

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

Former Redevelopment Agency: Roseville

Successor Agency to the Former Redevelopment Agency: City of Roseville

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

Entity Assuming the Housing Functions Contact Name: Jan Shonkwiler Title Housing Manager Phone 916-774-5273 E-Mail Address jshonkwiler@roseville.ca.us

Entity Assuming the Housing Functions Contact Name: Melissa Hagan Title Financial Analyst Phone 916-774-5476 E-Mail Address mhagan@roseville.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	X
Exhibit B- Personal Property	
Exhibit C - Low-Mod Encumbrances	X
Exhibit D - Loans/Grants Receivables	X
Exhibit E - Rents/Operations	
Exhibit F- Rents	
Exhibit G - Deferrals	X

Prepared By: **Melissa Hagan & Jan Shonkwiler**

Date Prepared: **7/28/2012**

City of Roseville
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	Land - Held for development of 100% affordable to 30 - 60% of median income (71 units)	304 Washington Blvd. & 140 Main Street (APN: 011-146-018, 011-146-019, 011-145-005)	\$308,000 (based on assessor's valuation roll 2010/11)	34,848 (.8 acres)	54,655 (multi-story)	Not at this time - RDA had Exclusive Right to Negotiate with USA Properties Fund, Inc.	Purchased with 2006 Taxable Housing Bonds & HSC 33334.16	22-Feb-12	\$860,000			27-Jun-11	Deed
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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 of Roseville
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 Roseville
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
1	Unspent 2006 Taxable Housing Bond funds intended to assist in development of low/mod income housing or down payment assistance for low/mod	11/1/2006	Bond Holders	5,944,943	When properties are assisted, there will be a low/mod housing covenant	HSC 34176(e)(2) & HSC 34179.5(c)(5)(B) & Bond Indentures	City of Roseville - as Housing Successor				
2	Low Income, Senior Apartments	4/12/1989	Manzanita Place		YES	HSC 33334.3(f)(1)(A)	Volunteers of America, Natl Housing Corp				11/1990
3	Low Income, Senior Apartments	1/3/1990	Maidu Village I		YES	HSC 33334.3(f)(1)(A)	ProjectGO, Inc.				11/1991
4	Low Income, Senior Apartments	2/24/1997	Sutter Terrace	40,381.40	YES	HSC 33334.3(f)(1)(A)	St. Anton Partners	\$180,000			4/1998
5	Low Income, Senior Apartments	5/13/1999	Maidu Village II		YES	HSC 33334.3(f)(1)(A)	Project Go, Inc.				2/2000
6	Low/Mod Income, Mixed Income Housing	6/21/2001	Crocker Oaks	58,000	YES	HSC 33334.3(f)(1)(A)	Renwick Partners, LLC	\$58,000			11/2002
7	Low Income, Non-Age Restricted Apartments	7/27/2001	Highland Creek	200,000	YES	HSC 33334.3(f)(1)(A)	Cascade Affordable Housing LLC	\$200,000			2/2003
8	Low Income, Non-Age Restricted Apartments	9/25/2002	State Hotel	112,500	YES	HSC 33334.3(f)(1)(A)	Ryan Investments	\$112,500			7/2003
9	Low Income, Senior Apartments	4/22/2004	Maidu Village III	500,000	YES	HSC 33334.3(f)(1)(A)	Project Go, Inc.	\$500,000			7/2005
10	Low Income, Transitional Housing for Families with Children	9/30/2005	Roseville Home Start	500,000	YES	HSC 33334.3(f)(1)(A)	Roseville Home Start	\$500,000			9/2005
11	Low Income, Non-Age Restricted Apartments	12/14/2007	Siena Apts	1,775,000	YES	HSC 33334.3(f)(1)(A)	Siena Roseville, LP	\$1,775,000			7/2009
12	Very Low Income, Senior Apartments	6/10/2009	Eskaton Roseville Manor	490,000	YES	HSC 33334.3(f)(1)(A)	Eskaton	\$490,000			7/2010
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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.

City of Roseville
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	\$180,000	5/8/2007	Eggert, C	FTHB	YES	Deferred, Due Upon Sale of Property	0%, Shared Appreciation	\$180,000
2	LOAN	\$115,615	9/28/2007	Johnson, J	FTHB	YES	9/27/2037	2%	\$115,615
3	LOAN	\$100,000	12/2/2008	Gabrik, J	FTHB	YES	12/2/2053	0%, Shared Appreciation	\$100,000
4	LOAN	\$77,300	12/2/2008	Faria, K & N	FTHB	YES	12/2/2053	0%, Shared Appreciation	\$77,300
5	LOAN	\$99,614	1/7/2009	Hinmon, K	FTHB	YES	1/7/2054	0%, Shared Appreciation	\$99,614
6	LOAN	\$100,000	2/18/2009	Malone, D	FTHB	YES	2/18/2054	0%, Shared Appreciation	\$100,000
7	LOAN	\$98,637	6/30/2009	Johnston, E & M	FTHB	YES	6/30/2054	0%, Shared Appreciation	\$98,637
8	LOAN	\$92,541	11/5/2009	Mancini, M	FTHB	YES	11/5/2054	0%, Shared Appreciation	\$92,541
9	LOAN	\$100,000	11/5/2009	Roshonok, A & O	FTHB	YES	11/5/2054	0%, Shared Appreciation	\$100,000
10	LOAN	\$85,778	11/24/2009	LaChance, K	FTHB	YES	11/24/2054	0%, Shared Appreciation	\$85,778
11	LOAN	\$100,000	11/25/2009	Preuss, C & S	FTHB	YES	11/25/2054	0%, Shared Appreciation	\$100,000
12	LOAN	\$100,000	11/25/2009	Mendoza, J & Limpach, M	FTHB	YES	11/25/2054	0%, Shared Appreciation	\$100,000
13	LOAN	\$100,000	3/12/2010	Esparza-Perez, V & A	FTHB	YES	3/12/2055	0%, Shared Appreciation	\$100,000
14	LOAN	\$100,000	4/12/2010	Kam, A	FTHB	YES	4/12/2055	0%, Shared Appreciation	\$100,000
15	LOAN	\$490,000	12/18/2009	Eskaton Roseville Manor	SR	YES	6/1/2065	3%	\$490,000
16	LOAN	\$180,000	3/31/2000	Sutter Terrace Apartments	SR	YES	4/2004	3%	\$40,381
17	LOAN	\$500,000	1/20/2006	Roseville Homestart - Transitional Housing	REHAB	YES	6/1/2065	0%, except in the event of default	\$500,000
18	LOAN	\$500,000	4/30/2004	Maidu Village	SR	YES	4/22/2020	3%	\$500,000
19	LOAN	\$1,775,000	5/20/2008	Siena Apartments	MULTI	YES	6/19/2027	3.50%	\$1,775,000
20	LOAN	\$200,000	8/1/2001	Highland Creek Apartments	MULTI	YES	8/1/2017	3%	\$200,000
21	LOAN	\$112,500	6/30/2003	State Hotel	MULTI	YES	5/1/2014	3%	\$112,500
22	LOAN	\$58,000	5/30/2001	Crocker Oaks Apartments	MULTI	YES	5/9/2016	3%	\$58,000
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		\$5,264,985							5,125,366.40

FTHB = First Time Home Buyer Down Payment Assistance from Low/Mod
 MULTI = Multi-Family (Apartment) Development Assistance from Low/Mod
 SR = Senior (Apartment) Development Assistance from Low/Mod
 REHAB = Rehabilitation Loan from Low/Mod

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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.

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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.

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City of Roseville
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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
1	Health and Safety Code (HSC) sections 33690 (c) (1) and 33690.5 (c) (1), SERAF BORROWING	FY2009-10	\$ 816,325	0.00	\$ 490,102	6/30/2015
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