

**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 Rialto

Successor Agency to the Former Redevelopment Agency: City of Rialto, Successor Agency to the Redevelopment Agency of the City of Rialto

Entity Assuming the Housing Functions of the former Redevelopment Agency: Rialto Housing Authority

Entity Assuming the Housing Functions Contact Name: John Dutrey Title Housing Programs Manager Phone (909) 820-8014 E-Mail Address jdutrey@rialtoqa.gov

Entity Assuming the Housing Functions Contact Name: Robb Steel Title Assistant to the City Administrator Phone (909) 820-8017 E-Mail Address rsteel@rialtoqa.gov

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

Prepared By: **John Dutrey**

Date Prepared: **July 30, 2012**

**City of Rialto Redevelopment Successor Agency
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.)
The following properties were transferred to the Rialto Housing Authority (the housing successor):													
1	Vacant Lot	144-146 S. Orange Ave APN 0130-231-23,24	aa	12,040	12,040	No	Redevelopment Law	3/15/2012	\$118,477	\$0	\$0	11/4/2003	cc
2	Vacant Lot	200/206 South Orange APN 0130-271-15,16,17	aa	19,040	19,040	No	Redevelopment Law	3/15/2012	\$190,000	\$0	\$0	5/3/2005	cc
The following properties are owned by the Rialto Housing Authority (the housing successor) but were purchased with Low-Mod Housing Funds. The properties were purchased prior to January 1, 2011 and were never owned by the former redevelopment agency. Therefore, the properties were never assets of the redevelopment agency:													
3	Vacant Lot	140 South Olive Avenue APN 0130-251-32	aa	2,922	2,922	No	Redevelopment Law	n/a	\$310,577	\$0	\$0	4/13/2007(ee)	bb
4	Vacant Lot	144 South Olive Ave APN 0130-251-33	aa	2,922	2,922	No	Redevelopment Law	n/a	\$486,310	\$0	\$0	7/18/2008(ee)	bb
5	Vacant Lot	110 East Rialto Avenue APN 0130-251-34	aa	6,993	6,993	No	Redevelopment Law	n/a	\$210,410	\$0	\$0	7/16/2007(ee)	bb
6	Vacant Lot	On Foothill at Cactus Ave. APN 0128-081-47	aa	14,810	14,810	No	Redevelopment Law	n/a	dd	\$0	\$0	7/1/2009(ee)	dd
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Notes:

- aa Appraisal required to determine current value
- bb Subject to the KDF Senior
- cc For future affordable housing project
- dd Was purchased as part of the TELACU project for \$1.8 million. The lot was subdivide from the main lot for the project. The developer has no use for lot. The lot is situated next to flood control and has very little use.
- ee Date purchased by the Rialto Housing Authority

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 Rialto Redevelopment Successor Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of Asset a/	Description	Carrying Value of Asset cc		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	Housing Rehabilitation Programs - Deferred Loans(a)	Loans made to homeowners for repairs	\$1,732,921		3/15/2012	\$0	\$0	\$0	n/a
2	Major Affordable Housing Project	Residual Receipt Loans	\$25,314,657		3/15/2012	\$0	\$0	\$0	n/a
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4									
5	Arrington Home Purchase Loan (428 E. Walnut)(aa)	Home purchase loan	\$127,702		3/15/2012	\$0	\$0	\$0	n/a
6									
7	Renaissance Village(aa)	Affordable Rental Project Grant	\$0		3/15/2012	\$0	\$0	\$0	n/a
8									
9	2008 Series "B" Bond(bb)	Housing Bond	\$7,200,173	(ee)	7/1/2012	\$0	\$0	\$0	n/a
10									
11	CalHome Funds Cash Balance (dd)	Funds received from loan pay-offs	\$743,774	(ee)	3/15/2012	\$0	\$0	\$0	n/a
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Notes:

- aa Asset includes loan/grant and project documents and affordability covenants. See Exhibit "D" for additional information on asset.
- bb Housing Bond proceed balance as of May 2012.
- cc Carrying Value based on Outstanding Principal
- dd CalHome funds awarded from State of California for housing repair and purchase projects. Amount includes both receivables from loans and cash balance.
- ee Cash balance

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 Rialto Redevelopment Successor Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of housing built or acquired with enforceable 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	KDF Senior Housing/Mixed Use	3/23/2010	KDF Communities	\$ 7,560,000	No(bb)	California Redevelopment Law	Rialto Housing Authority/Successor Agency	\$8,585,000	\$415,000	\$0	cc
2	West Jackson 32-Unit - Family Housing	2/9/2010	Rialto Family Housing Partners I/Southern California Housing Resources	\$ 4,877,574	Yes	California Redevelopment Law	Rialto Family Housing Partners I/Southern California Housing Resources	\$7,385,974	\$0	\$2,162,052	12/1/2011
3	West Jackson 8-Unit - Family Housing	12/8/2009	Rialto Family Housing Partners II/Southern California Housing Resources	\$ 444,024	Yes	California Redevelopment Law	Rialto Family Housing Partners II/Southern California Housing Resources	\$634,400	\$0	\$1,365,000	12/1/2011
4	TELACU 3 - Senior Housing	3/22/2011	TELACU - Rialto III	\$ 536,778	Yes	California Redevelopment Law	TELACU - Rialto III	\$3,803,290	\$0	\$11,850,400	10/1/2011
5	HELP Loan 1(aa)	9/1/2004	California Housing Finance Authority	\$ 1,300,000	Yes	California Redevelopment Law	Inland Valley Housing Partners, L.P	\$0	\$0	\$0	n/a
6	HELP Loan 2(aa)	9/1/2005	California Housing Finance Authority	\$ 1,300,000	Yes	California Redevelopment Law	Inland Valley Housing Partners, L.P	\$0	\$0	\$0	n/a
7	TELACU 1 - Senior Housing (dd)	11/16/2004	TELACU - Rialto I	n/a	Yes	California Redevelopment Law	TELACU - Rialto I	\$1,460,983	\$0	n/a	n/a
8	TELACU 2 - Senior Housing (dd)	3/23/2010	TELACU - Rialto II	n/a	Yes	California Redevelopment Law	TELACU - Rialto II	\$2,024,155	\$0	n/a	n/a
9	Citrus Grove 1 (dd)	2/1/2005	Inland Valley Housing Partners, L.P	n/a	Yes	California Redevelopment Law	Inland Valley Housing Partners, L.P	\$14,754,722	\$0	n/a	n/a
10	Citrus Grove 2 (dd)	11/20/2007	Citrus Grove Housing Partner, L.P.	n/a	Yes	California Redevelopment Law	Citrus Grove Housing Partner, L.P.	\$8,626,713	\$0	n/a	n/a
11											

Notes:

- aa Loan received as part of the Citrus Grove Phase 1 Project completed in 2007.
- bb Construction has not started. Low-mod covenant will recorded when construction starts.
- cc Properties were acquired between the period of 2004 and 2007.
- dd Project is completed and operating as an affordable housing entity.

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.

39	Loan	\$	24,536.00	2009	Johnson, Albert	Housing Repairs	Yes	No set date	3%	\$	24,536.00
40	Loan	\$	22,136.83	2009	Holmes, Ann	Housing Repairs	Yes	No set date	3%	\$	22,136.83
41	Loan	\$	24,076.41	2009	Branch, Joe	Housing Repairs	Yes	No set date	3%	\$	24,076.41
42	Loan	\$	7,000.00	2009	Lee, Bonita	Housing Repairs	Yes	No set date	0%	\$	7,000.00
43	Loan	\$	15,000.00	2009	Arrants, Mark & Lidia	Housing Repairs	Yes	No set date	0%	\$	15,000.00
44	Loan	\$	10,000.00	2009	Alvarez, Gerardo	Housing Repairs	Yes	No set date	0%	\$	10,000.00
45	Loan	\$	15,000.00	2009	Brown, Tanya	Housing Repairs	Yes	No set date	0%	\$	15,000.00
46	Loan	\$	15,000.00	2009	Moon, Lori	Housing Repairs	Yes	No set date	0%	\$	15,000.00
47	Loan	\$	13,995.00	2009	Perez-Romo, Patricia	Housing Repairs	Yes	No set date	0%	\$	13,995.00
48	Loan	\$	15,000.00	2009	Arguelles, Alex	Housing Repairs	Yes	No set date	0%	\$	15,000.00
49	Loan	\$	9,697.00	2009	Trinkaus, Laurel	Housing Repairs	Yes	No set date	0%	\$	9,697.00
50	Loan	\$	10,175.00	2009	Birch, William & Chritine	Housing Repairs	Yes	No set date	0%	\$	10,175.00
51	Loan	\$	15,000.00	2009	Pena, Norberto & Irma	Housing Repairs	Yes	No set date	0%	\$	15,000.00
52	Loan	\$	14,995.00	2009	Jenkins, Wanda	Housing Repairs	Yes	No set date	0%	\$	14,995.00
53	Loan	\$	15,000.00	2009	Jones, Janice	Housing Repairs	Yes	No set date	0%	\$	15,000.00
54	Loan	\$	14,814.42	2009	Pinedo, Javier & Virginia	Housing Repairs	Yes	No set date	0%	\$	14,814.42
55	Loan	\$	40,033.20	2010	Garay, Jorge and Blanca	Housing Repairs	Yes	No set date	3%	\$	40,033.20
56	Loan	\$	38,774.25	2010	Martinez-Garcia	Housing Repairs	Yes	No set date	3%	\$	38,774.25
57	Loan	\$	5,558.25	2010	Branch	Housing Repairs	Yes	No set date	3%	\$	5,558.25
58	Loan	\$	15,000.00	2010	Rafael	Housing Repairs	Yes	No set date	0%	\$	15,000.00
59	Loan	\$	15,000.00	2010	Brown	Housing Repairs	Yes	No set date	0%	\$	15,000.00
60	Loan	\$	15,000.00	2010	Aguilera	Housing Repairs	Yes	No set date	0%	\$	15,000.00
61	Loan	\$	15,000.00	2010	Chagolla	Housing Repairs	Yes	No set date	0%	\$	15,000.00
62	Loan	\$	15,000.00	2010	Yo	Housing Repairs	Yes	No set date	0%	\$	15,000.00
63	Loan	\$	14,953.81	2010	Johnson	Housing Repairs	Yes	No set date	0%	\$	14,953.81
64	Loan	\$	15,000.00	2010	Escobar	Housing Repairs	Yes	No set date	0%	\$	15,000.00
65	Loan	\$	15,000.00	2010	Castellanos	Housing Repairs	Yes	No set date	0%	\$	15,000.00
66	Loan	\$	15,000.00	2010	Walker/Tao	Housing Repairs	Yes	No set date	0%	\$	15,000.00
67	Loan	\$	15,000.00	2010	Coronado	Housing Repairs	Yes	No set date	0%	\$	15,000.00
68	Loan	\$	15,000.00	2010	Womack	Housing Repairs	Yes	No set date	0%	\$	15,000.00
69	Loan	\$	16,344.00	2010	Lawson	Housing Repairs	Yes	No set date	0%	\$	16,344.00
70	Loan	\$	15,000.00	2010	Wiler	Housing Repairs	Yes	No set date	0%	\$	15,000.00
71	Loan	\$	18,000.00	2010	Amaya	Housing Repairs	Yes	No set date	0%	\$	18,000.00
72	Loan	\$	15,000.00	2010	Szypusz	Housing Repairs	Yes	No set date	0%	\$	15,000.00
73	Loan	\$	15,750.00	2010	Swanigan	Housing Repairs	Yes	No set date	0%	\$	15,750.00
74	Loan	\$	15,000.00	2010	Cabrera	Housing Repairs	Yes	No set date	0%	\$	15,000.00
75	Loan	\$	17,179.35	2010	Gordon & Yeung	Housing Repairs	Yes	No set date	0%	\$	17,179.35
76	Loan	\$	15,000.00	2010	Vejar & Payan	Housing Repairs	Yes	No set date	0%	\$	15,000.00
77	Loan	\$	15,000.00	2010	Rodriguez	Housing Repairs	Yes	No set date	0%	\$	15,000.00

78	Loan	\$	15,000.00	2010	Aguilar	Housing Repairs	Yes	No set date	0%	\$	15,000.00
79	Loan	\$	15,000.00	2010	Herrera & Dominguez	Housing Repairs	Yes	No set date	0%	\$	15,000.00
80	Loan	\$	40,822.85	2011	Wayne I. Millard	Housing Repairs	Yes	No set date	3%	\$	40,822.85
81	Loan	\$	15,000.00	2011	Noemi Rivera	Housing Repairs	Yes	No set date	0%	\$	15,000.00
82	Loan	\$	15,000.00	2011	Arthur & Miranda Arevalo	Housing Repairs	Yes	No set date	0%	\$	15,000.00
83	Loan	\$	16,880.00	2011	Sharyl D. Swain	Housing Repairs	Yes	No set date	0%	\$	16,880.00
84	Loan	\$	15,000.00	2011	Lory R. Williams	Housing Repairs	Yes	No set date	0%	\$	15,000.00
85	Loan	\$	15,000.00	2011	Albert & Olga Fuentes	Housing Repairs	Yes	No set date	0%	\$	15,000.00
86	Loan	\$	14,950.00	2011	Jesus & Maria Banuelos	Housing Repairs	Yes	No set date	0%	\$	14,950.00
87	Loan	\$	16,114.00	2011	Charlene Gross-Warren	Housing Repairs	Yes	No set date	0%	\$	16,114.00
88	Loan	\$	4,450.00	2011	Manuel Mendoza	Housing Repairs	Yes	No set date	0%	\$	4,450.00
89	Loan	\$	11,533.00	2011	Margaret A. Burgess	Housing Repairs	Yes	No set date	0%	\$	11,533.00
90	Loan	\$	14,898.00	2011	Jesus & Norma Martinez	Housing Repairs	Yes	No set date	0%	\$	14,898.00
91	Loan	\$	15,000.00	2011	Araceli Molina	Housing Repairs	Yes	No set date	0%	\$	15,000.00
92	Loan	\$	8,563.25	2011	Mauricio & Judy Rubio	Housing Repairs	Yes	No set date	0%	\$	8,563.25
93	Loan	\$	18,000.00	2011	Paul & Wendy Gavini	Housing Repairs	Yes	No set date	0%	\$	18,000.00
94	Loan	\$	18,049.00	2011	Deborah & Alora Scott	Housing Repairs	Yes	No set date	0%	\$	18,049.00

The following are residual receipt loans for major affordable housing development projects:

95	Loan	\$	751,408.00	2006	TELACU I	Senior New Construction Rental	Yes	55 Years	0%	\$	751,408.00
96	Loan	\$	14,054,480.00	2007	Inland Valley Housing Partners, L.P	Family Major Rehab Rental	Yes	55 Years	3%	\$	14,051,141.00
97	Loan	\$	8,626,713.00	2010	Citrus Grove Housing Partner, L.P.	Family Major Rehab Rental	Yes	55 Years	3%	\$	8,626,713.00
98	Loan	\$	1,882,056.00	2012	TELACU II	Senior New Construction Rental	Yes	55 Years	0%	\$	1,792,967.00
99	Loan	\$	8,585,000.00	II	KDF Communities	Senior New Construction Rental	Yes	55 Years	3%		See Exhibit C
100	Loan	\$	7,385,974.00	jj	Rialto Family Housing Partners I/Southern California Housing Resources	Family Major Rehab Rental	Yes	55 Years	3%		See Exhibit C
101	Loan	\$	634,400.00	jj	Rialto Family Housing Partners II/Southern California Housing Resources	Family Major Rehab Rental	Yes	55 Years	3%		See Exhibit C
102	Loan	\$	3,803,290.00	jj	TELACU III	Senior New Construction Rental	Yes	55 Years	3%		See Exhibit C

The following is a buyer purchase program with monthly payments:

103	Loan	\$	135,425.65	2009	Arrington, Eric and Shirley	Buyer Purchase	Yes	30 years(ff)	3%		Obtain from Finance
104	Grant	\$	77,093.35	2009	Arrington, Eric and Shirley	Buyer Purchase	Yes	Affordability Restriction(gg)	0%		n/a

The following is a affordable rental housing project that requires no repayment:

105	Grant	\$	4,925,000.00	1996	Renaissance Village	Family Major Rehab Rental	Yes	hh	0%		n/a
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The following is a affordable rental housing project that requires no repayment:

106	Loan	\$	1,080,226.01	kk	CalHome Rehabilitation Loans(II)	Housing Repairs	Yes	No set date	3%	\$	1,080,226.01
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Notes:

- aa End of fiscal year when loan was originated
- bb For rehabilitation loans, the payment is deferred (due when sold or in default)
- cc Simple interest
- dd Based on principal balance owed on June 30, 2012
- ee Borrower voluntary makes annual interest/principal payments
- ff Borrower makes monthly payments
- gg Note is only for affordability restriction. Forgiven after 55 years.
- hh No repayment required
- II In pre-construction phase
- jj Under construction
- kk Includes all loans paid from CalHome. No Low-Mod Housing funds included with loan.
- ll CalHome funds awarded from State of California for housing repair and purchase projects. Amount includes receivables from loans

**City of Rialto Redevelopment Successor Agency
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)
1	Monthly Payment	Low-Mod Housing - 428 E. Walnut	Eric and Shirley Arrington	Rialto Housing Authority	Rialto Housing Authority	Monitor and enforce affordability covenant	Yes	Redevelopment Law	Item # 6 on Exhibit B
2	Deferred Payments	Low-Mod Housing - Rehabilitation Loans	Listed on Exhibit D	Rialto Housing Authority	Rialto Housing Authority	Monitor and enforce affordability covenant	Yes	Redevelopment Law	Item #1 on Exhibit B
3	Residual Receipt	Low-Mod Housing - TELACU I	TELACU	Rialto Housing Authority	Rialto Housing Authority	Monitor and enforce affordability covenant	Yes	Redevelopment Law	#2 on Exhibit B
4	Residual Receipt	Low-Mod Housing - TELACU II	TELACU	Rialto Housing Authority	Rialto Housing Authority	Monitor and enforce affordability covenant	Yes	Redevelopment Law	#2 on Exhibit B
5	Residual Receipt	Low-Mod Housing - Citrus Grove I	Inland Valley Housing Partner	Rialto Housing Authority	Rialto Housing Authority	Monitor and enforce affordability covenant	Yes	Redevelopment Law	#2 on Exhibit B
6	Residual Receipt	Low-Mod Housing - Citrus Grove II	Citrus Grove Housing Partners	Rialto Housing Authority	Rialto Housing Authority	Monitor and enforce affordability covenant	Yes	Redevelopment Law	#2 on Exhibit B
7	Residual Receipt	Low-Mod Housing - TELACU III	TELACU	Rialto Housing Authority	Rialto Housing Authority	Monitor and enforce affordability covenant	Yes	Redevelopment Law	#2 on Exhibit B

8	Residual Receipt	Low-Mod Housing - West Jackson 1	Rialto Family Housing Partners 1/Southern California Resource	Rialto Housing Authority	Rialto Housing Authority	Monitor and enforce affordability covenant	Yes	Redevelopment Law	#2 on Exhibit B
9	Residual Receipt	Low-Mod Housing - West Jackson 2	Rialto Family Housing Partners 1/Southern California Resource	Rialto Housing Authority	Rialto Housing Authority	Monitor and enforce affordability covenant	Yes	Redevelopment Law	#2 on Exhibit B
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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 Rialto Redevelopment Successor Agency
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 Rialto Redevelopment Successor Agency
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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