

County of Tulare

HOUSING SUCCESSOR ANNUAL REPORT

Low and Moderate Income Housing Asset Fund for Fiscal
Year 17-18 Pursuant to California Health and Safety Code
Section 34176.1 (f)

September 16, 2019
For the County of Tulare
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Tulare County Resource Management Agency

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I. Introduction

The County of Tulare assumed the housing functions of the former County of Tulare Redevelopment Agency on February 1, 2012. The transfer of the functions included transfer of formerly designated RDA low- and moderate-income housing funds as were any funds generated by the former RDA housing assets.

To ensure that the monies in the Fund are expended in accordance with the law, Section 34176.1(f) an annual report for housing successors are required to be reported. Reporting requirements include an independent financial audit of the fund within six months of the end of the fiscal year. The Housing Successor Fund is included as part of the audited Tulare County Comprehensive Annual Financial Report (CAFR), and is on the County's website at:

<http://tularecounty.ca.gov/auditorcontroller/index.cfm/auditor-controller/financial-reports1/comprehensive-annual-financial-report-cafr/cafr-2017-2018/>

Housing successors that assumed the housing functions of a former Redevelopment Agency are required to post a report on its website containing information regarding the low and moderate income housing asset funds of the former redevelopment agency for the previous fiscal year. In this case, the County of Tulare, as the housing successor, is required to prepare and post the report.

This Housing Successor Annual Report (Report) for the Low and Moderate Income Housing Asset Funds (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of September 16, 2019.

This Report sets forth certain details of the County of Tulare Housing Successor (Housing Successor fund) activities during Fiscal Year 2017-18 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by County of Tulare staff and information contained within the financial records of the Low and Moderate Income Housing Fund for Fiscal Year 2017-18. This Report responds to the Annual Report requirements for Housing Successors reporting, specifically Health and Safety Code 34176.1(f).

http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC§ionNum=34176.

II. Amount Deposited into LMIHAF:

“(f) Section 33080.1 of this code and Section 12463.3 of the Government Code shall not apply. Instead, the housing successor shall conduct, and shall provide to its governing body, an independent financial audit of the Low and Moderate Income Housing Asset Fund within six months after the end of each fiscal year, which may be included in the independent financial audit of the host jurisdiction. If the housing successor is a city or county, it shall also include in its report pursuant to Section 65400 of the Government Code and post on its Internet Web site all of the following information for the previous fiscal year. If the housing successor is not a city or county, it shall also provide to its governing body and post on its Internet Web site all of the following information for the previous fiscal year:

(1) The amount the city, county, or city and county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

(2) The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.”

This section provides the total amount of funds deposited into the Low and Moderate Income Housing Asset Fund (LMIHAF) during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (“ROPS”) must be distinguished from the other amounts deposited.

As shown in **Table 1: “Deposits to the LMIHAF 17/18 FY”** below, a total of \$72,193.47 was deposited into the LMIHAF during the Fiscal Year 2017-18. There was not a deposit from the Recognized Obligation Payment Schedule (ROPS).

Table 1: Deposits to the LMIHAF 17/18 FY

Deposits to the LMIHAF 17/18 FY	
Source	Amount
Homebuyer Loan Payments	\$71,804.00
Interest/Investment Income	389.27
ROPS	.00
Total Amount Deposited	\$ 72,193.47

III. Statement of Balance as of close of FY of LMIHAF:

(3) A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.

This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

As reflected below in **Table 2, “Beginning and Ending Balance in LMIHAF”** at the close of the Fiscal Year 2017-18, the ending balance in the LMIHAF was \$112,823.40.

Table 2: Beginning and Ending Balance in LMIHAF

Beginning & Ending Balance of LMIHAF	
Subject	Balance
Previous Balance at June 30, 2017	\$40,629.93
Amount Deposited	72,193.47
Expenditures	(0.00)
Ending Balance at June 30, 2018	\$112,823.40

IV. Description of Expenditures from LMIHAF:

(4) A description of expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a)."

This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. **Table 3, "Total LMIHAF Expenditures"**, below reflects all LMIHAF expenditures, followed by detailed expenditures toward monitoring and administration in Table 4; Homeless Prevention and Rapid Rehousing in Table 5; and Housing Development in Table 6.

Table 3: Description of Total LMIHAF Expenditures

Total LMIHAF Expenditures	
Type of Expenditures (Subject)	Expenditures
Monitoring and Administration Expenditures	\$0.00
Total Expenditures for LMIHAF	\$0.00

A. Monitoring and Administering Preservation

For the purpose of monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor, and for the purpose of administering the activities as referenced under H & S Code Section 34176.1 (a) (2) and (3), a housing successor is allowed to spend up to the greater of \$200,000 or 5% of the statutory value of the Housing Assets Portfolio (defined and calculated in Section V below). Note that the percentage of the statutory value of the housing asset portfolio increased from 2% to 5% under SB 107, effective January 2016.

Therefore, based on our value asset portfolio referenced under Section V, and referenced herein of \$1,855,514.37, our monitoring and administrative expenses may not exceed \$92,775.72. As reflected below in **Table 4: "Description of LMIHAF Monitoring and Administrative Expenditures"**, the LMIHAF had a total of \$0.00 in expenditures toward monitoring and administration for Fiscal Year 2017-18.

Table 4: Description of LMIHAF Monitoring and Administrative Expenditures

LMIHAF Monitoring and Administrative Expenditures	
Subject	Expenditures
Monitoring and Administration	\$0.00
Total Expenditures	\$0.00

B. Homeless Prevention

As per Health & Safety Code Section 34176.1 (a) (2): Notwithstanding Section 33334.2, if the housing successor has fulfilled all obligations pursuant to Sections 33413 and 33418, the housing successor may expend up to two hundred fifty thousand dollars (\$250,000) per fiscal year for homeless prevention and rapid rehousing services for individuals and families who are homeless or would be homeless but for this assistance. This includes the provision for short-term or medium-term rental assistance, housing relocation and stabilization services. It also includes housing search, mediation, or outreach to property owners, credit repair, security or utility deposits, utility payments, rental assistance for a final month at a location, moving costs assistance, case management or other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.

For the 17-18 fiscal year, \$0 of LMIHAF was utilized toward homeless prevention, as reflected below in **Table 5, “Description of LMIHAF Homeless Prevention & Rapid Rehousing Expenditures”**.

Table5: Description of LMIHAF Homeless Prevention & Rapid Rehousing Expenditures

LMIHAF Homeless Prevention & Rapid Rehousing Expenditures	
Subject	Expenditures
Homeless Prevention and Rapid Rehousing Expenditures	\$0
Total 17/18 LMIHAF Expenditures for Homeless Prevention	\$0

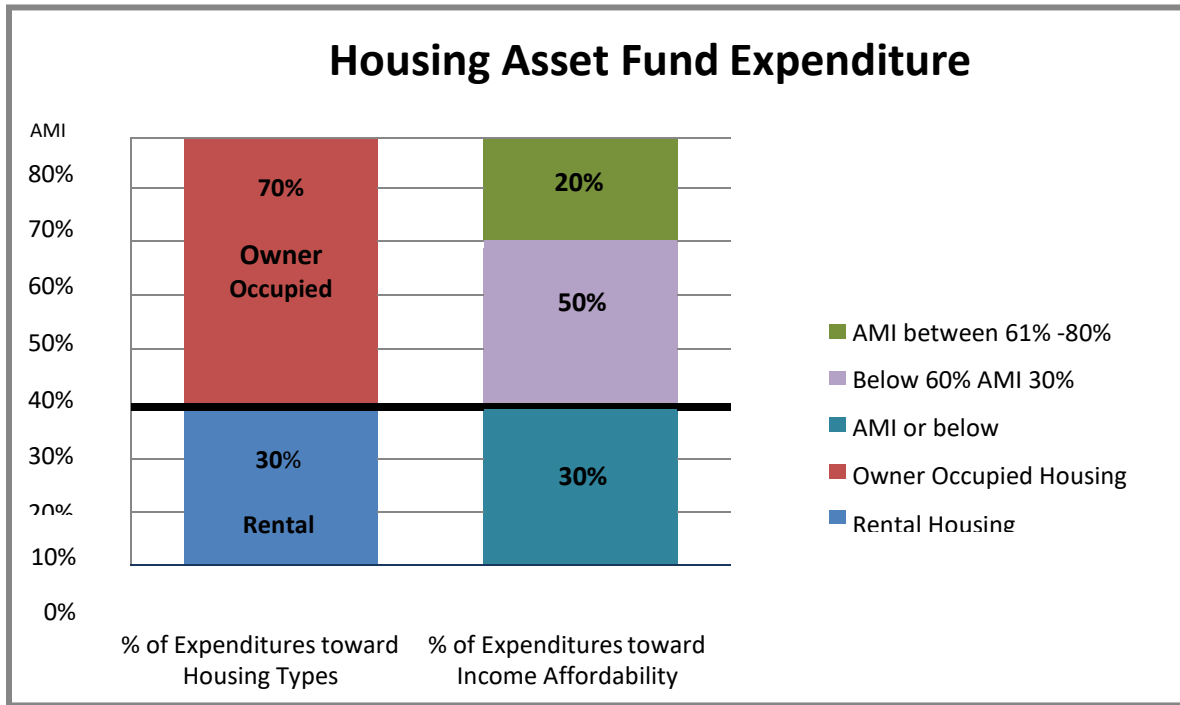
C. Development of Housing

Under Health and Safety Code Division 24, Section 34176.1 (a) (3), the housing successor shall expend all funds remaining in the Low and Moderate Income Housing Asset Fund after the expenditures allowed pursuant to 34176.1 (a) (1) and (2) for the development of housing affordable to and occupied by households earning 80% or less of the Area Median Income (AMI), with at least 30% of these remaining funds expended for the development of rental housing affordable to and occupied by households earning 30% AMI or less. Please note that this is after monitoring, administration and homeless prevention expenditures.

Additionally, no more than 20% of these remaining funds may be expended for the development of housing affordable to and occupied by households earning between 60% and 80% AMI.

A demonstration of these requirements is included under Section “X”, Income Test. To better understand the Housing Asset Fund Expenditure limitations, the **Graph 1: “Housing Asset Fund Expenditure Requirements”**, below represents the percentage toward ownership, rental and income affordability limits.

Graph: Housing Asset Fund Expenditure 1



As reflected below within **Table 6, “Description of LMIHAF Housing Development Expenditures by Income Level”**, no LMIHAFs were utilized for the fiscal year. The County, as the administrator of the Housing Fund, has incurred administrative expenses since the beginning of the first five-year compliance period on January 1, 2014.

The County will continue to monitor the progress and requirements of this section.

Table 6: Description of LMIHAF Housing Development Expenditures by Income level

Housing Development :	Expenditures
<ul style="list-style-type: none"> ▪ Expenditures on Extremely-Low Income Units (households earning 30% or less of the Area Median Income (“AMI”); ▪ Expenditures on Very-Low Income Units (households earning 31% to 50% of the AMI);and ▪ Expenditures on Low Income Units (households earning 51% to 80% of the AMI) 	\$0
Total 17/18 LMIHAF Housing Development Expenditures	\$0

V. Statutory Value of Assets Owned By Housing Successor in LMIHAF:

(5) As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a) (2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

Table 7, “Real Property Owned”, reflects the statutory value of assets owned of \$22,934.17 and **Table 8, “Loans/Notes Receivable”**, reflects the value of Notes Receivable of \$1,832,580.20 by the Housing Successor. In total, the value of housing assets is \$1,855,514.37 for the combined value of assets.

Table 7: Real Property Owned

Real Property	Statutory Value
Vacant Land – Goshen APN 073-024-024	\$ 14,934.17
Vacant Land - Goshen APN 075-070-044	8,000.00
Total Real Property	\$ 22,934.17

Table 8: Loans/Notes Receivable

Loans Receivable	Value
Single Family Properties – First Time Homebuyer Loans and Rehabilitation Loans	\$1,832,580.20
Total Value of Loans Receivable	\$1,832,580.20

*Total Statutory Value of Real Property & Loans/Notes Receivable: **\$1,855,514.37***

VI. Description of Transfers:

(6) A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.

This section describes transfers, if any, to another successor made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c) (2) during the Fiscal Year 2017-18.

VII. Project Descriptions:

(7) A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.

This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS for any of the Housing projects.

VIII. Status of Compliance with Section 33334.16:

(8) For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.

This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the projects related to such real property.

With respect to interests in real property acquired by the former redevelopment agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

Table 9, Section 33332.16 Compliance- Status of Real Property housing assets, shown below, provides a status update on the real property housing asset(s) that were acquired prior to February 1, 2012, and compliance with five-year period:

Table 9: Section 33332.16 Compliance- Status of real property housing asset(s)

Item #	Type of Asset	Legal Title and Description	Date of construction or acquisition by the former RDA	DOF Approved Property as a Housing Asset	Deadline to Initiate Development Activity	Status of Housing Successor Activity 2018
1	Single Family Home	15884-A Jasmine Avenue, Ivanhoe, California	July 26, 2007	January 14, 2013	N/A	Property sold 06/07/2012, Proceeds were returned to NSP1 Program
2	Single Family Home	15884-C Jasmine Avenue, Ivanhoe, California	July 26, 2007	January 14, 2013	N/A	Property sold 01/25/2013, Proceeds were returned to NSP1 Program
3	Single Family Home	15884-D Jasmine Avenue, Ivanhoe, California	July 26, 2007	January 14, 2013	N/A	Property sold 06/14/2012, Proceeds were returned to NSP1 Program
4	Vacant Land	4929 Avenue 309, Goshen, California	August 17, 2010	January 14, 2013	January 14, 2018	Property secured for Redevelopment funded loan acquired through property tax sale. Property in the process of being sold or transferred
5	Vacant Land	30907 Juniper, Goshen, California	July 25, 2007	January 14, 2013	January 14, 2018	Property secured for Redevelopment funded loan acquired through property tax sale. Property in the process of being sold or transferred

IX. Description of Outstanding Obligations under Section 33413:

(9) A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor’s progress in meeting those obligations, and of the housing successor’s plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.

This section describes the outstanding replacement and inclusionary housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Housing Successor’s progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor plans to meet unmet obligations, if any. The housing successor does not have any obligations to fulfill under Section 33413.

X. Income Test:

(10) The information required by subparagraph (B) of paragraph (3) of subdivision (a).

This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for a five year period, with the time period that began, January 1, 2014, and whether the statutory thresholds have been met.

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirements in any five-year report, then the

Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year, following the latest fiscal year, following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014 to 2019 periods and will eventually be reflected below within **Table 10, “Extremely Low Income Test”**, as formatted below.

Table 10 Extremely Low Income Test

Extremely-Low Income Test	
LMIHAF Spent on Extremely-Low Income Households	\$0 Spent on ELI (A)
Total LMIHAF (Five Year Total)	Total LMIHAF (B)
Extremely-Low Income Test	(A)/(B) 0%

XI. Senior Housing Test:

(11) *The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, its formerly redevelopment agency, and its host jurisdiction within the same time period.*

This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or County assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed restricted rental units.

For this Report, Table 11 below reflects the ten-year period reviewed of January 1, 2006 to January 1, 2016. There were no senior rental unit projects assisted during this period.

Table 11

<i>Unit Category</i>	<i># of Units</i>
<i>Assisted Senior Rental Units</i>	<i>-0-</i>
<i>Total Assisted Rental Units</i>	<i>-0-</i>
Senior Housing Test (%)	-0-%

XII. Excess Surplus Test:

(12) *The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor’s plan for eliminating the excess surplus.*

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the

account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

Table 12

Year	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Beginning Balance	\$(52,349.44)	\$ 16,108.62	\$ 29,080.00	\$ 32,023.57	\$40,629.93
Add: Deposits	75,627.88	22,823.52	3,125.07	8,450.00	72,193.47
Less: Expenditures	(7,169.52)	(9,852.14)	(181.50)	(30.00)	(0.00)
Ending Balance	\$ 16,108.62	\$ 29,080.00	\$ 32,023.57	\$ 40,629.93	\$112,823.40

The Housing Successor has been in existence for a five-year period and the balance at June 30, 2018, as reflected in Table 12 above, is less than one million dollars, therefore, the determination is that during this period there is no Excess Surplus.

XIII. Inventory of Homeownership Units:

(13) *An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following information:*

- a. *The number of those units.*
- b. *In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses.*
- c. *Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund.*
- d. *Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.*

Of the 59 units listed on the Successor's Housing Asset Transfer Form, five homeownership units remain for First Time Homebuyer loans and 48 units remain for housing rehabilitation loans. The property, description, remaining loan term and amount, affordability period and covenant expiration is shown in Exhibit A. The loans not listed were removed due to the Homeowner satisfying the term, loan payoff, or loan default. The Housing Successor has not contracted with any outside entity for the management of the units.

Loans/Grants Receivables										EXHIBIT A
County of 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 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?	Prepayment date, if the funds are for a loan	Interest rate of loan	Balance Remaining 06/30/18	
1	Loan	30,000.00	2/27/2008	Alfredo Garcia & Norma Segura	FTHB	Prom Note, Loan Agreement, DoT	2/27/2038	0%	30,000.00	
2	Loan	20,000.00	2/27/2008	Jesus Garcia & Armida	FTHB	Prom Note, Loan Agreement, DoT	2/27/2038	0%	18,850.00	
3	Loan	20,000.00	2/27/2008	Fernando & Sonia Lopez	FTHB	Prom Note, Loan Agreement, DoT	2/27/2038	0%	-	
4	Loan	30,000.00	2/27/2008	Juan Bravo	FTHB	Prom Note, Loan Agreement, DoT	2/27/2038	0%	-	
5	Loan	20,000.00	2/27/2008	Victor Perez	FTHB	Prom Note, Loan Agreement, DoT	2/27/2038	0%	20,000.00	
6	Loan	20,000.00	2/27/2008	Miguel Giron & Gloria Aguirre	FTHB	Prom Note, Loan Agreement, DoT	2/27/2038	0%	20,000.00	
7	Loan	23,000.00	8/30/2001	Sam & Elma Dorado	Rehab	Prom Note, Loan Agreement, DoT	8/30/2031	0%	23,000.00	
8	Loan	45,000.00	11/30/1998	Eddy & Adela Dalere	Rehab	Prom Note, Loan Agreement, DoT	11/30/2028	0%	-	
9	Loan	42,813.00	8/1/2007	Loretta & Michael Miranda	Rehab	Prom Note, Loan Agreement, DoT	8/1/2037	0%	42,813.00	
10	Loan	71,247.00	8/1/2007	Carmen Camarillo	Rehab	Prom Note, Loan Agreement, DoT	8/1/2037	0%	71,247.00	
11	Loan	25,000.00	7/17/2007	Ignacio Ocampo & Martha	Rehab	Prom Note, Loan Agreement, DoT	7/17/2037	0%	25,000.00	
12	Loan	89,354.00	7/19/2007	Filemon & Cathy Perea	Rehab	Prom Note, Loan Agreement, DoT	7/19/2037	0%	89,354.00	
13	Loan	56,007.00	7/13/2007	Bennie & Ossie Cobb	Rehab	Prom Note, Loan Agreement, DoT	7/13/2037	0%	56,007.00	
14	Loan	10,920.00	2/28/1997	Margaret Carr	Rehab	Prom Note, Loan Agreement, DoT	2/28/2027	0%	6,720.00	
15	Loan	25,000.00	8/7/2006	Guadalupe & Maria	Rehab	Prom Note, Loan Agreement, DoT	8/7/2036	0%	25,000.00	
16	Loan	70,779.00	7/19/2006	Ramiro & Elisa Garica	Rehab	Prom Note, Loan Agreement, DoT	7/19/2036	0%	70,779.00	
17	Loan	28,020.00	4/21/2006	Jesse Amarillas	Rehab	Prom Note, Loan Agreement, DoT	4/21/2036	0%	28,020.00	
18	Loan	64,047.00	8/25/2008	Lucy Pacheco Armenta	Rehab	Prom Note, Loan Agreement, DoT	8/25/2038	0%	64,047.00	
19	Loan	80,058.00	8/25/2005	Ubaldo Delgado	Rehab	Prom Note, Loan Agreement, DoT	8/25/2035	0%	80,058.00	
20	Loan	2,150.00	3/24/2004	Ignacio & Maribel Santana	Rehab	Prom Note, Loan Agreement, DoT	3/24/2034	0%	2,150.00	
21	Loan	65,000.00	3/18/2004	Mike & Cathy Franco	Rehab	Prom Note, Loan Agreement, DoT	3/18/2034	0%	65,000.00	
22	Loan	10,000.00	07/02/2004	Ignacio Padilla	Rehab	Prom Note, Loan Agreement, DoT	07/02/2034	0%	9,900.00	
23	Loan	10,000.00	7/2/2004	Anselmo & Reyes Astorga	Rehab	Prom Note, Loan Agreement, DoT	7/2/2034	0%	10,000.00	
24	Loan	55,000.00	3/18/2004	Antonio & Catalina Balderas	Rehab	Prom Note, Loan Agreement, DoT	3/18/2034	0%	55,000.00	
25	Loan	28,850.00	3/18/2004	Isidra Romo	Rehab	Prom Note, Loan Agreement, DoT	3/18/2034	0%	28,850.00	
26	Loan	25,000.00	12/12/2003	Rosie Gomez	Rehab	Prom Note, Loan Agreement, DoT	12/12/2033	0%	25,000.00	
27	Loan	45,390.83	4/18/2000	Ruben & Jesse Ventura	Rehab	Prom Note, Loan Agreement, DoT	4/18/2030	0%	45,390.83	
28	Loan	34,969.86	11/21/2000	Matilde & Dolores Reyes	Rehab	Prom Note, Loan Agreement, DoT	11/21/2030	0%	34,969.86	
29	Loan	35,000.00	11/22/2000	Dorothy Fisher	Rehab	Prom Note, Loan Agreement, DoT	11/22/2030	0%	35,000.00	
30	Loan	29,000.00	1/28/1999	Francisco & Tomasa	Rehab	Prom Note, Loan Agreement, DoT	1/2/2029	0%	29,000.00	
31	Loan	27,000.00	2/19/1999	Leticia Cardenas Escarsega	Rehab	Prom Note, Loan Agreement, DoT	2/19/2029	0%	26,488.21	
32	Loan	6,302.00	9/24/2001	Jos e Silva	Rehab	Prom Note, Loan Agreement, DoT	9/24/2031	0%	6,302.00	
33	Loan	1,910.00	12/13/2001	Fausto Aranzazu	Rehab	Notice of Additional Advance	12/13/2031	0%	1,910.00	
34	Loan	5,000.00	1/3/2002	Leonor Iglesia	Rehab	Prom Note, Loan Agreement, DoT	1/3/2032	0%	5,000.00	
35	Loan	35,000.00	09/21/2001	Julia Alejandro	Rehab	Prom Note, Loan Agreement, DoT	09/21/2031	0%	35,000.00	
36	Loan	25,000.00	10/22/1996	Barbara Porter	Rehab	Prom Note, Loan Agreement, DoT	10/22/2026	0%	25,000.00	
37	Loan	37,800.00	06/24/1994	Robert & Mary Garcia	Rehab	Prom Note, Loan Agreement, DoT	06/24/2024	0%	37,800.00	
38	Loan	16,722.00	11/28/1994	Genaro & Mary Flores	Rehab	Prom Note, Loan Agreement, DoT	11/28/2024	0%	-	
39	Loan	40,830.24	06/23/1994	Virginia Ponce	Rehab	Prom Note, Loan Agreement, DoT	06/23/2024	0%	39,730.24	
40a	Loan	15,900.00	06/26/1996	Nellie Sierra & Mariana Silva	Rehab	Prom Note, Loan Agreement, DoT	06/26/2026	0%	14,891.83	
40b	Loan	38,100.00	06/26/1996	Nellie Sierra & Mariana Silva	Rehab	Prom Note, Loan Agreement, DoT	06/26/2026	0%	36,996.06	
41	Loan	39,871.00	05/04/1994	Raul & Domitilia Galvan	Rehab	Prom Note, Loan Agreement, DoT	05/04/2024	0%	39,871.00	
42	Loan	35,305.00	10/21/1996	Jose & Dolores Uribe	Rehab	Prom Note, Loan Agreement, DoT	10/21/2026	0%	8,230.48	
43	Loan	34,915.40	08/04/1993	Francisco & Emilia Reyna	Rehab	Prom Note, Loan Agreement, DoT	08/04/2023	0%	34,915.40	
44	Loan	60,528.02	03/02/2005	Gustavo Camacho	Rehab	Prom Note, Loan Agreement, DoT	03/02/2035	0%	60,528.02	
45	Loan	5,344.50	04/24/2009	Epifania & Javier Tercero	Rehab	Prom Note, Loan Agreement, DoT	04/24/2039	0%	4,944.50	
46	Loan	1,439.00	09/17/2008	Cristian Sanchez	Permit	Prom Note, Loan Agreement, DoT	Foreclosure	0%	-	
47	Loan	14,331.12	01/17/2008	Michelle Dae Garcia	Rehab	Prom Note, Loan Agreement, DoT	01/17/2038	0%	14,331.12	
48	Loan	7,000.00	11/12/2007	Teresa Ibarra	FTHB	Prom Note, Loan Agreement, DoT	11/12/2037	0%	7,000.00	
49	Loan	1,658.00	11/14/2007	Dolores Salazar	Rehab	Prom Note, Loan Agreement, DoT	11/14/2037	0%	1,658.00	
50	Loan	72,500.00	09/06/2007	Ramona Torres	Rehab	Prom Note, Loan Agreement, DoT	09/06/2037	0%	72,500.00	
51	Loan	81,499.00	07/23/2008	Martha Hernandez	Rehab	Prom Note, Loan Agreement, DoT	07/23/2038	0%	81,499.00	
54	Loan	12,000.00	08/22/2000	Roberto & Christli Flores	Rehab	Prom Note, Loan Agreement, DoT	08/22/2030	0%	4,025.00	
55	Loan	1,590.00	02/22/2007	Reyblin Avellanosa	Rehab	Prom Note, Loan Agreement, DoT		0%	1,590.00	
56	Loan	5,000.00	08/22/2005	Javier & Juana hernandez	Rehab	Prom Note, Loan Agreement, DoT	08/22/2035	0%	5,000.00	
57	Loan	22,980.00	01/17/2008	Martha Bell	Rehab	Prom Note, Loan Agreement, DoT	01/17/2038	0%	22,980.00	
58	Loan	500.00	07/20/2006	Francisco & Asoccoro Munoz	Rehab	Notice of Additional Advance	10/14/2032	0%	500.00	
59	Loan	73,242.00	11/14/2007	Dolores Salazar	Rehab	Prom Note, Loan Agreement, DoT	11/14/2037	0%	73,242.00	