



**City of South San Francisco  
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	Low mod housing	APN 012311240 address 312 Miller - 313 Tamarack 4-plex	717,183	6,000	6,000	No	N/A	2/1/12 [1] (via Resolution 08-2012 when the City Council opted to become the Successor Housing Agency)	715,000	0	269,000	City (not former RDA) acquired property on 5/24/2004 [1]	Fee simple
2	Low mod housing	APN 012333050 address 339-341 Commercial Ave 4-plex	804,086	3,500	3,500	No	N/A	2/1/12 [2] (via Resolution 08-2012 when the City Council opted to become the Successor Housing Agency)	107,500	0	322,300	8/1/2001	Fee simple
3	Low mod housing	APN 012311230 address 310 Miller - 311 Tamarack tri-plex	586,309	3,500	3,500	No	N/A	2/1/12 [2] (via Resolution 08-2012 when the City Council opted to become the Successor Housing Agency)	589,000	0	85,000	10/12/2004	Fee simple
4	Low mod housing	APN 012311250 address 314 Miller Single Family	669,896	3,500	3,500	No	N/A	2/1/12 [2] (via Resolution 08-2012 when the City Council opted to become the Successor Housing Agency)	679,950	0	0	1/24/2008	Fee simple
5	Low mod housing	APN 012145430 address 714-718 Linden 4-plex	755,118	4,500	4,500	No	N/A	2/1/12 [2] (via Resolution 08-2012 when the City Council opted to become the Successor Housing Agency)	862,000	0	0	10/1/2005	Fee simple
6	Low mod housing	APN 013232170 address 380 Alta Vista single family	683,080	9,100	9,100	No	N/A	2/1/12 [2] (via Resolution 08-2012 when the City Council opted to become the Successor Housing Agency)	1,035,000	0	0	4/29/2005	Fee simple
7	Low mod housing	APN 012241230 address 630 Baden land under 125 unit Magnolia Senior Apartments	948,244	95,309	95,309	Yes	California Redevmt. Law / Bond Covenants	2/1/12 [3] (via Resolution 08-2012 when the City Council opted to become the Successor Housing Agency)	1,250,795	0	Non-profit housing developer contributed approx. \$12.0M to the building construction	1/17/1986	City owns land and leases land to the non-profit housing developer who owns and manages the housing units
8	Low mod housing with commercial space	APN 014160040 address 636 El Camino land under 109 unit Affordable Housing over 4,600 sqft of 1st floor commercial space	Land Value of 4,470,000 no valuation on leasehold interest in 4,600 sqft of unfinished commercial space at this time	87,121	87,121	Yes	California Redevmt. Law / Tax Credits	2/1/12 [3] (via Resolution 08-2012 when the City Council opted to become the Successor Housing Agency)	8,767,474	5,690,960	Non-profit housing developer contributed approx. \$34.3M to the building construction	3/11/2011	City owns land and has leasehold interest in the commercial sqft. A non-profit housing developer owns and manages the housing units

Note: As the Housing Successor, as of 2/1/12, the City became the beneficiary under and the holder of security interests and deed restrictions pursuant to deeds of trust and regulatory agreements recorded in connection with the loans listed on Exhibit D.

[1] Grant deed says City owned - This property was always reported as RDA owned but due to an error, the grant deed has always reflected it was City owned.

[2] These properties were deeded from the RDA to the City on 3/11/11 and as of 2/1/12 are held by the City in its capacity as Housing Successor.

[3] These properties transferred to the City as Housing Successor by operation of law as of 2/1/12.

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 South San Francisco**  
**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	Appliances (located in Exhibit A properties, items 1 through 6)	stoves and refrigerators in these 6 properties	\$0 carrying value on books, but market value approximately \$6,400	2/1/12 (via Resolution 08-2012 when the City Council opted to become the Successor Housing Agency)	N/A	N/A	N/A	N/A

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 South San Francisco**  
**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	Low mod housing is planned to be built or acquired	1999 was the year the housing bonds were sold. Pending Oversight Board approval, this obligation will be shown on the ROPS for Jan-June 2013.	Bondholders	Remaining housing bond balance is \$2,381,531.91 which is adjusted quarterly for interest earnings	Not at this time-site to invest these housing bonds funds not yet selected	N/A	Site not selected yet	Remaining housing bond balance is \$2,381,531.91 which is adjusted quarterly for interest earnings	To be determined	To be determined	Remaining housing bond proceeds to be shown as a cost on the next ROPS so actual construction or acquisition to occur between Jan and June 2013

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 South San Francisco**  
**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 (as of June 30, 2012)
1	Loan	50,000.00	6/15/2007	Agatep/Tan	1st time homebuyer	Yes	6/15/2037	4%	50,000.00
2	Loan	50,000.00	2/15/2004	Andersen	1st time homebuyer	Yes	2/15/2034	4%	46,176.85
3	Loan	40,000.00	2/23/2009	Cardenas	1st time homebuyer	Yes	2/23/2039	4%	40,000.00
4	Loan	25,000.00	12/21/2007	Cheng	1st time homebuyer	Yes	12/21/2037	4%	25,000.00
5	Loan	41,000.00	1/10/2003	Clemente	1st time homebuyer	Yes	1/10/2033	4%	36,238.13
6	Loan	50,000.00	10/28/2003	Fong	1st time homebuyer	Yes	10/28/2033	4%	48,193.48
7	Loan	50,000.00	12/21/2007	Gregory	1st time homebuyer	Yes	12/21/2037	4%	50,000.00
8	Loan	40,000.00	4/15/2009	Hai	1st time homebuyer	Yes	4/15/2039	4%	40,000.00
9	Loan	48,814.43	1/26/2006	Hankins	1st time homebuyer	Yes	4/1/2038	4%	48,814.43
10	Loan	100,000.00	7/1/2009	Junghee	1st time homebuyer	Yes	7/1/2039	4%	100,000.00
11	Loan	50,000.00	9/11/2008	Lagomarsino	1st time homebuyer	Yes	9/11/2038	4%	50,000.00
12	Loan	50,000.00	12/21/2007	Lau	1st time homebuyer	Yes	12/21/2037	4%	50,000.00
13	Loan	50,000.00	8/26/2009	McFarland	1st time homebuyer	Yes	8/26/2039	4%	50,000.00
14	Loan	50,000.00	6/15/2007	Nono	1st time homebuyer	Yes	6/15/2037	4%	50,000.00
15	Loan	50,000.00	6/29/2004	Ong	1st time homebuyer	Yes	6/29/2037	4%	50,000.00
16	Loan	50,000.00	4/13/2007	Pablo	1st time homebuyer	Yes	4/13/2037	4%	50,000.00
17	Loan	50,000.00	3/21/2005	Parivar	1st time homebuyer	Yes	3/21/2035	4%	47,150.75
18	Loan	50,000.00	11/7/2003	Stone	1st time homebuyer	Yes	11/7/2033	4%	47,947.21
19	Loan	50,000.00	8/27/2004	Tong & Lam	1st time homebuyer	Yes	8/27/2034	4%	46,519.33
20	Loan	50,000.00	12/7/2009	Tribby	1st time homebuyer	Yes	12/7/2039	4%	50,000.00
21	Loan	85,000.00	2/24/2009	Tsao	1st time homebuyer	Yes	2/24/2039	4%	85,000.00
22	Loan	3,401,795.41	5/31/2001	Bridge Housing-Chestnut Creek	Dev loan for low/mod	Yes	5/31/2056	3%	3,401,795.41
23	Loan	3,700,000.00	10/28/2005	Bridge Housing-Oak & Grand Hsng	Dev loan for low/mod	Yes	10/28/2060	3%	2,828,122.00
24	Loan	500,000.00	7/28/1998	Grand Hotel - 54	Dev loan for low/mod	Yes	7/30/2029	4%	391,519.34
25	Loan	400,000.00	7/28/1998	Grand Hotel - 55	Dev loan for low/mod	Yes	7/30/2029	3%	321,911.60
26	Loan	1,795,985.00	5/30/2007	HIP Housing Loan - Commercial Ave	Dev loan for low/mod	Yes	5/30/2062	3%	1,795,985.00
27	Loan	827,293.56	3/27/1996	Martin Metro	Dev loan for low/mod	Yes	2/25/2029	3%	827,293.56
28	Loan	88,000.00	4/15/2009	Martin Metro	Dev loan for low/mod	Yes	4/15/2014	4%	18,990.00
29	Loan	615,000.00	1/4/1999	Mid Pen - 383 Susie Way	Dev loan for low/mod	Yes	1/4/2039	3%	615,000.00
30	Loan [1]	9,988,434.09	3/11/2011	Mid Pen - 636 El Camino Real	Dev loan for low/mod	Yes	3/11/2066	3%	9,988,434.09
31	Loan	3,500,000.00	1/4/1999	Mid Peninsula Housing-Willow	Dev loan for low/mod	Yes	1/4/2039	3%	2,491,572.14
32	Loan	120,000.00	3/3/1989	Mid Peninsula-Belle Haven, Inc.	Dev loan for low/mod	Yes	upon sale	0%	120,000.00
33	Loan	940,000.00	9/30/1998	MP Greenridge	Dev loan for low/mod	Yes	9/30/2038	3%	711,467.91

[1] This loan amount includes \$5,690,960 that came from 80% tax increment (see Exhibit A, item 8).

**City of South San Francisco  
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)
1	Land Rent	Low mod housing	City owns land and leases land to the non-profit housing developer who owns and manages the housing units	City	City	Future affordable housing dev	Yes	California Redevelopment Law / Bond Covenants	7
									Item # from Exhibit D
2	1st time homebuyer loan repymt.	Low mod housing	Andersen	City	City	Future affordable housing dev	No	N/A	2
3	1st time homebuyer loan repymt.	Low mod housing	Clemente	City	City	Future affordable housing dev	Yes	Calif. Redev. Law	5
4	1st time homebuyer loan repymt.	Low mod housing	Fong	City	City	Future affordable housing dev	Yes	Calif. Redev. Law	6
5	1st time homebuyer loan repymt.	Low mod housing	Parivar	City	City	Future affordable housing dev	No	N/A	17
6	1st time homebuyer loan repymt.	Low mod housing	Stone	City	City	Future affordable housing dev	No	N/A	18
7	1st time homebuyer loan repymt.	Low mod housing	Tong & Lam	City	City	Future affordable housing dev	No	N/A	19
8	Developer loan repymt.for low/mod	Low mod housing	Grand Hotel - 54	City	City	Future affordable housing dev	Yes	Calif. Redev. Law	24
9	Developer loan repymt.for low/mod	Low mod housing	Grand Hotel - 55	City	City	Future affordable housing dev	Yes	Calif. Redev. Law	25

Note: This Exhibit indicates properties with mixed ownership and properties owned by others that began to produce rental revenues and loan repayments to the housing successor agency as of 2/1/12.

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 South San Francisco**  
**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)
1	Rent	Low mod housing	City	City	City	property operating costs	No	N/A	1
2	Rent	Low mod housing	City	City	City	property operating costs	No	N/A	2
3	Rent	Low mod housing	City	City	City	property operating costs	No	N/A	3
4	Rent	Low mod housing	City	City	City	property operating costs	No	N/A	4
5	Rent	Low mod housing	City	City	City	property operating costs	No	N/A	5
6	Rent	Low mod housing	City	City	City	property operating costs	No	N/A	6

Note: This Exhibit indicates properties owned by the housing successor agency that began to produce rental revenues to the housing successor agency as of 2/1/12.

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.