

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

Former Redevelopment Agency: Seal Beach Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: Successor Agency to the Seal Beach Redevelopment Agency

Entity Assuming the Housing Functions of the former Redevelopment Agency: Orange County

Entity Assuming the Housing Functions Contact Name: Julia Bidwell Title Deputy Director Phone 714-480-2991 E-Mail Address Julia.Bidwell@occr.ocgov.com

Entity Assuming the Housing Functions Contact Name: Jeff Kirkpatrick Title \_\_\_\_\_ Phone 714-480-2727 E-Mail Address [Jeff.Kirkpatrick@occr.ocgov.com](mailto:Jeff.Kirkpatrick@occr.ocgov.com)

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

<b>X</b>
<b>X</b>
<b>X</b>

Prepared By: **Shally Lin**

Date Prepared: **7/24/2012**

**Orange County Housing Authority  
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	AFFORDABILITY COVENANT - Seal Beach Mobilehome Park for persons or families of Very Low, Low & Moderate Income	See Attachment 1	n/a	125 mobile home units	80%	Yes	California Redevelopment Law	1-Feb-12	Yes	No	Bond proceeds	n/a	Affordability Covenant term 2000-2055
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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.

**Orange County Housing Authority**  
**(Liabilities formerly held by Seal Beach Redevelopment Agency)**  
**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	Pay a portion of acquisition cost of 125 space mobilehome park	12/1/2000	Linc Community Development Corp.	1,620,000	yes	Low/Mod - 20% Set-Aside	Seal Beach Shore, Inc	\$3,600,000	\$0	6750000 (Bond Proceeds)	12/1/2000
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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

**Orange County Housing Authority**  
**(Assets and Obligations formerly held by Seal Beach Redevelopment Agency)**  
**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	25,000.00	6/30/2009	Wendy Albright	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	21,510.17
2	Loan	25,000.00	6/30/2009	Connie Anderson	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	15,098.00
3	Loan	32,000.00	5/9/2003	Tyler Anderson	Home Improvement	Low and Moderate Income Housing Fund	Forgiven after May 9, 2033	2%	32,000.00
4	Loan	35,102.00	7/15/2003	Karol Bailey	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	33,552.00
5	Loan	25,000.00	6/30/2009	John & Cynthia Baker	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	25,000.00

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6	Loan	34,158.00	6/3/2003	Renee Boychuck	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	31,456.20
7	Loan	50,000.00	2/13/2006	Frank Boychuck	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	50,000.00
8	Loan	25,000.00	6/30/2009	Terry Brennan	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	24,958.00
9	Loan	15,000.00	7/1/2010	Rita Brenner & Eric Wilkinson	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	5,263.60
10	Loan	15,000.00	8/4/2006	Helga Campbell	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	28,915.00
11	Loan	15,000.00	1/21/2009	Chweelin Chiaratanasen	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	13,590.00

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12	Loan	25,000.00	06/31/2009	Steven Cook	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	22,542.00
13	Loan	15,603.00	5/1/2006	Beverly Doran	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	15,603.00
14	Loan	6,890.00	5/16/2003	Ruth Frazen	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	6,890.00
15	Loan	15,000.00	3/26/2007	Henrietta Gerritse	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	15,000.00
16	Loan	15,000.00	6/9/2008	Rodger Gilliam	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	14,987.00
17	Loan	15,000.00	8/8/2006	Joyce & Christopher Guldemann	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	15,000.00

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18	Loan	38,000.00	4/30/2003 & 05/13/2010	Lary Hodges	Home Improvement	Low and Moderate Income Housing Fund	Forgiven after April 30, 2033	2%	37,925.00
19	Loan	50,000.00	6/13/2003	Greg Jones	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	49,776.58
20	Loan	25,000.00	3/20/2009	Richard & Linda King	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	20,884.00
21	Loan	985,000.00	12/1/2000	Linc Community Development	Home Improvement	Low and Moderate Income Housing Fund	On December of each year, principal and interest is forgiven.	3%	766,209.13
22	Loan	50,000.00	11/1/2006	Iris & Randal Lirios	Home Improvement	Low and Moderate Income Housing Fund	Starting eleventh year: forgive 1/10 of principal and interest each year until maturity	1st 10 yrs - 2% Thereafter - None	36,595.00
23	Loan	25,000.00	6/19/2009	Todd & Andrea Lowe	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	25,000.00

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24	Loan	15,000.00	11/1/2006	Thomas & Mary McGlynn	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	15,000.00
25	Loan	50,000.00	6/13/2003	John McKee	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	48,620.17
26	Loan	15,000.00	3/7/2008	Eileen McNeese	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	15,000.00
27	Loan	15,000.00	10/21/2006	Rafael & Alicia Mejia	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	15,000.00
28	Loan	25,000.00	6/30/2009	Cynthia Metzger	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	25,000.00
29	Loan	39,811.00	7/25/2003	Joe Moore	Home Improvement	Low and Moderate Income Housing Fund	Starting eleventh year: forgive 1/10 of principal and interest each year until maturity	1st 10 yrs - 2% Thereafter - None	34,838.00

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30	Loan	50,000.00	6/27/2003	Jayne Olson	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	48,550.00
31	Loan	15,000.00	9/7/2007	Joseph & Jean Pane	Home Improvement	Low and Moderate Income Housing Fund	Starting eleventh year: forgive 1/10 of principal and interest each year until maturity	1st 10 yrs - 2% Thereafter - None	15,000.00
32	Loan	50,000.00	6/19/2006	Penny Peddicord	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	49,452.04
33	Loan	25,000.00	6/30/2009	Linda Phelan	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	24,242.00
34	Loan	15,000.00	11/1/2006	Wallace & Margarette Price	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	13,291.14
35	Loan	25,000.00	3/30/2009	Sonia & Ron Putney	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	18,418.25

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36	Loan	15,000.00	1/5/2009	Melitta Rohlfing	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	14,663.73
37	Loan	15,000.00	5/15/2007	Dennis Scheele	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	15,000.00
38	Loan	50,000.00	7/18/2003	Ruth Sheriff	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	49,746.00
39	Loan	1,450.00	5/2/2003	Daniel Smith	Home Improvement	Low and Moderate Income Housing Fund	Starting eleventh year: forgive 1/10 of principal and interest each year until maturity	1st 10 yrs - 2% Thereafter - None	1,468.74
40	Loan	25,000.00	6/30/2009	Sean Smith	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	21,064.00
41	Loan	15,000.00	11/1/2007	William Stone	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	15,000.00

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42	Loan	50,000.00	2/22/2008	Thomas & Justine Turrill	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	50,000.00
43	Loan	15,000.00	07/23/007	Paul Yamaguchi	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	14,335.65
44	Loan	25,000.00	6/30/2009	Judith Naimi-Yazdi	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	25,000.00
45	Loan	50,000.00	5/27/2003	Marianne Vella	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	1st 10 yrs - 2% Thereafter - None	50,000.00
46	Loan	25,000.00	06/31/2009	Joe & Kathy Wedmore	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	25,000.00
47	Loan	50,000.00	4/3/2003	Edward & Lori Welz	Home Improvement	Low and Moderate Income Housing Fund	After April 4, 2033	2%	49,998.00

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48	Loan	15,000.00	6/13/2008	Lori Welz	Home Improvement	Low and Moderate Income Housing Fund	On the tenth year; forgive 1/10th of principal & interest each year until maturity	2%	15,000.00
<b>Total Note Receivables</b>									<b>1,976,442.40</b>