

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

Former Redevelopment Agency: Azusa Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: City of Azusa

Entity Assuming the Housing Functions of the former Redevelopment Agency: Housing Authority of the County of Los Angeles (HACoLA)
HACoLA reserves its rights to contest in the future which entity, City or HACoLA, must assume these housing functions.

Entity Assuming the Housing Functions Contact Name: Daniel Rofoli Title Consultant Phone 626-586-1823 E-Mail Address Drofoli@lacdc.org

Entity Assuming the Housing Functions Contact Name: Matthew Lust Title Project Manager Phone 626-586-1809 E-Mail Address Matthew.Lust@lacdc.org

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

X
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Prepared By: **City of Azusa**

Date Prepared: **8/1/2012 - Amended 3/18/13**

City of Azusa
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	630 N Glenfinnan Ave.	8612-001-911	\$641,453	0	0	No	N/A	TBD	\$641,453	\$0	\$0	2-Apr-09	N/A
2	641 N. Glenfinnan Ave.	8612-001-905	\$661,455	0	0	No	N/A	TBD	\$661,455	\$0	\$0	30-Apr-09	N/A
3	629 N. Glenfinnan Ave.	8612-001-014	\$664,946	0	0	No	N/A	TBD	\$664,946	\$0	\$0	23-Jul-09	N/A
4	633 N. Glenfinnan Ave.	8612-001-915	\$663,558	0	0	No	N/A	TBD	\$663,558	\$0	\$0	1-Dec-09	N/A
5	606 N. Glenfinnan Ave.	8612-001-063	\$661,890	0	0	No	N/A	TBD	\$661,890	\$0	\$0	9-Nov-10	N/A
6	627 N. Cedarglen Dr.	8612-001-066	\$663,340	0	0	No	N/A	TBD	\$663,340	\$0	\$0	6-Oct-09	N/A
7	601 N. Cedarglen Dr.	8612-001-052	\$621,562	0	0	No	N/A	TBD	\$621,562	\$0	\$0	8-Jul-09	N/A
8	628 N. Cedarglen Dr.	8612-001-908	\$661,462	0	0	No	N/A	TBD	\$661,462	\$0	\$0	27-Apr-09	N/A
9	615 N. Cedarglen Dr.	8612-001-064	\$661,438	0	0	No	N/A	TBD	\$661,438	\$0	\$0	30-Apr-09	N/A
10	630 N. Cedarglen Dr.	8612-001-910	\$661,463	0	0	No	N/A	TBD	\$661,463	\$0	\$0	9-Apr-09	N/A
11	627 E. Lime Ave.	8612-001-909	\$661,491	0	0	No	N/A	TBD	\$661,491	\$0	\$0	4-May-09	N/A
12	611 E. Lime Ave.	8612-001-913	\$661,560	0	0	No	N/A	TBD	\$661,560	\$0	\$0	8-Jul-09	N/A
13	645 E. Lime Ave.	8612-001-914	\$551,340	0	0	No	N/A	TBD	\$551,340	\$0	\$0	1-Sep-09	N/A
14	600 E. 6th St.	8612-001-906	\$634,648	0	0	No	N/A	TBD	\$634,648	\$0	\$0	27-Apr-09	N/A
15	610 E. 6th St.	8612-001-912	\$662,070	0	0	No	N/A	TBD	\$662,070	\$0	\$0	30-Jun-09	N/A
16	630 E. 6th St.	8612-001-020	\$655,310	0	0	No	N/A	TBD	\$655,310	\$0	\$0	1-Feb-11	N/A
17	616 N. Cedarglen Dr.	8612-001-032	\$656,463	0	0	No	N/A	TBD	\$656,463	\$0	\$0	16-Apr-09	N/A
18	670 E. 6th St.	8612-001-024	\$627,070	0	0	No	N/A	TBD	\$627,070	\$0	\$0	16-Mar-10	N/A
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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.

Exhibit B - Personal Property

City or County of xxxx
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.

City or County of xxxxx
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
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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.

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	Grant - Azusa Gardens	200,000.00	1/19/1987	County of Los Angeles	Construction of 8th Street	Yes	N/A	N/A	N/A
2	Grant - Azusa Villas Senior Apts.	535,000.00	4/19/1993	American Retirement Villas	Affordable Units	Yes	N/A	N/A	N/A
3	Loan - Villas Senior Apts.	TBD	1/25/2001	TBD	TBD	Yes	TBD	TBD	TBD
4	Loan - Bowden	17,100.00	4/21/1995	Nilo and Carmen Imperial	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	17,100.00
5	Loan - Bowden	16,800.00	7/20/1995	Marilyn Navarra	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	16,800.00
6	Loan - Crestview	TBD	1/1/1985	TBD	TBD	Yes	TBD	TBD	TBD
7	Loan - Foothill Villages	17,000.00	11/16/1995	Charlie Cai and Ruifang Fu	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	17,000.00
8	Loan - Foothill Villages	16,900.00	2/26/1996	Jesus A. <i>Silva</i> and Carmen <i>Silva</i>	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	16,900.00
9	Loan - Foothill Villages	15,450.00	3/5/1996	Lily Y. Ong	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	15,450.00
10	Loan - Foothill Villages	23,175.00	3/27/1996	Shawn M. Millner	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	23,175.00
11	Loan - Foothill Villages	15,750.00	4/24/1996	Catherine S. Sandoval	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	15,750.00
12	Loan - Foothill Villages	22,485.00	4/24/1996	Luis and Flor De Maria Aguilar (<i>Aguirre?</i>)	<i>Silent Second</i>	Yes	TBD- <i>Forgivable</i>	TBD	22,485.00
13	Loan - Foothill Villages	15,400.00	6/27/1996	Frank and Stanley Schwenden	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	15,400.00
14	Loan - Foothill Villages	15,450.00	6/26/1996	Ismael Hernandez and Daysi Cortez	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	15,450.00
15	Loan - Foothill Villages	15,050.00	10/9/1996	Helen Enriquez (<i>Rexroat?</i>)	<i>Silent Second</i>	Yes	TBD- <i>Forgivable</i>	TBD	15,050.00
16	Loan - Foothill Villages	20,700.00	# TBD	Eliseo and Anna Marie Spinella	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	20,700.00
17	Loan - Heritage	23,235.00	2/16/1996	Emeline Nabong	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	23,235.00
18	Loan - Heritage	23,333.00	2/23/1996	Jose Soto	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	23,333.00
19	Loan - Heritage	23,235.00	3/27/1996	Danny and Adriane Picazo	Silent Second	Yes	TBD- <i>Forgivable</i>	0-5%	23,235.00
20	MFH Revenue Bonds - La Paloma	5,500,000.00	1/7/1998	Azusa Housing Partners, LLC	120 Unit Acquisition & Rehab	Yes	TBD	TBD	TBD
21	Loan - DPAP	107,000.00	9/11/2008	Lorraine Dominguez	DPAP	Yes	TBD	TBD	107,000.00
22	Loan - DPAP	120,000.00	8/7/2008	Ryan McMillin	DPAP	Yes	TBD	TBD	120,000.00
23	Loan - DPAP	120,000.00	11/14/2008	Eduardo and Heather Sierra	DPAP	Yes	TBD	TBD	120,000.00
24	Loan - DPAP	109,282.00	9/30/2008	Veronica Aguirre	DPAP	Yes	TBD	TBD	109,282.00
25	Loan - DPAP	120,000.00	3/24/2009	Carmen M. Gavina	DPAP	Yes	TBD	TBD	120,000.00
26	Loan - DPAP	100,000.00	11/5/2008	Rafael C. Aguilar	DPAP	Yes	TBD	TBD	100,000.00
27	Loan - DPAP	118,800.00	1/30/2009	Donna Camarena	DPAP	Yes	TBD	TBD	118,800.00
28	Loan - Housing Rehab	6,735.00	2/20/2007	Mary Meza	Rehab	Yes	TBD	TBD	6,735.00

City or County of xxxx
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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.

City or County of xxxx
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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.

Exhibit G - Deferrals

City or County of xxxxx

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

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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