

County of Contra Costa
as Housing Successor to the
Contra Costa Redevelopment Agency

Annual Housing Report
Fiscal Years 2013-14 to 2016-17

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Prepared for:
the Contra Costa County
Housing Successor by:

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Annual Report County of Contra Costa Housing Successor

Introduction

This document represents the annual report of the Housing Successor of the County of Contra Costa, acting as housing successor to the former Contra Costa County Redevelopment Agency, which entity was dissolved in 2012 (“Former Agency”). This report is required pursuant to Section 34176.1 of the Health and Safety Code which was effective January 1, 2014 and replaces other types of annual reporting required of former redevelopment agencies. The report summarizes revenues, expenditures and fund balances included in the County’s Consolidated Annual Financial Report (“CAFR”) and also includes a review of Housing Successor’s status on meeting certain housing related requirements. The items to be included in this annual report are specific and are enumerated in Section 34176.1(f) of the Health and Safety Code. Changes to the reporting requirements in Section 34176.1(f) were included in SB 107, which was enacted in September 2015 and became effective immediately. This annual report includes the reporting requirements added by SB 107 and covers fiscal years 2013-14, 2014-15, 2015-16 and 2016-17.

Redevelopment Dissolution Act

In December 2011, the California Supreme Court issued its opinion in the case of *California Redevelopment Association, et al., v. Matosantos, et al.* The Court upheld the right of the state to dissolve redevelopment agencies pursuant to Part 1.85 (commencing with Section 34170) of Division 24 of the California Health and Safety Code, enacted by AB x1 26, and as amended on June 27, 2012 by AB 1484 (the “Dissolution Act”). Based on modified time lines approved by the Court, all redevelopment agencies, including the Former Agency, were dissolved effective February 1, 2012. The County of Contra Costa elected to serve as the governing body for the Former Agency’s low and moderate income housing assets (“Housing Successor”). Under the Dissolution Act, successor agencies are charged with winding down the affairs of the former redevelopment agencies and paying their obligations. Housing successors are different legal entities and have different duties under the Dissolution Act. Housing successors received the non-cash housing assets¹ of former redevelopment agencies and are charged with monitoring and maintaining existing low-and moderate income housing assets and meeting outstanding requirements for former redevelopment agencies.

Under the Dissolution Act, housing successors have no ongoing revenue source except for program income (revenue generated by non-cash housing assets) and 20 percent of loan repayments, if any, made by successor agencies to cities as repayment of loans the cities made to the former redevelopment agencies under the special repayment provisions of the Health and Safety Code (Section 34191.4). In the County of Contra Costa, there are not any loans from the County to the Former Agency that are subject to the provisions of Section 34191.4.

Definition of Income Levels

Housing successors are required to spend their funds to assist low income households obtain decent, safe and sanitary housing. These requirements define various types of low income households. The definitions categorize households with like incomes into groups and label them according to how their income compares to the median income of households in the region. These categorizations are as follows:

¹ In addition to non-cash housing assets, the Successor/County was able to retain any cash that was encumbered for specific housing obligations.

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Extremely Low Income	incomes at or below 30% of area median income, adjusted for family size
Very Low Income	incomes between 31% and 50% of area median income, adjusted for family size
Low Income	incomes between 51% and 80% of area median income, adjusted for family size
Moderate Income	incomes between 81% and 120% of area median income, adjusted for family size

Current Housing Successor Requirements

SB 341 was enacted in 2013 and imposed new housing requirements on entities acting as housing successors to former redevelopment agencies beginning January 1, 2014, including but not limited to new reporting requirements. Specifically, SB 341 amended Section 34176 and added Section 34176.1 to the Health and Safety Code, which clarified the provisions for the Health and Safety Code that pertain to housing successors and outlined some significant new housing-related requirements. These requirements apply to unencumbered funds held by housing successors and provide that these funds must be used as was previously required for monies in former redevelopment agencies' low and moderate income housing funds. This clarification was needed because the 2012 dissolution of all redevelopment agencies in the state, including the Former Agency, raised a number of questions as to which part of the housing provisions of the Health and Safety Code were applicable to housing successors.

SB 341, as amended by SB 107 in 2015 made a number of changes to the regulations governing housing related expenditures. Five of the biggest changes that impact this report include:

- **Administrative Costs:** Administrative costs can equal up to 5.0 percent of a housing successor's real property value. From January 1, 2014 to January 1, 2015, administrative costs were capped at 2.0 percent of a housing successor's real property value. Prior to January 1, 2014, the amount spent on administration needed to be "reasonable", but was not quantified.
- **Senior Housing:** The formula for limiting senior housing is loosened somewhat from previous requirements, and is discussed under "Expenditure Targeting by Age, Section 34176.1(f)(11)" below.
- **Excess Surplus:** The formula for excess surplus and the requirements for housing successors that have a surplus were revised and are discussed under "Excess Surplus, Section 34176.1(f)(12)" below.
- **Time Limitations for Land:** The requirements for the length of time Housing Successors may hold land purchased were modified somewhat from prior law and are discussed under "Duration of Land Held: 34176.1(f)(8)" below.
- **Expenditure Targeting:** Dollar targeting requirements were significantly tightened and essentially prohibit expenditures for moderate income households. In addition, the new requirements provide new targets on which income levels housing successors must spend their funds to assist. Eighty percent of unencumbered funds must be geared for those households earning 60 percent or less of the median income. The balance is to be spent on households earning 61 to 80 percent of median income. This differs from previous requirements when percentages were different and expenditures for Moderate Income households were permitted. Demonstration of compliance with these requirements is not required to be reported until 2019.

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As discussed above, the Contra Costa County Redevelopment Agency was dissolved as of February 1, 2012. This process ceased the Agency's receipt of 20 percent of tax increment revenues to fund housing projects. In addition, unencumbered cash in the possession of the Former Agency as of dissolution was required to be distributed to the base year taxing entities rather than be used for additional housing projects. The only source of annual funding available to the Housing Successor is income received from assets held: principal and interest payments on any funds the Agency/Successor has loaned, land sale proceeds, and interest income. In addition, the Housing Successor has available for eligible expenditures the proceeds of bonds that were issued by the Former Agency for housing purposes.

Reporting for Section 34176.1

The current Section 34176.1 reporting requirements include 13 separate items on which the Successor must report. Many of the requirements involve simply reporting a number or numbers included in the Successor's latest audited financial statements, which are included in the County's Consolidated Annual Financial Report (CAFR). This report is based on the CAFR for the 2013-14 through 2016-17 fiscal years and includes specific reporting for the Housing Successor. For the convenience of the reader, responses to all 13 items are included in Table 1. Those items which require additional calculations to document are included in Tables 2 through 5 and Appendix A. A brief description of each of the reporting requirements as they apply in Contra Costa County is also included below.

County Loan Repayments: 34176.1 (f) (1)

SB 107 added an additional requirement to the reporting requirements outlined by SB 341. The annual report is to include any housing revenue housing successors received from successor agencies. Specifically, an amount equal to 20 percent of certain loan repayments between cities and successor agencies that are subject to Health and Safety Code Section 34191.4 is to be reported. This requirement is not applicable for Contra Costa County as there is no outstanding loan between the County and the Former Agency.

Housing Fund Deposits: 34176.1 (f) (2)

The annual report is to include reporting on the amounts deposited in the Housing Fund each year. Any amounts received from the Successor Agency for items included on the ROPS are to be reported separately from other funds. Revenues received during the period were modest with three exceptions. Proceeds from bond financings that were conducted before dissolution were allowed to be transferred to the Housing Successor in 2013-14. Secondly, the repayment of a loan from the Housing Fund to the Former Agency prior to dissolution was repaid through the ROPS process in 2015-16 ("SERAF Loan"). Finally, during 2016-17, the Agency received nearly \$3 million in land sale proceeds. The specific amounts deposited are shown for each fiscal year on Table 1.

Housing Fund Balance: 34176.1 (f) (3)

SB 341 requires that the annual report include the fund balance in the Housing Fund as of the end of the year. The balance in the fund as of June 30, 2017 was approximately \$10.8 million, of which \$7.0 million are bond proceeds issued prior to dissolution for affordable housing purposes. The balances in the Housing Fund as of the end of prior fiscal years were lesser amounts and are shown in Table 1. The value associated with outstanding housing loans and any land owned by the Housing Successor are not included in this balance as they do not represent cash available to the Successor.

Annual Expenditures: 34176.1 (f) (4)

The annual report is to include a description of expenditures from the Housing Fund by category. As required, a description of expenditures from the Housing Fund by category is included as items 4 and 7 on Table 1. The amount the Housing Successor is spending for housing monitoring and administrative costs is well below the then current limit as required by Health and Safety Code 34176.1(a)(1). Allowable

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administrative expenses for fiscal years 2013-14 and 2014-15 were limited to an amount equal to 2.0 percent of the total of the amount of loans receivable and statutory value of land held for resale. Commencing in 2015-16, that limit increased from 2.0 percent to 5.0 percent. Table 1 shows actual expenditures and the maximum allowable for each fiscal year.

Non-administrative expenditures from the Housing Fund were focused on expenditures related to Heritage Point Affordable Housing Project. This project will consist of a four story 42 unit multifamily apartments with one to three bedrooms which will be available to Very Low Income Households. When completed, residents can take 15-minute AC Transit bus ride directly from the site to the Richmond BART Station, approximately 2 miles away.

Real Property: 34176.1 (f) (5)

SB 341 requires that the Successor report on the statutory value of any real property that it received from the Former Agency.

The value of real property owned by the Housing Successor is included in Table 1, item 5, and equals the total of loans and grants receivable and the statutory value of land held by the Housing Successor, as required. Pursuant to Health and Safety Code 34176.1, statutory value is the value reported is the value of the property as reported to the state Department of Finance in its formal Housing Asset Transfer form (the "statutory value"). For the Housing Successor, the statutory values of its current land holdings vary somewhat from amounts included in the CAFR. As a result, both the statutory value and the value included in the CAFR have been included in the detail shown in Appendix A-2. The amounts shown in Table 1 are the statutory values, as required by the statutes.

Transit Housing: 34176.1 (f) (6)

Housing Successors that are in compliance with housing regulations are permitted under SB 341 to develop transit housing and are to separately report such expenditures in the annual report. For 2016-17, the Housing Successor did not develop or assist in the development of any Transit Housing and thus has no expenditures to report.

ROPS Funding for Housing: 34176.1 (f) (7)

The annual report is to include a description of any project for which the Successor receives revenue through the ROPS process and the status of that project, which description is included directly below. The Housing Successor does not have any projects that it is funding through the ROPS process.

The Successor Agency did request and receive approval through the ROPS process to spend Successor Agency reserves to pay for some of the Housing Successor's property maintenance and development costs. These monies were paid directly to the vendors by the Successor Agency on behalf of the Housing Successor and were never actually transferred to or spent by the Housing Successor. The amounts of such expenditures, which ended in 2015-16, are shown under item 7 on Table 1, but are not included under the Housing Successor expenditure summary included in item 4, which amounts tie with the CAFR.

Duration of Land Held: 34176.1 (f) (8)

SB 341 requires that the Agency report on its compliance with new requirements on the amount of time the Housing Successor can hold property acquired for future development from monies in the Housing Fund per 33334.16, as modified by SB 341.

A listing of the properties the Successor held as of June 30, 2017 is included in Table 3. Pursuant to Health and Safety Code Sections 33334.16, housing successors have 5 years to initiate activities consistent with the development of housing for low and moderated income housing purposes for any properties that it purchased for that purpose before February 1, 2012. The date that the 5 years is

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counted against is the date that is 5 years after the Department of Finance approved the transfer of the properties to the Housing Successor, or prior to February 6, 2018. The properties still owned by the Housing Successor as of January 31, 2012 are shown in Table 2 along with the current status of activities the Housing Successor has undertaken to realize the development of low income housing. While development-related activities have been initiated for most properties owned, the Housing Successor plans on seeking a 5-year time extension for those properties still under its ownership as of June 30, 2017, as allowed by Health and Safety Code 33334.16.

Housing Production and Housing Replacement: 34176.1 (f) (9)

SB 341 requires the annual reporting by the housing successor to contain a description of any progress that has been made on meeting any of the outstanding replacement housing obligations and/or housing production requirements (pursuant to Health and Safety Code Section 33413) that were outstanding at the time transfer to the housing successor on February 1, 2012. Housing Successor staff estimate that the housing projects assisted by the Former Agency and/or the Housing Successor more than met of the housing production obligation.

The Former Agency did have one replacement housing obligation to meet when it was dissolved in 2012. Twenty-seven affordable units were supposed to be built to replace the units displaced at the Orbisonia Heights Project in the former Bay Pointe Project Area. Those units were, and are still, intended to be replaced onsite in the newly constructed Orbisonia Heights project. Development of the site was delayed by both the real estate market and the disruption of redevelopment dissolution. As such, the Housing Successor is just now in exclusive negotiations with a developer for the development of the site. When the development is completed, the replacement housing obligations for the project and for the Housing Successor will be fully met.

It should be noted that housing production and replacement requirements ceased when the Former Agency was dissolved. As such, the Successor does not need to demonstrate its compliance with these requirements on an annual basis, but will continue to report on the progress in meeting its outstanding replacement housing requirement.

Expenditure Targeting by Income Level: 34176.1 (f) (10)

Unencumbered funds in the Housing Fund that are not spent on allowable administrative costs must be spent primarily on extremely low and very low income households.² In fact, 80 percent of unencumbered funds must be geared for those households earning 60 percent or less of the median income. This differs from previous requirements when expenditures for Moderate Income households were permitted. Demonstration of compliance with these requirements is not required to be reported until 2019. The only project-related expenditures the Housing Successor has made since the enactment of this requirement in 2014 are dollars related to the Heritage Point Affordable Housing Project, which is rental housing geared for Very Low Income Households. Year by year expenditures for housing projects is shown in Table 3. Table 3 does not include expenditures made on behalf of the Housing Successor by the Successor Agency through the ROPS process.

Expenditure Targeting by Age: 34176.1 (f) (11)

Section 34176.1(b) provides that previous age targeting requirements no longer apply but rather requires adherence to new restrictions. If the number of assisted units that are restricted for seniors and assisted individually or jointly by the housing successor, its former redevelopment agency and/or the County within the previous 10 years exceeds 50 percent of all units assisted, then the housing successor cannot assist any more senior housing until the number of units assisted for families equal at least 50 percent of total units.

² As of September 2015, the statutes allow the expenditure of up to 5 percent of the value of the Successor's assets to be spent on administering and monitoring housing projects.

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For the County, the Former Agency and the Housing Successor, the last affordable housing project restricted to seniors was completed in 2002. As such, the Housing Successor is in compliance with this requirement.

Excess Surplus: 34176.1 (f) (12)

SB 341 changes the definition of excess surplus and the penalties for noncompliance. The term “excess surplus” applies to any monies in the Housing Fund that are greater than \$1 million or the total of the deposits into the Housing Fund in the previous 4 years. If a housing successor does not spend excess surplus funds within 3 years after they become excess surplus, the housing successor will have to transfer the funds to the state Department of Housing and Community Development for use in specified statewide housing programs. SB 341 requires that the Housing Successor report on the amount of any excess surplus and its plans for expenditure of those surplus funds, if applicable. As shown in Table 4, the Housing Successor does not have an excess surplus as of July 1, 2017 because the deposits to the Housing Fund in the four prior years exceed the adjusted balance in the fund. In prior fiscal years, there is no excess surplus because the adjusted fund balance is under the \$1 million threshold. For the purpose of calculating the excess surplus, the amount of bond proceeds held by the Housing Successor is first deducted as they should not be a part of the excess surplus calculation.

Homeownership Unit Inventory: 34176.1 (f) (13)

SB 341 requires that the Housing Successor report on the number of affordable for-sale housing units (Homeownership Units) the Former Agency or the Housing Successor has assisted that are subject to covenants and restrictions. The annual reporting is to include the number, reason and dollars received by the Housing Successor as a result of the loss of any units that has occurred since July 1, 2013 and annually thereafter. This information is included for the Housing Successor in Table 5 and Appendix A-2.

The Homeownership Units directly assisted by the Former Agency through loans that were transferred to the Housing Successor as of February 1, 2012 were primarily units assisted by the Agency’s First Time Homebuyers Program: 21 of the 30 Homeownership Units with Loans were for the First Time Homebuyer’s Program. In addition to the First Time Homebuyer’s Program, the Agency also transferred land to Habitat to Humanity for the construction or rehabilitation of nine affordability restricted Homeownership Units. The Housing Successor loaned money to the Habitat for Humanity for these units, but did not make individual loans to homeowners. While some of the First Time Homebuyer units contain equity sharing provisions, many of these loan agreements required the homeowners to sell the units to income restricted buyers at affordable housing costs when moving. As a result, none of the Housing Successor’s Homeownership Units were lost to the County’s affordable housing portfolio from July 1, 2013 through June 30, 2017.

In addition to the Homeownership Units for which the Housing Successor has or had loans outstanding as of February 1, 2012, there are 66 Homeownership Units for which the Housing Successor does not have any loans outstanding. It does, however, have covenants recorded on the properties that contain restrictions on the resale of these units.

If both categories of Homeownership Units are combined, there were a total of 96 restricted Homeownership Units as of June 30, 2017 in the County of Contra Costa County’s jurisdiction that contain deed restrictions, some of which had received direct assistance from the Successor or Former Agency.

Disclosure

This Report was prepared by DHA Consulting from historical records and other information provided by Former Agency staff. DHA Consulting did not independently verify or otherwise confirm the legality or accuracy of the data provided.

Table 1
 Contra Costa County Housing Successor
 Annual Report Required by SB 341
 Fiscal Year 2013-14 through 2016-17

Description	H & S Code	2013-14	2014-15	2015-16	2016-17	Grand Total
Low and Moderate Income Asset Fund						
<i>AUDITED FINANCIAL STATEMENTS</i>	34176.1 (f)	CAFRs for each fiscal year are a integral part of this report but are filed separately				
1. Amount Received per Special City Loan (34191.4)	34176.1 (f) (1)	-	-	-	-	Not Applicable (1)
2. Amount Deposited During:	34176.1 (f) (2)					
Funding from the ROPS Process (SERAF)		-	-	502,175	-	502,175 (2)
Transfer in Bond Proceeds		7,667,781	-	-	-	7,667,781 (3)
Other Revenues		218,017	76,182	22,416	3,195,259	3,511,874
Total Amount Deposited		7,885,798	76,182	524,591	3,195,259	11,681,830
Add Accounts Reivable						
3. Cash Balance in the Fund as of Fiscal Year End	34176.1 (f) (3)					(4)
Bond Proceeds		7,668,901	7,670,342	7,674,882	7,022,973	N/A
Funding from the ROPS Process (See item 7 on page 2)		N/A	N/A	N/A	N/A	N/A
Other Funds		353,360	198,332	477,217	3,892,024	N/A
Total Cash Balance		8,022,261	7,868,674	8,152,099	10,914,997	N/A
4a. Expenditures by Category - Non-ROPS Funded	34176.1 (f) (4)					
Administration		34,540	65,626	100,085	67,275	267,525
Housing Preservation/Monitoring		-	-	-	-	- (5)
Heritage Point Affordable Housing Project		-	166,206	151,889	308,845	626,939 (6)
Grand Total Housing Successor Expenditures		34,540	231,832	251,973	376,120	894,464
Allowable Administrative Costs @ 2.0% / 5.0% of Assets	34176.1 (a) (2)	326,464	812,403	787,371	767,097	N/A

See page 2 for footnotes.

Table 1
 Contra Costa County Housing Successor
 Annual Report Required by SB 341
 Fiscal Year 2013-14 through 2016-17

Description	H & S Code	2013-14	2014-15	2015-16	2016-17	Grand Total
Low and Moderate Income Asset Fund						
Other Reporting Requirements						
5. Non-Cash Assets - Total	34176.1 (f) (5)	16,323,193	16,248,058	15,747,410	15,341,943	N/A
Statutory Value of Real Property (Land)		8,412,677	8,412,677	8,412,677	8,066,893	N/A (7)
Loans and Grants Receivable		7,910,516	7,835,381	7,334,733	7,275,050	N/A
6. Transferred Funds to Develop Transit Housing	34176.1 (f) (6)	-	-	-	-	None
7. Projects with Funding Included on the ROPS	34176.1 (f) (7)					
Development Costs and Property Maintenance		339,462	21,483	42,300	-	403,245 (8)
8. Duration of Property Held	34176.1 (f) (8)					See Table 2
9. Obligations Outstanding per 33413	34176.1 (f) (9)					
Housing Production						See Narrative (9)
Housing Replacement						See Narrative (9)
10. Expenditure Targeting Requirements	34176.1 (f) (10)					See Table 3 (10)
11. Rental Housing Units Restricted for Seniors	34176.1 (f) (11)					See Narrative (9)
12. Excess Surplus Calculation/Reporting	34176.1 (f) (12)					See Table 4
13. Homeownership Unit Inventory	34176.1 (f) (13)					See Table 5

- (1) The County and the Successor Agency do not have a loan agreement that is subject to the requirements of 34191.4.
- (2) The outstanding balance of the SERAF loan was repaid in 2015-16 as shown. No further monies are due from the Successor Agency.
- (3) Initially the Housing Successor was not allowed to retain housing bond proceeds that were on hand when the Former Agency dissolved, but were allowed to transfer the \$7.6 million in 2013-14.
- (4) Excluded from the fund balance shown above are loans receivables and land held for resale, which are shown separately under 5. above.
- (5) Costs associated with maintaining and preserving the Authority's low and moderate income assets are included with amounts reported for other administrative costs.
- (6) Heritage Point is an affordable housing project that, when completed, will consist of a four story 42 unit multifamily apartments with one to three bedrooms which will be available to Very Low Income Households
- (7) Equals the total value for all properties held for resale at the end of the fiscal year as reported to the state Department of Finance in the Housing Successor's formal Housing Asset Transfer form, which was approved by the DOF February 6, 2013. This amount varies somewhat from the CAFR.
- (8) The Successor Agency requested and received approval through the ROPS process to spend Successor Agency reserves to pay for some of the Housing Successor's property maintenance and development costs. These monies were spent by the Successor Agency on behalf of the Housing Successor and were never actually transferred to or spent by the Housing Successor. The amounts of such expenditures, which ended in 2015-16, are shown above and include costs for funding housing projects as well as the maintenance of properties held by the Housing Successor.
- (9) See preceding narrative for a description of the Housing Successor's compliance with these requirements.
- (10) Pertains to requirements to target expenditures towards households earning 80% or less of the median income, as outlined in Health and Safety Code 34176.1(a)(3). See Table 3.

Table 2
 Contra Costa County Housing Successor
 Land Held for Resale (1)
 As of June 30, 2017

Project Name	Effective Acq. Date (2)	Required Initiation Date Date (2)	Status	Future (3) Disposition Plans	CAFR (4) (6) 13-14 Carrying Asset Value	HAT (5) (6) 13-14 Carrying Asset Value	CAFR (4) (6) 16-17 Carrying Asset Value	HAT (5) (6) 16-17 Carrying Asset Value
Orbisonia Heights (Bay Point)	2/6/2013	2/6/2018	ENA 9/12/2017	Transit Oriented Housing	5,216,376	5,231,380	5,216,376	5,231,380
North Broadway Property	2/6/2013	2/6/2018	Vacant Land	No Activity Yet	55,790	55,790	55,790	55,790
96 Enes	2/6/2013	2/6/2018	Sold 3/20/2014	Already Sold	260,000	260,000	-	-
Mims / Canal Assemblage	2/6/2013	2/6/2018	Vacant Land	No Activity Yet	76,109	76,109	76,109	76,109
190 Bel Aire	2/6/2013	2/6/2018	In Negotiations	Youth Homes	40,268	40,268	40,268	40,268
Rodeo Town Center	2/6/2013	2/6/2018	Marketing Site	RFQ/RFP issued 12/2016	938,792	938,792	938,792	938,792
1250 Las Juntas	2/6/2013	2/6/2018	Sold 12/23/2016	Habitat for Humanity	1,088,405	85,784	-	-
Heritage Point	2/6/2013	2/6/2018	Under Construction 5/2018	43 Affordable Units	901,635	1,281,261	901,635	1,281,261
Vacant Lots	2/6/2013	2/6/2018	Vacant Land	No Activity Yet	443,294	443,294	443,294	443,294
Total Carrying Value/Land Held for Resale					9,020,668	8,412,677	7,672,307	8,066,893

- (1) Includes properties held by the Housing Successor for transfer to public or private parties for future low and moderate income housing purposes. See Appendix A-2 for parcel level detail.
- (2) The "Effective Acquisition Date for properties acquired by the Former Agency prior to dissolution is the date the transfer was approved by DOF, which is February 6, 2013. Housing Successor is to have initiated activities related to the future development of affordable housing on these properties within 5 years of the effective date of acquisition, unless certain findings are made. See preceding report.
- (3) Represents current development related activities. See "Duration of Land Held" in the preceding report for a discussion of the timing of the Housing Successor's disposition plans.
- (4) Values shown are the values carried in the Housing Successor's accounting records, or Consolidated Annual Financial Report (CAFR). These values remained the same until fiscal year 2016-17.
- (5) Values shown are the same as those included in the Housing Asset Transfer (HAT) forms that the Former Agency was required to send to the state for approval before property transfers to the Housing Successor could be finalized. These values vary from those included in the Successor's CAFRs for certain properties. See Appendix A for parcel level detail.
- (6) The Carrying Asset Values shown above may not be reflective of the current market values for the properties.

Table 3
 Contra Costa County Housing Successor
 Expenditure Targeting Requirements
 by Income Group

Description	Year 0 2013-14	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	Cumulative Total
DOLLARS EXPENDED BY PROGRAM ⁽¹⁾							
Administration / Preservation	34,540	65,626	100,085	67,275			267,525
Youth Facility							-
Extremely Low (30% or Below)							-
Very Low (30% to 60%)							-
Low (60% to 80%)							-
TOTAL YOUTH FACILITY	-	-	-	-	-	-	-
Heritage Point Affordable Housing Project							-
Extremely Low (30% or Below)							-
Very Low (30% to 60%)	-	166,206	151,889	308,845			626,939
Low (60% to 80%)							-
TOTAL HERITAGE POINT	-	166,206	151,889	308,845	-	-	626,939
Future Project #1							-
Extremely Low (30% or Below)							-
Very Low (30% to 60%)							-
Low (60% to 80%)							-
TOTAL FUTURE PROJECT	-	-	-	-	-	-	-
Future Project #2							-
Very Low (30% or Below)							-
Very Low (30% to 60%)							-
Low (60% to 80%)							-
TOTAL FUTURE PROJECT #2	-	-	-	-	-	-	-
MEMO - GRAND TOTAL	34,540	231,832	251,973	376,120	-	-	894,464

(1) Excludes monies spent by the Successor Agency on the Housing Successor's behalf.

Table 4
 Contra Costa County Housing Successor
 Excess Surplus Calculation
 Through Fiscal Year 2016-17

Description	7/1/2016 (1) Amount	7/1/2017 (1) Amount	Source
Fund Balance as of 6/30	24,507,544	25,947,354	CAFR 2016-17
Less: Land Held for Resale (2)	(9,020,712)	(7,672,307)	CAFR 2016-17
Less: Bond Proceeds (Restricted Cash) (3)	(7,674,882)	(7,022,973)	CAFR 2016-17
Less: Loans Receivable	(7,334,733)	(7,275,050)	CAFR 2016-17
Less: Prepaid Items	-	-	CAFR 2016-17
Less: Accounts and Deposits Payable	-	(85,000)	CAFR 2016-17
Adjusted Fund Balance 6/30/2017 (4)	477,217	3,892,024	CAFR 2016-17
Amounts Deposited into the Account in Prior Years			
2012-13	171,003		CAFR 2012-13 / All Income
2013-14 (5)	218,017	218,017	CAFR 2013-14 / Adjusted
2014-15	76,182	76,182	CAFR 2014-15 / All Income
2015-16	524,591	524,591	CAFR 2015-16 / All Income
2016-17 (6)		3,195,259	CAFR 2016-17 / Adjusted
Four Year Total	989,793	4,014,049	Various
Difference (4)	Less than \$1 million	(122,025)	

- (1) The adjusted fund balance amounts for all years prior to 7/1/2017 were less than the \$1 million threshold and so are not shown individually above.
- (2) Value shown for land held for resale is the book value included in the CAFR and may not be indicative of market value.
- (3) These are funds that are on deposit with the Fiscal Agent and represent bond proceeds, which must be spent in accordance with the bond document restrictions.
- (4) Before fiscal year 2016-17, the Housing Successor's Adjusted Fund Balance did not exceed \$1 million, which is the threshold number for which an excess surplus can exist. For 2016-17, an excess surplus does not exist because the Adjusted Fund Balance is less than the prior four years of deposits into the Housing Fund.
- (5) Excludes \$7.6 million in bond proceeds which were transferred to the Housing Successor in fiscal year 2013-14.
- (6) Varies from the CAFR in that the above number includes 100 percent of the revenue received for property transfers without offset to account for the loss of an asset.

Table 5
 Contra Costa County Housing Successor
 Homeownership Inventory Reporting per 34176.1(f)(13)
 July 1, 2013 through June 30, 2017

34716.1(f) (13), subsection:

A.	An inventory of homeownership units assisted by the Housing Successor (See Appendix)	
	Units where loans were outstanding as of 2/1/2012	30
	Units that were added after 2/1/2012	0
	Units where loans where no monies were or are outstanding	66
	Total Number of Single Family Homes Restricted	96
B.1	Number of units lost since July 1, 2013	No Units Lost
B.2	Reasons for the Losses	Not Applicable
C.	Any funds returned to the Housing Successor	Not Applicable
D.	Management of Single-Family Housing Units:	County Staff

Many of the Former Agency's Single Family Housing Programs resulted in single-family residential units that contained covenants that required the homes to remain in low and moderate income homeownership even after the units are sold by the original homeowners. Thus, no revenues that were received by the Housing Successor from any refinancings are revenues received as the result of losses to the portfolio.

Appendix A

Contra Costa County Housing Successor Annual Report

Appendix A-1
 Contra Costa County Housing Successor
 Land Held for Resale
 As of June 30, 2017

HAT #	Address	Parcel No.	Original Date of Acquisition	Status	6/30/2012 CAFR Value	Original Carrying Value/HAT	6/30/2017 CAFR Value	6/30/2017 Carrying Value/HAT
<u>Orbisonia Heights (Bay Point)</u>								
1- 1	530 S Broadway	094-012-021	01/03/2001	ENA 9/12/2017	9,525	9,525	9,525	9,525
1- 2	540 S Broadway	094-012-022	3/17/2008	ENA 9/12/2017	124,250	124,250	124,250	124,250
1- 3	550 S Broadway	094-012-023	4/10/2008	ENA 9/12/2017	194,250	194,250	194,250	194,250
1- 4	560 S Broadway	094-012-024	10/29/2007	ENA 9/12/2017	64,050	64,050	64,050	64,050
1- 5	570 S Broadway	094-012-025	2/29/2008	ENA 9/12/2017	113,750	113,750	113,750	113,750
1- 6	580 S Broadway	094-012-026	11/26/2008	ENA 9/12/2017	175,000	175,000	175,000	175,000
1- 7	590 S Broadway	094-012-027	10/29/2007	ENA 9/12/2017	133,875	133,875	133,875	133,875
1- 8	531 Bailey Rd	094 012 030	01/03/2001	ENA 9/12/2017	3,981	3,981	3,981	3,981
1- 9	541 Bailey Rd	094 012 031	01/03/2001	ENA 9/12/2017	4,459	4,459	4,459	4,459
1- 10	551 Bailey Rd	094 012 032	01/03/2001	ENA 9/12/2017	5,513	5,513	5,513	5,513
1- 11	561 Bailey Rd	094 012 033	01/03/2001	ENA 9/12/2017	9,716	9,716	9,716	9,716
1- 12	571 Bailey Rd	094 012 038	01/03/2001	ENA 9/12/2017	4,459	4,459	4,459	4,459
1- 13	581 Bailey Road	094-012-039	6/13/2006	ENA 9/12/2017	165,000	165,000	165,000	165,000
1- 14	591 Bailey Road	094-012-040	1/29/2010	ENA 9/12/2017	192,500	192,500	192,500	192,500
1- 15	610 S Broadway	094-013-001	3/17/2006	ENA 9/12/2017	197,500	197,500	197,500	197,500
1- 16	620 S Broadway	094-013-002	2/27/2009	ENA 9/12/2017	136,500	136,500	136,500	136,500
1- 17	650 S Broadway	094-013-003	12/7/2007	ENA 9/12/2017	157,500	157,500	157,500	157,500
1- 18	660 S Broadway	094-013-004	12/7/2007	ENA 9/12/2017	126,000	126,000	126,000	126,000
1- 19	668 S Broadway	094-013-005	10/12/2007	ENA 9/12/2017	135,450	135,450	135,450	135,450
1- 20	670 S Broadway	094-013-006	10/29/2007	ENA 9/12/2017	161,000	161,000	161,000	161,000
1- 21	641 S Broadway	094-014-012	10/31/2007	ENA 9/12/2017	168,000	183,004	168,000	183,004
2- 1	631 Bailey Road	094-013-012	3/17/2008	ENA 9/12/2017	42,350	42,350	42,350	42,350
2- 2	621 Bailey Road	094-013-013	12/23/2008	ENA 9/12/2017	59,150	59,150	59,150	59,150
2- 3	615 Bailey Road	094-013-014	9/30/2010	ENA 9/12/2017	227,500	227,500	227,500	227,500
2- 4	611 Bailey Road	094-013-015	2/27/2009	ENA 9/12/2017	175,000	175,000	175,000	175,000
2- 5	605 Bailey Road	094-013-016	2/27/2009	ENA 9/12/2017	-	-	-	-
2- 6	671 S Broadway	094-014-001	1/30/2009	ENA 9/12/2017	50,750	50,750	50,750	50,750
2- 7	571 S Broadway	094-014-010	1/30/2009	ENA 9/12/2017	-	-	-	-
2- 8	51 Maylard St.	094-014-011	8/16/2007	ENA 9/12/2017	157,500	157,500	157,500	157,500
2- 9	651 S Broadway	094-014-013	12/7/2007	ENA 9/12/2017	103,250	103,250	103,250	103,250
2- 10	661 S Broadway	094-014-014	6/12/2008	ENA 9/12/2017	175,000	175,000	175,000	175,000
2- 11	498 Wollam	094-015-006	4/11/2008	ENA 9/12/2017	175,000	175,000	175,000	175,000
2- 12	585 S Broadway	094-015-010	10/17/2005	ENA 9/12/2017	199,500	199,500	199,500	199,500
2- 13	581 S Broadway	094-015-011	9/18/2009	ENA 9/12/2017	176,750	176,750	176,750	176,750
2- 14	571 S Broadway	094-015-012	1/29/2010	ENA 9/12/2017	175,000	175,000	175,000	175,000
2- 15	551 S Broadway	094-015-013	10/29/2007	ENA 9/12/2017	152,250	152,250	152,250	152,250
2- 16	541 S Broadway	094-015-014	10/29/2007	ENA 9/12/2017	105,700	105,700	105,700	105,700
2- 17	591 S Broadway	094-015-027	11/28/2007	ENA 9/12/2017	183,750	183,750	183,750	183,750
2- 18	Memorial Way	094 015 028	01/03/2001	ENA 9/12/2017	9,148	9,148	9,148	9,148
2- 19	495 Wollam	094-016-002	8/21/2008	ENA 9/12/2017	213,500	213,500	213,500	213,500
2- 20	680 S Broadway	094-026-001	3/17/2008	ENA 9/12/2017	42,000	42,000	42,000	42,000
3- 1	690 S Broadway	094-026-002	8/10/2007	ENA 9/12/2017	182,000	182,000	182,000	182,000
3- 2	671 Bailey Road	094-026-007		ENA 9/12/2017	183,750	183,750	183,750	183,750
3- 3	681 Bailey Road	094-026-008	11/7/2008	ENA 9/12/2017	145,250	145,250	145,250	145,250

Appendix A-1
 Contra Costa County Housing Successor
 Land Held for Resale
 As of June 30, 2017

HAT #	Address	Parcel No.	Original Date of Acquisition	Status	6/30/2012 CAFR Value	Original Carrying Value/HAT	6/30/2017 CAFR Value	6/30/2017 Carrying Value/HAT
Total Bay Point					5,216,376	5,231,380	5,216,376	5,231,380
<u>North Broadway Property</u>					-	-	-	-
3- 4	195 N. Broadway (3)	096 041 001	06/23/2003	Vacant Land	26,790	26,790	26,790	26,790
3- 5	199 N. Broadway (3)	096 041 013	06/23/2003	Vacant Land	-	-	-	-
3- 6	187 N. Broadway	096 041 026	11/12/2003	Vacant Land	29,000	29,000	29,000	29,000
Total North Broadway					55,790	55,790	55,790	55,790
<u>96 Enes</u>					-	-	-	-
3- 7	96 Enes Avenue	097-037-007	4/26/2007	Sold 3/20/2014	260,000	260,000	-	-
<u>Mims / Canal Assemblage</u>					-	-	-	-
3- 8	Amerson Ave	097 270 018	04/07/1995	Vacant Land	14,211	14,211	14,211	14,211
3- 9	231 Amerson Ave	097 270 021	04/07/1995	Vacant Land	8,526	8,526	8,526	8,526
3- 10	235 Amerson Ave	097 270 022	11/30/1995	Vacant Land	14,056	14,056	14,056	14,056
3- 12	Mims Ave	097 270 074	01/03/2001	Vacant Land	1,700	1,700	1,700	1,700
3- 13	Amerson (Canal Rd)	097 270 076	12/14/1998	Vacant Land	21,221	21,221	21,221	21,221
3- 14	Canal Rd	097 270 078	01/03/2001	Vacant Land	5,998	5,998	5,998	5,998
3- 15	Canal Rd	097 270 080	01/03/2001	Vacant Land	10,397	10,397	10,397	10,397
Total Mims / Canal					76,109	76,109	76,109	76,109
<u>190 Bel Aire</u>					-	-	-	-
3- 11	190 Bel Air Ln	097 270 056	12/15/1993	In Negotiations	40,268	40,268	40,268	40,268
<u>Rodeo Town Center</u>					-	-	-	-
3- 18	233 Parker Ave	357-161-013	3/31/2006	Marketing Site	787,600	787,600	787,600	787,600
3- 19	Railroad Ave., Rodeo	357-161-001-7	4/15/2005	Marketing Site	151,192	151,192	151,192	151,192
3- 20	Railroad Ave., Rodeo	357-161-002-5	4/15/2005	Marketing Site	-	-	-	-
Total Rodeo Town Center					938,792	938,792	938,792	938,792
<u>1250 Las Juntas</u>					-	-	-	-
4- 1	Las Juntas Way, WC	148 180 050	3/20/2003	Sold 12/23/2016	39,374	39,374	-	-
4- 2	Las Juntas Way, WC	148 180 051	3/20/2003	Sold 12/23/2016	13,797	13,797	-	-
4- 2	Las Juntas Way, WC	148 180 051	3/20/2003	Sold 12/23/2016	1,002,621	-	-	-
4- 3	Las Juntas Way, WC	148 180 052	3/20/2003	Sold 12/23/2016	32,613	32,613	-	-
Total Las Juntas					1,088,405	85,784	-	-

Appendix A-1
 Contra Costa County Housing Successor
 Land Held for Resale
 As of June 30, 2017

HAT #	Address	Parcel No.	Original Date of Acquisition	Status	6/30/2012 CAFR Value	Original Carrying Value/HAT	6/30/2017 CAFR Value	6/30/2017 Carrying Value/HAT
Heritage Point					-			
4- 4	Grove, Richmond	409-080-001-4	11/17/2010	Under Construction 5/2018	74,375	106,250	74,375	106,250
4- 5	Chesley, Richmond	409-080-013-9	6/23/2009	Under Construction 5/2018	146,999	210,000	146,999	210,000
4- 6	3rd, Richmond	409-080-014-7	9/17/2009	Under Construction 5/2018	164,500	235,000	164,500	235,000
4- 7	3rd, Richmond	409-080-016-2	2/15/2011	Under Construction 5/2018	90,650	129,500	90,650	129,500
4- 8	3rd, Richmond	409-080-020-4	12/23/2009	Under Construction 5/2018	420,000	600,000	420,000	600,000
4- 9	6th, Richmond	409-132-015-2	2/19/2004	Under Construction 5/2018	5,111	511	5,111	511
Total Heritage Point					901,635	1,281,261	901,635	1,281,261
Vacant Lots					-			
3- 16	710 Willow Ave	357 120 074	03/05/1998	Vacant Land	188,183	188,183	188,183	188,183
4- 10	4th, Richmond	409-261-015-5	2/19/2004	Vacant Land	5,111	5,111	5,111	5,111
4- 11	1538 3rd, Richmond	409-080-015	7/31/2012	Under Construction 5/2018	250,000	250,000	250,000	250,000
Total Other Vacant Lots					443,294	443,294	443,294	443,294
GRAND TOTAL				Total	9,020,668	8,412,677	7,672,307	8,066,893

Appendix A-2
 Contra Costa County Housing Successor
 Homeownership Inventory

No. of Units	Address	City/Project	APN	Original Loan Amount	Equity Sharing?	Date of Loan	Program	(1) HAT#
Homeownership Units with Loans Outstanding (2)								
1	1726 5TH	Richmond	409-152-027-2	\$23,010	No	5/20/1992	1st Time Homebuyer	1- 10
1	1736 5TH	Richmond	409-152-028-0	31,568	No	11/13/1992	1st Time Homebuyer	1- 11
1	1740 5TH	Richmond	409-152-023-1	38,400	No	4/23/1993	1st Time Homebuyer	1- 7
1	1621 6TH	Richmond	409-141-008-6	35,000	No	8/30/2000	1st Time Homebuyer	1- 5
1	1727 Giaramita	Richmond	409-152-031-4	31,950	No	3/31/1993	1st Time Homebuyer	1- 12
1	1731 Giaramita	Richmond	409-152-025-6	27,500	No	4/27/1993	1st Time Homebuyer	1- 9
1	1741 Giaramita	Richmond	409-152-024-9	375,000	No	8/10/1993	1st Time Homebuyer	1- 8
1	104 Malcom	Richmond	408-230-025-4	3,000	Yes	12/13/2001	1st Time Homebuyer	1- 15
1	110 Malcom	Richmond	408-230-024-7	12,000	Yes	7/27/2001	1st Time Homebuyer	1- 14
1	116 Malcom	Richmond	408-230-023-9	10,000	Yes	2/8/2002	1st Time Homebuyer	1- 13
1	356 Malcom	Richmond	408-250-076-2	19,710	Yes	10/15/2008	1st Time Homebuyer	1- 4
1	440 Malcom	Richmond	408-250-062-2	38,364	Yes	3/11/2009	1st Time Homebuyer	1- 3
1	126 Marcus	Richmond	408-230-044-5	10,262	Yes	2/9/2001	1st Time Homebuyer	1- 16
1	1550 Martin	Richmond	408-230-070-0	10,000	Yes	5/9/2001	1st Time Homebuyer	1- 17
1	1556 Martin	Richmond	408-230-071-8	20,215	Yes	6/20/2001	1st Time Homebuyer	1- 18
1	124 Reid	Richmond	408-240-016-1	7,635	No	1/5/2007	1st Time Homebuyer	1- 1
1	154 Reid	Richmond	408-240-021-1	22,009	No	12/7/2006	1st Time Homebuyer	1- 2
1	2971 Ruby	Richmond		2,971	Yes	10/3/2002	1st Time Homebuyer	2- 3
1	3050 Ruby	Richmond		3,050	Yes	5/15/2001	1st Time Homebuyer	2- 2
1	5000 Ruby	Richmond		5,000	Yes	10/31/2001	1st Time Homebuyer	2- 4
1	14604 Ruby	Richmond		14,604	Yes	5/2/2001	1st Time Homebuyer	2- 1
21	Subtotal First Time Homebuyer Program							
9	Various	Various		1,036,000	No	6/21/2005	Habitat for Humanity	2- 10
30	Total Number of For-Sale Units with Active Loans (2)			\$1,777,248				

----- Continued on Following Page -----

Appendix A-2
 Contra Costa County Housing Successor
 Homeownership Inventory

No. of Units	Address	City/Project	APN	Original Loan Amount	Equity Sharing?	Date of Loan	Program	(1) HAT#
Homeownership Units with No Loans Outstanding (3)								
1	174 Anchor	Bay Point	098-560-018-8	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 8
1	185 Anchor	Bay Point	098-560-021-2	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 9
1	191 Anchor	Bay Point	098-560-022-0	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 10
1	3806 Camino Andres	Bay Point	098-560-027-9	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 13
1	3818 Camino Andres	Bay Point	098-560-025-3	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 12
1	3824 Camino Andres	Bay Point	098-560-024-6	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 11
1	269 Franklin	Bay Point	095-041-028-2	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 14
1	127 Harris	Bay Point	095-420-016-8	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 3
1	6 Lancaster	Bay Point	097-440-019-4	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 5
1	98 Pacifica	Bay Point	098-052-001-9	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 6
1	81 Shelter	Bay Point	098-560-008-9	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 7
1	96 Water	Bay Point	097-021-039-9	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 4
1	182 Catamaran	Pittsburg	095-281-001-8	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 1
1	121 Ellison	Richmond	408-240-009-6	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 20
1	133 Ellison	Richmond	408-240-007-0	N/A	N/A	N/A	Affordability Covenants Only (3)	8- 11
1	151 Ellison	Richmond	408-240-004-7	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 16
1	157 Ellison	Richmond	408-240-003-9	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 15
1	115 Henry Clark	Richmond	408-250-013-5	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 19
1	128 Henry Clark	Richmond	408-240-071-6	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 11
1	145 Henry Clark	Richmond	408-250-008-5	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 18
1	152 Henry Clark	Richmond	408-240-075-7	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 12
1	163 Henry Clark	Richmond	408-250-005-1	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 17
1	182 Henry Clark	Richmond	408-240-080-7	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 13
1	113 Lucy	Richmond	408-240-066-6	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 10
1	114 Lucy	Richmond	408-240-041-9	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 4
1	137 Lucy	Richmond	408-240-062-5	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 9
1	144 Lucy	Richmond	408-240-046-8	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 5
1	167 Lucy	Richmond	408-240-057-5	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 8
1	168 Lucy	Richmond	408-240-050-0	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 6
1	180 Lucy	Richmond	408-240-052-6	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 7
1	140 Malcom	Richmond	408-230-019-7	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 16
1	146 Malcom	Richmond	408-230-018-9	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 15
1	159 Malcom	Richmond	408-230-034-6	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 11
1	248 Malcom	Richmond	408-230-002-3	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 10
1	254 Malcom	Richmond	408-230-001-5	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 9
1	260 Malcom	Richmond	408-240-094-8	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 16
1	296 Malcom	Richmond	408-240-088-0	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 15
1	308 Malcom	Richmond	408-240-086-4	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 14
1	338 Malcom	Richmond	408-250-079-6	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 1
1	410 Malcom	Richmond	408-250-067-1	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 2
1	413 Malcom	Richmond	408-250-053-1	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 8
1	144 Marcus	Richmond	408-230-041-1	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 14
1	149 Marcus	Richmond	408-230-053-6	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 19
1	167 Marcus	Richmond	408-230-050-2	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 18
1	168 Marcus	Richmond	408-230-038-7	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 13

Appendix A-2
 Contra Costa County Housing Successor
 Homeownership Inventory

No. of Units	Address	City/Project	APN	Original Loan Amount	Equity Sharing?	Date of Loan	Program	(1) HAT#
1	179 Marcus	Richmond	408-230-048-6	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 17
1	180 Marcus	Richmond	408-230-036-1	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 12
1	1532 Martin	Richmond	408-230-067-6	N/A	N/A	N/A	Affordability Covenants Only (3)	6- 17
1	1717 Martin	Richmond	408-250-017-6	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 3
1	1729 Martin	Richmond	408-250-019-2	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 4
1	1741 Martin	Richmond	408-250-021-8	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 5
1	129 Reid	Richmond	408-240-035-1	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 3
1	130 Reid	Richmond	408-240-017-9	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 1
1	159 Reid	Richmond	408-240-030-2	N/A	N/A	N/A	Affordability Covenants Only (3)	5- 2
1	279 Ruby	Richmond	408-230-085-8	N/A	N/A	N/A	Affordability Covenants Only (3)	8- 1
1	115 Spears	Richmond	408-250-049-9	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 7
1	152 Spears	Richmond	408-250-038-2	N/A	N/A	N/A	Affordability Covenants Only (3)	7- 6
1	35 Cool Creek	Rodeo	357-120-027-2	N/A	N/A	N/A	Affordability Covenants Only (3)	8- 5
1	711 Edward Werth	Rodeo	357-120-070-2	N/A	N/A	N/A	Affordability Covenants Only (3)	8- 10
1	719 Edward Werth	Rodeo	357-120-068-6	N/A	N/A	N/A	Affordability Covenants Only (3)	8- 9
1	724 Edward Werth	Rodeo	357-120-019-9	N/A	N/A	N/A	Affordability Covenants Only (3)	8- 3
1	744 Edward Werth	Rodeo	357-120-026-4	N/A	N/A	N/A	Affordability Covenants Only (3)	8- 4
1	780 Edward Werth	Rodeo	357-120-036-3	N/A	N/A	N/A	Affordability Covenants Only (3)	8- 6
1	788 Edward Werth	Rodeo	357-120-038-9	N/A	N/A	N/A	Affordability Covenants Only (3)	8- 7
1	812 Edward Werth	Rodeo	357-120-044-7	N/A	N/A	N/A	Affordability Covenants Only (3)	8- 8
1	12 Fallen Leaf	Rodeo	357-120-018-1	N/A	N/A	N/A	Affordability Covenants Only (3)	8- 2
N/A	Not For-Sale Housing	Park Regency		N/A	N/A	N/A		6- 18
N/A	Not For-Sale Housing	Avalon Bay Walnut Creek		N/A	N/A	N/A		6- 19
N/A	Not For-Sale Housing	DeAnza Gardens		N/A	N/A	N/A		6- 20
66	Total Number of Restricted Units with No Loans Outstanding (3)							

- (1) Reference to the location in the Housing Successor's Housing Asset Transfer form approved by DOF on February 6, 2013. Units in the first category (1-1 through 2-10) represent pages 1 and 2 of the tabs/pages labeled 34176(e)(3) Loans and Grants. Units in the second category (5-1 through 8-10) come from an earlier section of the form, 34176(3)(1) Real Property, pages 5 through 8.
- (2) This category includes affordable restricted Homeownership Units for which loans were outstanding as of February 1, 2012.
- (3) This category includes affordable restricted Homeownership Units for which **no** loans were outstanding as of February 1, 2012.