

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

Former Redevelopment Agency: Sebastopol Community Development Agency

Successor Agency to the Former Redevelopment Agency: City of Sebastopol

Entity Assuming the Housing Functions of the former Redevelopment Agency: Sonoma County Community Development Commission/Housing Authority

Entity Assuming the Housing Functions Contact Name: Kathleen H. Kane Title Executive Director Phone (707) 565-7505 E-Mail Address [kathleen.kane@sonoma-county.org](mailto:kathleen.kane@sonoma-county.org)

Entity Assuming the Housing Functions Contact Name: Nick Stewart Title Affordable Housing Finance Supervisor Phone (707) 565-7901 E-Mail Address [nick.stewart@sonoma-county.org](mailto:nick.stewart@sonoma-county.org)

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	<b>x</b>
Exhibit B- Personal Property	<b>x</b>
Exhibit C - Low-Mod Encumbrances	<b>x</b>
Exhibit D - Loans/Grants Receivables	<b>x</b>
Exhibit E - Rents/Operations	
Exhibit F- Rents	<b>x</b>
Exhibit G - Deferrals	<b>x</b>

Prepared By: **Nick Stewart**

Date Prepared: **8/1/2012**

Exhibit A - Real Property

**Sonoma County Community Development Commission/Housing Authority  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)  
Housing Successor Owned Real Property (Section 34176(e)(1))**

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	fee interest in residential property	7991 Covert Lane	\$170,000		100%	yes	CRL	1-Feb-12	\$170,000			10-Dec-03	fee title
2	fee interest in residential property	6855 Walker Ave	\$177,286		100%	yes	CRL	1-Feb-12	\$177,286			3-Sep-03	fee title
3													
4													
5													
6													

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.

c/ Deeds of trust associated with Housing Assets listed on Exhibit D or Exhibit E are not separately listed in this Exhibit A; but are considered interest in real property of the Housing Successor incorporated herein by this reference.

d/ Affordability covenants associated with Housing Assets listed on Exhibit D or Exhibit E are not separately listed in this Exhibit A; but are considered interest in real property of the Housing Successor incorporated herein by this reference.

Exhibit B - Personal Property

**Sonoma County Community Development Commission/Housing Authority  
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	residential appliances	Covert Lane stove, refrigerator and hot water heater	\$1,500	1-Feb-12	\$1,500			10-Dec-03
2	residential appliances	Walker Ave stove, refrigerator and hot water heater	\$1,500	2-Feb-12	\$1,500			3-Sep-03
3								
4								
5								
6								

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.

**Sonoma County Community Development Commission/Housing Authority  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)  
Encumbered Housing Funds for Enforceable Obligations (Section 34176(e)(2)) AND Excess Housing Bond Proceeds**

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	N/A										
2											
3											
4											

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/ Asset constitutes excess housing bond proceeds which will be encumbered pursuant to the procedures in Health and Safety Code Section 34176(g).

**Sonoma County Community Development Commission/Housing Authority**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**  
**Assets generated from Housing Fund Expenditures on Property Owned by Third Parties (Section 34176(e)(3))**

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	3,340,000.00	10/19/2007	Affordable Housing Associates	development of affordable apartments	yes	10/18/2062	3	3,356,745.75
2	loan	150,914.00	1/22/1996	Burbank Housing Development Corporation	development of affordable apartments	yes	1/21/2026	3	225,239.24
3	loan	16,881.00	4/21/1997	Bodega Hills Apartments, LP	development of affordable apartments	yes	4/20/2027	3	24,604.06
4	loan	3,400.00	10/15/2009	Vigilante, Viviana	low/mod income first time homebuyer	yes	10/14/2068	8 <sup>1</sup>	3,400.00
5	loan	2,400.00	10/1/2009	Morrow, Alyssa Jean	low/mod income first time homebuyer	yes	9/30/2068	8 <sup>1</sup>	2,400.00
6	loan	75,549.00	10/15/2006	Downing, Sara	low/mod income first time homebuyer	yes	10/14/2068	8 <sup>1</sup>	75,549.00
7	loan	17,600.00	10/15/2009	Logan, Theron Lee & Becchetti, Donna Louise	low/mod income first time homebuyer	yes	10/14/2068	8 <sup>1</sup>	17,600.00
8	loan	47,231.00	10/9/2009	Kingwill, Daniela Christine & Peterson, Bryan Phillip	low/mod income first time homebuyer	yes	10/8/2068	8 <sup>1</sup>	47,231.00
9	loan	2,000.00	10/9/2009	Mathis, Lorenda Diane	low/mod income first time homebuyer	yes	10/8/2068	8 <sup>1</sup>	2,000.00
10	loan	34,400.00	10/15/2009	Campbell, Nancy Elizabeth	low/mod income first time homebuyer	yes	10/14/2068	8 <sup>1</sup>	34,400.00
11	loan	108,816.00	10/9/2009	Bowen, Patricia Herron	low/mod income first time homebuyer	yes	10/8/2068	8 <sup>1</sup>	108,816.00
12	loan	34,400.00	10/15/2009	Marshall, Suzanne Marie	low/mod income first time homebuyer	yes	10/14/2068	8 <sup>1</sup>	34,400.00
13	loan	4,571.00	10/9/2009	Burton, Daniel Scott	low/mod income first time homebuyer	yes	10/8/2068	8 <sup>1</sup>	4,571.00
14	loan	11,468.00	10/12/2009	Goff, David D	low/mod income first time homebuyer	yes	10/11/2068	8 <sup>1</sup>	11,468.00
15	loan	56,455.00	10/15/2009	Read, Marilyn Hope	low/mod income first time homebuyer	yes	10/14/2068	8 <sup>1</sup>	56,455.00
16	loan	2,000.00	6/7/2010	Hall, Kristine Louise	low/mod income first time homebuyer	yes	6/6/2069	8 <sup>1</sup>	2,000.00
17	loan	22,319.00	10/15/2009	Woelfel, Jonathan Erik & Futch, Kerri Nicole	low/mod income first time homebuyer	yes	10/14/2068	8 <sup>1</sup>	22,319.00
18	loan	4,846.00	10/9/2009	Wheeler, Walter Harold & Birnbaum, Saiyya Penelope	low/mod income first time homebuyer	yes	10/8/2068	8 <sup>1</sup>	4,846.00
19	loan	7,849.00	10/9/2009	Malerba-Locke, Francesca	low/mod income first time homebuyer	yes	10/8/2068	8 <sup>1</sup>	7,849.00
20	loan	2,000.00	10/15/2009	Owen, Marjorie Paynter	low/mod income first time homebuyer	yes	10/14/2068	8 <sup>1</sup>	2,000.00
21	loan	34,500.00	10/1/2009	Habtu, Isaak T & Gebrendrias, Kibra K	low/mod income first time homebuyer	yes	9/30/2068	8 <sup>1</sup>	34,500.00

22	loan		11,461.00	10/9/2009	Kilner, Elizabeth H	low/mod income first time homebuyer	yes	10/8/2068	8 <sup>1</sup>	11,461.00
23	loan		112,070.00	10/9/2009	Holt, Kathleen Ruth	low/mod income first time homebuyer	yes	10/8/2068	8 <sup>1</sup>	112,070.00
24	loan		8,823.00	12/8/2010	Abbott, Rosalie Christine	low/mod income first time homebuyer	yes	12/7/2069	8 <sup>1</sup>	8,823.00
25	loan		8,823.00	12/8/2010	Williams, Jonah Sage	low/mod income first time homebuyer	yes	12/7/2069	8 <sup>1</sup>	8,823.00
26	loan		8,823.00	4/11/2011	Johanna, Natosi Aponi E	low/mod income first time homebuyer	yes	4/10/2070	8 <sup>1</sup>	8,823.00
27	loan		8,823.00	4/14/2011	Lichau, Matthew M & Lichau, Illythia A	low/mod income first time homebuyer	yes	4/13/2070	8 <sup>1</sup>	8,823.00
28	loan		8,823.00	4/13/2011	Rosas, Rufina Raylene	low/mod income first time homebuyer	yes	4/12/2070	8 <sup>1</sup>	8,823.00
29	loan		8,823.00	4/14/2011	Villalobos, Jose R & Maria G.	low/mod income first time homebuyer	yes	4/13/2070	8 <sup>1</sup>	8,823.00
30	loan		8,823.00	6/21/2011	Borjon, Ma Concepcion & Borjon, Jesus	low/mod income first time homebuyer	yes	6/20/2070	8 <sup>1</sup>	8,823.00
31	loan		8,823.00	6/21/2011	Thigpen, Shantin L & Young, Ashley L	low/mod income first time homebuyer	yes	6/20/2070	8 <sup>1</sup>	8,823.00
32	loan		8,823.00	6/21/2011	Chan, Cheung Chi & Tam Winki Yi Luen	low/mod income first time homebuyer	yes	6/20/2070	8 <sup>1</sup>	8,823.00
33	loan		8,823.00	12/8/2010	White, Ulrike	low/mod income first time homebuyer	yes	12/7/2069	8 <sup>1</sup>	8,823.00
34	loan		8,823.00	12/6/2010	Filbrun, Scott A and Filbrun, Mavel D.	low/mod income first time homebuyer	yes	12/5/2069	8 <sup>1</sup>	8,823.00
35	loan		8,823.00	12/9/2010	Grady, Devin Patrick & Grady Samantha Leigh	low/mod income first time homebuyer	yes	12/8/2069	8 <sup>1</sup>	8,823.00
36	loan		8,823.00	11/23/2010	Chan, Ben & Chan, Kit & Chan Chun	low/mod income first time homebuyer	yes	11/22/2069	8 <sup>1</sup>	8,823.00
37	loan		8,823.00	12/6/2010	Qu, Peter & Lee Jung Chun	low/mod income first time homebuyer	yes	12/5/2069	8 <sup>1</sup>	8,823.00
38	loan		8,823.00	5/24/2011	Valentin, Justine Marie	low/mod income first time homebuyer	yes	5/23/2070	8 <sup>1</sup>	8,823.00
39	loan		8,823.00	4/14/2011	Sepulveda, Hector J & Tabib, Vera C	low/mod income first time homebuyer	yes	4/13/2070	8 <sup>1</sup>	8,823.00
40	loan		8,823.00	12/8/2010	Ryan, Nina	low/mod income first time homebuyer	yes	12/7/2069	8 <sup>1</sup>	8,823.00
41	loan		8,823.00	6/21/2011	Williams, Kim Michele	low/mod income first time homebuyer	yes	6/20/2070	8 <sup>1</sup>	8,823.00
42	loan		8,823.00	12/6/2010	Gandy, Clinton M & Decarly, Angie B	low/mod income first time homebuyer	yes	12/5/2010	8 <sup>1</sup>	8,823.00
43	loan		8,823.00	4/14/2011	Pacheco, Jesus S & Villalobos, Erica	low/mod income first time homebuyer	yes	4/13/2070	8 <sup>1</sup>	8,823.00
44	loan		8,823.00	4/14/2011	Jones, Shiloh L & Jones, Melissa K	low/mod income first time homebuyer	yes	4/13/2070	8 <sup>1</sup>	8,823.00
45	loan		8,823.00	12/8/2010	Gurule, Austin L & Gurule, Kellie M	low/mod income first time homebuyer	yes	12/7/2069	8 <sup>1</sup>	8,823.00
46	loan		8,841.00	4/14/2011	LaGrande, Marci Larae	low/mod income first time homebuyer	yes	4/13/2070	8 <sup>1</sup>	8,841.00
47	loan		8,823.00	12/7/2010	Person, Todd C & Person, Helga E	low/mod income first time homebuyer	yes	12/6/2069	8 <sup>1</sup>	8,823.00
48	loan		8,823.00	5/23/2012	Hopkins, Kory B & Hopkins, Jessica K	low/mod income first time homebuyer	yes	5/22/2071	8 <sup>1</sup>	8,823.00

49	loan	8,823.00	5/23/2012	Rodriquez, Miguel A Ruiz & Page, Emily A.	low/mod income first time homebuyer	yes	5/22/2071	8 <sup>1</sup>	8,823.00
50	loan	8,823.00	5/23/2012	Mahre, Sean M. & Fitzgerald, Katie Rosemary	low/mod income first time homebuyer	yes	5/22/2071	8 <sup>1</sup>	8,823.00
51	loan	8,823.00	5/23/2012	McKenna, Timothy David	low/mod income first time homebuyer	yes	5/22/2071	8 <sup>1</sup>	8,823.00
52	loan	8,823.00	5/23/2012	Trainor, Nathan Thomas	low/mod income first time homebuyer	yes	5/22/2071	8 <sup>1</sup>	8,823.00
53	loan	8,823.00	5/23/2012	Aparicio, Erendira Estela	low/mod income first time homebuyer	yes	5/22/2071	8 <sup>1</sup>	8,823.00
54	loan	8,823.00	5/23/2012	Egger, Oran Timothy & Egger, Bronwen Sarah	low/mod income first time homebuyer	yes	5/22/2071	8 <sup>1</sup>	8,823.00
55	loan	8,823.00	5/23/2012	Santibanez, Gonzalo & Santibanez, Maria R and Regalado Beatriz A.	low/mod income first time homebuyer	yes	5/22/2071	8 <sup>1</sup>	8,823.00
56	loan	8,823.00	5/23/2012	Ciocatto, Rober Johnathan	low/mod income first time homebuyer	yes	5/22/2071	8 <sup>1</sup>	8,823.00
57	loan	8,823.00	4/14/2011	Carroll, Michael Patrick & Ketchum-Carroll, Kathleen Iola	low/mod income first time homebuyer	yes	4/12/2070	8 <sup>1</sup>	8,823.00
58	loan	87,350.00	10/1/2009	Ochoa, Gonzalo & Domitila	low/mod income first time homebuyer	yes	9/30/2068	3	87,350.00
59	loan	87,350.00	10/1/2009	Redding, Karen	low/mod income first time homebuyer	yes	9/30/2068	3	87,350.00
60	loan	13,000.00	10/22/1999	Van Portfleet, Danny & Laura	low/mod income first time homebuyer	yes	2/1/2015	3	3,894.30
61	loan	14,653.00	2/23/2001	Ostrem, Clifford	low/mod income first time homebuyer	yes	2/22/2021	3	15,092.59
62	loan	25,000.00	6/5/2001	Rockwell, Rieve	low/mod income first time homebuyer	yes	6/4/2021	3	25,750.00
63	loan	19,500.00	6/2/1981	Adams, Lynn	low/mod income first time homebuyer	yes	6/1/2001	1	20,085.00
64	loan	50,800.00	9/7/1999	Bergbauer, Harry & Ezersky, Debbie	low/mod income first time homebuyer	yes	9/6/2028	3	67,750.00
65	loan	75,000.00	11/30/2001	Heintz, Lori L	low/mod income first time homebuyer	yes	11/29/2021	3	77,250.00
66	loan	6,500.00	10/20/1999	Robertson, Dorothy Harding	low/mod income first time homebuyer	yes	10/19/2019	3	6,695.00
67	loan	26,200.00	9/7/1999	Sinnott, Portia	low/mod income first time homebuyer	yes	9/6/2028	3	35,501.00
68									
69									

a/ Funded with multiple sources, including the Low and Moderate Income Housing Funds and CDBG, HOME, or other funding.

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

1. The repayment amount is set as a percentage share of appreciation of the home, or accrued interest at 8% simple interest per annum.

**Sonoma County Community Development Commission/Housing Authority**  
**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	N/A								
2									
3									
4									
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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.

**Sonoma County Community Development Commission/Housing Authority  
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)
1	rent	single family residence	Sonoma County Community Development Commission/Housing Authority	Tombe Realty	Sonoma County Community Development Commission/Housing Authority	maintenance, operation, enforcement of affordability, and payment of enforceable obligations, associated with increasing, preserving, and maintaining the community's supply of low and moderate income housing pursuant to Health and Safety Code 34176	yes	CRL	1
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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.

Exhibit G - Deferrals

**Sonoma County Community Development Commission/Housing Authority  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)  
Loans or Deferrals owing to the LMIHF (Section 34176(e)(6))**

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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