

Regular Meeting Agenda May 8, 2013

Board Members

Mr. Ed Garcia, Chair
*Orange County Board of
Supervisors Representative*

Mr. James Harman, Vice Chair
*Orange County Board of
Supervisors Representative*

Mr. Craig Green
*City of Placentia Mayor's
Representative*

Mr. Troy Butzlaff, ICMA-CM
*Former Redevelopment Agency
of the City of Placentia
Employee's Representative*

Ms. Jayne Christakos
*County Superintendent of
Education Representative*

Mr. Al Shkoler
*Placentia Library District
Representative*

Mr. Rodrigo Garcia
*Chancellor of the California
Community College
Representative*

Staff

Ken Domer
Executive Director

Tania Moreno
Clerk of the Board

**City of Placentia
C/O Oversight Board
401 E Chapman Avenue
Placentia, CA 92870**

**Phone: (714) 993-8117
Fax: (714) 961-0283
Website: www.placentia.org**

Oversight Board of the Successor Agency to the Redevelopment Agency of the City Of Placentia

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Procedures for Addressing the Board Members

Any person who wishes to speak regarding an item on the agenda or on a subject within the Oversight Board's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Clerk of the Board BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Clerk of the Board BEFORE the item is called.

PLEASE SILENCE ALL PAGERS, CELL PHONES, AND OTHER ELECTRONIC EQUIPMENT WHILE BOARD MEMBERS ARE IN SESSION.

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In compliance with California Government Code § 54957.5, any writings or documents provided to a majority of the Oversight Board regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the Clerk of the Board's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

**OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF PLACENTIA
REGULAR MEETING AGENDA
May 8, 2013
4:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL: Chair Ed Garcia
Vice Chair Harman
Board Member Butzlaff
Board Member Rodrigo Garcia
Board Member Green
Board Member Shkoler
Board Member Christakos

PLEDGE OF ALLEGIANCE: Board Member Rodrigo Garcia

ORAL COMMUNICATIONS:

At this time, the public may address the Oversight Board concerning any agenda item or on matters within the jurisdiction of the Oversight Board.

1. PRESENTATIONS/ADMINISTRATIVE REPORTS

a. Executive Director's Report

2. CONSENT CALENDAR:

a. **Minutes**

Recommended Action: It is recommended that the Oversight Board:

1) Approve the minutes of the April 10, 2013 Oversight Board Meeting

3. OLD BUSINESS: None

4. NEW BUSINESS: None

5. PUBLIC HEARING None

a. **Adoption of a Resolution Directing the Successor Agency to the Redevelopment Agency of the City of Placentia to Transfer Housing Assets to the City of Placentia as the Housing Successor Agency**

Recommended Action: It is recommended that the Oversight Board:

1) Open the Public Hearing, take testimony, and close the Public Hearing

2) Adopt Resolution OB-2013-09, A Resolution of the Oversight Board to the Successor Agency of the Redevelopment Agency of the City of Placentia, California, directing the Successor Agency to transfer remaining housing assets as defined by California Health and Safety Code § 34176 (e) to the City of Placentia as the housing successor agency

BOARD MEMBERS COMMENTS AND REQUESTS:

Board Members may make requests or ask questions of Staff. If a Board Member would like formal action on any item, it will be placed on a future Board Agenda.

ADJOURNMENT:

The Oversight Board will adjourn to June 12, 2013 at 4:00 p.m.

CERTIFICATION OF POSTING

I, Tania Moreno, Clerk of the Board, hereby certify that the Agenda for the May 8, 2013 meeting of the Oversight Board was posted on Thursday, May 2, 2013.

Tania Moreno, Clerk of the Board

**OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF PLACENTIA
REGULAR MEETING MINUTES**

April 10, 2013

**4:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER: Chair Ed Garcia called the meeting to order at 4:06 p.m.

ROLL CALL:

PRESENT: Board Member Christakos, Green, Shkoler, Harman, Ed Garcia
ABSENT: Board Member Butzlaff

Board Member Rod Garcia arrived at 4:12 p.m.

PLEDGE OF ALLEGIANCE: Board Member Green

ORAL COMMUNICATIONS: None

1. PRESENTATIONS/ADMINISTRATIVE REPORTS

- a. Introduction of Board Member and Administration of Oath of Office

Executive Director Domer introduced Board Member Christakos.

Executive Director Domer administered the Oath of Office to Board Member Christakos.

- b. Executive Director's Report
- a. Due Diligence Review Update
 - b. Prior Board Action Update
 - c. Refunding Update

Executive Director Domer provided a brief review of prior Oversight Board actions. He noted that the State Department of Finance notified disagrees with the external audit report submitted by the Successor Agency. He noted that the Successor Agency is unsure of what the State would be asking for next and that this is a time consuming process.

Discussion ensued between the Board and Staff. They discussed the administrative cost allocation process, recognized obligation schedule items, and tenant's relocation costs.

Vice Chair Harman noted that the settlement agreement was part of the Recognized Obligation Payment Schedule. He spoke in support of assisting the Successor Agency.

Board Member Green inquired about the purchase of the packinghouse.

Executive Director Domer responded that the packinghouse was purchased by the City and the Redevelopment Agency.

Chair Green thanked Staff for their work.

2. CONSENT CALENDAR:

- a. **Minutes**

Recommended Action: It is recommended that the Oversight Board:

- 1) Approve the minutes of the February 20, 2013 Oversight Board Meeting

(5 – 1 – 1, Board Member Butzlaff absent and Board Member Christakos abstained)

A motion was made by Board Member Shkoler, seconded by Vice Chair Harman, and carried (5 – 1 – 1) to approve the minutes of the February 20, 2013 Oversight Board Meeting.

3. OLD BUSINESS: None

4. NEW BUSINESS:

- a. **Adoption of a Resolution Directing the Successor Agency to the Redevelopment Agency of the City of Placentia to Undertake Proceedings for the Refunding of the 2002 Tax Allocation Bonds as Allowed Under Assembly Bill 1484**

Recommended Action: It is recommended that the Oversight Board:

- 1) Adopt Resolution OB-2013-06, A Resolution of the Oversight Board to the Successor Agency of the Redevelopment Agency of the City of Placentia, California, directing the Successor Agency to the Redevelopment Agency of the City of Placentia to undertake proceedings for the refunding of the 2002 Tax Allocation Bonds (Series A and B)

(6 – 0 – 1, Board Member Butzlaff absent)

Executive Director Domer noted that at the last meeting the Oversight Board directed the Successor Agency to refund the 2009 Tax Allocation Bonds. He noted that by combining, the 2002 and 2009 bonds there are savings and the redevelopment agency would be shut down faster. He noted that there is no validation required for these bonds and that the rates fluctuate.

Vice Chair Harman inquired if they were capital appreciation bonds.

Executive Director Domer responded that the bonds would not be capital appreciation bonds.

A motion was made by Vice Chair Harman, seconded by Board Member Shkoler, and carried (6 – 0 – 1) to adopt Resolution OB-2013-06, A Resolution of the Oversight Board to the Successor Agency of the Redevelopment Agency of the City of Placentia, California, directing the Successor Agency to the Redevelopment Agency of the City of Placentia to undertake proceedings for the refunding of the 2002 Tax Allocation Bonds (Series A and B).

- b. **Re-Consideration and Approval of Successor Agency Action Approving Relocation Settlement Agreement with Reliable Contents Restoration Services, Inc. Related to Former Agency Funding of Property Purchase**

Recommended Action: It is recommended that the Oversight Board:

- 1) Adopt Resolution OB-2013-07, A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Placentia, California approving the Successor Agency's approval of an all-inclusive settlement agreement as part of mandatory relocation costs related to the former agency's funding of the property purchase at 207 & 209 W. Crowther Avenue

(6 – 0 – 1, Board Member Butzlaff absent)

Executive Director Domer noted that the Oversight Board approved a settlement agreement with former tenant Reliable Content. He noted that the State did not deny the item, but did return it for reconsideration. He noted that the resolution presented has been revised and if approved it would be sent to the State.

Vice Chair Harman noted that the intent of the resolution is to remind the State that it was a lawful purchase and it was consistent with the eminent domain law. He added that the cost of relocation was part of the acquisition costs.

A motion was made by Vice Chair Harman, seconded by Board Member Shkoler, and carried (6 – 0 – 1) to adopt Resolution OB-2013-07, A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Placentia, California approving the Successor Agency's approval of an all-inclusive settlement agreement as part of mandatory relocation costs related to the former agency's funding of the property purchase at 207 & 209 W. Crowther Avenue; and to include Vice Chair Harman's comments.

5. PUBLIC HEARING None

BOARD MEMBERS COMMENTS AND REQUESTS:

Board Member Green thanked the Executive Director for all his work.

A motion was made by Board Member Shkoler, seconded by Board Member Green, and carried (6 – 0 – 1) to adjourn the Oversight Board meeting.

ADJOURNMENT:

The Oversight Board adjourned to May 8, 2013 at 4:00 p.m.

ED GARCIA, AGENCY CHAIRPERSON

ATTEST:

TANIA A. MORENO, CLERK OF THE BOARD

Oversight Board

of the Successor Agency of the Redevelopment Agency of the City of Placentia

AGENDA REPORT

TO: BOARD MEMBERS

FROM: EXECUTIVE DIRECTOR

DATE: MAY 8, 2013

SUBJECT: **ADOPTION OF A RESOLUTION DIRECTING THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PLACENTIA TO TRANSFER HOUSING ASSETS TO THE CITY OF PLACENTIA AS THE HOUSING SUCCESSOR AGENCY**

FISCAL

IMPACT: None

SUMMARY:

Per California Health and Safety Code (HSC) § 34181 (c) the Oversight Board is required to direct the Successor Agency to transfer assets per HSC § 34176. That section defines housing assets to include any real property, interest in, or restriction on the use of property, any loan or grant receivable funded from the Low and Moderate Income Housing Fund, and any funds derived from rents or operation of properties acquired for low- and moderate-income housing purposes by other parties that were financed with any source of funds, among many other defined assets. This action holds a Public Hearing and adopts a resolution directing the Successor Agency to transfer remaining or newly identified housing assets to the City as the housing successor agency.

RECOMMENDATION:

It is recommended that the Oversight Board take the following actions:

- 1) Open the Public Hearing, take testimony, close the Public Hearing;
- 2) Adopt Resolution OB-2013-___, A Resolution of the Oversight Board to the Successor Agency of the Redevelopment Agency of the City of Placentia, California, directing the Successor Agency to transfer remaining housing assets as defined by California Health and Safety Code § 34176 (e) to the City of Placentia as the housing successor agency.

DISCUSSION:

California HSC § 34181 (c) states that the Oversight Board is required to direct the Successor Agency to transfer assets per HSC § 34176. Pursuant to HSC §34176 (a) (2), the entity assuming the housing functions of the former redevelopment agency (in this case, the City as the housing successor agency) was required to submit to the Department of Finance a list of all housing assets by August 1, 2012. The list must adequately detail how the housing asset meets the criteria specified in HSC Section 34176 (e) and must also include all assets transferred

between February 1, 2012 and the date upon which the list is created. This list was completed and transmitted as required; however, since that time it has become apparent that some housing assets as defined were not included on the original list and therefore need to be added. There is no prohibition against amending a housing asset transfer form and in discussions with other Successor Agencies, the Department of Finance (DOF) has accepted amended lists subsequent to the February 1, 2012 date.

As the Oversight Board is aware, through submittals of various Oversight Board and Successor Agency actions to DOF, specifically the Low and Moderate Income Housing Fund Due Diligence Review (LMIHF DDR), certain actions that the former agency and the Successor Agency took were challenged by DOF. In review of these actions, it has been determined that through oversight or actions which were thought to be outside of the need for DOF review, certain assets which are rightfully under the housing successor agency have been determined to be not accepted by DOF at this time. A remedy to this situation is to add the assets to the Housing Asset Transfer form, submit the form to DOF, and proceed from that point.

On January 17, 2012, the City Council adopted Resolution R-2012-04 electing to serve as the housing successor agency for the assets of belonging to the Low and Moderate Income Housing Fund (LMIHF). Essentially, with exception as defined by law, the cash assets of the former LMIHF were swept up by the State as of January 31, 2012 and starting February 1, 2012 only specific assets, such as rents and other proceeds generated by housing assets retained by the City as the housing successor agency were able to be retained by the City as the housing successor agency under a new Low and Moderate Income Housing Fund. As such, the former Low and Moderate Income Housing Fund designated within the City's financial systems as account number 34XXXX ceased and a new Low and Moderate Income Housing Fund designated as account number 53XXXX was created. However, due to direction from the City's external auditor at the time, since the Fiscal Year end audit was still on-going, the actual change in account numbers did not occur until Fiscal Year 2012 year end at June 30, 2012. The re-classification of items from 34XXXX to 53XXXX which occurred on June 30, 2012 has led to some of the confusion as to what is an actual asset of the housing successor agency and that of the former fund. The action considered through this Resolution is hoped to clarify this issue.

The following assets are proposed to be transferred to the City as the housing successor agency:

913 Bradford (residential property) This sale of this property was determined by DOF to not be an enforceable obligation based on disagreements as to what is the effective date of the transfer of the property to a non-profit homeless provider. DOF therefore denied the transfer of the property. Regardless of this action, the property was purchased through the LMIHF. Had the Agency on May 4, 2010 not started the process to sell the property and it retained ownership of the property, the property should have been transferred as of February 1, 2012 to the City as the successor housing agency. After that date, the City as the housing successor agency could have disposed of it in the same manner but without the approval needed by DOF. Because Staff considered the May 4, 2010 date to be the date of transfer (or start of the process) and this occurred prior to June 27, 2011, the property was not added to the Housing Asset Transfer form. As DOF has clearly indicated this is a LMIHF asset, the property must now be added to the Housing Asset Transfer form. This action will complete the action and transfer the property

located at 913 Bradford from the Successor Agency to the City of Placentia acting as the housing successor agency.

Loan Agreement – Raymond Ussef. This is an owner participation agreement the former agency made in 2001 with a property owner to develop land that provided affordable housing opportunities. The agreement is that the owner remit a monthly amount of \$416.67 to the former agency, now the City, as the housing successor agency. When the Housing Asset Transfer form was compiled this information was not included due to the age of the loan and the information was not in the working files. At this time the liability for the owner participation agreement is to be added so it is rightfully a liability of the City as the housing successor agency.

Residual Rent – Packing House Purchase. When the former agency funded the City purchase of the packing house properties for future parking related to the Placentia Metrolink Station, 30% of the purchase price was funded by the LMIHF. At the time, the thought was the site would be developed initially as parking and ultimately as a mixed-use project that provided parking for the Metrolink Station and affordable workforce housing to complement the transit-oriented development. Therefore, 30% of the rent would be remitted to the LMIHF. The residual rent from tenants at the former packing house property fluctuates due to actual occupancy and during the months of March through June 2012 the amounts were fully credited to the LMIHF. As an asset of the City as the housing successor agency, this amount should remain with the LMIHF post February 1, 2012 as detailed in the “Account Re-Classification from prior 34XXXX to 53XXXX Account” as attached as Exhibit A.

Amended Housing Asset Transfer Form

An amended Housing Asset Transfer form is attached as Exhibit B. This document will be transmitted to the Department of Finance after action by the Successor Agency transferring the assets and the City of Placentia as the housing successor agency accepting the assets.

FISCAL IMPACT:

Not applicable

Submitted by:

Electronic Version - Signed Original on File with Clerk

Kenneth A. Domer
Executive Director

Attachments:

- Exhibit A - “Account Re-Classification from prior 34XXXX to 53XXXX Account”
- Exhibit B – Amended Housing Asset Transfer form
- Resolution OB-2013-____

Exhibit A
 "Account Re-Classification from prior 34XXXX to 53XXXX Account"

Detail of LMIHF Account Re-Classification from prior 34XXXX to new 53XXXX account

Date	Amount	Description	Notes	Available for distribution	Retained
2/9/2012	(1,091.20)	Arczynski January Legal Services	Expenditure for legal. Identified on ROPS I as LMIHF source of funds		\$ (1,091.20)
2/15/2012	1,250.01	Ussef Loan Repayment (Jan - March 2012)	Ussef LMIHF rehab loan. Monthly \$416.67. One month prior 2/1/12 *	\$ 416.67	\$ 833.34
2/21/2012	300.00	His House Rent Feb 2012	HIS House rent 336 Santa Fe Avenue lease (on Housing Asset Transfer)		\$ 300.00
3/15/2012	(501.60)	Arczynski February Legal Services	Expenditure for legal. Identified on ROPS I as LMIHF source of funds		\$ (501.60)
3/15/2012	(1,798.00)	A-1 Fence Company	Security fence for LMIHF properties, identified on ROPS I Item 20		\$ (1,798.00)
3/20/2012	300.00	His House Rent March 2012	HIS House rent 336 Santa Fe Avenue lease (on Housing Asset Transfer)		\$ 300.00
3/27/2012	11,733.93	207-211 W. Crowther Rent March	Rent from Packing House Properties due to 30% LMIHF for purchase *		\$ 11,733.93
3/27/2012	675.00	229 Alta Rent March	LMIH rent through Consenys Prop Management (on Housing Asset Transfer)		\$ 675.00
4/4/2012	6,016.43	BofA Settlement 2002 Series A Debt	Settlement Revenue RE: class action lawsuit 2002 Bonds (received post 2/1/12)	\$ 6,016.43	\$ -
4/16/2012	300.00	His House Rent April 2012	HIS House rent 336 Santa Fe Avenue lease (on Housing Asset Transfer)		\$ 300.00
4/17/2012	(2,900.00)	US Bank Trustee Fees 2002 Series A	Trustee Fees for 2002 Series A housing bonds on ROPS I Item 21 as LMIHF source		\$ (2,900.00)
4/23/2012	2,500.02	Ussef Loan Repayment (Nov 2010 - April 2011)	Ussef LMIHF rehab loan. Monthly \$416.67. Make up payments. Prior 2/1/12 *	\$ 2,500.02	
4/30/2012	11,001.92	207-211 W. Crowther Rent April	Rent from Packing House Properties due to 30% LMIHF for purchase *		\$ 11,001.92
4/30/2012	675.00	229 Alta Rent April	LMIH rent through Consenys Prop Management (on Housing Asset Transfer)		\$ 675.00
5/1/2012	(1,000.00)	Willdan Financial 2002 Series A	Arbitrage rebate services payment - share for housing bonds		\$ (1,000.00)
5/9/2012	102,588.94	Sale of 913 Bradford	Revenue from sale of 913 Bradford to LMIHF *		\$ 102,588.94
5/22/2012	300.00	His House Rent May 2012	HIS House rent 336 Santa Fe Avenue lease (on Housing Asset Transfer)		\$ 300.00
5/29/2012	13,217.29	207-211 W. Crowther Rent May	Rent from Packing House Properties due to 30% LMIHF for purchase *		\$ 13,217.29
5/29/2012	675.00	229 Alta Rent May	LMIH rent through Consenys Prop Management (on Housing Asset Transfer)		\$ 675.00
6/4/2012	833.34	Ussef Loan Repayment (June & July 2012)	Ussef LMIHF rehab loan. Monthly \$416.67. *		\$ 833.34
6/19/2012	300.00	His House Rent June 2012	HIS House rent 336 Santa Fe Avenue lease (on Housing Asset Transfer)		\$ 300.00
6/25/2012	9,545.48	207-211 W. Crowther Rent June	Rent from Packing House Properties due to 30% LMIHF for purchase *		\$ 9,545.48
6/25/2012	675.00	229 Alta Rent June	LMIH rent through Consenys Prop Management (on Housing Asset Transfer)		\$ 675.00
	<u>155,596.56</u>		* Denotes to be added to Housing Asset Transfer form	\$ 8,933.12	\$ 146,663.44

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

Former Redevelopment Agency: Redevelopment Agency of the City of Placentia

Successor Agency to the Former Redevelopment Agency: City of Placentia

Entity Assuming the Housing Functions of the former Redevelopment Agency: City of Placentia

Entity Assuming the Housing Functions Contact Name: Ken Domer Title Assistant City Administrator Phone (714) 993-8242 E-Mail Address kdomer@placentia.org

Entity Assuming the Housing Functions Contact Name: _____ Title _____ Phone _____ E-Mail Address _____

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	X
Exhibit C - Low-Mod Encumbrances	
Exhibit D - Loans/Grants Receivables	X
Exhibit E - Rents/Operations	
Exhibit F- Rents	X
Exhibit G - Deferrals	

Prepared By: **Ken Domer**

Date Prepared: **7/30/2012 (Original)** **(Amended 5/1/2013)**

City of Placentia
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	Single Family Housing	339-061-10 (229 Alta)	\$425,000	6,490	6,490	yes	CRL	2/1/2012	all	N/A	N/A	9/6/2005	Fee owner
2	Vacant SFR Property	339-391-14 (314 Baker)	\$460,000	6,360	6,360	yes	CRL	2/1/2012	all	N/A	N/A	5/11/2006	Fee owner
3	Vacant SFR Property	339-392-19 (323 Baker)	\$415,000	6,500	6,500	yes	CRL	2/1/2012	all	N/A	N/A	5/16/2006	Fee owner
4	Single Family Housing	339-392-05 (336 Santa Fe)	\$161,760	2,500	2,500	yes	CRL	2/1/2012	all	N/A	N/A	2/27/2009	Fee owner
5	Vacant SFR Property	346-181-35 (1617 Oak)	see # 7	2,016	2,016	yes	CRL	2/1/2012	all	N/A	N/A	3/16/2010	Fee owner
6	Vacant SFR Property	346-181-36 (1617 Oak)	see # 7	3,876	3,876	yes	CRL	2/1/2012	all	N/A	N/A	3/16/2010	Fee owner
7	Vacant SFR Property	346-181-05 (1616 Atwood)	\$250,884	2,923	2,923	yes	CRL	2/1/2012	all	N/A	N/A	3/16/2010	Fee owner
8	Vacant SFR Property	346-181-06 (1616 Atwood)	see # 7	1,994	1,994	yes	CRL	2/1/2012	all	N/A	N/A	3/16/2010	Fee owner
9	Vacant SFR Property	346-181-07 (1616 Atwood)	see # 7	1,994	1,994	yes	CRL	2/1/2012	all	N/A	N/A	3/16/2010	Fee owner
10	Vacant SFR Property	346-181-30 (1616 Atwood)	see # 7	2,073	2,073	yes	CRL	2/1/2012	all	N/A	N/A	3/16/2010	Fee owner
11	Vacant SFR Property	339-364-18 (229 Main St)	\$235,459	5,850	5,850	yes	CRL	2/1/2012	all	N/A	N/A	12/15/2009	Fee owner
12	Single Family	339-283-17 (913 Bradford	\$285,000	6,300	6,300	yes	CRL	2/1/2012	all	N/A	N/A	8/22/2001	Fee owner
13	Commercial Property	339-402-05 (209 W. Crowther)	\$1,620,000	19,863	30%	yes	CRL	2/1/2012	\$1,620,000	\$3,780,000	N/A	6/18/2009	Fee owner
14													
15													
16													
17													
18													
19													
20													

Notes: #7 - the properties listed on items 5-10 are adjoining parcels purchased as one property.
 All items - Date of transfer is enactment of AB 26 1x; however, on May 1, 2012 the City and City acting as Successor Housing Agency reaffirmed the transfer.
 #12 and 13- These properties added to the amended Housing Asset Transfer Form dated May, 1, 2013

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.

Exhibit B - Personal Property

City of Placentia
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
1	Files	Various Housing Files	unknown	2/1/2012	n/a	n/a	n/a	n/a
2								
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7								
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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.

Exhibit D - Loans/Grants Receivables

City of Placentia
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan	25,000	9/11/1992	Boldman, Alan	FTHB	Yes	9/11/2022	0%	25,000
2	Loan	25,000	5/29/1997	Cooper, Larry & Barbie	FTHB	Yes	5/29/2027	0%	25,000
3	Loan	25,000	7/17/1992	Garcia, Paul & Sonia	FTHB	Yes	7/17/2027	0%	25,000
4	Loan	17,925	8/14/1992	Grodeman, Martha	FTHB	Yes	8/14/2022	0%	17,925
5	Loan	25,000	4/22/1997	Kelly, Rhonda &	FTHB	Yes	4/22/2027	0%	25,000
6	Loan	25,000	11/20/1992	Linden, Dionne	FTHB	Yes	11/20/2022	0%	25,000
7	Loan	18,750	7/24/2001	Lopez, E.	FTHB	Yes	7/24/2031	0%	18,750
8	Loan	18,700	4/15/1997	Miller, Mark & Debbie	FTHB	Yes	4/15/2027	0%	18,700
9	Loan	25,000	8/28/1992	Romero, Robert	FTHB	Yes	8/28/2022	0%	25,000
10	Loan	21,000	9/25/1992	Stratton, Lourene	FTHB	Yes	9/25/2022	0%	21,000
11	Loan	25,000	2/11/1994	Vasquez, Teresa	FTHB	Yes	2/11/2024	0%	25,000
12	Loan	17,250	6/29/2001	Walker, D.	FTHB	Yes	6/29/2031	0%	17,250
13	Loan	45,000	11/14/1995	OCCHC	Rehab	Yes	11/14/2051	0%	42,000
14	Loan	150,000	1/5/2001	Raymond Ussef	Rehab	Yes	1/5/2031	0%	
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FTHB= First Time Homebuyer program

OCCHC = Orange County Community Housing Corporation

Notes: Item 14, loan for Raymond Ussef was added to the Amended Housing Asset Transfer Loan on May 1, 2013

City of Placentia
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which the 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 is associated with (if applicable)
1	rent	single family res	City	Consensys PM	City	LMIHF	Yes	CRL	1
2	rent	single family res	City	City	City	LMIHF	Yes	CRL	4
3	rent	commercial	City	Consensys PM	City	LMIHF	Yes	CRL	13
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Consensys PM = Consensys Property Management

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.