



**AGENDA
OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY
REGULAR MEETING
OCTOBER 23, 2012
2:00 P.M.
CITY COUNCIL CHAMBERS
1001 W. CENTER STREET**

The Oversight Board has been created pursuant to § 34161 through 34190 of the Health and Safety Code for the sole purpose of overseeing the actions of the Successor Agency to the Manteca Redevelopment Agency. In accordance with Health and Safety Code § 34179(h), all Oversight Board Actions shall not be effective for three business days, pending a request for review by the State Department of Finance ("Department"). In the event that the Department requests a review of a given Oversight Board action, it shall have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration, and such Oversight Board action shall not be effective until approved by the Department. In the event that the Department returns the Oversight Board action to the Oversight Board for reconsideration, the Oversight Board shall resubmit the modified action for Department approval, and the modified Oversight Board action shall not become effective until approved by the State.

Reports and documents relating to each of the following items listed on the agenda, including those received following posting/distribution, are on file in the Office of the Secretary to the Successor Agency to the Manteca Redevelopment Agency/City Clerk and are available for public inspection during normal business hours, Monday – Friday, 7:30 a.m. – 5:30 p.m., closed alternating Fridays, 1001 W. Center Street, Manteca, CA 95337, telephone (209) 456-8017.

Please contact the Office of the Secretary of the Successor Agency to the Manteca Redevelopment Agency, 1001 W. Center Street, Manteca, CA, (209) 456-8017, for assistance with access to any of the agenda, materials, or participation at the meeting.

CALL TO ORDER/ROLL CALL: Chairman Quaresma

A. STAFF REPORTS

1. Approve Oversight Board of the Successor Agency to the Manteca Redevelopment Agency Special Meeting minutes of October 9, 2012.
2. Adopt a resolution directing transfer of housing functions and assets to the Housing Successor (City of Manteca).

B. ORAL COMMUNICATIONS

Persons who do not have items on the agenda may approach the Oversight Board of the Successor Agency at this time. Please complete the Request to Speak form located

next to the agendas in the back of the Council Chambers and give same to the Secretary/City Clerk prior to the meeting. Those who wish to speak to items not placed on the agenda will be limited to three (3) minutes per speaker. Although the Board encourages the public to participate in the meeting, proper decorum must be assured at all times. Therefore, no personal attacks will be permitted.

C. ADJOURNMENT

This meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency will adjourn to the next regular meeting of the Board to be held on Tuesday, **November 20, 2012, 2:00 p.m.**, in the City Council Chambers, 1001 W. Center Street, Manteca, California.

This notice of a regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency was posted on the Bulletin Board at City Hall, 1001 W. Center Street, Manteca, California and at the following website <http://www/successoragency/index.html> on October 18, 2012.


JOANN TILTON, MMC
SECRETARY/CITY CLERK

**SPECIAL MEETING MINUTES OF THE OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE MANTECA
REDEVELOPMENT AGENCY HELD OCTOBER 9, 2012**

The special meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held October 9, 2012, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Chairman Daryll Quaresma at 2:03 p.m.

Roll Call: Board Members: Khan, Madison (arrived 2:05 p.m.), Weatherford, Shields, and Quaresma. Also present was Alternate Members Harris and Holbrook. Board Members Puentes-Griffith and Thomas were absent as was Alternate Anderson.

1. PUBLIC COMMENT ON ITEMS LISTED BELOW. - **NONE**
2. Approve special meeting minutes of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency of October 1, 2012.

ACTION: APPROVE THE MINUTES OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY OF OCTOBER 1, 2012. (Shields/Kahn) The motion carried unanimously (4-0).

Board Member Madison arrived at 2:05 p.m.

3. Adopt a resolution, (i) approving the Due Diligence Review for the Low and Moderate Income Housing Fund pursuant to Health and Safety Code Section 34179.5, as presented, (ii) authorizing the Successor Agency to retain the assets and funds, if any, identified in subparagraphs (B) to (E), inclusive, of paragraph (5) of subdivision(c) of Section 343179.5, as documented in the Due Diligence Review (the "Restricted Assets"), and (iii) ordering the transmittal of the Due Diligence Review to the Department of Finance and the county auditor-controller.

Board members Khan and Quaresma asked for clarification on fund amounts and restricted assets.

The Finance Director responded.

ACTION: ADOPT A RESOLUTION, (i) APPROVING THE DUE DILIGENCE REVIEW FOR THE LOW AND MODERATE INCOME HOUSING FUND PURSUANT TO HEALTH AND SAFETY CODE SECTION 34179.5, AS PRESENTED, (ii) AUTHORIZE THE SUCCESSOR AGENCY TO RETAIN THE ASSETS AND FUNDS, IF ANY, IDENTIFIED IN SUBPARAGRAPHS (B) TO (E), INCLUSIVE, OF

PARAGRAPH (5) OF SUBDIVISION (c) OF SECTION 343179.5, AS DOCUMENTED IN THE DUE DILIGENCE REVIEW (THE "RESTRICTED ASSETS"), AND (iii) ORDERED THE TRANSMITTAL OF THE DUE DILIGENCE REVIEW TO THE DEPARTMENT OF FINANCE AND THE COUNTY AUDITOR-CONTROLLER. (Shields/Khan) The motion carried unanimously (5-0).

Board Member Khan requested staff look into teleconferencing of Oversight Board meetings.

4. Adjournment.

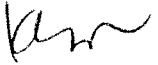
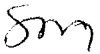
With nothing further to come before the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, the meeting adjourned at 2:11 p.m., to the next regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency to be held on Tuesday, **October 23, 2012, at 2:00 p.m.**, in the City Council Chambers, 1001 W. Center Street, Manteca, California.

**JOANN TILTON, MMC
AGENCY SECRETARY**

**DARYLL QUARESMA
CHAIRMAN**

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Karen L. McLaughlin, Successor Agency Executive Director 
Suzanne Mallory, Finance Director 

Date: October 23, 2012

Subject: Transfer of housing functions and assets

Recommendation:

Adopt resolution directing the transfer of housing functions and assets to the Housing Successor (City of Manteca).

Background:

Upon dissolution of the Manteca Redevelopment Agency on February 1, 2012 pursuant to AB X1 26, the Successor Agency to the Manteca Redevelopment Agency (the "Successor Agency") was constituted. Pursuant to Health and Safety Code Section 34176(a), the City Council of the City of Manteca (the "City" or "Housing Successor") adopted Resolution No. R2102-13, electing for the City to retain the housing assets, as allowed by law, and functions previously performed by the former Agency.

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

Health and Safety Code Section 34176(a)(2) directs the entity assuming the housing functions of the former redevelopment agency to submit to the State Department of Finance (the "DOF") a list (the "Housing Assets List") of all housing assets, including any assets transferred between

February 1, 2012 and the date on which the Housing Assets List is created.

Health and Safety Code Section 34176(e) defines “housing asset” as any asset that meets one of the following criteria:

1. any real property, interest in, or restriction on the use of real property, whether improved or not, and 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, with any source of funds;
2. any funds that are encumbered by an enforceable obligation to build or acquire low- and moderate-income housing as defined in the Community Redevelopment Law (the “CRL”) unless required in the bond covenants to be used for repayment purposes of the bond;
3. any loan or grant receivable, funded from the Low and Moderate Income Housing Fund (the “LMIH Fund”), from homeowners, homebuyers, nonprofit or for-profit developers, and other parties that require occupancy by persons of low or moderate income as defined by the CRL;
4. any funds derived from rents or operation of properties acquired for low- and moderate-income housing purposes by other parties that were financed with any source of funds, including residual receipt payments from developers, conditional grant repayments, cost savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits;
5. a stream of rents or other payments from housing tenants or operators of low- and moderate-income housing financed with any source of funds that are used to maintain, operate, and enforce the affordability of housing or for enforceable obligations associated with low- and moderate-income housing; or
6. repayments of loans from the LMIH Fund (e.g., a loan used to make a SERAF payment) or LMIH Fund deposits which had been deferred as of the effective date of AB X1 26.

DOF had 30 days from DOF's receipt of the Housing Assets List to object to any of the assets or transfers of assets identified on the Housing Assets List.

The former Redevelopment Agency possessed housing assets, which are described on the Housing Assets List, included as Exhibit A to the attached resolution. On September 5, 2012, DOF issued its letter, which set forth DOF's objections, if any, to the assets on the Housing Assets List. The letter from DOF is attached to this report.

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

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

Fiscal Impact:

Approval of the transfer of Housing Assets to the Housing Successor will afford the City of Manteca the ability to continue to monitor and service loans that were previously granted by the former Manteca Redevelopment Agency. Additionally, as the Housing Successor, the City of Manteca will be able to continue to identify and develop projects that will expand and improve the supply of low-moderate income housing.

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

(Please see attached)

RESOLUTION NO. _____

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

RECITALS:

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this _____ day of _____, 2012.

Chair

ATTEST:

Secretary

EXHIBIT A

**Housing Assets List
(see attached)**

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

Former Redevelopment Agency: Manteca Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: Manteca Redevelopment Agency

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

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

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

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

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

Prepared By: Suzanne Mallory

Date Prepared: 8/1/2012

Exhibit A - Real Property

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

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage reserved for low/mod housing	Square footage reserved for low/mod housing	In the property encumbered by a low/mod housing covenant?	Source of low/mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Land	APN: 200-140-02 282 N. Airport Way	\$1,297,413	3.37 acres	3.37 acres	Yes	California Redevelopment Law	February 7, 2012 (housing assets transferred to City of Manteca)	\$1,500,000	No	Yes	September 21, 2010	Future site of Affordable Housing
2**	Land	APN: 216-020-67 2030 North Union	\$ 183,929.00		2.1 acres	Yes	California Redevelopment Law	February 7, 2012 (housing assets transferred to City of Manteca)	\$183,929	No	No	11/15/2002	Current site for affordable housing Ground lease approved on May 16, 2005. PC005-17R
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** Item #2 was inadvertently excluded from original report submitted to Department of Finance.

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

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

Exhibit B - Personal Property

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[illegible]

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

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

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

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

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

Exhibit G - Deferrals

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

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

EDMUND G. BROWN JR. • GOVERNOR

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

September 5, 2012

Ms. Suzanne Mallory, Finance Director
City of Manteca
1001 W. Center Street, Suite B
Manteca, CA 95337

Dear Ms. Mallory:

Subject: Housing Assets Transfer Form

Pursuant to Health and Safety Code (HSC) section 34176 (a) (2), the City of Manteca submitted a Housing Assets Transfer Form (Form) to the California Department of Finance (Finance) on August 1, 2012 for the period February 1, 2012 through August 1, 2012.

Finance has completed its review of your Form, which may have included obtaining clarification for various items. Based on a sample of line items reviewed and the application of law, Finance is not objecting to any assets or transfers of assets identified on your Form.

Please direct inquiries to Nichelle Thomas, Supervisor or Wendy Griffe, Lead Analyst at (916) 445-1546.

Sincerely,

STEVE SZALAY
Local Government Consultant

cc: Mr. Adrian Van Houten, Auditor-Controller, San Joaquin County
Ms. Sandra Chen, Chief Deputy Auditor-Controller, San Joaquin County
Mr. Jeff Woltkamp, Assistant County Auditor-Controller, San Joaquin County
California State Controller's Office

PUBLIC NOTICE

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

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

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



JOANN TILTON, MMC
Agency Secretary/City Clerk

Posted on October 11, 2012