

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

Former Redevelopment Agency: Town of Windsor Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: Town of Windsor, Successor Agency to the Former Redevelopment Agency

Entity Assuming the Housing Functions of the former Redevelopment Agency: Town of Windsor

Entity Assuming the Housing Functions Contact Name: David Kelley Title Asst. City Manager Phone 707-838-5330 E-Mail Address dkelley@townofwindsor.com

Entity Assuming the Housing Functions Contact Name: Kevin Thompson Title Senior Planner Phone 707-838-5339 E-Mail Address kthompson@townofwindsor.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

X

Prepared By: **Heather Ippoliti**

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

**Town of Windsor
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.)
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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

**Town of Windsor
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
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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.

Town of Windsor
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
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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.

Town of Windsor
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	75,000	Dec-05 *	855 Twin Oaks Ln	Down Payment Assistance	Yes	upon sale	2.9	75,000
2	Loan	50,000	Aug-08 *	840 Twin Oaks Ln	Down Payment Assistance	Yes	upon sale	2.9	50,000
3	Loan	688,000	Jan-97	Burbank Housing Development Corp - Vinecrest	development costs for affordable housing project	Yes	40 years	3	1,004,478
4	Loan	1,085,000	Jan-03	Burbank Housing Development Corp - Wintercreek Village	property acquisition, development costs, fees and permits for affordable housing project	Yes	40 years	3	1,023,053
5	Loan	340,000	Mar-92	Burbank Housing Development Corp - Forest Winds	property acquisition and development costs for affordable housing project	Yes	30 years	3	547,257
6	Loan	944,082	Mar-10	Burbank Housing Development Corp - Windsor Redwoods	development costs for affordable housing project	Yes	55 years	0	944,082
7	Loan	1,308,397	Mar-10	Burbank Housing Development Corp - Windsor Redwoods	development costs for affordable housing project	Yes	55 years	0	1,308,397
8	Loan	1,000,000	Oct-08 X	Burbank Housing Development Corp - Windsor Redwoods	development costs for affordable housing project	Yes	55 years	0	1,000,000
9	Grant	34,091	Jan-11 *	301 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
10	Grant	34,091	Jan-11 *	307 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
11	Grant	34,091	Jan-11 *	313 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
13	Grant	34,091	Jan-11 *	319 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
14	Grant	34,091	Jan-11 *	325 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
15	Grant	34,091	Jan-11 *	331 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
16	Grant	34,091	Jan-11 *	337 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
17	Grant	34,091	Jan-11 *	343 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091

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18	Grant	34,091	Jan-11 *	349 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
19	Grant	34,091	Jan-11 *	355 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
20	Grant	34,091	Jan-11 *	9960 Basi Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
21	Grant	34,091	Jan-11 *	9950 Basi Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
22	Grant	34,091	Jan-11 *	9940 Basi Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
23	Grant	34,091	Jan-11 *	9930 Basi Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
24	Grant	34,091	Jan-11 *	9920 Basi Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
25	Grant	34,091	Jan-11 *	350 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
26	Grant	34,091	Jan-11 *	342 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
27	Grant	34,091	Jan-11 *	334 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
28	Grant	34,091	Jan-11 *	326 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
29	Grant	34,091	Jan-11 *	318 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
30	Grant	34,091	Jan-11 *	310 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091
31	Grant	34,091	Jan-11 *	302 Manzanita Drive	Down Payment Assistance	Yes	45 years or upon sale	0	34,091

* In order to protect the privacy of the noteholders, the names have been omitted and are available to DOF on specific request.

6,702,269

This loan, approved by Town of Windsor Redevelopment Agency board in October 2008, is listed on the July 2012 - December 2012 ROPS and is currently under X dispute.

**Town of Windsor
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)
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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.

Town of Windsor
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.

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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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