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**SENATE BILL 341 ANNUAL REPORT**  
South Gate Housing Successor

Fiscal Year 2017-18

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## **INTRODUCTION**

The dissolution of California redevelopment agencies in 2012 resulted in a dramatic change to property tax finance. It eliminated the major source of local publicly generated dollars earmarked for affordable housing. Housing authorities have thus been left in a challenging position – the need for them is greater than ever, yet a key funding source no longer exists.

The South Gate Housing Authority (“Authority”) was established on June 27, 1977. Its primary purpose was to administer the Section 8 program’s rental assistance certificates. The Authority’s responsibilities were increased when it became the successor housing entity (“Housing Successor”) to the former Community Development Commission of the City of South Gate (“former Agency”). The former Agency dissolved on February 1, 2012 pursuant to the Dissolution Act enacted by Assembly Bills 26, 1484, and 346. With dissolution, the former Agency’s affordable housing rights, powers, assets, liabilities, duties, and obligations, excluding any amounts in the former Agency’s Low- and Moderate-Income Housing Fund, were transferred to the Housing Successor. Unlike the former Agency, the Housing Successor does not collect a recurring stream of funds to fulfill affordable housing obligations and needs.

The Housing Successor prepared a Housing Asset Form (“HAT”), which provides an inventory of all assets received in the mandatory transfer of assets following the dissolution of redevelopment. The transfer of all items on the HAT was approved by the California Department of Finance (“DOF”) on April 1, 2013. A copy of the Housing Asset Transfer Form is provided as Appendix 1.

## **REPORTING REQUIREMENTS OF SENATE BILL 341**

Senate Bill (“SB”) 341, Assembly Bill (“AB”) 1793, SB 107, and AB 346, amended certain sections of the Health and Safety Code (“HSC”) in 2014, 2015, and 2017 pertaining largely to entities that accepted the housing assets and liabilities of former redevelopment agencies. SB 341 clarified that all former redevelopment agency housing assets, regardless of their originating redevelopment agency, must be maintained in a separate fund called the Low- and Moderate-Income Housing Asset Fund (“Housing Asset Fund”).

In accordance with HSC Section 34176.1(f), the following data must now be reported annually for the Housing Asset Fund. While annual reporting is required, compliance periods may be longer as described below. Not all items are applicable to all housing successors.

**Figure 1. Reporting Requirements of HSC Section 34176.1(f)**

Revenues & Expenditures	Assets and Active Projects	Obligations & Proportionality
Total amount deposited in the Housing Asset Fund for the fiscal year	Description of any project(s) still funded through the Recognized Obligation Payment Schedule (“ROPS”)	Description of any outstanding production obligations of the former Agency that are inherited by the Housing Successor
Statement of balance at the close of the fiscal year	Update on property disposition for any property owned more than five years or plans for property owned less than five years	Compliance with proportionality requirements (income group targets), which must be upheld on a five-year cycle
<p>Description of expenditures for the fiscal year, broken out as follows:</p> <ul style="list-style-type: none"> <li>• Rapid rehousing for homelessness prevention (up to \$250,000 per year);</li> <li>• Administrative expenses (\$200,000 adjusted annually for inflation or 5% of “portfolio” per year);</li> <li>• Monitoring expenses (included as an administrative expense);</li> <li>• All other expenditures must be reported as spent for each income group (extremely low-, very low-, and low-income)</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 (note that the Housing Successor may only hold property for five years);</li> <li>• Value of loans and grants receivable</li> </ul>	Percentage of deed-restricted rental housing restricted to seniors and assisted by the entity assuming housing functions, the former Agency, or the County 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

## ASSETS TRANSFERRED TO THE HOUSING SUCCESSOR

According to HSC Section 34176(e), housing assets may include the following.

- Real property
- Restrictions on the use of property
- Personal property in a residence
- Housing-related files
- Office supplies and software programs acquired for low-and moderate-income purposes
- Funds encumbered by an enforceable obligation
- Loan or grant receivables funded from the former Low- and Moderate-Income Housing Fund (“LMIHF”)
- Funds derived from rents or operation of properties acquired for low- and moderate-income housing purposes
- Rents or payments from housing tenants or operators of low- and moderate-income housing
- Repayment of Supplemental Educational Revenue Augmentation Fund (“SERAF”) loans

The assets transferred from the former Agency to the Housing Successor included real properties, loan receivables, and rental income.

## EXPENDITURE REQUIREMENTS OF SENATE BILL 341

Since dissolution, a number of legislative bills have been passed to provide clarification and implementation parameters surrounding former redevelopment agency activities and assets, including Senate Bill 341 (“SB 341”). SB 341 reinstated a number of affordable housing regulations and reporting requirements formerly applied to redevelopment agencies. Specifically, SB 341 directs expenditures from the Housing Successor’s Housing Asset Fund as follows:

- **Administrative Expenditures:** Administrative costs, which include housing monitoring, at \$200,000 adjusted annually for inflation or 5% of the Housing Asset Fund’s annual portfolio, whichever is greater. The portfolio includes cash, outstanding loans or other receivables, and the statutory value of any land owned.
- **Homeless Prevention:** A housing successor is authorized to spend up to \$250,000 per year on homelessness prevention and rapid rehousing solutions for homelessness if all obligations pursuant to HSC Sections 33413 and 33418 have been fulfilled.

- **Income Proportionality Limits:** Remaining allowable expenditures must be spent to improve housing options affordable to households earning 80% or less of the area median income (“AMI”). This means that no funding may be spent on moderate-income households, as was previously authorized by redevelopment law. Of the money expended, a minimum of 30% must go towards households earning 30% or less of the AMI, and a maximum of 20% may go towards households earning between 60% and 80% of the AMI.

Note that housing successors must report expenditures by category each year, but compliance with income proportionality limits is reported every five years. For example, a housing successor could spend all of its funds in a single year on households earning between 60% and 80% AMI, as long as it was 20% or less of the total expenditures during the five-year compliance period. The first five-year compliance period will be evaluated at the end of Fiscal Year 2018-19.

## **LOW AND MODERATE INCOME HOUSING ASSET FUND**

The Housing Asset Fund contains all of the assets that were transferred from the former Agency to the Housing Successor via the Housing Asset Transfer Form (“HAT”). This included:

- Real properties;
- LMIHF encumbrances;
- Loan receivables; and
- Rental income and HOA dues.

All items on the Housing Asset Transfer Form were approved by the California Department of Finance (“DOF”) on April 1, 2013.

## **HOUSING ASSET FUND DEPOSITS**

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HSC Section 34176.1 requires housing successors to annually report the amount of funds that were deposited into the Housing Asset Fund during the fiscal year, distinguishing any amounts held for items listed on the ROPS.

As shown in Table 1, the Housing Successor deposited \$255,338 during Fiscal Year 2017-18.

**Table 1. FY 2017-18 Housing Asset Fund Deposits as of June 30, 2018**

<b>South Gate Housing Authority</b>	
Description	Amount
ABx1 26 PTR Residual	\$ 225,554
Interest Earnings	14,871
Loan Repayment	3,220
Property Rental	18,876
Investment Market Value - Gains/Losses	(7,182)
<b>Total</b>	<b>\$ 255,338</b>

Source: City of South Gate

## **HOUSING ASSET FUND ENDING BALANCE**

HSC Section 34176.1 requires housing successors to submit a statement showing the fund balance at the close of the fiscal year, distinguishing any amounts held for items listed on the ROPS.

As shown in Table 2, the Housing Asset Fund balance was \$3,856,187 as of June 30, 2018.

**Table 2. FY 2017-18 Housing Asset Fund Balance as of June 30, 2018**

<b>South Gate Housing Authority</b>	
Description	Amount
Cash	\$ 953,997
Investment Gains/Losses	(7,182)
Accounts Receivable	3,547
Interest Receivable	3,782
Notes Receivable - 9711 San Gabriel	167,592
Notes Receivable - 1st Time Homebuyers	570,250
Land Held for Resale	2,190,000
Accounts Payable	(9,868)
Deposits	(3,054)
Due to Other Agencies	(12,878)
<b>Total Fund Balance</b>	<b>\$ 3,856,187</b>

Source: City of South Gate

## HOUSING ASSET EXPENDITURES

HSC Section 34176.1 requires housing successors to provide a description of expenditures from the Housing Asset Fund by category, including expenditures for (A) monitoring and preserving the long-term affordability of unit's subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor, (B) administering such activities, (C) homeless prevention and rapid rehousing services and (D) the development of affordable housing units for various income groups.

Table 3 presents expenditures for the Housing Asset Fund.

**Table 3. FY 2017-18 Housing Asset Fund Expenditures as of June 30, 2018**

**South Gate Housing Authority**

Annual Expenditures	Admin./ Monitoring	Homeless Prevention	Ext. Low Rental Units	Other Units	Ext. Low <30% AMI	Very Low 30-60% AMI	Low 60-80% AMI
Administration	\$ 29,035	-	-	-	-	-	-
<b>Annual Total</b>	<b>\$ 29,035</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Compliance Period Expenditures**

	Annual Limits		Five-Year Period (2013-14 through 2018-19)				
Total Expenditures	\$ 29,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SB 341 Limitation <sup>1</sup>	\$ 211,500	\$ 250,000	>30%	<70%	>30%	N/A	<20%
<b>Compliant (Yes/No)</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>N/A</b>	<b>Yes</b>

<sup>1</sup> The Admin/Monitoring and Homeless Prevention amounts are annual limits. Expenditures by income level are five-year limits.  
Source: City of South Gate

The Housing Successor expended \$29,035 on administrative costs during Fiscal Year 2017-18. This is less than the \$211,500 maximum limit set for Fiscal Year 2017-18. The Housing Successor did not spend any money on homelessness prevention or assisting affordable housing.

## OTHER ASSET BALANCES

HSC Section 34176.1 requires housing successors to report on the statutory value of real properties formerly owned by the former redevelopment agency, and loans and grant receivables listed on the Housing Asset Transfer Form. In 2012, the Housing Successor inherited 5 real properties, 172 loans receivable, and 22 grants receivable. The statutory values of real property, loans and grants receivable belonging to the Housing Successor on June 30, 2018 are shown in Table 4.



As shown on Table 4, the Housing Successor has 4 real properties with a statutory value of \$2,050,000 and 44 loan agreements with a statutory value of \$737,842 as of June 30, 2018.

**Table 4. FY 2017-18 Real Properties and Loan / Grant Receivables as of June 30, 2018**

<b>South Gate Housing Authority</b>		
<b>Real Properties</b>	<b>Statutory Value</b>	
9001 Long Beach Boulevard/9015 Long Beach Boulevard		\$1,650,000
3626 Tweedy Boulevard		\$140,000
2703 Tweedy Boulevard/2704 Nebraska	\$	260,000
Subtotal	\$	2,050,000
<b>Loans and Grants Receivable</b>	<b>Statutory Value</b>	
Loan Receivable - 9711 San Gabriel	\$	167,592
Loans Receivable - 1st Time Homebuyers	\$	570,250
Subtotal	\$	737,842
<b>Total</b>	<b>\$</b>	<b>2,787,842</b>

Source: City of South Gate

## **MONEY TRANSFERS**

HSC Section 34176.1 requires housing successors to provide (A) a description of any transfers made in the previous fiscal year and in earlier fiscal years and (B) a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.

No transfers of monies have been made by the Housing Successor from the time the dissolution act was implemented (February 1, 2012) through June 30, 2018.

## **PROPERTY AND PROJECT DESCRIPTIONS**

The former Agency transferred six properties to the Authority on February 1, 2012; the transfer of these properties to the Housing Successor as listed on the HAT was approved by the DOF on April 1, 2013. A description of each property is below.

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

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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)**

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This vacant parcel is 10,564 square feet. The Housing Successor plans on selling this property.

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

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This vacant parcel is 5,553 square feet and adjacent to 9001 Long Beach Blvd. The Housing Successor plans on selling this property.

### **3626 TWEEDY BLVD (APN 6223-006-910)**

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The Housing Successor demolished a building located on this property in 2013, leaving the property vacant. The property is now a small park.

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

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The Housing Successor rents this property to a mini-market on an interim basis. The tenant currently pays \$1,527 per month pursuant to a lease agreement entered into on October 1, 2017. At the end of the five-year lease, the tenant will vacate, and the Housing Successor will proceed to develop or dispose of the property.

### **PROPERTY DISPOSITION COMPLIANCE**

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HSC Section 34176.1(e) requires all real properties acquired by the former Agency prior to February 1, 2012 and transferred to the Housing Successor to be developed pursuant to the requirements detailed in HSC Section 33334.16. All property that falls within in 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. 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 City properties transferred from the former Community Development Commission of the City of South Gate on October 10, 2017 by five years, or until April 1, 2023.

## PROJECTS FUNDED BY ROPS

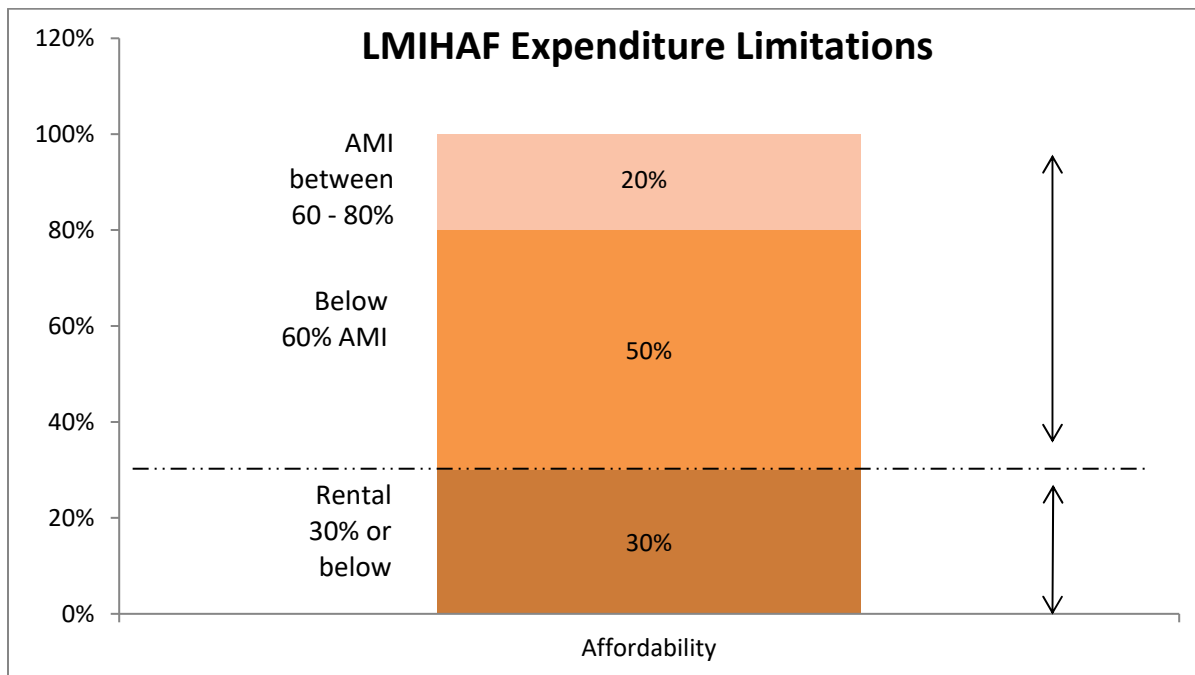
No Housing Successor obligations have been funded through the ROPS.

## OUTSTANDING INCLUSIONARY AND REPLACEMENT HOUSING OBLIGATIONS

At the time of dissolution, the former Agency did not have any inclusionary housing production or replacement housing obligations. The Original Project Area (Redevelopment Location Nos. 1 through 5, 7 and 8) were adopted prior to January 1, 1976 and not subject to inclusionary housing production requirements. Redevelopment Location No. 9 was subject to inclusionary requirements; however, it is not designated for residential use and did not generate production obligations. Redevelopment Location No. 13 was also subject to inclusionary requirements; however, the former Agency produced enough affordable units to far exceed any inclusionary requirements. There are no statutory production or replacement housing requirements for housing successors.

## EXTREMELY LOW INCOME EXPENDITURE PROPORTIONALITY

HSC Section 34176.1 limits Housing Asset Fund expenditures to lower income households earning 80% or less of the AMI. At least 30% of funds must be spent on rental housing for households earning 30% or less of the AMI and not more than 20% of the expenditures can be spent on households earning between 60% and 80% of the AMI.



Failure to comply with the extremely low-income requirement in any five-year reporting period will result in the Housing Successor having to allocate 50% of its remaining funds to extremely low-income rental units until its expenditures comply with proportionality limits. If in any five-year period the Housing Successor exceeds its spending limit for households earning between 60% and 80% of the AMI, it will not be able to spend additional funds on these income groups until its expenditures comply with proportionality limits.

Since January 1, 2015, all the expenditures have been on administrative expenses.

## SENIOR HOUSING EXPENDITURE PROPORTIONALITY

HSC Section 34176.1 requires housing successors to report the percentage of affordable housing units for seniors developed by the housing successor, its former redevelopment agency, and its local municipality within the previous 10 years. Affordable housing for seniors should not exceed 50% of the total number of affordable housing units built in the last 10 years.

As show in Table 5, over the last 10 years, 176 affordable units were created, 106 of which were senior housing units. Therefore, the percentage of affordable units developed for seniors was 60%. 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.

**Table 5. Deed-Restricted Rental Units as of June 30, 2018**  
**South Gate Housing Authority**

Property	Senior Units	Non-Senior Units
9711-9711 1/2 San Gabriel Ave		2
9218 Alameda Avenue		1
2572 Illinois Avenue		4
4550 Tweedy Blvd		6
10600 State Street		5
3213-19 Century Blvd		4
9845 San Vincente Avenue		11
10009-13 San Carlos Avenue		4
8953-57 Burke Avenue		8
10030 San Anselmo Avenue		1
12222 Garfield Avenue	101	
9317 San Vincente Avenue		1
11343 Pennsylvania Avenue		4
2418 Glenwood Pl		4
Madison Avenue		5
McNerney Avenue		10
9701 San Antonio Avenue	5	
<b>Subtotal</b>	<b>106</b>	<b>70</b>
<b>Total Units</b>		<b>176</b>
<b>% Deed-Restricted Senior Rental Units:</b>		<b>60%</b>

## EXCESS SURPLUS

HSC Section 34176.1 requires housing successors to report: (A) the amount of any excess surplus, (B) the amount of time that the successor agency has had excess surplus, and (C) the housing successor's plan for eliminating excess surplus.

Excess surplus calculations were once performed by redevelopment agencies on an annual basis and are intended to ensure that funds are expended to benefit low-income households in an expeditious manner. Funds should be encumbered within four years of receipt. SB 341 reinstates this calculation for housing successors. Excess surplus is defined by HSC Section 34176.1(d) as "an unencumbered amount in the account that exceeds the greater of one million dollars, or the aggregate amount deposited into the account during the housing successor's preceding four fiscal years, whichever is greater."

The Housing Successor does not have an excess surplus after Fiscal Year 2017-18 as shown in Table 6.

**Table 6. Deposit Data from Surplus Calculation**

<b>South Gate Housing Authority</b>					
<b>Fiscal Year</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>
Deposits	\$ 12,599	\$ 96,292	\$ 383,321	\$ 186,494	\$ 255,338
Committed Funds					
Unencumbered Amount					\$ 953,997
\$1 Million, or					\$ 1,000,000
Last 4 Deposits					\$ 678,706
Result: Larger Number					\$ 1,000,000
<b>Step 2</b>					
Unencumbered Amount					\$ 953,997
Larger Number From Step 1					\$ 1,000,000
<b>Excess Surplus</b>					\$ -

Source: City of South Gate

As the general purpose of the excess surplus calculation is to ensure that money is expended for affordable housing purposes, the best action for the Housing Successor is encumber or expend money currently on deposit.

## **INVENTORY OF HOMEOWNERSHIP UNITS**

HSC Section 34176.1 requires this report to include an inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the LMIHF. An inventory of homeownership units assisted by the former Agency or Housing Successor subject to affordable housing covenants or restrictions is provided in Appendix 2.

Please note that the Housing Successor Annual report has incorrectly omitted the Inventory of Homeownership Units in the past. Appendix 2 correctly shows the current inventory.

# Appendix 1

**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	X
Exhibit B- Personal Property	
Exhibit C - Low-Mod Encumbrances	
Exhibit D - Loans/Grants Receivables	X
Exhibit E - Rents/Operations	X
Exhibit F- Rents	X
Exhibit G - Deferrals	

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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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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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

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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									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
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

<b>Homeownership Unit Inventory</b>	<b>Appendix 2</b>
<b>South Gate Housing Authority</b>	
<b>Project Name / Address</b>	<b>Date</b>
5342 Edgewood Road	1/27/2001
4962 Park Place	6/5/1995
2716 Madrid Place	3/12/1999
10315 Pescadero Ave.	6/7/1995
10105 Kauffman Ave.	8/14/1997
11523 Pennsylvania Ave.	9/20/1994
10514 McNerney Ave.	3/2/2001
10431 Jackson Avenue	4/8/1997
9257 Park Avenue	10/1/1998
8948 Bowman Avenue	3/19/1998
3150 Tecumseh Avenue	11/17/1998
2703 Madrid Place	7/19/1999
9260 Park Avenue	7/25/1995
10304 Washington Ave.	12/29/1998
9330 Bryson Avenue	6/11/1997
7326 Cloverlawn Drive	9/25/1997
10317 Hildreth Avenue	1/26/2000
9538 Karmont Avenue	5/18/1995
2718 Madrid Place	4/29/1999
9535 Karmont Avenue	10/30/1995
10337 Hunt Avenue	3/26/2001
10332 Richlee Avenue	12/19/1994
10715 Ament Avenue	10/6/1995
5740 Jefferson Avenue	4/24/2000
2704 Madrid Place	7/13/1999
5801 Meadow Rd	1/24/1995
8632 State Street	9/26/1994
6040 Florence Avenue	11/3/1994
11907 Oklahoma Avenue	2/29/2000
12011 Pennsylvania Ave.	7/29/1997
9561 Karmont Avenue	5/3/2002

8934 May Court	6/28/1996
8479 San Luis Avenue	8/3/2006
2701 Madrid Place	8/6/1999
11356 Idaho Avenue	6/20/1996
8960 Dudlext Avenue	12/24/1998
10116 Hunt Avenue	8/4/2000
9211 San Juan Avenue	4/15/2003
9514 Anetta Avenue	5/7/1998
4926 Park Place	5/18/1995
10535 San Carlos Avenue	12/23/2003
11311 Oklahoma Avenue	5/17/2000
9781 Karmont Avenue	9/17/1999
5917 Wilson Avenue	2/6/1995
2713 Madrid Place	12/17/1998
6147 Wilson Avenue	10/27/1994
10236 Hunt Avenue	12/23/1998
12301 Garfield Avenue	4/10/2003
10515 Alexander Avenue	11/16/1999
4938 Park Place	5/25/1995
2710 Madrid Place	4/19/1999
2711 Madrid Place	1/7/1999
9136 Karmont Avenue	9/19/1994
10321 Kauffman Avenue	2/1/1996
2706 Madrid Place	10/28/1998
10330 Otis Street	7/25/1997
4979 Park Place	5/12/2006
10020 San Miguel Avenue	11/18/1996
11331 Utah Avenue	5/28/1997
6127 Nevada Avenue	9/15/1994
10235 Hildreth Avenue	10/29/1996
8129 Madison Avenue	9/15/1994
2709 Madrid Place	12/23/1998
10005 Orange Avenue	5/24/1996

*Source: City of South Gate*