



HOUSING SUCCESSOR COMPLIANCE REPORT

IRWINDALE HOUSING AUTHORITY

Report for Fiscal Year 2014-2015
Prepared Pursuant to Senate Bill 341

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INTRODUCTION

REDEVELOPMENT DISSOLUTION

As a result of Assembly Bill (“AB”) x1 26, all redevelopment agencies in the state were dissolved on February 1, 2012. This dramatic change to property tax finance has resulted in the complete elimination of the major source of local, publicly generated dollars earmarked for affordable housing. Thus, housing authorities have been left in a challenging position – the need for them is greater than ever, but a key funding source has been eliminated.

On August 27, 1987, the City Council of the City of Irwindale (“City Council”) approved Resolution No. 87-15-1117, establishing the Irwindale Housing Authority (“Housing Authority”). The Housing Authority now administers housing assets transferred from the former Irwindale Community Redevelopment Agency (“ICRA”) in 2012.

The ICRA dissolved on February 1, 2012, pursuant to the Dissolution Act enacted by AB x1 26 and 1484 (Parts 1.8 and 1.85 of the Health and Safety Code, or “H&SC”). Pursuant to Resolution No. 2012-09-2548, on January 11, 2012, the City of Irwindale (“City”) elected to designate the Housing Authority as the “housing successor”, an entity that accepts the housing assets and liabilities of a former redevelopment agency. The Housing Authority thereby inherited all rights, powers, assets, liabilities, duties, and obligations associated with the housing activities of the former ICRA, excluding any amounts in the Low and Moderate Income Housing Fund. It is important to note that, although the Housing Authority inherited the ICRA’s assets and functions, it does not have an ongoing financing mechanism to maintain them, like the ICRA had. The former ICRA primarily funded projects with Low and Moderate Income Housing Funds generated by redevelopment tax increment; this tool was abolished with the dissolution of redevelopment. All former ICRA housing assets and liabilities were transferred to the Housing Authority through the Housing Asset Transfer Form submitted to the California Department of Finance (“DOF”) on August 1, 2012. DOF issued a letter on September 5, 2012, stating that it did not object to any of the transfers.

ASSET TRANSFERS TO THE HOUSING SUCCESSOR

According to H&SC Section 34176(e), housing assets may include the following:

- Real property
- Restrictions on the use of property
- Personal property in a residence

- Housing-related files
- Office supplies and software programs acquired for low- and moderate-income purposes
- Funds encumbered by an enforceable obligation
- Loans or grants receivable funded from the former Low and Moderate Income Housing Fund
- 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 (“SERAF”) loans

REPORTING REQUIREMENTS OF H&SC SECTION 34176.1(f)

Commencing January 1, 2014, H&SC Section 34176.1(f) requires the preparation of an annual report (“Housing Successor Compliance Report”) for housing successors that received assets and other duties from a former redevelopment agency. Originally put into law by Senate Bill 341 (“SB 341”) and later amended by AB 1793, the law describes the contents of these annual reports, as well as the context of this information relative to various compliance periods. The purpose of the report is to provide the public information regarding the use of all former redevelopment agency housing assets, which are kept in a separate fund known as the Low and Moderate Income Housing Asset Fund (“Housing Asset Fund” or “Housing Asset Funds”).

For most housing successors, the annual report is prepared commonly at the same time as the annual audit, and may contain the following information:

1. Total amount deposited in the Housing Asset Fund during the fiscal year
2. Statement of balance at the close of the fiscal year
3. Description of expenditures for the fiscal year categorized 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. Other "Portfolio" balances
 - a. Statutory value of any real property either transferred from the former ICRA or purchased by the Housing Asset Fund. Note that the housing successor may only hold property for five years.
 - 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 five years or plans for property owned less than five 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 housing successor, the former ICRA, and the City within the past 10 years, compared to the total number of units assisted by those three agencies within the past 10 years
11. Amount of excess surplus, and if any, the plan for eliminating it
12. An inventory of homeownership units assisted by the former redevelopment agency, or the housing successor, that are subject to covenants, restrictions, or to an adopted program that protects the investment of moneys from the Low and Moderate Income Housing Fund. The inventory must include the following: number of units, any units lost since dissolution, any funds returned to the housing successor as a result of the program, and the name of any entity contracted to manage the units.

LOW AND MODERATE INCOME HOUSING ASSET FUND

The Low and Moderate Income Housing Asset Fund replaces the former ICRA's Low and Moderate Income Housing Fund. The Housing Asset Fund includes all of the assets that were transferred from the ICRA to the Housing Authority via the Housing Asset Transfer Form, which included the following:

1. Real properties

2. Affordable housing covenants
3. Loan receivables
4. Supplemental Educational Revenue Augmentation Fund Loan repayments

HOUSING ASSET FUND DEPOSITS AND ENDING BALANCE

During Fiscal Year 2014-15, the Housing Authority deposited \$1,240,209 into the Housing Asset Fund. Table 1 details the sources of revenue. There were no deposits into the Housing Asset Fund related to the ROPS.

Fiscal Year 2014-15 Housing Asset Fund Deposits		Table 1
Irwindale Housing Authority		
Balance Type	Amount	
Interest	\$	45,810
Housing Loan Repayments		5,190
SERAF Loan Repayment		1,189,209
TOTAL	\$	1,240,209

At the close of Fiscal Year 2014-15, the ending balance in the Housing Asset Fund was \$29,396,503, of which \$22,447,341 was not encumbered for the Mayans Project pursuant to the Disposition and Development Agreement (DDA) signed on December 18, 2013, before the January 1, 2014 effective date of the law's expenditure requirements. The ending balance is detailed by category in Table 2 below.

Fiscal Year 2014-15 Housing Asset Fund Ending Balance **Table 2**
Irwindale Housing Authority

Balance Type	Amount
Cash	\$ 1,097,987
Local Agency Investment Fund (LAIF)	13,620,998
Interest Receivable	11,295
Loans Receivable	10,201,120
General Fund Advance	4,179,497
Real Property	10,550,015
Accounts Payable	(17,792)
Deferred Revenues	(10,201,120)
Deferred Revenues - Olive Pit Loan	(45,497)
Subtotal	\$ 29,396,503
Encumbrances	
Real Property Encumbered for Mayans Project ¹	\$ (1,280,015)
Funds Encumbered for Mayans Project ¹	(5,669,147)
TOTAL	\$ 22,447,341

¹ Pursuant to a Disposition and Development Agreement (DDA) signed on December 18, 2013, four properties in the Housing Asset Fund (15848 Juarez Street, 16046 Peppertree Lane, 4618 Nora Avenue, and 16161 Peppertree Lane, the value of which totals \$1,280,015) and \$5.75 million (of which \$35,667.11 was spent in FY 2013-14 and \$45,185.99 was spent in FY 2014-15, resulting in \$5,669,147 remaining as of the end of Fiscal Year 2014-15) were encumbered for an affordable housing project called the Mayans Project. Note that the 16161 Peppertree Lane property was purchased on June 16, 2014, and thus was not listed on the Housing Asset Transfer Form. The four properties are proposed to be developed with two extremely low-, four very low-, four low-, and eight moderate-income units. Given that these properties and funds were encumbered prior to the January 1, 2014 effective date of the expenditure requirements mandated by SB 341, these properties and funds are not subject to SB 341.

EXPENDITURES

The law provides the following guidelines for expenditures from the Housing Asset Fund:

1. Administrative costs, which include housing monitoring, are capped at \$200,000 or 2% of the Housing Asset Fund's "portfolio", whichever is greater. The portfolio includes cash, outstanding loans and other receivables, and the statutory value of any land owned.
2. A housing successor is authorized to spend up to \$250,000 per year on rapid rehousing solutions for homelessness prevention if the former ICRA did not have any outstanding housing production requirements. At redevelopment dissolution, the former ICRA had an outstanding obligation of seven replacement housing units. Until the Housing Authority fulfills this obligation, it is not permitted to make expenditures on rapid rehousing.
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 households earning 30% or less of the AMI, and a maximum of 20% may go towards 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 entire five-year compliance period.

The first compliance period runs from January 1, 2014 through Fiscal Year 2018-19 (and thus is actually 5.5 years). To reflect progress to date, Table 3 shows Fiscal Year 2013-14 and 2014-15 Housing Asset Fund expenditures.

IRWINDALE HOUSING AUTHORITY

Fiscal Year 2014-15 Housing Successor Compliance Report

Fiscal Year 2014-15 Housing Asset Fund Expenditures

Table 3

Irwindale Housing Authority

Fiscal Year 2014-15 Expenditures¹	Admin/ Monitoring	Rapid Rehousing	Ext. Low Rental Units²	Other Units	Ext. Low <30% AMI²	Very Low 30-60% AMI²	Low 60-80% AMI
Administration	\$21,318	\$0	\$0	\$0	\$0	\$0	\$0
Las Casitas Rental Subsidies & Contractual/Legal Services	\$0	\$0	\$56,312	\$31,675	\$56,312	\$31,675	\$0
Total	\$21,318	\$0	\$56,312	\$31,675	\$56,312	\$31,675	\$0
Compliance Period Expenditures to Date (Fiscal Years 2013-14 through 2014-15)³							
Total Expenditures ¹	\$49,650	\$0	\$446,106	\$187,482	\$446,106	\$187,482	\$0
SB 341 Limitation ⁴	\$473,012	\$250,000	>30%	<70%	>30%	N/A	<20%
Compliant (Yes/No)	Yes	Yes	Yes	Yes	Yes	N/A	Yes

¹ The amounts shown in the above table exclude Fiscal Year 2013-14 and Fiscal Year 2014-15 expenditures that were made pursuant to the Mayans Project Disposition and Development Agreement (DDA), which was \$35,667.11 in FY 2013-14 and \$45,185.99 in FY 2014-15. The effective date of the DDA was prior to the January 1, 2014 effective date of the expenditure requirements mandated by the law. Thus, the funds encumbered for this project pursuant to the DDA (including the \$80,853.10 spent in FY 2013-14 and FY 2014-15) are not subject to SB 341.

² All FY 2013-14 and FY 2014-15 expenditures on affordable housing were related to the Las Casitas Senior Apartment Complex, for which the DDA designates 9 extremely low-, 6 very low-, 5 low- and 5 moderate-income units. (This unit mix complied with the expenditure requirements for the former ICRA.) Please note however that, as of December 31, 2014, the units were occupied by 16 extremely low- and 9 very low-income households paying rent that corresponded to their income category. In the table above, the categorization of expenditures by income group reflects the actual rent charged for each unit, not the income categories designated by the DDA.

³ Technically, SB 341 expenditure requirements are effective as of January 1, 2014. However, like most California cities, the City of Irwindale reports expenditures on a fiscal year basis, based on a July 1st to June 30th fiscal year. Thus, the table above shows expenditures for all of Fiscal Year 2013-14.

⁴ The admin/monitoring and rapid rehousing amounts are annual limits.

STATUTORY VALUE OF REAL PROPERTIES AND LOAN RECEIVABLES

The Housing Authority must report on the statutory value of real property and loans and grants transferred from the former ICRA to the Housing Asset Fund and real property purchased with housing successor funds and loans and grants made by the Housing Authority, shown in Table 4.

Fiscal Year 2014-15 Real Properties and Receivables		Table 4
Irwindale Housing Authority		
Asset	Amount	
<i>Real Properties</i>¹		
16203, 16223, 16233 Arrow Hwy	\$9,270,000	
<i>Subtotal</i>	<i>\$9,270,000</i>	
<i>Loan Receivables</i>		
Housing Subsidy Loans	\$7,038,128	
Housing Rehabilitations Loans	3,116,057	
Option Assignment Loan	40,000	
Property Tax Loans	6,185	
Property Settlement Loan	750	
Advance to General Fund (Olive Pit Sale)	4,179,497	
<i>Subtotal</i>	<i>\$14,380,617</i>	
Total	\$23,650,617	

¹ The Olive Pit was listed on the Housing Asset Transfer Form, but not included in the above list of real properties, because the property was sold to the City of Irwindale on January 9, 2013. The properties on 15848 Juarez Street, 16046 Peppertree Lane, and 4618 Nora Avenue (the value of which totals \$904,721) were also listed on the Housing Asset Transfer Form, but not included in the above list of real properties, because these properties will be part of the Mayans Project, pursuant to the Disposition and Development Agreement (DDA) signed on December 18, 2013. Additionally, the property located at 16161 Peppertree Lane was purchased for \$375,294 with housing successor funds on June 16, 2014 and is not included in the above list of real properties, as it will be included in the Mayans Project pursuant to the DDA signed on December 18, 2013. The four properties encumbered for the Mayans Project pursuant to the DDA are not subject to SB 341, given that the properties were encumbered prior to the January 1, 2014 effective date of the expenditure requirements mandated by SB 341. The four properties are proposed to be developed with two extremely low-, four very low-, four low-, and eight moderate-income units.

MONEY TRANSFERS FOR JOINT PROJECTS

The law requires housing successors to provide (a) a description of any transfers made to other housing successors for joint projects and (b) a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service. No transfers of monies have been made by the Housing Authority from the time the Dissolution Act was implemented (February 1, 2012) through June 30, 2015.

PROPERTY AND PROJECT DESCRIPTIONS

The following is a description of the two properties still held in the Housing Asset Fund and subject to the law:

- 16203-16233 Arrow Highway: Purchased by the former ICRA in 2008, the Housing Authority and City entered into an August 14, 2013 Disposition and Development Agreement with Panattoni Development Company. Under the DDA, Panattoni will purchase the site and develop it for industrial uses that meet the economic development needs of the City, as this site was better suited for industrial use rather than housing. The Housing Authority will receive fair market value for the property and upon the close of escrow will have the sales proceeds available to assist in the development of affordable housing. Because the DDA was executed prior to the January 1, 2014 effective date of SB 341, these sales proceeds would be available for funding a wider range of low-and-moderate income housing projects.
- 5164 Ayon Avenue: This site is improved with Las Casitas Senior Apartment Complex, a senior-restricted multi-family property. The former ICRA owned the land (but not the building), which it leased to Northridge Management; following redevelopment dissolution, the ICRA transferred the land to the Housing Authority, which continues to lease it to Northridge Management. Las Casitas Senior Apartment Complex contains 25 affordable units and 1 manager unit.

PROJECTS FUNDED THROUGH RECOGNIZED OBLIGATION PAYMENTS SCHEDULES

The law requires housing successors to provide a description of (a) any project for which the housing successor receives or holds property tax revenue received pursuant to ROPS and (b) the status of that project. In Fiscal Year 2014-15, the Housing Authority did not receive any property tax revenue pursuant to ROPS for projects.

PROPERTY DISPOSITION COMPLIANCE

H&SC Code Section 34176(e) requires that all real properties acquired by the ICRA prior to February 1, 2012 and transferred to the Housing Authority be developed pursuant to the requirements detailed in H&SC Section 33334.16. Thus, all properties that fall within these parameters must be developed for affordable housing purposes within five years from the date DOF approved the Housing Asset Transfer Form, or September 5, 2012 in the Housing Authority’s case. If the Housing Authority is unable to develop these properties within the five-year period, the law does allow for a five-year extension via adoption of a resolution.

OUTSTANDING INCLUSIONARY AND REPLACEMENT HOUSING OBLIGATIONS

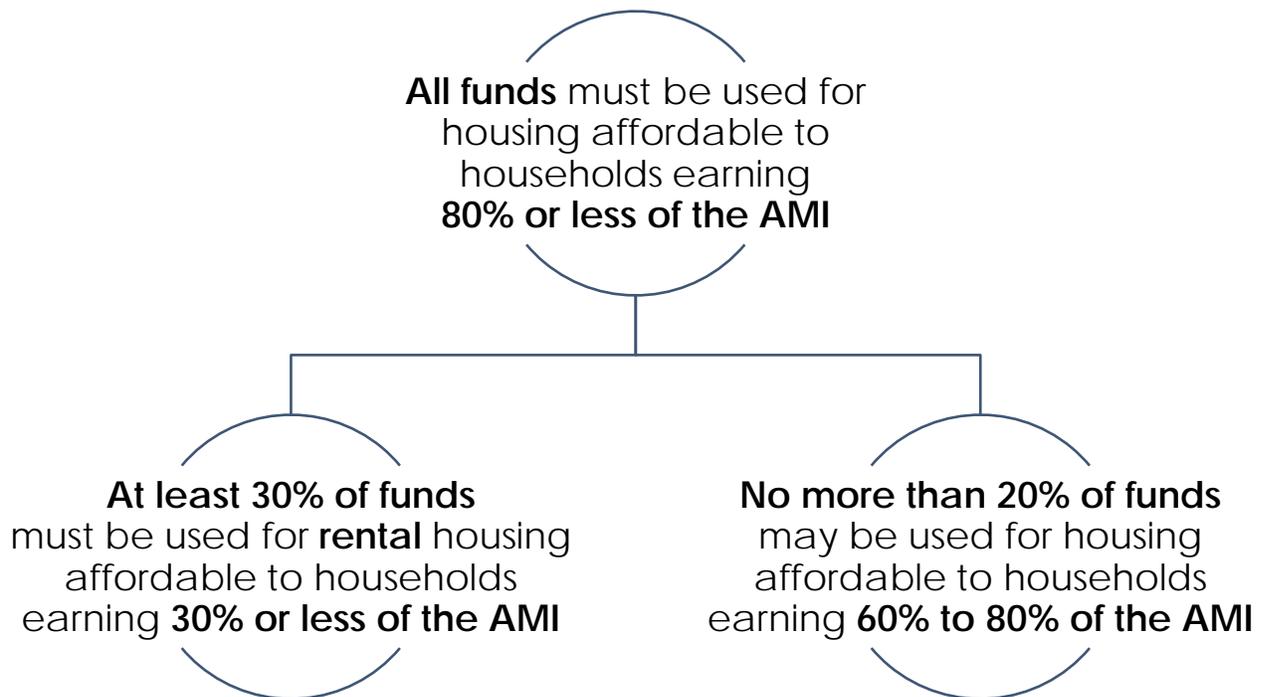
At the time of redevelopment dissolution, the former ICRA had an outstanding obligation of seven replacement housing units. The Housing Authority is required to fulfill this obligation, which remains outstanding. Detailed descriptions of the replacement units are shown below in Table 5. The entire obligation of seven replacement housing units will be met by the 18 Mayans Project units that are planned for construction at 15848 Juarez Street, 16046 Peppertree Lane, 4618 Nora Avenue, and 16161 Peppertree Lane, pursuant to the Mayans Project DDA. The development on these four properties is proposed to include 2 extremely low-, 4 very low-, and 4 low-income units. The DDA specifies that each of these units will have three or four bedrooms.

Fiscal Year 2014-15 Outstanding Replacement Housing Obligations **Table 5**
 Irwindale Housing Authority

Income Levels	Studio/One		Two Bedrooms		Three Bedrooms		Total	
	Units	Bedrooms	Units	Bedrooms	Units	Bedrooms	Units	Bedrooms
Very Low	2	2	0	0	0	0	2	2
Low	1	1	3	6	1	3	5	10
Moderate	0	0	0	0	0	0	0	0
Totals	3	3	3	6	1	3	7	12

EXTREMELY LOW INCOME EXPENDITURE PROPORTIONALITY

Expenditures from the Housing Asset Fund shall be limited to lower income households earning 80% or less of the AMI, with 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 households earning between 60% and 80% of the AMI.



Failure to comply with the extremely low-income requirement in any five-year period will result in the Housing Authority 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 five-year reporting period will result in the Housing Authority not being permitted to expend any funds on these income categories until in compliance.

As depicted in Table 3, the Housing Authority's Fiscal Year 2013-14 and 2014-15 expenditures are in compliance with the law's expenditure proportionality requirements.

SENIOR HOUSING EXPENDITURE PROPORTIONALITY

This report must include an accounting of the percentage of deed-restricted rental housing units restricted to seniors and assisted by the housing successor, the former ICRA, and the City within the past 10 years, compared to the total number of deed-restricted rental housing units assisted by those three agencies within the past 10 years. If this percentage is greater than 50 percent, the Housing Authority is prohibited from the use of additional Housing Asset Funds to subsidize any senior rental units. The former ICRA restricted 10 rental housing units since June 30, 2005, 100% of which were restricted to seniors; neither the Housing Authority nor the City restricted any rental

housing units. Therefore, the Housing Authority does not currently have the option of restricting future units to senior occupants. Please note that this section of last year's Housing Successor Compliance Report incorrectly stated that 8.8% of all units assisted by the housing successor, the former ICRA, and the City in the prior 10 years were restricted to seniors; the percentage should have been 100%, not 8.8%.

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. Generally speaking, funds should be encumbered within four years of receipt. The law reinstates this calculation for housing successors. Excess surplus is defined by H&SC Section 34176.1(d) as "an unencumbered amount in the account that exceeds the greater of one million dollars, or the aggregate amount deposited into the account during the housing successor's preceding four fiscal years, whichever is greater."

The first meaningful calculation of this total cannot be performed until the close of the fifth fiscal year. Once four years of deposits have been established (in Fiscal Years 2012-13 through 2015-16), at the close of the fifth year (Fiscal Year 2016-17), the Housing Authority will have to perform a true excess surplus calculation, comparing the unencumbered fund balance to the prior four years of deposits. As the general purpose of the excess surplus calculation is to ensure that money is expended for low-income purposes, the best action for the Housing Authority is to use the next two years to encumber or expend money currently on deposit.

INVENTORY OF HOMEOWNERSHIP UNITS

Table 6 below shows an inventory of homeownership units assisted by the former ICRA or the Housing Authority that are subject to covenants, restrictions, or an adopted program that protects the former ICRA's investment of moneys from the Low and Moderate Income Housing Fund pursuant to H&SC Section 33334.3(f). Note that no units have been lost since February 1, 2012; no funds have been returned to the Housing Authority as part of an adopted program that protects the former ICRA's investment of moneys from the Low and Moderate Income Housing Fund; and the Housing Authority manages all of the units, rather than contracting with an outside entity.

IRWINDALE HOUSING AUTHORITY

Fiscal Year 2014-15 Housing Successor Compliance Report

Fiscal Year 2014-15 Inventory of Assisted Homeownership Units **Table 6**
Irwindale Housing Authority

No.	Address	Assisting Agency	Number of Units	No.	Address	Assisting Agency	Number of Units
1	15844 Hidalgo Street	Former ICRA	1	67	4653 Nora Avenue	Former ICRA	1
2	16058 Central Street	Former ICRA	1	68	16165 Progress Lane	Former ICRA	1
3	4820 Baca Avenue	Former ICRA	1	69	16145 Peppertree Lane	Former ICRA	1
4	4819 Baca Avenue	Former ICRA	1	70	16044 Calle de Paseo	Former ICRA	1
5	4823 Sabre Lane	Former ICRA	1	71	16051 Olive Street	Former ICRA	1
6	4642 Nora Avenue	Former ICRA	1	72	16050 Calle de Paseo	Former ICRA	1
7	4821 Baca Avenue	Former ICRA	1	73	4636 Fraijo Avenue	Former ICRA	1
8	4842 Baca Avenue	Former ICRA	1	74	16047 Peppertree Lane	Former ICRA	1
9	4851 Sabre Lane	Former ICRA	1	75	16140 Calle de Paseo	Former ICRA	1
10	4817 Baca Avenue	Former ICRA	1	76	16124 Calle de Paseo	Former ICRA	1
11	5139 Allen Drive	Former ICRA	1	77	16161 Progress Lane	Former ICRA	1
12	5219 Allen Drive	Former ICRA	1	78	16039 Martinez Street	Former ICRA	1
13	5151 Allen Drive	Former ICRA	1	79	4611 Fraijo Avenue	Former ICRA	1
14	5143 Allen Drive	Former ICRA	1	80	4647 Nora Avenue	Former ICRA	1
15	2417 Alice Rodriguez Circle	Former ICRA	1	81	16055 Martinez Street	Former ICRA	1
16	2425 Alice Rodriguez Circle	Former ICRA	1	82	4612 Fraijo Avenue	Former ICRA	1
17	15854 Hidalgo Street	Former ICRA	1	83	4825 Calle del Sur	Former ICRA	1
18	4642 Fraijo Avenue	Former ICRA	1	84	16160 Progress Lane	Former ICRA	1
19	2421 Alice Rodriguez Circle	Former ICRA	1	85	16129 Progress Lane	Former ICRA	1
20	2469 Alice Rodriguez Circle	Former ICRA	1	86	4870 Sabre Lane	Former ICRA	1
21	2437 Alice Rodriguez Circle	Former ICRA	1	87	16066 Peppertree Lane	Former ICRA	1
22	15850 Hidalgo Street	Former ICRA	1	88	16109 Central Street	Former ICRA	1
23	726 Meridian Street	Former ICRA	1	89	4622 Nora Avenue	Former ICRA	1
24	2445 Alice Rodriguez Circle	Former ICRA	1	90	5247 Morada Street	Former ICRA	1
25	2473 Alice Rodriguez Circle	Former ICRA	1	91	4816 Sabre Lane	Former ICRA	1
26	2465 Alice Rodriguez Circle	Former ICRA	1	92	16071 Calle del Norte	Former ICRA	1
27	2477 Alice Rodriguez Circle	Former ICRA	1	93	16027 Martinez Street	Former ICRA	1
28	2455 Alice Rodriguez Circle	Former ICRA	1	94	4635 Fraijo Avenue	Former ICRA	1
29	2409 Alice Rodriguez Circle	Former ICRA	1	95	16147 Progress Lane	Former ICRA	1
30	2405 Alice Rodriguez Circle	Former ICRA	1	96	4841 Calle del Sur	Former ICRA	1
31	2413 Alice Rodriguez Circle	Former ICRA	1	97	16038 Peppertree Lane	Former ICRA	1
32	2461 Alice Rodriguez Circle	Former ICRA	1	98	16128 Calle de Paseo	Former ICRA	1
33	4638 Fraijo Avenue	Former ICRA	1	99	2446 Ruelas Street	Former ICRA	1
34	5135 Allen Drive	Former ICRA	1	100	16067 Martinez St.	Housing Authority	1
35	2430 Alice Rodriguez Circle	Former ICRA	1	101	16124 Central St.	Housing Authority	1
36	2474 Alice Rodriguez Circle	Former ICRA	1	102	4809 Calle del Sur	Housing Authority	1
37	2410 Alice Rodriguez Circle	Former ICRA	1	103	4817 Calle del Sur	Housing Authority	1
38	2402 Alice Rodriguez Circle	Former ICRA	1	104	4833 Calle del Sur	Housing Authority	1
39	2470 Alice Rodriguez Circle	Former ICRA	1	105	4849 Calle del Sur	Housing Authority	1
40	2442 Alice Rodriguez Circle	Former ICRA	1	106	4857 Calle del Sur	Housing Authority	1
41	4658 Fraijo Avenue	Former ICRA	1	107	4863 Calle del Sur	Housing Authority	1
42	2401 Alice Rodriguez Circle	Former ICRA	1	108	4871 Calle del Sur	Housing Authority	1
43	2434 Alice Rodriguez Circle	Former ICRA	1	109	4862 Sabre Ln	Housing Authority	1
44	2424 Park Rose Avenue	Former ICRA	1	110	4856 Sabre Ln	Housing Authority	1
45	15828 Juarez Street	Former ICRA	1	111	4848 Sabre Ln	Housing Authority	1
46	15830 Hidalgo Street	Former ICRA	1	112	4840 Sabre Ln	Housing Authority	1
47	2141 Park Rose Avenue	Former ICRA	1	113	4832 Sabre Ln	Housing Authority	1
48	2440 Ruelas Street	Former ICRA	1	114	4824 Sabre Ln	Housing Authority	1
49	4608 Nora Avenue	Former ICRA	1	115	4808 Sabre Ln	Housing Authority	1
50	15823 Juarez Street	Former ICRA	1	116	16075 Martinez St	Housing Authority	1
51	16133 Progress Lane	Former ICRA	1	117	16063 Martinez St.	Housing Authority	1
52	2415 Ruelas Street	Former ICRA	1	118	16047 Martinez St.	Housing Authority	1
53	16164 Calle de Paseo	Former ICRA	1	119	16033 Martinez St.	Housing Authority	1
54	16134 Progress Lane	Former ICRA	1	120	16021 Martinez St.	Housing Authority	1
55	16134 Central Street	Former ICRA	1	121	16020 Peppertree LN	Housing Authority	1
56	16135 Peppertree Lane	Former ICRA	1	122	16026 Peppertree Ln	Housing Authority	1
57	16169 Progress Lane	Former ICRA	1	123	16032 Peppertree Ln	Housing Authority	1
58	16148 Calle de Paseo	Former ICRA	1	124	16038 Peppertree Ln	Housing Authority	1
59	16144 Calle de Paseo	Former ICRA	1	125	16046 Peppertree Ln	Housing Authority	1
60	737 Shrode Avenue	Former ICRA	1	126	16054 Peppertree Ln	Housing Authority	1
61	16024 Calle de Paseo	Former ICRA	1	127	16062 Peppertree Ln	Housing Authority	1
62	4611 Nora Avenue	Former ICRA	1	128	16066 Peppertree Ln	Housing Authority	1
63	4617 Nora Avenue	Former ICRA	1	129	16074 Peppertree Ln	Housing Authority	1
64	5113 Allen Drive	Former ICRA	1	130	4809 Sabre Ln	Housing Authority	1
65	16081 Calle del Norte	Former ICRA	1	131	4817 Sabre Ln	Housing Authority	1
66	5105 Allen Drive	Former ICRA	1				
				TOTAL UNITS			131