City.

FINANCIAL STATEMENT/BUDGET

The Authority's fund balance as of June 30, 2020 totaled $2,960,225. In FY 2019-20 $2,752,916 was deposited into the Housing Fund. These funds were largely generated by rents received from tenants residing in the Mobile Home Parks' units and Residential units, interest income earned, and fair value gain from the sale of land. Expenditures from the Housing Fund are generated from; repairs to Housing Authority owned Residential units and Mobile Home Park units; utility payments for the residential rental properties; and property maintenance.

Table 3 presents the cash revenues and expenditures within the BCHA's estimated final budget for Fiscal Year 2019-2020 as well as the estimated budget for Fiscal Year 2020-2021.

Table 3

BELL COMMUNITY HOUSING AUTHORITY STATEMENT OF REVENUE AND EXPENSES			
	Budget (Adjusted)	**Actual**	**Budget**
FISCAL YEAR	**2019-20**	**2019-20**	**2020-21**
BEGINNING FUND BALANCE	$ 4,190,715	$ 4,190,715	$ 3,983,406
REVENUES			
Interest Income	$ 126,688	$ 120,772	$ 83,300
Rental Revenue	$ 2,657,308	$ 2,632,144	$ 1,944,500
Misc. other fees			
Unrealized Gain/Loss			
Transfer In			
Total Revenues	**$ 2,783,996**	**$ 2,752,916**	**$ 2,027,800**
EXPENSES			
Personnel	$ 510,997	$ 324,592	$ 309,945
Operations & Maintenance- Departmental	$ 376,700	$ 315,740	$ 377,400
Operations - Contractual	$ 123,500	$ 109,411	$ 207,500
Capital Outlay - Utilities	$ 467,500	$ 460,633	$ 495,417
Transfers Out	$ 1,749,849	$ 1,749,849	$ 1,695,006
Total Expenses	**$ 3,228,546**	**$ 2,960,225**	**$ 3,085,268**
OTHER FINANCING SOURCES			
Proceed from sale of property	$ -	$ -	
ENDING FUND BALANCE	**$ 3,983,406**	$ 3,983,406	$ 2,925,938

APPENDIX 1: AFFORDABLE RENT LIMITS AND MAXIMUM HOUSING COSTS - LOS ANGELES COUNTY 2020

*Area Median Income***	*Utility Allowance*	*HUD FMR*	*No. of Persons*	*No. of Bdms*
$54,100	$44	*$1,279*	1	Studio
$61,850	$58	*$1,517*	2	1-Bdrm
$69,550	$73	*$1,956*	3	2-Bdrm
$77,300	**$89**	***$2,614***	**4**	**3-Bdrm**
$83,500	$111	*$2,857*	5	4-Bdrm
$89,650	$133	*n.a.*	6	5-Bdrm
$95,850	$153	*n.a.*	7	6-Bdrm
$102,050	$174	*n.a.*	8	7-Bdrm

Extremely Low-Income H&S Code 50053.(b)(1)	
Qualifying Income Limit	Maximum Rent 30% x 30%
$23,700	$406
$27,050	$464
$30,450	$522
$33,800	**$580**
$36,550	$626
$39,250	$672
$41,950	$719
$44,650	$765

Very Low-Income H&S code 50053.(b)(4)	
Qualifying Income Limit	Maximum Rent 30% x 50%
$39,450	$676
$45,050	$773
$50,700	$869
$56,300	$966
$60,850	$1044
$65,350	$1,121
$69,850	$1,198
$74,350	$1,276

Low-Income	
Qualifying Income Limit	Maximum Rent 30% x 70%
$63,100	$947
$72,100	$1,082
$81,100	$1,217
$90,100	$1,353
$97,350	$1,461
$104,550	$1,569
$111,750	$1,677
$118,950	$1,786

Low and Median Low-Income Rental Range H&S Code 50053.(b)(3)		
Qualifying Income Limit	*Max Rent 30% X 60%*	*Max Rent 30% X 80%*
$63,100	$812	$1,082
$72,100	$928	$1,237
$81,100	$1,043	$1,391
$90,100	$1,160	$1,546
$97,350	$1,253	$1,670
$104,550	$1,345	$1,793
$111,750	$1,438	$1,917
$118,950	$1,531	$2,014

Moderate-Income Rental Range H&S Code 50053.(b)(4)		
Max Income Level	30% X 110%	30% X 120%
$64,900	$1,488	$1,623
$74,200	$1,701	$1,856
$83,500	$1,913	$2,087
$92,750	$2,126	$2,319
$100,150	$2,296	$2,505
$107,600	$2,465	$2,690
$115,000	$2,636	$2,876
$122,450	$2,806	$3,062

Moderate-Income Rental Range H&S Code 50053.(b)(4)		
Qualifying Income Limit	35% X 110%	35% X 120%
$64,900	$1,736	$1,894
$74,200	$1,984	$2,165
$83,500	$2,231	$2,434
$92,750	$2,480	$2,706
$100,150	$2,679	$2,923
$107,600	$2,876	$3,138
$115,000	$3,075	$3,355
$122,450	$3,274	$3,572

APPENDIX 2-A **AFFORDABLE RENT LIMITS**

2020 Los Angeles County Affordable Housing Costs (Owner occupied)								
2020 Area Median income	$54,100	$61,850	$69,550	**$77,300**	$83,500	$89,650	$95,850	$102,050
Persons in Household	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Number of Bedrooms	**0/Studio**	**1 Bdrm**	**2 Bdrms**	**3 Bdrms**	**4 Bdrms**	**5 Bdrms**	**6 Bdrms**	**7 Bdrms**
Utility Allowance	$44	$58	$73	**$89**	$111	$133	$153	$174
Annual Income Categories Below Include Utility Amounts								
Qualifying Income Limits EXTREMELY LOW 30% of AMI	**$23,700**	**$27,050**	**$30,450**	**$33,800**	**$36,550**	**$39,250**	**$41,950**	**$44,650**
Maximum Affordable Housing Costs 30%X30% (Monthly)	*$406*	*$464*	*$522*	*$580*	*$626*	*$672*	*$719*	*$765*
Qualifying Income Limits VERY LOW 50% of AMI	**$39,450**	**$45,050**	**$50,700**	**$56,300**	**$60,850**	**$65,350**	**$69,850**	**$74,350**
Maximum Affordable Housing Costs 30%X50% (Monthly)	*$676*	*$773*	*$869*	*$966*	*$1044*	*$1,121*	*$1,198*	*$1,276*
Qualifying Income Limits LOW 70% of AMI	**$63,100**	**$72,100**	**$81,100**	**$90,100**	**$97,350**	**$104,550**	**$111,750**	**$118,950**
Maximum Affordable Housing Costs 30%X70% (Monthly)	$947	*1,082*	*1,217*	*1,353*	*1,461*	*1,569*	*1,677*	*1,786*
Qualifying Income Limits *MEDIAN*/ LOW 80% of AMI	**$54,100**	**$61,850**	**$69,550**	**$77,300**	**$83,500**	**$89,650**	**$95,850**	**$102,050**
Maximum Affordable Housing Costs 30%X80% (Monthly)	*$1,082*	*$1,237*	*$1,391*	*$1,546*	*$1,670*	*$1,793*	*$1,917*	*$2,041*
Qualifying Income Limits MODERATE 110% of AMI	**$64,900**	**$74,200**	**$83,500**	**$92,750**	**$100,150**	**$107,600**	**$115,000**	**$122,450**
Maximum Affordable Housing Costs 35%X110% (Monthly)	*$1,736*	*$1,984*	*$2,231*	*$2,480*	*$2,679*	*$2,876*	*$3,075*	*$3,274*
Qualifying Income Limits MODERATE 120% of AMI	**$64,900**	**$74,200**	**$83,500**	**$92,750**	**$100,150**	**$107,600**	**$115,000**	**$122,450**
Maximum Affordable Housing Costs 35%X120% (Monthly)	*$1,894*	*$2,165*	*$2,434*	*$2,706*	*$2,923*	*$3,138*	*$3,355*	*$3,572*

APPENDIX 2-B **OWNERSHIP HOUSING COSTS LIMITS**

2020 Los Angeles County Affordable Owner-Occupied Housing Costs								
2020 Area Median income	$54,100	$61,850	$69,550	**$77,300**	$83,500	$89,650	$95,850	$102,050
Persons in Household	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Number of Bedrooms	**0/Studio**	**1 Bdrm**	**2 Bdrms**	**3 Bdrms**	**4 Bdrms**	**5 Bdrms**	**6 Bdrms**	**7 Bdrms**
Utility Allowance	$48	$64	$82	**$100**	$128	$154	$176	$202
Annual Income Categories Below Include Utility Amounts for a Single Family Unit Size								
Qualifying Income Limits EXTREMELY LOW 30% of AMI	**$23,700**	**$27,050**	**$30,450**	**$33,800**	**$36,550**	**$39,250**	**$41,950**	**$44,650**
Maximum Affordable Housing Costs 30%X30% (Monthly)	*$406*	*$464*	*$522*	*$580*	*$626*	*$672*	*$719*	*$765*
Qualifying Income Limits VERY LOW 50% of AMI	**$39,450**	**$45,050**	**$50,700**	**$56,300**	**$60,850**	**$65,350**	**$69,850**	**$74,350**
Maximum Affordable Housing Costs 30%X50% (Monthly)	*$676*	*$773*	*$869*	*$966*	*$1044*	*$1,121*	*$1,198*	*$1,276*
Qualifying Income Limits LOW 70% of AMI	**$63,100**	**$72,100**	**$81,100**	**$90,100**	**$97,350**	**$104,550**	**$111,750**	**$118,950**
Maximum Affordable Housing Costs 30%X70% (Monthly)	$947	*$1,082*	*$1,217*	*$1,353*	*$1,461*	*$1,569*	*$1,677*	*$1,786*
Qualifying Income Limits *MEDIAN/* LOW 80% of AMI	**$54,100**	**$61,850**	**$69,550**	**$77,300**	**$83,500**	**$89,650**	**$95,850**	**$102,050**
Maximum Affordable Housing Costs 30%X80% (Monthly)	*$1,082*	*$1,237*	*$1,391*	*$1,546*	*$1,670*	*$1,793*	*$1,917*	*$2,041*
Qualifying Income Limits MODERATE 110% of AMI	**$64,900**	**$74,200**	**$83,500**	**$92,750**	**$100,150**	**$107,600**	**$115,000**	**$122,450**
Maximum Affordable Housing Costs 35%X110% (Monthly)	*$1,736*	*$1,984*	*$2,231*	*$2,480*	*$2,679*	*$2,876*	*$3,075*	*$3,274*
Qualifying Income Limits MODERATE 120% of AMI	**$64,900**	**$74,200**	**$83,500**	**$92,750**	**$100,150**	**$107,600**	**$115,000**	**$122,450**
Maximum Affordable Housing Costs 35%X120% (Monthly)	*$1,894*	*$2,165*	*$2,434*	*$2,706*	*$2,923*	*$3,138*	*$3,355*	*$3,572*

APPENDIX 3-A **2020 RENT ROLL**

4205-11 Bell Avenue & 6712-18 Otis Avenue

PROPERTY	INCOME LEVEL	UNIT SIZE	MONTHLY RENT	COUNTY MAX RENT
Bell Ave				
4205	80% AMI	1-Bd	$756	$1,517
4207	80% AMI	1-Bd	$756	$1,517
4209	50% AMI	1-Bd	$756	$1,517
4211	50% AMI	1-Bd	$756	$1,517
Otis Ave				$1,517
6712	80% AMI	1-Bd	$756	$1,517
6714	80% AMI	1-Bd	$756	$1,517
6716	80% AMI	1-Bd	$756	$1,517
6718	80% AMI	1-Bd	$756	$1,517

APPENDIX 3-B **2020 RENT ROLL**

6420 A-B Chanslor Avenue

PROPERTY	INCOME LEVEL	UNIT SIZE	MONTHLY RENT	COUNTY MAX RENT
Chanslor Ave				
6420 A	80% AMI	3-Bd	$1,000	$2,614
6420 B	80% AMI	3-Bd	$1,000	$2,614

APPENDIX 3-C **2020 RENT ROLL**

6229 -6629 A Flora Avenue

PROPERTY	INCOME LEVEL	UNIT SIZE	MONTHLY RENT	COUNTY MAX RENT
Flora Ave				
6229 -	120% AMI	1-Bd	$850	$1,517
6229 A	120% AMI	2-Bd	$1,000	$1,956

APPENDIX 3-D **2020 RENT ROLL**

6502 & 6506 A-D Flora Avenue

PROPERTY	INCOME LEVEL	UNIT SIZE	MONTHLY RENT	COUNTY MAX RENT
Flora Ave				
6502 -	Vacant	1-Bd	$0	$1,517
6506 -	Vacant	2-Bd	$0	$1,956
6506 A	80% AMI	1-Bd	$825	$1,517
6506 B	120% AMI	1-Bd	$900	$1,517
6506 C	120% AMI	2-Bd	$950	$1,956
6506 D	Vacant	2-Bd	$0	$1,956

APPENDIX 3-E **2020 RENT ROLL**

6624 -6624 A-J Flora Avenue				
PROPERTY	**INCOME LEVEL**	**UNIT SIZE**	**MONTHLY RENT**	**COUNTY MAX RENT**
Flora Ave				
6624 -	120% AMI	2-Bd	$950	$1,956
6624 A	120% AMI	2-Bd	$1,000	$1,956
6624 B	120% AMI	2-Bd	$1,000	$1,956
6624 C	120% AMI	2-Bd	$1,000	$1,956
6624 D	80% AMI	2-Bd	$900	$1,956
6624 E	120% AMI	2-Bd	$1,100	$1,956
6624 F	80% AMI	2-Bd	$900	$1,956
6624 G	80% AMI	2-Bd	$900	$1,956
6624 H	80% AMI	2-Bd	$850	$1,956
6624 I	120% AMI	2-Bd	$1,100	$1,956
6624 J	120% AMI	2-Bd	$1,000	$1,956

APPENDIX 3-F **2020 RENT ROLL**

6304-6304 A-E King Avenue				
PROPERTY	**INCOME LEVEL**	**UNIT SIZE**	**MONTHLY RENT**	**COUNTY MAX RENT**
King Ave				
6304 -	80% AMI	2-Bd	$900	$1,956
6304 - A	Vacant	1-Bd	$0	N/A
6304 - B	Vacant	1-Bd	$0	N/A
6304 - C	80% AMI	1-Bd	$700	$1,517
6304 - D	80% AMI	1-Bd	$750	$1,517
6304 - E	50% AMI	1-Bd	$650	$1,517

APPENDIX 3-G **2020 RENT ROLL**

6500 A-B Lucille Avenue				
PROPERTY	**INCOME LEVEL**	**UNIT SIZE**	**MONTHLY RENT**	**COUNTY MAX RENT**
Lucille Ave				
6500 A	120% AMI	3-Bd	$1,200	$2,614
6500 B	120% AMI	3-Bd	$1,200	$2,614

APPENDIX 3-H **2020 RENT ROLL**

Rent Roll - 6317-27 Pine Avenue				
PROPERTY	**INCOME LEVEL**	**UNIT SIZE**	**MONTHLY RENT**	**COUNTY MAX RENT**
Pine Ave				
6317 -	Vacant	2-Bd	$0	N/A
6317 1/2	80% AMI	1-Bd	$750	$1,517
6319	80% AMI	1-Bd	$775	$1,517
6321	Vacant	1-Bd	$0	N/A
6321 1/2	Vacant	1-Bd	$0	N/A
6323	Vacant	2-Bd	$0	N/A
6325	Vacant	2-Bd	$0	N/A
6327	120% AMI	3-Bd	$1,200	$2,614

APPENDIX 3-I **2020 RENT ROLL**

6629- 6633 A-E Pine Avenue				
6629-6629 ½ Pine Avenue				
PROPERTY	**INCOME LEVEL**	**UNIT SIZE**	**MONTHLY RENT**	**COUNTY MAX RENT**
6629	Vacant	3-Bd	$0	N/A
6629 1/2	80% AMI	3-Bd	$1,000	$2,614
6633-6633 1/2 Pine Avenue				
PROPERTY	**INCOME LEVEL**	**UNIT SIZE**	**MONTHLY RENT**	**COUNTY MAX RENT**
6633	Vacant	3-Bd	$0	N/A
6633 1/2	Vacant	3-Bd	$0	N/A
6633 A-E Pine Avenue				
PROPERTY	**INCOME LEVEL**	**UNIT SIZE**	**MONTHLY RENT**	**COUNTY MAX RENT**
6633 A	120% AMI	2-Bd	$1,000	$1,956
6633 B	120% AMI	2-Bd	$1,000	$1,956
6633 C	120% AMI	2-Bd	$1,000	$1,956
6633 D	Vacant	2-Bd	$0	N/A
6633 E	80% AMI	1-Bd	$825	$1,517

APPENDIX 3-J **2020 RENT ROLL**

Rent Roll - 6419 A-E Prospect Avenue				
PROPERTY	**INCOME LEVEL**	**UNIT SIZE**	**MONTHLY RENT**	**COUNTY MAX RENT**
Prospect Ave				
6419 A	Vacant	1-Bd	$0	N/A
6419 B	80% AMI	1-Bd	$750	$1,517
6419 C	80% AMI	1-Bd	$750	$1,517
6419 D	80% AMI	1-Bd	$750	$1,517
6419 E	80% AMI	1-Bd	$750	$1,517

APPENDIX 3-K **2020 RENT ROLL**

Rent Roll - Single Family Units - 5107 Fillmore Street & 6303 Pine Avenue				
PROPERTY	**INCOME LEVEL**	**UNIT SIZE**	**MONTHLY RENT**	**COUNTY MAX RENT**
5107 Fillmore St	120% AMI	1-Bd	$950	$1,517
6303 Pine Ave	120% AMI	2-Bd	$1,100	$1,956
***6331 Pine Ave**	Vacant	3-Bd	$0	$2,857

**6331 Pine Ave is owned by the City not BCHA, but is counted towards the Authority's Affordable Housing Inventory*