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**SENATE BILL 341 ANNUAL  
REPORT**

**City of Coalinga Housing  
Successor**

**FY 2013-14**

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**CITY OF COALINGA**  
*The Sunny Side of the Valley*

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## INTRODUCTION

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The City of Coalinga (“City”) is the Housing Successor entity of the former Coalinga Redevelopment Agency (“Former 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 Former Agency’s Low and Moderate Income Housing Fund, were transferred to the Housing Successor. Unlike the Former Agency, the Housing Successor 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 Housing Successor through a Housing Asset Transfer Form approved by the Department of Finance (“DOF”) on December 15, 2012.

This is the first annual report of the Housing Successor 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 (“HSC”) 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 grant receivables 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 assets transferred from the Former Agency to the Housing Successor include real properties 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 HSC 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 HSC 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 Housing Successor 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.

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## 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 Former Agency to the Housing Successor via the Housing Asset Transfer form which included:

1. Real properties, and
2. Loans/grants receivable

A copy of the Housing Asset Transfer Form ("HAT") listing all transferred assets is included as Appendix A. The HAT was approved by the Department of Finance on December 15, 2012.

**HOUSING ASSET FUND DEPOSITS AND ENDING BALANCE**

The Housing Successor deposited \$117,949 into the Housing Asset Fund during Fiscal Year 2013-14. The source of the deposits was from loan payments, loan payoffs, and interest. No deposits were held for items on the ROPS.

Fiscal year 2013-14 Housing Asset Fund expenditures totaled \$11,596. Expenses included costs for general administration, property maintenance and operations, loan servicing fees, and outside service fees such as recording fees.

| <b>Fiscal Year 2013-14 Housing Asset Fund Activity</b> | <b>Table 1</b> |
|--|----------------|
| <b>City of Coalinga Housing Successor</b>              |                |
| Beginning Balance                                      | \$ 4,230       |
| Revenues   | 117,949        |
| Expenditures   | (11,596)       |
| Transfers In   | -              |
| Transfers Out  | -              |
|  | <hr/>          |
| Ending Balance   | \$ 110,583     |

*Source: City of Coalinga Detail Trial Balance, Fund 815*

At the close of fiscal year 2013-14, the ending balance in the Housing Asset Fund was \$110,583. No amounts were 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 5% 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.
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.

**Fiscal Year 2013-14 Housing Asset Fund Expenditures**

**Table 2**

**City of Coalinga Housing Successor**

|                                      | <b>Annual Limits</b> |                        | <b>Five-Year Limits</b>         |               |               |
|--------------------------------------|----------------------|------------------------|---------------------------------|---------------|---------------|
|                                      | 2013-14              |                        | January 1, 2014 - June 30, 2017 |               |               |
|                                      | Admin/<br>Monitoring | Homeless<br>Prevention | < 30%<br>AMI Rental             | 31-59%<br>AMI | 60-80%<br>AMI |
| FY 2013-14                           | \$11,596             | \$0                    | \$0                             | \$0           | \$0           |
| FY 2014-15                           |                      |                        |                                 |               |               |
| FY 2015-16                           |                      |                        |                                 |               |               |
| FY 2016-17                           |                      |                        |                                 |               |               |
| FY 2017-18                           |                      |                        |                                 |               |               |
| FY 2018-19                           |                      |                        |                                 |               |               |
| Compliance Period Total Expenditures | <b>\$11,596</b>      | <b>\$0</b>             | <b>TBD</b>                      |               |               |
| SB 341 Limitation                    | \$200,000            | \$250,000              | >30%                            | N/A           | <20%          |
| <b>Compliant (Yes/No)</b>            | <b>Yes</b>           | <b>Yes</b>             | <b>Yes</b>                      | <b>N/A</b>    | <b>Yes</b>    |

Source: City of Coalinga, Detailed Trial Balances for Fund 815

**STATUTORY VALUE OF REAL PROPERTIES AND LOANS RECEIVABLE**

The Housing Successor must report the statutory value of real properties previously owned by the Former Agency or purchased by the Housing Successor with Housing Asset Funds, and the value of loans and/or grant receivables transferred on the Housing Asset Transfer Form. The Housing Successor inherited three real properties (Property #2 is comprised of four separate parcels), 50 loan receivables, and seven grants 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 loans/grants receivable.

**Fiscal Year 2013-14 Real Properties and Receivables**

**Table 3**

**City of Coalinga Successor Agency**

|                           |                     |
|---------------------------|---------------------|
| Value of Real Properties  | \$ 180,000          |
| Value of Loans Receivable | \$ 1,734,238        |
| <b>Total Value</b>        | <b>\$ 1,914,238</b> |

Source: City of Coalinga Detail Trial Balance, Fund 815

Since the Housing Asset Transfer form was adopted, 13 loans have been paid off since they were transferred to the Housing Successor, including 12 first-time homebuyer loans and one rehabilitation program loan. Total Fiscal Year 2013-14 loans receivable balance was \$1,734,238.

**MONEY TRANSFERRED BETWEEN HOUSING SUCCESSORS**

SB 341 requires that when two or more contiguous housing successors enter into a joint venture to provide (A) a description of any transfers made in the previous fiscal year and in earlier fiscal years and (B) a description of and status update on any project for which transferred funds have been or will be expended.

The Housing Successor has not entered into a joint venture with another housing successor, therefore there is no description or status update to provide.

**PROPERTY AND PROJECT DESCRIPTIONS**

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The Former Agency transferred three real properties to the Housing Successor on the Housing Asset Transfer Form. Table 4 describes each property and their current status. The Housing Successor 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 Coalinga Successor Agency**

| HAT Item | Address/APN  | Property Type  | Status / Desired Action                |
|----------|--|----------------|--|
| 1        | 180 Pierce Street<br>(APN 071-123-18)                        | Vacant SFR Lot | Sell or retain for housing development |
| 2        | 083-020-56ST<br>083-020-58ST<br>083-020-60ST<br>083-080-63ST | Vacant Land    | Sell or retain for housing development |
| 3        | 071-162-16S  | Vacant Land    | Sell or retain for housing development |

*Source: City of Coalinga Housing Assets List*

**PROPERTY DISPOSITION COMPLIANCE**

HSC Code Section 34176(e) requires that all real properties acquired by the Former Agency prior to February 1, 2012 and transferred to the Housing Successor be developed pursuant to



the requirements detailed in HSC Section 33334.16. Thus, all property that falls within these parameters must be developed for affordable housing purposes within 5 years from the date DOF approved the Housing Asset Transfer Form. Coalinga’s Housing Asset Transfer Form was approved by DOF on December 15, 2012, setting a 5-year deadline of December 15, 2017. If the Housing Successor 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 Housing Successor is developing a strategy that will comply with disposition requirements.

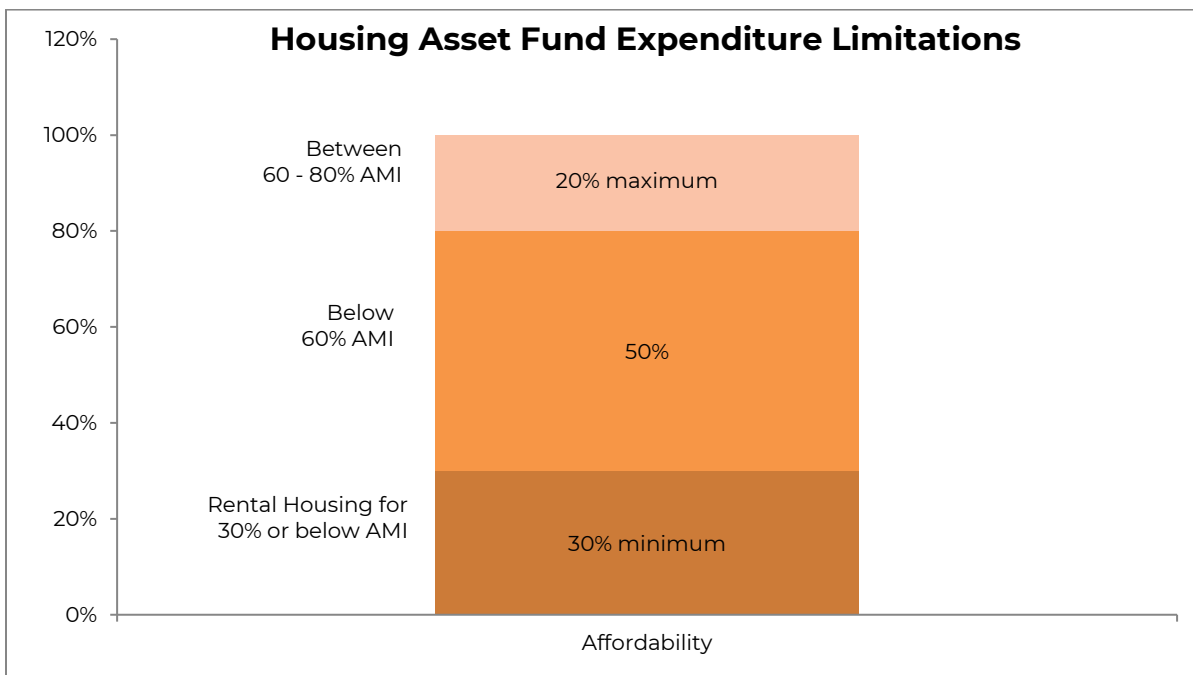
**OUTSTANDING INCLUSIONARY AND REPLACEMENT HOUSING OBLIGATIONS**

SB 341 requires housing successors to describe (A) any outstanding obligations that were supposed to be transfer to the housing successor at the time of dissolution, (B) the housing successor’s progress in meeting those obligations, and (C) the housing successor’s plans to meet unmet obligations.

The Former Agency did not have any outstanding inclusionary or replacement housing obligations at the time of dissolution. There are no outstanding inclusionary or replacement housing obligations to be fulfilled by the Housing Successor.

**INCOME EXPENDITURE PROPORTIONALITY**

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 Housing Successor 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 Housing Successor not being able to expend any funds on these income categories until in compliance.

As depicted in Table 2, the Housing Successor has not expended any funds other than for administrative purposes at this time. Should any funds be expended in the future, staff will ensure that the Housing Successor 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 Housing Successor must expend no more than 50% of the aggregate total number of senior housing units produced by either the Housing Successor 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.

Over the last 10 years, no affordable senior rental units were constructed. The percentage of affordable rental units developed for seniors is therefore 0%. By default, the Successor has not exceeded the 50% threshold.

### EXCESS SURPLUS

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. Funds should be encumbered within four years of receipt. SB 341 reinstates this calculation for housing successors. Excess surplus is defined by HSC 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, the Housing Successor will have to perform a true excess surplus calculation, comparing the unencumbered fund balance to the prior four years of deposits. 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.

APPENDIX A – HOUSING ASSET TRANSFER FORM

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## APPENDIX B – HOMEOWNERSHIP UNIT INVENTORY

| Address                    | Zip   | Date       | Last Name     | First Name                   | Income | Units | Assisted by       | Senior (Y/N) |
|----------------------------|-------|------------|---------------|------------------------------|--------|-------|-------------------|--------------|
|                            |       | Assisted   |               |                              | Level  |       |                   |              |
| 120 APPALOOSA COURT        | 93210 | 02/29/2008 | ESPARZA       | FRANK                        | LI     | 1     | RDA               | N            |
| 143 PALOMINO STREET        | 93210 | 05/05/2008 | URBANO        | ANTONIO DIAZ                 | LI     | 1     | RDA               | N            |
| 1404 NORTH NEVADA STREET   | 93210 | 05/06/2008 | CONTRERAS     | RUDY & ELIZABETH             | LI     | 1     | RDA               | N            |
| 235 TYLER STREET           | 93210 | 06/02/2008 | DIAZ          | JOSE & IRENE                 | XLI    | 1     | RDA               | N            |
| 298 EAST HOUSTON STREET    | 93210 | 08/19/2008 | BARAJAS       | GERARDO GARCIA               | LI     | 1     | RDA               | N            |
| 110 MADISON STREET         | 93210 | 10/01/2008 | GUTIRREZ      | NICHOLAS                     | LI     | 1     | RDA               | N            |
| 204 NORTH COALINGA         | 93210 | 03/04/2009 | ROOT          | FLOYD GENE                   | LI     | 1     | RDA               | N            |
| 1688 POPPY MEADOW COURT    | 93210 | 04/14/2009 | PANTOJA       | RAUL A & COLLEEN             | LI     | 1     | RDA               | N            |
| 303 LOCUST AVENUE          | 93210 | 05/05/2009 | MARTINEZ      | ALBERTO                      | LI     | 1     | RDA               | N            |
| 144 ARABIAN                | 93210 | 05/18/2009 | NAVARRO       | JUAN M                       | LI     | 1     | RDA               | N            |
| 209 SOUTH PRINCETON AVENUE | 93210 | 05/18/2009 | OSUNA         | MARLENE                      | VLI    | 1     | RDA               | N            |
| 325 EAST HOUSTON           | 93210 | 05/19/2009 | WALLACE       | DORTHY                       | XLI    | 1     | RDA               | N            |
| 290 BUCKEYE SPRINGSOUTH RD | 93210 | 05/21/2009 | PHILLIPS      | JOSHUA & JENNIFER            | LI     | 1     | RDA               | N            |
| 323 COOLIDGE STREET        | 93210 | 07/16/2009 | MORENO        | MARIA G & IRMA C             | VLI    | 1     | RDA               | N            |
| 149 MONROE STREET          | 93210 | 08/03/2009 | OSBORNE       | DENNIS                       | LI     | 1     | RDA               | N            |
| 154 BUCHANAN               | 93210 | 08/29/2009 | ORTEGA        | VALENTINA                    | VLI    | 1     | RDA               | N            |
| 255 EL CAMINO LANE         | 93210 | 09/18/2009 | VANBIBBER     | JAMES & ANGELINA             | LI     | 1     | RDA               | N            |
| 744 NORTH MONTEREY AVENUE  | 93210 | 09/30/2009 | WOODBIDGE     | WILLIAM D                    | LI     | 1     | RDA               | N            |
| 140 MONROE STREET          | 93210 | 11/24/2009 | BRAVO         | SALVADOR & MARIA DEL ROSARIO | VLI    | 1     | RDA               | N            |
| 265 MONROE                 | 93210 | 11/25/2009 | POLANCO       | GREGORIA                     | VLI    | 1     | RDA               | N            |
| 454 ADAMS                  | 93210 | 11/25/2009 | PORTHOUSE     | DAVID & COLEAN               | MED    | 1     | RDA               | N            |
| 196 HARRISON               | 93210 | 01/12/2010 | HERNANDEZ     | ANGELICA                     | LI     | 1     | RDA               | N            |
| 236 EAST CHERRY LANE       | 93210 | 02/02/2010 | JONES         | MARIA                        | LI     | 1     | RDA               | N            |
| 236 EAST CHERRY LANE       | 93210 | 02/02/2010 | JONES         | MARIA                        | MED    | 1     | RDA               | N            |
| 445 WEST PLEASANT          | 93210 | 02/12/2010 | LUNA          | LUCY                         | LI     | 1     | RDA               | N            |
| 206 FRESNO STREET          | 93210 | 04/01/2010 | CLARK         | LORI                         | LI     | 1     | RDA               | N            |
| 241 LINCOLN STREET         | 93210 | 04/13/2010 | MARTIN        | NORMA                        | LI     | 1     | RDA               | N            |
| 159 EAST IVY AVENUE EAST   | 93210 | 07/12/2010 | SERNA         | LYDIA                        | LI     | 1     | RDA               | N            |
| 217 GRANT STREET           | 93210 | 07/15/2010 | JOHNSON       | DAVID & DIANE                | LI     | 1     | RDA               | N            |
| 325 EAST HOUSTON           | 93210 | 07/30/2010 | WALLACE       | DOROTHY                      | XLI    | 1     | RDA               | N            |
| 196 HOOVER STREET          | 93210 | 09/23/2010 | PONCE         | ADULFO JESUS                 | LI     | 1     | RDA               | N            |
| 215 WARTHAN STREET         | 93210 | 12/14/2010 | CRUZ          | MARVIN DAVID RAMOS           | LI     | 1     | RDA               | N            |
| 236 COOLIDGE STREET        | 93210 | 01/20/2011 | TUINTRA       | NORMA (LINDA JOYCE EATON)    | XLI    | 1     | RDA               | N            |
| 501 PINE STREET            | 93210 | 2/28/2011  | ROYCHOU DHURY | PRAKASH                      | VLI    | 1     | RDA               | N            |
| 989 NORTH PRINCETON AVENUE | 93210 | 04/28/2011 | MORA          | SALVADOR AND EVA             | VLI    | 1     | RDA               | N            |
| 835 MUSTANG WAY            | 93210 | 06/03/2011 | GARCIA        | JOSE AND JESSICA             | LI     | 1     | RDA               | N            |
| 252 MONROE STREET          | 93210 | 06/06/2011 | DELING        | DAVID & MARY                 | VLI    | 1     | RDA               | N            |
| 210 HARVARD AVENUE         | 93210 | 06/06/2011 | HOWARD        | WENDI                        | MOD    | 1     | RDA               | N            |
| 219 JACKSON STREET         | 93210 | 07/07/2011 | DURAN         | LUIS & MARIA                 | LI     | 1     | RDA               | N            |
| 231 SOUTH THOMPSON STREET  | 93210 | 8/16/2017  | REBOLLEDO     | SOCORRO                      | VLI    | 1     | Housing Successor | N            |

Source: City of Coalinga

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

Former Redevelopment Agency: Redevelopment Agency of the City of Coalinga

Successor Agency to the Former Redevelopment Agency: City of Coalinga

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

Entity Assuming the Housing Functions Contact Name: Darrel L. Pyle Title City Manager Phone (559) 935-1533 x113 E-Mail Address [dpyle@coalinga.com](mailto:dpyle@coalinga.com)

Entity Assuming the Housing Functions Contact Name: Shannon Jensen Title Economic Development Assistant Phone (559) 935-1533 x150 E-Mail Address [sjensen@coalinga.com](mailto:sjensen@coalinga.com)

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

Prepared By: \_\_\_\_\_

Date Prepared: \_\_\_\_\_

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

| Item # | Type of Asset a/ | Legal Title and Description  | Carrying Value of Asset | Total square footage | Square footage reserved for low-mod housing | Is the property encumbered by a low-mod housing covenant? | Source of low-mod housing covenant b/ | Date of transfer to Housing Successor Agency | Construction or acquisition cost funded with Low-Mod Housing Fund monies | Construction or acquisition costs funded with other RDA funds | Construction or acquisition costs funded with non-RDA funds | Date of construction or acquisition by the former RDA | Interest in real property (option to purchase, easement, etc.) |
|--------|------------------|--|-------------------------|----------------------|---|---|---------------------------------------|--|--|---|---|---|--|
| 1      | Vacant SFR Lot   | 180 Pierce Street<br>APN: 071-123-18   | \$17,000                | 11,250               | 11,250                                      | No  |                                       | 1-Feb-12                                     | N/A  | \$17,000  | N/A   | 15-Dec-10   | Fee Title  |
| 2      | Vacant Land      | 083-020-58st (portion)<br>083-020-63st<br>083-020-60st<br>083-020-56st (portion) | \$30,000                | 625,086              | 625,086                                     | No  |                                       | 1-Feb-12                                     | N/A  | \$30,000  | N/A   | 17-Jan-08   | Fee Title  |
| 3      |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 4      |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 5      |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 6      |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 7      |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 8      |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 9      |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 10     |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 11     |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 12     |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 13     |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 14     |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 15     |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 16     |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 17     |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 18     |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 19     |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |
| 20     |                  |  |                         |                      |   |   |                                       |  |  |   |   |   |  |

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

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

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

| Item # | Type of Asset a/ | Description | Carrying Value of Asset | Date of transfer to Housing Successor Agency | Acquisition cost funded with Low-Mod Housing Fund monies | Acquisition costs funded with other RDA funds | Acquisition costs funded with non-RDA funds | Date of acquisition by the former RDA |
|--------|------------------|-------------|-------------------------|--|--|---|---|---------------------------------------|
| 1      |                  |             |                         |  |  |   |   |                                       |
| 2      |                  |             |                         |  |  |   |   |                                       |
| 3      |                  |             |                         |  |  |   |   |                                       |
| 4      |                  |             |                         |  |  |   |   |                                       |
| 5      |                  |             |                         |  |  |   |   |                                       |
| 6      |                  |             |                         |  |  |   |   |                                       |
| 7      |                  |             |                         |  |  |   |   |                                       |
| 8      |                  |             |                         |  |  |   |   |                                       |
| 9      |                  |             |                         |  |  |   |   |                                       |
| 10     |                  |             |                         |  |  |   |   |                                       |
| 11     |                  |             |                         |  |  |   |   |                                       |
| 12     |                  |             |                         |  |  |   |   |                                       |
| 13     |                  |             |                         |  |  |   |   |                                       |
| 14     |                  |             |                         |  |  |   |   |                                       |
| 15     |                  |             |                         |  |  |   |   |                                       |
| 16     |                  |             |                         |  |  |   |   |                                       |
| 17     |                  |             |                         |  |  |   |   |                                       |
| 18     |                  |             |                         |  |  |   |   |                                       |
| 19     |                  |             |                         |  |  |   |   |                                       |
| 20     |                  |             |                         |  |  |   |   |                                       |

a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

**City of Coalinga**  
**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      |   |   |                          |  |   |                                       |                               |  |   |   |   |
| 5      |   |   |                          |  |   |                                       |                               |  |   |   |   |
| 6      |   |   |                          |  |   |                                       |                               |  |   |   |   |
| 7      |   |   |                          |  |   |                                       |                               |  |   |   |   |
| 8      |   |   |                          |  |   |                                       |                               |  |   |   |   |
| 9      |   |   |                          |  |   |                                       |                               |  |   |   |   |
| 10     |   |   |                          |  |   |                                       |                               |  |   |   |   |
| 11     |   |   |                          |  |   |                                       |                               |  |   |   |   |
| 12     |   |   |                          |  |   |                                       |                               |  |   |   |   |
| 13     |   |   |                          |  |   |                                       |                               |  |   |   |   |
| 14     |   |   |                          |  |   |                                       |                               |  |   |   |   |
| 15     |   |   |                          |  |   |                                       |                               |  |   |   |   |
| 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 Coalinga**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

| Item # | Was the Low-Mod Housing Fund amount issued for a loan or a grant? | Amount of the loan or grant | Date the loan or grant was issued | Person or entity to whom the loan or grant was issued | Purpose for which the funds were loaned or granted | Are there contractual requirements specifying the purposes for which the funds may be used? | Repayment date, if the funds are for a loan | Interest rate of loan | Current outstanding loan balance |
|--------|---|-----------------------------|-----------------------------------|---|--|---|---|-----------------------|----------------------------------|
| 1      | Loan  | 3,800.00                    | 10/20/2003                        | 1650 Willow Springs*                                  | 1st Time Homebuyer                                 | Yes   | 11/20/2013                                  | 0%                    | 3,800.00                         |
| 2      | Loan  | 3,388.00                    | 9/3/2003                          | 1630 Willow*  | 1st Time Homebuyer                                 | Yes   | 10/3/2013                                   | 0%                    | 3,388.00                         |
| 3      | Loan  | 3,000.00                    | 11/23/2004                        | 1676 Saltbrush*                                       | 1st Time Homebuyer                                 | Yes   | 12/23/2014                                  | 0%                    | 3,000.00                         |
| 4      | Loan  | 3,800.00                    | 7/19/2004                         | 267 Warthan Street*                                   | 1st Time Homebuyer                                 | Yes   | 8/19/2014                                   | 0%                    | 3,800.00                         |
| 5      | Loan  | 2,454.15                    | 7/19/2002                         | 252 Yale*   | 1st Time Homebuyer                                 | Yes   | 7/19/2012                                   | 0%                    | 2,454.15                         |
| 6      | Loan  | 2,762.70                    | 7/30/2002                         | 765 S. Monterey*                                      | 1st Time Homebuyer                                 | Yes   | 8/30/2012                                   | 0%                    | 2,762.70                         |
| 7      | Loan  | 3,800.00                    | 9/24/2003                         | 201 Willow*   | 1st Time Homebuyer                                 | Yes   | 10/24/2013                                  | 0%                    | 3,800.00                         |
| 8      | Loan  | 3,503.00                    | 7/1/2002                          | 271 Harrison*   | 1st Time Homebuyer                                 | Yes   | 8/7/2012                                    | 0%                    | 3,503.00                         |
| 9      | Loan  | 3,800.00                    | 7/9/2004                          | 418 Forest Court*                                     | 1st Time Homebuyer                                 | Yes   | 8/9/2014                                    | 0%                    | 3,800.00                         |
| 10     | Loan  | 2,758.50                    | 10/20/2003                        | 155 N. Hayes Street*                                  | 1st Time Homebuyer                                 | Yes   | 11/20/2013                                  | 0%                    | 2,758.50                         |
| 11     | Loan  | 1,639.50                    | 8/23/2002                         | 139 East Ivy*   | 1st Time Homebuyer                                 | Yes   | 9/26/2012                                   | 0%                    | 1,639.50                         |
| 12     | Loan  | 2,462.00                    | 3/12/2004                         | 1291 Sunflower*                                       | 1st Time Homebuyer                                 | Yes   | 4/12/2014                                   | 0%                    | 2,462.00                         |
| 13     | Loan  | 58,549.00                   | 8/8/2008                          | 298 East Houston St*                                  | 1st Time Homebuyer                                 | Yes   | 8/8/2038                                    | 0%                    | 58,549.00                        |
| 14     | Loan  | 29,758.00                   | 11/2/2009                         | 140 Monroe Steet*                                     | 1st Time Homebuyer                                 | Yes   | 11/2/2039                                   | 0%                    | 29,758.00                        |
| 15     | Loan  | 35,242.00                   | 11/2/2009                         | 140 Monroe Steet*                                     | 1st Time Homebuyer                                 | Yes   | 11/2/2039                                   | 0%                    | 35,242.00                        |
| 16     | Loan  | 43,867.00                   | 2/26/2010                         | 206 Fresno Street*                                    | 1st Time Homebuyer                                 | Yes   | 2/26/2040                                   |                       | 43,867.00                        |
| 17     | Loan  | 65,000.00                   | 4/30/2008                         | 1404 N. Nevada*                                       | 1st Time Homebuyer                                 | Yes   | 4/30/2038                                   | 0%                    | 65,000.00                        |
| 18     | Loan  | 50,000.00                   | 12/3/2010                         | 215 Warthan Street*                                   | 1st Time Homebuyer                                 | Yes   | 12/3/2040                                   | 0%                    | 50,000.00                        |
| 19     | Grant   | 5,100.00                    | 5/12/2011                         | 252 Monroe Street*                                    | Rehabilitation                                     | Yes   | 5/1/2014                                    |                       | 5,100.00                         |
| 20     | Loan  | 37,870.63                   | 2/27/2008                         | 235 Tyler Street*                                     | Rehabilitation                                     | Yes   | 2/27/2038                                   | 0%                    | 37,870.63                        |
| 21     | Loan  | 91,497.61                   | 2/2/2011                          | 219 Jackson Street*                                   | Rehabilitation                                     | Yes   | 2/2/2041                                    | 0%                    | 91,497.61                        |
| 22     | Grant   | 3,000.00                    | 2/28/2011                         | 219 Jackson Street*                                   | Rehabilitation                                     | Yes   | 2/1/2014                                    |                       | 3,000.00                         |
| 23     | Loan  | 65,000.00                   | 2/21/2008                         | 120 Appaloosa Court*                                  | 1st Time Homebuyer                                 | Yes   | 2/21/2038                                   | 0%                    | 65,000.00                        |
| 24     | Loan  | 61,000.00                   | 5/23/2011                         | 835 Mustang Way*                                      | 1st Time Homebuyer                                 | Yes   | 5/23/2041                                   | 0%                    | 61,000.00                        |
| 25     | Loan  | 64,166.00                   | 9/18/2008                         | 110 Madison Street*                                   | 1st Time Homebuyer                                 | Yes   | 9/1/2038                                    | 0%                    | 64,166.00                        |
| 26     | Loan  | 11,495.00                   | 12/29/2009                        | 196 E. Houston*                                       | 1st Time Homebuyer                                 | Yes   | 12/29/2039                                  | 0%                    | 11,495.00                        |
| 27     | Loan  | 52,685.00                   | 2/28/2011                         | 210 W. Harvard Avenue*                                | Rehabilitation                                     | Yes   | 2/28/2041                                   | 0%                    | 52,685.00                        |
| 28     | Grant   | 5,000.00                    | 2/28/2011                         | 210 W. Harvard Avenue*                                | Rehabilitation                                     | Yes   | 2/1/2014                                    |                       | 5,000.00                         |
| 29     | Loan  | 51,163.59                   | 3/30/2010                         | 217 Grant Street*                                     | Rehabilitation                                     | Yes   | 3/30/2040                                   | 0%                    | 51,163.59                        |
| 30     | Loan  | 84,831.00                   | 10/20/2009                        | 236 E. Cherry Lane*                                   | Rehabilitation                                     | Yes   | 10/20/2039                                  | 0%                    | 84,831.00                        |
| 31     | Loan  | 8,737.00                    | 10/20/2009                        | 236 E. Cherry Lane*                                   | Rehabilitation                                     | Yes   | 10/20/2039                                  | 0%                    | 8,737.00                         |
| 32     | Grant   | 7,775.00                    | 10/20/2009                        | 236 E. Cherry Lane*                                   | Rehabilitation                                     | Yes   | 10/1/2012                                   |                       | 7,775.00                         |
| 33     | Loan  | 39,439.00                   | 11/18/2009                        | 445 W. Pleasant Street*                               | Rehabilitation                                     | Yes   | 11/18/2039                                  | 0%                    | 39,439.00                        |
| 34     | Loan  | 65,000.00                   | 3/24/2010                         | 241 Lincoln St*                                       | 1st Time Homebuyer                                 | Yes   | 3/24/2040                                   | 0%                    | 65,000.00                        |
| 35     | Loan  | 57,696.00                   | 4/1/2009                          | 303 Locust Avenue*                                    | 1st Time Homebuyer                                 | Yes   | 4/1/2039                                    | 0%                    | 57,696.00                        |

|    |       |  |           |           |                          |                    |     |  |           |    |           |
|----|-------|--|-----------|-----------|--------------------------|--------------------|-----|--|-----------|----|-----------|
| 36 | Loan  |  | 13,356.79 | 4/7/2011  | 989 N. Princeton Avenue* | 1st Time Homebuyer | Yes |  | 4/7/2041  | 0% | 13,356.79 |
| 37 | Loan  |  | 65,000.00 | 6/25/2009 | 323 Coolidge Street*     | 1st Time Homebuyer | Yes |  | 6/25/2039 | 0% | 65,000.00 |
| 38 | Loan  |  | 30,000.00 | 5/5/2009  | 144 Arabian*             | 1st Time Homebuyer | Yes |  | 5/5/2039  | 0% | 30,000.00 |
| 39 | Loan  |  | 7,989.00  | 6/15/2009 | 149 Monroe Street*       | Rehabilitation     | Yes |  | 6/18/2039 | 0% | 5,189.00  |
| 40 | Loan  |  | 54,730.00 | 5/7/2009  | 209 S. Princeton Avenue* | 1st Time Homebuyer | Yes |  | 5/7/2039  | 0% | 54,730.00 |
| 41 | Loan  |  | 49,799.00 | 4/8/2009  | 1688 Poppy Meadow Ct.*   | 1st Time Homebuyer | Yes |  | 4/8/2039  | 0% | 49,799.00 |
| 42 | Loan  |  | 64,725.00 | 5/7/2009  | 290 Buckeye Springs Dr.* | 1st Time Homebuyer | Yes |  | 5/7/2039  | 0% | 64,725.00 |
| 43 | Loan  |  | 74,610.00 | 6/18/2009 | 265 Monroe Street*       | Rehabilitation     | Yes |  | 6/18/2039 | 0% | 74,610.00 |
| 44 | Loan  |  | 65,425.23 | 7/23/2010 | 196 Hover Street*        | Rehabilitation     | Yes |  | 7/23/2040 | 0% | 65,425.23 |
| 45 | Grant |  | 3,000.00  | 7/23/2010 | 196 Hover Street*        | Rehabilitation     | Yes |  | 6/1/2013  |    | 3,000.00  |
| 46 | Loan  |  | 80,243.00 | 7/29/2009 | 454 Adams Street*        | Rehabilitation     | Yes |  | 7/29/2039 | 0% | 80,243.00 |
| 47 | Loan  |  | 56,317.00 | 8/8/2008  | 204 N. Coalinga*         | Rehabilitation     | Yes |  | 8/8/2038  | 0% | 56,317.00 |
| 48 | Grant |  | 5,500.00  | 2/25/2011 | 501 Pine Street*         | Rehabilitation     | Yes |  | 2/1/2014  |    | 5,500.00  |
| 49 | Loan  |  | 68,946.09 | 4/2/2010  | 159 E. Ivy Avenue*       | Rehabilitation     | Yes |  | 4/2/2040  | 0% | 68,946.09 |
| 50 | Loan  |  | 65,000.00 | 4/18/2008 | 1686 Echo Canyon*        | 1st Time Homebuyer | Yes |  | 4/18/2038 | 0% | 65,000.00 |
| 51 | Loan  |  | 25,415.00 | 9/29/2010 | 236 Coolidge Street*     | Rehabilitation     | Yes |  | 9/29/2010 | 0% | 25,415.00 |
| 52 | Loan  |  | 65,000.00 | 4/18/2008 | 143 Palamino Street*     | 1st Time Homebuyer | Yes |  | 4/18/2038 | 0% | 65,000.00 |
| 53 | Loan  |  | 65,000.00 | 8/29/2009 | 255 El Camino Lane*      | 1st Time Homebuyer | Yes |  | 8/29/2039 | 0% | 65,000.00 |
| 54 | Loan  |  | 57,981.01 | 2/19/2009 | 325 E. Houston*          | Rehabilitation     | Yes |  | 2/19/2039 | 0% | 57,981.01 |
| 55 | Grant |  | 5,500.00  | 5/13/2010 | 325 E. Houston*          | Rehabilitation     | Yes |  | 5/13/2013 |    | 5,500.00  |
| 56 | Loan  |  | 3,000.00  | 5/13/2010 | 325 E. Houston*          | Rehabilitation     | Yes |  | 5/13/2040 | 0% | 3,000.00  |
| 57 | Loan  |  | 28,292.31 | 9/14/2009 | 744 N. Monterey Avenue*  | 1st Time Homebuyer | Yes |  | 9/14/2039 |    | 28,292.31 |

\* Names are on file.

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

| Item # | Type of payment a/ | Type of property with which they payments are associated b/ | Property owner | Entity that collects the payments | Entity to which the collected payments are ultimately remitted | Purpose for which the payments are used | Is the property encumbered by a low-mod housing covenant? | Source of low-mod housing covenant c/ | Item # from Exhibit A the rent/operation is associated with (if applicable) |
|--------|--------------------|---|----------------|-----------------------------------|--|---|---|---------------------------------------|---|
| 1      |                    |   |                |                                   |  |   |   |                                       |   |
| 2      |                    |   |                |                                   |  |   |   |                                       |   |
| 3      |                    |   |                |                                   |  |   |   |                                       |   |
| 4      |                    |   |                |                                   |  |   |   |                                       |   |
| 5      |                    |   |                |                                   |  |   |   |                                       |   |
| 6      |                    |   |                |                                   |  |   |   |                                       |   |
| 7      |                    |   |                |                                   |  |   |   |                                       |   |
| 8      |                    |   |                |                                   |  |   |   |                                       |   |
| 9      |                    |   |                |                                   |  |   |   |                                       |   |
| 10     |                    |   |                |                                   |  |   |   |                                       |   |
| 11     |                    |   |                |                                   |  |   |   |                                       |   |
| 12     |                    |   |                |                                   |  |   |   |                                       |   |
| 13     |                    |   |                |                                   |  |   |   |                                       |   |
| 14     |                    |   |                |                                   |  |   |   |                                       |   |
| 15     |                    |   |                |                                   |  |   |   |                                       |   |
| 16     |                    |   |                |                                   |  |   |   |                                       |   |
| 17     |                    |   |                |                                   |  |   |   |                                       |   |
| 18     |                    |   |                |                                   |  |   |   |                                       |   |
| 19     |                    |   |                |                                   |  |   |   |                                       |   |
| 20     |                    |   |                |                                   |  |   |   |                                       |   |

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.

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

| Item # | Type of payment a/ | Type of property with which the payments are associated b/ | Property owner | Entity that collects the payments | Entity to which the collected payments are ultimately remitted | Purpose for which the payments are used | Is the property encumbered by a low-mod housing covenant? | Source of low-mod housing covenant c/ | Item # from Exhibit A the rent is associated with (if applicable) |
|--------|--------------------|--|----------------|-----------------------------------|--|---|---|---------------------------------------|---|
| 1      |                    |  |                |                                   |  |   |   |                                       |   |
| 2      |                    |  |                |                                   |  |   |   |                                       |   |
| 3      |                    |  |                |                                   |  |   |   |                                       |   |
| 4      |                    |  |                |                                   |  |   |   |                                       |   |
| 5      |                    |  |                |                                   |  |   |   |                                       |   |
| 6      |                    |  |                |                                   |  |   |   |                                       |   |
| 7      |                    |  |                |                                   |  |   |   |                                       |   |
| 8      |                    |  |                |                                   |  |   |   |                                       |   |
| 9      |                    |  |                |                                   |  |   |   |                                       |   |
| 10     |                    |  |                |                                   |  |   |   |                                       |   |
| 11     |                    |  |                |                                   |  |   |   |                                       |   |
| 12     |                    |  |                |                                   |  |   |   |                                       |   |
| 13     |                    |  |                |                                   |  |   |   |                                       |   |
| 14     |                    |  |                |                                   |  |   |   |                                       |   |
| 15     |                    |  |                |                                   |  |   |   |                                       |   |
| 16     |                    |  |                |                                   |  |   |   |                                       |   |
| 17     |                    |  |                |                                   |  |   |   |                                       |   |
| 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.

**City of Coalinga**  
**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 |
|--------|---------------------------------------|--|-----------------|--|---------------------|---|
| 1      |                                       |  |                 |  |                     |   |
| 2      |                                       |  |                 |  |                     |   |
| 3      |                                       |  |                 |  |                     |   |
| 4      |                                       |  |                 |  |                     |   |
| 5      |                                       |  |                 |  |                     |   |
| 6      |                                       |  |                 |  |                     |   |
| 7      |                                       |  |                 |  |                     |   |
| 8      |                                       |  |                 |  |                     |   |
| 9      |                                       |  |                 |  |                     |   |
| 10     |                                       |  |                 |  |                     |   |
| 11     |                                       |  |                 |  |                     |   |
| 12     |                                       |  |                 |  |                     |   |
| 13     |                                       |  |                 |  |                     |   |
| 14     |                                       |  |                 |  |                     |   |
| 15     |                                       |  |                 |  |                     |   |
| 16     |                                       |  |                 |  |                     |   |
| 17     |                                       |  |                 |  |                     |   |
| 18     |                                       |  |                 |  |                     |   |
| 19     |                                       |  |                 |  |                     |   |
| 20     |                                       |  |                 |  |                     |   |