

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

Former Redevelopment Agency: Redevelopment Agency of the City of West Sacramento

Successor Agency to the Former Redevelopment Agency: City of West Sacramento

Entity Assuming the Housing Functions of the former Redevelopment Agency: City of West Sacramento

Entity Assuming the Housing Functions Contact Name: Martin Tuttle Title City Manager Phone 916-617-4500

E-Mail Address martint@cityofwestsacramento.org

Entity Assuming the Housing Functions Contact Name: Paul Blumberg Title Public Finance Manager Phone 916-617-4575

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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	

Prepared By: **Aaron Laurel**

Date Prepared: **7/19/2012**

City of West Sacramento
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	mixed-income housing	801 Riske Lane APN: 067-330-018	\$0.00	39,204	39,204	yes	Prop 1C Grant Covenant (Doc# 2010-0007984)	2/1/2012	acquisition: \$0.00 construction: \$0.00	acquisition: \$343,000 construction: \$11.7M	acquisition: \$0.00 construction: \$0.00	acquisition: 4/20/2001 construction: 12/2018	fee title
2	mixed-income housing with commercial space	825 Delta Lane APN: 067-330-024	\$342,639.00	91,911	91,911	yes	Prop 1C Grant Covenant (Doc# 2010-0006714)	2/1/2012	acquisition: \$0.00 construction: \$0.00	acquisition: \$0.00 construction: \$11.7M	acquisition: \$1.00 construction: \$0.00	acquisition: 6/14/2010 construction: 12/2018	fee title
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The information listed above are unaudited numbers and staff's best estimate at the current time

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.

City of West Sacramento
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	mixed-income housing with commercial space	6/22/2011	West Sacramento Housing Development Corporation	\$11,700,000.00	yes	Prop 1C Grant Covenants	Successor Agency	\$11,700,000	\$0	\$0	12/2018 (completion)
2	low-mod housing	3/2/2011	BRIDGE Triangle LLC	\$6,528,330.00	yes	Prop 1C Grant Covenant	BRIDGE Triangle LLC	\$7,525,000	\$0	\$0	12/2018 (completion)
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City of West Sacramento
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	\$50,950.00	2/23/1993	Rajeshwar Kumar & Roshmi Narayan	mortgage assistance	Yes	due upon sale of home	equity sharing	\$50,950.00
2	loan	\$69,058.75	3/3/1993	Vijay & Anjulla Kumar	mortgage assistance	Yes	due upon sale of home	equity sharing	\$69,058.75
3	loan	\$46,100.00	4/1/1993	Mary Rodriguez	mortgage assistance	Yes	due upon sale of home	equity sharing	\$46,100.00
4	loan	\$76,141.00	4/9/1993	Susan Kempton	mortgage assistance	Yes	due upon sale of home	equity sharing	\$76,141.00
5	loan	\$104,400.00	5/28/1993	Joshua Fitzgerald & Joy Almandariz	mortgage assistance	Yes	due upon sale of home	equity sharing	\$104,400.00
6	loan	\$47,200.00	6/25/1993	Vishwa & Pragash Sundar	mortgage assistance	Yes	due upon sale of home	equity sharing	\$47,200.00
7	loan	\$63,000.00	7/26/1993	Ida Flores	mortgage assistance	Yes	due upon sale of home	equity sharing	\$63,000.00
8	loan	\$80,459.00	8/23/1993	Mary & Adam Ganz	mortgage assistance	Yes	due upon sale of home	equity sharing	\$80,459.00
9	loan	\$69,102.00	10/28/1993	Nancy Coe-Hobbs	mortgage assistance	Yes	due upon sale of home	equity sharing	\$69,102.00
10	loan	\$65,985.00	11/8/1993	Rueben Lopez	mortgage assistance	Yes	due upon sale of home	equity sharing	\$65,985.00
11	loan	\$82,859.00	11/24/1993	Kim Chhay	mortgage assistance	Yes	due upon sale of home	equity sharing	\$82,859.00
12	loan	\$67,508.00	4/11/1994	Annabel Hernandez	mortgage assistance	Yes	due upon sale of home	equity sharing	\$67,508.00
13	loan	\$60,410.00	11/7/1994	Lyudmila & Anatoliy Ishchuk	mortgage assistance	Yes	due upon sale of home	equity sharing	\$60,410.00
14	loan	\$990,000.00	4/19/1996	West Capitol Courtyard LP	new construction	Yes	4/19/2051	3%	\$990,000.00
15	loan	\$2,256,943.00	4/19/1996	West Capitol Courtyard LP	new construction	Yes	4/19/2051	3%	\$2,256,943.00
16	loan	\$4,990,400.00	7/15/1996	Holly Courts LP	new construction	Yes	4/10/2041	3%	\$2,263,176.24
17	loan	\$10,000.00	7/17/1996	Yuri & Natalya Bulgakova	mortgage assistance	Yes	due upon sale of home	equity sharing	\$10,000.00
18	loan	\$112,307.17	9/1/1997	West Capitol Courtyard LP	new construction	Yes	6/1/2019	7.3%	\$55,988.51
19	loan	\$2,732,187.47	1/21/1998	West Capitol Courtyard LP	new construction	Yes	4/30/2055	3%	\$2,741,871.47
20	loan	\$29,050.00	4/24/1998	Bill Resendez & Theodora Nacional	mortgage assistance	Yes	due upon sale of home	equity sharing	\$29,050.00
21	loan	\$25,700.00	11/19/1998	Erma Hall	mortgage assistance	Yes	due upon sale of home	equity sharing	\$25,700.00
22	loan	\$688,527.66	2/3/1999	Margaret McDowell Association Inc.	new construction	Yes	9/30/2054	3%	\$650,446.41
23	loan	\$21,800.00	5/17/1999	Victor, Venera, & Yurey Butayey	mortgage assistance	Yes	due upon sale of home	equity sharing	\$21,800.00
24	loan	\$73,376.00	3/2/2000	West Capitol Courtyard LP	new construction	Yes	3/2/2030	5%	\$50,000.00
25	loan	\$625,000.00	12/22/2000	West Capitol Courtyard LP	new construction	Yes	4/30/2055	3%	\$625,000.00
26	loan	\$90,000.00	7/12/2001	W. Sac. Housing Development Corp.	new construction	Yes	7/12/2015	3%	\$33,351.47
27	loan	\$65,000.00	4/2/2002	Melissa & Nathan Sage	mortgage assistance	Yes	due upon sale of home	equity sharing	\$65,000.00
28	loan	\$90,000.00	10/28/2002	Bill & Michelle Tate	mortgage assistance	Yes	due upon sale of home	equity sharing	\$90,000.00
29	loan	\$1,000,000.00	12/1/2003	Westwood Vistas LP	new construction	Yes	12/1/2058	3%	\$1,000,000.00
30	loan	\$30,000.00	11/14/2004	Osvaldo & Teresa Quezada	mortgage assistance	Yes	due upon sale of home	equity sharing	\$30,000.00
31	loan	\$103,909.00	4/12/2005	Im Chhay, Chana Soth, & Kheam May	mortgage assistance	Yes	due upon sale of home	equity sharing	\$103,909.00
32	loan	\$146,250.00	2/27/2007	Karen A. Laudenschlager	mortgage assistance	Yes	due upon sale of home	equity sharing	\$146,250.00
33	loan	\$2,500,000.00	4/5/2007	Evergreen Circle Investors	acquisition/rehab	Yes	4/25/2027	3%	\$2,500,000.00
34	loan	\$137,700.00	9/13/2007	Alfonso & Guadalupe Ochoa	mortgage assistance	Yes	due upon sale of home	equity sharing	\$137,700.00
35	loan	\$2,010,000.00	4/28/2008	Patios and River Rose Associates	acquisition/rehab	Yes	4/28/2063	3%	\$2,010,000.00
36	loan	\$1,357,100.00	4/28/2008	Patios and River Rose Associates	acquisition/rehab	Yes	4/28/2063	3%	\$1,357,100.00
37	loan	\$5,500,000.00	3/23/2009	West Sacramento Pacific Associates	new construction	Yes	3/23/2064	3%	\$2,600,000.00
38	loan	\$7,525,000.00	3/2/2011	BRIDGE Triangle LLC	new construction	Yes	3/2/2066	3%	\$7,525,000.00
39	loan	\$11,700,000.00	6/22/2011	W. Sac. Housing Development Corp.	new construction	Yes	6/22/2066	3%	\$11,700,000.00

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