

**Housing Successor Fund of the Town of Yucca Valley
Addendum to the Annual Progress Report
For Fiscal Year Ended June 30, 2019**



ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100
San Bernardino, CA 92408
909 889 0871 T
909 889 5361 F
ramscpa.net

**Independent Accountant’s Disclaimer Report Applied to the
Preparation of the Addendum to the Annual Progress Report of the
Housing Successor of the Town of Yucca Valley**

PARTNERS

Brenda L. Odle, CPA, MST
Terry P. Shea, CPA
Scott W. Manno, CPA, CGMA
Leena Shanbhag, CPA, MST, CGMA
Bradferd A. Welebir, CPA, MBA, CGMA
Jay H. Zercher, CPA (Partner Emeritus)
Phillip H. Waller, CPA (Partner Emeritus)
Kirk A. Franks, CPA (Partner Emeritus)

DIRECTORS

Jenny Liu, CPA, MST

MANAGERS / STAFF

Charles De Simoni, CPA
Gardenya Duran, CPA
Brianna Schultz, CPA
Jingjie Wu, CPA
Evelyn Morentin-Barcena, CPA
Jin Gu, CPA, MT
Veronica Hernandez, CPA
Tara R. Thorp, CPA, MSA
Laura Arvizu, CPA

MEMBERS

American Institute of
Certified Public Accountants

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To Management of the
Housing Successor of the Town of Yucca Valley
Yucca Valley, California

We have prepared the accompanying Addendum to the Annual Progress Report (“Addendum to the APR”) of the Housing Successor of the Town of Yucca Valley (“Housing Successor”) as of June 30, 2019 and for the year then ended in accordance with the reporting provisions of the California Health & Safety Code Section 34176 as amended by Senate Bill 341 (Chapter 796, Statutes of 2013, effective January 2014) (“SB 341”), and as amended by Senate Bill 107 (Chapter 325, Statutes of 2015, effective January 2016) HSC section 34176.1(f).

The accompanying Addendum to the APR of the Housing Successor as of June 30, 2019 and for the year then ended was not subjected to an audit, review, or compilation engagement by us and, accordingly, we do not express an opinion, conclusion, nor provide any assurance on it.

This Addendum to the APR is intended solely for the information and use of management of the Housing Successor, and is not intended to be and should not be used by anyone other than this specified party.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
December 11, 2019



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- 1) The amount the city, county, or city and county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.**

The Housing Successor Fund did not receive any amount pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4, as of June 30, 2019.

- 2) The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraph (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.**

The Housing Successor Fund did not receive any amount pursuant to subparagraph (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4. The Housing Successor Fund received \$10,833 from investment earnings as of June 30, 2019. None of these amounts were deposited for items listed on the Recognized Obligation Payment Schedule.

- 3) A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.**

The fund balance (deficit) in the Housing Successor Fund as of June 30, 2019 was \$(116,431), none of which was held for items listed on the Recognized Obligation Payment Schedule. This amount contains \$25,000 in interest in real property that form part of the Town of Yucca Valley's capital assets.

- 4) A description of expenditures from the fund by category, including, but not limited to, expenditures**

- a. for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a),**

The Housing Successor Fund's expenditures related to this category as of June 30, 2019 were \$1,250 in administrative expenses.

- b. for homeless prevention and rapid re-housing services for the development of housing described in paragraph (2) of subdivision (a),and**

The Housing Successor Fund had no expenditures related to homeless prevention and rapid re-housing services as of June 30, 2019.

- c. for the development of housing pursuant to paragraph (3) of subdivision (a).**

The Housing Successor Fund had \$18,700 in expenditures related to the development of housing pursuant to paragraph (3) of subdivision (a) as of June 30, 2019.

- 5) As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.**

The statutory value of real property owned by the Housing Successor Fund as of June 30, 2019 was \$25,000. The value of loans and notes receivable in the Housing Successor Fund as of June 30, 2019 was \$25,624.

The sum of the statutory value of real property and the value of loans and notes receivable owned by the Housing Successor Fund as of June 30, 2019 is \$50,624.

- 6) A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.**

No transfers occurred pursuant to paragraph (2) of subdivision (c) in the previous fiscal year or earlier fiscal years in the Housing Successor Fund.

- 7) A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.**

The Housing Successor Fund received no such property tax revenue as of June 30, 2019.

- 8) For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.**

As of June 30, 2019, the Housing Successor Fund's real property interests were as follows:

<u>Purchase Date</u>	<u>Description</u>	<u>Parcel Number</u>	<u>Statutory Value at June 30, 2019</u>	<u>Status on compliance with 33334.16</u>
8/11/1994	Housing Duplex	APN#0601-161-120000	\$ 5,000	In Compliance
8/11/1994	Housing Duplex	APN#0601-161-280000	5,000	In Compliance
8/11/1994	Housing Duplex	APN#0601-161-270000	5,000	In Compliance
8/11/1994	Housing Duplex	APN#0601-193-210000	5,000	In Compliance
8/11/1994	Housing Duplex	APN#0601-193-200000	5,000	In Compliance
Total Interests in real property			<u>\$ 25,000</u>	

As of June 30, 2019, the Housing Successor Fund did not hold any property acquired after February 1, 2012.

- 9) A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.

As of June 30, 2019; there were no outstanding obligations pursuant to Section 33413 that remained to be transferred to the Housing Successor Fund on February 1, 2012.

- 10) The information required by subparagraph (B) of paragraph (3) of subdivision (a).

As of June 30, 2019, the Housing Successor Fund complied with the extremely low income requirements for the period from January 1, 2014 to June 30, 2019.

- 11) 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.

As of June 30, 2019, the Housing Successor Fund had 88% (eighty-eight percent) 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.

- 12) The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor's plan for eliminating the excess surplus.**

The Housing Successor Fund did not have any excess surplus as of June 30, 2019 or at any point during the fiscal year. See Attachment A.

- 13) An inventory of homeownership units assisted by former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following information:**

- a. The number of units.**

The Housing Successor Fund assisted 10 homeownership units by former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.

- b. In the first report pursuant to this subdivision, the number of unit lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses.**

The Housing Successor Fund had no units lost to the portfolio after February 1, 2012, as of June 30, 2019.

- c. Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund.**

The Housing Successor Fund did not receive any funds in return as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund for the year ended June 30, 2019.

- d. Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.**

The Housing Successor Fund has contracted Morongo Basin Unity Home, Inc. for the management of the units.

**Housing Successor Fund of the Town of Yucca Valley
Excess Surplus Calculation**

	Low & Moderate Income Housing Funds - All Project Areas	
Opening fund balance (deficit) - July 1, 2019		\$ (116,431)
Less Unavailable Amounts:		-
Available Low & Mod Funds		(116,431)
Limitation (Greater of \$1,000,000 or four years of deposits)		
Amounts Deposited for last four years-fiscal years ended:		
June 30, 2019	\$ 10,833	
June 30, 2018	6,196	
June 30, 2017	3,018	
June 30, 2016	1,784	
Total Amounts Deposited for Last 4 Years		21,831
Base Limitation		1,000,000
Greater Amount		1,000,000
Computed Excess Surplus		\$ -