

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

Annual Housing Report
Fiscal Year 2020-21

March 22, 2022

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 ("Housing Successor"), 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 the 2020-21 fiscal year.

For 2020-21, the Housing Successor's activities continued to be constrained by the COVID-19 in the United States and the need for staff to concentrate on more urgent matters requiring immediate attention. The World Health Organization has declared the COVID-19 outbreak to be a pandemic, and states of emergency have been declared by the Contra Costa County, the State of California and the United States. In response to health concerns, many states and counties, including Contra Costa County, imposed widespread temporary closures of businesses, parks and schools, and issued temporary stay-at-home orders, which actions have caused widespread unemployment and other financial impact to those in impacted industries. This had the effect of delaying progress on some of the Housing Successor's housing projects that are still in the planning stages.

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 timelines 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 or counties 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).

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

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:

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.

Annual Report Contra Costa County Housing Successor

- **Expenditure Targeting:** Dollar targeting requirements were significantly tightened and essentially prohibit expenditures for moderate income households. In addition, the updated 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 required to be reported for the first time in 2019 and every five years thereafter.

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 Housing Successor must report. Many of the requirements involve simply reporting a number or numbers included in the Housing Successor's latest audited financial statements, which are included in the County's Comprehensive Annual Financial Report (CAFR). This report is based on the CAFR for the 2019-20 fiscal year 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 counties or cities and successor agencies that are subject to Health and Safety Code Section 34191.4 is to be separately reported. Any loans between the Successor Agency and the County of Contra Costa have been repaid and there are no outstanding loan balances.

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. As shown on Table 1, the Housing Successor received about \$62,000 in revenue during 2020-21, which amount consisted of interest earnings, loan payments, land sale proceeds and miscellaneous income.

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, 2021 was approximately \$8.4 million, of which \$6.1 million is bond proceeds issued prior to dissolution for affordable housing purposes, as 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 Housing Successor.

Annual Report
Contra Costa County Housing 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. No expenditures were made by or on behalf of the Housing Successor that were ROPS-related. During 2020-21, the Housing Successor spent \$176,787 for site maintenance, housing monitoring and administrative costs for the 2020-21 fiscal year. This amount is well below the administrative costs limit of 5.0 percent of assets, or over \$700,000, imposed by Health and Safety Code 34176.1(a)(1). While staff continued to advance the status of planned projects, no project-related expenditures occurred in 2020-21 beyond certain consulting costs, which have been included in with administrative costs and have not been separately identified.

Real Property: 34176.1 (f) (5)

SB 341 requires that the Housing 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 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 Table 2 and Appendix A-2. The amounts shown in Table 1 are the statutory values, as required by the statute.

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 2020-21, 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 Housing Successor receives revenue through the ROPS process and the status of that project. 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 last of those expenditures ended in 2015-16. There are no ROPS-related expenditures to report for the 2020-21 fiscal year.

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 Housing Successor held as of June 30, 2021 is included in Table 2 along with the current status of activities the Housing Successor has undertaken to realize the development of low income housing.

Health and Safety Code Section 33334.16 limits the amount of time that housing successors have to initiate activities for the properties they own that are consistent with the development of housing for low

Annual Report Contra Costa County Housing Successor

and moderated income housing purposes. Those limitations were amended by SB 341 to five years from the date the Department of Finance approved the transfer of the properties to the Housing Successor: in Contra Costa County that date is February 6, 2013. While development-related activities have been initiated for most properties owned, the Housing Successor approved a 5-year time extension for all properties still under its ownership on June 16, 2020, as allowed by Health and Safety Code 33334.16. As such, the Housing Successor has until February 6, 2023 to initiate development of low income housing on the properties it currently owns.

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 Point Project Area. Those units were, and are still, intended to be replaced onsite in the newly constructed Orbisonia Heights (Ambrose Village) project. Development of the site was delayed by both the real estate market and the disruption of redevelopment dissolution. As such, due diligence and development entitlements are being completed and an executed disposition and development agreement (DDA) is being negotiated. 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 Housing 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, at least 30 percent of unencumbered funds are to be for extremely low-income households, and 80 percent of 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 required to be reported every five years, starting in 2019.

The Housing Successor demonstrated compliance with this requirement in the 2018-19 Report completed last year. It will next be required to demonstrate compliance in 2024. Table 3 includes a summary of expenditures for the last five years and an annual accounting of expenditures commencing with 2019-20.

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 Housing Successor's assets to be spent on administering and monitoring housing projects.

Annual Report Contra Costa County Housing Successor

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. The Housing Successor is currently planning a number of additional housing projects, with at least one project being restricted to seniors. Once those units are completed, a calculation of compliance may be required.

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 has an excess surplus as of July 1, 2021, because the deposits to the Housing Fund in unencumbered amount exceeds the sum of deposits in the prior four fiscal years. 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 during the 2020-21 fiscal year.

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, 2021 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.

Table 1
Contra Costa County Housing Successor
Annual Report Required by SB 341
Fiscal Year 2020-21

Description	H & S Code	Timeframe	Detail	Total
Successor Agency/City General Fund				
1. Amount Received per Special City Loan (34191.4)	34176.1 (f) (1)	2020-21	\$ - \$	<u>-</u> ⁽¹⁾
Low- and Moderate-Income Asset Fund				
2. Amount Deposited During:	34176.1 (f) (2)	2020-21	\$ - \$	<u>61,778</u> ⁽²⁾
City Loan Repayment (20% of #1 above)			-	
ROPS Related			-	
Other			<u>61,778</u>	
3. Cash Balance in the Fund as of Fiscal Year End	34176.1 (f) (3)	6/30/2021		<u>8,398,138</u> ⁽³⁾
Bond Proceeds			<u>6,099,460</u>	
ROPS Related			-	
Other Funds			<u>2,298,678</u>	
4. Expenditures by Category	34176.1 (f) (4)	2020-21		<u>176,787</u>
Administration			<u>176,787</u>	-
Housing Preservation/Monitoring			-	- ⁽⁴⁾
Heritage Point Affordable Housing Project			-	
Other Projects			-	
Other Reporting Requirements				
5. Non-Cash Assets - Total	34176.1 (f) (5)	6/30/2021		<u>14,962,618</u>
Statutory Value of Real Property (Land)			<u>6,745,633</u>	⁽⁵⁾
Loans and Grants Receivable			<u>8,216,985</u>	
6. Transferred Funds to Develop Transit Housing	34176.1 (f) (6)	6/30/2021		<u>None</u>
7. Projects with Funding Included on the ROPS	34176.1 (f) (7)	2020-21		<u>None</u>
8. Duration of Property Held	34176.1 (f) (8)	6/30/2021		<u>See Table 2</u>
9. Obligations Outstanding per 33413	34176.1 (f) (9)	6/30/2021		
Housing Production				<u>See Narrative</u> ⁽⁶⁾
Housing Replacement				<u>See Narrative</u> ⁽⁶⁾
10. Expenditure Targeting Requirements	34176.1 (f) (10)	from 1/1/2014		<u>See Table 3</u> ⁽⁷⁾
11. Rental Housing Units Restricted for Seniors	34176.1 (f) (11)	6/30/2021		<u>See Narrative</u>
12. Excess Surplus Calculation/Reporting	34176.1 (f) (12)	6/30/2021		<u>See Table 4</u>
13. Homeownership Unit Inventory	34176.1 (f) (13)	6/30/2021		<u>See Table 5</u>
AUDITED FINANCIAL STATEMENTS	34176.1 (f)	2020-21	<u>See Pages 126 to 129 of CAFR</u>	

(1) The Successor Agency has no loans from the County that are outstanding.

(2) Excluded from the fund balance shown above are loans receivables and land held for resale, which are shown separately under 5. above.

(3) Costs reported are administrative costs associated with maintaining and preserving the Successor's assets are included with amounts reported for other administrative costs.

(4) 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 (DOF) in the Housing Successor's formal Housing Asset Transfer form, which was approved by DOF on February 6, 2013. This amount varies from the CAFR.

(5) See preceding narrative for a description of the Housing Successor's compliance with these requirements.

(6) 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, 2021

Project Name	Effective Acq. Date	Required Initiation Date (2)	Status	Future (3) Disposition Plans	CAFR (4) (6) 20-21 Carrying Asset Values	HAT (5) (6) 20-21 Carrying Asset Values
Orbisonia Heights (Bay Point)	2/6/2013	2/6/2023	ENA 9/12/2017	DDA in Process	5,216,418	5,231,380
North Broadway Property	2/6/2013	2/6/2023	Marketing Site	Notice of Surplus Land Availability Sent 2022	55,790	55,790
Mims / Canal Assemblage	2/6/2013	2/6/2023	Marketing	Notice of Surplus Land Availability Sent 2022	76,109	76,109
190 Bel Aire	2/6/2013	2/6/2023	Marketing Site	Notice of Surplus Land Availability Sent 2022	40,268	40,268
Rodeo Town Center	2/6/2013	2/6/2023	Marketing Site	ENA expires March 20222019	938,792	938,792
Heritage Point – Phase 2 (7)	2/6/2013	2/6/2023	Phase 2 Commercial	Phase 2 Commercial	147,000	210,000
Rodeo Senior	2/6/2013	2/6/2023	DDLA approved 2/1/22	DDLA Executed. Entitlements Pending	188,183	188,183
Vacant	2/6/2013	2/6/2023	Marketing Site	Notice of Surplus Land Availability Sent January 2022	5,111	5,111
Total Carrying Value/Land Held for Resale					6,667,671	6,745,633

- (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. The "Required Initiation Date" is the date by which the Housing Successor must initiate development of affordable housing on these properties.
- (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).
- (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.
- (6) The "Carrying Asset Values" shown above may not be reflective of the current market values for the properties.
- (7) Heritage Point Phase 1 has been sold. CAFR Asset Value includes Phase 1 and 2

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

Description	# of Units	Percentage Allocation ⁽¹⁾	Years 0 - 5 Carryover ⁽²⁾	Year 6 2019-20	Year 7 2020-21	Year 8 2021-22	Year 9 2022-23	Year 10 2023-24	5 -Year Total	Cumulative Total
				205,645	176,787					
DOLLARS EXPENDED BY PROGRAM ⁽³⁾										
Administration / Preservation	N/A	100.0%	610,165						610,165	992,597
Heritage Point Affordable Housing Project ⁽⁴⁾										
Extremely Low (30% or Below)	5	10.6%	397,445						-	397,445
Very Low (30% to 60%)	42	89.4%	3,338,540						-	3,338,540
Low (60^ to 80%)	0	0.0%	-						-	-
TOTAL HERITAGE POINT	47	100.0%	3,735,985						-	3,735,985
Rodeo Senior Phase 2										
Extremely Low (30% or below)	31			470,000		1,160,900	460,600		4,450,000	4,450,000
Very Low (30% to 60%)	35			530,000		1,309,100	519,400		2,091,500	2,091,500
Low (60^ to 80%)									2,358,500	2,358,500
TOTAL RODEO SENIOR PHASE 2	66			1,000,000		2,470,000	980,000		4,450,000	4,450,000
Future Project #1										
Extremely Low (30% or below)										
Very Low (30% to 60%)										
Low (60^ to 80%)										
FUTURE PROJECT #1										
GRAND TOTAL (Memo Only)										
	113		N/A	176,787	1,176,787	2,470,000	980,000		5,060,165	8,185,985

- (1) Costs have been allocated between the various applicable income categories based on the percentage of units in that category to the total number of assisted units. The actual costs to provide housing for Extremely Low Income Households is higher than Very Low Income Housing because the resulting subsidy requirement is larger.
- (2) Includes cumulative expenses from 2013-14 through 2018-19. For simplicity purposes, expenditures for the entire 2013-14 fiscal year have been included even though reporting was to start January 1, 2014.
- (3) Excludes monies spent by the Successor Agency on the Housing Successor's behalf for items, which expenditures were obligations of the Former Redevelopment Agency at the time of redevelopment dissolution.
- (4) Costs shown exclude the value of land sold to the developer for less than the amount the Agency spent to acquire the property in years prior to 2013-14. Heritage Point was initially approved April 5, 2011, which is prior to the date that Section 34176.1 of the Health and Safety Code became effective. As such, expenditures for this project should be considered exempt from the targeting requirements of the legislation.

Table 4
Contra Costa County Housing Successor
Excess Surplus Calculation
Fiscal Year 2020-21

Description	7/1/2020 Amount	7/1/2021 Amount	Source
Fund Balance as of 6/30	22,842,337	23,282,794	CAFR 2020-21
Less: Land Held for Resale ⁽¹⁾	(6,672,782)	(6,667,671)	CAFR 2020-21
Less: Bond Proceeds (Restricted Cash) ⁽²⁾	(6,099,056)	(6,099,460)	CAFR 2020-21
Less: Loans Receivable	(7,644,281)	(8,216,980)	CAFR 2020-21
Less: Due from Other Funds	-	(5)	CAFR 2020-21
Less: Accounts and Deposits Payable	(0)	-	CAFR 2020-21
Adjusted Fund Balance 6/30/2021	2,426,218	2,298,678	CAFR 2020-21
Amounts Deposited into the Account in Prior Years			
2016-17 ⁽³⁾	3,195,259	0	CAFR 2016-17 / Adjusted
2017-18 ⁽³⁾	687,326	687,326	CAFR 2017-18 / Adjusted
2018-19	192,844	192,844	CAFR 2018-19 / All Income
2019-20	379,848	379,848	CAFR 2019-20 / All Income
2020-21	N/A	61,778	CAFR 2020-21 / All Income
Four Year Total	4,455,277	1,321,796	Various
Difference ⁽⁴⁾	(2,029,058)	976,883	Excess Surplus

(1) Values shown for land represent the book values included in the CAFR, which is slightly lower than the statutory value. See Table 2.

(2) 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.

(3) 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) June 30, 2021

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 during 2019-20	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 refinancing 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, 2021

HAT #	Address	Parcel No.	Original Date of Acquisition	Status	6/30/2021 CAFR Value	6/30/2021 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
1- 2	540 S Broadway	094-012-022	3/17/2008	ENA 9/12/2017	124,250	124,250
1- 3	550 S Broadway	094-012-023	4/10/2008	ENA 9/12/2017	194,250	194,250
1- 4	560 S Broadway	094-012-024	10/29/2007	ENA 9/12/2017	64,050	64,050
1- 5	570 S Broadway	094-012-025	2/29/2008	ENA 9/12/2017	113,750	113,750
1- 6	580 S Broadway	094-012-026	11/26/2008	ENA 9/12/2017	175,000	175,000
1- 7	590 S Broadway	094-012-027	10/29/2007	ENA 9/12/2017	133,875	133,875
1- 8	531 Bailey Rd	094 012 030	01/03/2001	ENA 9/12/2017	3,981	3,981
1- 9	541 Bailey Rd	094 012 031	01/03/2001	ENA 9/12/2017	4,459	4,459
1- 10	551 Bailey Rd	094 012 032	01/03/2001	ENA 9/12/2017	5,555	5,513
1- 11	561 Bailey Rd	094 012 033	01/03/2001	ENA 9/12/2017	9,716	9,716
1- 12	571 Bailey Rd	094 012 038	01/03/2001	ENA 9/12/2017	4,459	4,459
1- 13	581 Bailey Road	094-012-039	6/13/2006	ENA 9/12/2017	165,000	165,000
1- 14	591 Bailey Road	094-012-040	1/29/2010	ENA 9/12/2017	192,500	192,500
1- 15	610 S Broadway	094-013-001	3/17/2006	ENA 9/12/2017	197,500	197,500
1- 16	620 S Broadway	094-013-002	2/27/2009	ENA 9/12/2017	136,500	136,500
1- 17	650 S Broadway	094-013-003	12/7/2007	ENA 9/12/2017	157,500	157,500
1- 18	660 S Broadway	094-013-004	12/7/2007	ENA 9/12/2017	126,000	126,000
1- 19	668 S Broadway	094-013-005	10/12/2007	ENA 9/12/2017	135,450	135,450
1- 20	670 S Broadway	094-013-006	10/29/2007	ENA 9/12/2017	161,000	161,000
1- 21	641 S Broadway	094-014-012	10/31/2007	ENA 9/12/2017	168,000	183,004
2- 1	631 Bailey Road	094-013-012	3/17/2008	ENA 9/12/2017	42,350	42,350
2- 2	621 Bailey Road	094-013-013	12/23/2008	ENA 9/12/2017	59,150	59,150
2- 3	615 Bailey Road	094-013-014	9/30/2010	ENA 9/12/2017	227,500	227,500
2- 4	611 Bailey Road	094-013-015	2/27/2009	ENA 9/12/2017	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
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
2- 9	651 S Broadway	094-014-013	12/7/2007	ENA 9/12/2017	103,250	103,250
2- 10	661 S Broadway	094-014-014	6/12/2008	ENA 9/12/2017	175,000	175,000
2- 11	498 Wollam	094-015-006	4/11/2008	ENA 9/12/2017	175,000	175,000
2- 12	585 S Broadway	094-015-010	10/17/2005	ENA 9/12/2017	199,500	199,500
2- 13	581 S Broadway	094-015-011	9/18/2009	ENA 9/12/2017	176,750	176,750
2- 14	571 S Broadway	094-015-012	1/29/2010	ENA 9/12/2017	175,000	175,000
2- 15	551 S Broadway	094-015-013	10/29/2007	ENA 9/12/2017	152,250	152,250
2- 16	541 S Broadway	094-015-014	10/29/2007	ENA 9/12/2017	105,700	105,700
2- 17	591 S Broadway	094-015-027	11/28/2007	ENA 9/12/2017	183,750	183,750
2- 18	Memorial Way	094 015 028	01/03/2001	ENA 9/12/2017	9,148	9,148
2- 19	495 Wollam	094-016-002	8/21/2008	ENA 9/12/2017	213,500	213,500
2- 20	680 S Broadway	094-026-001	3/17/2008	ENA 9/12/2017	42,000	42,000
3- 1	690 S Broadway	094-026-002	8/10/2007	ENA 9/12/2017	182,000	182,000
3- 2	671 Bailey Road	094-026-007		ENA 9/12/2017	183,750	183,750
3- 3	681 Bailey Road	094-026-008	11/7/2008	ENA 9/12/2017	145,250	145,250
Total Bay Point					5,216,418	5,231,380

Appendix A-1
Contra Costa County Housing Successor
Land Held for Resale
As of June 30, 2021

HAT #	Address	Parcel No.	Original Date of Acquisition	Status	6/30/2021 CAFR Value	6/30/2021 Carrying Value/HAT
<u>North Broadway Property</u>					-	
3- 4	195 N. Broadway (3)	096 041 001	06/23/2003	Vacant Land	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
Total North Broadway					55,790	55,790
					-	
<u>Mims / Canal Assemblage</u>						
3- 8	Amerson Ave	097 270 018	04/07/1995	Vacant Land	14,211	14,211
3- 9	231Amerson Ave	097 270 021	04/07/1995	Vacant Land	8,526	8,526
3- 10	235 Amerson Ave	097 270 022	11/30/1995	Vacant Land	14,056	14,056
3- 12	Mims Ave	097 270 074	01/03/2001	Vacant Land	1,700	1,700
3- 13	Amerson (Canal Rd)	097 270 076	12/14/1998	Vacant Land	21,221	21,221
3- 14	Canal Rd	097 270 078	01/03/2001	Vacant Land	5,998	5,998
3- 15	Canal Rd	097 270 080	01/03/2001	Vacant Land	10,397	10,397
Total Mims / Canal					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
<u>Rodeo Town Center</u>						
3- 18	233 Parker Ave	357-161-013	3/31/2006	In Negotiations	787,600	787,600
3- 19	Railroad Ave., Rodeo	357-161-001-7	4/15/2005	In Negotiations	151,192	151,192
3- 20	Railroad Ave., Rodeo	357-161-002-5	4/15/2005	In Negotiations	-	-
Total Rodeo Town Center					938,792	938,792
					-	-

Appendix A-1
Contra Costa County Housing Successor
Land Held for Resale
As of June 30, 2021

HAT #	Address	Parcel No.	Original Date of Acquisition	Status	6/30/2021 CAFR Value	6/30/2021 Carrying Value/HAT
Heritage Point						
		Sold				
4- 4	Grove, Richmond	409-080-001-4	11/17/2010	Sold		
4- 6	3rd, Richmond	409-080-014-7	9/17/2009	Sold		
4- 7	3rd, Richmond	409-080-016-2	2/15/2011	Sold		
4- 11	1538 3rd, Richmond	409-080-015	7/31/2012	Sold		
4- 8	3rd, Richmond	409-080-020-4	12/23/2009	Sold		
4- 5	Chesley, Richmond	409-080-027 *	6/23/2009	Planned for Phase 2	147,000	210,000
Total Heritage Point					147,000	210,000
<u>Rodeo Senior</u>						
3- 16	710 Willow Ave	357 120 074	03/05/1998	DDLA approved	188,183	188,183
<u>Other Vacant Lots</u>						
4- 10	4th, Richmond	409-261-015-5	2/19/2004	Vacant Land	5,111	5,111
Total Other Vacant Lots					5,111	5,111
GRAND TOTAL				Total	6,667,671	6,745,633

* Formerly parcel number 409-080-013-9.

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				

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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
<hr/>								
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.