

**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 County of Alameda

Successor Agency to the Former Redevelopment Agency: County of Alameda acting in its capacity as the Succesor Agency of the Redevelopment Agency of the County of Alameda

Entity Assuming the Housing Functions of the former Redevelopment Agency: County of Alameda Housing Successor Agency

Entity Assuming the Housing Functions Contact Name: Marita Hawryluk Title Assistant Director Phone 510-670-6112 E-Mail Address marita.hawryluk@acgov.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
- Exhibit B- Personal Property
- Exhibit C - Low-Mod Encumbrances
- Exhibit D - Loans/Grants Receivables
- Exhibit E - Rents/Operations
- Exhibit F- Rents
- Exhibit G - Deferrals

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X

Prepared By: **Marita Hawryluk**

Date Prepared: **7/30/2012**

County of Alameda
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)
Housing Successor Owned Real Property (Section 34176(e)(1)), see footnot c/ & d/

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset e/	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	Resale Restriction on Single Family Home	Occupancy, resale, and Refinancing Restriction Agreement with Option to Purchase at Restricted Price	see note e/ below	1,539	1,539	Y	CRL	2/1/2012	\$60,000	n/a	n/a	July 2003	Option & Deed of Trust
2	Resale Restriction on Single Family Home	Occupancy, resale, and Refinancing Restriction Agreement with Option to Purchase at Restricted Price	see note e/ below	1,377	1,377	Y	CRL	2/1/2012	\$60,000	n/a	n/a	July 2003	Option & Deed of Trust
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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.

c/ Deeds of trust associated with Housing Assets listed on Exhibit D or Exhibit E are not separately listed in this Exhibit A; but are considered interest in real property of the Housing Successor incorporated herein by this reference.

d/ Affordability covenants associated with Housing Assets listed on Exhibit D or Exhibit E are not separately listed in this Exhibit A; but are considered interest in real property of the Housing Successor incorporated herein by this reference.

e/ No remaining balance on loan. These assets are currently only resale restrictions on deed of trust with option to purchase.

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

Housing Successor Owned Personal Property (Section 34176(e)(1))

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.

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

Encumbered Housing Funds for Enforceable Obligations (Section 34176(e)(2)) AND Excess Housing Bond Proceeds

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 Housing	March 8, 2011	Resources for Community Development	\$ 12,699,859.46	Y	CRL	Resources for Community Development	\$12,699,859.46	N/A	N/A	construction date not yet identified
2	Low / Mod Housing	March 8, 2011	Mercy Housing California	\$ 14,467,239.00	Y	CRL	Property not yet under contract	\$14,467,239.00	N/A	N/A	construction date not yet identified
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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.

c/ Asset constitutes excess housing bond proceeds which will be encumbered pursuant to the procedures in Health and Safety Code Section 34176(g).

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

Assets generated from Housing Fund Expenditures on Property Owned by Third Parties (Section 34176(e)(3)) see footnote c/

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* a/
1	Loan	\$1,300,000	1/27/2009	Eden Housing, Inc.- Ashland Vlg	Multi Family Rehab/Acquisition	Y	1/27/2068	3.00	\$1,300,000
2	Loan	\$545,484	12/1/2006	Mercy Housing California -	New Construction	Y	12/1/2065	3.00	\$545,484
3	Loan	\$310,190	3/7/1997	Eden Housing, Inc. - Bermuda	Multi Family Rehab	Y	3/7/2056	2.00	\$310,190
4	Loan	\$3,889,986.54	3/8/2011	Resources for Community Development	Multi Family New Construction	Y	b/	3.00	\$3,889,986.54
5	Loan	\$60,000	8/13/2003	HO, NHAN V & NGUYEN VIEN	1st Time Home Buyer Loan	Y	8/13/2048	0.00	\$60,000
6	Loan	\$60,000	8/18/2003	LEON, ISABEL C.	1st Time Home Buyer Loan	Y	8/18/2048	0.00	\$60,000
7	Loan	\$60,000	3/26/2004	TO, CAM M	1st Time Home Buyer Loan	Y	3/26/2048	0.00	\$60,000
8	Loan	\$60,000	8/11/2003	MANALO, WILLIE S.	1st Time Home Buyer Loan	Y	8/11/2048	0.00	\$60,000
9	Loan	\$34,890	10/7/2002	WATROUS, BESSIE & HARRY	Single Family Rehab	Y	10/7/2019	5.00	\$34,890
10	Loan	\$23,625	2/24/2003	HILL, RAMONA	Single Family Rehab	Y	2/24/2020	5.00	\$23,625
11	Loan	\$35,000	4/14/2004	EFFERSON, DAVID	Single Family Rehab	Y	4/14/2021	5.00	\$34,913
12	Loan	\$35,000	12/2/2004	GINN, VIOLET	Single Family Rehab	Y	12/2/2021	3.00	\$34,930
13	Loan	\$35,000	3/2/2005	MANAUSA, ANNABEL	Single Family Rehab	Y	3/2/2022	3.00	\$35,000
14	Loan	\$7,000	3/31/2005	TORRES, JERRY	Single Family Rehab	Y	3/31/2022	3.00	\$4,425
15	Loan	\$30,700	6/15/2005	SWAN, MALVIN & BARBARA	Single Family Rehab	Y	6/15/2022	3.00	\$30,195
16	Loan	\$35,000	6/23/2005	CHAN, BRUCE & RUBY	Single Family Rehab	Y	6/23/2022	3.00	\$34,471
17	Loan	\$25,334	9/28/2005	SHANAHAN, STEPHEN	Single Family Rehab	Y	9/28/2022	3.00	\$24,304
18	Loan	\$33,000	3/7/2006	DAVIS, LINDA	Single Family Rehab	Y	3/7/2023	3.00	\$32,905
19	Loan	\$30,000	4/27/2006	McGrath, Thalia	Single Family Rehab	Y	4/27/2023	3.00	\$29,653
20	Loan	\$32,100	10/5/2006	HERMOSA, DONALD & JILL	Single Family Rehab	Y	10/5/2023	3.00	\$29,764
21	Loan	\$35,000	11/29/2006	HOLLOWAY, EDNA,Trust	Single Family Rehab	Y	11/29/2023	3.00	\$12,235
22	Loan	\$29,000	1/24/2007	HALL, NORMAN & MACY	Single Family Rehab	Y	1/24/2024	3.00	\$26,419
23	Loan	\$35,000	3/1/2007	PIMENTEL, WILFRED,TR	Single Family Rehab	Y	3/1/2024	3.00	\$19,321
24	Loan	\$10,000	3/7/2007	BROWN, RUBY	Single Family Rehab	Y	3/7/2024	3.00	\$5,163
25	Loan	\$47,000	4/24/2007	COPPIN, ARTHUR A & MARY TRS	Single Family Rehab	Y	4/24/2024	3.00	\$47,000
26	Loan	\$60,000	10/10/2007	BRYANT, GERALDINE	Single Family Rehab	Y	10/10/2024	3.00	\$59,844
27	Loan	\$54,000	10/18/2007	CHARLES, CAROL	Single Family Rehab	Y	10/18/2024	3.00	\$54,000
28	Loan	\$55,000	10/24/2007	TATOFI, VAIKAUAKI C	Single Family Rehab	Y	10/24/2024	3.00	\$54,805
29	Loan	\$60,000	10/29/2007	CHAVEZ, RONALD	Single Family Rehab	Y	10/29/2024	3.00	\$60,000
30	Loan	\$41,706	4/8/2008	SERPA, HILDA	Single Family Rehab	Y	4/8/2025	3.00	\$41,706
31	Loan	\$35,000	6/10/2008	CASSTEVENS, OLEN & JANICE	Single Family Rehab	Y	6/10/2025	3.00	\$35,000
32	Loan	\$46,055	8/29/2008	RIVERA, YVONNE J.-LIVING TR	Single Family Rehab	Y	8/29/2025	3.00	\$41,014
33	Loan	\$60,000	11/6/2008	FARRELL, JOSE P	Single Family Rehab	Y	11/6/2025	3.00	\$59,708
34	Loan	\$35,000	12/5/2008	GARCIA, JOSE & MARIA	Single Family Rehab	Y	12/5/2025	3.00	\$29,064

35	Loan		\$35,000	12/10/2008	LAI, DANNY-LIVING TRUST	Single Family Rehab	Y		12/10/2025	3.00	\$29,424
36	Loan		\$20,000	12/17/2008	CASSTEVENS, OLEN W & JANICE	Single Family Rehab	Y		12/17/2025	3.00	\$17,088
37	Loan		\$30,000	1/16/2009	ELLIOT, RUTH	Single Family Rehab	Y		1/16/2026	3.00	\$29,973
38	Loan		\$30,000	4/21/2009	HILL, ROBERT & MARY	Single Family Rehab	Y		4/21/2026	3.00	\$29,783
39	Loan		\$25,000	8/26/2009	EFFERSON, DAVID	Single Family Rehab	Y		8/26/2026	3.00	\$24,834
40	Loan		\$50,200	11/17/2009	MORALES, WILFREDO	Single Family Rehab	Y		11/17/2026	3.00	\$50,200
41	Loan		\$45,000	11/24/2009	HURTADO, CATHY-living trust	Single Family Rehab	Y		11/24/2026	3.00	\$43,033
42	Loan		\$15,000	11/9/2010	CORDERO, REBECCA S	Single Family Rehab	Y		11/9/2027	3.00	\$14,874
43	Loan		\$40,950	12/29/2010	KELLENBERG, CHARLENE	Single Family Rehab	Y		12/29/2027	3.00	\$28,492
44	Loan		\$25,000	3/11/2011	MATTOVICH, FRANCES N.-LIVING TR	Single Family Rehab	Y		3/11/2028	3.00	\$25,000
45	Loan		\$12,000	3/18/2011	IZAGUIRRE, LUIS	Single Family Rehab	Y		3/18/2028	3.00	\$12,000
46	Loan		\$42,592	3/31/2011	ABECKETT, E W & EIKO	Single Family Rehab	Y		3/31/2028	3.00	\$40,703
47	Loan		\$21,145	6/8/2011	TOWLES, CINDY A.	Single Family Rehab	Y		6/8/2028	3.00	\$21,145
48	Loan		\$60,000	6/9/2011	WATSON, LYNDA K.	Single Family Rehab	Y		6/9/2028	3.00	\$60,000
49	Loan		\$56,470	6/10/2011	JARRETT, KATHERINE B.	Single Family Rehab	Y		6/10/2028	3.00	\$56,470
50	Loan		\$35,000	6/10/2011	POH, BOON K	Single Family Rehab	Y		6/10/2028	3.00	\$35,000
51	Loan		\$10,000	12/16/2011	POH, BOON K	Single Family Rehab	Y		12/16/2028	3.00	\$10,000

a/ Principal balance only.

b/ Loan due date commences when construction is completed. Construction has not yet started. The remaining encumbered loan balance not yet funded, is listed on Exhibit C, Item #1.

c/ All Housing Assets listed in Exhibit C are incorporated herin by reference.

County of Alameda

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

Assets generated from Non-Housing Fund Expenditures on Property Owned by Third Parties (Section 34176(e)(4)) see Footnote /d and /e

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)
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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.

d/ All Housing Assets listed in Exhibit D also meet the definition under 34176(e)(3); but are listed in Exhibit D and not repeated herein.

e/ Includes any deed of trust and affordability covenants associated with Housing Assets listed in this Exhibit E; incorporated herein by this reference.

County of Alameda

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

Income derived from Real Property Owned by Housing Successor (Section 34176(e)(5))

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)
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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.

County of Alameda

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

Loans or Deferrals owing to the LMIHF (Section 34176(e)(6))

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
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