

**PUBLIC NOTICE**

**PROPOSED TRANSFER OF HOUSING ASSETS AND FUNCTIONS  
PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE  
SECTION 34176**

**NOTICE IS HEREBY GIVEN** that on October 23, 2012, at 2:00 p.m., or as soon thereafter as possible, at City Council Chambers, 1001 W. Center Street, Manteca, CA, the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency will hold a public meeting to consider the adoption of the resolution attached hereto. The proposed resolution directs the Successor Agency to the Manteca Redevelopment Agency to transfer housing functions and assets pursuant to California Health and Safety Code Section 34176.

All interested persons are invited to appear at the time and place specified above to give testimony regarding the proposed resolution. Further information may be obtained by contacting Joann Tilton, Agency Secretary/City Clerk at City Hall, 1001. W. Center Street, Manteca, CA, or by telephone at (209) 456-8017, or by email at [jtilton@ci.manteca.ca.us](mailto:jtilton@ci.manteca.ca.us).



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JOANN TILTON, MMC  
Agency Secretary/City Clerk

Posted on October 11, 2012

**PROPOSED RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR  
AGENCY TO THE MANTECA REDEVELOPMENT AGENCY DIRECTING THE  
TRANSFER OF HOUSING FUNCTIONS AND ASSETS**

(Please see attached)

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR  
AGENCY TO THE MANTECA REDEVELOPMENT AGENCY  
DIRECTING THE TRANSFER OF HOUSING FUNCTIONS AND ASSETS**

RECITALS:

A. Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Manteca Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Manteca Redevelopment Agency (the "Successor Agency") by operation of law.

B. Pursuant to Health and Safety Code Section 34176(a), the City Council of the City of Manteca (the "City" or "Housing Successor") adopted Resolution No. R2012-13 electing for the City to retain the housing assets, as allowed by law, and functions previously performed by the former Agency.]

C. Health and Safety Code Section 34177(g) directs the Successor Agency to effectuate the transfer of housing functions and assets to the appropriate entity designated pursuant to Health and Safety Code Section 34176, being the Housing Successor, and Health and Safety Code Section 34181(c) provides that the oversight board of the Successor Agency (the "Oversight Board") shall direct the Successor Agency to transfer housing assets pursuant to Health and Safety Code Section 34176.

D. Pursuant to Health and Safety Code Section 34176(a)(2), the Housing Successor submitted to the State Department of Finance (the "DOF") a list (the "Housing Assets List") of all housing assets, including any assets transferred on or after February 1, 2012, attached hereto as Exhibit A, and incorporated herein by reference.

E. The Oversight Board desires to direct the transfer of all assets identified on the Housing Assets List, heretofore or hereafter approved or deemed approved by DOF pursuant to Health and Safety Code Section 34176(a)(2).

F. Pursuant to Health and Safety Code Sections 34179(f) and 34181(f), notice of this action was posted on the Successor Agency's website on October 11, 2012.

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR  
AGENCY TO THE MANTECA REDEVELOPMENT AGENCY, HEREBY FINDS,  
DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:**

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Sections 34177(g) and 34181(c).

Section 3. The Successor Agency is hereby authorized and directed: (i) to transfer to the Housing Successor the housing assets identified on the Housing Assets List, heretofore or hereafter approved or deemed approved by DOF pursuant to Health and Safety Code Section 34176(a)(2), and (ii) to transfer to the Housing Successor all rights, powers, duties, and obligations associated with the housing activities of the former Agency related to the housing assets transferred pursuant to this Section 3.

Section 4. The staff of the Successor Agency is hereby directed to provide DOF written notice and information regarding the action taken by the Oversight Board pursuant to this Resolution. Such notice and information shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to execute and record such documents and instruments and to do any and all other things which they may deem necessary or advisable to effectuate this Resolution.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

**EXHIBIT A**

**Housing Assets List  
(see attached)**

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

Former Redevelopment Agency: Manteca Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: Manteca Redevelopment Agency

Entity Assuming the Housing Functions of the former Redevelopment Agency: City of Manteca

Entity Assuming the Housing Functions Contact Name: Suzanne Mallory Title Finance Director Phone 209-456-8765 E-Mail Address \_\_\_\_\_

Entity Assuming the Housing Functions Contact Name: Yvette Wungluck Title Project Analyst Phone 209-456-8767 E-Mail Address \_\_\_\_\_

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list. The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

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

<b>X</b>
<b>X</b>
<b>X</b>
<b>X</b>

Prepared By: **Suzanne Mallory**

Date Prepared: **8/1/2012**

**City of Manteca**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Land	APN : 200-140-02 282 N. Airport Way	\$1,297,413	3.37 acres	3.37 acres	Yes	California Redevelopment Law	February 7, 2012 (housing assets transferred to City of Manteca)	\$1,500,000	No	Yes	September 21, 2010	Future site of Affordable Housing
2**	Land	APN: 216-020-67 2030 North Union	\$ 193,929.00		2.1 acres	Yes	California Redevelopment Law	February 7, 2012 (housing assets transferred to City of Manteca)	\$193,929	No	No	11/15/2002	Current site for affordable housing development. Ground lease approved on May 16, 2005. R2005-17R
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\*\* Item #2 was inadvertently excluded from original report submitted to Department of Finance.

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

**City of Manteca**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
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a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.



**City of Manteca**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	Low Mod Housing	OPA: December 21, 2010 Amendment to OPA: January 13, 2011	Manteca Atherton Associates	\$ 12,750,000	Yes	California Redevelopment Law	Manteca Atherton Associates	\$12,750,000	No	Yes	Construction in Progress
2											

a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

## City of Manteca, California

## Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan (Payment Start Date)	Interest rate of loan	Current outstanding loan balance (as of 2/1/12)
1	Grant	\$ 9,983.00	9/5/2007	Manuel Teixeira	Home Rehabilitation	Yes	N/A	N/A	N/A
2	Grant	\$ 3,742.62	8/23/2007	Faye La Coy	Home Rehabilitation	Yes	N/A	N/A	N/A
3	Grant	\$ 2,385.20	9/25/2007	Florence Semas	Home Rehabilitation	Yes	N/A	N/A	N/A
4	Grant	\$ 9,112.00	2/22/2008	Justin Van Arsdell	Home Rehabilitation	Yes	N/A	N/A	N/A
5	Grant	\$ 7,288.61	5/5/2009	David Henderson	Home Rehabilitation	Yes	N/A	N/A	N/A
6	Grant	\$ 7,071.75	10/20/2008	Ana Nunes	Home Rehabilitation	Yes	N/A	N/A	N/A
7	Grant	\$ 6,375.00	10/23/2008	Gerald and Diana	Home Rehabilitation	Yes	N/A	N/A	N/A
8	Grant	\$ 6,093.75	7/30/2009	Beverly Morgan	Home Rehabilitation	Yes	N/A	N/A	N/A
9	Loan	\$ 4,987.50	4/1/2010	Brian and Christine	Home Rehabilitation	Yes	10/1/2010	3%	\$ 4,217.13
10	Loan	\$ 15,000.00	10/27/2010	Jennifer Rivera	Home Rehabilitation	Yes	11/1/2011	3%	\$ 14,511.55
11	Loan	\$ 2,738.25	11/12/2010	Anthony Griego	Home Rehabilitation	Yes	12/1/2011	3%	\$ 2,738.25
12	Grant	\$ 11,175.00	6/23/2011	Elaine Dowhower	Home Rehabilitation	Yes	N/A	N/A	N/A
13	Grant	\$ 11,246.25	5/20/2011	LM Bullock	Home Rehabilitation	Yes	N/A	N/A	N/A
14	Loan	\$ 11,954.25	5/17/2011	Joseph Larson	Home Rehabilitation	Yes	4/1/2012	3%	\$ 11,954.25
15	Grant	\$ 4,549.84	10/20/2008	Jeanne Robles	Home Rehabilitation	Yes	N/A	N/A	N/A
16	Grant	\$ 7,087.50	9/10/2010	James Trevethan	Home Rehabilitation	Yes	N/A	N/A	N/A
17	Grant	\$ 3,900.00	10/27/2010	Lisa Ferdinand	Home Rehabilitation	Yes	N/A	N/A	N/A
18	Grant	\$ 11,451.75	1/26/2011	Linda Pulliam	Home Rehabilitation	Yes	N/A	N/A	N/A
19	Grant	\$ 12,750.00	6/23/2011	Francisco Sequiera	Home Rehabilitation	Yes	N/A	N/A	N/A
20	Grant	\$ 7,500.00	9/7/2011	Jesus and Beatriz	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
21	Grant	\$ 5,200.00	8/18/2011	Robert Reischman Sr.	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
22	Grant	\$ 7,500.00	8/18/2011	Alice Garcia	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
23	Grant	\$ 1,088.00	7/11/2011	Roberta Roszell	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
24	Grant	\$ 450.00	5/12/2011	Beverly Andrews	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
25	Grant	\$ 6,475.00	4/20/2011	Juan and Angelina	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
26	Grant	\$ 7,500.00	6/16/2011	Ofelia and David Bation	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
27	Loan	\$ 4,387.00	9/30/2010	Marilyn Roberts	Senior Home Rehabilitation	Yes	4/1/2012	3%	\$ 4,387.00
28	Grant	\$ 5,200.00	9/22/2010	Prajedes Correa	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
29	Grant	\$ 5,634.70	8/26/2010	Frances Darling	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
30	Grant	\$ 1,752.00	8/26/2010	Norma Grey	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
31	Grant	\$ 5,500.00	10/6/2010	Nellie Hyder	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
32	Loan	\$ 7,500.00	6/21/2011	John and Evangeline	Senior Home Rehabilitation	Yes	2/1/2013	3%	\$ 7,500.00
33	Loan	\$ 7,500.00	9/9/2010	Reda Tomlinson	Senior Home Rehabilitation	Yes	4/1/2012	3%	\$ 7,500.00
34	Loan	\$ 1,200.00	5/25/2011	Carol Lazetera	Senior Home Rehabilitation	Yes	1/1/2012	3%	\$ 1,088.57
35	Loan	\$ 7,500.00	4/27/2011	Donald Reed	Senior Home Rehabilitation	Yes	11/1/2011	3%	\$ 7,173.12

**City of Manteca, California Part Two**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**  
**Part Two**

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan (Payment Start Date)	Interest rate of loan	Current outstanding loan balance (as of 2/1/12)
36	Loan	\$7,500.00	10/14/2010	Sandra Puffer	Senior Home Rehabilitation	Yes	5/1/2012	3%	\$ 7,500.00
37	Loan	\$5,000.00	12/9/2010	Veronica Fagan	Senior Home Rehabilitation	Yes	7/1/2012	3%	\$ 5,000.00
38	Loan	\$4,800.00	3/17/2011	Mary Ann McGuire	Senior Home Rehabilitation	Yes	10/1/2012	3%	\$ 4,800.00
39	Grant	\$3,666.95	9/3/2010	Margo Jacobson	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
40	Grant	\$7,500.00	4/7/2011	Shirley Lee	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
41	Grant	\$3,100.00	12/9/2010	Sonja Miller	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
42	Grant	\$7,500.00	9/2/2010	Guadalupe Montalvo	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
43	Grant	\$7,000.00	1/21/2011	Ronald Rice	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
44	Grant	\$7,440.00	6/9/2011	Mary Helen Saenz	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
45	Grant	\$4,641.70	5/25/2011	Jose and Rosa Velasco	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
46	Grant	\$2,300.00	3/22/2011	Carol Wynn	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
47	Loan	\$1,850.00	2/18/2010	Donna Hall	Senior Home Rehabilitation	Yes	9/1/2011	3%	\$ 1,687.67
48	Loan	\$5,000.00	2/26/2010	Shirley Karstens	Senior Home Rehabilitation	Yes	9/1/2011	3%	\$ 4,507.35
49	Loan	\$4,550.00	10/23/2009	Patricia Martin	Senior Home Rehabilitation	Yes	5/1/2011	3%	\$ 4,151.79
50	Loan	\$3,700.00	6/21/2010	Tim and Sue Oslin	Senior Home Rehabilitation	Yes	1/1/2012	3%	\$ 3,667.98
51	Grant	\$4,500.00	1/25/2010	Diane Junier	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
52	Grant	\$4,000.00	1/22/2010	Dorothy Parris	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
53	Grant	\$4,975.00	8/6/2009	Jean Alexander	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
54	Grant	\$3,607.95	2/18/2010	Fern Cowan	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
55	Grant	\$5,000.00	5/14/2010	Alice Garcia	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
56	Grant	\$4,986.00	1/22/2010	Clifford Johnson	Senior Home Rehabilitation	Yes	N/A	N/A	N/A

**City of Manteca, California Part Two**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**  
**Part Two**

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan (Payment Start Date)	Interest rate of loan	Current outstanding loan balance (as of 2/1/12)
57	Grant	\$1,341.00	9/17/2009	Loida Mayagoitia	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
58	Grant	\$4,750.00	2/11/2010	Helen Rhoades	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
59	Grant	\$1,298.11	10/21/2009	Trula Schmadel	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
60	Grant	\$3,598.00	2/5/2010	Dolores Wilkinson	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
61	Grant	\$2,464.19	7/1/2008	Dorothy Parris	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
62	Grant	\$5,000.00	5/22/2009	Billie Holme	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
63	Grant	\$4,230.00	11/25/2008	Robert and Edith	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
64	Grant	\$5,000.00	5/6/2009	Darlene Greger	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
65	Grant	\$3,950.00	1/16/2009	Gayle Foster	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
66	Grant	\$2,490.00	6/19/2009	Darlene Enos	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
67	Grant	\$ 300.00	7/1/2008	Alberta Denman	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
68	Grant	\$5,000.00	3/13/2009	Norma Combs	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
69	Grant	\$2,836.00	7/1/2008	Annie and Ervin	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
70	Grant	\$4,975.00	3/19/2009	Lynda Allen	Senior Home Rehabilitation	Yes	N/A	N/A	N/A

**City of Manteca, California Part Two**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**  
**Part Three**

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan (Payment Start Date)	Interest rate of loan	Current outstanding loan balance (as of 2/1/12)
71	Grant	\$ 4,620.00	7/1/2008	Yvonne Ploehn	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
72	Grant	\$ 4,200.00	5/6/2009	Rita Mayse	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
73	Grant	\$ 5,000.00	11/20/2008	Margie Sansom	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
74	Grant	\$ 1,029.00	7/1/2008	Rodney and Linda	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
75	Grant	\$ 4,750.00	9/15/2008	Mary Roach	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
76	Grant	\$ 2,511.62	9/24/2008	Judy Prigley	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
77	Grant	\$ 5,000.00	6/1/2009	Joan Wood	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
78	Grant	\$ 5,000.00	5/22/2009	Doris Williams	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
79	Grant	\$ 3,895.00	1/12/2009	Dolores Wilkinson	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
80	Grant	\$ 3,800.00	7/1/2008	James and Sandra	Senior Home Rehabilitation	Yes	N/A	N/A	N/A
81	Loan	\$ 15,000	5/31/2011	Jennifer Gonsalves	Down Payment Assistance	Yes	6/10/2041	2%	\$ 15,000.00
82	Loan	\$ 13,500	8/18/2010	David and Alejandra	Down Payment Assistance	Yes	9/2/2040	2%	\$ 13,500.00
83	Loan	\$ 15,000	6/3/2010	William and Ann Thrush	Down Payment Assistance	Yes	6/1/2040	2%	\$ 15,000.00
84	Loan	\$ 15,000	4/30/2010	Allison Miller	Down Payment Assistance	Yes	4/30/2040	2%	\$ 15,000.00
85	Loan	\$ 46,700	2/6/2009	Kevin Tweedle	Down Payment Assistance	Yes	2/20/2054	0%	\$ 46,700.00
86	Loan	\$ 60,000	12/1/2008	Jennifer Windschitl	Down Payment Assistance	Yes	11/20/2053	0%	\$ 60,000.00
87	Loan	\$ 60,000	11/13/2008	Auddie Robins	Down Payment Assistance	Yes	11/11/2053	0%	\$ 60,000.00
88	Loan	\$ 60,000	11/5/2008	Robert Rivera	Down Payment Assistance	Yes	11/3/2053	0%	\$ 60,000.00
89	Loan	\$ 60,000	10/28/2008	Don Duenas	Down Payment Assistance	Yes	10/23/2053	0%	\$ 60,000.00
90	Loan	\$ 15,000	10/16/2008	Gene and Teresa	Down Payment Assistance	Yes	10/15/2053	0%	\$ 15,000.00
91	Loan	\$ 60,000	10/1/2008	Janika Jones	Down Payment Assistance	Yes	9/30/2053	0%	\$ 60,000.00
92	Loan	\$ 23,845	9/30/2008	Justin and Lucinda Lee	Down Payment Assistance	Yes	9/29/2053	0%	\$ 23,845.00
93	Loan	\$ 60,000	9/30/2008	Michael Cowan	Down Payment Assistance	Yes	9/24/2053	0%	\$ 60,000.00
94	Loan	\$ 60,000	7/23/2008	Patricia Andona	Down Payment Assistance	Yes	7/18/2053	0%	\$ 60,000.00

**City of Manteca, California Part Two**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**  
**Part Three**

<b>Item #</b>	<b>Was the Low-Mod Housing Fund amount issued for a loan or a grant?</b>	<b>Amount of the loan or grant</b>	<b>Date the loan or grant was issued</b>	<b>Person or entity to whom the loan or grant was issued</b>	<b>Purpose for which the funds were loaned or granted</b>	<b>Are there contractual requirements specifying the purposes for which the funds may be used?</b>	<b>Repayment date, if the funds are for a loan (Payment Start Date)</b>	<b>Interest rate of loan</b>	<b>Current outstanding loan balance (as of 2/1/12)</b>
95	Loan	\$ 60,000	7/10/2008	Diyan Dringenberg	Down Payment Assistance	Yes	7/8/2053	0%	\$ 60,000.00
96	Loan	\$ 60,000	7/1/2008	Vernon and Kelli	Down Payment Assistance	Yes	10/14/2053	0%	\$ 60,000.00
97	Loan	\$ 60,000	7/1/2008	Robert and Sheila	Down Payment Assistance	Yes	10/17/2053	0%	\$ 60,000.00
98	Loan	\$ 60,000	7/1/2008	Yolanda Ochoa	Down Payment Assistance	Yes	10/7/2053	0%	\$ 60,000.00
99	Loan	\$ 60,000	7/1/2008	Steve and Rebecca	Down Payment Assistance	Yes	10/23/2053	0%	\$ 60,000.00
100	Loan	\$ 60,000	7/1/2007	Adam Altstadt	Down Payment Assistance	Yes	2/28/2053	0%	\$ 60,000.00
101	Loan	\$ 60,000	6/18/2007	Sandy Perez	Down Payment Assistance	Yes	6/17/2052	0%	\$ 60,000.00
102	Loan	\$ 60,000	9/24/2007	Ervin and Norma Afre	Down Payment Assistance	Yes	9/24/2052	0%	\$ 60,000.00
103	Loan	\$ 40,000	11/9/2006	Joe and Margaret	Down Payment Assistance	Yes	11/9/2051	0%	\$ 40,000.00
104	Loan	\$ 35,000	3/22/2004	Cynthia Gay	Down Payment Assistance	Yes	3/22/2044	0%	\$ 35,000.00
105	Loan	\$ 35,000	5/26/2004	Ray Machado	Down Payment Assistance	Yes	5/24/2044	0%	\$ 35,000.00

**City of Manteca, California Part Two**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**  
**Part Four**

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan (Payment Start Date)	Interest rate of loan	Current outstanding loan balance (as of 2/1/12)
106	Loan	\$ 35,000	1/22/2004	Frank Souza	Down Payment Assistance	Yes	10/6/2044	0%	\$ 35,000
107	Loan	\$ 35,000	11/23/2004	Victor and Michelle Turner	Down Payment Assistance	Yes	11/17/2044	0%	\$ 35,000
108	Loan	\$ 45,000	3/30/2005	Carey Blevins	Down Payment Assistance	Yes	Loan in Default	0%	\$ 45,000
109	Loan	\$ 40,000	2/3/2006	Antonio Anaya III	Down Payment Assistance	Yes	Loan in Default	3.75%	
110	Loan	\$ 40,000	6/16/2006	Brian Aufdenkamp & Melissa Beebe	Down Payment Assistance	Yes	Loan in Default	3.75%	
111	Loan	\$ 60,000	6/18/2007	Joseph Gallegos	Down Payment Assistance	Yes	Loan in Default	3.75%	
112	Loan	\$ 60,000	6/18/2007	Kyle Moser	Down Payment Assistance	Yes	Loan in Default	3.75%	
113	Loan	\$ 40,000	8/9/2007	Mohammed & Manar Elder	Down Payment Assistance	Yes	Loan in Default	3.75%	
114	Loan	\$ 60,000	11/16/2007	Ismael Paucar	Down Payment Assistance	Yes	Loan in Default	3.75%	
115	Loan	\$ 60,000	7/6/2007	Kim Galloway	Down Payment Assistance	Yes	Loan in Default	3.75%	
116	Loan	\$ 7,500.00	4/5/2011	Ann Horn	Senior Home Rehabilitation	Yes	1/1/2013	3%	\$ 7,500
117	Loan	\$ 30,000	5/21/2002	David Alvarado	Down Payment Assistance through County	Yes	5/21/2032	0%	\$ 30,000
118	Loan	\$ 30,000	11/16/2002	Katie Oxford	Down Payment Assistance through County	Yes	11/16/2032	0%	\$ 30,000
119	Loan	\$ 30,000	2/5/2003	Daryl Cota	Down Payment Assistance through County	Yes	2/5/2033	0%	\$ 30,000

**City of Manteca, California Part Two**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**  
**Part Four**

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan (Payment Start Date)	Interest rate of loan	Current outstanding loan balance (as of 2/1/12)
120	Loan	\$ 60,000	2/11/2008	Brad Estes	Down Payment Assistance	Yes	Loan in Default	3.75%	
121	Loan	\$ 60,000	2/1/2008	George Houle	Down Payment Assistance	Yes	Loan in Default	3.75%	
122	Loan	\$ 60,000	8/17/2007	Daniel & Kimberly Machado	Down Payment Assistance	Yes	8/17/2052	0%	\$ 60,000
123	Grant	\$ 4,355.00	8/16/2006	Charles Ford	Home Rehabilitation	Yes	Loan in Default		
124	Grant	\$ 1,900	8/15/2007	Antonio Anaya III	Home Rehabilitation	Yes	Loan in Default	5.00%	
125	Grant	\$ 9,611.81	6/11/2004	Betancourt, Jorge & Francisco	Home Rehabilitation	Yes	N/A	N/A	N/A
126	Grant	\$ 9,923.87	4/17/2006	Mueller, Betty	Rental Rehabilitation	Yes	N/A	N/A	N/A
127	Grant	\$ 13,490.95	12/16/2005	Mueller, Gary	Rental Rehabilitation	Yes	N/A	N/A	N/A
128	Grant	\$ 3,311.91	11/18/2005	Robertson, Lawana	Rental Rehabilitation	Yes	N/A	N/A	N/A
129	Loan	\$ 10,000.00	3/2/1998	Habitat for Humanity	Construction of Affordable Housing	Yes	N/A	N/A	N/A
130	Grant	\$ 1,875,000.00	05/16/2005 & 04/02/2007	Eden Housing Inc	Construction of Affordable Housing	Yes	N/A	N/A	\$ 1,875,000.00
131	Loan	\$ 1,680,932.00	6/5/2000 & 11/01/2002	Eden Housing Inc	Construction of Affordable Housing	Yes	7/1/2044	3%	\$ 1,681,000.00
132	Loan	\$ 2,593,742.00	9/1/2000	Eden Housing Inc	Construction of Affordable Housing	Yes	9/1/2055	1%	\$ 2,593,742.00
133	Loan	\$ 1,243,440.00	09/21/10	HOPE Ministries Inc	Construction of Affordable Housing	Yes	1/17/1967	1%	\$ 1,432,190.00
134	Loan	\$ 164,841.84		HOPE Ministries Inc	Construction of Affordable Housing	Yes	6/1/2013		\$ 164,841.84





**City of Manteca  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
1	100% of residual receipts	Low Mod Housing	Eden Housing Inc (1976 N Union)	Eden Housing	City of Manteca	Construction of Affordable Housing	Yes	California Redevelopment Law	Exhibit D-115
2	100% of residual receipts	Low Mod Housing	Eden Housing (Union Court)	Eden Housing	City of Manteca	Construction of Affordable Housing	Yes	California Redevelopment Law	Exhibit D-116
3	50% of the residual receipts	Low Mod Housing	Affirmed Housing	Affirmed	City of Manteca	Construction of Affordable Housing	Yes	California Redevelopment Law	Exhibit D-120

a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

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

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

**City of Manteca**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
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a/ May include rents or home loan payments.

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

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Manteca

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
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