

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

Former Redevelopment Agency: Sanger Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: City of Sanger

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

Entity Assuming the Housing Functions Contact Name: Deborah Sultan Title Finance Director Phone 559-876-6300 E-Mail Address dsultan@ci.sanger.ca.us

Entity Assuming the Housing Functions Contact Name: Brian Haddix Title Executive Director Phone 559-876-6300 E-Mail Address bhaddix@ci.sanger.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

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Prepared By: Deborah Sultan

Date Prepared: 27-Jul-12

City of Sanger
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.)
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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
1	Housing related files	loan documents, agendas, minutes	\$0	1-Feb-12	\$0	\$0	\$0	various
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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.

Exhibit D - Loans/Grants Receivables

City of Sanger
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	yes								
2	yes	2,700	12/7/1998	1998-32	Down Payment Assistance	yes	12/2/2018	0%	103
3	yes	2,700	9/15/2001	2001-07	Down Payment Assistance	yes	7/15/2014	0%	591
4	yes	8,500	6/14/2010	2010-06	Down Payment Assistance	yes	6/9/2030	0%	8,500
5	yes	9,000	7/21/2009	2009-07	Down Payment Assistance	yes	7/16/2029	0%	7,830
6	yes	3,745	7/22/2009	2009-04.2	Down Payment Assistance	yes	7/17/2029	0%	3,191
7	yes	9,000	1/19/2010	2010-01	Down Payment Assistance	yes	1/14/2030	0%	9,000
8	yes	6,000	12/30/2009	2009-12.4	Down Payment Assistance	yes	12/25/2029	0%	6,000
9	yes	4,900	2/15/2009	2008.12.3	Down Payment Assistance	yes	2/10/2029	0%	4,314
10	yes	6,000	8/18/2010	2010-07.2	Down Payment Assistance	yes	8/13/2030	0%	6,000
11	yes	9,995	5/17/2007	2007-05.1	Down Payment Assistance	yes	5/12/2027	0%	7,989
12	yes	8,750	11/23/2009	2009-11.1	Down Payment Assistance	yes	11/18/2029	0%	8,750
13	yes	4,805	5/31/1997	2011-05	Down Payment Assistance	yes	5/26/2017	0%	4,805
14	yes	6,450	11/8/2008	2008-10.1	Down Payment Assistance	yes	11/3/2028	0%	6,450
15	yes	7,145	2/26/2009	2009-02	Down Payment Assistance	yes	2/21/2029	0%	6,815
16	yes	2,700	7/5/2001	2001-06.2	Down Payment Assistance	yes	6/30/2021	0%	55
17	yes	2,700	4/15/1998	1998-08	Down Payment Assistance	yes	4/12/2008	0%	2,506
18	yes	12,400	5/24/2007	2007-05	Down Payment Assistance	yes	5/19/2027	0%	9,492
19	yes	2,300	6/15/1998	1997-14	Down Payment Assistance	yes	6/12/2017	0%	1,305
20	yes	4,950	4/17/2011	2011-04	Down Payment Assistance	yes	4/12/2031	0%	4,767
21	yes	8,172	8/4/2008	2008-08	Down Payment Assistance	yes	7/30/2028	0%	7,081
22	yes	7,500	10/30/2008	2008-10.4	Down Payment Assistance	yes	10/25/2028	0%	6,741
23	yes	9,000	5/9/2010	2010-03	Down Payment Assistance	yes	5/4/2030	0%	9,000
24	yes	6,000	6/3/2009	2009-06.1	Down Payment Assistance	yes	5/29/2029	0%	5,960
25	yes	2,700	4/24/1998	1998-13	Down Payment Assistance	yes	4/19/2018	0%	1,910
26	yes	2,700	7/29/1999	1999-39	Down Payment Assistance	yes	7/24/2019	0%	765
27	yes	3,850	3/31/2009	2009-04	Down Payment Assistance	yes	3/26/2029	0%	3,850
28	yes	8,750	7/14/2009	2010-06.4	Down Payment Assistance	yes	7/9/2029	0%	8,750
29	yes	11,873	1/15/2007	2006-11	Down Payment Assistance	yes	1/10/2027	0%	8,862
30	yes	6,975	1/10/2011	2011-01.2	Down Payment Assistance	yes	1/5/2031	0%	5,406
31	yes	5,900	8/11/2009	2009-08.1	Down Payment Assistance	yes	8/6/2029	0%	5,025
32	yes	6,011	10/26/2009	2008-04	Down Payment Assistance	yes	10/21/2029	0%	5,987
33	yes	12,500	4/24/2008	2009-10	Down Payment Assistance	yes	4/19/2028	0%	11,001

Exhibit D - Loans/Grants Receivables

City of Sanger
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
34	yes	8,250	8/11/2009	2009-08	Down Payment Assistance	yes	8/6/2029	0%	8,250
35	yes	4,500	6/10/2011	2011-06	Down Payment Assistance	yes	6/5/2031	0%	4,345
36	yes	5,745	12/18/2010	2010-12.1	Down Payment Assistance	yes	12/13/2030	0%	5,300
37	yes	6,100	9/15/2009	2009-09	Down Payment Assistance	yes	9/10/2029	0%	5,322
38	yes	2,700	3/17/1998	1998-09	Down Payment Assistance	yes	3/12/2018	0%	1,339
39	yes	10,200	3/31/2009	2009-03.1	Down Payment Assistance	yes	3/26/2029	0%	9,863
40	yes	6,378	11/14/2011	2011-01.6	Down Payment Assistance	yes	11/9/2031	0%	6,338
41	yes	4,107	6/26/2008	2008-06.1	Down Payment Assistance	yes	6/21/2028	0%	3,330
42	yes	2,700	5/5/2002	2002-03.2	Down Payment Assistance	yes	10/2/2012	0%	103
43	yes	11,750	12/31/2008	2008-12.2	Down Payment Assistance	yes	12/26/2028	0%	11,638
44	yes	2,700	12/15/1998	1998-18	Down Payment Assistance	yes	12/10/2018	0%	2,700
45	yes	5,400	11/3/2009	2009-10.1	Down Payment Assistance	yes	10/29/2029	0%	4,998
46	yes	2,700	5/22/1999	1998-22	Down Payment Assistance	yes	5/17/2019	0%	2,390
47	yes	2,700	7/18/2001	2000-09	Down Payment Assistance	yes	7/13/2021	0%	45
48	yes	3,120	8/26/2003	2003-08	Down Payment Assistance	yes	8/23/2013	0%	2,840
49	yes	9,000	11/24/2008	2008-10	Down Payment Assistance	yes	11/19/2028	0%	8,437
50	yes	3,090	11/8/2002	2002-10	Down Payment Assistance	yes	11/5/2012	0%	628
51	yes	7,125	2/15/2009	2008-12	Down Payment Assistance	yes	2/10/2029	0%	5,981
52	yes	6,500	11/13/2010	2010-01.2	Down Payment Assistance	yes	11/8/2030	0%	5,740
53	yes	7,650	12/2/2010	2010-11	Down Payment Assistance	yes	11/27/2030	0%	7,650
54	yes	8,250	10/19/2010	2010-10.2	Down Payment Assistance	yes	10/14/2030	0%	8,250
55	yes	5,995	11/10/2011	2011-.01	Down Payment Assistance	yes	11/5/2031	0%	5,625
56	yes	7,000	6/2/2009	2009-06	Down Payment Assistance	yes	5/28/2029	0%	6,042
57	yes	5,950	7/31/2009	2009.06.3	Down Payment Assistance	yes	7/26/2029	0%	4,640
58	yes	9,615	3/9/2009	2009.02.1	Down Payment Assistance	yes	3/4/2029	0%	7,815
59	yes	6,000	8/24/2009	2009-08.2	Down Payment Assistance	yes	8/19/2029	0%	6,000
60	yes	9,250	6/7/2009	2009-08.3	Down Payment Assistance	yes	6/2/2029	0%	8,134
61	yes	8,500	3/30/2009	2009.03.2	Down Payment Assistance	yes	3/25/2029	0%	5,720
62	yes	7,750	5/30/2011	2010-12.3	Down Payment Assistance	yes	5/25/2031	0%	7,332
63	yes	13,320	9/15/2006	2006-07	Down Payment Assistance	yes	9/10/2026	0%	7,582
64	yes	8,150	12/3/2008	2008-11	Down Payment Assistance	yes	11/28/2028	0%	7,354
65	yes	8,250	11/14/2011	2011-01.4	Down Payment Assistance	yes	11/9/2031	0%	5,227
66	yes	5,000	5/6/2009	2009-04.1	Down Payment Assistance	yes	5/1/2029	0%	4,287

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67	yes	4,500	2/7/2011	2011-02	Down Payment Assistance	yes	2/2/2031	0%	4,323
68	yes	8,250	6/23/2008	2008-06	Down Payment Assistance	yes	6/18/2028	0%	7,800
69	yes	9,495	11/17/2009	2008.12.1	Down Payment Assistance	yes	11/12/2029	0%	8,743
70	yes	5,788	4/17/2003	1993-03	Housing Rehabilitation	yes	5/13/2014	0%	1,090
71	yes	4,500	4/17/2003	2009-08	Housing Rehabilitation	yes	upon transfer	0%	4,500
72	yes	15,125	3/14/2005	2005-01	Housing Rehabilitation	yes	upon transfer	3%	15,125
73	yes	8,375	7/19/2000	2000-03	Housing Rehabilitation	yes	7/14/2020	0%	3,379
74	yes	7,550	4/29/1999	1999-01	Housing Rehabilitation	yes	upon transfer	2%	3,738
75	yes	5,050	6/18/2004	2004-05	Housing Rehabilitation	yes	upon transfer	3%	5,050
76	yes	21,870	5/15/2009	2008-07	Housing Rehabilitation	yes	5/9/2034	0%	21,870
77	yes	9,425	7/24/2001	2001-04	Housing Rehabilitation	yes	7/19/2021	0%	4,425
78	yes	7,553	11/10/2004	2004-10	Housing Rehabilitation	yes	11/8/2014	0%	2,014
79	yes	4,286	9/15/1992	1990-12	Housing Rehabilitation	yes	9/13/2002	0%	4,286
80	yes	4,985	9/27/2004	2004-04	Housing Rehabilitation	yes	9/25/2014	0%	4,884
81	yes	5,300	11/15/2008	2008-09	Housing Rehabilitation	yes	11/12/2023	0%	4,153
82	yes	24,990	1/2/2008	2007-12	Housing Rehabilitation	yes	upon transfer	3%	24,990
83	yes	7,993	4/6/1992	1992-03	Housing Rehabilitation	yes	4/1/2012	0%	463
84	yes	17,731	1/13/2010	2009-02	Housing Rehabilitation	yes	1/7/2035	3%	17,647
85	yes	5,581	3/24/2004	2002-07	Housing Rehabilitation	yes	3/19/2024	3%	2,302
86	yes	10,033	10/11/1996	1996-02	Housing Rehabilitation	yes	10/5/2021	0%	6,510
87	yes	9,149	10/6/1998	1998-08	Housing Rehabilitation	yes	10/1/2018	0%	1,959
88	yes	11,925	11/15/2007	2007-04.1	Housing Rehabilitation	yes	5/11/2025	0%	3,944
89	yes	25,000	2/15/2011	2010-04	Housing Rehabilitation	yes	2/9/2036	0%	24,717
90	yes	5,200	4/1/1992	1992-04	Housing Rehabilitation	yes	3/27/2012	0%	375
91	yes	5,120	6/13/2003	2003-02	Housing Rehabilitation	yes	upon transfer	0%	5,120
92	yes	8,300	5/11/2010	2009-09	Housing Rehabilitation	yes	5/6/2030	2%	8,300
93	yes	4,000	6/18/1995	1995-03	Housing Rehabilitation	yes	6/13/2015	0%	3,900
94	yes	7,440	2/11/2002	2002-01	Housing Rehabilitation	yes	2/6/2022	0%	3,648
95	yes	14,950	10/15/2008	2008-06	Housing Rehabilitation	yes	10/9/2033	2%	12,331
96	yes	10,505	10/3/2001	2001-06	Housing Rehabilitation	yes	9/28/2021	2%	6,425
97	yes	13,475	5/24/2004	2003-10	Housing Rehabilitation	yes	upon transfer	3%	13,475
98	yes	9,912	7/2/2007	2007-03	Housing Rehabilitation	yes	6/29/2017	0%	4,951
99	yes	14,644	12/15/2002	1998-07	Housing Rehabilitation	yes	12/9/2027	2%	9,104

Exhibit D - Loans/Grants Receivables

City of Sanger
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
100	yes	3,669	2/14/2005	2004-11	Housing Rehabilitation	yes	2/11/2020	0%	4,198
101	yes	13,475	5/31/2001	2001-02	Housing Rehabilitation	yes	5/26/2021	2%	9,105
102	yes	18,152	10/30/2006	2005-10	Housing Rehabilitation	yes	upon transfer	0%	18,152
103	yes	10,259	11/29/2005	2005-07	Housing Rehabilitation	yes	upon transfer	2%	10,259
104	yes	2,977	9/7/2008	2008-08	Housing Rehabilitation	yes	9/1/2033	0%	2,152
105	yes	14,920	9/15/2002	2002-08	Housing Rehabilitation	yes	upon transfer	3%	14,920
106	yes	7,724	7/10/2003	2003-07	Housing Rehabilitation	yes	7/5/2023	3%	6,423
107	yes	6,620	12/4/2003	2003-11	Housing Rehabilitation	yes	11/29/2023	0%	3,215
108	yes	8,298	5/19/1992	1990-04	Housing Rehabilitation	yes	5/14/2012	0%	591
109	yes	11,054	3/15/2007	2006-11	Housing Rehabilitation	yes	upon transfer	3%	11,054
110	yes	7,720	1/15/1993	1993-08	Housing Rehabilitation	yes	12/31/2013	2%	7,215
111	yes	10,000	11/1/1996	1996-04	Housing Rehabilitation	yes	10/27/2016	0%	1,208
112	yes	10,407	9/21/2009	2009-01	Housing Rehabilitation	yes	9/17/2024	2%	8,068
113	yes	13,325	1/15/2006	2005-08	Housing Rehabilitation	yes	upon transfer	3%	13,325
114	yes	24,775	2/5/2008	2007-04	Housing Rehabilitation	yes	upon transfer	3%	24,775
115	yes	10,000	3/15/1996	1996-10	Housing Rehabilitation	yes	3/10/2016	0%	1,849
116	yes	14,623	7/20/2006	2006-02	Housing Rehabilitation	yes	7/14/2031	0%	11,308
117	yes	418,226	5/10/2010	Sanger Redevelopment Agency	SERAF Payment	yes	6/30/2015	0%	418,226

**Loan Numbers are loans made to individuals, the names of the private parties are on record with the Sanger Housing Authority and available for review by the Department of Finance

1,171,625

City of Sanger
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 Sanger
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 Sanger

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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