

CHULA VISTA HOUSING AUTHORITY

FINANCIAL STATEMENTS

JUNE 30, 2014

CHULA VISTA HOUSING AUTHORITY

FINANCIAL STATEMENTS

JUNE 30, 2014

CHULA VISTA HOUSING AUTHORITY

JUNE 30, 2014

TABLE OF CONTENTS

	<u>Page Number</u>
FINANCIAL SECTION	
Independent Auditors' Report.....	1
BASIC FINANCIAL STATEMENTS	
Statement of Net Position and Governmental Fund Balance Sheet	4
Statement of Activities and Governmental Statement of Revenues, Expenditure and Changes in Fund Balances.....	5
Notes to Financial Statements.....	6
REQUIRED SUPPLEMENTAL INFORMATION	
Budgetary Comparison Statement	11
Notes to the Required Supplemental Information	12
SUPPLEMENTAL INFORMATION	
Computation of Housing Successor Excess/Surplus	13
Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and other Matters Based on an audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	14
Independent Auditors' Report on Compliance with Applicable Requirement and on Internal Control Over Compliance	16

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of the
Chula Vista Housing Authority
City of Chula Vista, California

Report on Financial Statements

We have audited the accompanying financial statements of the governmental activities and the Chula Vista Housing Authority, (the Housing Successor), a Special Revenue Fund of the City of Chula Vista, California, as of and for the year ended June 30, 2014, and the related notes to the financial statements, which collectively comprise the Housing Successor's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Housing Successor's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Successor's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



To the Honorable Mayor and Members of the
Chula Vista Housing Authority
City of Chula Vista, California

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the Housing Successor, a special revenue fund of the City of Chula Vista, as of June 30, 2014, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matters

As discussed in Note 1, the financial statements present on the Housing Successor, a special revenue fund of the City of Chula Vista, and do not purport to, and do not, present fairly the financial position of the City of Chula Vista, California, as of June 30, 2014, the changes in its financial position, for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise of the Housing Successor's basic financial statements. The accompanying report on excess/surplus calculation is presented for purposes of additional analysis only and is not a required part of the financial statements. Such information is the responsibility of management and was derived from the basic financial statements. The report on excess/surplus calculation has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance.



To the Honorable Mayor and Members of the
Chula Vista Housing Authority
City of Chula Vista, California

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 26, 2014, on our consideration of the Housing Successor's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Housing Successor's internal control over financial reporting and compliance.

Lance, Soll & Lughard, LLP

Brea, California
December 26, 2014

CHULA VISTA HOUSING AUTHORITY

STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET
 JUNE 30, 2014

	<u>Governmental Fund</u>	<u>Reclassifications</u>	<u>Statement of Net Position</u>
Assets:			
Pooled cash and investments	\$ 2,077,920	\$ -	\$ 2,077,920
Receivables:			
Accrued interest	2,619	-	2,619
Deferred loans	25,123,027	-	25,123,027
Restricted assets:			
Cash and investments	729,564	-	729,564
Other assets 2	4,316,358	4,316,358	4,316,358
Total Assets	<u>\$ 32,249,488</u>	<u>\$ 4,316,358</u>	<u>\$ 32,249,488</u>
Total Liabilities and Fund Balances/Net Position:			
Liabilities:			
Accounts payable	\$ 1,165	\$ -	\$ 1,165
Total Liabilities	<u>1,165</u>	<u>-</u>	<u>1,165</u>
Deferred inflows of resources:			
Unavailable revenues	23,868,562	(23,868,562)	-
Total Deferred inflows of Resources	<u>23,868,562</u>	<u>(23,868,562)</u>	<u>-</u>
Fund Balances/Net Position:			
Nonspendable:			
Notes and loans	1,116,425	(1,116,425)	-
Advances to other funds	4,486,421	(4,486,421)	-
Restricted for:			
Affordable Housing	2,776,915	-	2,776,915
Unassigned	<u>-</u>	<u>31,471,408</u>	<u>31,471,408</u>
Total Fund Balances/Net Position	<u>8,379,761</u>	<u>25,868,562</u>	<u>34,248,323</u>
Total Liabilities and Fund Balances/Net Position	<u>\$ 32,249,488</u>	<u>\$ 2,000,000</u>	<u>\$ 34,249,488</u>

CHULA VISTA HOUSING AUTHORITY

STATEMENT OF ACTIVITIES AND GOVERNMENTAL STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
YEAR ENDED JUNE 30, 2014

	<u>Governmental Fund</u>	<u>Reclassifications</u>	<u>Statement of Activities</u>
Revenues:			
Use of money and property	\$ 495,188	\$ 277,043	\$ 772,231
Miscellaneous	127,043	-	127,043
Total Revenues	622,231	277,043	899,274
Expenditures:			
Current:			
General government	158,171	-	158,171
Total Expenditures	158,171	-	158,171
Net Change in Fund Balances	464,060	277,043	741,103
Fund Balance/ Net Position, Beginning of Year	7,915,701	25,591,519	33,507,220
Fund Balance/Net Position, End of Year	\$ 8,379,761	\$ 25,868,562	\$ 34,248,323

I. SIGNIFICANT ACCOUNTING POLICIES

Note 1: Organization and Summary of Significant Accounting Policies

a. Description of the Reporting Entity

The accompanying financial statements present only the Chula Vista Housing Authority, a Special Revenue Fund of the City of Chula Vista, California (the City) and do not include any other funds of the City. The City's basic financial statements are available at City Hall.

The Chula Vista Housing Authority was created by the City of Chula Vista City Council in March 1993 to centrally coordinate and administer the City's programs for promoting balanced housing for families of all income levels. It was established pursuant to the State of California Health and Safety Code, Section 34200. It is empowered to develop, finance and own low income housing within the territorial limits of the City of Chula Vista. It uses a variety of local, state and federal funding sources to administer and finance these programs. It is also the financing vehicle for the issuance of bonds for housing programs and services.

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 ("the Bill") that provides for the dissolution of all redevelopment agencies in the State of California. The Bill impacted the reporting entity of the City of Chula Vista that previously had reported a redevelopment agency within the report entity of the City as a blended component unit.

On January 10, 2012, and in accordance with California Health and Safety Code Section 34176, City Council of Chula Vista elected that the Chula Vista Housing Authority to retain the housing assets and housing function of the former redevelopment agency. The City continues to report the housing assets and functions in the government special revenue fund designated City Housing Successor.

The attached basic financial statements contain information relative only to the Chula Vista Housing Authority (the "Housing Successor").

b. Government-Wide and Fund Financial Statements

The government-wide financial statements (Statement of Net Position and Statement of Activities) report information on all activities of the Housing Successor. The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Note 1: Organization and Summary of Significant Accounting Policies (Continued)

c. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

When both restricted and unrestricted resources are available for use, it is the Housing Successor's policy to use restricted resources first, and then unrestricted resources as they are needed.

d. Fund Balance and Net Position

Fund Balance

The Housing Successor's fund balances are classified on the governmental fund balance sheet among the following categories:

Nonspendable Fund Balance - This includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted Fund Balance - This includes amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Committed Fund Balance - This includes amounts that can be used only for the specific purposes determined by a formal action of the city council.

Assigned Fund Balance - This includes amounts that are designated by the city council for specific purposes.

Unassigned Fund Balance - This is the residual classification that includes all spendable amounts not contained in the other classifications.

When expenditure is incurred for purposes for which both restricted and unrestricted fund balances are available, the Housing Successor's policy is to apply restricted fund balance first.

When expenditure is incurred for purposes for which committed, assigned or unassigned fund balances are available, the Housing Successor's policy is to apply committed fund balance first, and then assigned fund balance, and finally unassigned fund balance.

CHULA VISTA HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
JUNE 30, 2014

Note 1: Organization and Summary of Significant Accounting Policies (Continued)

Net Position

The net position reported on the Statement of Net Position in the government-wide financial statements consists of the following three categories:

Investment in capital assets - This amount consists of capital assets, net of accumulated depreciation.

Restricted Net Position - This amount is restricted by external creditors, grantors, contributors, or laws or regulations of other governments.

Unrestricted Net Position - This amount is all net position that do not meet the definition of "investment in capital assets" or "restricted net position".

II. DETAILED NOTES ON ACCOUNT BALANCES

Note 2: Cash and Investments

The City of Chula Vista maintains a cash and investment pool that is available for use for all funds. Each fund type's position in the pool is reported on the combined balance sheet as cash and investments. The Housing Successor pooled cash and investment position as of June 30, 2014, was \$2,077,920.

Note 3: Notes and Loans Receivable

The Housing Successor has entered into various affordable housing loan agreements. As of June 30, 2014, the outstanding loan balances due to the Housing Successor was \$25,123,027.

South Bay Community Services	\$ 1,250,615
Heritage (South Bay Community Villas L.P.)	5,360,745
Ranch Vista Housing (Chelsea Investment Corporation)	2,782,658
St. Regis Park (Chelsea Investment Corp)	2,554,254
Chula Vista Rehabilitation CHIP Loans	1,239,234
Park Village Apts (Civic Center Barrio Housing Corporation)	184,129
Mobile Home Assistance Programs	36,105
Los Vecinos (Wakeland Housing and Development Corporation)	7,481,732
Main Plaza (Alpha III Development Inc.)	427,479
The Landings (Chelsea Investment Corp)	<u>3,806,076</u>
Total	<u>\$ 25,123,027</u>

Heritage (South Bay Community Villas, L.P.)

In 2002, the former RDA entered into a loan agreement with South Bay Community Villas, L.P. for the development of the Heritage Town Center multi-family rental housing project. The former RDA's assistance is in the form of residual receipt loan secured by a promissory note and deed of trust. The outstanding principal and interest on the loan will be repaid over fifty five years and accrues interest at 3% per annum. Payment of principal and interest on the

CHULA VISTA HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS (CONTINUED) JUNE 30, 2014

Note 3: Notes and Loans Receivable (Continued)

loan is made on an annual basis, out of a fund equal to fifty percent of the net cash flow of the project (residual receipts) after debt service on bonds, payment of deferred developer fees, and reasonable operating expenses have been paid. Fund balance has been restricted in the Low and Moderate Income Housing Successor Special Revenue Fund. At June 30, 2014, the outstanding balance of the loan was \$5,360,745 which included a deferred interest accrual of \$960,745.

Mobile Home Assistance Programs

The former RDA entered into agreements with eligible residents of the Orange Tree Mobile home park, whereby the former RDA loaned \$250,030 as permanent financing assistance to residents for the purpose of purchasing certain mobile home property. The loans are secured by deeds of trust on the property and mature in 2017 or when the property is sold. Contingent interest will be charged based on calculations specified in the agreement. Fund balance has been restricted in the Housing Successor special revenue fund. At June 30, 2014, the outstanding balances of the loans were \$36,105.

Los Vecinos (Wakeland Housing and Development Corporation)

In 2008, the former RDA entered into a loan agreement with Wakeland Housing and Development Corporation to assist the borrower in constructing 41 affordable multifamily units for occupancy by extremely low, very low and lower income households. The loan amount of \$5,680,000 was funded by the Low & Moderate Income Housing Successor Special Revenue Fund. The loan bears an interest rate of 5% per annum. Principal and interest payments will be made on an annual basis out of a fund equal to 50% of the residual receipts for years 1-30 and 75% of the residual receipts for years 31-54, until 55 years from the date the improvements are placed in service, at which time, all principal and unpaid interest is due and payable. The improvements were placed in service on February 7, 2008. At June 30, 2014, the outstanding balance of the loan was \$7,481,732 which included a deferred interest accrual of \$1,801,732.

Rancho Vista Housing (Chelsea Investment Corporation)

In 2000, the City and former RDA loaned \$2,500,000 to CIC Eastlake, L.P. for the development and operation of Rancho Vista Housing project, a multifamily affordable housing project. The loan is secured by promissory notes and a deed of trust. The outstanding principal on the loan is to be repaid over fifty-five (55) years and interest accrues at the simple interest rate of three (3%) percent per annum on unpaid principal. Payment of principal and interest, or portions thereof, on the loan is made on an annual basis, out of a fund equal to fifty (50%) percent of the net cash flow of the project. At June 30, 2014, the outstanding balance of the loan was \$2,782,658 which included a deferred interest accrual of \$282,658.

St. Regis Park (Chelsea Investment Corporation)

In 2000, the former RDA entered into a loan agreement with Chelsea Investment Corporation for the acquisition and rehabilitation of the 119-unit Pear Tree Apartments at 1025 Broadway. All units are affordable to low-income households. The loan is secured by a Deed of Trust and will accrue 6% interest for 52 years. Payment of principal and interest is made on an annual basis out of a fund equal to 90% of the residual receipts. At June 30, 2014, the outstanding balance of the loan was \$2,554,254 which included a deferred interest accrual of \$1,167,102.

CHULA VISTA HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)
JUNE 30, 2014

Note 3: Notes and Loans Receivable (Continued)

Chula Vista Rehabilitation CHIP Loans

The Chula Vista Rehabilitation Community Housing Improvement Program (CHIP) is under the direct control of the Housing Authority. CHIP offers deferred and low interest rate home improvement loans to qualified borrowers residing within a target area. Loan repayments are re-deposited into the program cash accounts and are redistributed as future loans. Fund balance has been restricted in the Sundry Grants Special Revenue Fund, Housing Program Special Revenue Fund and in the Low & Moderate Housing Successor Special Revenue Fund. At June 30, 2014, the outstanding balance of the loan was \$1,239,234 which included a deferred interest accrual of \$154,834.

Park Village Apartments (Civic Center Barrio Housing Corporation)

In 1991, the former RDA entered into a loan agreement with the Civic Center Barrio Housing Corporation, a California non-profit public benefit corporation. The loan was made for the purchase of land and the development of a 28-unit low-income housing project. During 1992, the loan was assigned to Park Village Apartments Ltd., a California limited partnership in which Civic Center Barrio Housing Corporation is the managing general partner. The loan is secured by a deed of trust on the property and assignment of rents. Principal and interest are payable monthly. In 2009, a second amendment to the loan was entered into changing the interest from 5% to 3% per annum on the unpaid principal balance of the note. Fund balance has been restricted in the Low and Moderate Income Housing Successor Special Revenue Fund. At June 30, 2014, the outstanding balance of the loan was \$184,129.

Main Plaza (Alpha III Development Inc.)

In 2003, the former RDA entered into a loan agreement with Main Plaza, LP to assist in acquiring and improving certain real property for occupancy by very low, low, and moderate income households. The loan bears an interest rate of 3% per annum. The loan is due and payable on the date that is 55 years from the date of issuance of the Certificate of Completion, which is in 2061. At June 30, 2014, the outstanding balance of the loan was \$427,479.

The Landings (Chelsea Investment Corporation)

The former RDA entered into a loan agreement with CIC Landings, L.P. to assist the borrower in constructing 92 affordable multifamily apartment units for occupancy by extremely low, very low and lower income households. The loan bears an interest rate of 3% per annum. The loan is due and payable each and every year commencing with the first anniversary of the issuance of the Certificate of Completion by the City in an amount equal to 50% of the residual receipts. At June 30, 2014, the outstanding balance of the loan was \$3,806,076.

CHULA VISTA HOUSING AUTHORITY

BUDGETARY COMPARISON SCHEDULE
 YEAR ENDED JUNE 30, 2014

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 7,915,701	\$ 7,915,701	\$ 7,915,701	\$ -
Resources (Inflows):				
Use of money and property	17,885	17,885	495,188	477,303
Miscellaneous	-	-	127,043	127,043
Transfers in	2,070,291	2,070,291	-	(2,070,291)
Amounts Available for Appropriations	10,003,877	10,003,877	8,537,932	(1,465,945)
Charges to Appropriation (Outflow):				
General government	192,000	192,000	158,171	33,829
Total Charges to Appropriations	192,000	192,000	158,171	33,829
Budgetary Fund Balance, June 30	\$ 9,811,877	\$ 9,811,877	\$ 8,379,761	\$ (1,432,116)

CHULA VISTA HOUSING AUTHORITY

**NOTES TO THE REQUIRED SUPPLEMENTAL INFORMATION
JUNE 30, 2014**

Budget

Budget for the Chula Vista Housing Authority is adopted on a basis substantially consistent with accounting principles generally accepted in the United States of America. Accordingly, actual revenues and expenditures can be compared with related budget amounts without any significant reconciling items.

CHULA VISTA HOUSING AUTHORITY

COMPUTATION OF HOUSING SUCCESSOR
EXCESS/SURPLUS (HSC 34176.1)

	Low and Moderate Housing Funds All Project Area July 1, 2013	Low and Moderate Housing Funds All Project Area July 1, 2014
Opening Fund Balance	\$ 7,915,701	\$ 8,379,761
Less Unavailable Amounts:		
Nonspendable advances	\$ -	\$ -
Loans receivable, net of unavailable revenue	<u>(1,337,705)</u>	<u>(1,254,465)</u>
	<u>(1,337,705)</u>	<u>(1,254,465)</u>
Available Housing Successor Funds	6,577,996	7,125,296
Limitation (greater of \$1,000,000 or four years deposits)		
Aggregate amount deposited for last four years:		
2013 - 2014	-	622,231
2012 - 2013	761,416	761,416
2011 - 2012	<u>-</u>	<u>-</u>
Total	<u>\$ 761,416</u>	<u>\$ 1,383,647</u>
Base Limitation	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
Greater amount	<u>\$ 1,000,000</u>	<u>\$ 1,383,647</u>
Computed Excess/Surplus	<u>\$ 5,577,996</u>	<u>\$ 5,741,649</u>

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and Members of the
Chula Vista Housing Authority
City of Chula Vista, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the Chula Vista Housing Authority, (the Housing Successor), a Special Revenue Fund of the City of Chula Vista, California, (the City) as of and for the year ended June 30, 2014, and the related notes to the financial statements, which collectively comprise the Housing Successor basic financial statements, and have issued our report thereon dated December 26 2014.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Successor's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Successor's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Successor's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Housing Successor's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Successor's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.



To the Honorable Mayor and Members of the
Chula Vista Housing Authority
City of Chula Vista, California

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Successor's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Successor's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lance, Solt & Lughard, LLP

Brea, California
December 26, 2014

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH APPLICABLE
REQUIREMENT AND ON INTERNAL CONTROL OVER COMPLIANCE

To the Honorable Mayor and Members of the
Chula Vista Housing Authority
City of Chula Vista, California

Report on Compliance

We have audited the Chula Vista Housing Authority's (the Housing Successor) compliance with the types of requirements described in the California Health and Safety Code sections applicable to California Housing Successor Agencies under SB 341 that could have a direct and material effect on the Housing Successor for the year ending June 30, 2014.

Management's Responsibility

Management is responsible for compliance with the California Health and Safety Code sections applicable to California Housing Successor Agencies.

Auditors' Responsibility

Our responsibility is to express an opinion on the Housing Successor's compliance with the California Health and Safety Code sections applicable to California Housing Successor Agencies under SB 341. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in the *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred above that could have a direct and material effect on the Housing Successor occurred. An audit includes examining, on a test basis, evidence about the Housing Successor's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the Housing Successor under SB 341. However, our audit does not provide legal determination of the Housing Successor's compliance.

Opinion

In our opinion, the Housing Successor complied, in all material respects, with the types of compliance requirements referred to above that are applicable to the Housing Successor under SB 341 for the year ending June 30, 2014.



To the Honorable Mayor and Members of the
Chula Vista Housing Authority
City of Chula Vista, California

Report on Internal Control over Compliance

Management of the Housing Successor is responsible for establishing and maintaining effective internal control over compliance with the type of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Housing Successor's internal control over compliance with the types of requirements that could have a material effect on the housing program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance and to test and report on internal controls over compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Successor's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that a material noncompliance with a compliance requirement will not be prevented, or detected and corrected on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or, significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing. Accordingly, this communication is not suitable for any other purpose.

Brea, California
December 26, 2014