



HOUSING SUCCESSOR ANNUAL REPORT
South Gate Housing Authority

Fiscal Year 2018-19

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INTRODUCTION

The South Gate Housing Authority (“Housing Authority”) is the Housing Successor Agency (“Housing Successor”) to the former Community Development Commission of the City of South Gate (“Agency”). The Housing Authority is responsible for maintaining housing assets transferred from the former Agency. Its main goal is to administer the Section 8 program’s rental assistance certificates.

This Housing Successor Agency Annual Report (“Annual Report”) contains information on Fiscal Year (“FY”) 2018-19 finances and activities as required by Health and Safety Code (“HSC”) Section 34176.1(f). FY 2018-19 marks the end of the first five-year compliance period for income proportionality. This Annual Report details how the Housing Successor met all requirements for expenditures by income level from January 1, 2014 through June 30, 2019.

The Annual Report is due to the California Department of Housing and Community Development (“HCD”) by December 31 annually, and must be accompanied by an independent financial audit. The Housing Successor’s audited financial statements will be posted on the City of South Gate’s (“City”) website when available. This Annual Report is an addendum to the Housing Authority Annual Report required by HSC Section 34328, which is submitted to HCD by October 1 annually.

HOUSING SUCCESSOR REQUIREMENTS

Senate Bill (“SB”) 341¹ and subsequent legislation enacted several requirements for housing successor agencies. Housing successors must comply with three major requirements pursuant to HSC Section 34176.1:

1. Expenditures and housing production are subject to income and age targets.
2. Housing successors may not accumulate an “excess surplus,” or a high balance based on certain thresholds.

¹ 2013-14 legislative session

3. Properties must be developed with affordable housing within five to ten years of being approved for transfer from the former redevelopment agency to the housing successor.

The requirements are designed to ensure that housing successors are actively utilizing former Agency housing assets to produce affordable housing. Appendix 1 provides a detailed summary of the reporting requirements that are addressed in this Annual Report.

ASSETS TRANSFERRED TO HOUSING SUCCESSOR

Upon the statewide dissolution of redevelopment in 2012, all rights, powers, committed assets, liabilities, duties, and obligations associated with the housing activities of the Agency were transferred to the Housing Authority. The Housing Authority prepared a Housing Asset Transfer Form (“HAT”) that provided an inventory of all housing assets transferred from the Agency to the Housing Authority. This included:

1. Real properties;
2. Low and Moderate Income Housing Fund (“LMIHF”) encumbrances; and
3. Loan receivables.

All items on the HAT were approved by the California Department of Finance (“DOF”) on April 1, 2013. A copy of the HAT is provided as Appendix 2.

It is important to distinguish that Housing Authority assets that were not transferred from the former Agency or generated by or purchased with assets from the former Agency, are not subject to HSC Section 34176.1. A copy of the HAT is provided as Appendix 2.

HOUSING ASSET FUND ACTIVITY

Former Agency assets, and the revenues generated by those assets, are maintained in a Low and Moderate Income Housing Asset Fund (“Housing Asset Fund”).² Housing Asset Funds may be spent on:

- **Administrative costs** up to \$200,000 per year adjusted for inflation, or 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT (“Portfolio”), whichever is greater. The FY 2018-19 limit for the Housing Successor was \$215,500.
- **Homeless prevention and rapid rehousing services** up to \$250,000 per year if the former Agency did not have any outstanding inclusionary housing or replacement housing production requirements.
- **Affordable housing development** assisting households up to 80 percent of the Area Median Income (“AMI”), subject to specific income and age targets.

Five-Year Income Proportionality: If any Housing Asset Funds are spent on affordable housing development, it triggers a requirement to spend at least 30 percent of such expenses assisting extremely low income households (30% AMI) and no more than 20 percent on low income households (between 60-80% AMI) per five-year compliance period. The first five-year compliance period was January 1, 2014 through June 30, 2019.

Note that housing successors must report expenditures by category each year, but compliance with income proportionality limits is measured every five years. For example, a housing successor could spend all its funds in a single year on households earning between 60-80% AMI, as long as it was 20 percent or less of the total expenditures during the five-year compliance period.

² The Housing Asset Fund replaced the former Agency’s Low and Moderate Income Housing Fund.

Ten-Year Age Proportionality: If more than 50% of the total aggregate number of rental units produced by the City, Housing Authority, or former Agency during the past 10 years are restricted to seniors, the Housing Authority may not spend more Housing Asset Funds on senior rental housing.

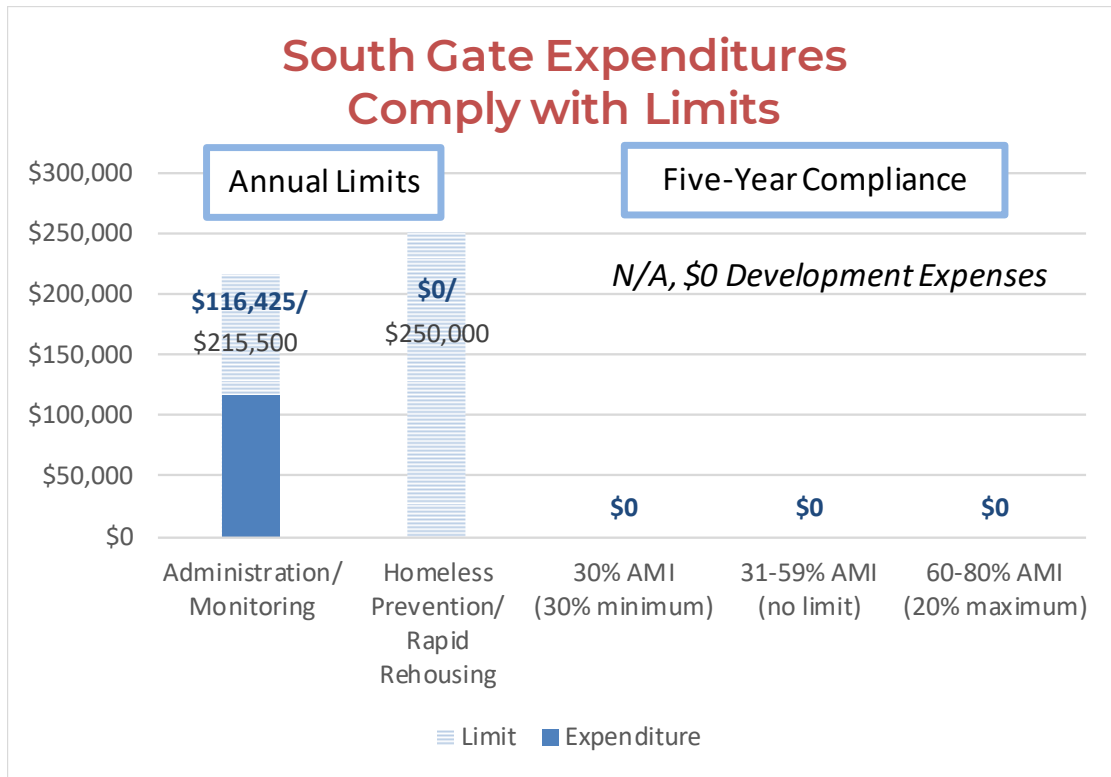
Appendix 3 describes Housing Asset Fund expenditure requirements in more detail, including the types of costs eligible in each category.

EXPENDITURE LIMIT COMPLIANCE

The Housing Successor complied with all Housing Asset Fund spending restrictions in FY 2018-19, including five-year compliance period income targeting requirements:³

- Administrative costs of \$116,425 did not exceed the \$215,500 maximum amount for FY 2018-19.
- No homeless prevention or rapid rehousing expenses were made in FY 2018-19.
- No affordable housing development-related expenditures were made, so five-year compliance period income targets do not apply.

³ The Housing Asset Fund figures in this Annual Report are based on unaudited numbers that were available at the time this report was prepared. They might vary slightly from audited numbers once the City's annual audit is complete.



The Housing Successor will ensure it meets all expenditure requirements going forward, including the next five-year compliance period of July 1, 2019 through June 30, 2024.

Failure to comply with the extremely low income requirement in any five-year compliance period will result in the Housing Authority having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance. Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in the Housing Authority not being able to expend any funds on these income categories until in compliance.

SENIOR RENTAL HOUSING LIMIT COMPLIANCE

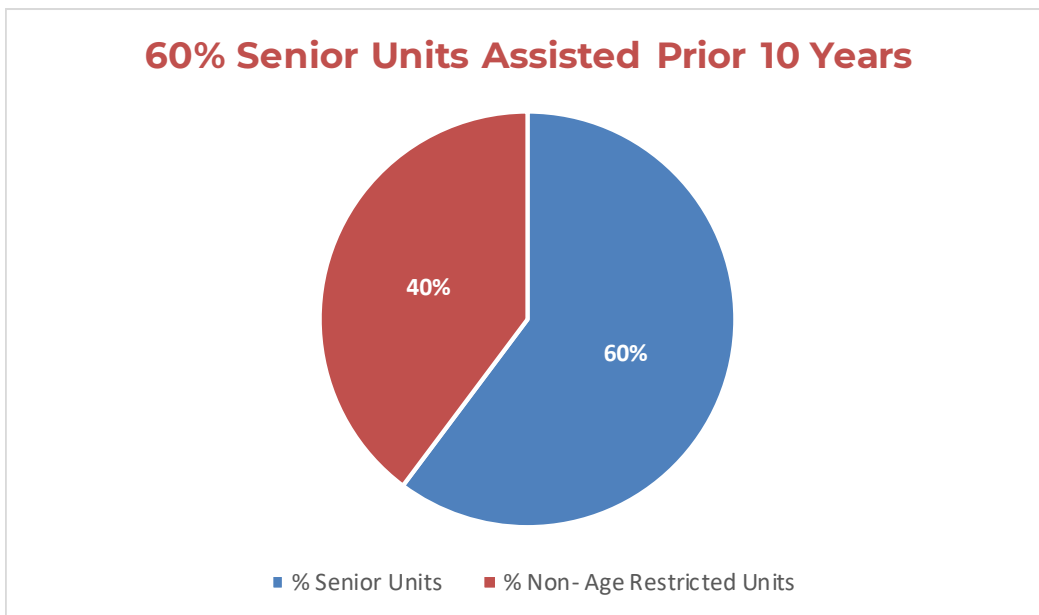
The Housing Successor is out of compliance with the limit allowing no more than 50 percent of the total aggregate number of rental units produced within the preceding ten years to be restricted to seniors. The Housing Authority, City, and former Agency assisted 176 deed-restricted rental units in the last ten years, 106 of which are restricted to seniors. Table 1 details units assisted by project.

**Table 1
Deed-Restricted Senior Units Assisted Prior Ten Years**

Property	Senior Units	%	Non-Senior Units	%	Total Units
10009-13 San Carlos Ave.	0	0%	4	100%	4
10030 San Anselmo Ave.	0	0%	1	100%	1
10600 State St.	0	0%	5	100%	5
11343 Pennsylvania Ave.	0	0%	4	100%	4
12222 Garfield Ave.	101	100%	0	0%	101
2418 Glenwood Pl.	0	0%	4	100%	4
2572 Illinois Ave.	0	0%	4	100%	4
3213-19 Century Blvd.	0	0%	4	100%	4
4550 Tweedy Blvd.	0	0%	6	100%	6
8953-57 Burke Ave.	0	0%	8	100%	8
9218 Alameda Ave.	0	0%	1	100%	1
9317 San Vincente Ave.	0	0%	1	100%	1
9701 San Antonio Ave.	5	100%	0	0%	5
9711-9711 1/2 San Gabriel Ave.	0	0%	2	100%	2
9845 San Vincente Ave.	0	0%	11	100%	11
Madison Ave.	0	0%	5	100%	5
McNerney Ave.	0	0%	10	100%	10
Total	106		70		176

Total Deed-Restricted Senior Units: 60%

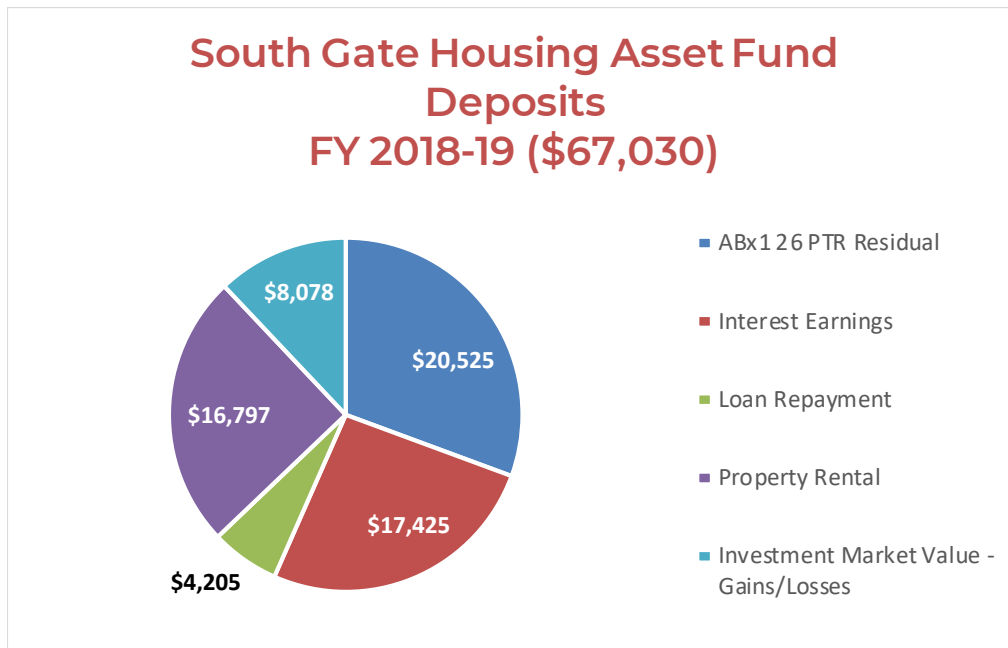
Source: City of South Gate



Until the total number of assisted senior units are less than 50% of the total assisted by the Housing Successor, the Housing Successor will not spend more money subsidizing senior rental units until no more than 50% of the total aggregate number of rental units produced within the preceding 10 years are restricted to seniors.

DEPOSITS AND FUND BALANCE

The Housing Authority deposited \$67,030 into the Housing Asset Fund during FY 2018-19.



Revenue sources include:

- Revenue from 20% of the proceeds paid against the City Loan Repayment on the Successor Agency ROPS;
- Interest revenue;
- Loan Repayments; and
- Rents.

The Housing Asset Fund balance as of June 30, 2019 was \$3,806,792, as summarized in Table 2.

Table 2
Housing Asset Fund Ending Balance FY 2018-19

Balance Type	Amount
Cash	\$ 882,243
Investment Gains/Losses	896
Accounts Receivable	493
Interest Receivable	5,166
Notes Receivable - 9711 San Gabriel	164,209
Notes Receivable - 1st Time Homebuyers	570,250
Land Held for Resale	2,190,000
Accounts Payable	(3,411)
Deposits	(3,054)
Ending Balance	\$ 3,806,792

Source: City of South Gate

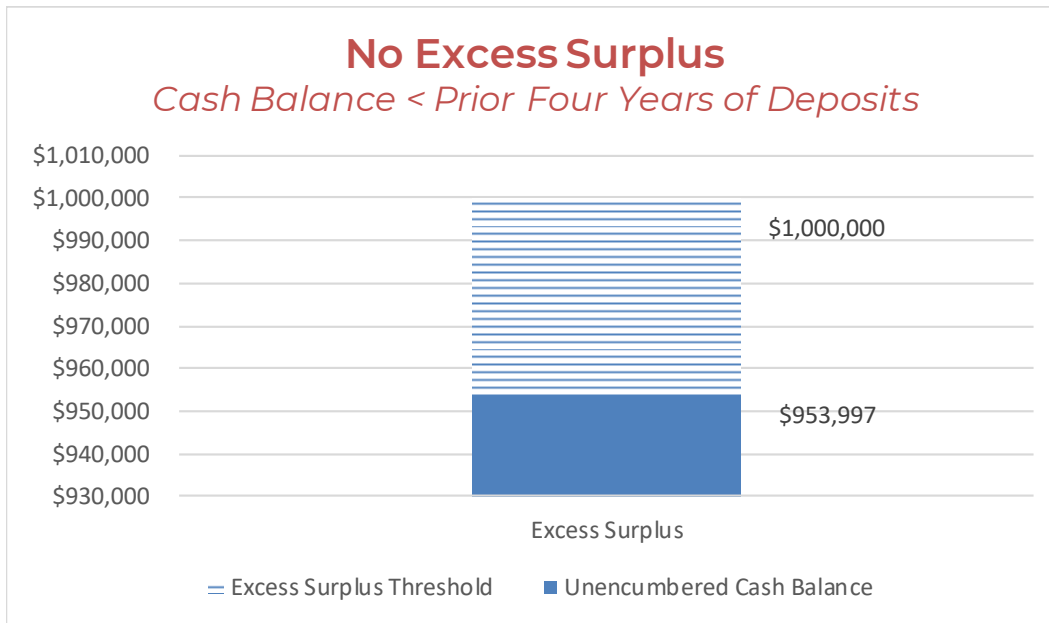
EXCESS SURPLUS

The Housing Asset Fund may not accumulate an “excess surplus”, which is an unencumbered amount that exceeds the greater of \$1 million or the sum of deposits in the prior four fiscal years. This requirement ensures that housing successors are actively spending available Housing Asset Funds on affordable housing.

The Housing Successor did not have an excess surplus as of FY 2018-19, as shown in Table 3.

Table 3					
Excess Surplus Calculation					
Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19
Deposits	\$ 96,292	\$ 383,321	\$ 186,494	\$ 255,338	\$ 67,030
Unencumbered Amount					
FY 18-19 Beginning Cash Balance					\$ 953,997
Less: Encumbered Funds					\$ -
Unencumbered Amount					\$ 953,997
Step 1					
\$1 Million, or					\$ 1,000,000
Last 4 Deposits (FY 2014-15 through FY 2017-18)					\$ 921,445
Result: Larger Number					\$ 1,000,000
Step 2					
Unencumbered Amount					\$ 953,997
Less: Larger Number From Step 1					\$ 1,000,000
Excess Surplus					\$ -

Source: City of South Gate



The Housing Successor will continue monitoring its deposits and fund balance to avoid an excess surplus. If the Housing Asset Fund has an excess surplus in the future, the excess surplus must be expended or encumbered within three fiscal years. If a housing successor fails to comply, it must transfer any excess surplus to HCD within 90 days of the end of the third fiscal year.

TRANSFERS TO OTHER HOUSING SUCCESSORS

There were no transfers to another housing successor entity for a joint project pursuant to HSC Section 34176.1(c)(2).

HOUSING SUCCESSOR PORTFOLIO

The Housing Successor Portfolio includes five properties and six loans receivable transferred from the former Agency. The Portfolio had a value of \$10,929,330 as of FY 2018-19, as detailed in Table 4.

Table 4	
Portfolio Value of Real Properties and Loans Receivable	
Asset	Amount
<i>Real Properties</i>	
9001 Long Beach Blvd./9015 Long Beach Blvd.	1,650,000
3626 Tweedy Blvd.	140,000
2703 Tweedy Blvd./2704 Nebraska	260,000
<i>Subtotal</i>	<i>2,050,000</i>
<i>Loans Receivable</i>	
Loan Receivable - 9711 San Gabriel	164,209
Loans Receivable - 1st Time Homebuyers	570,250
<i>Subtotal</i>	<i>\$734,459</i>
Total Portfolio Value	\$2,784,459

Source: City of South Gate

PROPERTIES AND DISPOSITION STATUS

The former Agency transferred six properties to the Housing Authority, including two properties rented to a mini-market and four parcels of vacant land:

- 9711 SAN GABRIEL BLVD (APN 6203-017-903) – *Rental housing project - Sold October 15, 2015.*
- 9001 LONG BEACH BLVD (APN 6204-025-900) – *Vacant parcel - Housing Successor plans on selling.*
- 9015 LONG BEACH BLVD (APN 6204-025-901) – *Vacant parcel - Housing Successor plans on selling.*
- 3626 TWEEDY BLVD (APN 6223-006-910) – *Building demolished in 2013 - Property is now a small park.*
- 2703 TWEEDY BLVD/2704 NEBRASKA AVE (APN 6205-015-906) – *Property rented to a mini-market – Five-year extension of lease approved on October 1, 2017.*

HSC Section 34176.1(e) requires all real properties acquired by the Agency prior to February 1, 2012 and transferred to the Housing Authority to be developed pursuant to the requirements detailed in HSC Section 33334.16. All property that falls within these parameters must be developed for affordable housing purposes or sold within five years from the date DOF approved the HAT, or April 1, 2018. If the Housing Authority is unable to develop or dispose of these properties within the five-year period, the law allows for a five-year extension via adoption of a resolution. All Housing Successor properties acquired by the former Agency and transferred to the Housing Successor as of February 1, 2012 and as listed on the HAT are subject to this provision.

The Housing Successor extended the deadline to develop properties transferred from the former Agency on October 10, 2017 by five years, or until April 1, 2023.

Descriptions of the properties and their disposition status are below.

9711 SAN GABRIEL BLVD (APN 6203-017-903)

The Housing Successor sold its only rental housing project on October 15, 2015. The two-unit property had been vacant since the fall of 2013. The property is located at 9711 San Gabriel Avenue. The property was sold through a 30 year note with an interest rate of 3% to the Old-timer's Housing Development Corp IV for the appraised value of \$150,000 and a principal interest payment of \$632.41. The property has been rehabilitated and will be offered to eligible low-income tenants for a duration of at least 15 years.

9001 LONG BEACH BLVD (APN 6204-025-900)

This vacant parcel is 10,563 square feet. The Housing Successor plans on selling this property for affordable housing development to Habitat for Humanity under an ENA approved in November 2019.

9015 LONG BEACH BLVD (APN 6204-025-901)

This vacant parcel is 5,553 square feet and adjacent to 9001 Long Beach Blvd. The Housing Successor plans on selling this property along with the previous property for development of affordable housing to Habitat for Humanity.

3626 TWEEDY BLVD (APN 6223-006-910)

The Housing Successor demolished a building located on this property in 2013, leaving the property vacant. The property is now a small parklet as an interim use while exploring options for disposition.

2703 TWEEDY BLVD/2704 NEBRASKA AVE (APN 6205-015-906)

The Housing Successor rents this property to a mini-market which expires on September 30, 2022 with no provision for extensions or holdover tenancy. By the end of the five-year lease, the tenant must vacate, and the Housing Successor would proceed to develop or dispose of the property.

LOANS RECEIVABLE

The six loan agreements transferred from the former Agency to the Housing Authority are described below, including the outstanding loan balances as of June 30, 2019.

- 34 First-Time Homebuyer Down Payment Assistance Loans (\$60,000 total) with a 0 percent interest rate. Loan repayments are due upon the sale of, transfer of, or failure to occupy the property. The outstanding amount due as of June 30, 2019 is \$570,250.
- A loan receivable for the sale of 9711 San Gabriel Avenue to Oldtimers Housing Development Corp IV. The outstanding amount due as of June 30, 2019 is \$164,209.

HOMEOWNERSHIP UNIT INVENTORY

Table 5 presents an inventory of homeownership units assisted by the Housing Authority that require restrictions, covenants, or an adopted program that protects Housing Asset Fund monies.

Table 5
Homeownership Unit Inventory
 (Inventory of Outstanding FTHB Loans)

Project Name / Address	Agreement Date
6127 Nevada Avenue	9/15/1994
8129 Madison Avenue	9/15/1994
9136 Karmont Avenue	9/19/1994
11523 Pennsylvania Ave.	9/20/1994
8632 State Street	9/26/1994
6147 Wilson Avenue	10/27/1994
6040 Florence Avenue	11/3/1994
10332 Richlee Avenue	12/19/1994
5801 Meadow Rd	1/24/1995
5917 Wilson Avenue	2/6/1995
4926 Park Place	5/18/1995
9538 Karmont Avenue	5/18/1995
4938 Park Place	5/25/1995
4962 Park Place	6/5/1995
10315 Pescadero Ave.	6/7/1995
9260 Park Avenue	7/25/1995
10715 Ament Avenue	10/6/1995
9535 Karmont Avenue	10/30/1995
10321 Kauffman Avenue	2/1/1996
10005 Orange Avenue	5/24/1996
11356 Idaho Avenue	6/20/1996
8934 May Court	6/28/1996
10235 Hildreth Avenue	10/29/1996
10020 San Miguel Avenue	11/18/1996
10431 Jackson Avenue	4/8/1997
11331 Utah Avenue	5/28/1997
9330 Bryson Avenue	6/11/1997
10330 Otis Street	7/25/1997
12011 Pennsylvania Ave.	7/29/1997
10105 Kauffman Ave.	8/14/1997
7326 Cloverlawn Drive	9/25/1997
8948 Bowman Avenue	3/19/1998

Table 5 - Cont.
Homeownership Unit Inventory
(Inventory of Outstanding FTHB Loans)

Project Name / Address	Agreement Date
9514 Anetta Avenue	5/7/1998
9257 Park Avenue	10/1/1998
2706 Madrid Place	10/28/1998
3150 Tecumseh Avenue	11/17/1998
2713 Madrid Place	12/17/1998
10236 Hunt Avenue	12/23/1998
2709 Madrid Place	12/23/1998
8960 Dudlext Avenue	12/24/1998
10304 Washington Ave.	12/29/1998
2711 Madrid Place	1/7/1999
2716 Madrid Place	3/12/1999
2710 Madrid Place	4/19/1999
2718 Madrid Place	4/29/1999
2704 Madrid Place	7/13/1999
2703 Madrid Place	7/19/1999
2701 Madrid Place	8/6/1999
9781 Karmont Avenue	9/17/1999
10515 Alexander Avenue	11/16/1999
10317 Hildreth Avenue	1/26/2000
11907 Oklahoma Avenue	2/29/2000
5740 Jefferson Avenue	4/24/2000
11311 Oklahoma Avenue	5/17/2000
10116 Hunt Avenue	8/4/2000
5342 Ledgewood Road	1/27/2001
10514 Mc Nerney Ave.	3/2/2001
10337 Hunt Avenue	3/26/2001
9561 Karmont Avenue	5/3/2002
12301 Garfield Avenue	4/10/2003
9211 San Juan Avenue	4/15/2003
10535 San Carlos Avenue	12/23/2003
4979 Park Place	5/12/2006
8479 San Luis Avenue	8/3/2006

Source: City of South Gate

APPENDIX 1 - HOUSING SUCCESSOR ANNUAL REPORT REQUIREMENTS

Housing Successor Reporting Requirements <i>Health and Safety Code Section 34176.1(f)</i>		
Housing Asset Fund Revenues & Expenditures	Other Assets and Active Projects	Obligations & Proportionality
Total amount deposited in the Housing Asset Fund for the fiscal year Amount of deposits funded by a Recognized Obligation Payment Schedule (“ROPS”)	Description of any project(s) funded through the ROPS	Description of any outstanding production obligations of the former Agency that were inherited by the Housing Authority
Statement of balance at the close of the fiscal year	Update on property disposition efforts (note that housing successors may only hold property for up to five years, unless it is already developed with affordable housing)	Compliance with proportionality requirements (income group targets), which must be upheld on a five year cycle
Description of Expenditures for the fiscal year, broken out as follows: <ul style="list-style-type: none"> • Homeless prevention and rapid rehousing • Administrative and monitoring • Housing development expenses by income level assisted 	Other “portfolio” balances, including: <ul style="list-style-type: none"> • Statutory value of any real property either transferred from the former Agency or purchased by the Housing Asset Fund • Value of loans and grants receivable 	Percentage of deed-restricted rental housing restricted to seniors and assisted by the former Agency, the Housing Authority, or the City within the past ten years compared to the total number of units assisted by any of those three agencies
Description of any transfers to another housing successor for a joint project	Inventory of homeownership units assisted by the former Agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former Agency’s investment of monies from the Low and Moderate Income Housing Fund	Amount of any excess surplus, and, if any, the plan for eliminating it

APPENDIX 2 – HOUSING ASSET TRANSFER FORM

The Housing Asset Transfer Form is attached as a separate document.

APPENDIX 3 – HOUSING ASSET FUND EXPENDITURE REQUIREMENTS

Housing Asset Fund Expenditure Requirements <i>Health and Safety Code Section 34176.1</i>		
Expense Category	Limits	Allowable Uses
Administration and Compliance Monitoring	\$215,500 maximum for FY 2018-19 (limit varies each year)	Administrative activities such as: <ul style="list-style-type: none"> Professional services (consultant fees, auditor fees, etc.) Staff salaries, benefits, and overhead for time spent on Housing Successor administration Compliance monitoring to ensure compliance with affordable housing and loan agreements Property maintenance at Housing Successor-owned properties Capped at \$200,000 adjusted annually for inflation or 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT (“Portfolio”), whichever is greater.
Homeless Prevention and Rapid Rehousing Solutions	\$250,000 maximum per fiscal year	Services for individuals and families who are homeless or would be homeless but for this assistance, including: <ul style="list-style-type: none"> Contributions toward the construction of local or regional homeless shelters Housing relocation and stabilization services including housing search, mediation, or outreach to property owners Short-term or medium-term rental assistance Security or utility deposits Utility payments Moving cost assistance Credit repair Case management Other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.
Affordable Housing Development	No spending limit, but must comply with income and age targets	“Development” includes: <ul style="list-style-type: none"> New construction Acquisition and rehabilitation Substantial rehabilitation Acquisition of long-term affordability covenants on multifamily units Preservation of at-risk units whose affordable rent restrictions would otherwise expire over the next five years

Housing Asset Fund Expenditure Requirements
Health and Safety Code Section 34176.1

Expense Category	Limits	Allowable Uses
	Income Targets	<p>Every five years (currently FYs 2020-2024), Housing Asset Funds must meet income targets:</p> <ul style="list-style-type: none"> • At least 30% on extremely low income rental households (up to 30% AMI or “Area Median Income”) • No more than 20% on low income households (60-80% AMI) <p>Moderate and above moderate income households may not be assisted (above 80% AMI).</p> <p>Failure to comply with the extremely low income requirement in any five-year compliance period will result in having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance.</p> <p>Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in not being able to expend any funds on these income categories until in compliance.</p>
	Age Targets	<p>For the prior ten years (resets every year), a maximum of 50% of deed-restricted rental housing units assisted by the Housing Successor or its host jurisdiction may be restricted to seniors.</p> <p>If a housing successor fails to comply, Housing Asset Funds may not be spent on deed-restricted rental housing restricted to seniors until in compliance.</p>

Appendix 2

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

Former Redevelopment Agency: City of South Gate Community Development Commission

Successor Agency to the Former Redevelopment Agency: City of South Gate

Entity Assuming the Housing Functions of the former Redevelopment Agency: City of South Gate Housing Authority

Entity Assuming the Housing Functions Contact Name: Bryan Cook Title Assistant City Manger Phone 323-563-9524 E-Mail Address bcook@sogate.org

Entity Assuming the Housing Functions Contact Name: John Downs Title Financial Consultant Phone 323-563-9525 E-Mail Address jdowns@sogate.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
- 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
X
X
X

Prepared By: Jane Carlson

Date Prepared: 31-Jul-12

**City of South Gate Housing Authority
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	Housing site	APN 6203-017-903 (9711 San Gabriel Bl.)	\$ 205,000	4,826	4,826	No	Not Applic.	3/23/2011	\$ -	\$ 205,000	\$ -	12/12/1991	Deed of Trust
2	Housing site	APN 6204-025-900 (9001 Long Beach Bl.)	Incl #3 Below	10,563	10,563	No	Not Applic.	3/23/2011	\$ -	Incl #3 Below	\$ -	Incl #3 Below	Deed of Trust
3	Housing site	APN 6204-025-901 (9015 Long Beach Bl.)	\$ 1,650,000	5,553	5,553	No	Not Applic.	3/23/2011	\$ -	\$1,650,000	\$ -	12/4/2006	Deed of Trust
4	Housing site	APN 6223-006-901 (3600-16 Tweedy Bl.)	Not Available	4,225	4,225	No	Not Applic.	3/23/2011	\$ -	\$ -	\$ -	7/14/1982	Deed of Trust
5	Housing site	APN 6223-006-910 (3626 Tweedy Bl.)	\$ 140,000	3,180	3,180	No	Not Applic.	3/23/2011	\$ -	\$ 140,000	\$ -	09/10/2009	Deed of Trust
6	Housing site	APN 6205-015-906	\$ 260,000	5,030	5,030	No	Not Applic.	3/23/2011	\$ 260,000	\$ -	\$ -	09/10/2009	Deed of Trust
7	Affordable Covenant	2651 Pine Place	Not Available	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ -	1985	Affordability Covenant
8	Affordable Covenant	8931 Dudlext Avenue	\$ 1,234,650	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 1,234,650	1994	Affordability Covenant
9	Affordable Covenant	9927 San Antonio	\$ 7,030,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ 7,030,000	\$ -	\$ -	1998	Affordability Covenant
10	Affordable Covenant	8633 California Avenue	\$ 6,000,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ 6,000,000	\$ -	\$ -	2002	Affordability Covenant
11	Affordable Covenant	12222 Garfield Avenue	\$ 6,565,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ 6,565,000	\$ -	\$ -	2008	Affordability Covenant
12	Affordable Covenant	3170 Southern Avenue	unable to locate	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ -	Unable to Locate	Affordability Covenant
13	Affordable Covenant	3271 Sequoia Drive	\$ 429,362	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 429,362	1998	Affordability Covenant
14	Affordable Covenant	4971 Southern Avenue	\$ 100,200	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 100,200	2002	Affordability Covenant
15	Affordable Covenant	10600 State Street	\$ 589,368	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 589,368	2005	Affordability Covenant
16	Affordable Covenant	4550 Tweedy Blvd	\$ 818,700	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 818,700	2005	Affordability Covenant
17	Affordable Covenant	88457-8559 1/2 Califom	\$ 284,100	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 284,100	1995	Affordability Covenant
18	Affordable Covenant	10009-10013 San Carlo	\$ 475,246	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 475,246	2004	Affordability Covenant
19	Affordable Covenant	8953 Burke Avenue	\$ 680,572	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 680,572	2008	Affordability Covenant
20	Affordable Covenant	8957 Burke Avenue	\$ 680,572	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$ 680,572	2008	Affordability Covenant

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 South Gate Housing Authority
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.)
21	Affordable Covenant	9218 Alameda Avenue	\$195,651	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$195,651	1998	Affordability Covenant
22	Affordable Covenant	3213-3219 Century Blvd	\$430,913	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$430,913	2003	Affordability Covenant
23	Affordable Covenant	2750-2754 Glenwood Av	\$723,511	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$723,511	2001	Affordability Covenant
24	Affordable Covenant	2572 Illinois Avenue	\$535,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$535,000	2004	Affordability Covenant
25	Affordable Covenant	3209-3211 Liberty Blvd	\$424,000	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$424,000	1999	Affordability Covenant
26	Affordable Covenant	9532 Pinehurst Avenue	\$723,714	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$723,714	2003	Affordability Covenant
27	Affordable Covenant	9845 San Vicente Aver	\$1,194,027	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$1,194,027	2004	Affordability Covenant
28	Affordable Covenant	11343 Pennsylvania	\$241,612	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$241,612	2011	Affordability Covenant
29	Affordable Covenant	2418 Glenwood Place	\$241,612	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$241,612	2011	Affordability Covenant
30	Affordable Covenant	9317 San Vicente Aver	\$450,369	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$450,369	2011	Affordability Covenant
31	Affordable Covenant	10030 San Anselmo Ave	\$351,673	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$351,673	2011	Affordability Covenant
32	Affordable Covenant	8459 Otis Street	\$644,899	n/a	n/a	Yes	CRL	1-Feb-12	\$ -	\$ -	\$644,899	1989	Affordability Covenant
33													
34													
35													
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**City of South Gate Housing Authority
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	\$ 27,200	11/17/1994	Trepanier, Mark	FTHB	Yes	sell/refiance/transfer	0%	\$ 27,200
2	Loan	\$ 40,000	1/26/1995	Robles, Albert	FTHB	Yes	sell/refiance/transfer	0%	\$ 40,000
3	Loan	\$ 40,000	2/16/1995	Gonzalez, Luciano P.	FTHB	Yes	sell/refiance/transfer	0%	\$ 40,000
4	Loan	\$ 40,000	5/2/1995	Douglas, Darlene E.	FTHB	Yes	sell/refiance/transfer	0%	\$ 40,000
5	Loan	\$ 39,500	6/1/1995	Alvarez, Daniel	FTHB	Yes	sell/refiance/transfer	0%	\$ 24,500
6	Loan	\$ 40,000	6/12/1996	Lopez, Carolos & Diana	FTHB	Yes	sell/refiance/transfer	0%	\$ 40,000
7	Loan	\$ 33,200	10/18/1996	Velasco, Amado & Vela	FTHB	Yes	sell/refiance/transfer	0%	\$ 33,200
8	Loan	\$ 40,000	4/2/1997	Casa, Martin &	FTHB	Yes	sell/refiance/transfer	0%	\$ 40,000
9	Loan	\$ 32,000	9/12/1997	Diaz, Angel & Consuelo	FTHB	Yes	sell/refiance/transfer	0%	-
10	Loan	\$ 35,000	9/11/1998	Castillo, Jose &	FTHB	Yes	sell/refiance/transfer	0%	\$ 35,000
11	Loan	\$ 24,225	11/13/1998	Cortes, Gerardo	FTHB	Yes	sell/refiance/transfer	0%	\$ 24,225
12	Loan	\$ 40,000	12/10/1998	Nandino, Ramon	FTHB	Yes	sell/refiance/transfer	0%	\$ 40,000
13	Loan	\$ 40,000	12/16/1998	Vidal, Jose & Carmen	FTHB	Yes	sell/refiance/transfer	0%	\$ 40,000
14	Loan	\$ 34,900	12/21/1998	Cuthbert, Glenn &	FTHB	Yes	sell/refiance/transfer	0%	\$ 34,900
15	Loan	\$ 26,925	10/22/1998	Rojas, Jose & Maria	FTHB	Yes	sell/refiance/transfer	0%	\$ 26,925
16	Loan	\$ 40,000	6/10/1999	Cotto, Manuel & Maria	FTHB	Yes	sell/refiance/transfer	0%	\$ 40,000
17	Loan	\$ 15,500	6/10/1999	Montano, Martin &	FTHB	Yes	sell/refiance/transfer	0%	\$ 15,500
18	Loan	\$ 32,000	2/22/2001	Cardenas, Leonardo	FTHB	Yes	sell/refiance/transfer	0%	\$ 32,000
19	Loan	\$ 30,000	2/27/2001	Field, Susan Louise	FTHB	Yes	sell/refiance/transfer	0%	\$ 30,000
20	Loan	\$ 32,000	9-Feb-99	2716 Madrid Place	FTHB	Yes	sell/refiance/transfer	0%	\$ 32,000
21	Loan	\$ 40,052	6/7/1995	10315 PESCADERO	FTHB	Yes	sell/refiance/transfer	0%	\$ 40,052
22	Loan	\$ 39,500	11/15/1994	11523	FTHB	Yes	sell/refiance/transfer	0%	\$ 39,500
23	Loan	\$ 32,600	8/12/1997	10105 KAUFFMAN	FTHB	Yes	sell/refiance/transfer	0%	\$ 32,600
24	Loan	\$ 40,000	4/2/1997	10431 JACKSON ST.	FTHB	Yes	sell/refiance/transfer	0%	\$ 40,000
25	Loan	\$ 32,000	2/22/2001	10514 MCNERNEY	FTHB	Yes	sell/refiance/transfer	0%	\$ 32,000
26	Loan	\$ 35,000	9/11/1998	9257 PARK AVE	FTHB	Yes	sell/refiance/transfer	0%	\$ 35,000
27	Loan	\$ 34,400	3/14/1998	8948 BOWMAN AVE	FTHB	Yes	sell/refiance/transfer	0%	\$ 34,400
28	Loan	\$ 24,225	10/1/1998	3150 TECUMSEH AVE	FTHB	Yes	sell/refiance/transfer	0%	\$ 24,225
29	Loan	\$ 40,000	7/14/1999	2703 MADRID PLACE	FTHB	Yes	sell/refiance/transfer	0%	\$ 40,000

"FTHB": First Time Homebuyer Program loan recipient

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**City of South Gate Housing Authority
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
30	Loan	\$35,900	7/20/1995	9260 PARK AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 35,900
31	Loan	\$34,900	12/21/1998	10304 WASHINGTON AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 34,900
32	Loan	\$34,700	6/1/1997	9330 BRYSON AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 34,700
33	Loan	\$32,000	9/12/1997	7326 CLOVERLAWN	FTHB	Yes	sell/transfer/refiance	0%	\$ 32,000
34	Loan	\$50,000	1/21/2000	1977 SATURN ST.	FTHB	Yes	sell/transfer/refiance	0%	\$ 50,000
35	Loan	\$40,000	5/2/1995	9538 KARMONT AVE.	FTHB	Yes	sell/transfer/refiance	0%	\$ 40,000
36	Loan	\$35,900	4/22/1999	2718 MADRID PLACE	FTHB	Yes	sell/transfer/refiance	0%	\$ 35,900
37	Loan	\$23,000	10/25/1995	9535 KARMONT AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 23,000
38	Loan	\$30,000	2/27/2001	10337 HUNT AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 30,000
39	Loan	\$27,500	2/6/1995	10332 RICHLIEE AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 27,500
40	Loan	\$36,700	10/1/1995	10715 AMERY AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 36,700
41	Loan	\$31,000	4/18/2000	5740 JEFFERSON	FTHB	Yes	sell/transfer/refiance	0%	\$ 31,000
42	Loan	\$23,335	7/7/1999	2704 MADRID PLACE	FTHB	Yes	sell/transfer/refiance	0%	\$ 23,335
43	Loan	\$40,000	4/18/1995	5801 MEADOW RD	FTHB	Yes	sell/transfer/refiance	0%	\$ 40,000
44	Loan	\$47,150	11/17/1994	8632 STATE ST	FTHB	Yes	sell/transfer/refiance	0%	\$ 47,150
45	Loan	\$33,800	11/1/2000	10515 ALEXANDER	FTHB	Yes	sell/transfer/refiance	0%	\$ 33,800
46	Loan	\$35,900	5/22/1995	4938 PARK PLACE	FTHB	Yes	sell/transfer/refiance	0%	\$ 35,900
47	Loan	\$32,000	4/14/1999	2710 MADRID PLACE	FTHB	Yes	sell/transfer/refiance	0%	\$ 32,000
48	Loan	\$40,000	1/26/1995	9736 KARMONT AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 40,000
49	Loan	\$27,000	12/30/1998	2711 MADRID PLACE	FTHB	Yes	sell/transfer/refiance	0%	\$ 27,000
50	Loan	\$40,000	2/14/1996	10321 KAUFFMAN	FTHB	Yes	sell/transfer/refiance	0%	\$ 40,000
51	Loan	\$26,925	10/22/1998	2706 MADRID PLACE	FTHB	Yes	sell/transfer/refiance	0%	\$ 26,925
52	Loan	\$50,000	12/20/2002	4974 PARK PLACE	FTHB	Yes	sell/transfer/refiance	0%	\$ 50,000
53	Loan	\$50,000	11/13/1996	10020 SAN MIGUEL	FTHB	Yes	sell/transfer/refiance	0%	\$ 50,000
54	Loan	\$32,500	5/22/1997	11331 UTAH AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 32,500
55	Loan	\$27,200	11/17/1994	6127 NEVADA AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 27,200
56	Loan	\$33,200	10/18/1996	10235 HILDRETH AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 33,200
57	Loan	\$50,000	12/15/1994	8129 MADISON AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 50,000
58	Loan	\$40,000	12/16/1998	2709 MADRID PLACE	FTHB	Yes	sell/transfer/refiance	0%	\$ 40,000

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**City of South Gate Housing Authority
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
59	Loan	\$40,000	5/1/1996	10005 ORANGE AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 40,000
60	Loan	\$40,000	16-Feb-95	6040 FLORENCE AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 40,000
61	Loan	\$40,000	2/23/2000	11907 OKLAHOMA	FTHB	Yes	sell/transfer/refiance	0%	\$ 40,000
62	Loan	\$38,000	7/24/1997	12011	FTHB	Yes	sell/transfer/refiance	0%	\$ 38,000
63	Loan	\$30,000	4/30/2002	9561 KARMONT AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 30,000
64	Loan	\$32,900	6/27/1996	8934 MAY CT	FTHB	Yes	sell/transfer/refiance	0%	\$ 32,900
65	Loan	\$35,000	8/4/1999	2701 MADRID PLACE	FTHB	Yes	sell/transfer/refiance	0%	\$ 35,000
66	Loan	\$40,000	6/12/1996	11356 IDAHO AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 40,000
67	Loan	\$32,400	8/1/2000	10116 HUNT AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 32,400
68	Loan	\$40,000	4/10/2003	9211 SAN JUAN AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 40,000
69	Loan	\$33,000	4/30/1998	9514 ANNETTA AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 33,000
70	Loan	\$33,900	5/15/1995	4926 PARK PLACE	FTHB	Yes	sell/transfer/refiance	0%	\$ 33,900
71	Loan	\$50,000	12/16/2003	10535 SAN CARLOS	FTHB	Yes	sell/transfer/refiance	0%	\$ 50,000
72	Loan	\$36,000	5/12/2000	11311 OKLAHOMA	FTHB	Yes	sell/transfer/refiance	0%	\$ 36,000
73	Loan	\$15,500	9/13/1999	9781 KARMONT AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 15,500
74	Loan	\$40,000	3/24/1995	5917 WILSON AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 40,000
75	Loan	\$40,000	12/10/1998	2713 MADRID PLACE	FTHB	Yes	sell/transfer/refiance	0%	\$ 40,000
76	Loan	\$50,000	12/15/1994	6147 WILSON AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 50,000
77	Loan	\$50,000	4/2/2003	12301 GARFIELD AVE	FTHB	Yes	sell/transfer/refiance	0%	\$ 50,000

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**City of South Gate Housing Authority
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
78	Loan	\$ 34,853	6/30/2010	Abarca, Cesar	Rehab	Yes	At sell/transfer/refiance	0%	\$ 34,853
79	Loan	\$ 25,000	10/31/1985	Alfieri, Martha	Rehab	Yes	At sell/transfer/refiance	0%	\$ 25,000
80	Loan	\$ 19,590	3/3/1998	Alfonso, Eulalia	Rehab	Yes	At sell/transfer/refiance	0%	\$ 19,590
81	Loan	\$ 17,229	3/22/11	Alvillar, Daniel	Rehab	Yes	At sell/transfer/refiance	0%	\$ 17,229
82	Loan	\$ 6,015	8/19/1988	Aull, Claryce	Rehab	Yes	At sell/transfer/refiance	0%	\$ 6,015
83	Loan	\$ 14,710	9/13/1990	Ayala,Jose	Rehab	Yes	At sell/transfer/refiance	0%	\$ 14,710
84	Loan	\$ 25,000	10/1/1990	Ayala,Jose Isaac	Rehab	Yes	At sell/transfer/refiance	0%	\$ 25,000
85	Loan	\$ 22,600	10/2/1990	Bayona,Cecilia/Rosa	Rehab	Yes	At sell/transfer/refiance	0%	\$ 22,600
86	Loan	\$ 19,871	6/19/1992	Blanco, Carmen	Rehab	Yes	At sell/transfer/refiance	0%	\$ 19,871
87	Loan	\$ 35,982	7/9/1992	Brent, Leona	Rehab	Yes	At sell/transfer/refiance	0%	\$ 35,982
88	Loan	\$ 36,000	11/17/2003	Carambia, Tom P.	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
89	Loan	\$ 14,826	11/16/2000	Carter, Corn Bellie	Rehab	Yes	At sell/transfer/refiance	0%	\$ 14,826
90	Loan	\$ 35,864	9/27/2010	Casillas, Gilbert	Rehab	Yes	At sell/transfer/refiance	0%	\$ 35,864
91	Loan	\$ 5,500	12/15/2004	Cazares, Victor	Rehab	Yes	At sell/transfer/refiance	0%	\$ 5,500
92	Loan	\$ 25,000	12/29/1988	Cervantes,Moises	Rehab	Yes	At sell/transfer/refiance	0%	\$ 25,000
93	Loan	\$ 10,465	12/12/1997	Chamocho,Chumbi,	Rehab	Yes	At sell/transfer/refiance	0%	\$ 10,465
94	Loan	\$ 36,003	4/5/2009	Chong, Marilu	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,003
95	Loan	\$ 40,434	12/19/2011	Cisneros, Marcia	Rehab	Yes	At sell/transfer/refiance	0%	\$ 40,434
96	Loan	\$ 35,958	2/27/1992	Contreras, Mary L.	Rehab	Yes	At sell/transfer/refiance	0%	\$ 35,958
97	Loan	\$ 36,000	3/1/1999	Corona, Lorena	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
98	Loan	\$ 15,021	1/28/1997	Cruz, Armando	Rehab	Yes	At sell/transfer/refiance	0%	\$ 15,021
99	Loan	\$ 35,520	3/1/2010	Cruz, Francisco	Rehab	Yes	At sell/transfer/refiance	0%	\$ 35,520
100	Loan	\$ 47,125	9/22/2010	Cruz, Hugo	Rehab	Yes	At sell/transfer/refiance	0%	\$ 47,125
101	Loan	\$ 31,423	1/7/1998	Diaz, Rafael	Rehab	Yes	At sell/transfer/refiance	0%	\$ 31,423
102	Loan	\$ 36,845	3/6/2009	VILLA, BARRY	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,845
104	Loan	\$ 36,000	5/28/1998	Dominguez, Rosa	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000

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**City of South Gate Housing Authority
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
105	Loan	\$ 25,000	5/10/1990	Espinosa Carlos	Rehab	Yes	At sell/transfer/refiance	0%	\$ 25,000
106	Loan	\$ 12,231	4/15/2004	Estrada, Ariel	Rehab	Yes	At sell/transfer/refiance	0%	\$ 12,231
107	Loan	\$ 14,545	4/15/2004	Fernandez, Maria	Rehab	Yes	At sell/transfer/refiance	0%	\$ 14,545
108	Loan	\$ 25,000	4/30/1986	Florez, Leopoldo	Rehab	Yes	At sell/transfer/refiance	0%	\$ 25,000
109	Loan	\$ 34,352	2/26/2009	Fowler, Craig	Rehab	Yes	At sell/transfer/refiance	0%	\$ 34,352
110	Loan	\$ 35,997	1/15/1997	Garcia, Olivia	Rehab	Yes	At sell/transfer/refiance	0%	\$ 35,997
111	Loan	\$ 16,981	9/21/1992	Garcia, Segundo F.	Rehab	Yes	At sell/transfer/refiance	0%	\$ 16,981
112	Loan	\$ 20,915	8/16/1989	Gomez, Albino A.	Rehab	Yes	At sell/transfer/refiance	0%	\$ 20,915
113	Loan	\$ 13,762	1/15/1995	Gomez, Jose R.	Rehab	Yes	At sell/transfer/refiance	0%	\$ 13,762
114	Loan	\$ 36,000	6/29/2000	Gomez, Luisa	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
115	Loan	\$ 36,000	6/30/1999	Gomez, Maria	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
116	Loan	\$ 44,938	9/8/2011	Granados, Jaime	Rehab	Yes	At sell/transfer/refiance	0%	\$ 44,938
117	Loan	\$ 36,000	11/6/2001	Gutierrez, Alfredo	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
118	Loan	\$ 18,605	7/11/2004	Gutierrez, Juvencio	Rehab	Yes	At sell/transfer/refiance	0%	\$ 18,605
119	Loan	\$ 11,400	6/2/2004	Hernandez, Juventino	Rehab	Yes	At sell/transfer/refiance	0%	\$ 11,400
120	Loan	\$ 36,000	10/27/1995	Hernandez, Mauro	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
121	Loan	\$ 8,910	12/21/2000	Hernandez, Raul	Rehab	Yes	At sell/transfer/refiance	0%	\$ 8,910
122	Loan	\$ 36,000	9/30/1996	Hernandez, Regina	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
123	Loan	\$ 35,825	11/5/1998	Hernandez, Rosa L.	Rehab	Yes	At sell/transfer/refiance	0%	\$ 35,825
124	Loan	\$ 34,886	10/26/1992	Hinojos,	Rehab	Yes	At sell/transfer/refiance	0%	\$ 34,886
125	Loan	\$ 36,000	3/29/1995	Huerta, Jorge	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
126	Loan	\$ 36,000	1/16/1998	Iglesias, Martha	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
128	Loan	\$ 30,000	3/22/2012	BARRAGAN, ANGEL	Rehab	Yes	At sell/transfer/refiance	0%	\$ 30,000

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**City of South Gate Housing Authority
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
129	Loan	\$ 36,000	2/2/1999	Jaisinghani, Carole	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
130	Loan	\$ 25,000	8/19/1988	Jimenez, Pedro	Rehab	Yes	At sell/transfer/refiance	0%	\$ 25,000
131	Loan	\$ 25,000	4/21/1986	Johnson, Virginia	Rehab	Yes	At sell/transfer/refiance	0%	\$ 25,000
132	Loan	\$ 11,438	4/9/1990	Johnsonton, Helen	Rehab	Yes	At sell/transfer/refiance	0%	\$ 11,438
133	Loan	\$ 46,459	6/8/2011	Jomarron, Willie	Rehab	Yes	At sell/transfer/refiance	0%	\$ 46,459
134	Loan	\$ 35,609	8/4//98	Keck, Evelyn	Rehab	Yes	At sell/transfer/refiance	0%	\$ 35,609
135	Loan	\$ 24,390	11/23/1987	Lelli, Elaine	Rehab	Yes	At sell/transfer/refiance	0%	\$ 24,390
136	Loan	\$ 35,370	6/16/2011	Lopez, Antonio	Rehab	Yes	At sell/transfer/refiance	0%	\$ 35,370
137	Loan	\$ 33,916	3/22/2011	Ubaldo, Maldonado	Rehab	Yes	At sell/transfer/refiance	0%	\$ 33,916
138	Loan	\$ 55,928	4/30/2012	Martinez, Jesus	Rehab	Yes	At sell/transfer/refiance	0%	\$ 55,928
139	Loan	\$ 30,153	9/17/2008	Martinez, Victor	Rehab	Yes	At sell/transfer/refiance	0%	\$ 30,153
140	Loan	\$ 24,834	9/12/1988	Mata, Ignacio	Rehab	Yes	At sell/transfer/refiance	0%	\$ 24,834
141	Loan	\$ 36,000	3/4/1994	Medina, Lucille	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
142	Loan	\$ 19,418	10/19/1983	Mendivil, Filberto	Rehab	Yes	At sell/transfer/refiance	0%	\$ 19,418
143	Loan	\$ 48,448	10/19/2011	Mendizabal, Otto	Rehab	Yes	At sell/transfer/refiance	0%	\$ 48,448
144	Loan	\$ 32,424	3/9/1999	Molina, Robert	Rehab	Yes	At sell/transfer/refiance	0%	\$ 32,424
145	Loan	\$ 36,000	2/23/1999	Mora, Candelaria	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
146	Loan	\$ 25,000	12/22/1987	Mosqueda, Luis	Rehab	Yes	At sell/transfer/refiance	0%	\$ 25,000
147	Loan	\$ 20,871	6/1/1990	Newell, Joan	Rehab	Yes	At sell/transfer/refiance	0%	\$ 20,871
148	Loan	\$ 25,000	10/14/1988	Nunez, Jose	Rehab	Yes	At sell/transfer/refiance	0%	\$ 25,000
149	Loan	\$ 33,855	11/23/1993	Nunez, Luis E.	Rehab	No	At sell/transfer/refiance	0%	\$ 33,855
150	Loan	\$ 36,000	12/9/1994	Orozco, Alfredo	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
151	Loan	\$ 33,796	2/17/2010	Padilla, Felipa	Rehab	Yes	At sell/transfer/refiance	0%	\$ 33,796
152	Loan	\$ 25,000	6/3/1991	VELAZQUEZ,NAZARIO	Rehab	YES	At sell/transfer/refiance	0%	\$ 25,000

"FTHB": First Time Homebuyer Program loan recipient

"HRP": Home Revitalization Loan Program recipient

**City of South Gate Housing Authority
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
153	Loan	\$ 30,260	7/25/1997	GLORIA, PADILLA	Rehab	YES	At sell/transfer/refiance	0%	\$ 30,260
154	Loan	\$ 7,566	5/20/1999	PEREZ, MELIDA	Rehab	Yes	At sell/transfer/refiance	0%	\$ 7,566
155	Loan	\$ 36,000	11/15/1995	RAMOS, EDUARDO	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
156	Loan	\$ 29,649	5/26/1999	RAMOS, ORLANDO	Rehab	Yes	At sell/transfer/refiance	0%	\$ 29,649
157	Loan	\$ 32,183	8/12/2010	RIVAS, OLGA	Rehab	Yes	At sell/transfer/refiance	0%	\$ 32,183
158	Loan	\$ 25,000	11/26/1986	ROBLEDO, JESSES	Rehab	Yes	At sell/transfer/refiance	0%	\$ 25,000
159	Loan	\$ 13,945	7/16/1997	ROBLES, MARCEL	Rehab	Yes	At sell/transfer/refiance	0%	\$ 13,945
160	Loan	\$ 14,315	9/14/1985	ROBLES, RAYMOND	Rehab	Yes	At sell/transfer/refiance	0%	\$ 14,315
161	Loan	\$ 35,818	7/1/1995	ROJAS, OSCAR	Rehab	YES	At sell/transfer/refiance	0%	\$ 35,818
162	Loan	\$ 36,000	4/17/2001	RUBIO, RAUL M.	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
163	Loan	\$ 36,000	7/8/1997	SALINAS, SANTIAGO	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
165	Loan	\$ 35,807	7/10/2000	SANTIAGO,	Rehab	Yes	At sell/transfer/refiance	0%	\$ 35,807
166	Loan	\$ 36,000	8/1/1999	SAPIENS, JOSE	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
167	Loan	\$ 14,465	10/24/1980	SIFUENTES, ENRIQUE	Rehab	Yes	At sell/transfer/refiance	0%	\$ 14,465
168	Loan	\$ 36,000	2/11/1994	SMITH, NORMAN	Rehab	NO	At sell/transfer/refiance	0%	\$ 36,000
169	Loan	\$ 35,430	4/23/1995	SOLORIO, JESUS	Rehab	Yes	At sell/transfer/refiance	0%	\$ 35,430
170	Loan	\$ 36,000	6/2/1992	SOSA, MARIA	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
171	Loan	\$ 50,000	3/19/2012	TALAVERA, MANUEL	Rehab	Yes	At sell/transfer/refiance	0%	\$ 50,000
172	Loan	\$ 25,000	4/19/1984	TORRES, ABRAHAM	Rehab	YES	At sell/transfer/refiance	0%	\$ 25,000
173	Loan	\$ 36,000	5/20/1994	TORRES, RAUL	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
174	Loan	\$ 36,000	10/30/1998	VARGAS, MARY	Rehab	Yes	At sell/transfer/refiance	0%	\$ 36,000
175	Loan	\$ 36,000	4/2/2009	VELASCO, MIGUEL	Rehab	YES	At sell/transfer/refiance	0%	\$ 36,000

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**City of South Gate Housing Authority
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
186	Grant	\$ 3,473	6/30/2000	Gomez,Luisa	Rehab	NO	N/A	N/A	N/A
187	Grant	\$ 3,395	5/1/2000	Gomez, Maria	Rehab	NO	N/A	N/A	N/A
188	Grant	\$ 10,000	3/22/2012	BARRAGAN, ANGEL	Rehab	NO	N/A	N/A	N/A
189	Grant	\$ 1,035	10/4/2011	SANDOVAL, NORMA	Rehab	NO	N/A	N/A	N/A
191	Grant	\$ 3,500	7/11/2000	SANTIAGO,	Rehab	NO	N/A	N/A	N/A
193	Grant	\$ 10,000	3/20/2012	TALAVERA, MANUEL	Rehab	NO	N/A	N/A	N/A
194	Grant	\$ 1,747	6/3/1992	SOSA, MARIA	Rehab	NO	N/A	N/A	N/A
195	Grant	\$ 2,090	7/1/1995	ROJAS, OSCAR	Rehab	NO	N/A	N/A	N/A
196	Grant	\$ 10,000	2/17/2010	Padilla, Felipa	Rehab	No	N/A	N/A	N/A
197	Grant	\$ 10,000	10/20/2011	Mendizabal, Otto	Rehab	No	N/A	N/A	N/A
198	Grant	\$ 10,000	6/8/2011	Jomarron, Willie	Rehab	No	N/A	N/A	N/A
199	Grant	\$ 10,000	6/16/2011	Lopez, Antonio	Rehab	No	N/A	N/A	N/A
200	Grant	\$ 10,000	3/23/2011	Ubaldo, Maldonado	Rehab	No	N/A	N/A	N/A
201	Grant	\$ 10,000	5/1/2012	Martinez, Jesus	Rehab	No	N/A	N/A	N/A
202	Grant	\$ 10,000	2/17/2010	Padilla, Felipa	Rehab	No	N/A	N/A	N/A
203	Grant	\$ 2,490	10/7/1998	Rosa Dominguez	Rehab	No	N/A	N/A	N/A
204	Grant	\$ 2,200	9/24/1992	Garcia, Segundo F.	Rehab	No	N/A	N/A	N/A
205	Grant	\$ 2,500	9/30/1988	Hinojos,	Rehab	No	N/A	N/A	N/A
206	Grant	\$ 3,500	6/19/1996	Iglesias, Martha	Rehab	No	N/A	N/A	N/A
207	Grant	\$ 2,500	10/2/1990	Bayona,Cecilia/Rosa	Rehab	No	N/A	N/A	N/A
208	Grant	\$ 10,000	4/5/2009	Chong, Marilu	Rehab	No	N/A	N/A	N/A
209	Grant	\$ 10,000	12/20/2011	Cisneros, Marcia	Rehab	No	N/A	N/A	N/A

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**City of South Gate Housing Authority
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	Rental Income	Commercial	Housing Authority	Housing Authority	Housing Authority	Interim Tenant Lease (Amigos Market)	No	Not Applic.	Ex. A, Line 6
2									
3									
4									
5									
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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 South Gate Housing Authority
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	Rental Income	Residential	Housing Authority	Housing Authority	Housing Authority	Maintain property	Yes	CRL	Ex. A, Line 1
2									
3									
4									
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18									
19									
20									

a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with

c/ May include California Redevelopment Law, tax credits, state bond indentures,