

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

Former Redevelopment Agency: Richmond Community Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: City of Richmond

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

Entity Assuming the Housing Functions Contact Name: Patrick Lynch Title Housing Director Phone 510-412-2053 E-Mail Address patrick.lynch@ci.richmond.ca.us

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

Prepared By: **Patrick Lynch**

Date Prepared: **1-Aug-12**

Table A - Real Property

City of Richmond													
Inventory of Assets Acquired Pursuant to Health and Safety Code, Section 34170 (a) (2)													
Item #	Type of Asset or Description	Legal Title and Ownership	Carrying Value of Asset	Total square footage	Square footage reserved for low-income housing	Is the property a low-income housing development?	Source of low-income housing financing	Date of transfer to Housing Element	Construction or acquisition cost (net of other HUD funds)	Construction or acquisition cost (net of other HUD funds)	Construction or acquisition cost (net of other HUD funds)	Construction or acquisition cost (net of other HUD funds)	
1	Vacant Land	Adm. APN 513-340-000	17.2 Acres	17.2 Acres	17.2 Acres	Yes	ARPC	1/24/2012	\$1,213,408	\$1,213,408	4-Min-00	DDT	
2	Low-Mid	Adm. 500-100-054	36	36	36	Yes	ARPC		\$1,034,007	\$6,629,649	31-Oct-08	DDT	
3	Low-Mid	Adm. 500-100-054	102	102	102	Yes	ARPC		\$464,000		1-Jan-08	DDT	
4	Low-Mid	Adm. 500-100-054	323	323	323	Yes	ARPC					DDT	
5	Low-Mid	Adm. 500-100-054	30	30	30	Yes	ARPC		\$4,141,496	\$2,221,306	\$1,180,971	1-Jan-08	DDT
6	Low-Mid	Adm. 500-100-054	49	49	49	Yes	ARPC		\$284,140	\$643,917	\$1,120,178	1-Jan-08	DDT
7	Low-Mid	Adm. 500-100-054	378	378	378	Yes	ARPC		\$16,468,377	\$2,286,627		DDT	
8	Low-Mid	Adm. 500-100-054	173	173	173	Yes	ARPC		\$4,126,000		\$20,737,000	DDT	
9	Low-Mid	Adm. 500-100-054	26	26	26	Yes	ARPC		\$1,200,000			DDT	
10	Low-Mid	Adm. 500-100-054	2	2	2	Yes	ARPC		\$200,000			DDT	
11	Low-Mid	Adm. 500-100-054	102	102	102	Yes	ARPC		\$200,000	\$2,253,181	25-Jun-08	DDT	
12	Low-Mid	Adm. 500-100-054	79	79	79	Yes	ARPC		\$60,917		21-Jul-08	DDT	
13	Low-Mid	Adm. 500-100-054	26	26	26	Yes	ARPC		\$200,000			DDT	
14	Low-Mid	Adm. 500-100-054	26	26	26	Yes	ARPC		\$4,700,000			DDT	
15	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
16	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
17	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
18	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
19	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
20	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
21	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
22	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
23	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
24	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
25	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
26	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
27	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
28	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
29	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
30	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
31	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
32	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
33	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
34	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
35	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
36	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
37	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
38	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
39	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
40	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
41	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
42	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
43	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
44	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
45	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
46	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
47	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
48	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
49	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
50	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
51	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
52	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
53	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
54	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
55	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
56	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
57	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
58	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
59	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
60	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
61	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
62	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
63	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
64	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
65	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
66	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
67	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
68	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
69	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
70	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
71	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
72	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
73	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
74	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
75	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
76	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
77	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
78	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
79	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
80	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
81	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
82	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
83	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
84	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
85	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
86	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
87	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
88	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
89	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
90	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
91	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
92	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
93	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
94	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
95	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
96	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
97	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$4,700,000			DDT	
98	Low-Mid	Adm. 500-100-054	66	66	66	Yes	ARPC		\$				

City of Richmond
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
1	Work stations		\$320,000	31-Jan-12				
2	printers		\$350,000	31-Jan-12				
3	Furniture and fixtures		\$180,000	31-Jan-12				
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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 Richmond
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? b/	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
		10/2012	City Data Svcs.	6,435.00							
1											
2		11/2012	Experian Info.	798.76							
3		11/2012	Recall	3,461.59							
4		10/2011	Lynn M Sutter	315.00							
5		3/2010	Sturgis-Bright	19,950.00							
6		11/2012	Fedex	1,709.30							
7		9/2012	Xerox Corp.	10,616.48							
8		10/2011	Amerinational	18,560.11							
9		10/2010	Lillie Mae Jones	1,430,990.48							
10		2/2012	Miraflores	7,404.87							
11		12/2011	Hanna Engineering	49,960.00							
12		1/2012	State of CA	50,000.00							
13		10/2011	BKF Engineers	38,500.00							
		3/2011	Moscone, Emblidge & Sater	39,869.66							
14											
15		4/2011	Union Pacific	8,690.02							
16		10/2011	Irving Gonzales	64,156.80							
17		4/2011	Eden Housing	121,504.81							
18		4/2011	Eden Housing	6,538.66							
19		10/2011	ABM Consulting	645.56							
		4/2011	PES Environmental	257,285.12							
20		7/2012	Dept of Toxic Substance Contl.	37,783.07							
21											
22		8/2012	Holland & Knight	58,066.92							
				2,233,242.21							

Advance Deposits with Amerinational	c	73,412.50
Housing Bonds	d	10,649,581.19

Housing Bonds d/ (Bond Acct. #)	Bank's Name (Bond Trustees)	Housing Bonds	Amount
6711658508	Union Bank	2000B-H	945,041.39
6711742008	Union Bank	2004A (1/3) for Housing	734,010.42
6711742009	Union Bank	2004B-H	1,170,122.69
6711823001	Union Bank	2007 B	106,776.92
6711823003	Union Bank	2007 B	579,997.29
6711823004	Union Bank	2007 B	976,807.09
6711823005	Union Bank	2007 B	2,671,822.49
6711823006	Union Bank	2007 B	9,661.47
67117420-01	Union Bank	2004A (1/3) for Housing	1,089,757.57
67117420-03	Union Bank	same	185,004.58
67117420-05	Union Bank	Same	1,499,773.01
67117420-02	Union Bank	2004B	0.21
67117420-04	Union Bank	Same	0.04
67117420-06	Union Bank	Same	199,967.16
67116585-02	Union Bank	2000B	1.77
67116585-04	Union Bank	2000B	0.63
67116585-06	Union Bank	2000B	480,836.46
			10,649,581.19

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) Deposits with Amerinational represent funds on deposit with third party loan administrator that are pending disbursement for approved loans. Some portion, to be determined, may be backfilled with HUD (CDBG and HOME grants) sources but were initially disbursed from 20% low-mod funds.

d) Cash deposits held by bond trustee represent Housing Bond proceeds for debt service reserves and for projects. Some portions, to be determined, are committed for enforceable obligation projects, and some portion may be excess proceeds.

Exhibit D - Loans/Grants Receivables

City of Richmond
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	477,920.00	8/3/1998	Atchison Village Associates	Finance Acq. & rehab 100 family hsg. units	Yes	Due in 25 years	3%	361,218.54
2	Loan	44,000.00	2006	Atchison Village Associates	Rehab low/mod income housing	Yes	Due in 25 years	0%	44,000.00
3	Loan	174,067.00	2006	Richmond Housing Authority	Assist paying	Yes	2012	3%	174,066.62
4	Loan	2,074,661.00	Various dates	Silent 2nd Mortgage loan	Pay for diff. between downpymt & purchase price of lowmod.income home buyers.	Yes	Loans forgiven if owners do not sell or refinance	2%	2,074,661.00
5	Loan	4,720,000.00	6/26/2007	Macdonald Hsing Partners, L.P.	Construct Sr. Housing units.	Yes	Due in 57 years	2%	3,411,328.04
6	Loan	1,301,000.00	11/14/08 & amended 8/23/10	Dept of Housing & Community Development, State of California	Rehab of 5 story bldg. with 36 apt. for low-income seniors.	Yes	November, 2043	0%	1,152,510.00
7	Loan	37,000.00	6/26/07 & 1/31/08	Duggar, Jan & Cuong Sin	Help make rental units affordable to low income families	Yes	20 years	3%	30,700.00
8	Loan	1,465,000.00	3/16/2008	CHDC of North Richmond & Eden Housing Inc. re: Miraflores loan	Fund construct. 110 senior hsg units for low/mod inc. residents.	Yes	9/15/15	0%	317,603.00
9	Loan	3,119,000.00	1/19/2010	Lillie Mae Jones Plaza	Construct 26 housing units to very low & low-income households.	Yes	January, 2065	3%	304,409.71

10	Loan		3,208,113.00	9/15/2006	Arbors Loan	Construct extremely low,very low& low inc. rental units	Yes	4/29/2063	3%	1,594,057.00
11	Loan		2,281,960.00	3/1/2005	Easter Hill Dev,L.P.	Pay for predev,acq.,construction cost of homes	Yes	Repymts from residual receipts	2%	2,281,960.00
12	Loan		1,500,000.00	11/14/07, 5/22/09	Dept of Housing & Community Development,State of California	Assist Richmond 1st time homebuyers'downpayment or rehab for owner occupied homes,.	Yes	Deferred 30 yrs.	3%	1,656,080.58
13	Loan		4,741,492.00	12/1/2003	Chesley Ave Limited Partnership	Construct very low& low income housing units	Yes	Principal due 2058; Int. in 2006-2%; 95% of residual receipts w/c ever is less.		4,741,492.00
14	Loan		500,000.00	1999	Hilltop Group, L.P.	Finance Development of Heritage Park	Yes	9/1/2019	1 & 1/2 %	269,523.73
15	Grants		2,664,000.00	2010	CalReuse (a)	Miraflores				1,411,000.00
16	Grants		600,000.00	2006	EPA (a)	Miraflores				600,000.00
17										
17										
18										
19										
20										

a) The Agency is in the process of reviewing and billing eligible grant expenditures. These balances reported here are preliminary estimates. Some grantor reimbursements may have been received as of January 31, 2012. The net balance due will be reported as a grant receivable asset of the Successor Housing Agency.

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

City of Richmond

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)
1	Conduit Debt*			Bridge Housing Acquisition, Inc.					
2	Conduit Debt*		Baycliff						
3	Conduit Debt*		Crescent Park Apartment Project, 2007 Series A & Series A-T Revenue Bonds						
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* The Agency has assisted private-sector entities by sponsoring their issuance of debt for purposes the Agency deems to be in the public interest. These debt issues are secured solely by the property financed by the debt. The Agency is not legally or morally obligated to pay these debts or be the purchaser of last resort of any foreclosed properties secured by these debts, nor is it obligated to advance Agency funds to repay these debts in the event of default by any of these issuers. At June 30, 2011, the balance of these issuers' outstanding debts was as follows: Bridge: \$12,206,642.; Baycliff: \$32,000,000.; Crescent Park:

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.

City of Richmond
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.

City of Richmond
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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