



HOUSING SUCCESSOR AGENCY ANNUAL REPORT
City of Tulare

Fiscal Year 2018-19

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INTRODUCTION

The Tulare Housing Successor (“Housing Successor”) is the Housing Successor Agency to the former Tulare Redevelopment Agency (“Agency”). The Housing Successor is responsible for maintaining housing assets transferred from the former Agency. Its main goal is to provide affordable housing for City of Tulare (“City”) residents.

This Housing Successor Agency Annual Report (“Annual Report”) contains information on Fiscal Year (“FY”) 2018-19 finances and activities as required by Health and Safety Code (“HSC”) Section 34176.1(f). FY 2018-19 marks the end of the first five-year compliance period for income proportionality. This Annual Report details how the Housing Successor met all requirements for expenditures by income level from January 1, 2014 through June 30, 2019.

The Annual Report is due to the California Department of Housing and Community Development (“HCD”) by April 1 annually, and must be accompanied by an independent financial audit. The City’s audited financial statements will be posted on the City’s website when available. This report is an addendum to the Housing Element Annual Progress Report required by Government Code Section 65400, which is submitted to HCD by April 1 annually.

HOUSING SUCCESSOR REQUIREMENTS

Senate Bill (“SB”) 341¹ and subsequent legislation enacted several requirements for housing successor agencies. Housing successors must comply with three major requirements pursuant to HSC Section 34176.1:

1. Expenditures and housing production are subject to income and age targets.
2. Housing successors may not accumulate an “excess surplus,” or a high balance based on certain thresholds.

¹ 2013-14 legislative session

3. Properties must be developed with affordable housing or sold within five to ten years of the California Department of Finance approving the Housing Asset Transfer Form.

The requirements are designed to ensure that housing successors are actively utilizing former Agency housing assets to produce affordable housing. Appendix 1 provides a detailed summary of the reporting requirements that are addressed in this Annual Report.

ASSETS TRANSFERRED TO HOUSING SUCCESSOR

Upon the statewide dissolution of redevelopment in 2012, all rights, powers, committed assets, liabilities, duties, and obligations associated with the housing activities of the Agency were transferred to the Housing Successor. The Housing Successor prepared a Housing Asset Transfer Form (“HAT”) that provided an inventory of all housing assets transferred from the Agency to the Housing Successor. This included:

1. Real properties;
2. Low and Moderate Income Housing Fund encumbrances;
3. Loan receivables; and
4. Rents.

All items on HAT were approved by the California Department of Finance (“DOF”) on February 25, 2013.

It is important to distinguish that Housing Successor assets that were not transferred from the former Agency, or generated by or purchased with assets from the former Agency, are not subject to HSC Section 34176.1. A copy of the HAT is provided as Appendix 2

HOUSING ASSET FUND ACTIVITY

Former Agency assets, and the revenues generated by those assets, are maintained in a Low and Moderate Income Housing Asset Fund (“Housing Asset Fund”).² Housing Asset Funds may be spent on:

- **Administrative costs** up to \$200,000 per year adjusted for inflation, or 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT (“Portfolio”), whichever is greater. According to HCD, the \$200,000 limit adjusted for inflation in FY 2018-19 was \$215,500. In comparison, 5% of Tulare’s Portfolio value was \$465,015 (5% of \$9,300,692). The FY 2018-19 administrative cost limit for the Housing Successor was the higher number of \$465,035.
- **Homeless prevention and rapid rehousing services** up to \$250,000 per year if the former Agency did not have any outstanding housing inclusionary or replacement housing production requirements. The Housing Successor qualifies to spend Housing Asset Funds on this category if it chooses because the former Agency had a surplus of affordable housing production units upon dissolution.
- **Affordable housing development** assisting households up to 80 percent of the Area Median Income (“AMI”), subject to specific income and age targets.

Five-Year Income Proportionality: If any Housing Asset Funds are spent on affordable housing development, it triggers a requirement to spend at least 30 percent of such expenses assisting extremely low income households (30% AMI) and no more than 20 percent on low income households (between 60-80% AMI) per five-year compliance period. The first five-year compliance period was January 1, 2014 through June 30, 2019.

Note that housing successors must report expenditures by category each year, but compliance with income proportionality limits is measured every five years. For example, a housing successor could spend all its funds in a single year on households earning between

² The Housing Asset Fund replaced the former Agency’s Low and Moderate Income Housing Fund.

60-80% AMI, as long as it was 20 percent or less of the total expenditures during the five-year compliance period.

Ten-Year Age Proportionality: If more than 50% of the total aggregate number of rental units produced by the City, Housing Successor, or former Agency during the past 10 years are restricted to seniors, the Housing Successor may not spend more Housing Asset Funds on senior rental housing.

Appendix 3 describes Housing Asset Fund expenditure requirements in more detail, including the types of costs eligible in each category.

EXPENDITURE LIMIT COMPLIANCE

The Housing Successor complied with all Housing Asset Fund spending restrictions in FY 2018-19, including five-year compliance period income targeting requirements:³

- Administrative costs of \$14,914 did not exceed the \$465,035 maximum amount for FY 2018-19.
- No homeless prevention or rapid rehousing expenses were made in FY 2018-19.
- No affordable housing development-related expenditures were made during the five-year compliance period. Therefore, the five-year compliance period income targets were met.

The Housing Successor will ensure it continues to meet all expenditure requirements going forward, including the next five-year compliance period of July 1, 2019 through June 30, 2024.

Failure to comply with the extremely low income requirement in any five-year compliance period will result in the Housing Successor having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance. Exceeding the expenditure limit for low households earning

³ The Housing Asset Fund figures in this Annual Report are based on unaudited numbers that were available at the time this report was prepared. They might vary slightly from audited numbers once the Housing Successor's annual audit is complete.

between 60-80% AMI in any five-year reporting period will result in the Housing Successor not being able to expend any funds on these income categories until in compliance.

SENIOR HOUSING LIMIT COMPLIANCE

The Housing Successor complies with the limit allowing no more than 50 percent of the total aggregate number of rental units produced within the preceding ten years to be restricted to seniors. The Housing Successor, City, and former Agency assisted 126 deed-restricted rental units in the last ten years, none of which are restricted to seniors. Table 1 details units assisted by project.

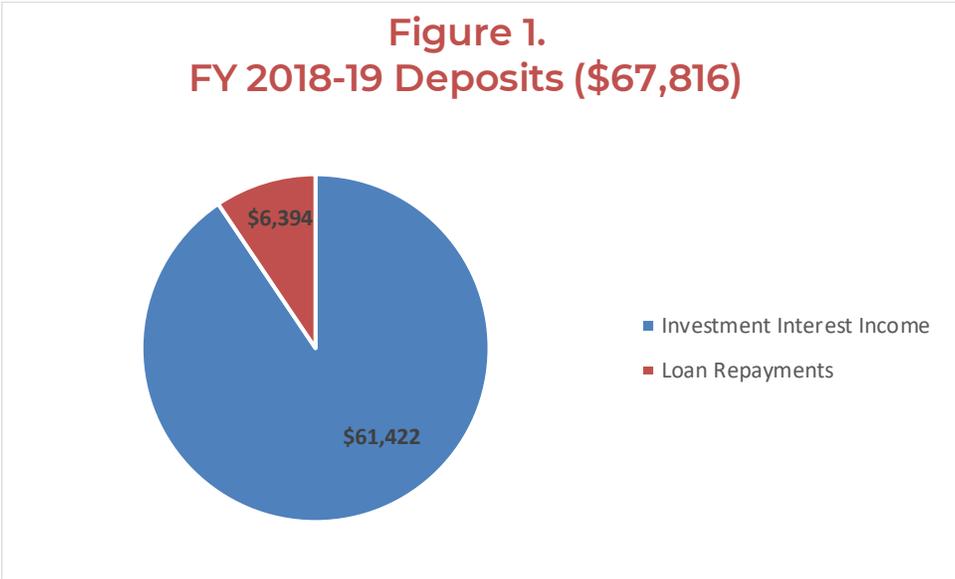
Table 1
Deed-Restricted Senior Rental Units Assisted Prior Ten Years

Property	Senior Units	%	Non-Senior Units	%	Total Units
484 Beechwood Dr.	0	0%	20	100%	20
552 W. Alpine Pl.	0	0%	57	100%	57
360 N West St.	0	0%	49	100%	49
Total	0		126		126
% Senior Units:		0%			

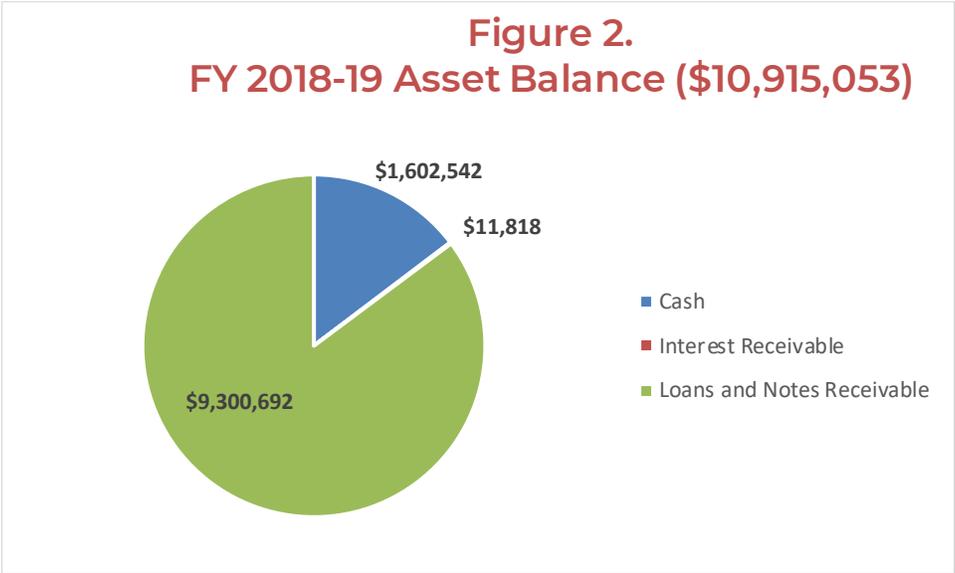
Source: City of Tulare

DEPOSITS AND FUND BALANCE

The Housing Successor deposited \$67,816 into the Housing Asset Fund during FY 2018-19. Revenues were from investment interest income and loan repayments as shown in Figure 1.



The Housing Asset Fund balance as of June 30, 2019 was \$10,915,053 as summarized in Figure 2. Of the total asset balance, \$1.6 million was available cash.



DEPOSITS FROM CITY TO AGENCY LOAN REPAYMENTS

HSC Section 34191.4(b)(3)(C) requires that 20 percent of any loan repayment made from a redevelopment successor agency to a city, for a loan that a city made to a former redevelopment agency, be deducted from the loan repayment amount and transferred to the Housing Asset Fund. The Tulare Redevelopment Successor Agency has an outstanding loan owed to the City with an outstanding

principal balance of \$16,052,848. Interest is accrued at three percent annually. The loan is expected to be repaid between Fiscal Years 2020-21 through 2050-51. Twenty percent of all loan repayments will be deposited into the Housing Asset Fund.

EXCESS SURPLUS

The Housing Asset Fund may not accumulate an “excess surplus”, or an unencumbered amount that exceeds the greater of \$1 million, or the sum of deposits in the prior four fiscal years. This requirement ensures that housing successors are actively spending available Housing Asset Funds on affordable housing.

The Housing Successor had an excess surplus of \$550,460 as of FY 2018-19, as shown in Table 2.

Table 2 Excess Surplus Calculation						
Fiscal Year	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Deposits	\$ 25,223	\$ 20,957	\$ 93,143	\$ 36,793	\$ 93,085	\$ 67,816
Beginning Cash Balance					\$ 1,487,407	\$ 1,550,460
Less: Encumbered Funds					\$ -	\$ -
Unencumbered Amount					\$ 1,487,407	\$ 1,550,460
Step 1						
\$1 Million, or					\$ 1,000,000	\$ 1,000,000
Last 4 Deposits					\$ 176,116	\$ 243,978
Result: Larger Number					\$ 1,000,000	\$ 1,000,000
Step 2						
Unencumbered Cash Balance					\$ 1,487,407	\$ 1,550,460
Larger Number From Step 1					\$ 1,000,000	\$ 1,000,000
Excess Surplus					\$ 487,407	\$ 550,460

In the FY 2017-18 Annual Report, the Housing Successor reported an excess surplus of \$1,374,344 based on the ending cash balance as of June 30, 2018. The excess surplus calculation methodology was updated this year to calculate excess surplus based on the cash balance at the beginning of the fiscal year. This matches the calculation methodology applied by HCD prior to redevelopment dissolution. Based on the updated methodology, the FY 2017-18 excess surplus was \$472,493. Table

4 demonstrates that the Housing Successor spent \$14,914 after FY 2017-18, leaving a remaining FY 2017-18 excess surplus of \$472,493.

Table 3	
FY 17-18 Excess Surplus Elimination	
Fiscal Year	2017-18¹
Excess Surplus (Beginning of 2018-19)	\$ 487,407
Elimination of FY 17-18 Excess Surplus	
Expenditures	
<i>FY 18-19 Administrative Costs</i>	\$ 14,914
Encumbrances	
<i>N/A</i>	\$ -
Remaining 17-18 Excess Surplus	\$ 472,493

¹ The 2017-18 Annual Report reported a \$1,374,344 excess surplus as of 6/30/18 based on the ending FY 2017-18 cash balance. The excess surplus calculation was revised to be based on the beginning FY 2017-18 cash balance to mirror the calculation methodology used by HCD prior to redevelopment dissolution.

The excess surplus must be expended or encumbered within three fiscal years, or FY 2020-21 for the FY 2017-18 excess surplus amount (\$472,493) and FY 2021-22 for the FY 2018-19 excess surplus amount (\$550,460). If the Housing Successor fails to comply, it must transfer any excess surplus to HCD within 90 days of the end of the third fiscal year. Tulare plans to issue a Notice of Funding Availability inviting developer proposals to spend up to \$1.5 million on an affordable housing development project, with a preference for permanent supportive housing serving the homeless population.

TRANSFERS TO OTHER HOUSING SUCCESSORS

There were no transfers to another housing successor entity for a joint project pursuant to HSC Section 34176.1.

HOUSING SUCCESSOR PORTFOLIO

The Housing Successor Portfolio includes no properties and nine loans receivable transferred from the former Agency. The Portfolio had a value of \$9,300,692 as of FY 2018-19, as detailed in Table 4.

Table 4
Portfolio Value of Real Properties and Loans Receivable

Asset	Amount
<i>Real Properties</i>	
None ¹	
<i>Loans and Notes Receivable</i>	
Salvation Army	221,407
Tulare Family Housing	1,550,000
Kaweah Management Company	282,848
Tule Vista Association	3,220,000
Tulare Pacific Association	1,098,867
Tulare Aspen Association	2,000,000
Deferred Loans Receivable	433,134
Housing Loans Receivable	91,885
Tulare Family Housing	402,551
<i>Subtotal</i>	<i>\$9,300,692</i>
Total Portfolio Value	\$9,300,692

¹ The Fund 81 Trial Balance includes land held for resale value of \$44,000 for a property sold in June 2018. The asset value will be removed from the 2018-19 balance sheet. The value is not included in this report since it was sold before the end of the fiscal year.

LOANS RECEIVABLE

The City must report the statutory value of real properties formerly owned by the Agency or purchased by the City with Housing Asset Funds, and the value of loans and/or grants receivable transferred on the Housing Asset Transfer Form. The City inherited one real property, which was sold in Fiscal Year 2017-18, and 54 loans from the former Agency when it dissolved on February 1, 2012. Table 4 shows the total value of the loans receivable as of June 30, 2019. The Housing Asset Transfer Form in Appendix 2 shows more detailed information about each property and loan receivable at the time they were transferred in 2012.

PROPERTY DESCRIPTIONS AND DISPOSITION STATUS

HSC Section 34176(e) requires that all real properties acquired by the Agency prior to February 1, 2012 and transferred to the City be developed for affordable housing purposes or disposed of within five years

from the date DOF approved the Housing Asset Transfer Form, or February 25, 2023. The law allows for a five-year extension via adoption of a resolution.

The Agency transferred one real property to the City located at 340 Howard Street, a single-family rental property. The City sold the property in December 2017 because it was not economically feasible to rehabilitate the property, which had fallen into disrepair. The property was sold to Varo Real Investments for \$75,100, who eventually rehabilitated the property and resold it for non-affordable housing purposes. The net sales proceeds of \$69,711 were deposited into the Housing Asset Fund in FY 2017-18.

HOMEOWNERSHIP UNIT INVENTORY

Table 5 presents an inventory of homeownership units assisted by the Housing Successor that require restrictions, covenants, or an adopted program that protects Housing Asset Fund monies.

Table 5
Homeownership Unit Inventory

Project Name / Address	# Assisted Units	Affordability Covenant Term	
W. Gail Ave & N. E St.	22	07/24/08	7/24/2053
1042 Tulare Ave. (Residential Unit)	1	2/17/2011	2/17/2056
1042 Tulare Ave. (Lot)	1	2/17/2011	2/17/2056
445 S. I St.	1	6/8/2010	6/8/2055
141 N. B St.	1	6/8/2010	6/8/2055
425 S. F St	1	8/11/1998	8/11/2048
813 N. G St	1	4/29/1998	4/29/2048
824 N. E St	1	8/28/2001	8/28/2051
720 W Tulare Ave.	1	10/22/1998	10/22/2048
756 S. C St	1	10/26/1998	10/26/2048
615 S. Sacramento St.	1	9/10/1998	9/10/2048
715 S. C St	1	12/29/1998	12/29/2048
257 W Pleasant	1	5/6/1998	5/6/2048
532 W King Ave.	1	8/16/2002	8/16/2052
572 S West	1	4/28/1998	4/28/2048
1304 W. Elm	1	6/17/1998	7/1/2048
600 S. Howard	1	10/7/1998	10/7/2048
505 N. F St.	1	12/14/1998	12/14/2048
351 N. A St.	1	9/24/2001	9/24/2051
625 So Sacramento	1	1/16/2001	11/30/2029
832 S. U St.	1	4/20/1994	11/30/2029
824 S. U St.	1	4/20/1994	12/28/2029
601 S. T St.	1	4/14/1993	12/28/2029
901 S. T St.	1	4/20/1994	12/28/2029
802 S. U	1	4/20/1994	12/28/2029
900 S. U St.	1	5/7/1993	12/28/2029
740 S. P St.	1	6/6/1905	12/28/2029
527 S. S	1	4/14/1993	12/28/2029
853 S. U St.	1	4/20/1994	12/28/2029
621 S. P St.	1	4/14/1993	12/28/2029
810 S. U	1	4/20/1994	12/28/2029
921 S. T	1	2/16/1994	12/28/2029
847 S. U	1	4/20/1994	12/28/2029
608 S. T St.	1	6/1/1990	12/28/2029
548 S. T St.	1	6/1/1990	12/28/2029
838 S. U St.	1	4/20/1994	12/28/2029
741 S. T St.	1	6/1/1990	12/28/2029
729 S. T St.	1	6/1/1990	12/28/2029
161 N. A St.	1	1/30/2012	1/31/2057
Total Units	60		

Note: In 2018-19, one property was removed from the homeownership inventory because a loan was paid off and the property is no longer affordable (670 E. Inyo Avenue).

Source: City of Tulare

APPENDIX 1 - HOUSING SUCCESSOR ANNUAL REPORT REQUIREMENTS

Housing Successor Reporting Requirements <i>Health and Safety Code Section 34176.1(f)</i>		
Housing Asset Fund Revenues & Expenditures	Other Assets and Active Projects	Obligations & Proportionality
Total amount deposited in the Housing Asset Fund for the fiscal year Amount of deposits funded by a Recognized Obligation Payment Schedule (“ROPS”)	Description of any project(s) funded through the ROPS	Description of any outstanding production obligations of the former Agency that were inherited by the Housing Successor
Statement of balance at the close of the fiscal year	Update on property disposition efforts (note that housing successors may only hold property for up to five years, unless it is already developed with affordable housing)	Compliance with proportionality requirements (income group targets), which must be upheld on a five year cycle
Description of Expenditures for the fiscal year, broken out as follows: <ul style="list-style-type: none"> • Homeless prevention and rapid rehousing • Administrative and monitoring • Housing development expenses by income level assisted 	Other “portfolio” balances, including: <ul style="list-style-type: none"> • Statutory value of any real property either transferred from the former Agency or purchased by the Housing Asset Fund • Value of loans and grants receivable 	Percentage of deed-restricted rental housing restricted to seniors and assisted by the former Agency, the Housing Successor, or the City within the past ten years compared to the total number of units assisted by any of those three agencies
Description of any transfers to another housing successor for a joint project	Inventory of homeownership units assisted by the former Agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former Agency’s investment of monies from the Low and Moderate Income Housing Fund	Amount of any excess surplus, and, if any, the plan for eliminating it

APPENDIX 2 – HOUSING ASSET TRANSFER FORM

The Housing Asset Transfer Form is attached as a separate document.

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

Former Redevelopment Agency: Tulare Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: City of Tulare

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

Entity Assuming the Housing Functions Contact Name: TBD Title _____ Phone 558-684-4200 E-Mail Address dthompson@ci.tulare.ca.us

Entity Assuming the Housing Functions Contact Name: _____ Title _____ Phone _____ 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

X
X
X
X

Prepared By: **Darlene Thompson, Finance Director**

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

City of Tulare
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	Low-Mod Housing - Residential Rental	APN 175-352-001 - 340 Howard Street, Tulare	\$85,098	1,062	1,062	No		2/1/2012	Yes	No	No	1-Jan-11	Ownership
2													
3													
4													
5													
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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, tax credits, state bond indentures, and federal funds requirements.

City of Tulare
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 Tulare
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	Construction of a 47 Unit Affordable Multifamily Apartments	22-Jun-11	Tulare Aspen Associates	2,000,000	Y	Ca Redevelopment Law and Housing Tax	Kaweah Mgmt Co., Inc	Construction	No	No	Pending - Oct, 2012
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4											
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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.

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

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

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan	\$500,000.00	24-Jul-08	Self-Help	Construct 22 for-sale single family mutual self-help units and whose income is 80% or	Yes	As each home is sold the and amount is applied to a HUD loan.	0%	\$ 295,250.00
2	Loan	\$60,000.00	17-Feb-11	Habitat for Humanity	Construction of a single residential unit at 1042 Tulare Avenue	Yes	When the house is sold	default under the DDA, the lower of the highest reate then allowed by	\$ 60,000.00
3	Loan	\$20,000.00	2/17/2011	Habitat for Humanity	Purchase of lot at 1042 Tulare Avenue, Tulare	Yes	No payment unless a default under DDA, forgiven after 45 years	0%	\$ 20,000.00
4	Loan	\$221,407.00	3/18/2005	Salvation Army	Purchase of land to construct a senior housing project consisting of 60 units	Yes	Forgiven unless a default under DDA dated 3-18-2005, due in 55 years.	Default interest rate, lower of the highest rate then allowed by law or 5% over the prime interest rate announced by Wells Fargo Bank	\$ 221,407.00

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

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
5	Loan	\$300,000.00	10/20/2007	Las Palmas Foundation/Tulare II Family Housing Partners, LP	Construction of a 81 low income apartment units - Phase I	Yes	First 30 years from the date a Certificate of Occupancy is issued, will pay interest which has accrued on the Note amount during the previous year, but in no event to pay an amount greater than 10% of the residual receipts. After the 30th annual payment, fully amortized level payments for the next 25 years. Any remaining balance shall be due and payable on 55th anniversary of the date of Certificate of Occupancy	3%	\$ 300,000.00
6	Loan	\$1,250,000.00	4/6/2010	Foundation/Tulare II Family Housing	81 low income apartment units -	Yes	Same as above line 5	3%	\$ 1,250,000.00
7	Loan	\$250,000.00	9/21/2009	Kaweah Management Co	Purchase 20 unit housing project	Yes	90 days of the end of each fiscal year of Maker. Principal and interest in an amount equal to the "Agency Share of Residual Receipts" (21% pf residual receipts).	3%	\$ 250,000.00
8	Loan	\$21,500.00	6/8/2010	Kaweah Management Co	Purchase of a single family house	Yes	Monthly payment of \$69.15	1%	\$ 21,500.00
9	Loan	\$21,500.00	6/8/2010	Kaweah Management Co	Purchase of a single family house	Yes	Monthly payment of \$69.15	1%	\$ 21,500.00

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

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
10	Loan	\$3,220,000.00	9/1/2010	Tule Vista Associates	Construct 57 housing units	Yes	25% of Residual Receipts, not to exceed \$3,000,000 due in 35 years and \$220,000 due in 55 years	default interest rate shall be the lower of the highest rate then allowed by law or 2% over the prime interest rate announced by Wells Fargo Bank	\$ 3,220,000.00
11	Loan	\$880,000.00	3/10/2011	Tulare Pacific Associates	Acquisition of land to construct 49 housing units	Yes	10% of Residual Receipts, due 55 years	3%	\$ 880,000.00
12	Loan	\$3,534.00	8/11/1998	Marie Aguayo, etal	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 3,534.00
13	Loan	\$13,084.00	4/29/1998	Alfredo & Martha Alvarez	Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 13,084.00
14	Loan	\$15,000.00	8/28/2001	Juan & Maria Carrillo	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 15,000.00
15	Loan	\$14,078.50	10/22/1998	Grace Ann Munoz-Hertel	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 14,078.50
16	Loan	\$17,833.00	10/26/1998	Wendy R Jones	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 17,650.27
17	Loan	\$14,532.08	9/10/1998	Dennis & Nadine Lutrick	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 14,428.87
18	Loan	\$14,330.00	10/22/1998	Fernando Mata	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 14,330.00

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

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
19	Loan	\$14,395.00	12/29/1998	Pete & Iris Ormonde	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 14,395.00
20	Loan	\$18,893.00	5/6/1998	Jose & Blanca Quezada	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 18,893.00
21	Loan	\$20,000.00	8/16/2002	Esperanza Rodriguez	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 20,000.00
22	Loan	\$19,844.00	4/28/1998	Juan Rosales	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 19,844.00
23	Loan	\$20,000.00	6/17/1998	Dolf & Dolores Saltkill	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 20,000.00
24	Loan	\$14,848.00	10/7/1998	Ruben & Maria Tejeda	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 14,848.00
25	Loan	\$14,455.00	12/14/1998	Erasmo & Audelia Urrea	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 14,455.00
26	Loan	\$15,000.00	9/24/2001	Alfonso & Maximina Valdivia	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 15,000.00
27	Loan	\$15,000.00	1/16/2001	Alfredo Munoz	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 14,736.88
28	Loan	\$2,018.49	12/10/2008	Michael Plascenia	Rehab	Yes	Refinances, no longer principal place of residence	0%	\$ 2,018.49
29	Loan	\$707.89	1/6/2009	Valeta Looper	Rehab	Yes	Refinances, no longer principal place of residence	0%	\$ 707.89

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

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
30	Loan	\$1,486.00	3/27/2009	Roberto & Katherine Castillo	Rehab	Yes	Refinances, no longer principal place of residence	0%	\$ 1,486.00
31	Loan	\$1,776.27	11/28/2008	Josephine Ruiz	Rehab	Yes	Refinances, no longer principal place of residence	0%	\$ 1,747.72
32	Loan	\$7,500.00	4/20/1994	Andrew & Michell Aguilar	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 7,500.00
33	Loan	\$7,500.00	4/20/1994	Alfredo & Teresa Avelar	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 7,500.00
34	Loan	\$1,500.00	4/14/1993	Filberto & Magdalena Barajas	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 1,500.00
35	Loan	\$7,000.00	6/1/1990	Simon & Maria Castaneda	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 7,000.00
36	Loan	\$7,500.00	4/20/1994	Jamie & Mary Ann Flores	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 7,500.00
37	Loan	\$7,500.00	4/20/1994	Gilbert & Juana Gaona	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 7,500.00
38	Loan	\$24,900.00	5/7/1993	Jose & Debra Garcia	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 24,900.00
39	Loan	\$6,500.00	1984	Petra Garza, Danny Garza and Julio Garza	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 6,500.00
40	Loan	\$12,395.00	4/14/1993	Aureliano & Maria Gonzalez	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 12,395.00

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

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
41	Loan	\$7,500.00	4/20/1994	Jesus Gonzalez	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 7,500.00
42	Loan	\$30,000.00	4/14/1993	Carlos & Ramona Guerrero	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 30,000.00
43	Loan	\$15,000.00	5/11/1994	Vicente Mosqueda	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 15,000.00
44	Loan	\$7,500.00	4/20/1994	Jesus & Blanca Nunez	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 7,500.00
45	Loan	\$19,250.00	2/16/1994	Eduardo & Teresa Perez	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 19,250.00
46	Loan	\$7,500.00	4/20/1994	Ignacio & Zoila Ponce	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 7,500.00
47	Loan	\$5,900.00	6/1/1990	Agustin & Concepcion Quiroz	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 5,900.00
48	Loan	\$5,900.00	6/1/1990	Robert I Quiroz	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 5,900.00
49	Loan	\$7,500.00	4/20/1994	Alcario Sanchez	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 7,500.00
50	Loan	\$5,900.00	6/1/1990	Joe Wilson	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 5,900.00
51	Loan	\$5,900.00	6/1/1990	Jose L Zavala and Guadalupe Cabrera	Acquisition - First Time Home Buyers	Yes	If default "Affordability Agreement" or the sale of property	0%	\$ 5,900.00

City of Tulare
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)
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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.

Exhibit F - Rents

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

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
1	Rental Income	Single Family Residence	Successor Agency	City of Tulare	City of Tulare	Low-Mod	Y	Ca Redevelopment Law	1
2	Note Payment	Single Family Residence	Successor Agency	AmeriNational Community Services	City of Tulare	Low-Mod	Y	Ca Redevelopment Law	
3	Note Payment	Single Family Residence	Successor Agency	City of Tulare	City of Tulare	Low-Mod	Y	Ca Redevelopment Law	
4	Note Payment	Single Family Residence	Successor Agency	City of Tulare	City of Tulare	Low-Mod	Y	Ca Redevelopment Law	
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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 Tulare
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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APPENDIX 3 – HOUSING ASSET FUND EXPENDITURE REQUIREMENTS

Housing Asset Fund Expenditure Requirements <i>Health and Safety Code Section 34176.1</i>		
Expense Category	Limits	Allowable Uses
Administration and Compliance Monitoring	\$465,035 for FY 2018-19 (limit varies each year)	Administrative activities such as: <ul style="list-style-type: none"> Professional services (consultant fees, auditor fees, etc.) Staff salaries, benefits, and overhead for time spent on Housing Successor administration Compliance monitoring to ensure compliance with affordable housing and loan agreements Property maintenance at Housing Successor-owned properties Capped at \$200,000 adjusted annually for inflation or 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT (“Portfolio”), whichever is greater.
Homeless Prevention and Rapid Rehousing Solutions	\$250,000 maximum per fiscal year	Services for individuals and families who are homeless or would be homeless but for this assistance, including: <ul style="list-style-type: none"> Contributions toward the construction of local or regional homeless shelters Housing relocation and stabilization services including housing search, mediation, or outreach to property owners Short-term or medium-term rental assistance Security or utility deposits Utility payments Moving cost assistance Credit repair Case management Other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.
Affordable Housing Development	No spending limit, but must comply with income and age targets	“Development” includes: <ul style="list-style-type: none"> New construction Acquisition and rehabilitation Substantial rehabilitation Acquisition of long-term affordability covenants on multifamily units Preservation of at-risk units whose affordable rent restrictions would otherwise expire over the next five years

Housing Asset Fund Expenditure Requirements
Health and Safety Code Section 34176.1

Expense Category	Limits	Allowable Uses
	<i>Income Targets</i>	<p>Every five years (currently FYE 2020-2024), Housing Asset Funds must meet income targets:</p> <ul style="list-style-type: none"> • At least 30% on extremely low income rental households (up to 30% AMI or “Area Median Income”) • No more than 20% on low income households (60-80% AMI) <p>Moderate and above moderate income households may not be assisted (above 80% AMI).</p> <p>Failure to comply with the extremely low income requirement in any five-year compliance period will result in having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance.</p> <p>Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in not being able to expend any funds on these income categories until in compliance.</p>
	<i>Age Targets</i>	<p>For the prior ten years (resets every year), a maximum of 50% of deed-restricted rental housing units assisted by the Housing Successor or its host jurisdiction may be restricted to seniors.</p> <p>If a housing successor fails to comply, Housing Asset Funds may not be spent on deed-restricted rental housing restricted to seniors until in compliance.</p>