

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

Former Redevelopment Agency: Yucca Valley Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: Town of Yucca Valley

Entity Assuming the Housing Functions of the former Redevelopment Agency: Town of Yucca Valley

Entity Assuming the Housing Functions Contact Name: Curtis Yakimow Title Director of Admin Services Phone 760 369-7207 ext 232 E-Mail Address cyakimow@yucca-valley.org

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

Exhibit A - Real Property	x
Exhibit B- Personal Property	
Exhibit C - Low-Mod Encumbrances	x
Exhibit D - Loans/Grants Receivables	x
Exhibit E - Rents/Operations	x
Exhibit F- Rents	
Exhibit G - Deferrals	x

Prepared By: Curtis Yakimow

Date Prepared: 31-Jul-12

Town of Yucca Valley
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of 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 in real property (option to purchase, easement, etc.)
1	Housing Duplex	6414 Hermosa, Yucca Valley, 92284 APN #601-161-12	\$5,000	7800 sq ft	7800 sq ft	yes	Purchase Agmt	2/1/2012	yes-all	no	no	Aug-94	n/a
2	Housing Duplex	6403 Goleta, Yucca Valley, 92284 APN#601-161-28	\$5,000	7800 sq ft	7800 sq ft	yes	Purchase Agmt	2/1/2012	yes-all	no	no	Aug-94	n/a
3	Housing Duplex	6413 Goleta, Yucca Valley, 92284 APN#601-161-27	\$5,000	7800 sq ft	7800 sq ft	yes	Purchase Agmt	2/1/2012	yes-all	no	no	Aug-94	n/a
4	Housing Duplex	6405 Avalon, Yucca Valley, 92284 APN#601-193-21	\$5,000	7021.5 sq ft	7021.5 sq ft	yes	Purchase Agmt	2/1/2012	yes-all	no	no	Aug-94	n/a
5	Housing Duplex	6411 Avalon, Yucca Valley, 92284 APN#601-193-20	\$5,000	7059 sq ft	7059 sq ft	yes	Purchase Agmt	2/1/2012	yes-all	no	no	Aug-94	n/a
6	Vacant land	Corner of Dumosa/Hwy 62 APN#595-371-11 & #595-361-21	\$940,000	3 Ac +/-	3 Ac +/-	yes- pending	Purchase Agmt	2/1/2012	N/A*	yes - all	N/A**	Mar-11	n/a
7						July 2012 TCAC							
8						Award of Funds							
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* Vacant land part of a proposed Senior Housing project scheduled for construction in early 2013. Encumbered Low/mod funds through Exclusive Negotiating Agreement (ENA) and consummated in Financing, Disposition & Development Agreement. Funds used to complete Project Entitlement through Specific Plan, Environmental Review, Conditional Use Permit, and Design Review processes.

** Vacant land part of a proposed Senior Housing project scheduled for construction in early 2013. Construction funding to include: HOME, Federal Tax Credits (July 2012 application / Fall 2012 award), local development impact fees, Local Transportation Funds (LTF), SERAF repayment, Flood Control Impact Fees.

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

**Town of Yucca Valley
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
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a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

Town of Yucca Valley
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	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 of the property
1	Low/Mod Sr. Housing	Original ENA - 12/2010	National CORE	500000*	Yes - Upon TCAC Award	DDA	RDA/Town as SHA	1.136m Committed	n/a	Yes**	Antcipated 2013
2		Hud 202 App - May 2011									
3		TCAC March 2012									
4		TCAC July 2012									
5											
6	Unspent Low/Mod Bond Funds	Bond issuance - 1995 & 2004	n/a	1,077,000	Yes - Upon expenditure of funds	n/a	RDA/Town as SHA	n/a	n/a	n/a	n/a
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* Proposed Senior Housing project scheduled for construction in early 2013. Encumbered Low/mod funds through Exclusive Negotiating Agreement (ENA) and consummated in Financing, Disposition & Development Agreement. Funds used to complete Project Entitlement through Specific Plan, Environmental Review, Conditional Use Permit, and Design Review processes.

** Senior Housing project scheduled for construction in early 2013. Construction funding to include: HOME, Federal Tax Credits (July 2012 application / Fall 2012 award), local development impact fees, Local Transportation Funds (LTF), SERAF repayment, Flood Control Impact Fees.

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

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Town of Yucca Valley
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
1	Nominal Lease	Low-mod housing	RDA/Town as SHA	RDA/Town as SHA	RDA/Town as SHA	n/a	Yes	Purchase Agmt	1
2	Nominal Lease	Low-mod housing	RDA/Town as SHA	RDA/Town as SHA	RDA/Town as SHA	n/a	Yes	Purchase Agmt	2
3	Nominal Lease	Low-mod housing	RDA/Town as SHA	RDA/Town as SHA	RDA/Town as SHA	n/a	Yes	Purchase Agmt	3
4	Nominal Lease	Low-mod housing	RDA/Town as SHA	RDA/Town as SHA	RDA/Town as SHA	n/a	Yes	Purchase Agmt	4
5	Nominal Lease	Low-mod housing	RDA/Town as SHA	RDA/Town as SHA	RDA/Town as SHA	n/a	Yes	Purchase Agmt	5
6	residual receipts loan	Low-mod housing	RDA/Town as SHA	RDA/Town as SHA	RDA/Town as SHA	repayment of loan	pending TCAC Award	DDA	
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a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

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

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

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a/ May include rents or home loan payments.

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

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

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Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
1	SERAF Loan	2009-10	\$ 636,679	0	\$ 636,679	2012-13
2	HSC 33690					
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