



City of Rohnert Park ♦ 130 Avram Avenue ♦ Rohnert Park, California 94928  
PHONE: (707) 588-2227 ♦ FAX: (707) 792-1876 ♦ WEB: [www.rpcity.org](http://www.rpcity.org)

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**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY  
CITY OF ROHNERT PARK  
(Successor Agency of the Former Community Development Commission of the  
City of Rohnert Park)**

**SPECIAL MEETING AGENDA  
Monday, December 1, 2014, 3:15 p.m.**

**MEETING LOCATION: CITY HALL - COUNCIL CHAMBER  
130 Avram Avenue, Rohnert Park, California**

The Oversight Board welcomes your attendance, interest and participation at its public meetings. Oversight Board agendas and minutes may be viewed at the City of Rohnert Park website at: [www.rpcity.org](http://www.rpcity.org).

**PUBLIC HEARINGS**

The Oversight Board may discuss and/or take action on any or all of the items listed on this agenda. If you challenge decisions of the Oversight Board or the Successor Agency City of Rohnert Park in court, you may be limited to raising only those issues you or someone else raised at public hearing(s) described in this agenda, or in written correspondence delivered to the Successor Agency City of Rohnert Park, at, or prior to the public hearing(s).

**PUBLIC COMMENTS**

For public comment on items listed or not listed on the agenda, or on agenda items if unable to speak at the scheduled time (limited to three minutes per appearance and a 30 minute total time limit, or allocation of time based on number of speaker cards submitted)

**PLEASE FILL OUT A SPEAKER CARD PRIOR TO SPEAKING  
\*SEE NOTE AT THE END OF THIS AGENDA**

Copies of all staff reports and documents subject to disclosure that relate to each item of business referred to on the agenda are available for public inspection before each regularly scheduled Board meeting at City Hall, located at 130 Avram Avenue. Any writings or documents subject to disclosure that are provided to all, or a majority of all, of the members of the Board regarding any item on this agenda after the agenda has been distributed will also be made available for inspection at City Hall during regular business hours.

**ANNOUNCEMENT:** Please turn off all pagers, cellular telephones and all other communication devices upon entering the Rohnert Park Council Chamber. Use of these devices causes electrical interference with the sound recording and TV broadcast systems.

3:15 PM

1. **CALL TO ORDER / ROLL CALL** (Cerreta\_\_\_ Jolley \_\_\_ Mackenzie \_\_Masterson\_\_\_  
Zane\_\_\_ Thompson \_\_\_ Ponton\_\_ )

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENTS**

Persons wishing to address the Board on any Consent Calendar item or on Successor Agency City of Rohnert Park business not listed on the Agenda may do so at this time. Each speaker will be allotted 3 minutes. Those wishing to address the Oversight Board on any report item listed on the Agenda should submit a "Speaker Card" to the Clerk before announcement of agenda item.

4. **MEETING ITEMS**

A. Consideration of a Resolution Authorizing and Directing the Transfer of All Housing Assets to the City of Rohnert Park

1. Staff Report

2. Consideration of Resolution:

a. Resolution for adoption: Resolution No. OSB 2014-10 A Resolution Authorizing and Directing the Transfer of All Housing Assets to the City of Rohnert Park

(1) Board Motion / Discussion / **Roll Call Vote** (Cerreta\_\_\_ Jolley\_\_\_  
Mackenzie\_\_\_ Masterson\_\_\_ Zane\_\_\_ Thompson\_\_\_ Ponton\_\_\_)

5. **NEW MATTERS FOR FUTURE CONSIDERATION**

A. Reminder: Special Meeting is scheduled for February 11, 2015, at 1:30 p.m.

6. **PUBLIC COMMENT ON NON-AGENDA ITEMS**

Members of the public may address the Oversight Board on matters that are within the Oversight Board's jurisdiction and not on today's calendar. Each speaker shall have up to three minutes to make pertinent public comments unless the Oversight Board adopts a shorter period. It is strongly recommended that members of the public who wish to address the Oversight Board should fill out a "Speaker Card" provided by the Clerk, and submit the completed card to the Clerk.

7. **ADJOURNMENT**

**DISABLED ACCOMMODATION**

If you have a disability which requires an interpreter or other person to assist you while attending this Board meeting, please contact the Clerk of the Board at (707) 588-2205 at least 72 hours prior to the meeting to ensure arrangements for accommodation by the City. Please notify the Clerk's Office as soon as possible if you have a visual impairment requiring meeting materials to be produced in another format (Braille, audio-tape, etc.)



Mission Statement

*“We Care for Our Residents by Working Together to Build a Better Community for Today and Tomorrow.”*

**CITY OF ROHNERT PARK  
OVERSIGHT BOARD AGENDA REPORT**

Meeting Date: December 1, 2014  
Submitted By: Darrin Jenkins, City Manager  
Prepared By: Bryce Atkins, Senior Analyst  
Agenda Title: Consideration of a Resolution Authorizing and Directing the Transfer of All Housing Assets to the City of Rohnert Park

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**RECOMMENDED ACTION:**

Approve the Resolution of the Oversight Board for the Successor Agency of the Former Community Development Commission of the City of Rohnert Park authorizing and directing the transfer of all housing assets to the City of Rohnert Park as the Housing Successor Agency.

**BACKGROUND:**

Assembly Bill 1X 26, as subsequently amended by AB 1484 (collectively, the “Dissolution Act”) dissolved California’s redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000, et seq.). The Dissolution Act provided that the city, county, or city and county that authorized the creation of the redevelopment agency (“RDA”) shall be the “successor agency” to the dissolved RDA, unless it elects not to serve as the successor agency. Additionally, the Dissolution Act provides that the city, county, or city and county that authorized the creation of the RDA may also elect to retain the housing assets and functions previously performed by the former RDA.

The City of Rohnert Park adopted Resolution No. 2012-10 on January 10, 2012. The resolution declared that, effective February 1, 2012: 1) the City of Rohnert Park (“City”), acting in a separate legal capacity and as a separate public entity, would act as successor agency (the “Successor Agency”) for the Community Development Commission of the City of Rohnert Park (“CDC”); and 2) the City would retain the housing assets and responsibility for performing the housing functions previously performed by the CDC. Under the Health and Safety Code, all rights, powers, duties, obligations, and housing assets have been or shall be transferred to the City.

The City prepared for the California Department of Finance (“DOF”) a Housing Asset List as required under the Dissolution Act, and submitted it to the DOF for review. The Asset Transfer List is attached to this staff report. The Housing Asset List is a listing of all housing assets of the former CDC, and contains not just real property, but also other funds, receivables, and loans from the Low and Moderate Income Housing Fund (“Housing Fund”). The DOF approved the City’s Housing Asset List by letter dated August 29, 2012, which is attached to this staff report.

**DISCUSSION:**

Although all housing assets transferred to the City upon the dissolution of RDAs on February 1, 2012, some external authorities require a more formalized transfer than relying upon the transfer by operation of the Dissolution Act. As such, by approving of this Resolution, the Oversight Board would be issuing direction to the Successor Agency to transfer all housing assets to the City as successor to the housing functions of the former CDC (“Housing Successor Agency”). This would allow for insurable title for the City to properly dispose of the assets.

Without this Resolution, title companies will not insure the title of these properties, and will prevent the disposition of these properties. This would handicap the ability of the City to fulfill the required activities as Housing Successor Agency according to the Dissolution Act.

**OTHER OPTIONS CONSIDERED**

Another option is to not approve of the resolution directing the transfer of the properties. This option would prevent the City as Housing Successor Agency from completing its mission to undertake the functions of managing and disposing of assets as appropriate under the Dissolution Act.

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**City Manager Approval Date: 11/24/2014**

**Oversight Board Counsel Approval Date: 11/24/2014**

***Attachments (in packet order):***

1. Housing Asset List
2. DOF Housing Asset List Approval Letter dated August 29, 2012
3. Resolution OSB 2014-10 Authorizing and Directing the Transfer of All Housing Assets to the City of Rohnert Park

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

Former Redevelopment Agency: Community Development Commission of the City of Rohnert Park

Successor Agency to the Former Redevelopment Agency: City of Rohnert Park

Entity Assuming the Housing Functions of the former Redevelopment Agency: City of Rohnert Park

Entity Assuming the Housing Functions Contact Name: Linda T. Babonis Title Economic Development Mgr. Phone (707) 588-2233 E-Mail Address [lbabonis@rpcity.org](mailto:lbabonis@rpcity.org)

Entity Assuming the Housing Functions Contact Name: Cathy Orme Title Director of Finance Phone (707) 585-6717 E-Mail Address [corne@rpcity.org](mailto:corne@rpcity.org)

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	<b>X</b>
Exhibit D - Loans/Grants Receivables	<b>X</b>
Exhibit E - Rents/Operations	
Exhibit F- Rents	
Exhibit G - Deferrals	

Prepared By: Linda T. Babonis

Date Prepared: 30-Jul-12

**City of Rohnert Park  
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	Single Family Home	746 Brett Avenue	Appraised Value at Purchase	Unknown	All	Yes	Sonoma County Community Development Commission	2/1/2012	\$180,312	\$0	\$0	6/30/1998	Fee Simple
2	Single Family Home	7982 Santa Barbara Drive	Appraised Value at Purchase	Unknown	All	Yes	Sonoma County Community Development Commission	2/1/2012	\$176,534	\$0	\$0	6/30/1998	Fee Simple
3	Single Family Home	7668 Beverly Drive	Appraised Value at Purchase	Unknown	All	No	Bond Covenants	2/1/2012	\$169,165	\$0	\$0	7/1/1999	Fee Simple
4	Single Family Home	209 Burton Avenue	Appraised Value at Purchase	Unknown	All	No	Bond Covenants	2/1/2012	\$366,679	\$0	\$0	10/29/2003	Fee Simple
5	Single Family Home	7783 Burton Avenue	Appraised Value at Purchase	Unknown	All	No	Bond Covenants	2/1/2012	\$353,256	\$0	\$0	4/11/2003	Fee Simple
6	Former City Hall Building	6750 Commerce Boulevard	Appraised Value at Purchase	7,450 sq. ft. gross and rentable building	All	Yes	Bond Covenants	2/1/2012	\$0	\$1,137,170	\$0	6/30/2008	Fee Simple
7	Former Office Building	100 Avram Avenue	Appraised Value at Purchase	11,256 sq. ft. gross building area, 10,451 rentable	All	Yes	Bond Covenants	2/1/2012	\$0	\$1,434,802	\$0	1/22/2008	Fee Simple
8	Former Office Building	120 Avram Avenue	Appraised Value at Purchase	13,602 sq. ft. gross building area, 11,940 rentable	All	Yes	Bond Covenants	2/1/2012	\$0	\$1,776,026	\$0	1/22/2008	Fee Simple
9	Former Southwest Fire Station	435 Southwest Boulevard	Appraised Value at Purchase	6,230 sq. ft. gross building	All	Yes	Bond Covenants	2/1/2012	\$0	\$989,526	\$0	6/30/2011	Fee Simple
10	Improvements	Avram Housing Projects	Appraised Value at Purchase	N/A	All	Yes	Bond Covenants	2/1/2012	\$0	\$14,217	\$0	6/30/2011	Fee Simple
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a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

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

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

**City of Rohnert Park**  
**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	Single Family Dwelling (746 Brett Avenue)	12/1/1997	Sonoma County Community Development Commission	120,000	Yes	Sonoma County Community Development Commission	City of Rohnert Park	\$180,312	\$0	\$0	6/30/1998
2	Single Family Dwelling (7982 Santa Barbara Dr.)	12/1/1997	Sonoma County Community Development Commission	120,000	Yes	Sonoma County Community Development Commission	City of Rohnert Park	\$176,534	\$0	\$0	6/30/1998
3	Former City Hall (6750 Commerce Boulevard)	4/1/2007	Bondholders	0	Yes	Bond Covenants	City of Rohnert Park		\$1,137,170	\$0	6/30/2008
4	Former Office Building (100 Avram Avenue)	4/1/2007	Bondholders	0	Yes	Bond Covenants	City of Rohnert Park		\$1,434,802	\$0	1/22/2008
5	Former Office Building (120 Avram Avenue)	4/1/2007	Bondholders	0	Yes	Bond Covenants	City of Rohnert Park		\$1,776,026	\$0	1/22/2008
6	Former Southwest Fire Station (435 Southwest Boulevard)	4/1/2007	Bondholders	0	Yes	Bond Covenants	City of Rohnert Park		\$989,526	\$0	6/30/2011
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

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



**City of Rohnert Park**  
**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 (LMIHF)	\$ 20,000.00	4/21/2004	Abelin, Donna	FTHB Downpayment Assistance	Yes	10-yr forgivable on 4/22/2014	principal + % appreciation @ default/sale	\$ 20,000.00
2	Loan (LMIHF)	\$ 23,108.22	5/20/2008	Berentz, William	Rehabilitation Loan	Yes	20-yr deferred 5/20/2028	3%	\$ 23,108.22
3	Loan (LMIHF)	\$ 20,000.00	7/21/2004	Bolmeier, Connie	FTHB Downpayment Assistance	Yes	10-yr forgivable on 7/22/2014	principal + % appreciation @ default/sale	\$ 20,000.00
4	Loan (LMIHF)	\$ 27,148.13	11/30/1993	Brooks, Raymond & Elizabeth	Rehabilitation Loan	Yes	20-yr deferred 11/30/2013	3%	\$ 27,148.13
5	Loan (LMIHF)	\$ 15,000.00	8/30/2002	Cabral, Paul	FTHB Downpayment Assistance	Yes	10-yr forgivable on 8/31/12	principal + % appreciation @ default/sale	\$ 15,000.00
6	Loan (LMIHF)	\$ 23,197.25	7/21/2006	Case, Gail	Rehabilitation Loan	Yes	20-yr deferred 7/21/2026	3%	\$ 23,197.25
7	Loan (LMIHF)	\$ 18,000.00	10/22/2003	Cudia, Valerie Ann	Rehabilitation Loan	Yes	10-yr deferred/forgivable 10/22/2013	5%	\$ 18,000.00
8	Loan (LMIHF)	\$ 35,000.00	12/24/2001	Davis, Kathleen	Rehabilitation Loan	Yes	15-yr deferred/forgivable 12/24/2016	5%	\$ 35,000.00
9	Loan (LMIHF)	\$ 20,438.25	2/21/2007	Davis, Mary & Davis-James, Renee	Rehabilitation Loan	Yes	20-yr deferred 2/21/2027	3%	\$ 20,438.25
10	Loan (LMIHF)	\$ 21,130.10	10/31/2003	Drady, Michael	Rehabilitation Loan	Yes	10-yr deferred/forgivable 10/31/2013	5%	\$ 21,130.10
11	Loan (LMIHF)	\$ 46,814.25	12/18/2008	Fagan, James	Rehabilitation Loan	Yes	14-yr deferred 12/18/2022	3%	\$ 46,814.25
12	Loan (LMIHF)	\$ 17,635.05	12/10/2002	Ernestine Fielder	Rehabilitation Loan	Yes	10-yr deferred/forgivable 12/10/2012	5%	\$ 17,635.05
13	Loan (LMIHF)	\$ 13,117.00	7/18/2005	Richard Gravelle	Rehabilitation Loan	Yes	10-yr deferred/forgivable 7/18/2015	3%	\$ 13,117.00
14	Loan (LMIHF)	\$ 16,285.00	17/17/2006	Virginia Harris	Rehabilitation Loan	Yes	20-yr deferred 7/17/2026	3%	\$ 16,285.00

15	Loan (LMIHF)	\$ 19,980.00	10/8/2002	Heller, William	Rehabilitation Loan	Yes	15-yr deferred/forgivable 10/8/2017	5%	\$ 19,980.00
16	Loan (LMIHF)	\$ 16,990.05	4/19/2004	Henry, Susan	Rehabilitation Loan	Yes	10-yr deferred/forgivable 4/19/2014	5%	\$ 16,990.05
17	Loan (LMIHF)	\$ 12,500.00	8/13/2009	Herrick, Allen	Rehabilitation Loan	Yes	20-yr deferred 8/13/2029	3%	\$ 12,500.00
18	Loan (LMIHF)	\$ 10,073.61	9/30/2009	Herrick, Allen	Rehabilitation Loan	Yes	20-yr deferred 9/30/2029	3%	\$ 10,073.61
19	Loan (LMIHF)	\$ 21,135.61	11/21/2008	Johnson, Phyllis & Taylor, Melanie	Rehabilitation Loan	Yes	20-yr deferred 11/21/2028	3%	\$ 21,135.61
20	Loan (LMIHF)	\$ 15,506.10	2/20/2004	Kehoe, Edward & Higgins, Joyce	Rehabilitation Loan	Yes	10-yr deferred/forgivable 2/20/2014	5%	\$ 15,506.10
21	Loan (LMIHF)	\$ 24,990.25	8/18/2004	Klingel, Geoffrey & Rita	Rehabilitation Loan	Yes	10-yr deferred/forgivable 8/18/2014	5%	\$ 24,990.25
22	Loan (LMIHF)	\$ 20,000.00	12/5/2003	Kremen, Joyce	FTHB Downpayment Assistance	Yes	10-yr forgivable 12/6/2013	principal + % appreciation @ default/sale	\$ 20,000.00
23	Loan (LMIHF)	\$ 15,000.00	3/16/2005	Larson, Charles & Jennifer	FTHB Downpayment Assistance	Yes	10-yr forgivable 3/17/2015	principal + % appreciation @ default/sale	\$ 15,000.00
24	Loan (LMIHF)	\$ 23,157.25	1/10/2008	Lenci, Betty	Rehabilitation Loan	Yes	20-yr deferred 1/10/2028	3%	\$ 23,157.25
25	Loan (LMIHF)	\$ 23,810.45	7/24/2006	Lopes, Eugenia	Rehabilitation Loan	Yes	20-yr deferred 7/24/2026	3%	\$ 23,810.45
26	Loan (LMIHF)	\$ 22,362.25	5/21/2008	Marroquin, Laura	Rehabilitation Loan	Yes	20-yr deferred 5/21/2028	3%	\$ 22,362.25
27	Loan (LMIHF)	\$ 21,160.61	8/27/2008	Mayer, Barbara	Rehabilitation Loan	Yes	20-yr deferred 8/27/2028	3%	\$ 21,160.61
28	Loan (LMIHF)	\$ 24,000.00	7/15/2008	Mitchell, Jack & Dorothy	Rehabilitation Loan	Yes	20-yr deferred 7/15/2028	3%	\$ 24,000.00
29	Loan (LMIHF)	\$ 20,000.00	10/20/2003	Oates, Juday	FTHB Downpayment Assistance	Yes	10-yr forgivable 10/21/2013	principal + % appreciation @ default/sale	\$ 20,000.00
30	Loan (LMIHF)	\$ 20,000.00	10/11/2002	Pham, Hien	FTHB Downpayment Assistance	Yes	10-yr fogivable 10-12-2012	principal + % appreciation @ default/sale	\$ 20,000.00
31	Loan (LMIHF)	\$ 24,940.05	8/5/2002	Powers, Pamela	Rehabilitation Loan	Yes	10-yr deferred/forgivable 8/5/2012	5%	\$ 24,940.05
32	Loan (LMIHF)	\$ 22,025.25	5/9/2007	Rademacher, Marjorie	Rehabilitation Loan	Yes	20-yr deferred 5-9-2027	3%	\$ 22,025.25

33	Loan (LMIHF)	\$ 12,086.00	10/11/2002	Rau, David	Rehabilitation Loan	Yes	15-yr deferred/forgivable 10/11/2017	5%	\$ 12,086.00
34	Loan (LMIHF)	\$ 45,626.00	5/1/2002	Riesgo, James & Carmelita	Rehabilitation Loan	Yes	15-yr amortized/beg. 6-1-2002	5%	\$ 17,110.39
35	Loan (LMIHF)	\$ 20,000.00	2/27/2004	Rider, Phillip & Amy	FTHB Downpayment Assistance	Yes	10-yr forgivable 2/28/2014	principal + % appreciation @ default/sale	\$ 20,000.00
36	Loan (LMIHF)	\$ 12,735.00	12/8/2005	Rush, Helen	Rehabilitation Loan	Yes	10-yr deferred/forgivable 12/8/2015	3%	\$ 12,735.00
37	Loan (LMIHF)	\$ 6,440.05	12/31/2003	Samuels, Vikki	Rehabilitation Loan	Yes	10-yr deferred/forgivable 12/31/2013	5%	\$ 6,440.05
38	Loan (LMIHF)	\$ 15,000.00	8/5/2002	Santiago, Tina	FTHB Downpayment Assistance	Yes	10-yr forgivable 8/16/2012	principal + % appreciation @ default/sale	\$ 15,000.00
39	Loan (LMIHF)	\$ 24,486.15	5/22/2009	Scott, Martha	Rehabilitation Loan	Yes	20-yr deferred 5/22/2029	3%	\$ 24,486.15
40	Loan (LMIHF)	\$ 15,000.00	9/3/2002	Sharp, Brian & Jonna	FTHB Downpayment Assistance	Yes	10-yr forgivable 9/4/2012	principal + % appreciation @ default/sale	\$ 15,000.00
41	Loan (LMIHF)	\$ 24,860.05	2/5/2004	Slade, Roberta	Rehabilitation Loan	Yes	10-yr deferred/forgivable 2/5/2014	5%	\$ 24,860.05
42	Loan (LMIHF)	\$ 24,980.10	11/17/2003	Staggs, Dennis & Vicki	Rehabilitation Loan	Yes	10-yr deferred/forgivable 11/17/2013	5%	\$ 24,980.10
43	Loan (LMIHF)	\$ 11,720.00	12/8/2005	Stimson, Wade & Patricia	Rehabilitation Loan	Yes	10-yr deferred/forgivable 12/8/2015	3%	\$ 11,720.00
44	Loan (LMIHF)	\$ 23,988.17	4/30/2009	Wallahan, Gary & Joanne	Rehabilitation Loan	Yes	20-yr deferred 4/30/2029	3%	\$ 23,988.17
45	Loan (LMIHF)	\$ 1,675,000.00	5/23/2006	Vida Nueva Partners, L.P.	Commission Assistance for acquisition, pre-development and development of property.	Yes	55-yr deferred 11/30/60	1%	#####
46	Loan (LMIHF)	\$ 260,000.00	9/1/1993	Burbank Housing Development Corporation	Commission Assistance for pre-development and development of property.	Yes	30-yr deferred 9/1/2023	3%	\$ 406,900.00

47	Loan (LMIHF)	\$ 1,200,000.00	12/12/2007	Rainbow-Copeland Creek, LLC	Commission Assistance for substantial rehab/maintenance of property	Yes	55-yr deferred 6/30/2062	1%	#####
48	Loan (LMIHF)	\$ 611,000.00	12/24/1996	Murirfield Apartments	Commission Assistance for pre-development and development of property.	Yes	40-yr deferred 4/1/2037	6%	#####
49	Loan (LMIHF)	\$ 390,000.00	8/23/1991	Burbank Housing Development Corporation	Commission Assistance for purchase and development of property.	Yes	30-yr deferred 8/23/2021	8%	#####
50	Loan (LMIHF)	\$ 4,015,000.00	9/29/2005	Burbank Housing Development Corporation	Commission Assistance for purchase, pre-development and development of property.	Yes	55-yr deferred 1/18/2061	2%	#####
51	Loan (LMIHF)	\$ 265,000.00	4/1/2001	Millenium Housing	Commission Assistance for purchase.	Yes	31-yr deferred/amoritized 4/15/2032	3%	\$ 340,000.00
52	Loan (CalHome)	\$ 24,000.00	1/1/2010	Anderson, Rebecca	Rehabilitation Loan	Yes	30-yr deferred 1/1/2040	3%	\$ 24,000.00
53	Loan (CalHome)	\$ 23,562.15	2/1/2010	Allen, Marylou	Rehabilitation Loan	Yes	30-yr deferred 2/1/2040	3%	\$ 23,562.15
54	Loan (CalHome)	\$ 23,895.15	8/31/2009	Alley, Darryl	Rehabilitation Loan	Yes	30-yr deferred 8/31/2039	3%	\$ 23,895.15
55	Loan (CalHome)	\$ 8,099.15	4/21/2010	Baker, Kent	Rehabilitation Loan	Yes	30-yr deferred 4/21/2040	3%	\$ 8,099.15
56	Loan (CalHome)	\$ 23,582.15	2/1/2010	Barter, David	Rehabilitation Loan	Yes	30-yr deferred 2/1/2040	3%	\$ 23,582.15
57	Loan (CalHome)	\$ 10,831.15	6/17/2010	Briand, Denise	Rehabilitation Loan	Yes	30-yr Deferred 6/17/2040	3%	\$ 10,831.15
58	Loan (CalHome)	\$ 20,412.45	12/14/2010	Hancock, Susan	Rehabilitation Loan	Yes	30-yr Deferred 12/14/2040	3%	\$ 20,412.45
59	Loan (CalHome)	\$ 23,647.25	3/1/2010	Henker, Janet	Rehabilitation Loan	Yes	30-yr Deferred 3/1/2040	3%	\$ 23,647.25
60	Loan (CalHome)	\$ 18,202.25	2/9/2009	Howard, James	Rehabilitation Loan	Yes	30-yr Deferred 2/9/2039	3%	\$ 18,202.25
61	Loan (CalHome)	\$ 20,499.61	5/12/2009	King, Mark	Rehabilitation Loan	Yes	30-yr Deferred 5/12/2039	3%	\$ 20,499.61
62	Loan (CalHome)	\$ 22,789.25	7/1/2010	Lemon, William	Rehabilitation Loan	Yes	30-yr Deferred 6/16/2040	3%	\$ 22,789.25
63	Loan (CalHome)	\$ 24,000.00	1/22/2010	Lichau, Susan	Rehabilitation Loan	Yes	30-yr Deferred 1/22/2040	3%	\$ 24,000.00
64	Loan (CalHome)	\$ 21,722.25	7/30/2010	Martinez, Albert	Rehabilitation Loan	Yes	30-yr Deferred 7/30/2040	3%	\$ 21,722.25







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

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

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

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

**City of Rohnert Park**  
**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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August 29, 2012

Ms. Linda Babonis, Economic Development Manager  
City of Rohnert Park  
130 Avram Avenue  
Rohnert Park, CA 94928

Dear Ms. Babonis:

Subject: Housing Assets Transfer Form

Pursuant to Health and Safety Code (HSC) section 34176 (a) (2), the City of Rohnert Park Housing Agency submitted a Housing Assets Transfer Form (Form) to the California Department of Finance (Finance) on July 30, 2012 for the period February 1, 2012 through July 30, 2012.

HSC section 34176 (e) defines a housing asset. Assets transferred deemed not to be a housing asset shall be returned to the successor agency. Finance has completed its review of your Form, which included obtaining clarification for various items. Based on a sample of line items reviewed and the application of law, Finance is objecting to the following transfer of asset identified on your Form:

- Exhibit D, Item No. 75: The Community Development Commission of the City of Rohnert Park is not a party to this loan, and is therefore not eligible for transfer to the Housing Agency.

Except for the item disallowed as noted above, Finance is not objecting to the remaining items, if any, listed on your Form. If you disagree with our determination with respect to any items on the Form, you may request a Meet and Confer within five business days of receiving this letter.

Please direct inquiries to Robert Scott, Supervisor or Derk Symons, Lead Analyst at (916) 445-1546.

Sincerely,

STEVE SZALAY  
Local Government Consultant

cc: Ms. Cathy Orme, Director of Finance, City of Rohnert Park  
Mr. Erick Roeser, Property Tax Manager, County of Sonoma  
California State Controller's Office

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**OVERSIGHT BOARD RESOLUTION NO. 2014 - 10**

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF ROHNERT PARK AUTHORIZING AND DIRECTING THE TRANSFER OF ALL HOUSING ASSETS TO THE CITY OF ROHNERT PARK**

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

**WHEREAS**, the Dissolution Act provides that the city, county, or city and county that authorized the creation of the redevelopment agency shall be the "successor agency" to the dissolved redevelopment agency unless the city, county, or city and county elects not to serve as the successor agency under Health and Safety Code Section 34173(d)(1);

**WHEREAS**, the Dissolution Act, at Health and Safety Code Section 34176, also provides that the city, county, or city and county that authorized the creation of the redevelopment agency may also elect to retain the housing assets and functions previously performed by the former redevelopment agency;

**WHEREAS**, by adoption of Resolution No. 2012-10 adopted on January 10, 2012, the City Council of the City of Rohnert Park (the "City Council") declared that, effective February 1, 2012: (1) the City of Rohnert Park (the "City"), acting in a separate legal capacity and as a separate public entity pursuant to Health and Safety Code Section 34173(g), would act as successor agency (the "Successor Agency") for the Community Development Commission of the City of Rohnert Park (the "CDC"); and (2) the City of Rohnert Park would retain the housing assets and responsibility for performing housing functions previously performed by the CDC;

**WHEREAS**, pursuant to Health and Safety Code Section 34176(a), all rights, powers, duties, obligations, and housing assets (as defined in Section 34176(e)) have been or shall be transferred to the City;

**WHEREAS**, the City prepared and submitted for review by the Department of Finance ("DOF") the Housing Asset List required under Health and Safety Code Section 34176(a)(2) ("Housing Asset List") attached to the staff report accompanying this Resolution (the "Staff Report");

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

**WHEREAS**, DOF approved the City’s Housing Asset List by letter dated August 29, 2012 (“DOF Letter”), which letter is attached to the Staff Report accompanying this Resolution;

**WHEREAS**, the Housing Asset List, DOF Letter and Staff Report provide supporting information upon which the actions set forth in this Resolution are based;

**WHEREAS**, upon dissolution on February 1, 2012, all housing assets as defined in Health and Safety Code Section 34176(e) transferred from the CDC to the City; and

**WHEREAS**, to the extent any housing assets have not so transferred, in accordance with Health and Safety Code Section 34181(c), the Oversight Board may authorize and direct the transfer of the housing asset to the entity taking over the housing functions of the City.

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF ROHNERT PARK DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. The Oversight Board hereby finds and determines that the foregoing recitals are true and correct, and together with the following documents and information form the basis for the approvals, authorizations, findings, and determinations set forth in this Resolution: (1) the Housing Asset List; (2) the DOF Letter; (3) the Staff Report; and (4) the information provided by the Successor Agency and City Staff and the public.

Section 2. In accordance with Health and Safety Code Section 34181(c), the Oversight Board does hereby authorize and direct the transfer of the housing assets in the Housing Asset List to the City, acting as the housing successor to the CDC pursuant to Health and Safety Code Section 34176(b)(2), and authorizes the Successor Agency to do everything necessary and appropriate to effectuate said transfer.

Section 3. The Successor Agency’s Executive Director, or the Executive Director’s designee, shall be authorized to take such additional actions, and to execute all documents necessary and appropriate (including the execution of any release, quitclaim deed or grant deed) to effectuate the transfer of the housing assets of the CDC to the City in satisfaction of Health and Safety Code Section 34176(b)(2).

Section 4. The transfer of the housing assets to the City is exempt from the requirements of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3) (as an action which it can be seen with certainty will not have a significant effect on the environment).

Section 5. This Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

**PASSED AND ADOPTED** at a duly noticed special meeting of the Oversight Board for the Successor Agency to the Community Development Commission of the City of Rohnert Park held on December 1, 2014, by the following vote of the members thereof:

AYES:           ( ) Board Members:

NOES:           ( ) Board Members:

ABSENT:       ( ) Board Members:

ABSTAIN:      ( ) Board Members:

**OVERSIGHT BOARD FOR THE SUCCESSOR  
AGENCY CITY OF ROHNERT PARK**

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Marilyn Ponton, Chair

ATTEST:

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Eydie Tacata, Clerk of the Board