

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

Former Redevelopment Agency: Whittier Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: Whittier Redevelopment Successor Agency

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

Entity Assuming the Housing Functions Contact Name: Aldo Schindler Title Dir. of Community Development Phone 562-567-9320 E-Mail Address aschindler@cityofwhittier.org

Entity Assuming the Housing Functions Contact Name: Aldo Schindler Title Dir. of Community Development Phone 562-567-9320 E-Mail Address aschindler@cityofwhittier.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	X
Exhibit B- Personal Property	X
Exhibit C - Low-Mod Encumbrances	X
Exhibit D - Loans/Grants Receivables	X
Exhibit E - Rents/Operations	X
Exhibit F- Rents	
Exhibit G - Deferrals	X

Prepared By: **Ben Pongetti, Redevelopment Manager**

Date Prepared: **7/31/2012**

City of Whittier
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	Vacant Housing Site (Alpha Beta)	12813 Bailey Street - APN 8139-005-909	\$ 3,058,920	107,561	partial	no	N/A	2/14/2012	yes	no	no	2009-10	fee simple title
2	Vacant Housing Site (Alpha Beta)	12813 Bailey Street - APN 8139-005-911		14,376	partial	no	N/A	2/14/2012	yes	no	no	2009-10	fee simple title
3	Vacant Housing Site (Alpha Beta)	12802 Hadley Street- APN 9139-005-910		16,628	partial	no	N/A	2/14/2012	yes	no	no	2009-10	fee simple title
4	Vacant Housing Site (Alpha Beta)	6557 Comstock Ave - APN 8139-005-912		10,513	partial	no	N/A	2/14/2012	yes	no	no	2009-10	fee simple title
5	Housing Site (Comstock/Penn)	7306 Comstock Ave - APN 8141-008-912		6,996	partial	yes	ENLA	2/14/2012	yes	no	no	2005-06	fee simple title
6	Housing Site (Comstock/Penn)	7316 Comstock Ave - APN 8141-008-913	\$ 825,934	6,996	partial	yes	ENLA	2/14/2012	no	no	yes	2007-08	fee simple title
7	Housing Site (Comstock/Penn)	Penn and Comstock - APN 8141-008-905	\$ 304,000	7,000	partial	yes	ENLA	2/14/2012	no	yes	no	1986-87	fee simple title
8	Housing Site (Comstock/Penn)	7312 Comstock Ave - APN 8141-008-907	\$ 110,922	7,000	partial	yes	ENLA	2/14/2012	no	yes	no	1986-87	fee simple title
9	Habitat for Humanity	12728 La Cuarta St - APN 8141-038-038	\$ -	N/A	covenant 1 SFR unit	yes	CCRL	2/14/2012	yes	yes	yes	2001-02	affordability covenant
10	Habitat for Humanity	12730 La Cuarta St - APN 8141-038-040	\$ -	N/A	covenant 1 SFR unit	yes	CCRL	2/14/2012	yes	yes	yes	2001-02	affordability covenant
11	Habitat for Humanity	12732 La Cuarta St - APN 8141-038-041	\$ -	N/A	covenant 1 SFR unit	yes	CCRL	2/14/2012	yes	yes	yes	2001-02	affordability covenant
12	Habitat for Humanity	12734 La Cuarta St - APN 8141-038-039	\$ -	N/A	covenant 1 SFR unit	yes	CCRL	2/14/2012	yes	yes	yes	2001-02	affordability covenant
13	William Penn Manor	7025 Friends Ave. - APN 8139-020-029	\$ -	N/A	covenant 75 MFR units	yes	202/CCRL	2/14/2012	yes	yes	yes	1989-90	affordability covenant
14	Seasons at the Hoover (Seasons Uptown Whittier L.P.)	7035 Greenleaf Ave. - APN 8139-023-008	\$ -	N/A	covenant 49 MFR units	yes	LIHTC/CCRL	2/14/2012	yes	yes	yes	2000-01	affordability covenant
15	Mosaic Gardens (Whittier Family Apartments L.P.)	12524 Philadelphia - APN 8139-027-037	\$ -	N/A	covenant 21 MFR units	yes	LIHTC/CCRL	2/14/2012	yes	yes	yes	2012-13	affordability covenant
16	First Day Newlin	7916-7920 Newlin Ave. - APN 8141-023-022	\$ -	N/A	covenant 2 MFR/ 1 SFR units	yes	HOME/LACDC /CCRL	2/14/2012	no	no	yes	2009-10	affordability covenant
17	Whittier Manor Condos (TTM 06-003)	16460 Whittier Blvd. - APN 8232-005-029	\$ -	N/A	covenant 2 MFR - not constructed	yes	CCRL	2/14/2012	no	no	no	not constructed	affordability covenant
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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 of Whittier
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	Files and Loan Documents	Files and Loan Documents		2/14/2012				
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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 of Whittier
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	Affordable housing units	3/8/2011	Heritage Housing Partners	\$79,836	yes		City of Whittier	yes	yes	no	
2	Affordable housing units	1/11/2008	Gables Whittier (AHOP)	\$2,083,543	yes		Gables Whittier	yes	no	no	
3	LMI Housing Bond	Official Statement Dated 05/24/07	Stone and Youngberg LLC	Total \$15,660,000 Available \$9,305,573	no		Future Affordable Housing	yes	no	no	
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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.

City of Whittier
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	Principal and interest payments from first time homebuyer loans (Same as Item 5 on Exhibit D)	low-mod housing	various	Amerinational Community Services	City of Whittier	other housing activities	Deed of Trust	California Redevelopment Law	
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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 Whittier
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.

Exhibit G - Deferrals

City of Whittier

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
1	SERAF payment	2009-10	\$ 3,024,847	no interest	\$ 2,419,878	6/30/2015
2	ERAF payment	1989-90	\$ 328,727	no interest	\$ 194,249	6/30/2024
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