

**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: City of Oroville

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Reporting Period by Calendar Year: from 01/01/14 to 12/31/14

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction City of Oroville  
Reporting Period 1/1/2014 - 12/31/2014

**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

\* Note: This field is voluntary

**Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

No. of Units Permitted for Moderate	1.	2.	3.	4.	5.	6.	7.
	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total	Number of infill units*
No. of Units Permitted for Above Moderate	20					20	0

\* Note: This field is voluntary

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction City of Oroville  
Reporting Period 1/1/2014 - 12/31/2014

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2022	Total Units to Date (all years)	Total Remaining RHNA By Income Level
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		
Very Low	Used										
	Restricted Non-dead restricted	419									419
	Dead										
Low	Restricted Non-dead restricted	284	50							50	234
	Dead										
	Used										
Moderate	Restricted Non-dead restricted	306									306
	Dead										
	Used										
Above Moderate		784	20							20	784
Total RHNA by COG. Enter allocation number:		1,793									
Total Units			70							70	1,723
Remaining Need for RHNA Period											

Note: units serving extremely low-income households are included in the very low-income permitted units totals.



**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction City of Oroville

Reporting Period 1/1/2014 - 12/31/2014

General Comments:

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
A-1	<p>The City shall annually apply for or support development and rehabilitation applications for State and Federal funding for affordable housing, including the following funding sources:</p> <p><u>Community Development Block Grant (CDBG):</u> The State Department of Housing and Community Development (HCD) administers the federal CDBG Program for non-entitlement cities and counties. The City is eligible to apply to HCD for CDBG funding. Eligible activities include single- and multifamily rehabilitation rental housing acquisition or home ownership assistance, and activities that support new housing construction for lower-income households.</p> <p><u>HOME:</u> HCD administers HOME funds for cities and counties that do not receive funds directly from HUD. Eligible activities include rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily housing projects for low income households. A twenty five percent (25%) local match is required, unless waived by HCD.</p> <p><u>CalHome:</u> HCD administers this program, which provides grants to local agencies and nonprofit developers. Eligible activities include: predevelopment, site development and site acquisition for housing projects; acquisition and rehabilitation of housing; purchase of mobile homes and manufactured homes; down payment assistance, mortgage financing, homebuyer counseling and technical assistance for self-help projects.</p>	<p>At each application period as appropriate throughout the 2009-2014 Housing Element period.</p>	<p>Planning Division, Business Assistance and Housing Development</p>	<p>Based on the 50% expenditure criteria for both HOME and CDBG funding, the City is unable to apply for funding until 50% of existing CDBG or HOME funds are expended. Therefore, the City will be more likely eligible to apply for CDBG and HOME funds every other year. However, the City applies for CalHome funding whenever a Notice of Release of Funds (NOFA) is released.</p>
A-2	<p>The City shall continue to fund a Homebuyer Assistance Program (HAP). Over the course of the Housing Element period, the City expects to assist approximately 25 households, with a maximum of \$25,000.</p>	<p>Continuous and ongoing 2009-2014</p>	<p>Business Assistance and Housing Development and Planning Division</p>	<p>The Homeownership Assistance Program was eliminated in 2012 due to the dissolution of the Redevelopment Agency.</p>
	<p>The City shall continue to support the Owner Occupied Single Family Rehabilitation Program. The City expects to fund the rehabilitation of approximately 75 units over the</p>	<p>Continuous and ongoing 2009-2014</p>	<p>Business Assistance and Housing Development and Planning Division</p>	<p>11 rehabilitations to owner-occupied units occurred during 2009-2014. Due to the elimination of the Redevelopment Agency and the lack in homeowner equity, the goal of 75 units</p>

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Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	next planning period.			rehabilitated was not met. The goals were established prior to the down-turn in the housing market when there was ample equity for rehabilitations.  This program should be continued, but with a reduced goal of 4 rehabilitations annually.
	Fund the rehabilitation of multifamily developments on a case-by-case and as needed basis.	Continuous and ongoing 2009-2014	Business Assistance and Housing Development and Planning Division	The city did not rehabilitate any multi-family developments during the 2009-2014 reporting period. The downturn in the housing market and economy and the elimination of the Redevelopment Agency made it difficult to assist development without equity.  This program should be continued as funding becomes available.
	The City will actively work with interested developers to identify sources of funding for the construction of new affordable multifamily housing targeting the needs of large family households in the City. Funding to be pursued includes tax-exempt mortgage revenue bonds, HCD's Multifamily Housing Program, and tax credits. The City shall also assist the process by providing letters of support for funding applications during the application process to increase the chances of a project receiving a funding award.	Action to be implemented concurrent with 2009-2014 Housing Element period	Business Assistance and Housing Development and Planning Division	Hillview Ridge was funded by 9% tax credits, CDBG, HOME and RDA.  Hillview Ridge II was funded with 4% tax credits, HOME, CDBG and RDA.  In addition, the city assisted with the Senior Housing project: Orange Tree Senior Apartments which was funded with 4% tax credit, RDA and CDBG Program Income.  This program should be continued as funding becomes available.
A-3	Make available Public Information handouts outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the state and federal funding for which the City is willing to apply and other pertinent information. Distribute the handouts to local non-profit and for profit development groups, and regional agencies. The handouts shall also be made available free of charge as an online document on the City's website. Additionally, the City will offer a free pre-application review to assist developers.	Updated handout to be produced by December 2010; available on an ongoing basis through Housing Element period, 2009-2014.	Planning Division, Pre-Application, Business Assistance and Housing Development other staff.	The City has updated its website to include additional information about the Housing Incentives programs as well as maintained contact with various regional for-profit and non-profit development groups and regional agencies. The City tested the use of TV spots, newspaper advertisements, radio, spots, mailers, DoorKnockers and even publicized programs by going door to door.  This program should be continued.
B-1	Continue to use HOME funds to assist households with first time homebuyer down payment assistance up to \$100,000 or 45% of the purchase price of the home;	Application to be made annually, subject to the State Application cycle	Business Assistance and Housing Development	2009 – 10 HOME, 1 CALHOME, 1 CDBG 2010 – 10 HOME, 4 CALHOME, 1 CDBG 2011 – 8 HOME, 7 CALHOME, 1 CDBG, 2 RDA

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Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	<p>whichever is less. The maximum purchase price allowed is \$175,000; for each qualified household, with a goal of assisting five (5) units per year. CalHome's maximum assistance is \$60,000.</p> <p>The City will continually evaluate the First Time Homebuyers loan amount in order to address the cost of homeownership in the City. The City will be open to adjusting the maximum loan amount per project if a determination is made that a decrease is warranted.</p>	<p>Continuous and ongoing, 2009-2014.</p>	<p>Business Assistance and Housing Development</p>	<p>2012 – 7 HOME, 3 CALHOME, 5 CDBG, 2013 – 4 HOME, CALHOME 2, CDBG, 10</p> <p>This program should be continued.</p> <p>The City has found that 45 % of the purchase price works for this program very well. However, HUD establishes the maximum purchase price limits for all jurisdictions.</p> <p>This program should be continued.</p>
C-1	<p>The Butte County Homeless Coalition formed a Continuum of Care Coalition to reduce the number of homeless individuals in the area. The City is a member of the Coalition and appoints a representative to attend all meetings/functions. The City shall continue to participate in the coalition as a partner with Butte County in the battle against homelessness.</p> <p>The City shall amend the Zoning Ordinance to define Transitional and Supportive Housing in accordance with the Health and Safety Code, Sections 50675.14 and 50675.2, and also specify that both types of housing shall be treated as residential uses of property, subject to only the same restrictions/regulations as other types of housing in the same zoning district. The City shall also encourage the allowance for Single Room Occupancy (SROs) and shall facilitate allowing them through identification of potential locations and through city assistance with grant writing for the development of SRO projects.</p>	<p>The City shall name City Council members to one-year rotating terms as the City's coalition member, 2009-2014</p> <p>Zoning Ordinance Amendment to be complete by August 2010</p>	<p>Business Assistance and Housing Development</p> <p>Planning Division</p>	<p>The Continuum of Care Coalition, with the City's support has developed an implementation strategy for carrying out cooperative efforts to address the homeless issues.</p> <p>This program should be continued.</p> <p>A Zoning Code amendment has been initiated to ensure that City regulations regarding transitional and supportive housing are consistent with state law, and to establish regulations for SRO housing.</p>
	<p>In accordance with the requirements of SB 2 (2007-2008 Session), the City shall amend the Zoning Ordinance to identify one zoning district that will allow the development of homeless shelters by-right, without the need for any discretionary approvals. The City will designate the R-3 Medium Density Residential district as the appropriate zoning district to accommodate emergency shelters by right. The City shall also ensure that the capacity exists to develop one shelter within the next year.</p>	<p>Zoning Ordinance Amendment to be completed by August 2010 in document</p>	<p>Planning Division, Planning Commission and City Council, and Business Assistance and Housing Development</p>	<p>A Zoning Code amendment has been initiated to establish regulations for emergency shelters in conformance with state law.</p>
	<p>Partner with homeless service providers in establishing additional short-term beds for all segments of the homeless population. The City will remain engaged with</p>	<p>Meet with a roundtable of homeless service providers by August 2010 to develop</p>	<p>Planning Division, Planning Commission, City Council, Business</p>	<p>A City Councilmember participates in the Butte Countywide Homeless Continuum of Care to ensure that the City remains an active participant.</p>

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Policy	Action	Timing	Responsibility	Accomplishments
	homeless service providers and utilize the municipal authority and resources to assist service providers in meeting their goals for numbers of beds.	an implementation strategy for carrying out cooperative efforts	Assistance and Housing Development	This program should be continued.
C-2	The City shall continue to work with the CoC to educate and promote the County's program for homeless foster reside populations above children to provide assistance in finding suitable properties in the City.	Hold meetings with the Butte County Coalition annually, the first meeting to be held by December, 2009	Business Assistance and Housing Development	The city meets with the coalition annually to address the needs and issues associated with the program. In addition the City maintains contact with county and jointly addresses issues in the Oroville region as they occur. This program should be continued.
	Regularly update comprehensive listing of housing developments in the City, which have units reserved for lower income, disabled households, and other special needs populations. The list shall be made available on the City's web site.	Update annually with Housing Element Annual Report	Planning Division Business Assistance and Housing Development	The City website was most recently updated 12/31/2013. This program should be continued.
C-3	The City shall engage in a public noticing campaign to inform persons with disabilities of any age of their ability to locate in senior citizen independent living facilities that are funded with federal funds.	Public noticing campaign to commence by August 2010, materials shall be updated annually	Business Assistance and Housing Development	The City currently has informational materials for available senior housing options. The City works with the Butte County Housing Authority, Community Action Agency, and other special interest groups to update the information annually. This program should be continued.
	Continue to implement the City's current enhanced housing rehabilitation program including a one-time \$2,500 grants to very low income disabled persons and senior citizens to improve accessibility and safety.	Continuous and ongoing throughout 2009-2014	Business Assistance and Housing Development	This program was eliminated with the dissolution of the Redevelopment Agency and lack of funding. Prior to the elimination, the City funded 3 grants.
	In accordance with the requirements of SB 520, the City will adopt procedures as part of an update to the Municipal Code to provide reasonable accommodation for persons with disabilities that allow for administrative approval of accessible features for the handicapped. The policy shall also outline procedures for processing requested exceptions in zoning and land use regulations for housing persons with disabilities.	Zoning Ordinance Amendment to be complete by August 2010	Planning Division, Planning Commission	A Zoning Code amendment has been initiated to establish reasonable accommodation procedures in conformance with state law.
C-4	The City shall amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5 and 17021.6, stating that "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the	Zoning Ordinance Amendment to be complete by August 2010	Planning Division, Planning Commission, City Council	A Zoning Code amendment has been initiated to establish farmworker housing regulations in conformance with state law.

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	purpose of local ordinances, employee housing is an activity that does not differ in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone." The City shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.			
	The City will prioritize program funding, such as HOME and CDBG for the reconstruction and/or rehabilitation of units for extremely low income owner/renter occupied housing units in Oroville, including assistance with the development of Single Room Occupancy (SRO) units. The City will take all action necessary to expedite processing and approvals for such programs.	Funding priorities will be implemented upon adoption of new funding guidelines, proposed to be in December, 2010.	Planning Division, Planning Commission, City Council	The City continued to apply for grant funding as available.
D-1	Monitor the Historic Advisory Board process and the Development Review Board process to ensure that the City's review and approval (timing and cost) do not constrain residential development including multifamily and housing affordable to low and moderate income households. The planning department will complete an annual review to evaluate application processing and analyze processing times and the impact of conditions of approval to determine whether the processes acts as a significant constraint on residential development. The review will be formalized in an annual staff report to the Planning Commission and made publicly available. If the City's review and approval processes are found to adversely constrain development, the City will take action to amend the process or establish guidelines and other mechanisms to promote increased application certainty and reduce processing time to the extent feasible by State law. The review will be conducted as part of the City's Housing Element Annual Report submitted to the state	Annual, to be included as part of the Housing Element review submitted to the State, the first review to be conducted by August, 2010	Planning Division, Planning Commission, City Council	On October 16, 2012, the City Council adopted Ordinance 1790 to amend the Zoning Code dissolving the Historic Advisory Board and creating the Historic Advisory Committee. The code change specifies membership, duties of the Commission, conditions for projects to be brought to the Commission, and other policies regarding the Commission. Annual Reviews usually in the form of monthly reports which give a snapshot of the monthly and a cumulative update of the activities for the year.
	Review the City's Zoning Ordinance to ensure density bonus policies for the provision of affordable housing opportunities are in compliance with current State law, per Government Code Section 65915-65918. If found to be out of compliance, the City will amend the Ordinance to	Zoning Ordinance Amendment to occur by August 2010, if necessary	Planning Division, Business Assistance and Housing Development	Density Bonus regulations were updated in conformance with current state law.

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	comply with State law.			
	The City shall annually track their Housing Element implementation progress as part of an annual report submitted to the State Department of Housing and Community Development (HCD).	Submit update annually in accordance with State Law schedule for General Plan annual reviews	Planning Division, Business Assistance and Housing Development	Annual reports were prepared and submitted to HCD.
	The City shall amend Zoning Ordinance to implement the development densities of the 2030 City of Oroville General Plan.	Adoption of Zoning Ordinance to occur prior to August 2010	Planning Division, Planning Commission and City Council	The Zoning Ordinance was amended in 2010 to implement the 2030 General Plan densities.
	Periodically survey (e.g., every 2 years) development application fees and plan check and inspection fees, impact fees, and utility connection fees of other cities in the Butte County area to ensure that these City fees are reasonable in comparison and reasonably related to the services being provided.	Conduct first fee survey by December of 2010, annually thereafter through 2009-2014 Housing Element period	Planning Division, Finance Department, City Council	On December 2, 2013 City Council approved Resolution No. 8018 adopting the 2012 Transportation Improvement Grant Program and Impact Fee Update which amended the existing traffic impact fee schedule. On December 17, 2013 the City entered into an agreement with Willdan Financial Services for a financial analysis for the preparation of Development Impact Fees and an Indirect Cost Allocation Plan. Additionally, on February 19, 2013 the City Council adopted Ordinance No. 1791, which updated the Planning & Development Services Department Master Fee Schedule.
E-1	The City shall formalize concurrent processing of entitlement projects when feasible and consistent with public notice provision otherwise required by law, to foster an environment conducive to business and to reduce project costs and minimize delays. Department staff will notify applicants upon project submittal of this policy and place public notice of the City's policy on the web site. The City shall offer, as an additional incentive, fast track processing of affordable development project applications to further incentivize the production of low cost housing opportunities.	Concurrent processing model to be developed by December 2010, notice of the City's policies shall be posted on the City's web site within one month thereafter, continuous and ongoing through balance of 2009-2014 Housing Element period	Planning Division, Building Division, Planning Commission	The City offers concurrent processing to streamline the development process and the Zoning Ordinance provides development incentives for low income housing including fast-track processing. Pre-application/development review meetings help to minimize processing times.
	The City shall continue to require, at a minimum, that all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code.	Continuous and ongoing through 2009-2014 Housing Element period	Planning Division, Building Division	New developments are routinely required to comply with Title 24.
	Prepare a public information handout outlining City Utility and other utility company participation and incentives for energy conservation. Distribute the handout to local non-profit and for-profit development groups, and regional agencies and make the handout available on the City's	Publish first handout by December 2010	Planning Division, Business Assistance and Housing Development	This action was not completed due to staffing limitations but should be continued in the new planning period.

**Table A-1  
Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	web site.			
	Implement the energy resources and objectives from the Open Space, Natural Resources and Conservation Element of the General Plan. The City shall conduct free workshops to provide the information to the public and to encourage residents to support and employ measures in the General Plan.	First workshop to be held by December 2010, every 2 years thereafter through 2009-2014 Housing Element period	Planning Division, Business Assistance and Housing Development	Implementation has been on-going but no informational workshops have been held.  This program should be continued.
	The City shall adopt a program to allocate funds from an as-yet-undiscovered source, to defray the cost of land and/or required off-site improvements to encourage further development of extremely low income housing projects.	Adopt new program by August 2010	Planning Division, Planning Commission and City Council	No alternate source of funding has been identified to date. This program should be continued if funding becomes available.
F-1	Perform regular updates to the City's GIS system to track development on all vacant land in the City, and maintain an accurate list of vacant land.	First update to coincide with completion of 2009-2014 Housing Element update, annually thereafter through Housing Element period.	Planning Division, Engineering Division	The city regularly maintains a list of vacant lands that are shared with the development community.
	Develop a system of regular updates and methods for informing the public and decision makers about the amount of land zoned for both single family and multifamily development and initiate zone changes, if necessary, to accommodate affordable housing. Update the data on an annual basis.	System of regular updates to be developed by August 2010, updates to be done annually thereafter through 2010-2014 Housing Element period.	Planning Division, Engineering Division	Updates and zone changes have been done on an as needed basis as developers apply. The system for regular updates comes in a form of monthly reports to the Planning Commission and City Council, which is part of the agenda packet posted online, that identifies projects that are in progress, on hold, and recently approved.
F-2	The City is adopting a revised Zoning Ordinance in accordance with the City's 2030 General Plan, which includes a new High Density/Mixed Use (HDMU) Zoning District that allows for the development of 20-30 units per acre. The HDMU district will allow for a minimum density of 20 units per acre, and require that no more than 20% of the site will be permitted to contain commercial uses. To accommodate the remaining RHNA of low-income units, the City shall rezone a total of approximately 36 acres to HDMU, at a minimum density of 20 units per acre. Pursuant to subdivision (h) of Section 65583.2 of the Government Code, the City shall ensure that owner-occupied and multifamily residential housing development is allowed "by right", without a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for the	Rezoning to occur by August 2010.	Planning Division, Building Division, Planning Commission and City Council	The 3 parcels identified in Housing Element Action 32 were rezoned to R-4 (Urban Density Residential) on 11/2/2010. The 3 rezoned parcels total over 36 acres, allow a minimum density of 20 units/acre, allow more than 16 units per site, allow only residential use, and allow development by-right.

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F-3	purposes of Division 13 of the Public Resources Code. Units will be permitted at a minimum of 16 units per site.  Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.	Current and ongoing throughout 2009-2014 Housing Element period	Planning Division, Planning Commission	The City continues to ensure compliance with the <i>no net loss</i> provisions of AB 2292.
G-1	Promote orderly growth by evaluating the cumulative impacts of approved projects on existing neighborhoods. The City shall be prepared to mitigate adverse impacts on neighborhoods and formulate a strategy for ongoing evaluation and steps for corrective action to maintain the strength of existing neighborhoods.	The City shall develop a "Neighborhood Evaluation and Mitigation Strategy" by December 2010, enforcement ongoing thereafter throughout 2009-2014 Housing Element period	Planning Division, Planning Commission	One of the primary purposes of the General Plan and Zoning Ordinance is to promote orderly development. Any proposed development that would be inconsistent with the General Plan or zoning is evaluated to determine if it would conflict with City policy.  This program reflects standard planning practice and therefore not necessary. The California Environmental Quality Act (CEQA) requires the review of projects for any potential environmental impacts. This review requires any potential individual or cumulative impacts to be analyzed.
	Adopt design standards for new construction in the City's historic overlay district, including downtown, in accordance with the City of Oroville 2030 General Plan.	Revise existing design standards or adopt new stand-alone design standards for the historic overlay, including the downtown- district by August 2011	Planning Division, Planning Commission, City Council	No specified design standards adopted. However, all construction work that alters a structure's exterior appearance in the DH-O requires development review. Any alteration to historic landmarks/buildings requires review by the Historic Advisory Commission. City is in the processes of making targeted updates to its General Plan & Zoning Code with a target completion date of March 2015. This update includes a new form-based code that will apply to Oroville's historic downtown, but will not encompass the entire historic overlay district.
G-2	Continually seek Code Enforcement grants to augment current Code enforcement activities to supplement the graffiti removal program, to fund neighborhood clean-up fairs, and general code enforcement and community beautification efforts. Code Enforcement staff currently consists of one (1) Community Revitalization Economic Development officer (CREDO), two (2) community enforcement officers, and one (1) part time assistant.	Annually through the 2009-2014 Housing Element period	Business Assistance and Housing Development	Due to funding limitation the Code enforcement staff has been limited to 1 full time code officer and 1 half time support staff. However the City continues to be actively involved in local neighborhood watch groups.
	The City shall continue to utilize neighborhood resources, including neighborhood groups (i.e., Neighborhood Watch) to implement ongoing tenant/landlord education Actions enhancing paid code enforcement activities.	Next training session (in ongoing training series) to take place by December 2009, annually thereafter,	Business Assistance and Housing Development	Code Enforcement staff lead the Property Managers Network Group that meets on a quarterly basis for ongoing education and actions that will enhance code enforcement activities.

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Policy	Action	Timing	Responsibility	Accomplishments
G-3	Install and upgrade public service facilities (streets, curb, gutter, drainage facilities, and utilities) to encourage increased private market investment in declining, deteriorating and infrastructure deficient neighborhoods.	Continuous and ongoing through 2009-2014 Housing Element planning period	Business Assistance and Housing Development, Planning Division, Engineering Division, Planning Commission, City Council	The City had a curb, gutter and sidewalk program through the RDA but it was discontinued when the RDA was eliminated. The City completed offsite improvements including curb, gutter, sidewalk and utilities with CDBG funding for both Hillview Ridge I and Hillview Ridge II.
H-1	Coordinate annual workshops with the Oroville Economic Development Corporation and members to identify the housing needs of the employers and the community.	First workshop to be held by December 2011, annually thereafter through 2009-2014 Housing Element period	Planning Division, Business Assistance and Housing Development	The city hosts the State of the City, a cooperative event with OECDCO annually.
I-1	The City of Oroville Redevelopment Agency will purchase abandoned homes, and provide necessary rehabilitation to reduce the number of dilapidated neighborhoods and blighted areas.	Program guidelines will be developed by December 2010, ongoing thereafter 2009-2014	Planning Division, Building Division, Business Assistance and Housing Development	This program has been discontinued. The Oroville RDA was dissolved on February 1, 2012 with the legislature's adoption of and the supreme courts upholding of the dissolution act AB 1x26 and AB 1494.
J-1	Continue regular contact with the California Housing Partnership Corporation (CPHC), the agency that monitors federally funded affordable complexes (at-risk units) and owner notifications of intent to opt-out. Ensure the City is placed on CPHC's email notification list.	Request to be placed on notification list to be made by December 2009, contact CPHC every six (6) months through 2009-2014 Housing Element period	Business Assistance and Housing Development	The City obtains all CPHC notifications through Jean Laurin-Lawrence-VP of Community Development Urban Housing Communities LLC
	The City will continue to pursue State and Federal funding sources such as the HOME, CDBG and Multi-Family Housing Program (MHP) programs to assist at-risk units as they appear. The City shall maintain dialogue with developers and on-site managers and shall continue to be the source for information and technical assistance to potential purchasers and tenants of properties that could potentially convert to market rate. The City will also develop a written strategy outlining how and when the City will act when notified of at-risk units.	In conjunction with public and private development partners, apartment/complex owners/managers, the City shall develop a formal strategy for assisting at risk units by August, 2010, implement strategy through remainder of 2009-2014 Housing Element period	Business Assistance and Housing Development	There were no at-risk units during the 2009-2014 planning period.
	Ensure that all owners and managers of affordable housing are provided with applicable State and federal laws regarding notice to tenants of the owner's desire to	Obtain an all-inclusive list of applicable laws by December 2010; the list	Business Assistance and Housing Development	There were no at-risk units during the 2009-2014 planning period.

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Housing Element Program Evaluation 2009-2014**

Policy	Action	Timing	Responsibility	Accomplishments
	opt out or prepay. State law requires that owners provide a 12-month notice to tenants.	shall be available in hard copy, available at City Hall, and shall be available on the City's web site		
K-1	Require that all recipients of locally administered housing assistance funds be required to acknowledge their understanding of fair housing law and affirm their commitment to the law.	The City will engage in continuous and long term monitoring of properties in receipt of locally administered housing funds to ensure compliance.	Planning Division, Business Assistance and Housing Development	During the annual monitoring process of multi-family housing, property owners are required to submit their Affirmative Action Plan and acknowledge their understanding of fair housing.
	Under the housing preservation section of the Fair Housing Act, the City will assist lower income households maintain ownership of their properties by working with the tax collector to forgive or delay payment of property taxes until the home is sold or ownership is transferred. In some instances, such as imminent foreclosure and tax sale, the City may pay the current tax, help the homeowner get a deferment and place a City lien against the home for payment at sale or ownership transfer.	Continuous and ongoing, throughout 2009-2014 Housing Element period	Business Assistance and Housing Development	The City has assisted homeowners in the past using RDA funding, however that funding source is no longer available and HCD will not allow this assistance with HOME or CDBG funding.
	Coordinate and host a regular workshop as a supplement to a tenant/landlord education program to provide information that will educate property owners, managers, and real estate professionals and tenants about the fair housing laws, race and disability discrimination, and familial status protections.	First workshop to be held by December 2010, annually thereafter throughout 2009-2014 Housing Element period	Planning Division, Redevelopment Agency, Business Assistance and Housing Development	Property Management Network Group meets quarterly to provide property managers/owners with fair housing laws, race and disability discrimination and familial status protections Types of additional services include speakers such as: Legal Services of Northern California, Butte County Housing Authority and Board of Realtors.
	Make available information flyers regarding fair housing laws and the process for the resolution of complaints. Download copies of the official complaint forms and make them available with the brochures. Include the telephone numbers of the State Department of Fair Employment and Housing on all public information regarding fair housing. Provide the flyers/brochures in the lobby of City Hall, in the library, community centers, senior centers, local social service offices, real estate offices, mortgage offices, and in the management offices of both low-income and market-rate housing complexes, and on the City's web site.	English language materials already available; list of local translation and interpretation services available December 2010; continuous and ongoing throughout 2009-2014 Housing Element period	Business Assistance and Housing Development	The City obtained Spanish and HMONG flyers through HUD and distributed through the Property Managers Network meeting, provided in lobby of City hall and distributed at various service groups in the community.

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## SENATE BILL 341 ANNUAL REPORT

City of Oroville  
(Housing Successor to the former  
Oroville Redevelopment Agency)

FY 2013-14

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## INTRODUCTION

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The City of Oroville (“City”) is the Housing Successor entity of the former Oroville Redevelopment Agency (“Agency”), which was dissolved on February 1, 2012. With dissolution, the former Agency’s affordable housing rights, powers, assets, liabilities, duties, and obligations, excluding any amounts in the Agency’s Low and Moderate Income Housing Fund, were transferred to the City. Unlike the former Agency, the City could not collect a recurring stream of funds for which to fulfill affordable housing obligations and needs. All former Agency housing assets and liabilities were transferred to the City through a Housing Asset Transfer Form approved by the Department of Finance (“DOF”) on September 7, 2012.

This is the first annual report of the City with respect to the inherited affordable housing obligations from the former Agency. It contains information regarding expenditures and program activity and complies with legal requirements that went into effect on January 1, 2014.

## DEFINITION OF HOUSING ASSETS

According to Health and Safety Code (“H&SC”) Section 34176(e), housing assets may include the following.

- Real property
- Restrictions on the use of property
- Personal property in a residence
- Housing-related files
- Office supplies and software programs acquired for low-and moderate-income purposes
- Funds encumbered by an enforceable obligation
- Loan or grand receivable funded from the former LMIHF
- Funds derived from rents or operation of properties acquired for low-and moderate-income housing purposes
- Rents or payments from housing tenants or operators of low-and moderate-income housing
- Repayment of Supplemental Educational Revenue Augmentation Fund loans

The majority of the assets transferred from the former Agency to the City include real properties, affordable housing covenants, and loans receivable.

## REPORTING REQUIREMENTS OF SENATE BILL 341

On January 1, 2014, Senate Bill 341 ("SB 341") became effective and amended certain sections of the H&SC that pertain largely to the entities that accepted the housing assets and liabilities of former redevelopment agencies. Among other changes, SB 341 clarified that all former redevelopment agency housing assets, regardless of their originating redevelopment agency, must be maintained in a separate fund called the Low and Moderate Income Housing Asset Fund ("Housing Asset Fund"). In accordance with H&SC Section 34176.1(f), the following data must now be reported annually for the Housing Asset Fund. Please note that while annual reporting is required, compliance periods may be longer, as described below. Not all items are applicable to all housing successors.

1. Total amount deposited in the Housing Asset Fund for the Fiscal Year.
2. Statement of balance at the close of the Fiscal Year.
3. Description of expenditures for Fiscal Year broken out as follows:
  - a. Rapid rehousing for homelessness prevention (maximum of \$250,000 per year)
  - b. Administrative expenses (greater of \$200,000 or 2 percent of "portfolio")
  - c. Monitoring expenses (included as an administrative expense)
  - d. All other expenditures must be reported as spent for each income group (extremely low-, very low-, and low income)
4. Sum of other "Portfolio" balances
  - a. Statutory value of real property either transferred from the former Agency or purchased by the Housing Asset Fund.
  - b. Value of loans and grants receivable.
5. Descriptions of any transfers to another housing successor for a joint project.
6. Description of any project still funded through the Recognized Obligation Payment Schedule ("ROPS").
7. Update on property disposition for any property owned more than 5 years or plans for property owned less than 5 years.
8. Description of any outstanding production obligations of the former redevelopment agency that are inherited by the Housing Successor.
9. Compliance with proportionality requirements (income group targets). Compliance must be upheld on a five year cycle.

10. Percentage of deed-restricted rental housing restricted to seniors and assisted by the entity assuming housing functions, the former Agency, or the City within the past 10 years compared to the total number of units assisted by any of those three agencies.

11. Amount of excess surplus, and if any, the plan for eliminating the surplus.

Although SB 341 did not go into effect until January 1, 2014, this report includes information on the previous Fiscal Year ending June 30, 2014.

## **LOW AND MODERATE INCOME HOUSING ASSET FUND**

The Low and Moderate Income Housing Asset Fund succeeded the former Agency's Low and Moderate Income Housing Fund. The Housing Asset Fund includes all of the assets that were transferred from the Agency to the City via the Housing Asset Transfer form which included:

1. Real properties,
2. Affordable housing covenants,
3. Personal property (a staff vehicle),
4. Loans receivable, and
5. Residual receipts.

A copy of the Housing Asset Transfer Form listing all transferred assets is included as Appendix A.

## **HOUSING ASSET FUND DEPOSITS AND ENDING BALANCE**

The City deposited \$347,352 into the Housing Asset Fund during Fiscal Year 2013-14. The source of the deposits was from interest, fees, rents, loan repayments, lease payments, and other miscellaneous sources. No deposits were held for items on the ROPS.

Fiscal year 2013-14 Housing Asset Fund expenditures totaled \$508,300. Expenses included costs for general administration, monitoring of affordability covenants, property maintenance and operations, outside service fees such as appraisals and credit checks, and program expenditures. Program-related expenditures are discussed in greater detail later in this report.

**Fiscal Year 2013-14 Housing Asset Fund Activity** **Table 1**

**City of Oroville**

Beginning Balance	\$ 1,424,247
Revenues	347,352
Expenditures	(508,300)
Transfers In	1
Transfers Out	<u>(168,836)</u>
Ending Balance	\$ 1,094,463

*Source: City of Oroville CAFR FY 2013-14*

At the close of fiscal year 2013-14, the ending balance in the Housing Asset Fund was \$1,094,463. No amounts are held for enforceable obligations on the ROPS.

**EXPENDITURE LIMITATIONS**

SB 341 provides the following guidelines for expenditures from the Housing Asset Fund:

1. Administrative costs, which include housing monitoring, are capped at \$200,000 or 2% of the statutory value of any land owned by the housing successor and of loans and grants receivable.
2. A housing successor is authorized to spend up to \$250,000 per year on rapid rehousing solutions for homelessness prevention if the former Agency did not have any outstanding housing production requirements. The former Agency had a surplus of affordable housing production units, and therefore the City as Housing Successor is allowed to make this expenditure if it chooses and funding is available for such expenditures.
3. Remaining allowable expenditures must be spent to improve housing options affordable to households earning 80% or less of the area median income ("AMI"). This means that no funding may be spent on moderate-income households, as was previously authorized by redevelopment law. Of the money expended, a minimum of 30% must go towards the development of rental housing affordable to households earning 30% or less of the AMI, and a maximum of 20% may go towards the development of housing affordable to households earning between 60% and 80% of the AMI.

Note that housing successors must report expenditures by category each year, but compliance is measured every five years. For example, a housing successor could spend all of its funds in a single year on households earning between 60% and 80% AMI, as long as it was 20% or less of the total expenditures during the five-year compliance period. The first five-year compliance period begins on January 1, 2014 and ends on June 30, 2019. Compliance will be evaluated in the annual report for Fiscal Year 2018-19.

Table 2 summarizes Housing Asset Fund expenditures on administrative costs and rapid rehousing solutions in Fiscal Year 2013-14, and affordable housing activities by income level from January 1, 2014 through June 30, 2014.

**Housing Asset Fund Expenditures** **Table 2**  
**City of Oroville**

	FY 2013-14		January 1, 2014 to June 30, 2014				Total
	Admin/ Monitoring	Rapid Rehousing	Ext. Low Rental <30% AMI	Very Low 30-59% AMI	Low 60-80% AMI	Other	
Administration	\$119,707	\$0	\$0	\$0	\$0	\$0	\$0
Foreclosure Purchase						\$465	\$465
Homeowner Loans					\$95,000		\$95,000
<b>Total</b>	<b>\$119,707</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$95,000</b>	<b>\$465</b>	<b>\$95,465</b>
% to Date			0%	0%	100%	0%	100%
SB 341 Limitation	\$200,000	\$250,000	30% min		20% max		

Source: City of Oroville

From January 1, 2014 through June 30, 2014, the City spent \$95,000 on homeowner loan for a low income household from the Housing Asset Fund. An additional \$465 was spent on the Foreclosure Purchase program, however an income category cannot be assigned at this time. The City will ensure that at least 30% of expenditures will be on extremely low income rental households and no more than 20% of expenditures will be on low income households by the end of the five-year compliance period on June 30, 2019.

## STATUTORY VALUE OF REAL PROPERTIES AND LOAN RECEIVABLES

The City must report the statutory value of real properties formerly owned by the Agency or purchased by the City with Housing Asset Funds, and the value of loans and/or grant receivables transferred on the Housing Asset Transfer Form. The City inherited 19 real properties and 59 loan agreements from the former Agency. Table 3 shows the total value of

real properties and loans receivable. The Housing Asset Transfer Form in Appendix A shows more detailed information about each property and loan receivable.

<b>Fiscal Year 2013-14 Real Properties and Receivables</b>		<b>Table 3</b>
<b>City of Oroville</b>		
Value of Real Properties	\$	1,207,300
Value of Loans Receivable	\$	6,303,887
<b>Total Value</b>	<b>\$</b>	<b>7,511,187</b>

*Source: City of Oroville*

Since the Housing Asset Transfer form was adopted, the City sold 6 single-family homes through the Lease to Purchase Program and 1 plot of land to PEP Housing to develop the Orange Tree Senior Apartments. Lease to Purchase Program sales totaled \$580,000 (\$310,000 in Fiscal Year 2013-14); however these are paper loan transfers documenting loans made to assist homebuyers and not cash revenues. Additionally, 15 loans have been paid off since they were transferred to the City, including 9 Rehabilitation Program loans and 6 Front Yard Landscape Improvement Program loans. Total Fiscal Year 2013-14 loan repayments totaled \$146,468.

## **PROPERTY AND PROJECT DESCRIPTIONS**

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The Agency transferred 19 real properties to the City on the Housing Asset Transfer Form. Table 4 describes each property and their current status. The City is developing a strategy for each property’s disposition or development. It is taking several factors into consideration, including whether it is more beneficial to develop properties to provide housing, or to receive sales proceeds to spend on affordable housing activities within the expenditure limitations set by SB 341.

Properties Transferred from the Former Redevelopment Agency

Table 4

City of Oroville

HAT Item	Address	Property Type	Status / Desired Action	Notes
2	1550 & 1560 Veatch St.	Vacant land	Considering sale	Former mobile home lots
4	3054 Spencer Avenue	Single-family	Considering sale	
5	3265 Glen Avenue	Single-family	Considering sale	Foreclosure purchase
17	APN 033-232-021 (Oroville Dam Blvd)	Vacant land	Considering sale	
18	APN 033-232-001 (Oroville Dam Blvd & Highlands)	Vacant land	Considering sale	
7	770 Robinson St.	Single-family	Sell or retain for LPP	Foreclosure purchase
1	1130 Pomona Avenue	Vacant land	Considering sale or developing single-family home	
6	1289 Robinson St.	Single-family	Demolish (unsafe), then retain or sell	Foreclosure purchase
3	1729 Boynton Avenue	Single-family	Hold as relocation house for rehabilitation program	Foreclosure purchase
8	33 Canyon Highlands	Single-family	In contract for LPP	
9	2712 Spencer Avenue	Single-family	Sold through LPP	Sold for \$95,000
10	3027 Florence Avenue	Single-family	Sold through LPP	Sold for \$105,000
11	115 Worthy Avenue	Single-family	Just entered LPP	
12	218 Windward Way	Single-family	Sold through LPP	Sold for \$125,000
13	1800 Pine Street	Single-family	Sold through LPP	Sold for \$85,000
14	2178 Bridge St.	Single-family	Sold through LPP	Sold for \$80,000
15	2950 El Noble Ave.	Single-family	Sold through LPP	Sold for \$90,000
16	1930 Grant Ave.	Single-family	In contract for LPP	
19	1511 Robinson St.	Vacant land	Sold to PEP housing to develop Orange Tree Senior Housing	Sold for \$265,000

PROPERTY DISPOSITION COMPLIANCE

H&SC Code Section 34176(e) requires that all real properties acquired by the Agency prior to February 1, 2012 and transferred to the City be developed pursuant to the requirements detailed in H&SC Section 33334.16. Thus, all property that falls within in these parameters must be developed for affordable housing purposes within 5 years from the date DOF

approved the Housing Asset Transfer Form. Oroville’s original Housing Asset Transfer Form was approved by DOF on September 7, 2012, setting a 5 year deadline of September 7, 2017. If the City is unable to develop these properties within the 5 year period, the law allows for a 5 year extension via adoption of a resolution. The City is developing a strategy that will comply with disposition requirements.

## OUTSTANDING INCLUSIONARY AND REPLACEMENT HOUSING OBLIGATIONS

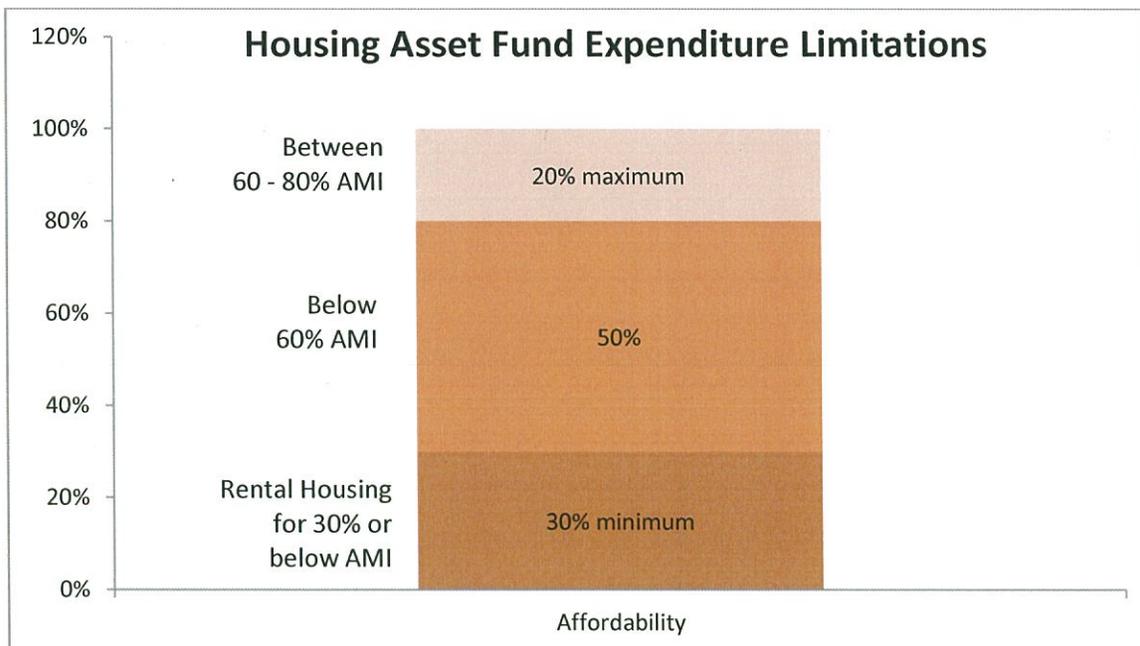
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The former Agency had a surplus of over 200 affordable housing units as of February 1, 2012. There are no outstanding inclusionary or replacement housing obligations to be fulfilled by the City.

## INCOME EXPENDITURE PROPORTIONALITY

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Expenditures from the Housing Asset Fund shall be limited to the development of housing affordable to and occupied by lower income households earning 80% or less of the AMI, with at least (not less than) 30% of expenditures for rental housing for households earning 30% or less of the AMI and not more than 20% of the expenditures for on the development of housing for households earning between 60% and 80% of the AMI.



Failure to comply with the extremely low income requirement in any 5-year report will result in the City having to ensure that 50% of remaining funds be spent on extremely low income rental units until in compliance. Exceeding the expenditure limit for households earning between 60% and 80% of the AMI in any 5-year reporting period will result in the City not being to expend any funds on these income categories until in compliance.

As depicted in Table 2, the City has expended funds in low and moderate income households. Staff will ensure that the City meets expenditures proportionality requirements by the end of the first five-year compliance period in Fiscal Year 2018-19.

### SENIOR HOUSING EXPENDITURE PROPORTIONALITY

This report must include an accounting of deed-restricted senior rental units that were produced over the last ten years. The City must expend no more than 50% of the aggregate total number of senior housing units produced by either the City or former Agency during the past 10 years. Exceeding this limitation will prohibit the use of Housing Asset Funds to subsidize any senior rental units.

Multi-family projects that had affordability agreements executed within the last 10 years are listed in Table 5. These projects had a total aggregate number of 300 deed-restricted units, of which 121 (40%) are restricted to seniors. The City may spend more money subsidizing senior rental units in the future; however it must ensure that no more than 50% of the total aggregate number of rental units produced within the preceding ten years are restricted to seniors.

**Deed-Restricted Rental Units Assisted in 2004-05 through 2013-14** **Table 5**  
**City of Oroville**

Property	Senior Units	%	Non-Senior Units	%	Total Units
Oroville Manor Apartments	71	100%		0%	71
Orange Tree Senior Apartments	50	100%		0%	50
Oroville Family Housing		0%	50	100%	50
Hillview Ridge Apartments		0%	72	100%	72
Hillview Ridge Apartments II		0%	57	100%	57
<b>Total</b>	<b>121</b>		<b>179</b>		<b>300</b>

**Total Deed-Restricted Senior Units: 40%**

## EXCESS SURPLUS

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Excess surplus calculations were once performed by redevelopment agencies on an annual basis, and are intended to ensure that funds are expended to benefit low-income households in an expeditious manner. Generally speaking, funds should be encumbered within four years of receipt. SB 341 reinstates this calculation for housing successors. Excess surplus is defined by H&SC Section 34176.1(d) as “an unencumbered amount in the account that exceeds the greater of one million dollars, or the aggregate amount deposited into the account during the housing successor’s preceding four fiscal years, whichever is greater.”

The first meaningful calculation of this total cannot be performed until the close of the fifth fiscal year. Once four years of deposits have been established, at the close of the fifth year, (FY 2016-17) the City will have to perform a true excess surplus calculation, comparing the unencumbered fund balance to the prior four years of deposits. As the general purpose of the excess surplus calculation is to ensure that money is expended for low-income purposes, the best action for the City is to use the next three years to encumber or expend money currently on deposit.

**APPENDIX A - HOUSING ASSET TRANSFER FORM**

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

Former Redevelopment Agency: Oroville Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: City of Oroville

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

Entity Assuming the Housing Functions Contact Name: Pat Clark-Griffin Title Interim City Manager Phone (530) 538-2403 E-Mail Address clarkp@cityoforoville.org

Entity Assuming the Housing Functions Contact Name: \_\_\_\_\_ Title \_\_\_\_\_ Phone \_\_\_\_\_ E-Mail Address \_\_\_\_\_

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

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

Prepared By: Pat Clark-Griffin

Date Prepared: 8/1/2012

OROVILLE SB 341 ANNUAL REPORT FY 2013-14 - APPENDIX A

Exhibit A - Real Property

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

Item #	Type of Asset or Development for Low-Mod Housing	Legal Title and Description	Carrying Value of Asset b/	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant? or	Source of low-mod housing covenant, if	Date of transfer to Successor Agency/	Construction or acquisition cost funded with Low-Mod Housing Fund monies, if	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 Held for Development for Low-Mod Housing	1130 Pomona Avenue	\$20,000	N/A	N/A	N/A	N/A	02/01/12	See footnote f/	N/A	N/A	04/05/04	Ownership
2	Land Held for Development for Low-Mod Housing	1550 & 1560 Veatch St.	\$87,937	N/A	N/A	N/A	N/A	02/01/12	See footnote f/	N/A	N/A	02/18/05	Ownership
3	Low-Mod Housing	1729 Boynton Avenue	\$92,000	1,329	1,329	no	N/A	02/01/12	See footnote f/	N/A	N/A	01/11/11	Ownership
4	Low-Mod Housing	3054 Spencer Avenue	\$83,400	704	704	no	N/A	02/01/12	See footnote f/	N/A	N/A	02/27/08	Ownership
5	Low-Mod Housing	3265 Glen Avenue	\$105,000	1,544	1,544	no	N/A	02/01/12	See footnote f/	N/A	N/A	08/15/08	Ownership
6	Low-Mod Housing	1289 Robinson St.	\$160,000	2,377	2,377	no	N/A	02/01/12	See footnote f/	N/A	N/A	06/22/10	Ownership
7	Low-Mod Housing	770 Robinson St.	\$93,000	1,060	1,060	no	N/A	02/01/12	See footnote f/	N/A	N/A	06/22/08	Ownership
8	Low-Mod Housing	33 Canyon Highlands	\$110,000	912	912	no	N/A	02/01/12	See footnote f/	N/A	N/A	04/12/10	Ownership
9	Low-Mod Housing	2712 Spencer Avenue	\$95,000	1,144	1,144	yes	Lease/Purchase Agreement	02/01/12	See footnote f/	N/A	N/A	10/08/03	Ownership
10	Low-Mod Housing	3027 Florence Avenue	\$102,000	1,152	1,152	yes	Lease/Purchase Agreement	02/01/12	See footnote f/	N/A	N/A	01/25/06	Ownership
11	Low-Mod Housing	1115 Worthy Avenue	\$122,000	1,057	1,057	yes	Lease/Purchase Agreement	02/01/12	See footnote f/	N/A	N/A	04/17/08	Ownership
12	Low-Mod Housing	218 Windward Way	\$125,000	1,144	1,144	yes	Lease/Purchase Agreement	02/01/12	See footnote f/	N/A	N/A	01/25/08	Ownership
13	Low-Mod Housing	1800 Pine Street	\$85,000	736	736	yes	Lease/Purchase Agreement	02/01/12	See footnote f/	N/A	N/A	05/11/06	Ownership
14	Low-Mod Housing	2178 Bridge St.	\$80,000	1,320	1,320	yes	Lease/Purchase Agreement	02/01/12	See footnote f/	N/A	N/A	06/11/11	Ownership
15	Low-Mod Housing	2950 El Noble Ave.	\$90,000	960	960	yes	Lease/Purchase Agreement	02/01/12	See footnote f/	N/A	N/A	09/28/04	Ownership
16	Low-Mod Housing	1930 Grant Ave.	\$135,000	1,458	1,458	yes	Lease/Purchase Agreement	02/01/12	See footnote f/	N/A	N/A	04/29/08	Ownership
17	Land Held for Development for Low-Mod Housing	033-232-021	\$23,500	N/A	N/A	N/A	N/A	02/01/12	See footnote f/	N/A	N/A	05/25/08	Ownership
18	Land Held for Development for Low-Mod Housing	033-232-001	\$23,500	N/A	N/A	N/A	N/A	02/01/12	See footnote f/	N/A	N/A	05/25/06	Ownership
19	Land Held for Development for Low-Mod Housing	1511 Robinson St.	unknown	N/A	N/A	N/A	N/A	02/01/12	See footnote f/	N/A	N/A	02/18/05	Ownership
20	Low-Mod Housing	719 High Street	unknown	1,214	N/A	Yes	N/A	02/01/12	See footnote f/	N/A	N/A	05/16/12	Restricted Covenant
21	Low-Mod Housing	194 Canyon Highlands	unknown	1,737	N/A	Yes	N/A	02/01/12	See footnote f/	N/A	N/A	10/25/2011	Restricted Covenant
22	Low-Mod Housing	3462 Argonaut Ave.	unknown	1,029	N/A	Yes	N/A	02/01/12	See footnote f/	N/A	N/A	9/28/2011	Restricted Covenant
23	Low-Mod Housing	244 Grand Avenue	unknown	996	N/A	Yes	N/A	02/01/12	See footnote f/	N/A	N/A	Prior 08/01/10	Restricted Covenant
24	Low-Mod Housing	2968 Florence Ave.	unknown	1,046	N/A	Yes	N/A	02/01/12	See footnote f/	N/A	N/A	Prior 08/01/10	Restricted Covenant
25	Low-Mod Housing	2786 El Noble Ave.	unknown	1,021	N/A	Yes	N/A	02/01/12	See footnote f/	N/A	N/A	Prior 08/01/10	Restricted Covenant

OROVILLE SB 341 ANNUAL REPORT FY 2013-14 - APPENDIX A

26	Low-Med Housing	2 Highlands Blvd.	unknown	1,307	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
27	Low-Med Housing	134 Morningstar Ave.	unknown	1,057	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
28	Low-Med Housing	22 Butte Woods Dr.	unknown		N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
29	Low-Med Housing	3550 Argonaut Ave.	unknown	1,272	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
30	Low-Med Housing	134 Nelson Ave.	unknown	912	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
31	Low-Med Housing	3495 Argonaut Ave.	unknown	936	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
32	Low-Med Housing	860 Gardella Ave.	unknown	1,570	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
33	Low-Med Housing	1645 High St.	unknown	909	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
34	Low-Med Housing	1845 Bridge St.	unknown	1,275	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
35	Low-Med Housing	127 Flying Cloud Dr.	unknown	1,255	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
36	Low-Med Housing	2920 Yard St.	unknown	788	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
37	Low-Med Housing	2170 Mitchell Ave.	unknown	1,053	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
38	Low-Med Housing	1217 Bird St.	unknown	900	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
39	Low-Med Housing	2031 Campbell Ave.	unknown	1,215	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
40	Low-Med Housing	2955 Orange Ave.	unknown	1,125	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
41	Low-Med Housing	2 La Crescenta Dr.	unknown	1,344	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
42	Low-Med Housing	2015 Condo St.	unknown	774	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
43	Low-Med Housing	2236 Del Oro Ave.	unknown	900	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
44	Low-Med Housing	2078 Campbell Ave.	unknown	1,152	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
45	Low-Med Housing	35 La Crescenta Dr.	unknown	1,095	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
46	Low-Med Housing	757 Gardella Ave.	unknown	900	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
47	Low-Med Housing	3344 Argonaut Ave.	unknown	937	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
48	Low-Med Housing	32 Acacia Ave.	unknown	1,441	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
49	Low-Med Housing	3463 Morningside Dr.	unknown	1,624	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
50	Low-Med Housing	55 La Crescenta Dr.	unknown	1,191	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
51	Low-Med Housing	2721 El Noble Ave.	unknown	1,270	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
52	Low-Med Housing	58 La Crescenta Dr.	unknown	1,675	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
53	Low-Med Housing	941 18th St.	unknown	1,138	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
54	Low-Med Housing	57 Jasmine Ct.	unknown	1,402	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
55	Low-Med Housing	34 Acacia Ave.	unknown	1,137	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
56	Low-Med Housing	90 Pinta Ct.	unknown	1,157	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
57	Low-Med Housing	1110 Pomona Ave.	unknown	1,204	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
58	Low-Med Housing	2132 Wyandotte Ave.	unknown	1,438	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
59	Low-Med Housing	1949 Spencer Ave.	unknown	1,641	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
60	Low-Med Housing	151 Gaylor Ave.	unknown	1,928	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
61	Low-Med Housing	1015 Robinson St.	unknown	1,777	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
62	Low-Med Housing	2428 Oro Quinby	unknown	924	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
63	Low-Med Housing	2145 Spencer Ave.	unknown	2,374	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
64	Low-Med Housing	1776 Brynton Ave.	unknown	1,260	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
65	Low-Med Housing	2940 Grand View Ave.	unknown	1,998	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
66	Low-Med Housing	3450 Ashley Ave.	unknown	848	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
67	Low-Med Housing	540 Pomona Ave.	unknown	1,103	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
68	Low-Med Housing	555 Pomona Ave.	unknown	1,822	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
69	Low-Med Housing	247 Canyon Highlands	unknown	1,940	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
70	Low-Med Housing	1445 Bridge St.	unknown	1,000	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
71	Low-Med Housing	2485 Nevada Ave.	unknown	1,324	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
72	Low-Med Housing	2455 Nevada Ave.	unknown	unknown	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
73	Low-Med Housing	1715/1765 High St.	unknown	1,307	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
74	Low-Med Housing	11 Acacia Ave.	unknown	1,144	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
75	Low-Med Housing	1900 Vealch St.	unknown	1,040	N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant
76	Low-Med Housing	2391 Lever Wyandotte	unknown		N/A	Yes	N/A	02/01/12	See footnote //	N/A	N/A	Prior 08/01/10	Restricted Covenant

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77	Low-Mod Housing	41 Coarse Gold Rd.	unknown	1,140	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
78	Low-Mod Housing	1218 Bird St.	unknown	1,899	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
79	Low-Mod Housing	3 Suffers Mill Rd.	unknown	1,252	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
80	Low-Mod Housing	25 Oak Park Way	unknown	1,971	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
81	Low-Mod Housing	1295 Washington Ave.	unknown	2,426	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
82	Low-Mod Housing	119 Morningstar Ave.	unknown	1,092	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
83	Low-Mod Housing	1640 Hammond Ave.	unknown	1,091	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
84	Low-Mod Housing	3475 Charlene Ave.	unknown	1,998	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
85	Low-Mod Housing	42 Coarse Gold Rd.	unknown	1,140	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
86	Low-Mod Housing	2701 Spencer Ave.	unknown	858	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
87	Low-Mod Housing	2815 Montgomery St.	unknown	520	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
88	Low-Mod Housing	17 Midway Dr.	unknown	1,200	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
89	Low-Mod Housing	850 High St.	unknown	1,826	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
90	Low-Mod Housing	72 Pine Oaks Rd.	unknown	1,965	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
91	Low-Mod Housing	1044 Pomona Ave.	unknown	1,356	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
92	Low-Mod Housing	30 Acacia Ave.	unknown	1,272	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
93	Low-Mod Housing	105 Brookdale Ave.	unknown	1,168	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
94	Low-Mod Housing	27 Acacia Ave.	unknown	944	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
95	Low-Mod Housing	3065 Florence Ave.	unknown	1,144	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant
96	Low-Mod Housing	2056 Spencer Ave.	unknown	1,296	N/A		Yes	N/A	02/01/12	See footnote f	N/A	Prior 08/01/10	Restricted Covenant

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

b/ The entries for "Carrying Value of Asset" are preliminary and tentative and will be verified when the Successor Agency causes to be prepared the "Due Diligence Review" required by AB 1484.

c/ For properties without covenants there will be future covenants

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

e/ Transfer date is based on Resolution No. 06-12 and ABX1 26 "by operation of law" upon the effective date of the dissolution of the former RDA.

f/ Due to staffing constraints and the short window of time for preparation of this form upon release of the format by DOF, additional time is necessary to confirm construction/acquisition costs funded with Low-Mod Housing Fund monies.

Exhibit B - Personal Property

City of Oroville  
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-Mid 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	Vehicle	2012 Ford Flex	\$22,000	04/30/12	\$28,475	N/A	N/A	7/19/11
2								
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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 Oroville  
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											
2											
3											
4											
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9											
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11											
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13											
14											
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16											
17											
18											
19											
20											

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.

Exhibit D - Loans/Grants Receivables

City of Oroville  
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 a/	Current outstanding loan balance
1	Loan	\$80,000	5/16/2012	Please contact Successor Agency staff for information about individuals.	First Time Homebuyer	Yes	05/16/42	3.90%	\$80,000
2	Loan #683	\$165,000	10/25/2011	Please contact Successor Agency	First Time Homebuyer	Yes	10/25/41	4.18%	\$164,836
3	Loan #677	\$99,000	9/28/2011	Please contact Successor Agency	First Time Homebuyer	Yes	09/28/41	4.42%	\$99,000
4	Loan #1	\$30,100	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown	3%	\$23,480
5	Loan #33	\$30,250	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	unknown		\$25,876
6	Loan #54	\$43,965	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown	3%	\$36,480
7	Loan #581	\$35,279	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown	3%	\$28,619
8	Loan #549	\$6,000	Prior to 08/01/10	Please contact Successor Agency	Minor Home Repair	Yes	unknown	3%	\$5,672
9	Loan #16	\$10,866	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown		\$10,866
10	Loan #23	\$138,230	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown	3%	\$138,230
11	Loan #30	\$6,900	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown		\$6,900
12	Loan #39	\$26,510	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown		\$26,510
13	Loan #54	\$50,709	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown	3%	\$31,580
14	Loan #104	\$49,786	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown		\$49,786
15	Loan #106	\$16,778	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown		\$16,778

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16	Loan #289	\$13,500	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown		\$13,500
17	Loan #298	\$17,000	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown		\$17,000
18	Loan #368	\$26,782	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown		\$26,782
19	Loan #389	\$5,289	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	unknown		\$5,289
20	Loan #395	\$1,250	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	unknown		\$1,250
21	Loan #396	\$3,355	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	unknown	0%	\$3,355
22	Loan #537	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	unknown	Equity Share	\$50,000
23	Loan #172	\$21,000	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	07/01/33	5%	\$21,000
24	Loan #209	\$7,500	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	08/01/34	5%	\$7,500
25	Loan #306	\$25,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	12/29/24	5%	\$25,000
26	Loan #328	\$25,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	08/01/35	5%	\$25,000
27	Loan #387	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	03/17/36	Equity Share	\$50,000
28	Loan #388	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	03/17/36	Equity Share	\$50,000
29	Loan #400	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	05/03/36	Equity Share	\$50,000
30	Loan #401	\$42,400	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	02/26/36	5%	\$42,400
31	Loan #404	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	06/05/36	Equity Share	\$50,000
32	Loan #410	\$25,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	03/15/35	5%	\$25,000
33	Loan #412	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	11/02/35	Equity Share	\$50,000
34	Loan #445	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	09/29/36	Equity Share	\$50,000
35	Loan #446	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	09/29/36	Equity Share	\$50,000

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36	Loan #448	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	10/02/36	Equity Share	\$50,000
37	Loan #454	\$10,000	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	07/18/35	3%	\$10,000
38	Loan #464	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	12/12/36	Equity Share	\$50,000
39	Loan #474	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	01/19/37	Equity Share	\$50,000
40	Loan #477	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	02/15/37	Equity Share	\$50,000
41	Loan #488	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	04/01/37	Equity Share	\$50,000
42	Loan #503	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	06/01/37	Equity Share	\$50,000
43	Loan #509	\$7,103	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	08/01/37	Equity Share	\$7,103
44	Loan #518	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	10/01/47	Equity Share	\$50,000
45	Loan #525	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	11/01/37	Equity Share	\$50,000
46	Loan #527	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	11/01/37	Equity Share	\$50,000
47	Loan #528	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	11/01/37	Equity Share	\$50,000
48	Loan #531	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	12/01/37	Equity Share	\$50,000
49	Loan #534	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	02/06/38	Equity Share	\$50,000
50	Loan #538	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	02/01/38	Equity Share	\$50,000
51	Loan #542	\$96,750	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	05/01/38	Equity Share	\$96,112
52	Loan #551	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	04/01/38	Equity Share	\$50,000
53	Loan #557	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	08/01/38	Equity Share	\$50,000
54	Loan #525	\$25,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	07/01/40	Equity Share	\$25,000
55	Loan #535	\$25,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	08/01/40	Equity Share	\$25,000

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56	Loan #637	\$25,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	12/01/39	Equity Share	\$25,000
57	Loan #18	\$30,000	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	08/01/14	3%	\$26,808
58	Loan #99	\$21,000	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	04/12/16	3%	\$21,000
59	Loan #299	\$22,000	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	11/01/34	3%	\$21,884
60	Loan #309	\$59,000	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	01/26/15	3%	\$55,135
61	Loan #311	\$45,000	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	04/01/35	3%	\$45,000
62	Loan #314	\$14,000	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	05/01/15	3%	\$12,884
63	Loan #325	\$3,078	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	07/08/20	0%	\$3,078
64	Loan #329	\$4,500	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	07/18/20	0%	\$4,500
65	Loan #330	\$5,500	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	07/18/20	0%	\$5,500
66	Loan #333	\$4,500	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	08/18/20	0%	\$4,500
67	Loan #334	\$14,000	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	08/24/35	3%	\$14,000
68	Loan #350	\$4,589	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	09/21/20	0%	\$4,589
69	Loan #352	\$4,589	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	09/28/20	0%	\$4,589
70	Loan #363	\$128,572	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	11/13/15	3%	\$128,572
71	Loan #381	\$2,864	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	03/20/21	0%	\$2,864
72	Loan #382	\$4,589	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	03/22/21	0%	\$4,589
73	Loan #385	\$2,239	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	03/23/21	0%	\$2,239
74	Loan #386	\$4,589	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	03/22/21	0%	\$4,589
75	Loan #391	\$4,664	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	08/27/25	0%	\$4,414

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76	Loan #408	\$169,494	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	08/14/06	3%	\$164,994
77	Loan #419	\$5,689	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	06/27/21	0%	\$5,689
78	Loan #424	\$5,989	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	07/18/21	0%	\$5,989
79	Loan #436	\$104,238	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	08/28/16	3%	\$108,500
80	Loan #460	\$26,782	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	05/04/17	3%	\$26,782
81	Loan #507	\$5,973	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	06/27/22	0%	\$5,973
82	Loan #510	\$4,529	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	04/14/07	0%	\$4,669
83	Loan #532	\$5,000	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	12/03/22	0%	\$5,000
84	Loan #540	\$29,300	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	02/05/14	3%	\$21,214
85	Loan #549	\$5,973	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	11/16/22	0%	\$5,972
86	Loan #550	\$3,934	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	11/21/22	0%	\$3,934
87	Loan #556	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	06/01/08	Equity Share	\$50,000
88	Loan #563	\$5,489	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	10/21/23	0%	\$10,978
89	Loan #564	\$5,439	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	10/17/23	0%	\$5,439
90	Loan #569	\$4,839	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	11/13/23	0%	\$4,839
91	Loan #592	\$4,440	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	05/15/24	0%	\$4,364
92	Loan #599	\$5,580	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	05/20/24	0%	\$5,580
93	Loan #602	\$4,989	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	08/17/24	0%	\$4,984
94	Loan #613	\$70,875	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	02/15/25	0%	\$5,316
95	Loan #629	\$5,775	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	08/27/25	0%	\$5,705

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96	Loan #632	\$22,950	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	12/19/19	3%	\$22,950
97	Loan #639	\$5,901	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	09/21/25	0%	\$5,901
98	Loan #645	\$5,714	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	10/15/25	0%	\$5,712
99	Loan #646	\$5,843	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	11/17/25	0%	\$5,843
100	Loan #471	\$115,500	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	12/20/36	6.5%	\$111,328
101	Loan	\$26,450	Prior to 08/01/10	Please contact Successor Agency	Rehabilitation	Yes	8/24/2023	3%	\$26,450
102	Loan #764	\$23,400	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	5/1/2030	5%	\$23,400
103	Loan	\$3,526	Prior to 08/01/10	Please contact Successor Agency	Landscape	Yes	7/12/2020	0%	\$3,526
104	Loan #504	\$50,000	Prior to 08/01/10	Please contact Successor Agency	First Time Homebuyer	Yes	8/1/1937	Equity Share	\$50,000
105	Loan	\$150,000	6/1/2008	Please contact Successor Agency	Multifamily Low-Mod Housing	Yes	55 years	3%	\$150,000
106	Loan	\$1,000,000	8/12/2012	Please contact Successor Agency	Multifamily Low-Mod Housing	Yes	55 years	3%	\$1,000,000
107	Loan	\$250,000	8/30/2004	Please contact Successor Agency	Senior/Disabled Affordable	Yes	55 years	3%	\$143,607
108	Loan	\$1,075,000	4/5/2011	Please contact Successor Agency	Senior Affordable Housing Development	Yes	55 years	3%	\$1,075,000

Exhibit E - Rents/Operations

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

Item #	Type of payment, a/ Residual Receipt	Type of property with which they are associated, b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant, c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
1	Residual Receipt	Multi Family Low-Mod Housing	Oroville Pacific Associates	City of Oroville as Successor Agency to the Former RDA	City of Oroville as Successor Agency to the Former RDA	Affordable Housing Related Activities	Yes	Regulatory Agreement	105
2	Residual Receipt	Multi Family Low-Mod Housing	Oroville Pacific Associates	City of Oroville as Successor Agency to the Former RDA	City of Oroville as Successor Agency to the Former RDA	Affordable Housing Related Activities	Yes	Regulatory Agreement	106
3	Residual Receipt	Senior Disabled Low-Mod Housing	HPD Oroville Manor L.P.	City of Oroville as Successor Agency to the Former RDA	City of Oroville as Successor Agency to the Former RDA	Affordable Housing Related Activities	Yes	Regulatory Agreement	107
4									
5									
6									
7									

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

Item #	Type of payment / Rent	Type of property with which the payments are associated, by owner	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	Low Mod Housing	Former RDA	City	Former RDA	Enforce affordability covenant	Yes	Lease to Purchase Agreement	9
2	Rent	Low Mod Housing	Former RDA	City	Former RDA	Enforce affordability covenant	Yes	Lease to Purchase Agreement	10
3	Rent	Low Mod Housing	Former RDA	City	Former RDA	Enforce affordability covenant	Yes	Lease to Purchase Agreement	11
4	Rent	Low Mod Housing	Former RDA	City	Former RDA	Enforce affordability covenant	Yes	Lease to Purchase Agreement	13
5	Rent	Low Mod Housing	Former RDA	City	Former RDA	Enforce affordability covenant	Yes	Lease to Purchase Agreement	15
6	Rent	Low Mod Housing	Former RDA	City	Former RDA	Enforce affordability covenant	Yes	Lease to Purchase Agreement	16
7	Rent	Low Mod Housing	Former RDA	City	Former RDA	Enforce affordability covenant	Yes	Lease to Purchase Agreement	12
8	Rent	Low Mod Housing	Former RDA	City	Former RDA	Enforce affordability covenant	Yes	Lease to Purchase Agreement	14
9	P&I	Low Mod Housing	Please contact Successor Agency staff	City	Former RDA	Enforce affordability covenant	Yes	Lease to Purchase Agreement	n/a
10	P&I	Low Mod Housing	Please contact Successor Agency staff	City	Former RDA	Enforce affordability covenant	Yes	Housing Rehabilitation Loan	n/a

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11	P&I	Low Mod Housing	Please contact Successor Agency staff	City	Former RDA	Enforce affordability covenant	Yes	Housing Rehabilitation Loan	n/a
12	P&I	Low Mod Housing	Please contact Successor Agency staff	City	Former RDA	Enforce affordability covenant	Yes	Home Repair Loan	n/a
13	P&I	Low Mod Housing	Please contact Successor Agency staff	Note Servicing	Former RDA	Enforce affordability covenant	Yes	Home Buyer Loan	n/a
14	P&I	Low Mod Housing	Please contact Successor Agency staff	Note Servicing	Former RDA	Enforce affordability covenant	Yes	Home Buyer Loan	n/a
15	P&I	Low Mod Housing	Please contact Successor Agency staff	Note Servicing	Former RDA	Enforce affordability covenant	Yes	Home Buyer Loan	n/a
16	P&I	Low Mod Housing	Please contact Successor Agency staff	City	Former RDA	Enforce affordability covenant	Yes	Housing Rehabilitation Loan	n/a
17	P&I	Low Mod Housing	Please contact Successor Agency staff	City	Former RDA	Enforce affordability covenant	Yes	Home Buyer Loan	n/a
18									
19									
20									

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 Oroville  
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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