

**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 Healdsburg

Successor Agency to the Former Redevelopment Agency: Successor Agency to the Former Redevelopment Agency of the City of Healdsburg

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

Entity Assuming the Housing Functions Contact Name: Marjie Pettus Title City Manager Phone 707-431-3319 E-Mail Address [mpettus@ci.healdsburg.ca.us](mailto:mpettus@ci.healdsburg.ca.us)

Entity Assuming the Housing Functions Contact Name: David Mickaelian Title Asst. City Manager Phone 707-431-3318 E-Mail Address [dmickaelian@ci.healdsburg.ca.us](mailto:dmickaelian@ci.healdsburg.ca.us)

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
X

Prepared By: **Marjie Pettus**

Date Prepared: **July 31, 2012**

**City of Healdsburg**  
**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	low mod housing	40-62 West Grant Street - Eden Housing Apartments	\$1,725,627	63 units	63 units	Yes	Health and Safety Code Section 33334.3(f)(1)(A)	2/1/2012		\$1,725,627		2/26/2009	55 year ground lease
2	low mod housing	308 East Street - Victory Affordable Housing Studios	\$1,857,510	7 units	7 units	Yes	Health and Safety Code Section 33334.3(f)(1)(A)	2/1/2012		\$1,857,510		12/8/2009	30 year ground lease
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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.

**City of Healdsburg**  
**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 of Healdsburg**  
**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.

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Exhibit D - Loans/Grants Receivables

**City of Healdsburg**  
**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	115,500	11/4/2004	1723 Palomino Court	down payment assistance	Yes	upon sale	3	142,027
2	Loan	100,500	11/16/2004	1735 Palomino Court	down payment assistance	Yes	upon sale	3	123,481
3	Loan	100,500	11/18/2004	1727 Palomino Court	down payment assistance	Yes	upon sale	3	123,464
4	Loan	100,500	11/22/2004	1731 Palomino Court	down payment assistance	Yes	upon sale	3	123,431
5	Loan	159,000	11/22/2004	1739 Palomino Court	down payment assistance	Yes	upon sale	3	195,279
6	Loan	199,500	11/29/2004	1716 Palomino Court	down payment assistance	Yes	upon sale	3	244,903
7	Loan	100,500	12/1/2004	1740 Palomino Court	down payment assistance	Yes	upon sale	3	123,355
8	Loan	115,500	12/1/2004	1748 Palomino Court	down payment assistance	Yes	upon sale	3	141,767
9	Loan	115,500	12/1/2004	1744 Palomino Court	down payment assistance	Yes	upon sale	3	141,767
10	Loan	100,500	12/3/2004	1724 Palomino Court	down payment assistance	Yes	upon sale	3	123,339
11	Loan	100,500	12/3/2004	1736 Palomino Court	down payment assistance	Yes	upon sale	3	123,339
12	Loan	100,500	12/3/2004	1728 Palomino Court	down payment assistance	Yes	upon sale	3	123,339
13	Loan	266,000	12/7/2004	1720 Palomino Court	down payment assistance	Yes	upon sale	3	326,360
14	Loan	100,500	12/13/2004	1732 Palomino Court	down payment assistance	Yes	upon sale	3	123,255
15	Loan	10,000	6/23/2010	1719 Palomino Court	down payment assistance	Yes	upon sale	3	10,606
16	Loan	315,000	6/30/2007	Habitat for Humanity	development costs	Yes	upon sale	3	315,000
17	Loan	3,400,000	2/26/2009	Healdsburg Family Limited Partnership	development costs	Yes	55 years	3	3,650,847
18	Loan	147,350	11/20/1989	Burbank Housing	development costs	Yes	55 years	3	244,196
19	Loan	463,500	1/19/1999	Burbank Housing	development costs	Yes	55 years	3	581,948
20	Loan	1,508,479	1/19/1999	Burbank Housing	development costs	Yes	55 years	3	1,968,061

8,949,761

**City of Healdsburg**  
**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)
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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 of Healdsburg**  
**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)
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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.

**City of Healdsburg**  
**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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