

**RESOLUTION NO. 2013-09 (OVERSIGHT BOARD)**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA ACKNOWLEDGING STATE DEPARTMENT OF FINANCE REVIEW AND FINDING REGARDING THE HOUSING ASSET LIST, AND DIRECTING TRANSFER OF HOUSING ASSETS SET FORTH IN DEPARTMENT OF FINANCE APPROVED HOUSING ASSET LIST TO THE CITY OF SANTA CLARA, ACTING AS THE HOUSING SUCCESSOR AGENCY, PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34181(c)**

**BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF CITY OF SANTA CLARA AS FOLLOWS:**

**WHEREAS**, the California State Legislature enacted Assembly Bills x1 26 and 1484 to dissolve and unwind the affairs of redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.);

**WHEREAS**, the City Council of the City of Santa Clara (the "City Council") declared that the City of Santa Clara, acting in a separate legal capacity and as a separate public entity pursuant to Health and Safety Code Section 34173(g), will act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the City of Santa Clara (the "Dissolved RDA") effective February 1, 2012;

**WHEREAS**, an oversight board for the Successor Agency (the "Oversight Board") has been established and is functioning in accordance with Health and Safety Code Section 34179;

**WHEREAS**, pursuant to Health and Safety Code Section 34176(a)(1), the City Council elected that the City of Santa Clara (the "City") will retain the housing assets and functions previously performed by the Dissolved RDA, and will serve as the successor housing agency of the Dissolved RDA effective February 1, 2012;

**WHEREAS**, pursuant to Health and Safety Code Section 34176(a)(2), on July 30, 2012, the City submitted the required housing asset transfer list (the "Housing Asset List") to the California Department of Finance (the "Department");

**WHEREAS**, the City received a letter from the Department dated July 16, 2013, copies of which are attached to this Resolution as Exhibit A, approving certain housing assets listed in the Housing Asset List (the "Department Approval Letter");

**WHEREAS**, a copy of the Housing Asset List modified to reflect the Department Approval Letter is attached to this Resolution as Exhibit B;

**WHEREAS**, the Housing Asset List, as modified pursuant to the Department Approval Letter constitutes a list of all "housing assets" of the Dissolved RDA, as defined in Health and Safety Code Section 34176(e), including: real and personal property interests acquired for low- and moderate-income housing purposes; encumbered funds; loan and grant receivables for assistance provided by the Low and Moderate Income Housing Fund ("Housing Fund"); rents and payments from housing operations; and amounts owed to the Housing Fund as a result of previously deferred or borrowed Housing Fund deposits;

**WHEREAS**, as used in this Resolution, the term "Housing Assets" means the assets set forth in the Housing Asset List approved by the Department in accordance with the Department Approval Letter;

**WHEREAS**, the State Controller's Office (the "SCO") is conducting reviews of the assets of all the dissolved redevelopment agencies throughout the State, and has found in its review of the Dissolved RDA that the transfer of the Housing Assets to the City, as housing successor of the Dissolved RDA, requires Oversight Board action directing transfer of those Housing Assets (in addition to the previous Department approval of the Housing Asset List described above);

**WHEREAS**, to comply with the SCO's Review, the Successor Agency has requested that the Oversight Board direct transfer of all of the Housing Assets set forth in the Housing Asset List to the City as the housing successor for the Dissolved RDA, as authorized by Health and Safety Code Section 34181(c), including Oversight Board direction for the Successor Agency to enter into such documents and agreements as are appropriate to accomplish this transfer, such as an assignment and assumption agreement for the Housing Assets between the Successor Agency and the City;

**WHEREAS**, the proposed actions of the Oversight Board set forth in this Resolution were duly noticed in the San Jose Mercury News in accordance with Health and Safety Code Section 34181(f); and

**WHEREAS**, the accompanying Housing Asset List, as modified by the Department Approval Letter and staff report (the "Staff Report") provide supporting information upon which the actions set forth in this Resolution are based.

**NOW THEREFORE, BE IT FURTHER RESOLVED BY THE OVERSIGHT BOARD OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA AS FOLLOWS:**

1. The foregoing recitals are true and correct, and together with the following documents and information form the basis for the approvals, authorizations, findings, and determinations set forth in this Resolution: (1) the Housing Asset List, as modified by the Department Approval Letter; (2) the Department Approval Letter; (3) the Staff Report; and (4) the information provided by the Successor Agency and City staff and the public.
2. The Oversight Board hereby acknowledges and confirms that, pursuant to Health and Safety Code Section 34176(a)(2) and as evidenced by the Department Approval Letter, the

Department has already fully approved those Housing Assets set forth in the Housing Asset List, as modified by the Department Approval Letter, and approved in the Department Approval Letter to comprise housing assets as defined in Health and Safety Code Section 34176(e).

3. In accordance Health and Safety Code Section 34181(c), the Oversight Board hereby authorizes and directs the transfer of all of the Housing Assets set forth in the Housing Asset List, as modified by the Department Approval Letter, to the City, acting as the housing successor to the Dissolved RDA.

4. The Successor Agency Executive Director, or the Executive Director's designee, is hereby authorized and directed to execute all documents and take all actions necessary and appropriate to effectuate the transfer of all of the Housing Assets set forth in the approved Housing Asset List, as modified by the Department Approval Letter, to the City.

5. The transfer of the Housing Assets set forth in the Housing Asset List to the City is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (as an action resulting in continuation of an existing facility) and Section 15061(b)(3) (as an action which it can be seen with certainty will not have a significant effect on the environment). The Oversight Board's Designated Contact Official, or the Designated Contact Official's designee, is hereby authorized and directed to file a notice of exemption in accordance with CEQA in connection with approval of this Resolution and the transfer of the Housing Assets to the City.

6. The Successor Agency is hereby directed to notify the Department of the actions set forth in this Resolution in accordance with Health and Safety Code Sections 34179(h) and Section 34181(f).


7. This Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

### CERTIFICATION

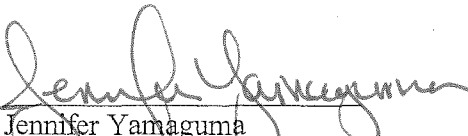
I hereby certify the forgoing to be a true copy of a resolution passed and adopted by the Oversight Board of the Successor Agency for the City of Santa Clara Redevelopment Agency at a special meeting thereof held on 23rd day of September 2013, by the following vote:

AYES:	BOARD MEMBERS:	Ameling, Decker, Guthrie, Maduli, Mahan and Ochoa and Chairperson Gage
NOES:	BOARD MEMBERS:	None
ABSTAIN:	BOARD MEMBERS:	None
ABSENT:	BOARD MEMBERS:	None

APPROVE:

  
Donald F. Gage  
Chairperson

ATTEST:

  
Jennifer Yamaguma  
Clerk to the Oversight Board

*Attachments incorporated by reference:*  
1. *Department Approval Letter*  
2. *Housing Asset List*



## EXHIBIT A

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

REVISED

July 16, 2013

Mr. Ron Garratt, Interim City Manager  
City of Santa Clara  
1500 Warburton Avenue  
Santa Clara, CA 95050

Dear Mr. Garratt:

Subject: Housing Assets Transfer Form

This letter supersedes the California Department of Finance's (Finance) Housing Asset Transfer Form letter dated August 30, 2012. Pursuant to Health and Safety Code (HSC) section 34176 (a) (2), the City of Santa Clara as Housing Successor Agency (Agency) submitted a Housing Assets Transfer Form (Form) to Finance on July 31, 2012, for the period February 1, 2012 through July 31, 2012. Finance issued its determination related to those transferred assets on August 30, 2012. Subsequently, the Agency requested a Meet and Confer session on one or more items that was objected to by Finance. The Meet and Confer session was held on February 20, 2013.

Based on a review of additional information and documentation provided to Finance during the Meet and Confer process, Finance has completed its review of those specific items being disputed.

- Exhibit A, Item 5 – Land at 2525 El Camino Real (ROEM Project). Finance continues to object to the transfer. Finance originally objected to the transfer because the acquisition portion of the project is not an enforceable obligation. The Acquisition Loan Agreement for this property is dated July 12, 2011. HSC section 34163 (b) prohibits a redevelopment agency (RDA) from entering into a contract with any entity after June 27, 2011. Finance maintains this position as the Predevelopment Loan Agreement dated April 19, 2011, did not require the former RDA to enter into the Acquisition Loan Agreement. Additionally, the agreements were between the Housing Authority and a third party, not the former RDA. Therefore, since the former RDA was not a party to the agreements and had no authority to enter into the Acquisition Loan Agreement to acquire the property, the item is not a housing asset pursuant to HSC section 34176 (e) (1).

However, Finance notes that to the extent the Agency would like to continue with the development of Item 5 for affordable housing purposes, HSC section 34191.5 (c) (2) states that one of the property disposition options available to the successor agency of the former RDA is the retention of property for future development purposes pursuant to an approved Long Range Property Management Plan. If this option is selected, HSC

section 34180 (f) (1) states that the city, county, or city and county must reach a compensation agreement with the other taxing entities to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to HSC section 34188, for the value of the property retained.

- Exhibit A, Item 6 – Land at 90 N. Winchester Boulevard (BAREC Project). Finance no longer objects to the transfer. Finance originally objected to the transfer because the agreement was amended after June 27, 2012. HSC section 34163 (c) prohibits amending or modifying existing agreements. The Agency contends the item is a housing asset because the property was acquired pursuant to a Purchase and Sale Agreement entered into in 2005. The Agency provided the Purchase and Sale Agreement, which states the property is to be used for affordable housing. Therefore, the item is a housing asset pursuant to HSC section 34176 (e) (1).
- Exhibit A, Items 7 and 8 and Exhibit F, Items 1 and 2 – Master Leases, Subleases, and Rents. Finance determined the items should be removed from the Form. Finance originally objected to the transfers because these items are dependent upon master leases between the City of Santa Clara and the former RDA. HSC section 34171 (d) (2) deemed any agreements between the city, county, or city and county that created the RDA and the former RDA to be void. The sublease agreements between the former RDA and third parties are now inoperative because they are dependent on the master leases, which are now void. Additionally, the properties are owned by the City, not the former RDA. Therefore, the items are not housing assets of the former RDA and should not be included on the Form. Additionally, since the sublease agreements are inoperative, the associated rents reported on Exhibit F, Items 1 and 2 should also be removed from the Form.
- Exhibit C, Item 1 – \$1.1 million amount associated with the Bill Wilson Center. Finance no longer objects to the transfer. Finance originally objected to the transfer because based upon conversations with the Agency, it is our understanding that this obligation has been paid in full. The Agency contends the item is a housing asset because the loan proceeds related to 2010 Amended Affordable Housing Loan Agreement have not been fully disbursed. The Agency provided accounting records showing the various disbursements that have been made and that there was still an outstanding balance of \$1.1 million as of February 1, 2012. Therefore, the item is a housing asset pursuant to HSC section 34176 (e) (2).

However, the successor agency has not listed the agreement on the Recognized Obligation Payment Schedules (ROPS) for the January through June 2012 period, the July through December 2012 period, or the January through June 2013 period. The successor agency should list the payments that have been made during prior ROPS periods without Finance's approval as well as any additional payments that need to be made on a future ROPS for Finance's review.

- Exhibit C, Item 2 – \$4.6 million amount associated with the Monroe/San Tomas site. Finance continues to object to the transfer. Finance originally objected to the transfer because based upon conversations with the Agency, we understand that no contracts have been entered into by June 27, 2011; therefore, this item is not an enforceable obligation. The Agency contends the item is a housing asset because the Purchase Agreement obligated the former RDA to develop the property as affordable housing

pursuant to HSC section 33334.16. However, obligations associated with the former RDA's previous statutory housing obligations are not enforceable obligations. Upon the transfer of the former RDA's housing functions to the new housing entity, HSC section 34176 requires that "all rights, powers, duties, obligations and housing assets... shall be transferred" to the new housing entity. This transfer of "duties and obligations" necessarily includes the transfer of statutory obligations; to the extent any continue to be applicable. Therefore, the item is not a housing asset pursuant to HSC section 34176 (e) (2).

- Exhibit C, Item 3 – \$8 million encumbrance for the BAREC Project. Finance continues to object to the transfer. Finance originally objected to the transfer because the Purchase and Sale Agreement was entered into on August 20, 2011. HSC section 34163 (b) prohibits a RDA from entering into a contract with any entity after June 27, 2011. The Agency contends the item is a housing asset because the Development Agreement states the property "shall be developed for up to 165 units of senior residences which shall be made affordable to low- and very low-income seniors." However, the Grant Deed states that "in the event [the Housing] Authority... does not comply with the land use requirements... or the Affordability Covenants... [the Housing] Authority shall pay the State the difference between the actual price paid... and the fair market value of the Property" or "if development... has not commenced within the timeframes... the Property shall revert to the State." Pursuant to the Grant Deed, the requirement to develop affordable housing is now the obligation of the Housing Authority, not the former RDA, and if the obligation is not met, the Housing Authority is to pay the difference between the actual price and the fair market value or return the property to the State. Therefore, the item is not a housing asset pursuant to HSC section 34176 (e) (2).
- Exhibit C, Item 5 – Finance continues to object to the transfer. Finance originally objected to the transfer because the First Time Homebuyer Financing Program is based upon contracts with the City and not the former RDA. Therefore, the \$5.4 million line item is not an enforceable obligation and is not a housing asset. The Agency contends the item is a housing asset because the Operating Agreements for the First-Time Homebuyers Financing Program obligated the former RDA to "make available an annual allocation of funds to provide Agency Loans for Homebuyers under the terms and conditions set forth in [the] Agreement." However, the Operating Agreements do not have specific terms, such as term of the agreement or total amount to be committed. Furthermore, the third Recital of the Agreements states that "Further allocations to the Program may be made by the Agency at its own discretion." The former RDA no longer has this discretion. Therefore, the agreements are not enforceable obligations and the item is not a housing asset pursuant to HSC section 34176 (e) (2).
- Exhibit D, Items 252 through 265 – Finance determines that the items should be removed from the Form. Finance originally objected to the transfers because the First Time Homebuyer loans totaling \$1.1 million were entered into after June 27, 2011, and are not enforceable obligations. HSC section 34163 (b) prohibits a RDA from entering into a contract with any entity after June 27, 2011. The Agency contends the items are housing assets because the loans were made in accordance with the Operating Agreements for the First-Time Homebuyers Financing Program. However, the Operating Agreements do not have specific terms, such as the term of the agreement or the total amount to be committed. In addition, the third Recital of the Agreements states that "Further allocations to the Program may be made by the Agency at its own



Mr. Ron Garratt  
July 16, 2013  
Page 4

discretion." The former RDA no longer has the discretion; therefore, the agreements were not enforceable obligations and no loans could be made pursuant to them.

In addition, although not included in the initial review, it appeared Exhibit D, Items 100 through 251 should have been removed from the Form because the loan agreements all had execution dates after June 27, 2011. However, based on clarifying information and additional documents provided by the Agency, the maturity dates for the loan agreements were reported rather than the execution dates. The Agency provided the corrected execution dates for the loan agreements, which were all entered into prior to June 27, 2011. Therefore, the items are housing assets pursuant to HSC section 34176 (e) and eligible for transfer.

In addition, per Finance's Housing Asset Transfer Form letter dated August 30, 2012, Finance continues to object to the following Items not disputed by the Agency:

- Exhibit C, Item 4 – The Habitat for Humanity \$381,289 line item does not qualify as a transferable housing asset because the successor agency is not a party to the underlying agreement. Therefore, the item is not an enforceable obligation.
- Exhibit C, Item 6 – Based upon conversations with the City and a review of underlying agreements, the Housing Services line item is a grant receivables already included in Exhibit D and is a duplicate of the amounts indicated as being owed for the obligation. The balance of the amount was associated with anticipated administrative and monitoring costs for the successor housing entity associated with these grants. Administrative and monitoring costs are not housing encumbrance assets and are not eligible for transfer.
- Exhibit D, Item 35 – \$7 million loan for 2525 El Camino Real. The loan does not qualify as a housing asset because the agreement supporting the purchase of the asset is not an enforceable obligation of the successor agency. The acquisition loan agreement portion of this project was entered into on July 12, 2011. HSC section 34163 (b) prohibits a RDA from entering into a contract with any entity after June 27, 2011. As a result, only the \$249,425 associated with the Predevelopment Loan Agreement dated April 19, 2011 is eligible for transfer.
- Exhibit D, Items 88 through 99 – Grants totaling \$465,129 were entered into after June 27, 2011 and are not enforceable obligations. HSC section 34163 (b) prohibits a RDA from entering into a contract with any entity after June 27, 2011.

This is Finance's final determination related to the assets reported on your Form. Except for items disallowed as noted above, Finance is not objecting to the remaining items listed on your Form. Assets transferred deemed not to be a housing asset shall be returned to the successor agency.

Please direct inquiries to Evelyn Suess, Dispute Resolution Supervisor or Mary Halterman, Analyst at (916) 445-1546.

Mr. Ron Garratt  
July 16, 2013  
Page 5

Sincerely,



for  
STEVE SZALAY

Local Government Consultant

cc: Mr. Gary Ameling, Director of Finance, Housing Agency, City of Santa Clara  
Mr. Jeff Pederson, Housing and Community Services Division Manager, Housing  
Agency, City of Santa Clara  
Ms. Tamara Haas, Assistant Finance Director, City of Santa Clara  
Ms. Irene Lui, Division Manager, Santa Clara County  
Ms. Jacelyn Ma, Property Tax Apportionment Manager, Santa Clara County  
Ms. Manju Beher, Santa Clara County  
California State Controller's Office

**EXHIBIT B**

**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 Santa Clara

Successor Agency to the Former Redevelopment Agency: City of Santa Clara

Entity Assuming the Housing Functions of the former Redevelopment Agency: City of Santa Clara

Entity Assuming the Housing Functions Contact Name: Ron Garratt Title Interim City Manager Phone 408-615-2210 E-Mail Address rgarratt@santaclaraca.gov

Entity Assuming the Housing Functions Contact Name: Gary Ameling Title Director of Finance Phone 408-615-2340 E-Mail Address gamelng@santaclaraca.gov

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

Disallowed Items shaded according to  
DOF Final Determination 7-16-13

Prepared By: Jeff Pedersen

Date Prepared: 30-Jul-12

The City of Santa Clara, in its capacity as the successor housing agency to the Santa Clara Redevelopment Agency, and the Housing Authority of Santa Clara, in its capacity as authorized to carry out the activities of the successor housing agency, do not intend to waive any constitutional, legal or equitable rights and expressly reserves any and all rights, privileges, and defenses available under law and equity, including the right to supplement this housing asset inventory to add any assets that may have been inadvertently omitted.

This submittal represents the City of Santa Clara's, in its capacity as the successor housing agency to the Santa Clara Redevelopment Agency, and the Housing Authority of Santa Clara's, in its capacity as authorized to carry out the activities of the successor housing agency, good faith effort to compile the information that is required by AB 1484 within the limited time available. In those cases where the information was not readily available in the form requested, we will continue to work with the Department to provide the information needed for the Department to complete its review.

**City of Santa Clara  
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 at 611 El Camino Real (HomeSafe SC Proj)	APN 230-08-053	\$1,500,000	2.46 acres	2.46 acres	Yes	CRL & HOME Loan Agmt	1-Feb-12	\$1,500,000	None	\$4,770,384	8-Feb-00	Grant Deed to City Hous Auth with Lease Agmt
2	Land at 3575 De La Cruz Blvd (Habitat Proj)	APN 101-15-031	\$1,700,000	0.71 acre	0.71 acre	Yes	CRL & HOME Loan Agmt	1-Feb-12	\$1,700,000	None	\$2,422,758	4-Dec-06	Grant Deed to City Hous Auth
3	Land at Monroe St & San Tomas Expwy	APN 224-37-068	\$5,400,000	2.47 acres	2.47 acres	Yes	CRL & Purch Agmt w/ Co of SC	1-Feb-12	\$5,400,000	None	None	21-Jan-05	Grant Deed to City Hous Auth
4	Land at 1430 El Camino Real (Presidio Proj)	APN 269-03-134, -136, -139, -140, -033, -177, -118, -119	\$2,695,000	0.80 acre	0.80 acre	Yes	CRL, Tax Credits, Predev Ln Agmt, Acq Ln Agmt & Afford Hous Agmt	1-Feb-12	\$8,203,316	None	\$15,617,601	16-Sep-11	Grant Deed to City Hous Auth with Lease Agmt
5	Land at 2526 El Camino Real (ROEM Proj)	APN 216-01-052	\$3,262,500	0.998 acre	0.998 acre	Yes	CRL, Tax Credits, Predev Ln Agmt, Acq Ln Agmt	1-Feb-12	\$7,049,051	None	\$8,286,993	20-Dec-11	Grant Deed to City Hous Auth with Lease Agmt
6	Land at 90 N. Winchester Blvd. (BAREC Proj)	APN 303-17-053	\$11,657,596	5.80 acres	5.80 acres	Yes	CRL, Develop Agmt, Purch Agmt & Grant Deed w/ State of Calif (surplus property)	1-Feb-12	\$11,657,596	None	None	5-Jan-12	Grant Deed to City Hous Auth
7	Rent low-mod housing (BWC Quezjal House)	APN 269-28-028	n/a	6,050 sq ft	6,050 sq ft	Yes	CRL, Master Lease & Sublease	1-Feb-12	\$44,650	None	None	1-Feb-03	Master Lease
8	Rent low-mod housing (Senior Hous Solutions)	APN 104-05-052	\$508,000	12,155 sq ft	12,155 sq ft	Yes	CRL, Master Lease & Sublease	1-Feb-12	\$43,573	None	None	20-Oct-98	Master Lease
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11	footnote: Items 1 thru 6 owned by Housing Authority of the City of Santa Clara pursuant to a "Cooperation Agreement For Payment Of Costs Associated With Certain Redevelopment Agency Funded Low and Moderate Income Housing Projects" between the City												
12	and Redevelopment Agency of the City of Santa Clara, dated February 8, 2011, an "Assignment And Assumption Agreement (Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Low and Moderate Income												
13	between the City of Santa Clara and the City of Santa Clara Housing Authority, dated March 8, 2011, and an "Agreement Of Assignment (Promissory Notes and Other Evidence of Indebtedness)" between Redevelopment Agency of the City of Santa Clara and												
14	Housing Authority, dated March 9, 2011.												
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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.

Exhibit B - Personal Property

**City of Santa Clara**  
**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
1	Office Equipment	HP LaserJet CP2025dn Printer	\$431	1-Feb-12	\$431	None	None	6-Dec-11
2	Software License	FOCUS Compliance Software	\$32,280	1-Feb-12	\$44,000	None	None	10-Jun-08
1	LoanLedger	Loan Servicing Program-Initial	\$4,760	1-Feb-12	\$4,760	None	None	4-Dec-06
2	LoanLedger	Maintenance/Updates 2007-2012	\$4,152	1-Feb-12	\$4,152	None	None	4-Dec-06
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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.

Exhibit C - Low-Mod Encumbrances

City of Santa Clara  
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	17-Apr-07	Bill Wilson Center (The Commons)	\$1,138,146	Yes	CRL, HOME Ln Agmt	Bill Wilson Center	\$4,767,565	None	\$5,183,614	30-Apr-07
2	Low-mod housing	14-Dec-04	County of Santa Clara (Monroe/San Tomas site)	\$4,562,269	Yes	Purch Agmt & CRL	City Hous Auth	\$9,960,000	None	None	21-Jan-05
3	Low-mod housing	8-Jul-05	State of California (BAREC site)	\$8,026,596	Yes	Purchase Agmt, Grant Deed & CRL	City Hous Auth	\$20,000,000	None	None	5-Jan-12
4	Low-mod housing	17-Aug-04	Habitat for Humanity SV (Montague site)	\$381,289	Yes	CRL & HOME Loan Agmt	City Hous Auth	\$1,700,000	None	\$2,422,758	4-Dec-06
5	Mortgage Financing	1-Jul-11	First Time Homebuyer Financing	\$5,375,000	Yes	CRL	N/A	N/A	N/A	N/A	Based on Development Agmts inclusionary requirement
6	Housing Services	1-Jul-11	Hous Serv Non-Profit Agencies & Admin	\$928,239	N/A	N/A	N/A	\$0	N/A	N/A	N/A
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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 of Santa Clara  
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	Grant	\$76,008	1-Jul-11	Project Sentinel	Fair Housing Services	Yes	N/A	N/A	N/A
2	Grant	\$56,168	1-Jul-11	Project Sentinel	Mortgage Default Counseling	Yes	N/A	N/A	N/A
3	Grant	\$57,359	1-Jul-11	Catholic Charities	Housing Search Services	Yes	N/A	N/A	N/A
4	Grant	\$85,229	1-Jul-11	Silicon Valley Indept Living Center	Supported Living Concepts	Yes	N/A	N/A	N/A
5	Grant	\$19,996	1-Jul-11	Council on Aging	Senior Case Management	Yes	N/A	N/A	N/A
6	Grant	\$91,035	1-Jul-11	Next Door	Case Management (HomeSafe)	Yes	N/A	N/A	N/A
7	Grant	\$168,502	1-Jul-11	Emergency Housing Consortium	Transitional Housing Support Services	Yes	N/A	N/A	N/A
8	Grant	\$70,642	1-Jul-10	InnVision	Emergency Rental Assistance	Yes	N/A	N/A	N/A
9	Loan	\$4,767,565	6/23/2009	Bill Wilson Center	Acquisition/Rehab	Yes	6/23/2064	3%	\$4,497,686
10	Grant	\$185,000	11/10/1998	Santa Clara Methodist	Rehabilitation	Yes	N/A	0%	\$185,000
11	Grant	\$145,075	6/12/2001	Santa Clara Methodist	Rehabilitation	Yes	N/A	0%	\$145,075
12	Grant	\$75,000	12/20/2000	Bill Wilson Center	Rehabilitation	Yes	N/A	0%	\$75,000
13	Loan	\$1,100,000	7/2/1992	Community Housing Developers	New Construction	Yes	7/31/2022	3%	\$1,460,315
14	Loan	\$980,000	4/21/1992	Bill Wilson Center	New Construction	Yes	6/14/2023	3%	\$1,541,050
15	Loan	\$1,641,775	8/16/1994	Bracher Associates	New Construction	Yes	N/A	6%	\$2,247,388
16	Loan	\$144,126	10/19/1993	Project Match	Acquisition/Rehab	Yes	12/20/2024	0%	\$123,042
17	Loan	\$681,176	1/31/1995	Klamath Associates	New Construction	Yes	2/22/2025	6%	\$1,362,775
18	Grant	\$216,700	9/12/1995	Community Housing Developers	Rehabilitation	Yes	N/A	0%	\$216,700
19	Loan	\$2,403,179	4/13/1999	Emergency Housing Consortium	New Construction	Yes	N/A	0%	\$2,403,179
20	Grant	\$100,000	8/28/2001	Santa Clara Unified School District	New Construction	Yes	N/A	0%	\$100,000

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21	Loan	\$1,246,000	7/24/2001	Bracher HCD	New Construction	Yes	8/1/2033	2%	\$1,518,043
22	Grant	\$825,000	2/14/1995	Housing Authority of the County of Santa Clara	New Construction	Yes	N/A	0%	\$825,000
23	Grant	\$109,702	4/14/1995	Housing Authority of the County of Santa Clara	New Construction	Yes	N/A	0%	\$109,702
24	Loan	\$3,854,944	2/13/2001	Mid-Peninsula Housing	New Construction	Yes	3/14/2036	0%	\$3,728,587
25	Loan	\$805,056	2/13/2001	Mid-Peninsula Housing	New Construction	Yes	5/21/2038	0%	\$782,633
26	Loan	\$4,690,000	2/13/2001	Mid-Peninsula Housing	New Construction	Yes	9/8/2038	0%	\$3,954,269
27	Loan	\$5,303,000	7/24/2001	HACSC Choice Senior	New Construction	Yes	4/15/2042	2%	\$6,461,880
28	Loan	\$4,323,000	7/24/2001	HACSC Choice Family	New Construction	Yes	4/15/2042	2%	\$4,788,061
29	Loan	\$4,933,862	11/12/2002	Gateway Santa Clara	New Construction	Yes	10/1/2045	3%	\$5,701,063
30	Grant	\$2,100,000	4/6/2004	Flora Vista Residential	New Construction	Yes	4/6/2059	3%	\$2,619,750
31	Loan	\$260,000	6/29/2004	Cambrian Properties	New Construction	Yes	9/1/2059	3%	\$296,400
32	Grant	\$1,920,933	10/12/2004	Santa Clara Unified School District	New Construction	Yes	4/8/2064	0%	\$1,920,933
33	Loan	\$522,600	5/16/2006	Dorcich-Vidovich II	New Construction	Yes	7/14/2061	0%	\$522,600
34	Loan	\$4,955,000	8/1/2008	Belovida Santa Clara LP	New Construction	Yes	6/30/2065	2.75%	\$5,408,817
35	Loan	\$7,000,000	1/24/2012	2525 El Camino LP	New Construction	Yes	55 years from occupancy	3%	\$7,072,471
36	Loan	\$8,000,000	8/20/2011	Presidio El Camino LP	New Construction	Yes	58 years from occupancy	3%	\$8,108,714
37	Loan	\$4,316,852	7/9/2002	Community Home Builders	New Construction	Yes	7/9/2042	4%	\$5,830,674
38	Loan	\$461,350	8/31/2010	Senior Housing Solutions	Acquisition/Rehab	Yes	8/31/2065	0%	\$341,515
39	Grant	\$2,665	February-07	NCIP	Rehab	Yes	N/A	N/A	None
40	Grant	\$3,635	March-07	NCIP	Rehab	Yes	N/A	N/A	None
41	Grant	\$600	May-07	NCIP	Rehab	Yes	N/A	N/A	None
42	Grant	\$1,920	June-07	NCIP	Rehab	Yes	N/A	N/A	None
43	Grant	\$18,428	July-07	NCIP	Rehab	Yes	N/A	N/A	None
44	Grant	\$27,378	August-07	NCIP	Rehab	Yes	N/A	N/A	None
45	Grant	\$30,387	September-07	NCIP	Rehab	Yes	N/A	N/A	None



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46	Grant	\$37,266	October-07	NCIP	Rehab	Yes	N/A	N/A	None
47	Grant	\$32,324	November-07	NCIP	Rehab	Yes	N/A	N/A	None
48	Grant	\$31,547	December-07	NCIP	Rehab	Yes	N/A	N/A	None
49	Grant	\$21,855	January-08	NCIP	Rehab	Yes	N/A	N/A	None
50	Grant	\$25,827	February-08	NCIP	Rehab	Yes	N/A	N/A	None
51	Grant	\$23,364	March-08	NCIP	Rehab	Yes	N/A	N/A	None
52	Grant	\$24,567	April-08	NCIP	Rehab	Yes	N/A	N/A	None
53	Grant	\$21,921	May-08	NCIP	Rehab	Yes	N/A	N/A	None
54	Grant	\$29,828	June-08	NCIP	Rehab	Yes	N/A	N/A	None
55	Grant	\$15,200	July-08	NCIP	Rehab	Yes	N/A	N/A	None
56	Grant	\$20,412	August-08	NCIP	Rehab	Yes	N/A	N/A	None
57	Grant	\$29,385	September-08	NCIP	Rehab	Yes	N/A	N/A	None
58	Grant	\$25,896	October-08	NCIP	Rehab	Yes	N/A	N/A	None
59	Grant	\$8,568	November-08	NCIP	Rehab	Yes	N/A	N/A	None
60	Grant	\$14,429	December-08	NCIP	Rehab	Yes	N/A	N/A	None
61	Grant	\$29,575	April-09	NCIP	Rehab	Yes	N/A	N/A	None
62	Grant	\$44,153	May-09	NCIP	Rehab	Yes	N/A	N/A	None
63	Grant	\$43,997	June-09	NCIP	Rehab	Yes	N/A	N/A	None
64	Grant	\$35,179	July-09	NCIP	Rehab	Yes	N/A	N/A	None
65	Grant	\$25,333	August-09	NCIP	Rehab	Yes	N/A	N/A	None
66	Grant	\$24,810	September-09	NCIP	Rehab	Yes	N/A	N/A	None
67	Grant	\$59,761	October-09	NCIP	Rehab	Yes	N/A	N/A	None
68	Grant	\$52,451	November-09	NCIP	Rehab	Yes	N/A	N/A	None
69	Grant	\$52,006	December-09	NCIP	Rehab	Yes	N/A	N/A	None
70	Grant	\$39,340	January-10	NCIP	Rehab	Yes	N/A	N/A	None
71	Grant	\$23,352	February-10	NCIP	Rehab	Yes	N/A	N/A	None
72	Grant	\$22,637	March-10	NCIP	Rehab	Yes	N/A	N/A	None
73	Grant	\$27,650	April-10	NCIP	Rehab	Yes	N/A	N/A	None
74	Grant	\$26,654	May-10	NCIP	Rehab	Yes	N/A	N/A	None
75	Grant	\$30,959	June-10	NCIP	Rehab	Yes	N/A	N/A	None
76	Grant	\$39,215	July-10	NCIP	Rehab	Yes	N/A	N/A	None
77	Grant	\$14,872	August-10	NCIP	Rehab	Yes	N/A	N/A	None
78	Grant	\$43,097	September-10	NCIP	Rehab	Yes	N/A	N/A	None
79	Grant	\$38,992	October-10	NCIP	Rehab	Yes	N/A	N/A	None
80	Grant	\$34,138	November-10	NCIP	Rehab	Yes	N/A	N/A	None
81	Grant	\$34,212	December-10	NCIP	Rehab	Yes	N/A	N/A	None
82	Grant	\$26,650	January-11	NCIP	Rehab	Yes	N/A	N/A	None
83	Grant	\$23,572	February-11	NCIP	Rehab	Yes	N/A	N/A	None
84	Grant	\$26,999	March-11	NCIP	Rehab	Yes	N/A	N/A	None
85	Grant	\$41,838	April-11	NCIP	Rehab	Yes	N/A	N/A	None
86	Grant	\$28,615	May-11	NCIP	Rehab	Yes	N/A	N/A	None
87	Grant	\$29,624	June-11	NCIP	Rehab	Yes	N/A	N/A	None
88	Grant	\$25,401	July-11	NCIP	Rehab	Yes	N/A	N/A	None

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89	Grant	\$36,354	August-11	NCIP	Rehab	Yes	N/A	N/A	None
90	Grant	\$14,990	September-11	NCIP	Rehab	Yes	N/A	N/A	None
91	Grant	\$27,559	October-11	NCIP	Rehab	Yes	N/A	N/A	None
92	Grant	\$42,770	November-11	NCIP	Rehab	Yes	N/A	N/A	None
93	Grant	\$38,455	December-11	NCIP	Rehab	Yes	N/A	N/A	None
94	Grant	\$56,220	January-12	NCIP	Rehab	Yes	N/A	N/A	None
95	Grant	\$51,490	February-12	NCIP	Rehab	Yes	N/A	N/A	None
96	Grant	\$51,466	March-12	NCIP	Rehab	Yes	N/A	N/A	None
97	Grant	\$43,221	April-12	NCIP	Rehab	Yes	N/A	N/A	None
98	Grant	\$36,797	May-12	NCIP	Rehab	Yes	N/A	N/A	None
99	Grant	\$40,406	June-12	NCIP	Rehab	Yes	N/A	N/A	None
100	FTHB Loan	\$75,000	4/9/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
101	FTHB Loan	\$75,000	6/25/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
102	Rehab Loan	\$31,069	10/20/2005	NCIP	Rehab	Yes	N/A	N/A	None
103	FTHB Loan	\$75,000	3/5/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
104	FTHB Loan	\$75,000	3/6/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
105	FTHB Loan	\$75,000	3/6/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
106	FTHB Loan	\$75,000	3/6/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
107	FTHB Loan	\$75,000	3/6/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
108	FTHB Loan	\$75,000	3/7/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
109	FTHB Loan	\$75,000	3/7/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
110	FTHB Loan	\$75,000	3/9/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
111	FTHB Loan	\$75,000	3/9/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
112	FTHB Loan	\$75,000	4/20/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
113	FTHB Loan	\$75,000	4/21/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
114	FTHB Loan	\$75,000	4/21/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
115	FTHB Loan	\$75,000	4/24/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
116	FTHB Loan	\$75,000	5/11/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
117	FTHB Loan	\$65,000	5/24/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
118	FTHB Loan	\$75,000	5/25/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
119	FTHB Loan	\$75,000	6/21/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
120	FTHB Loan	\$75,000	6/21/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
121	FTHB Loan	\$60,000	6/26/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
122	FTHB Loan	\$75,000	6/6/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
123	FTHB Loan	\$75,000	6/11/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
124	FTHB Loan	\$75,000	5/11/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
125	FTHB Loan	\$75,000	6/21/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
126	Rehab Loan	\$44,439	4/26/2007	NCIP	Rehab	Yes	N/A	N/A	None
127	Rehab Loan	\$2,245	11/2/2006	NCIP	Rehab	Yes	N/A	N/A	None
128	Rehab Loan	\$34,850	3/21/2007	NCIP	Rehab	Yes	N/A	N/A	None
129	Rehab Loan	\$72,256	12/22/2006	NCIP	Rehab	Yes	N/A	N/A	None
130	FTHB Loan	\$75,000	7/5/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
131	FTHB Loan	\$75,000	7/6/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
132	FTHB Loan	\$75,000	7/9/2007	FTHB	Home Ownership	Yes	N/A	N/A	None

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133	FTHB Loan	\$75,000	7/9/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
134	FTHB Loan	\$75,000	7/19/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
135	FTHB Loan	\$75,000	7/24/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
136	FTHB Loan	\$75,000	7/24/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
137	FTHB Loan	\$75,000	7/30/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
138	FTHB Loan	\$75,000	8/3/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
139	FTHB Loan	\$75,000	8/3/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
140	FTHB Loan	\$75,000	8/13/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
141	FTHB Loan	\$75,000	8/13/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
142	FTHB Loan	\$75,000	8/13/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
143	FTHB Loan	\$75,000	9/6/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
144	FTHB Loan	\$75,000	9/19/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
145	FTHB Loan	\$75,000	8/27/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
146	FTHB Loan	\$75,000	8/27/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
147	FTHB Loan	\$75,000	12/14/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
148	FTHB Loan	\$75,000	12/14/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
149	FTHB Loan	\$75,000	12/19/2007	FTHB	Home Ownership	Yes	N/A	N/A	None
150	FTHB Loan	\$75,000	1/17/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
151	FTHB Loan	\$75,000	1/31/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
152	FTHB Loan	\$75,000	2/1/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
153	FTHB Loan	\$75,000	2/5/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
154	FTHB Loan	\$75,000	2/15/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
155	FTHB Loan	\$75,000	2/28/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
156	FTHB Loan	\$75,000	3/31/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
157	FTHB Loan	\$75,000	3/24/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
158	FTHB Loan	\$75,000	5/20/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
159	FTHB Loan	\$75,000	5/23/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
160	FTHB Loan	\$75,000	5/22/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
161	FTHB Loan	\$75,000	6/24/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
162	Rehab Loan	\$73,844	6/18/2008	NCIP	Rehab	Yes	N/A	N/A	None
163	Rehab Loan	\$8,400	9/17/2007	NCIP	Rehab	Yes	N/A	N/A	None
164	FTHB Loan	\$75,000	8/8/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
165	FTHB Loan	\$75,000	7/21/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
166	FTHB Loan	\$75,000	11/24/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
167	FTHB Loan	\$75,000	6/29/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
168	FTHB Loan	\$75,000	7/18/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
169	FTHB Loan	\$75,000	7/21/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
170	FTHB Loan	\$75,000	8/14/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
171	FTHB Loan	\$75,000	8/25/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
172	FTHB Loan	\$75,000	8/27/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
173	FTHB Loan	\$75,000	10/31/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
174	FTHB Loan	\$75,000	12/23/2008	FTHB	Home Ownership	Yes	N/A	N/A	None
175	FTHB Loan	\$75,000	1/12/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
176	FTHB Loan	\$75,000	2/10/2009	FTHB	Home Ownership	Yes	N/A	N/A	None

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177	FTHB Loan	\$75,000	2/17/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
178	FTHB Loan	\$75,000	3/4/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
179	FTHB Loan	\$75,000	3/10/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
180	FTHB Loan	\$75,000	3/12/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
181	FTHB Loan	\$75,000	3/16/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
182	FTHB Loan	\$75,000	4/6/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
183	FTHB Loan	\$75,000	4/2/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
184	FTHB Loan	\$75,000	4/13/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
185	FTHB Loan	\$75,000	4/15/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
186	FTHB Loan	\$75,000	4/24/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
187	FTHB Loan	\$75,000	4/29/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
188	FTHB Loan	\$75,000	5/18/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
189	FTHB Loan	\$75,000	5/20/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
190	FTHB Loan	\$75,000	6/2/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
191	FTHB Loan	\$75,000	6/11/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
192	FTHB Loan	\$75,000	6/29/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
193	FTHB Loan	\$75,000	7/30/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
194	FTHB Loan	\$125,000	8/20/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
195	FTHB Loan	\$75,000	9/4/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
196	FTHB Loan	\$75,000	11/24/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
197	FTHB Loan	\$75,000	11/16/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
198	FTHB Loan	\$125,000	12/4/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
199	FTHB Loan	\$75,000	1/6/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
200	FTHB Loan	\$75,000	3/15/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
201	FTHB Loan	\$75,000	3/31/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
202	FTHB Loan	\$75,000	4/8/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
203	FTHB Loan	\$75,000	4/14/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
204	FTHB Loan	\$75,000	5/3/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
205	FTHB Loan	\$75,000	5/19/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
206	FTHB Loan	\$75,000	6/2/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
207	FTHB Loan	\$75,000	5/27/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
208	FTHB Loan	\$75,000	7/8/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
209	FTHB Loan	\$75,000	7/6/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
210	FTHB Loan	\$75,000	7/9/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
211	FTHB Loan	\$75,000	7/29/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
212	FTHB Loan	\$75,000	7/27/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
213	FTHB Loan	\$75,000	8/26/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
214	FTHB Loan	\$75,000	8/17/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
215	FTHB Loan	\$75,000	8/12/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
216	FTHB Loan	\$75,000	8/27/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
217	FTHB Loan	\$75,000	8/28/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
218	FTHB Loan	\$75,000	8/20/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
219	FTHB Loan	\$75,000	8/31/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
220	FTHB Loan	\$75,000	9/3/2009	FTHB	Home Ownership	Yes	N/A	N/A	None

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
221	FTHB Loan	\$75,000	9/23/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
222	FTHB Loan	\$75,000	9/11/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
223	FTHB Loan	\$75,000	9/18/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
224	FTHB Loan	\$75,000	10/9/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
225	FTHB Loan	\$75,000	10/30/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
226	FTHB Loan	\$75,000	11/5/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
227	FTHB Loan	\$75,000	11/30/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
228	FTHB Loan	\$75,000	12/11/2009	FTHB	Home Ownership	Yes	N/A	N/A	None
229	FTHB Loan	\$75,000	1/7/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
230	FTHB Loan	\$75,000	2/24/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
231	FTHB Loan	\$75,000	2/25/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
232	FTHB Loan	\$75,000	3/30/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
233	FTHB Loan	\$75,000	3/30/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
234	FTHB Loan	\$75,000	4/30/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
235	FTHB Loan	\$75,000	4/22/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
236	Rehab Loan	\$74,088	8/24/2009	NCIP	Rehab	Yes	N/A	N/A	None
237	FTHB Loan	\$75,000	8/3/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
238	FTHB Loan	\$75,000	8/12/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
239	FTHB Loan	\$75,000	8/19/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
240	FTHB Loan	\$75,000	9/9/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
241	FTHB Loan	\$75,000	10/7/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
242	FTHB Loan	\$75,000	9/30/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
243	FTHB Loan	\$75,000	9/10/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
244	FTHB Loan	\$75,000	10/14/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
245	FTHB Loan	\$75,000	10/21/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
246	FTHB Loan	\$50,000	12/1/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
247	FTHB Loan	\$75,000	12/27/2010	FTHB	Home Ownership	Yes	N/A	N/A	None
248	FTHB Loan	\$75,000	3/17/2011	FTHB	Home Ownership	Yes	N/A	N/A	None
249	FTHB Loan	\$75,000	4/13/2011	FTHB	Home Ownership	Yes	N/A	N/A	None
250	FTHB Loan	\$75,000	5/12/2011	FTHB	Home Ownership	Yes	N/A	N/A	None
251	FTHB Loan	\$75,000	6/23/2011	FTHB	Home Ownership	Yes	N/A	N/A	None
252	FTHB Loan	\$125,000	11/16/2011	FTHB	Home Ownership	Yes	N/A	N/A	None
253	FTHB Loan	\$75,000	1/23/2012	FTHB	Home Ownership	Yes	N/A	N/A	None
254	FTHB Loan	\$75,000	1/27/2012	FTHB	Home Ownership	Yes	N/A	N/A	None
255	FTHB Loan	\$75,000	5/21/2012	FTHB	Home Ownership	Yes	N/A	N/A	None
256	FTHB Loan	\$75,000	7/29/2012	FTHB	Home Ownership	Yes	N/A	N/A	None
257	FTHB Loan	\$75,000	8/25/2012	FTHB	Home Ownership	Yes	N/A	N/A	None
258	FTHB Loan	\$75,000	9/20/2012	FTHB	Home Ownership	Yes	N/A	N/A	None
259	FTHB Loan	\$75,000	10/17/2012	FTHB	Home Ownership	Yes	N/A	N/A	None
260	FTHB Loan	\$75,000	11/9/2012	FTHB	Home Ownership	Yes	N/A	N/A	None
261	FTHB Loan	\$75,000	12/23/2012	FTHB	Home Ownership	Yes	N/A	N/A	None
262	FTHB Loan	\$75,000	12/23/2012	FTHB	Home Ownership	Yes	N/A	N/A	None
263	FTHB Loan	\$75,000	6/1/2012	FTHB	Home Ownership	Yes	N/A	N/A	None
264	FTHB Loan	\$75,000	7/6/2012	FTHB	Home Ownership	Yes	N/A	N/A	None

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
265	FTHB Loan	\$75,000	7/12/2012	FTHB	Home Ownership	Yes	N/A	N/A	None

confidentiality purposes.

For 2012, the names of individual NCIP grantees and FTHB (First Time Home Buyer) borrowers are available for review by DOF. Outstanding loan balances for Items 9 - 38 calculated to 6/30/12. In addition to the foregoing, the information listed on Exhibit E and Exhibit F are hereby incorporated into Exhibit D.



Exhibit F - Rents

**City of Santa Clara**  
**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	Rent payment (BWC Quetzal House)	low-mod housing	City of Santa Clara	City of Santa Clara	City of Santa Clara	low-mod affordability	Yes	CRL	item #7
2	Rent payment (SHS Gianera House)	low-mod housing	City of Santa Clara	City of Santa Clara	City of Santa Clara		Yes	CRL	item #8
3	Pre-paid rent	low-mod housing	Housing Authority of City of Santa Clara	N/A	N/A	Conveyance of fee title to City Housing Authority	Yes	CRL & tax credits	item #4
4	Pre-paid rent	low-mod housing	Housing Authority of City of Santa Clara	N/A	N/A	Conveyance of fee title to City Housing Authority	Yes	CRL & tax credits	item #5
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footnote: In addition to the foregoing, the information listed on Exhibit D and Exhibit E is hereby incorporated into Exhibit F.

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.



Exhibit G - Deferrals

City of Santa Clara  
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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