

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

Former Redevelopment Agency: Redevelopment Agency of the City of Capitola

Successor Agency to the Former Redevelopment Agency: City of Capitola, as the Successor Agency of the former Capitola Redevelopment Agency

Entity Assuming the Housing Functions of the former Redevelopment Agency: Capitola Housing Successor

Entity Assuming the Housing Functions Contact Name: Tori Hannah Title Finance Director Phone (831) 475-7300 x224 E-Mail Address [thannah@ci.capitola.ca.us](mailto:thannah@ci.capitola.ca.us)

Entity Assuming the Housing Functions Contact Name: Lonnie Wagner Title Accountant II Phone (831) 475-7300 x230 E-Mail Address [lwagner@ci.capitola.ca.us](mailto:lwagner@ci.capitola.ca.us)

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

Prepared By: Lonnie Wagner

Date Prepared: 30-Jul-12

**Capitola Housing Successor  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2) c/, d/, e/**

Item #	Type of Asset a/, c/, d/, e/	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	a/, c/, d/, e/ - See Exhibit C					Yes	b/						
2	a/, c/, d/, e/ - See Exhibit D					Yes	b/						
3	a/, c/, d/, e/ - See Exhibit E					Yes	b/						
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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/Community Development Block Grant Program (CDBG), California Redevelopment Law/ HOME Investment Partnership Program (HOME), California Redevelopment Law/ Low and Moderate Income Housing Set Aside funds, tax credits, state bond indentures, and federal funds requirements.

c/ Deeds of trust associated with Housing Assets listed on Exhibit C, D or E are not separately listed in this Exhibit A; but are considered interest in real property of the Capitola Housing Successor incorporated herein by this reference.

d/ Affordability covenants associated with Housing Assets listed on Exhibit C, D, or E are not separately listed in this Exhibit A; but are considered interest in real property of the Capitola Housing Successor incorporated herein by this reference.

e/ Capitola Housing Successor owned real property or restriction, per Health and Safety Code Section 34176 (a)(2)

Exhibit B - Personal Property

**Capitola Housing Successor  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2) b/**

Item #	Type of Asset a/, b/	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
1	Housing records and deeds	Housing records and deeds	n/a	1-Feb-12	n/a	n/a	n/a	Various
2	Housing files	Housing files	n/a	1-Feb-12	n/a	n/a	n/a	Various
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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.

b/ Housing Successor Owner Personal Property, per Health and Safety Code Section 34176 (e)(1).

**Capitola Housing Successor  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2) c/**

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	Very low, low, and moderate income mobile homes	3/14/2011	Housing Authority of the County of Santa Cruz	\$867,204 d/	Yes	California Redevelopment Law / CDBG / HOME	Various mobile home owners	\$1,049,388	\$0	\$0	Various
2	Very low, low, and moderate income mobile homes	3/11/2011	Millennium Housing of California, Inc. a California nonprofit public benefit corporation	\$850,000 e/	Yes	California Redevelopment Law / Bond Covenants	Millennium Housing of California, Inc. a California nonprofit public benefit corporation	\$1,840,000	\$0	\$160,000	11-Aug-11
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space. Funded with multiple sources, including the Low and Moderate Income Housing Funds and CDBG, HOME, or other funding. Includes any deed of trust and affordability covenants associated with Housing Assets listed in this Exhibit C; incorporated herein by this reference.

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

c/ Capitola Housing Successor encumbered housing funds for Enforceable Obligations, per Health and Safety Code Section 34176 (e)(2).

d/ Total Housing Authority commitment from Capitola is \$1,049,388. \$182,184 from the RDA/Capitola Housing Successor/Successor Agency has been issued to date. The remaining \$867,204 commitment is an item on the City of Capitola as Successor Agency to the former Capitola Redevelopment Agency Recognized Obligation Payment Schedule (ROPS) and is scheduled for payment of \$102,024 per year through 2021.

e/ Total Millennium commitment from Capitola is \$2,000,000. \$990,000 from the RDA/Capitola Housing Successor/Successor Agency and \$160,000 from the City of Capitola Housing Trust Fund have been issued to date. The remaining \$850,000 commitment is an item on the City of Capitola as Successor Agency to the former Capitola Redevelopment Agency Recognized Obligation Payment Schedule (ROPS) and is scheduled for payment of \$100,000 per year through 2021.

**Capitola Housing Successor**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2) a/, b/, c/**

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 d/	Purpose for which the funds were loaned or granted e/	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance (7/31/12)
1	Loan	\$ 19,407.00	05/11/05	034-171-06	Rehabilitation	Yes, affordable housing	05/12/20	3.0%	\$ 23,610.74
2	Loan	\$ 18,856.00	04/16/02	064-651-04-23	Rehabilitation	Yes, affordable housing	04/15/17	3.0%	\$ 24,676.18
3	Loan	\$ 18,013.00	01/29/01	038-031-32	Rehabilitation	Yes, affordable housing	01/28/16	3.0%	\$ 24,227.36
4	Loan	\$ 14,770.00	01/31/01	038-031-32	Rehabilitation	Yes, affordable housing	01/30/16	3.0%	\$ 19,863.13
5	Loan	\$ 1,365,000.00	07/25/08	Bay Avenue Senior Housing LP, through First Community Housing Corporation (036-051-33)	Rehabilitation	Yes, affordable housing	07/24/63	3.0%	\$ 1,529,407.71
6	Loan	\$ 9,972.00	12/18/01	034-241-11-3	Rehabilitation	Yes, affordable housing	12/17/16	3.0%	\$ 13,117.21
7	Loan	\$ 5,000.00	01/10/05	034-241-11-3	Purchase share of mobile home park	Yes, affordable housing	01/09/35	3.0%	\$ 6,132.77
8	Loan	\$ 13,200.00	02/28/01	064-651-04	Rehabilitation	Yes, affordable housing	02/27/16	3.0%	\$ 17,727.53
9	Loan	\$ 19,662.29	8/7/2007	064-651-04	Rehabilitation	Yes, affordable housing	see footnote f/	3.0%	\$ 22,600.99
10	Loan	\$ 20,465.00	06/23/03	064-651-04	Rehabilitation	Yes, affordable housing	06/22/18	3.0%	\$ 13,485.34
11	Loan	\$ 54,750.00	04/23/10	034-321-16	First Time Home Buyer	Yes, affordable housing	04/23/40	3.0%	\$ 60,120.38
12	Loan	\$ 10,000.00	01/28/99	034-621-40	Rehabilitation	Yes, affordable housing	see footnote f/	3.0%	\$ 10,325.00
13	Loan	\$ 10,000.00	12/11/06	034-241-11-35	First Time Home Buyer	Yes, affordable housing	see footnote f/	3.0%	\$ 11,690.21
14	Loan	\$ 11,970.00	01/30/02	034-171-06	Rehabilitation	Yes, affordable housing	01/29/17	3.0%	\$ 15,739.49
15	Loan	\$ 10,097.00	06/22/01	064-651-04	Rehabilitation	Yes, affordable housing	06/21/16	3.0%	\$ 13,501.14
16	Loan	\$ 5,000.00	03/21/00	064-651-04	Purchase share of mobile home park	Yes, affordable housing	03/20/30	3.0%	\$ 6,691.10
17	Loan	\$ 59,200.00	9/4/2008	064-651-04	First Time Home Buyer	Yes, affordable housing	09/03/38	3.0%	\$ 66,265.43
18	Loan	\$ 19,723.00	12/10/01	036-031-32	Rehabilitation	Yes, affordable housing	12/09/16	3.0%	\$ 26,016.67
19	Loan	\$ 6,971.00	04/16/02	034-241-11-13	Rehabilitation	Yes, affordable housing	4/15/20	3.0%	\$ 9,122.70
20	Loan	\$ 5,000.00	01/10/05	034-241-11-13	Purchase share of mobile home park	Yes, affordable housing	12/14/34	3.0%	\$ 6,132.77
21	Loan	\$ 10,218.00	12/15/04	064-651-04-23	Rehabilitation	Yes, affordable housing	12/15/19	3.0%	\$ 12,554.78
22	Loan	\$ 48,750.00	12/07/07	036-031-32-42	First Time Home Buyer	Yes, affordable housing	see footnote f/	3.0%	\$ 55,543.28
23	Loan	\$ 7,860.00	09/08/05	064-651-04	Rehabilitation	Yes, affordable housing	09/07/20	3.0%	\$ 9,439.81
24	Loan	\$ 5,000.00	01/10/05	034-241-11-31	Purchase share of mobile home park	Yes, affordable housing	01/09/35	3.0%	\$ 6,132.77
25	Loan	\$ 10,907.00	04/16/01	034-551-01-11	Rehabilitation	Yes, affordable housing	04/15/16	3.0%	\$ 14,591.85
26	Loan	\$ 49,200.00	12/30/10	034-241-11-12	First Time Home Buyer	Yes, affordable housing	see footnote f/	3.0%	\$ 50,901.77
27	Loan	\$ 19,704.00	06/11/01	064-651-04	Rehabilitation	Yes, affordable housing	06/10/16	3.0%	\$ 26,286.35
28	Loan	\$ 20,000.00	06/12/01	064-651-04-23	Rehabilitation	Yes, affordable housing	06/11/16	3.0%	\$ 26,679.59
29	Loan	\$ 5,000.00	01/10/05	034-241-11-14	Purchase share of mobile home park	Yes, affordable housing	01/09/35	3.0%	\$ 6,132.77
30	Loan	\$ 1,840,000.00	03/18/11	Millennium Housing of California, Inc. a California nonprofit public benefit corporation (034-171-06, 034-171-09, 034-171-11, 034-231-01)	Purchase of mobile home park	Yes, affordable housing	04/14/41	3.0%	\$ 990,000.00
31	Loan	\$ 7,050.00	01/02/02	034-103-34	Rehabilitation	Yes, affordable housing	01/01/17	3.0%	\$ 9,273.60
32	Loan	\$ 5,000.00	01/10/05	034-241-11-34	Purchase share of mobile home park	Yes, affordable housing	01/09/35	3.0%	\$ 6,132.77
33	Loan	\$ 11,836.00	01/25/01	064-651-04	Rehabilitation	Yes, affordable housing	01/24/16	3.0%	\$ 15,923.23
34	Loan	\$ 20,314.00	08/21/06	036-031-32	Rehabilitation	Yes, affordable housing	08/20/21	3.0%	\$ 23,934.49
35	Loan	\$ 5,000.00	01/10/05	034-241-11-7	Purchase share of mobile home park	Yes, affordable housing	01/09/35	3.0%	\$ 6,132.77
36	Loan	\$ 24,390.00	09/06/05	034-241-11-7	Rehabilitation	Yes, affordable housing	09/06/20	3.0%	\$ 29,300.24
37	Loan	\$ 5,000.00	01/10/05	034-241-11-24	Purchase share of mobile home park	Yes, affordable housing	01/09/35	3.0%	\$ 6,132.77
38	Loan	\$ 28,000.00	08/21/06	034-651-04-23	Rehabilitation	Yes, affordable housing	08/20/21	3.0%	\$ 32,953.51
39	Loan	\$ 5,000.00	03/22/00	034-651-04-42	Purchase share of mobile home park	Yes, affordable housing	03/19/30	3.0%	\$ 6,853.60
40	Loan	\$ 5,000.00	01/10/05	034-241-11-25	Purchase share of mobile home park	Yes, affordable housing	01/09/35	3.0%	\$ 6,132.77
41	Loan	\$ 13,738.00	01/23/01	064-651-04	Rehabilitation	Yes, affordable housing	01/22/16	3.0%	\$ 18,471.17
42	Loan	\$ 12,285.00	06/29/07	034-241-11-32	Rehabilitation	Yes, affordable housing	06/29/22	3.0%	\$ 14,159.47
43	Loan	\$ 5,000.00	01/10/05	034-241-11-32	Purchase share of mobile home park	Yes, affordable housing	01/09/35	3.0%	\$ 6,132.77
44	Loan	\$ 5,000.00	01/10/05	034-241-11-8	Purchase share of mobile home park	Yes, affordable housing	01/09/35	3.0%	\$ 6,132.77
45	Loan	\$ 10,133.00	10/16/01	034-102-23	Rehabilitation	Yes, affordable housing	10/15/16	3.0%	\$ 13,412.27
46	Loan	\$ 1,475.00	12/12/01	034-102-23	Rehabilitation	Yes, affordable housing	10/15/16	3.0%	\$ 1,945.43
47	Loan	\$ 5,000.00	03/28/00	034-651-04-55	Purchase share of mobile home park	Yes, affordable housing	03/27/30	3.0%	\$ 6,851.13
48	Loan	\$ 5,000.00	03/28/00	034-651-04-38	Purchase share of mobile home park	Yes, affordable housing	03/27/30	3.0%	\$ 6,851.13

a/ Funded with multiple sources, including the Low and Moderate Income Housing Funds and CDBG, HOME, or other funding.

b/ Includes any deed of trust and affordability covenants associated with Housing Assets listed in this Exhibit D; incorporated herein by this reference.

c/ Assets generated from Housing Fund Expenditures on Property Owned by Third Parties, per Health and Safety Code Section 34176 (e)(2) and 34176 (e)(3).

d/ Except as identified, these loans are made to private property owners whose names, property addresses, and other identifying personal information are on record with the City of Capitola and the Capitola Housing Successor. This information is available to the Department of Finance staff upon request.

e/ Funded with multiple sources of funds including HOME, CDBG, Low and Moderate Income Housing Fund.

f/ Loan due at sale or transfer of property, default, non-occupancy, cash out refinancing, or due date of first note and deed of trust. Forty-five year affordability resale restriction.

Exhibit E - Rents/Operations

**Capitola Housing Successor  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2) d/**

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)
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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.

d/ No revenues received since January 1, 2012. All housing assets listed in Exhibits A and D may provide revenues to the housing successor that are derived from rents and operations and meet the definition of housing assets under Section 34176(e)(4). These revenues are incorporated into this Exhibit E by this reference. Revenues to third parties are not housing assets as defined in Section 34176(e).

Exhibit F - Rents

**Capitola Housing Successor  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2) d/**

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.

d/ No revenues received since January 1, 2012. All housing assets listed in Exhibits A and D may provide revenues to the housing successor from tenants and operators that are used for the purposes listed in Section 34176(e)(5). These revenues are incorporated into this Exhibit F by this reference. Revenues to third parties are not housing assets as defined in Section 34176(e).

**Capitola Housing Successor  
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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