

HOUSING SUCCESSOR ANNUAL REPORT

City of Oroville Housing Successor

Fiscal Year 2022-23

Table of Contents

[Introduction 1](#_Toc160613151)

[Housing Successor 1](#_Toc160613152)

[Scope of This Housing Successor Annual Report 1](#_Toc160613153)

[Assets Transferred to the Housing Successor 1](#_Toc160613154)

[background 2](#_Toc160613155)

[Legal Requirements About Housing Successors 2](#_Toc160613156)

[Permitted Uses of Housing Asset Funds 3](#_Toc160613157)

[Limits on the Accumulation of Housing Funds (Excess Surplus) 5](#_Toc160613158)

[Housing Asset Fund Activity 6](#_Toc160613159)

[Deposits and Fund Balance 6](#_Toc160613160)

[Expenditures 7](#_Toc160613161)

[Ending Cash and Fund Balance 7](#_Toc160613162)

[Housing Successor Portfolio 7](#_Toc160613163)

[Real Property and Disposition Status 8](#_Toc160613164)

[compliance with expenditures & production limits 9](#_Toc160613165)

[Proportionality Requirements 10](#_Toc160613166)

[Senior Rental Housing Limit Compliance 11](#_Toc160613167)

[Excess Surplus 12](#_Toc160613168)

[Other Information 13](#_Toc160613169)

[Transfers to Other Housing Successors 13](#_Toc160613170)

[Homeownership Unit Inventory 13](#_Toc160613171)

[APPENDIX 1 – Housing Asset transfer form 14](#_Toc160613172)

[APPENDIX 2 - Housing Successor Annual Report Requirements 15](#_Toc160613173)

[APPENDIX 3 – Housing Asset Fund Expenditure Requirements 16](#_Toc160613174)

[APPENDIX 4 – Homeownership unit inventory 18](#_Toc160613175)

Introduction

This Housing Successor Agency Annual Report (“Annual Report”) presents information on Fiscal Year (“FY”) 2022-23 expenditures and activities as required by Health and Safety Code (“HSC”) Section 34176.1(f), including but not limited to a housing successor’s compliance with certain expenditure activities over the year as well as a five- and ten-year planning period.

Housing Successor

The City of Oroville (“City”) is the Housing Successor Agency (“Housing Successor”) to the former Oroville Redevelopment Agency (“Agency”), which was dissolved with all other agencies statewide by the Legislature in 2012. At the time of dissolution, a housing successor was to be selected for the transfer of, and to be responsible for, the remaining assets and liabilities of a former redevelopment agency. The Housing Successor is responsible for maintaining housing assets transferred from the former Agency. Its main goal is to provide affordable housing for City residents.

Scope of This Housing Successor Annual Report

This Annual Report is limited to the City’s activities as it relates to its role as a housing successor. This may include, but is not limited to, financial activities, property disposition, loan administration, monitoring of covenants, and affordable housing development. This Annual Report describes compliance with various annual, five-year, and ten-year housing expenditure and production requirements. FY 2022-23 is the third year of the current five-year compliance period for income proportionality, which began July 1, 2019, and ends June 30, 2024.

This Annual Report is due to the State of California (“State”) Department of Housing and Community Development (“HCD”) by April 1 annually and must be accompanied by an independent financial audit. The City’s audited financial statements will be posted on the City's website when available. This report is an addendum to the Housing Element Annual Progress Report required by Government Code Section 65400, which is submitted to HCD by April 1 annually.

Assets Transferred to the Housing Successor

Upon the statewide dissolution of redevelopment in 2012, all rights, powers, committed assets, liabilities, duties, and obligations associated with the housing activities of the Agency were transferred to the Housing Successor. The Housing Successor prepared a Housing Asset Transfer (“HAT”) form that provided an inventory of all housing assets transferred from the Agency to the Housing Successor. This included:

1. Real properties;
2. Personal property;
3. Low- and Moderate-Income Housing Fund (“LMIHF”) encumbrances;
4. Loans/Grants receivables; and
5. Deferrals.

All items on the HAT were approved by the California Department of Finance (“DOF”) on September 5, 2012.

It is important to distinguish that Housing Successor assets that were not transferred from the former Agency or generated by or purchased with assets from the former Agency are not subject to HSC Section 34176.1. A copy of the HAT is provided in Appendix 1.

background

This section summarizes the legal requirements for use of housing successor assets that are addressed in this Annual Report.

Legal Requirements About Housing Successors

In general, housing successors must comply with three major requirements pursuant to HSC Section 34176.1:

1. Expenditures and housing production are subject to income and age targets.
2. Housing successors may not accumulate an “excess surplus,” or a high unencumbered Housing Asset Fund balance based on certain thresholds.
3. Properties must be developed with affordable housing or sold within five to ten years of the DOF approving the HAT.

Appendix 2 provides a detailed summary of the reporting requirements that are addressed in this Annual Report.

Permitted Uses of Housing Asset Funds

Under HSC Section 34176.1, former Agency assets and the revenues generated by those assets, are maintained in a Low- and Moderate-Income Housing Asset Fund (“Housing Asset Fund”).[[1]](#footnote-2) The Housing Asset fund replaced the former Agency’s Low- and Moderate-Income Housing Fund. Housing Asset Funds may be spent on:

* **Administrative costs** for the operation of the housing successor agency. The law allows a housing successor to spend the greater of:
	+ $200,000 per year adjusted annually for inflation, or
	+ 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT (“Portfolio”), whichever is greater.

The $200,000 per year adjusted for inflation in FY 2022-23 is $ $263,100 according to HCD. The Housing Successor’s FY 2022-23 Portfolio value was $6,433,366 of which 5% is $321,668. The FY 2022-23 administrative cost limit is the higher figure of $321,668.

* **Homeless prevention and rapid rehousing services** up to $250,000 per year if the former redevelopment agency did not have any outstanding inclusionary housing or replacement housing production requirements as of 2012. The City is eligible for this expense because the former Agency had met its inclusionary housing and replacement housing production requirements upon dissolution.
* **Affordable housing development** assists households up to 80 percent of the Area Median Income (“AMI”), subject to specific income and age targets over a five-year period.

**Five-Year Income Proportionality on Development Expenditures:** Any Housing Asset Funds may be spent on the development of affordable housing projects affordable to low, very low, and extremely low-income households. “Development” is defined as “new construction”, acquisition and rehabilitation, substantial rehabilitation as defined in HSC Section 33413, the acquisition of long-term affordability covenants on multifamily units as described in HSC Section 33413, or the preservation of an assisted housing development that is eligible for prepayment or termination or for which within the expiration of rental restrictions is scheduled to occur within five years.”

Over each five-year compliance period, the current one beginning July 1, 2019, at least 30 percent of such development expenditures must assist extremely low-income households (30% of AMI), while no more than 20 percent may assist low-income households (between 60-80% of AMI). The balance of the funds may be used on very low-income households (defined as households earning between 30% and 60% of AMI).

The Housing Successor was in compliance during the first five-year compliance period which was from January 1, 2014, through June 30, 2019. The second, and current, five-year compliance period is from July 1, 2019, to June 30, 2024.

Note that housing successors must report expenditures by category each year, but compliance with income proportionality limits is measured every five years. For example, a housing successor could spend all its funds in a single year on households earning between 60-80% of AMI, if it was 20 percent or less of the total expenditures during the five-year compliance period.

Should a housing successor not spend at least 30% of its development expenditures on extremely low-income households, or exceeds the amount spent on low-income households, future expenditures are subject to greater restriction until these proportionality targets are met.

Specifically, if a housing successor is unable to spend at least 30% of its development expenditures on extremely low units, it is required to increase this spending to 50% until compliant with the 30% threshold; a housing successor that spends more than 20% of its development expenditures on low-income units cannot spend any further funds on low-income developments until it is at or below the 20% threshold.

As such, tracking these expenditures and their progress over the corresponding five-year period is an important function of this Annual Report.

**Ten-Year Age Proportionality on Units Assisted:** If more than 50% of the total aggregate number of rental units produced by the city, housing successor, or former redevelopment agency during the past 10 years are restricted to seniors, the housing successor may not spend more Housing Asset Funds on senior rental housing.

It is important to stress that Housing Successor expenditure and production requirements are measured on different timeframes:

* **One-Year Limits:** Administrative Allowance and Homeless Prevention Allowance. Compliance is evaluated annually and resets every year.
* **Five-Year Limit:** Expenditures by Income Level. Compliance is evaluated over a fixed five-year period set by law, the current period being July 1, 2019, to June 30, 2024.
* **Ten-Year Limit:** Number of Senior Deed-Restricted Units Assisted. Compliance is evaluated based on a rolling ten-year period that is different every year, the current period being FY 2012-13 to 2022-23.

Appendix 3 describes Housing Asset Fund expenditure requirements in more detail, including the types of costs eligible in each category.

Limits on the Accumulation of Housing Funds (Excess Surplus)

State law limits how much cash a housing successor may retain and, if it fails to commit and spend these dollars in a reasonable timeframe, ultimately penalizes the housing successor by requiring unspent funds to be transferred to HCD for use on State housing programs.

 HSC Section 34176.1(d) establishes a limit, known as an “excess surplus” on the amount of unencumbered Housing Asset Funds based on the greater of the following:

* $1,000,000, or
* The total amount of deposits made into the Housing Asset Fund over the preceding four years.

Only amounts more than this threshold are considered an excess surplus. Once an excess surplus is determined, a housing successor must account for these funds separately and encumber said monies within three years. If after the third year, the excess surplus has not been fully encumbered, the remaining balance of the excess surplus is to be transferred to HCD within 90 days. HCD is permitted to use these transferred excess surplus funds anywhere in the State under its Multifamily Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program.

As part of the Annual Report, a housing successor must disclose any excess surplus and describe the housing successor’s plan for eliminating this excess surplus.

Housing Asset Fund Activity

This section summarizes the Housing Asset Fund activities of the Housing Successor for FY 2022-23.

Deposits and Fund Balance

The Housing Successor deposited $485,527 into the Housing Asset Fund during FY 2022-23 from a variety of sources as shown in Table 1 below.



Expenditures

The Housing Successor expended $97,837 in FY 2022-23, all on administrative costs. Significant expenses were salaries, health insurance, and outside services.

Ending Cash and Fund Balance

The Housing Asset Fund balance as of June 30, 2023, was $2,749,576, as summarized in Table 2 below.

 

Housing Successor Portfolio

The Housing Successor Portfolio includes 9 properties and 42 loans receivable transferred from the former Agency. The Portfolio had a value of $6,433,366 as of FY 2022-23, as detailed in Table 3 below.



Real Property and Disposition Status

The Agency originally transferred 19 real properties to the City on the HAT form. Since then, an additional 6 real properties were taken back by the Housing Successor because the loans defaulted and resulted in foreclosure. Table 4 below describes each property and its current development or disposition status. As of FY 2022-23, fifteen properties have been sold. The City will continue to evaluate each of the remaining twelve properties 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 HSC Section 34176.1.

 

compliance with expenditures & production limits

During FY 2022-23, the Housing Successor was in compliance with all annual and five- to ten-year planning period requirements as described in this section.

Proportionality Requirements

The Housing Successor fully complied with the Housing Asset Fund spending restrictions during the previous five-year compliance period of January 1, 2014, through June 30, 2019.

As summarized in Figure 1 below, the Housing Successor has also fully complied with all the Housing Asset Fund spending restrictions for the current reporting period:

* The Housing Successor expended $97,837 on allowable administrative costs and was below the maximum limit amount of $321,668. The annual limit is greater than $200,000 plus inflation or 5% of the Housing Successor Portfolio balance. As shown in Table 3 earlier, the Portfolio balance is $6,433,366, of which 5% is $321,668.
* Since no homeless prevention or rapid rehousing expenses were made in FY 2022-23, the Housing Successor was therefore in compliance with the $250,000 spending restriction.
* For FY 2022-23, the Housing Successor had expenditures of $900,000 for a project that’s designated to extremely low households with permanent supportive housing. This complies with the five-year income proportionality targets.

 

The Housing Successor will ensure it meets all expenditure requirements going forward, throughout this five-year compliance period of July 1, 2019, through June 30, 2024, and future five-year compliance periods.

Failure to comply with the extremely low-income requirement in any five-year compliance period will result in the Housing Successor having to ensure that 50 percent of the remaining funds be spent on extremely low-income rental units until in compliance. Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in the Housing Successor not being able to expend any funds on this income category until in compliance.

Senior Rental Housing Limit Compliance

The Housing Successor has exceeded the limit of producing more than 50 percent of the total rental units for seniors within the last ten years. However, some funds have been encumbered for housing assistance, which is expected to bring the jurisdiction into compliance by the next reporting year. The Housing Successor, along with the City and former Agency, are working towards achieving this goal. Over the last 10 years, the Successor has assisted 1 deed-restricted rental unit in the last ten years,
2 of which are restricted to seniors, over 50 percent. Table 5 details units assisted by the project.



Excess Surplus

The Housing Asset Fund may not accumulate an “excess surplus”, which is an unencumbered amount that exceeds the greater of $1 million or the sum of deposits in the prior four fiscal years. This requirement ensures that housing successors are actively spending available Housing Asset Funds on affordable housing. Table 6 shows that the Housing Successor has not accumulated an excess surplus amount during FY 2022-23. The encumbered amount of $1,947,837 is for an extremely low permanent supportive housing project for the Veterans Housing Development Corporation and includes expenses.

 

The City will continue monitoring its deposits and fund balance to avoid any future excess surplus. If the Housing Successor has an excess surplus, it must be expended or encumbered within three fiscal years. If the housing successor fails to comply, it must transfer any excess surplus to HCD within 90 days of the end of the third fiscal year.

Other Information

Transfers to Other Housing Successors

There were no transfers to another housing successor entity for a joint project under HSC Section 34176.1(c)(2).

Homeownership Unit Inventory

There are 124 homeownership units assisted by the Housing Successor that have restrictions, affordable covenants, or an adopted program that protects Housing Asset Fund monies. Further details are provided in Appendix 4.

APPENDIX 1 – Housing Asset transfer form

The HAT form is attached as a separate document.

APPENDIX 2 - Housing Successor Annual Report Requirements

|  |
| --- |
| *Health and Safety Code Section 34176.1(f)*  |
|  **Housing Asset Fund** **Revenues & Expenditures**  |  Total amount deposited in the Housing Asset Fund for the fiscal year.  Amount of deposits funded by a Recognized Obligation Payment Schedule (“ROPS”).  Statement of balance at the close of the fiscal year.  Description of Expenditures for the fiscal year, broken out as follows: * Homeless prevention and rapid rehousing
* Administrative and monitoring
* Housing development expenses by income level assisted

 Description of any transfers to another housing successor for a joint project.   |
|  **Other Assets and Active Projects**  |  Description of any project(s) funded through the ROPS.  Update on property disposition efforts (note that housing successors may only hold a property for up to five years unless it is already developed with affordable housing).  Other “portfolio” balances, including: * The statutory value of any real property either transferred from the former Agency or purchased by the Housing Asset Fund
* Value of loans and grants receivable

 Inventory of homeownership units assisted by the former Agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former Agency’s investment of monies from the Low- and Moderate-Income Housing Fund.   |
|  **Obligations & Proportionality**  |  Description of any outstanding production obligations of the former Agency that were inherited by the Housing Successor.  Compliance with proportionality requirements (income group targets), which must be upheld on a five-year cycle.  Percentage of deed-restricted rental housing restricted to seniors and assisted by the former Agency, the Housing Successor, or the City within the past ten years compared to the total number of units assisted by any of those three agencies.  Amount of any excess surplus, and, if any, the plan for eliminating it.  |

APPENDIX 3 – Housing Asset Fund Expenditure Requirements

| *Health and Safety Code Section 34176.1*  |
| --- |
| Expense Category  | Limits  | Allowable Uses  |
| **Administration and Compliance Monitoring** *Annual Limit* | **$321,668 maximum** for FY 2022-23 (limit varies each year)  | Administrative activities such as: * Professional services (consultant fees, auditor fees, etc.)
* Staff salaries, benefits, and overhead for time spent on Housing Successor administration
* Compliance monitoring to ensure compliance with affordable housing and loan agreements
* Property maintenance at Housing Successor-owned properties

 Capped at $200,000 adjusted annually for inflation or 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT (“Portfolio”), whichever is greater.    |
| **Homeless Prevention and** **Rapid Rehousing Solutions**  *Annual Limit*  | **$250,000 maximum** per fiscal year  | * Services for individuals and families who are homeless or would be homeless but for this assistance, including:
* Contributions toward the construction of local or regional homeless shelters
* Housing relocation and stabilization services including housing search, mediation, or outreach to property owners
* Short-term or medium-term rental assistance
* Security or utility deposits
* Utility payments
* Moving cost assistance
* Credit repair
* Case management
* Other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.
 |
| **Affordable Housing Development**   | No spending limit, but must comply with income and age targets   | “Development” includes: * New construction
* Acquisition and rehabilitation
* Substantial rehabilitation
* Acquisition of long-term affordability covenants on multifamily units
* Preservation of at-risk units whose affordable rent restrictions would otherwise expire over the next five years

  |
| ***Income Targets*** *Fixed Five-Year Compliance Period**(FY 2019-20 to 2023-24)*   | Every five years (currently FYs 2020-2024), Housing Asset Funds must meet income targets: * At least 30% on extremely low-income rental households (up to 30% AMI or “Area Median Income”)
* No more than 20% on low-income households (60-80% AMI)

Moderate and above moderate-income households may not be assisted (above 80% AMI).  Failure to comply with the extremely low-income requirement in any five-year compliance period will result in having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance.   Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in not being able to expend any funds on these income categories until in compliance.    |
| ***Age Targets*** *Rolling Ten-Year Period* | For the prior ten years (resets every year), a maximum of 50% of deed-restricted rental housing units assisted by the Housing Successor or its host jurisdiction may be restricted to seniors.  If a housing successor fails to comply, Housing Asset Funds may not be spent on deed-restricted rental housing restricted to seniors until in compliance.  |

APPENDIX 4 – Homeownership unit inventory

| **Homeownership Unit Inventory** |
| --- |
| **Program** | **Address** | **Restriction Start Date** | **Restriction End Date** |
| First Time Home Buyer Program | 10 Ruxton | 12/30/2008 | 12/29/2028 |
| First Time Home Buyer Program | Various | 11/22/2008 | 11/21/2038 |
| First Time Home Buyer Program | Various | 11/23/2008 | 11/22/2038 |
| First Time Home Buyer Program | Various | 11/24/2008 | 11/23/2038 |
| In-Fill Construction FTHB | Gray Street | 11/25/2008 | 11/24/2038 |
| In-Fill Construction FTHB | Florence Ave. | 11/26/2008 | 11/25/2038 |
| In-Fill Construction FTHB | Pine St | 11/27/2008 | 11/26/2038 |
| Landscape Improvement Program | Various | 11/28/2008 | 11/27/2038 |
| Landscape Improvement Program | Various | 11/29/2008 | 11/28/2038 |
| Landscape Improvement Program | Various | 11/30/2008 | 11/29/2038 |
| Landscape Improvement Program | Various | 12/1/2008 | 11/30/2038 |
| Landscape Improvement Program | Various | 12/2/2008 | 12/1/2038 |
| Landscape Improvement Program | Various | 12/3/2008 | 12/2/2038 |
| Landscape Improvement Program | Various | 12/4/2008 | 12/3/2038 |
| Landscape Improvement Program | Various | 12/5/2008 | 12/4/2038 |
| Landscape Improvement Program | Various | 12/6/2008 | 12/5/2038 |
| Landscape Improvement Program | Various | 12/7/2008 | 12/6/2038 |
| Landscape Improvement Program | Various | 12/8/2008 | 12/7/2038 |
| Landscape Improvement Program | Various | 12/9/2008 | 12/8/2038 |
| Landscape Improvement Program | Various | 12/10/2008 | 12/9/2038 |
| Landscape Improvement Program | Various | 12/11/2008 | 12/10/2038 |
| Landscape Improvement Program | Various | 12/12/2008 | 12/11/2038 |
| Landscape Improvement Program | Various | 12/13/2008 | 12/12/2038 |
| Landscape Improvement Program | Various | 12/14/2008 | 12/13/2038 |
| Landscape Improvement Program | Various | 12/15/2008 | 12/14/2038 |
| Landscape Improvement Program | Various | 12/16/2008 | 12/15/2038 |
| Landscape Improvement Program | Various | 12/17/2008 | 12/16/2038 |
| RDA Housing Rehabilitation Program | Grand View Dr., Boyton Ave., Bird St. | 12/18/2008 | 12/17/2038 |
| First Time Home Buyer Program | Various | 12/19/2008 | 12/18/2038 |
| First Time Home Buyer Program | Various | 12/20/2008 | 12/19/2038 |
| First Time Home Buyer Program | Various | 12/21/2008 | 12/20/2038 |
| First Time Home Buyer Program | Various | 12/22/2008 | 12/21/2038 |
| First Time Home Buyer Program | Various | 12/23/2008 | 12/22/2038 |
| First Time Home Buyer Program | Various | 12/24/2008 | 12/23/2038 |
| First Time Home Buyer Program | Various | 12/25/2008 | 12/24/2038 |
| First Time Home Buyer Program | Various | 12/26/2008 | 12/25/2038 |
| First Time Home Buyer Program | Various | 12/27/2008 | 12/26/2038 |
| First Time Home Buyer Program | Various | 12/28/2008 | 12/27/2038 |
| First Time Home Buyer Program | Various | 12/29/2008 | 12/28/2038 |
| In-Fill Construction FTHB | Various | 12/30/2008 | 12/29/2038 |
| In-Fill Construction FTHB | Various | 12/31/2008 | 12/30/2038 |
| In-Fill Construction FTHB | Various | 1/1/2009 | 12/31/2038 |
| Landscape Improvement Program | Various | 1/2/2009 | 1/1/2039 |
| Landscape Improvement Program | Various | 1/3/2009 | 1/2/2039 |
| Landscape Improvement Program | Various | 1/4/2009 | 1/3/2039 |
| Landscape Improvement Program | Various | 1/5/2009 | 1/4/2039 |
| Landscape Improvement Program | Various | 1/6/2009 | 1/5/2039 |
| Landscape Improvement Program | Various | 1/7/2009 | 1/6/2039 |
| Landscape Improvement Program | Various | 1/8/2009 | 1/7/2039 |
| Landscape Improvement Program | Various | 1/9/2009 | 1/8/2039 |
| Landscape Improvement Program | Various | 1/10/2009 | 1/9/2039 |
| Landscape Improvement Program | Various | 1/11/2009 | 1/10/2039 |
| Landscape Improvement Program | Various | 1/12/2009 | 1/11/2039 |
| Landscape Improvement Program | Various | 1/13/2009 | 1/12/2039 |
| Landscape Improvement Program | Various | 1/14/2009 | 1/13/2039 |
| Landscape Improvement Program | Various | 1/15/2009 | 1/14/2039 |
| Landscape Improvement Program | Various | 1/16/2009 | 1/15/2039 |
| Landscape Improvement Program | Various | 1/17/2009 | 1/16/2039 |
| Landscape Improvement Program | Various | 1/18/2009 | 1/17/2039 |
| Landscape Improvement Program | Various | 1/19/2009 | 1/18/2039 |
| Landscape Improvement Program | Various | 1/20/2009 | 1/19/2039 |
| Landscape Improvement Program | Various | 1/21/2009 | 1/20/2039 |
| RDA Housing Rehabilitation Program | Grand View Dr | 1/22/2009 | 1/21/2039 |
| RDA Housing Rehabilitation Program | Boyton Ave. | 1/23/2009 | 1/22/2039 |
| RDA Housing Rehabilitation Program |  Bird St | 1/24/2009 | 1/23/2039 |
| RDA Housing Rehabilitation Program | Various | 1/25/2009 | 1/24/2039 |
| RDA Housing Rehabilitation Program | Various | 1/26/2009 | 1/25/2039 |
| RDA Housing Rehabilitation Program | Various | 1/27/2009 | 1/26/2039 |
| RDA Housing Rehabilitation Program | Various | 1/28/2009 | 1/27/2039 |
| First Time Home Buyer Program | Various | 1/29/2009 | 1/28/2039 |
| First Time Home Buyer Program | Various | 1/30/2009 | 1/29/2039 |
| First Time Home Buyer Program | Various | 1/31/2009 | 1/30/2039 |
| First Time Home Buyer Program | Various | 2/1/2009 | 1/31/2039 |
| First Time Home Buyer Program | Various | 2/2/2009 | 2/1/2039 |
| First Time Home Buyer Program | Various | 2/3/2009 | 2/2/2039 |
| First Time Home Buyer Program | Various | 2/4/2009 | 2/3/2039 |
| First Time Home Buyer Program | Various | 2/5/2009 | 2/4/2039 |
| First Time Home Buyer Program | Various | 2/6/2009 | 2/5/2039 |
| First Time Home Buyer Program | Various | 2/7/2009 | 2/6/2039 |
| First Time Home Buyer Program | Various | 2/8/2009 | 2/7/2039 |
| First Time Home Buyer Program | Various | 2/9/2009 | 2/8/2039 |
| First Time Home Buyer Program | Various | 2/10/2009 | 2/9/2039 |
| First Time Home Buyer Program | Various | 2/11/2009 | 2/10/2039 |
| First Time Home Buyer Program | Various | 2/12/2009 | 2/11/2039 |
| First Time Home Buyer Program | Various | 2/13/2009 | 2/12/2039 |
| First Time Home Buyer Program | Various | 2/14/2009 | 2/13/2039 |
| First Time Home Buyer Program | Various | 2/15/2009 | 2/14/2039 |
| First Time Home Buyer Program | Various | 2/16/2009 | 2/15/2039 |
| First Time Home Buyer Program | Various | 2/17/2009 | 2/16/2039 |
| First Time Home Buyer Program | Various | 2/18/2009 | 2/17/2039 |
| CALHOME Fund Rehabilitation Program | Various | N/A | 2/18/2039 |
| CALHOME Fund Rehabilitation Program | Various | N/A | 2/19/2039 |
| CALHOME Fund Rehabilitation Program | Various | N/A | 2/20/2039 |
| First Time Home Buyer Program | 1 Bremer | 1/1/2007 | 1/1/2057 |
| Housing Rehabilitation Project | Various | 10/23/2008 | 10/22/2058 |
| Housing Rehabilitation Project | Various | 10/24/2008 | 10/23/2058 |
| Housing Rehabilitation Project | Various | 10/25/2008 | 10/24/2058 |
| Housing Rehabilitation Project | Various | 10/26/2008 | 10/25/2058 |
| Housing Rehabilitation Project | Various | 10/27/2008 | 10/26/2058 |
| Housing Rehabilitation Project | Various | 10/28/2008 | 10/27/2058 |
| Housing Rehabilitation Project | Various | 10/29/2008 | 10/28/2058 |
| Housing Rehabilitation Project | Various | 10/30/2008 | 10/29/2058 |
| Housing Rehabilitation Project | Various | 10/31/2008 | 10/30/2058 |
| Housing Rehabilitation Project | Various | 11/1/2008 | 10/31/2058 |
| Housing Rehabilitation Project | Various | 11/2/2008 | 11/1/2058 |
| Housing Rehabilitation Project | Various | 11/3/2008 | 11/2/2058 |
| Housing Rehabilitation Project | Various | 11/4/2008 | 11/3/2058 |
| Housing Rehabilitation Project | Various | 11/5/2008 | 11/4/2058 |
| City Housing Construction | Various | 11/6/2008 | 11/5/2058 |
| City Housing Construction | Various | 11/7/2008 | 11/6/2058 |
| City Housing Construction | Various | 11/8/2008 | 11/7/2058 |
| City Housing Construction | Various | 11/9/2008 | 11/8/2058 |
| City Housing Construction | Various | 11/10/2008 | 11/9/2058 |
| City Housing Construction | Various | 11/11/2008 | 11/10/2058 |
| City Housing Construction | Various | 11/12/2008 | 11/11/2058 |
| City Housing Construction | Various | 11/13/2008 | 11/12/2058 |
| First Time Home Buyer Program | Various | 11/14/2008 | 11/13/2058 |
| First Time Home Buyer Program | Various | 11/15/2008 | 11/14/2058 |
| First Time Home Buyer Program | Various | 11/16/2008 | 11/15/2058 |
| First Time Home Buyer Program | Various | 11/17/2008 | 11/16/2058 |
| First Time Home Buyer Program | Various | 11/18/2008 | 11/17/2058 |
| First Time Home Buyer Program | Various | 11/19/2008 | 11/18/2058 |
| First Time Home Buyer Program | Various | 11/20/2008 | 11/19/2058 |
| First Time Home Buyer Program | Various | 11/21/2008 | 11/20/2058 |
| *Note: Does not include units assisted prior to 2003-04* |  |  |  |



1. The Housing Asset Fund replaced the former Agency’s Low- and Moderate-Income Housing Fund. [↑](#footnote-ref-2)