



City of  
**South  
Gate**

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**HOUSING SUCCESSOR ANNUAL REPORT**  
**South Gate Housing Authority**

**Fiscal Year 2019-20**

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## TABLE OF CONTENTS

INTRODUCTION.....	1
Housing Authority as Housing Successor.....	1
Scope of This Housing Successor Annual Report.....	1
BACKGROUND.....	2
Assets Transferred to the Housing Successor .....	2
Legal Requirements Pertaining to Housing Successors.....	2
Permitted Uses of Housing Asset Funds.....	3
Limits on the Accumulation of Housing Funds (Excess Surplus) .....	5
HOUSING ASSET FUND ACTIVITY.....	6
Deposits and Fund Balance.....	6
Expenditures.....	7
Ending Cash and Fund Balance .....	7
Housing Successor Portfolio.....	7
Real Properties and Disposition Status.....	8
Loans Receivable.....	9
COMPLIANCE WITH ANNUAL AND PLANNING PERIOD LIMITS .....	10
Proportionality Requirements .....	10
Senior Rental Housing Limit Compliance .....	11
Excess Surplus .....	12
OTHER INFORMATION.....	13
Homeownership Unit Inventory.....	13
Transfers to Other Housing Successors.....	13
APPENDIX 1 – HOUSING ASSET TRANSFER FORM.....	15
APPENDIX 2 - HOUSING SUCCESSOR ANNUAL REPORT REQUIREMENTS.....	16
APPENDIX 3 – HOUSING ASSET FUND EXPENDITURE REQUIREMENTS .....	17
Figure 1: Housing Asset Fund Deposits, 2019-20.....	6
Figure 2: Housing Asset Fund - Ending Balance as of June 30, 2020.....	7
Figure 3: Housing Successor Real Property and Loans Receivable Portfolio .....	8
Figure 4: 2019-20 Housing Asset Fund Expenditure Summary .....	11
Figure 5: Deed-Restricted Units Assisted in Last 10 Years .....	12
Figure 7: Homeownership Unit Inventory in Housing Asset Fund.....	13

## **INTRODUCTION**

This Housing Successor Agency Annual Report (“Annual Report”) presents information on Fiscal Year (“FY”) 2019-20 expenditures and activities as required by Health and Safety Code Section 34176.1(f), including but not limited to a housing successor’s compliance with certain expenditure activities over the year as well as a five-year planning period. This report generally is required of any housing successor to a former redevelopment agency.

### **Housing Authority as Housing Successor**

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 (“CDC”), which acted as the redevelopment agency in South Gate until redevelopment was dissolved statewide in 2012. At the time of dissolution, a housing successor was to be selected to transfer and be responsible for the remaining assets and liabilities of a former redevelopment agency.

In this case, the Housing Authority elected to be the housing successor to the CDC. The Housing Authority performs many other duties beyond those of a housing successor but acting in its broader capacity as a housing authority. For example, the Housing Authority administers South Gate’s Section 8 rental assistance program, and has in the past year acquired property at 13050 Paramount Boulevard. In its greater capacity, the Housing Authority reports on all of its activities in a separate (broader and more extensive) annual report required by Health and Safety Code Section 34328, submitted to California Department of Housing and Community Development (“HCD”) by October 1 for the prior year.

### **Scope of This Housing Successor Annual Report**

This Annual Report is limited to the Housing Authority’s activities as it relates to its role as a housing successor. It includes the Housing Authority’s audited financial statements will be posted on the City of South Gate’s (“City”) website when available and incorporated herein by reference.

The Housing Successor Annual Report is due to HCD by December 31.

## **BACKGROUND**

This Section summarizes the process of transferring former redevelopment assets to a housing successor as well as the legal requirements for use of these assets that are addressed in this Annual Report.

### **Assets Transferred to the Housing Successor**

Upon the statewide dissolution of redevelopment in 2012, all rights, powers, committed assets, liabilities, duties, and obligations associated with the affordable housing activities of the CDC were transferred to the Housing Authority. As one of its first duties as a housing successor, the Housing Authority prepared and submitted to the California Department of Finance (“DOF”) an inventory of housing assets to be transferred from the former CDC. The inventory was enumerated on a Housing Asset Transfer Form (“HAT”) which included:

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

All items on the HAT were reviewed and ultimately approved by the DOF on April 1, 2013. A copy of the HAT is provided as Appendix 1. Once approved by DOF and as directed by law, the Housing Authority, acting as housing successor, transferred these assets to the Low and Moderate Income Housing Asset Fund (“Housing Asset Fund”, Fund 322). Approval of the HAT set in motion a series of obligations by the Housing Authority as a housing successor, as described in the following section.

### **Legal Requirements Pertaining to Housing Successors**

A year after dissolution of redevelopment began, the Legislature recognized the need to regulate and provide transparency on the use of the housing activities transferred from a former redevelopment agency. Senate Bill 341 DeSaulnier, 2013) and subsequent legislation enacted several requirements for housing successor agencies contained in Sections 34176-34176.1 of the Health and Safety Code.

In general, housing successors must comply with three major requirements pursuant to Health and Safety Code 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.
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.

Appendix 2 provides a detailed summary of the reporting requirements that are addressed in this Annual Report.

## **Permitted Uses of Housing Asset Funds**

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Pursuant to Health and Safety Code Section 34176.1, Housing Asset Funds may be spent on:

- **Administrative costs** for operation of the housing successor agency. The law allows a housing successor to spend the greater of:
  - \$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”).
- **Homeless prevention and rapid rehousing services** up to \$250,000 per year if the former redevelopment agency did not have any outstanding inclusionary housing or replacement housing production requirements as of 2012.
- **Affordable housing development** assisting households up to 80 percent of the Area Median Income (“AMI”), subject to specific income and age targets over a five year period.

**Five-Year Income Proportionality on Development Expenditures:** Any Housing Asset Funds may be spent on development of affordable housing projects affordable to low, very low, and extremely low income households. Over a five year period, the current one beginning July 1, 2019, at least 30 percent of such development expenditures must assist extremely low income households (30% AMI), while no more than 20 percent on low income households (between 60-80% AMI) per five-year compliance period. The balance of the funds may be

used on very low income households (defined as households earning between 30% and 60% of AMI).

The first five-year compliance period was January 1, 2014 through June 30, 2019. The Housing Authority was compliant with Housing Asset Fund income proportionality expenditure requirements during the first five-year compliance period. The current (second) five-year compliance period is July 1, 2019 to June 30, 2024.

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.

Should a housing successor not spend at least 30% of its development expenditures for extremely low income households, or exceeds the amount spent on low income households, future expenditures are subject to greater restriction until these proportionality targets are met. Specifically, if a housing successor is unable to spend at least 30% of its development expenditures on extremely low units, it is required to increase this spending to 50% until compliant with the 30% threshold; a housing successor that spends more than 20% of its development expenditures on low income units cannot spend any further funds on low income developments until it is at or below the 20% threshold.

As such, tracking these expenditures and their progress over the corresponding five year period is a valuable and necessary planning purpose of this Annual Report.

**Ten-Year Age Proportionality on Units Assisted:** If more than 50% of the total aggregate number of rental units produced by the city, housing authority, or former redevelopment agency during the past 10 years are restricted to seniors, the housing successor 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.

## **Limits on the Accumulation of Housing Funds (Excess Surplus)**

State law limits how much cash a housing successor may retain, and ultimately penalizes housing successors by requiring unspent funds to be transferred to HCD for use on state housing projects if a housing successor fails to commit and spend these dollars in a reasonable timeframe.

Health and Safety Code Section 34176.1(d) establishes a limit, known as an “excess surplus” on the amount of Housing Asset Funds based on the greater of the following:

- \$1,000,000, or
- The total amount of deposits made into the Housing Asset Fund over the preceding four years.

Only amounts in excess of this threshold are considered an excess surplus. Once an excess surplus is determined, a housing successor must designate these funds separately and encumber said monies within three years. If after the third year the excess surplus has not been fully encumbered, the remaining balance of the excess surplus is to be transferred to HCD within 90 days. HCD is permitted to use these transferred excess surplus funds anywhere in the state under its Multifamily Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program.

The concept of excess surpluses carries over from the era of redevelopment, when redevelopment agencies were receiving often substantial amounts of deposits from the mandatory housing set aside of tax increment revenues. Today, excess surpluses are generally less common because housing successors do not have the amount of deposits comparable to what was available during redevelopment.

As part of the Annual Report, a housing successor must disclose any excess surplus and describe the housing successor’s plan for eliminating this excess surplus.

## HOUSING ASSET FUND ACTIVITY

The Housing Authority entered FY 2019-20 with \$882,243 in Housing Asset Fund cash and expended most of these funds to purchase 9019 Long Beach Boulevard, ending the year expending all of this cash.

The Housing Asset Fund figures in this Annual Report are based on unaudited numbers that were available at the time this report was prepared. Therefore, there may be variances between what is reported in this Annual Report and the Housing Authority's audited financials. In addition, FY 2019-20 was a year of significant activity for the Housing Authority, acting as both the Housing Authority and the Housing Successor in two separate capacities. In some cases, the Housing Authority's financial activity acting in its two capacities were blended mistakenly and the Finance Department is in the process of correcting these entries in the final audited financial statements.

This Annual Report describes the Housing Successor related activity in the Housing Asset Fund reflecting the corrections being made by the Finance Department.

### Deposits and Fund Balance

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The Housing Authority deposited \$24,393 into the Housing Asset Fund during FY 2019-20, as shown in Figure 1.

*Figure 1: Housing Asset Fund Deposits, 2019-20*

<b>Balance Type</b>	<b>Amount</b>
ABx1 26 PTR Residual	\$ -
Interest Earnings	\$ -
Loan Repayment	\$ 4,102
Property Rental	\$ 20,291
<b>Total</b>	<b>\$ 24,393</b>

*Source: City of South Gate*

Revenue sources consist of the following:

- Loan Repayments including the note between the Housing Authority and Old-Timers Development Corp IV; and



- Rental income from 2703 Tweedy Boulevard pursuant to an interim lease agreement with a commercial business.

## Expenditures

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The Housing Authority expended a total of \$971,916 during 2019-20. The majority of these expenditures were for the acquisition of 9019 Long Beach Boulevard using \$965,190 of cash. The Housing Authority also spent \$6,726 on administrative costs.

## Ending Cash and Fund Balance

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The Housing Asset Fund balance as of June 30, 2020 was \$2,775,313, as summarized in Figure 2.

Figure 2: Housing Asset Fund - Ending Balance as of June 30, 2020

Balance Type	Amount
Cash	\$ (65,381)
Investment Gains/Losses	-
Accounts Receivable	2,020
Interest Receivable	164
Notes Receivable - 9711 San Gabriel	134,843
Notes Receivable - CRA Loans	25,879
Notes Receivable - 1st Time Homebuyers	570,250
Land Held for Resale	2,190,000
Accounts Payable	(4,407)
Deposits	(78,054)
Due to Other Agencies	-
<b>Ending Balance</b>	<b>\$ 2,775,313</b>

Source: City of South Gate

At the end of 2019-20, the Housing Asset Fund had a negative cash balance after withdrawal of funds for purchase of 9019 Long Beach Boulevard.

## Housing Successor Portfolio

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The Housing Successor Portfolio as of FY 2019-20 includes properties transferred from the former Agency and twenty-eight loans receivable transferred from the former Agency. The Portfolio had a value of \$2,780,972 as of FY 2019-20, as detailed in Figure 3.

Figure 3: Housing Successor Real Property and Loans Receivable Portfolio

<b>Asset</b>	<b>Amount</b>
<b>Real Properties</b>	
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>
<b>Loans Receivable</b>	
Loan Receivable - 9711 San Gabriel	134,843
Loans Receivable - CRA Loans (10)	25,879
Loans Receivable - 1st Time Homebuyers (17)	570,250
<i>Subtotal</i>	<i>\$730,972</i>
<b>Total Portfolio Value</b>	<b>\$2,780,972</b>

*Source: City of South Gate*

### **REAL PROPERTIES AND DISPOSITION STATUS**

Pursuant to the approved HAT, the former CDC transferred five parcels to the Housing Authority, specifically:

- 9711 SAN GABRIEL BLVD (APN 6203-017-903) – *Vacant duplex was sold by the Housing Authority to Old-Timers Development Corp IV on October 15, 2015. The buyer received a 30-year note from the Housing Authority with an interest rate of 3% for the appraised value of \$150,000 and is remitting repayments to the Housing Authority. The property has been rehabilitated by the new owner and will be offered to eligible low-income tenants for a duration of at least 15 years.*
- 9001-15 LONG BEACH BLVD (APN 6204-025-900 / 6204-025-901) – *Housing Authority has entered into an Exclusive Negotiating Agreement in November 2019 with Habitat for Humanity of Greater Los Angeles to develop 14 units of affordable housing on this parcel as well as an adjacent parcel acquired by the Housing Authority at 9019 Long Beach Boulevard.*
- 3626 TWEEDY BLVD (APN 6223-006-910) – *Building demolished in 2013 - Property has an interim use of a small parklet.*

- 2703 TWEEDY BLVD/2704 NEBRASKA AVE (APN 6205-015-906) – *The Housing Authority 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 Authority would proceed to develop or dispose of the property.*

Health and Safety Code Section 34176.1(e) requires all real properties acquired by a redevelopment agency prior to February 1, 2012 and transferred to the housing successor to be developed pursuant to the requirements detailed in Health and Safety Code Section 33334.16. All property that falls within these parameters must be developed for affordable housing purposes or sold by April 1, 2023. The Housing Authority expects to comply with this disposition timeline.

### ***LOANS RECEIVABLE***

Twenty-eight loan agreements transferred from the former CDC to the Housing Authority with outstanding balances are described below.

- 17 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, 2020 is \$570,250.
- 10 Home Revitalization Project CRA Loans. The outstanding amount due as of June 30, 2020 is \$25,879.
- 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, 2020 is \$134,843.

## COMPLIANCE WITH ANNUAL AND PLANNING PERIOD LIMITS

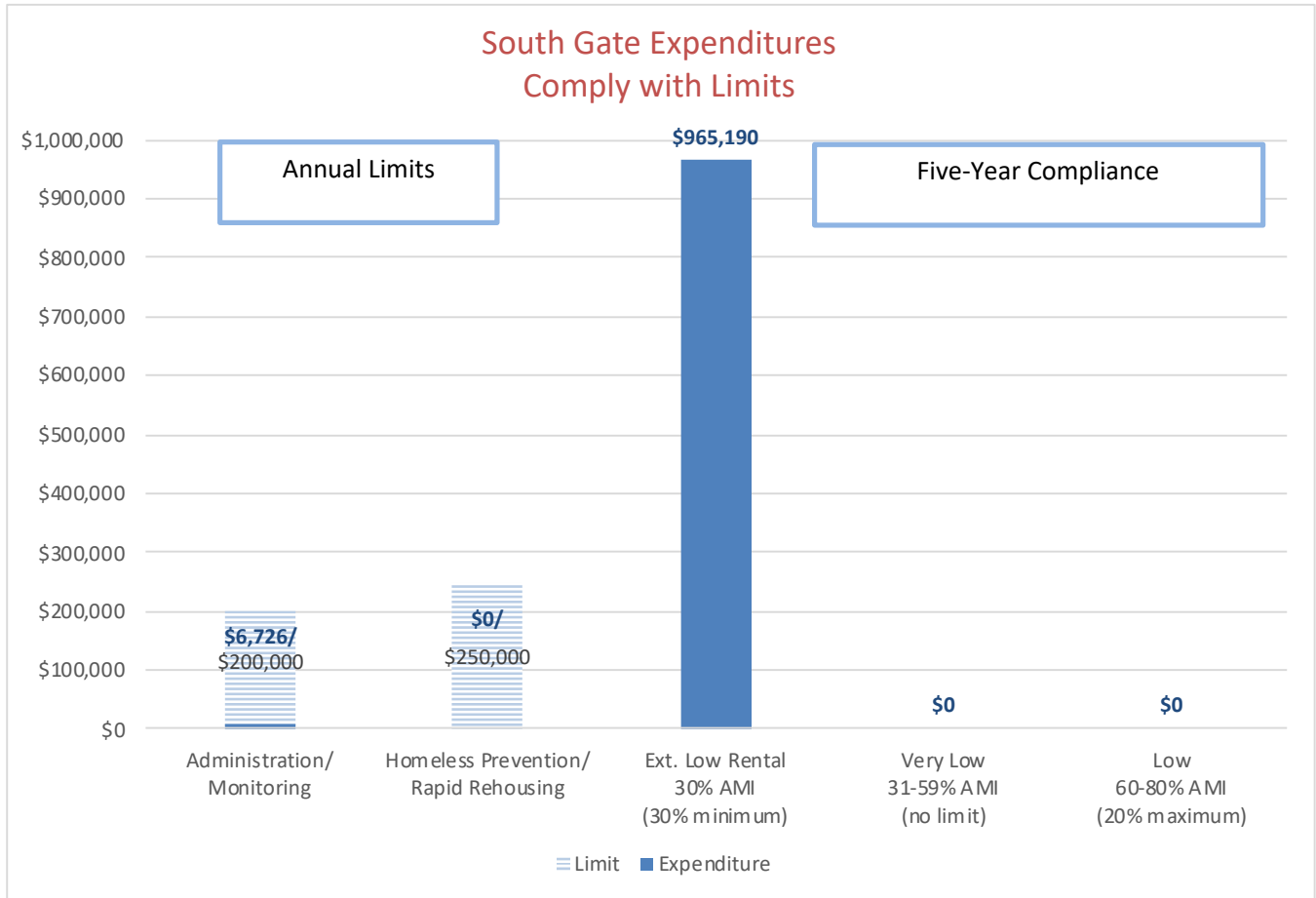
During the 2019-20 year, the Housing Authority was in compliance with all annual and 5/10 year planning period requirements as described in this section.

### Proportionality Requirements

As summarized in Figure 4, the Housing Authority fully complied with all Housing Asset Fund spending restrictions:

- During 2019-20, the Housing Authority expended \$6,726 on allowable administrative expenses which is well under the maximum limit of \$200,000 plus inflation. The annual limit on administrative expenses is the greater of \$200,000 (plus inflation), or 5% of the Housing Successor Portfolio balance. As shown on Figure 3, the Portfolio balance is \$2,780,972, of which 5% is \$139,049.
- During 2019-20, the Housing Authority did not use any Housing Asset Funds for homeless prevention or rapid rehousing expenses, and was therefore in compliance with the \$250,000 spending restriction.
- \$965,190 was spent on extremely low income households (30% AMI) in FY 2019-20. No other affordable housing development-related expenditures have been made during the current five-year compliance period of July 1, 2019 to June 30, 2024. Therefore, the Housing Authority meets the five- year income proportionality targets.

Figure 4: 2019-20 Housing Asset Fund Expenditure Summary



The Housing Authority will ensure it continues to meet all Housing Asset Fund expenditure requirements throughout this five-year compliance period of July 1, 2019 through June 30, 2024 and future five-year compliance periods.

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 income 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

Pursuant to Health and Safety Code Section 34176 (b), a maximum of 50% of deed-restricted rental housing units assisted by the former Agency, Housing Authority, or City in the previous 10 years may be

restricted to seniors. The Housing Authority complies 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 32 deed-restricted rental units in the last ten years, 5 of which are restricted to seniors.

Figure 5 details units assisted by project.

*Figure 5: Deed-Restricted Units Assisted in Last 10 Years*

<b>Property</b>	<b>Senior Units</b>	<b>%</b>	<b>Non-Senior Units</b>	<b>%</b>	<b>Total Units</b>
10030 San Anselmo Ave.	0	0%	1	100%	1
11343 Pennsylvania Ave.	0	0%	4	100%	4
2418 Glenwood Pl.	0	0%	4	100%	4
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
Madison Ave.	0	0%	5	100%	5
McNerney Ave.	0	0%	10	100%	10
<b>Total</b>	<b>5</b>		<b>27</b>		<b>32</b>

**Total Deed-Restricted Senior Units: 16%**

*Source: City of South Gate*

## **Excess Surplus**

The Housing Authority has not reported an excess surplus of Housing Asset Funds since dissolution began in February 1, 2012. At the end of 2019-20, total cash in the Housing Asset Fund was fully expended, resulting in a negative cash balance of \$65,381. Without a positive cash balance, the Housing Asset Fund would not have any excess surplus for 2019-20.

## OTHER INFORMATION

### Homeownership Unit Inventory

Figure 6 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.

Figure 6: Homeownership Unit Inventory in Housing Asset Fund

Project Name / Address	Agreement Date	Project Name / Address	Agreement Date
6127 Nevada Avenue	9/15/94	9257 Park Avenue	10/1/98
8129 Madison Avenue	9/15/94	2706 Madrid Place	10/28/98
9136 Karmont Avenue	9/19/94	3150 Tecumseh Avenue	11/17/98
11523 Pennsylvania Ave.	9/20/94	2713 Madrid Place	12/17/98
8632 State Street	9/26/94	10236 Hunt Avenue	12/23/98
6147 Wilson Avenue	10/27/94	2709 Madrid Place	12/23/98
6040 Florence Avenue	11/3/94	8960 Dudlext Avenue	12/24/98
10332 Richlee Avenue	12/19/94	10304 Washington Ave.	12/29/98
5801 Meadow Rd	1/24/95	2711 Madrid Place	1/7/99
5917 Wilson Avenue	2/6/95	2716 Madrid Place	3/12/99
4926 Park Place	5/18/95	2710 Madrid Place	4/19/99
9538 Karmont Avenue	5/18/95	2718 Madrid Place	4/29/99
4938 Park Place	5/25/95	2704 Madrid Place	7/13/99
4962 Park Place	6/5/95	2703 Madrid Place	7/19/99
10315 Pescadero Ave.	6/7/95	2701 Madrid Place	8/6/99
9260 Park Avenue	7/25/95	9781 Karmont Avenue	9/17/99
10715 Ament Avenue	10/6/95	10515 Alexander Avenue	11/16/99
9535 Karmont Avenue	10/30/95	10317 Hildreth Avenue	1/26/00
10321 Kauffman Avenue	2/1/96	11907 Oklahoma Avenue	2/29/00
10005 Orange Avenue	5/24/96	5740 Jefferson Avenue	4/24/00
11356 Idaho Avenue	6/20/96	11311 Oklahoma Avenue	5/17/00
8934 May Court	6/28/96	10116 Hunt Avenue	8/4/00
10235 Hildreth Avenue	10/29/96	5342 Ledgewood Road	1/27/01
10020 San Miguel Avenue	11/18/96	10514 McNemey Ave.	3/2/01
10431 Jackson Avenue	4/8/97	10337 Hunt Avenue	3/26/01
11331 Utah Avenue	5/28/97	9561 Karmont Avenue	5/3/02
9330 Bryson Avenue	6/11/97	12301 Garfield Avenue	4/10/03
10330 Otis Street	7/25/97	9211 San Juan Avenue	4/15/03
12011 Pennsylvania Ave.	7/29/97	10535 San Carlos Avenue	12/23/03
10105 Kauffman Ave.	8/14/97	4979 Park Place	5/12/06
7326 Cloverlawn Drive	9/25/97	8479 San Luis Avenue	8/3/06
8948 Bowman Avenue	3/19/98		
9514 Anetta Avenue	5/7/98		

Source: City of South Gate

### Transfers to Other Housing Successors

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

## **APPENDIX 1 – HOUSING ASSET TRANSFER FORM**

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



**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](mailto: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](mailto: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													
36													
37													
38													
39													
40													

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 #	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

"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
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  
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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

"FTHB": First Time Homebuyer Program loan receipt  
"HRP": Home Revitalization Loan Program receipt



**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

"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 #	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									
6									
7									
8									
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10									
11									
12									
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14									
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17									
18									
19									
20									

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									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
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,

## APPENDIX 2 - HOUSING SUCCESSOR ANNUAL REPORT REQUIREMENTS

<b>Housing Successor Reporting Requirements</b> <i>Health and Safety Code Section 34176.1(f)</i>		
<b>Housing Asset Fund Revenues &amp; Expenditures</b>	<b>Other Assets and Active Projects</b>	<b>Obligations &amp; Proportionality</b>
<p>Total amount deposited in the Housing Asset Fund for the fiscal year</p> <p>Amount of deposits funded by a Recognized Obligation Payment Schedule (“ROPS”)</p>	<p>Description of any project(s) funded through the ROPS</p>	<p>Description of any outstanding production obligations of the former Agency that were inherited by the Housing Authority</p>
<p>Statement of balance at the close of the fiscal year</p>	<p>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)</p>	<p>Compliance with proportionality requirements (income group targets), which must be upheld on a five year cycle</p>
<p>Description of Expenditures for the fiscal year, broken out as follows:</p> <ul style="list-style-type: none"> <li>• Homeless prevention and rapid rehousing</li> <li>• Administrative and monitoring</li> <li>• Housing development expenses by income level assisted</li> </ul>	<p>Other “portfolio” balances, including:</p> <ul style="list-style-type: none"> <li>• Statutory value of any real property either transferred from the former Agency or purchased by the Housing Asset Fund</li> <li>• Value of loans and grants receivable</li> </ul>	<p>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</p>
<p>Description of any transfers to another housing successor for a joint project</p>	<p>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</p>	<p>Amount of any excess surplus, and, if any, the plan for eliminating it</p>

## 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
<b>Administration and Compliance Monitoring</b>	<b>\$200,000 maximum</b> for FY 2019-20 (limit varies each year)	Administrative activities such as: <ul style="list-style-type: none"> <li>Professional services (consultant fees, auditor fees, etc.)</li> <li>Staff salaries, benefits, and overhead for time spent on Housing Successor administration</li> <li>Compliance monitoring to ensure compliance with affordable housing and loan agreements</li> <li>Property maintenance at Housing Successor-owned properties</li> </ul> <p>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.</p>
<b>Homeless Prevention and Rapid Rehousing Solutions</b>	<b>\$250,000 maximum</b> 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"> <li>Contributions toward the construction of local or regional homeless shelters</li> <li>Housing relocation and stabilization services including housing search, mediation, or outreach to property owners</li> <li>Short-term or medium-term rental assistance</li> <li>Security or utility deposits</li> <li>Utility payments</li> <li>Moving cost assistance</li> <li>Credit repair</li> <li>Case management</li> <li>Other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.</li> </ul>
<b>Affordable Housing Development</b>	No spending limit, but must comply with income and age targets	“Development” includes: <ul style="list-style-type: none"> <li>New construction</li> <li>Acquisition and rehabilitation</li> <li>Substantial rehabilitation</li> <li>Acquisition of long-term affordability covenants on multifamily units</li> <li>Preservation of at-risk units whose affordable rent restrictions would otherwise expire over the next five years</li> </ul>

**Housing Asset Fund Expenditure Requirements**  
*Health and Safety Code Section 34176.1*

Expense Category	Limits	Allowable Uses
	<b>Income Targets</b>	<p>Every five years (currently FYs 2020-2024), Housing Asset Funds must meet income targets:</p> <ul style="list-style-type: none"> <li>• At least 30% on extremely low income rental households (up to 30% AMI or “Area Median Income”)</li> <li>• No more than 20% on low income households (60-80% AMI)</li> </ul> <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>
	<b>Age Targets</b>	<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>