

TRANSMITTAL

To:
THE COUNCIL

Date: **JAN 03 2012**

From:
THE MAYOR

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.



(Matt Karatz)

ANTONIO R. VILLARAIGOSA
Mayor



PORTFOLIO MANAGEMENT DIVISION

Los Angeles Housing Department

LAHD

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Antonio R. Villaraigosa, Mayor
Douglas Guthrie, General Manager

December 20, 2011

Council File:	new
Council District:	Citywide
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The Honorable Antonio R. Villaraigosa
Mayor, City of Los Angeles
Room 303, City Hall
200 N. Spring Street
Los Angeles, CA 90012

Attention: Pamela Finley, Legislative Coordinator

**COUNCIL TRANSMITTAL: LOAN PORTFOLIO REPORT FOR PROGRAM YEARS
2009/10 and 2010/11**

SUMMARY

Pursuant to CF10-0294, this report outlines the Los Angeles Housing Department's (LAHD) loan portfolio performance for program years (PY) 2009/10 and 2010/11, which comprises the period of April 1, 2009 to March 31, 2010 and April 1, 2010 to March 31, 2011, respectively. This report covers all aspects of the loan portfolio including loan receivable and program income trends, loan defaults, loss mitigation efforts and write offs. LAHD is also requesting \$500,000 to replenish funds in its Loss Mitigation and Asset Protection account which is utilized to protect LAHD's loan portfolio. Furthermore, LAHD herein seeks authorization for the disposition of three additional properties acquired by LAHD through foreclosure.

RECOMMENDATIONS

The General Manager, LAHD, respectfully recommends:

1. That your office schedule this matter with the appropriate Council Committee(s) for review and approval at the next available meeting(s) and forward it to the City Council for review and approval immediately thereafter.
2. That the City Council:
 - a) Receive and file the following Loan Portfolio Report for Program Years 2009/10 and 2010/11.
 - b) Authorize the General Manager, LAHD, or designee to write off the following losses:
 - i. PY 2009/10 - 24 loans totaling \$4.45 million in principal and associated interest, and
 - ii. PY 2010/11 - 92 loans totaling \$4.53 million in principal and associated interest
 - c) Authorize the General Manager, LAHD, or designee to direct the real estate broker selected through a RFP to pursue the market-rate disposition of properties located at: 11150 Glenoaks Blvd., Unit 86, Pacoima; 10219-10223 Main Street, Los Angeles; and 11681 Foothill Blvd., Sylmar.
 - d) Authorize the General Manager, LAHD, or designee to negotiate and enter into an agreement with the current residents of 6577 Arlington Avenue, Los Angeles, for a sole source sale of the property.
 - e) Authorize the Controller to:
 - i. Establish a new account and appropriate funds within Fund No. 240, Housing Production Revolving, Department 43 as follows:

<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
<u>43H221</u>	Asset Protection	\$ 500,000
 - ii. Disencumber funds and transfer whatever uncommitted amount that becomes available from Account No. 43F221 to Account No. 43H221, not to exceed \$1,000,000, within Fund No. 240, Housing Production Revolving, Department 43.

- iii. Expend funds, not to exceed \$1,500,000, from Fund 240/43 Account No. 43H221, upon proper written demand from the General Manager, LAHD, or designee for: costs related to the enforcement and/or protection of the City's liens, covenants, and collateral; costs associated with the security, management, maintenance, repair and insurance of LAHD-owned or controlled properties; and other costs associated with the disposition of LAHD-owned or controlled properties. Any funds expended from this account that are recovered later will be reimbursed to the Asset Protection Account.
- f) Authorize the Controller to establish an account and appropriate funds, which were obtained from the negotiated settlement with the limited partners of the Plaza Vermont Project, within Fund No. 240, Housing Revolving, Department 43 entitled "Asset Protection - Plaza Vermont" for the rehabilitation of the property and to maintain affordability. The recommended appropriation of funds are as follows:

<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
43H341	Plaza Vermont	\$ 375,000

Expend funds not to exceed \$375,000, upon proper written demand from the General Manager, LAHD, or designee. Funds for expenses incurred will be reimbursed to the Asset Protection Account.

- g) Authorize the General Manager, LAHD, or designee, to prepare Controller instructions and make any necessary technical adjustments consistent with the Mayor and City Council actions, subject to the approval of the City Administrative Officer (CAO), and authorize the Controller to implement these instructions.
3. The Mayor concur with the actions of the City Council.

BACKGROUND

Pursuant to Council File 10-0294, this transmittal is LAHD's report on the overall condition of its loan portfolio for Program Years 2009/10 (April 1, 2009 to March 31, 2010) and 2010/11 (April 1, 2010 to March 31, 2011). The report includes information pertaining to: (1) accounts receivable balances, (2) program income, (3) delinquencies, (4) accounts that are: (a) in probate or (b) under bankruptcy protection, (5) foreclosure or short pay losses, (6) loan write offs, and (7) the management of LAHD real estate owned (REO) properties.

OVERVIEW OF THE PORTFOLIO

LAHD's loan portfolio is comprised of loans originated by LAHD or by the Community Development Department (CDD) prior to LAHD's inception in 1990. The funding sources of these loans include Neighborhood Stabilization Program (NSP), Community

Development Block Grant (CDBG), Home Investment Partnership Act (HOME), Earthquake HOME, Rental Rehabilitation and Earthquake CDBG Funds received from the U.S. Department of Housing and Urban Development (HUD).

A key element of LAHD's mission is to increase the quality and quantity of the City's housing stock for low-and moderate-income households through loans to homeowners, multifamily apartment owners, and developers to purchase, rehabilitate or create affordable housing. These loans normally require servicing for 20 to 40 years. Beyond the collection of loan payments, loan servicing includes the analysis and processing of requests to: (1) assist borrower debt restructuring by allowing new loans to be senior to City loans (subordination), (2) change repayment terms due to financial hardship (work out), and (3) allow a reduced payoff to avoid an even greater loss as a result of senior-lender foreclosure or short pay.

Loan servicing also requires collaboration with the City Attorney's Office for legal matters such as litigation, preparing legal agreements, responding to bankruptcy declarations and probate notices. Other loan servicing responsibilities include: (1) processing mechanics' liens and stop notices, (2) loss mitigation measures, such as participating at a foreclosure sale or curing a senior lender default, (3) resolving unauthorized title transfers, (4) monitoring taxes and insurance, (5) processing loan reconveyances, and (6) issuing payoff quotes.

Accounts Receivable Balances

LAHD's loan portfolio consists of various loan types including deferred loans, principal-only loans, interest-bearing loans, residual receipt loans, term loans, equity-share loans, service payback loans, and bridge loans. Over the two year period of PY 2009/10 and PY 2010/11, the number of loans in the LAHD portfolio declined by 43 loans (less than 1%) from 4,886 to 4,843 (Attachment 1). This decline was due to payoffs of generally smaller single-family loans categorized as deferred, principal only, and interest bearing loans. Simultaneously over the same two year period, the portfolio's receivable balance increased by \$102.5 million (11%) from \$947.5 million to \$1.05 billion (Attachment 2). This was achieved due to an increase in large Affordable Housing Trust funded (AHTF) multifamily residual receipt loans as well as equity share loans to single family homeowners. Residual receipt receivable balances exhibited a \$116 million increase (18%) from \$635 million to \$751 million, in addition to a \$10.9 million increase (19%) in equity share receivable balances from \$56.3 million to \$67.2 million (Attachment 2).

Program Income

LAHD's program income supplements the Consolidated Plan budget and funds housing, economic development, public services, public facilities, neighborhood initiatives and more. LAHD's program income is generated from loan payoffs and the payments of principal and interest on LAHD regular and residual receipt loans. Prior to PY 2010/11, LAHD program income exhibited a decline that reflected the overall downward trend of

the real estate market. In a real estate market driven by inflated property values and easily accessible low-interest credit, borrowers had a greater incentive to sell or refinance their homes which led to greater LAHD payoffs. This stimulated an increase in LAHD's program income which peaked at \$46.3 million for PY 2005/06. However, as property values fell and credit became less available, homeowners had little incentive and opportunity to sell or refinance their homes. LAHD's program income correspondingly declined as well to a low of \$17.7 million for PY 2009/10 which reflected a decrease of \$28.6 million or 62% over this five year period. For PY 2010/11 program income increased by 0.6% to \$18.6 million which may be indicative of some stabilization in LAHD program income and housing market (Attachment 3b).

Loan Payoffs

As previously conveyed, the loan payoff component of LAHD's total program income was especially sensitive to the changes in the housing market. LAHD loan payoffs peaked at \$36.9 million for PY 2005/06 and subsequently declined, following the housing bubble, by \$34.2 million to \$2.8 million for PY 2009/10, which reflects 92.5% decline. In PY 2010/11, LAHD loan payoff income increased for the first time since PY 2005/06 to \$6.1 million (Attachment 3b).

Regular Loan Payments

Regular loan payments are generated by loans that are structured to provide periodic fixed payments including loans that are classified as principal only and interest bearing. For the periods of PY 2005/06 to PY 2010/11, LAHD regular program income declined by 27% from \$8 million to \$5.8 million (Attachment 3c). This corresponds with a 39% decline of the number of principal-only and interest-bearing loans in LAHD's loan portfolio from 1,154 to 705.

Residual Receipt Loan Payments

Residual receipts loans make up 72% (\$751 million) of LAHD's \$1.05 billion loan portfolio. The servicing of each residual receipts loan is a staff intensive activity that requires the annual analysis of borrower financial statements before an annual loan payment can be determined. During the period of PY 2005/06 to 2010/11, program income from residual receipts loans experienced a 406% increase from \$1.3 million for PY 2005-06 to \$6.8 million for PY 2010/11 (Attachment 3d) as a direct result of dedicating additional staff to address a backlog and regular servicing of these loans. This growth in residual receipts program income during this period greatly outpaces the 82% growth in residual receipt loan balances from \$415 million to \$751 million. Without the increases in residual receipts program income, the decline of LAHD loan payoffs would have had an even greater negative impact in total LAHD program income (Attachment 3e).

Probates

Probate is the legal process to administer the estate of deceased individuals. LAHD works with the City Attorney to file probate court claims and assist heirs regarding the assumption of debt. As of March 31, 2011, there were 19 LAHD loans in probate with balances of \$472,749. The LAHD loans in probate remain secured by a deed of trust and are normally repaid or assumed by the borrowers' heirs at the close of probate.

Bankruptcies

Loans in bankruptcy proceedings are under the protection of the Federal Bankruptcy Court. Bankruptcy may render LAHD's promissory note unenforceable, but rarely affects the recorded deed of trust. By legally continuing to hold a deed of trust (lien), it provides incentive for a borrower to repay their LAHD debt over time and/or when a property is refinanced or sold. As of March 31, 2011, LAHD has 54 such loans with outstanding balances of \$9,396,482.

Loan Defaults

As of March 31, 2011, there were 133 LAHD loans in monetary default (90+ days past due) with amounts due of \$7.2 million (Attachment 4a, 4b). This is a default rate of 0.69% for LAHD's \$1.05 billion loan portfolio. Included in these defaults were 44 multi-family loans (5+ units) with amounts due of \$6.2 million as well as 89 single-family loans (1-4 units) with amounts due of \$1.1 million dollars. Of the \$6.2 million, there are \$3.1 million in short-term construction loans that are expected to be converted to residual receipt loans and are not anticipated to be repaid in cash.

In PY 2006/07, LAHD initiated an effort to resolve multiple multifamily loan defaults that resulted primarily from the delayed conversion of short-term construction loans to permanent financing within the allotted 24-month term of the contract. By implementing measures to recognize loans that were previously unidentified as delinquent and facilitate their resolution, it led to a significant increase in the monetary amount of loan defaults in PY 2006/07 and PY 2007/08. LAHD also increased its delinquent loan monitoring and pursued more aggressive collection action on defaulted multi-family loans. To address the single family defaults, LAHD assesses the collectability of these loans and pursues remedies such as collections, debt restructuring, foreclosure, or write off. Due to these efforts, over a five year period, monetary loan defaults declined each year from a high of \$32.0 million as of March 31, 2007 to \$7.2 million as of March 31, 2011 (Attachment 4b).

Loss Mitigation

Through loss mitigation efforts, LAHD acts to minimize potential loan losses that may result from senior lender foreclosure action that eliminates LAHD's lien or borrowers who are unwilling to repay their LAHD's loans. Unrecoverable loan losses require a loan write off.

Third Party Foreclosures

When a senior lender forecloses on a LAHD-secured property, the LAHD lien is eliminated. If there are insufficient sale proceeds from the foreclosure sale to payoff LAHD, the remaining balance requires a write-off. As of March 31, 2011, senior lender-initiated foreclosures were pending on 60 properties that secure LAHD loans with outstanding balances totaling \$18.2 million.

From PY 2009/10 to PY 2010/11, 64 properties totaling \$7.5 million in loans were eliminated through third-party completed foreclosures. In PY 2009/2010, there was a notable foreclosure by Fannie Mae on the Historic Hollywood Hillview Apartments. LAHD made a \$2.4 million rehabilitation loan to create 54 market-rate units and commercial space. Commercial vacancies led to a Fannie Mae loan default. LAHD's attempts to delay foreclosure to explore remedial options were met by Fannie Mae's unreasonable request for a \$500,000 payment to grant a one week foreclosure delay. The property subsequently reverted to Fannie Mae through foreclosure on February 10, 2010. The LAHD loan was lost and a \$2.4 million loan loss incurred.

Short Pays

In order to avert potential third-party foreclosures and allow LAHD to recover at least a portion of its original loan investment, LAHD may accept a short pay. A short pay occurs when LAHD accepts less than full payment for a debt where the value of LAHD collateral has greatly declined. The remaining unpaid debt will be written off. From PY 2009/10 to PY 2010/2011, LAHD accepted seven short pay proposals from single family home owners that resulted in principal and interest repayments of \$307,579 and losses of \$1.37 million to be written off. Had LAHD not accepted the short pay proposals, LAHD's loans would have been entirely wiped out in foreclosure.

LAHD-Initiated Foreclosures / Real Estate Owned (REO)

Further loss mitigation action includes LAHD's ability to initiate foreclosure when borrowers are unwilling or unable to satisfy their monetary and/or non-monetary loan obligations. If foreclosure is unavoidable, a property may be sold at a foreclosure auction to an outside party where the LAHD loan is repaid or, in the event that no one bids, the property reverts to LAHD and becomes a REO.

During PY 2009/10 and PY 2010/11, LAHD acquired 3 properties totaling 125 units through foreclosure. As of March 31, 2011, LAHD owns thirteen REO properties representing 227 units and one 2.6 acre parcel of undeveloped land (Attachment 5). As of March 31, 2011, foreclosure actions are pending on 21 properties securing 23 loans totaling \$42.3 million. LAHD pursues the responsible disposition of its REO properties in a manner that is consistent with LAHD's mission to provide decent and safe affordable housing.

Plaza Vermont Affordable Housing Payment

On February 4, 2011, LAHD took possession of a 79-unit affordable housing complex, known as Plaza Vermont, through foreclosure action taken. In conjunction with the foreclosure action, LAHD negotiated an agreement with the limited partner to pay LAHD \$375,000. The limited partners made this offer because LAHD's foreclosure action would wipe out the existing recorded regulatory agreement with the California Tax Credit Allocation Committee (TCAC) and potentially create a tax liability for the limited partnership. The agreement was contingent on LAHD recognizing and abiding by the TCAC regulatory agreement, thus avoiding any potential recapture liability for the limited partners. The agreement also stipulated that the \$375,000 would be utilized to rehabilitate the property and maintain affordability of the rents. LAHD entered into this agreement because it is consistent with LAHD's mission of providing affordable, decent, safe and sanitary housing stock in the City of Los Angeles. LAHD is requesting that these funds be placed in a special appropriation account that is solely for the use of the Plaza Vermont project as indicated. These funds can be used to reimburse LAHD's Asset Protection Account for the payment of eligible expenses that have already been incurred and paid.

Disposition of LAHD REO properties

The continued ownership of LAHD REO properties represents a potential liability to the City and is not viewed as the best use of City resources. If the ownership of an REO neither serves LAHD's mission nor provides a public benefit, it is in the best interest of the City for LAHD to dispose of such properties as expeditiously as possible.

LAHD is seeking authorization for sale of the following REO properties:

<u>Property Address</u>	<u>Property Type</u>	<u>Estimated Value</u>
11150 Glenoaks Blvd., Unit 86	Condominium Unit	\$ 64,652
6577 Arlington Avenue	Single Family Residence	\$ 156,821
10219-10223 Main Street	4-Unit Apartment	\$ 494,821
11681 Foothill Blvd.	Undeveloped Hillside Land	\$ 2,100,000

LAHD's preferred approach for the disposition of real estate is through a Request For Proposal (RFP) process in which affordable units are either created or preserved. Existing LAHD RFP's do not target the purchasers of single family residences. A custom

RFP would therefore be required for the disposition of the Glenoaks, Main Street, and Arlington properties which would require valuable staff time and resources. Given that the outcome of such an effort would be uncertain, the release of an RFP for the disposition of three single family residences is not considered the best use of limited City resources. In regards to the undeveloped hillside land, it was determined through LAHD's prior efforts to develop the property that the costs of affordable housing development on the hillside terrain of this site is prohibitive. It is therefore very likely that any attempt to dispose of this site through an RFP would result in zero proposals and would be a waste of valuable LAHD staff time and resources.

The disposition of the properties through the **Surplus Properties Ordinance** was considered and determined not to be appropriate since the properties do not fit the definition of Surplus Property. This is because the properties were not acquired for general City business. Additionally, LAHD's interest in these properties was acquired using federal funds for the purpose of promoting affordable housing. Alternative methods for the disposition of these properties are therefore being recommended. Specifically, LAHD is requesting that three properties be marketed utilizing a City-approved real estate broker specializing in housing and commercial properties. LAHD is further requesting that a fourth property be sold through a sole source agreement as a means to convert long-term renters to homeowners. LAHD would return to Mayor and Council for approval of the final terms of sale.

11681 Foothill Blvd, 11150 Glenoaks Blvd. Unit 86 and 10219-10223 Main Street

In 1999, LAHD used approximately \$1.4 million in HOME funds to finance the acquisition and pre-development of an undeveloped 2.6 acre hillside parcel located at 11681 W. Foothill Blvd. This site was acquired as part of a project for the new construction of 56 units of affordable rental housing of which 100% of the units were to be restricted to families of 60% or less of medium income. LAHD subsequently foreclosed on this site on December of 2005 since the developer had apparently abandoned the project claiming that development was no longer feasible.

In 2002, LAHD made a \$60,000 loan through the City's Soft-Second program to a borrower using Home funds for the purchase of a condominium located at 11150 Glenoaks Blvd., Unit 86 which is currently vacant. LAHD is currently responsible for all HOA fees and insurance costs.

In 2005, LAHD made a \$175,000 loan utilizing HOME funds to a borrower for the purchase of a 4-unit property located at 10219-10223 Main Street. LAHD completed foreclosure on December 17, 2010, and paid off the senior lender using NSP funds.

On December 11, 2009, the City Council approved the selection of Altera Real Estate and Marcus and Millichap Real Estate Investment, Inc. as LAHD's real estate brokers for the purpose of assisting LAHD with a variety of real estate transactions, including the purchase and sale of City-owned properties (CF 09-0374). LAHD is requesting

authorization to direct the approved real estate brokers to pursue the market-rate disposition of the following properties: 11681 Foothill Blvd, 11150 Glenoaks Blvd., Unit 86, and 10219-10223 Main Street. A market sale through the approved brokers would be the timeliest method for these properties to be made available to the public. The brokers will also be responsible for marketing the sale of the properties making it more likely that the properties will be sold at a fair market price which can maximize recovery of LAHD's funds invested in these properties. LAHD will also stipulate that the single family residences be made available to low-income first-time home buyers, and would provide financing to enable acquisition of the property. Funds generated from the sales can then be reinvested to serve LAHD's mission.

6577 Arlington Avenue

In April 1988, the single family residence located at 6577 Arlington Avenue was foreclosed upon by the Community Development Department (CDD) for \$68,301.75 in unusual circumstances. At the time of foreclosure, CDD reached an agreement to allow the prior owners to reside on the property if they continued to make payments on the existing first deed of trust loan which would be seen as rental payments. Although a rental agreement with CDD was contemplated, it appears that none was ever executed.

This property was brought to the attention of LAHD staff in 2005. Currently, LAHD is actively managing this property and a rental agreement has been executed with its senior citizen residents. The loan that the residents were paying as a form of rent has since been paid in full.

Given the unusual circumstances of the residents' 24-year tenancy of the subject property, LAHD is seeking authorization for a sole source market rate sale, which would additionally enable LAHD to avoid a significant relocation cost obligation to its current long-term senior tenants. In the event that a sole source sale of the property cannot be completed, LAHD is also seeking authorization to also dispose of this property through the LAHD approved broker to a low-income first time home buyer.

Loan Losses

LAHD incurred approximately \$4.45 million in loan losses during PY 2009/10 (Attachment 6a) which represents 0.45% of LAHD's loan portfolio as of March 31, 2010. For the PY 2010/11, LAHD incurred approximately \$4.53 million in loan losses (Attachment 6b) which represents 0.44% of LAHD's loan portfolio as of March 31, 2011. The following chart categorizes these losses:

Non- Collectible Loan Losses

Loss Type	PY 2009/10		PY 2010/11	
	Number of Loans	Amounts to be Written off	Number of Loans	Amounts to be Written off
Third-party Foreclosure	19	\$ 3,355,804	79	\$ 4,113,204
Short Payoff	3	\$ 708,404	9	\$ 394,517
Administrative	2	\$ 387,991	4	\$ 18,545
Totals:	24	\$ 4,452,199	92	\$ 4,526,266

Of the approximate \$4.45 million in recommended write offs in PY 2009/10, approximately \$387,000 (8.7%) is due to administrative error. This occurred because received payments were applied solely to principal rather than to interest and principal. Consequently, when a payoff of the loan was accepted in 2003, the interest due was neither recognized nor addressed. This loss accrued to a related governmental entity, the Housing Authority of the City of Los Angeles (HACLA). LAHD's recently developed Housing Information Management System (HIMS) includes a repayment module that will make it more difficult for future payments to be applied in error.

Of the 24 loans recommended for write off in PY 2009/10, four (17%) loans account for 80% of the \$4.53 million in recommended write offs (see Attachment 6 for details). The most significant loss is associated with Fannie Mae's foreclosure on the Hollywood Hillview Apartments. This eliminated the City's security interest in the property and made the City's \$2.4 million loan uncollectable. Please refer to the Third-party Foreclosure section for additional detail.

For the PY 2010/2011, an increase in third party initiated foreclosures resulted in 49 properties that reverted back to the senior lenders and effectively wiped out 79 LAHD junior liens from title. This attributed to over 91% of the total write-offs. These were all single family residences whose values have greatly declined in the current real estate market. For many properties, this has resulted in loan defaults and foreclosures. For these LAHD properties their diminished value not only led to foreclosure but also to the loss of LAHD's investments because each of their values had fallen significantly below their senior liens. The average loan amount for each single family residence was approximately \$52,000.

LAHD is requesting Mayor and Council approval to write off these PY 2009/2010 and PY 2010/11 loan losses and related interest in accordance with policies adopted on January 8, 2001 (CF97-0426 and CF 99-1272).

Asset Protection and Loss Mitigation Funds

In 2001, LAHD was originally authorized to establish the Loss Mitigation and Asset Protection account at \$1.5 million for the enforcement and/or protection of the City's liens, covenants, and collateral. Loss Mitigation and Asset Protection funds are used to further these objectives, by financing activities including but not limited to the following: the payment of past due senior debt to avoid third-party foreclosure losses; the payment of delinquent taxes to avoid a tax sale, to fund the receivership of at-risk collateral; to insure, manage, secure, clean, repair, and maintain properties acquired or controlled by LAHD.

LAHD is currently requesting \$500,000 in additional funds, from Fund 240 Housing Production Revolving, Department 43 to replenish the asset protection and loss mitigation account that was initially established at \$1.5 million in 2001. It is recommended that the current funds from account 43F221 (CF0100294M and CF1100920M) be disencumbered and subsequently transferred along with the additional \$500,000 to create a new account 43H221. The new authority will be designated for the enforcement and/or protection of the City's liens, covenants, and collateral. This represents only 0.14% of the \$1.05 billion receivable balance as of the end of PY 2010/11 and is a minimal amount to protect a loan portfolio of this size. Additionally, to minimize the necessity to refund the Loss Mitigation and Asset Protection account, whenever possible LAHD attempts to recover the funds expended from this account through borrower collections or the disposition of collateral.

FISCAL IMPACT

There will be no fiscal impact on the City General Fund.

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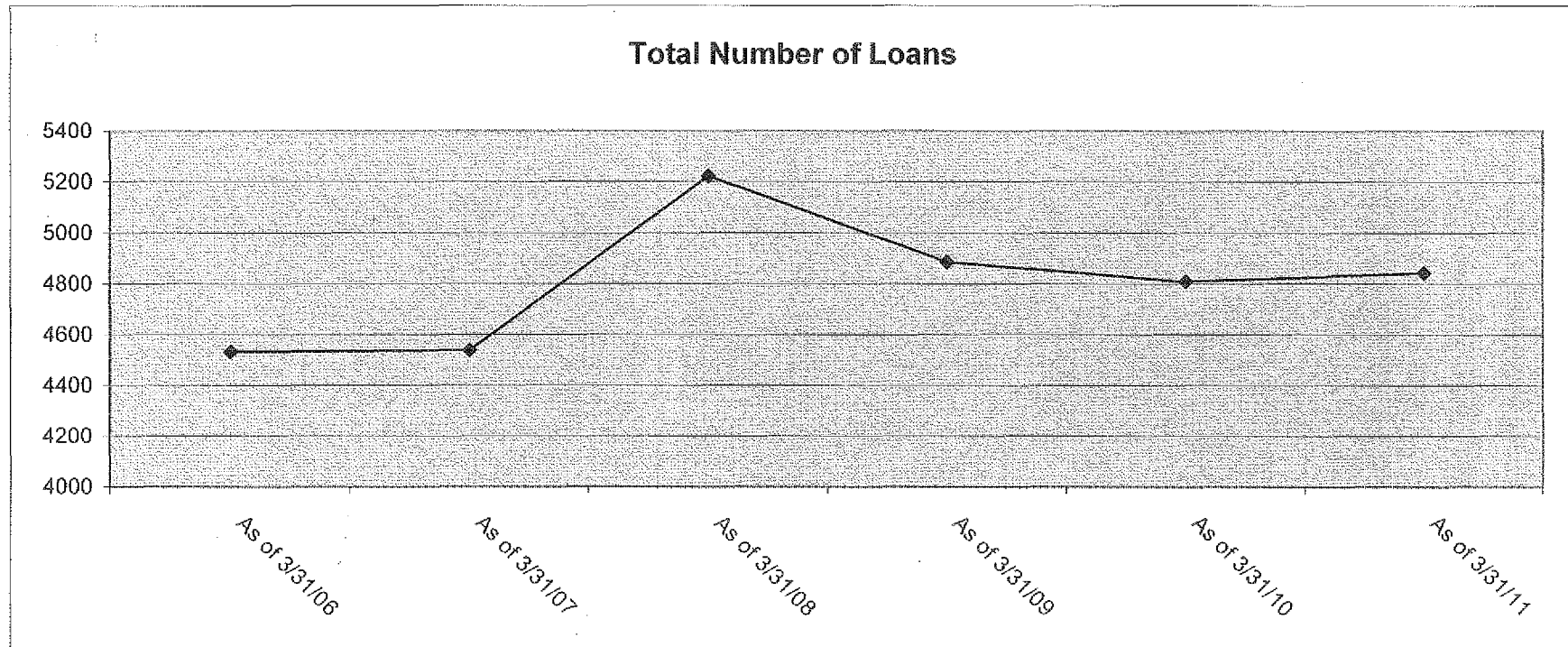
List of Attachments

Attachment Number	Description
1	Number of Loans as of March 31, 2011
2	Receivable Balance as of March 31, 20110
3	Total Program Income for PY 2005/06 to PY 2010/11
3b	Total Payoffs for PY 2010/11
3c	Regular Program Income for PY 2005/06 to PY 2010/11
3d	Program Income from Residual Receipts Loans for PY 2005/06 to PY 2010/11
3e	Total Program Income vs. Payoffs vs. Regular Program Income for PY 2005/06 to PY 2010/11
4a	Number of Loans in Default as of March 31, 2011
4b	Total Defaults as of March 31, 2011
5	LAHD Real Estate Owned (REO) as of March 31, 2011
6a	Types of Non-collectible Loans to be Written Off for PY 2009/10
6b	Types of Non-collectible Loans to be Written Off for PY 2010/11

Attachment 1
Number of Loans in Loan Portfolio
March 31, 2006 to March 31, 2011

Number of Loans by Loan Type

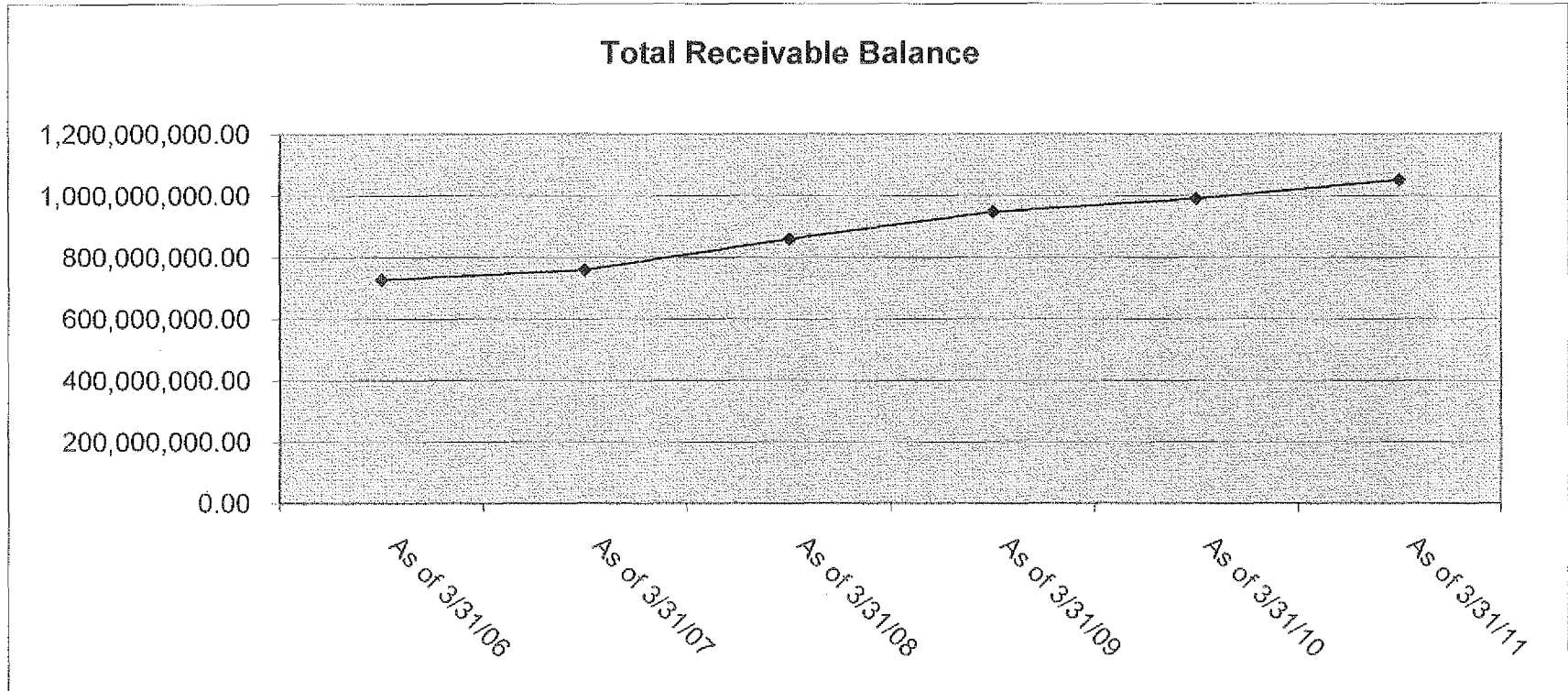
Loan Type	As of 3/31/06	As of 3/31/07	As of 3/31/08	As of 3/31/09	As of 3/31/10	As of 3/31/11
1 - Deferred	1,825	1,725	1,685	1,599	1,544	1,516
2 - Principal Only	932	810	840	686	627	591
3 - Interest Bearing	222	188	217	147	114	99
5 - Service Payback	20	20	20	17	19	17
6 - Forgivable Loan	156	136	127	154	155	145
7 - w/ Disbursement Interest	-	-	-	-	-	-
8 - Residual Receipts	297	316	466	362	370	390
9 - Renewable Deferred	116	99	117	87	73	71
10 - Term Loan	760	768	865	886	887	910
11 - Equity Share	204	476	885	948	1,019	1,104
Total	4,532	4,538	5,222	4,886	4,808	4,843



Attachment 2
Receivable Balance of Loan Portfolio
March 31, 2006 to March 31, 2011

Receivable Balance by Loan Type

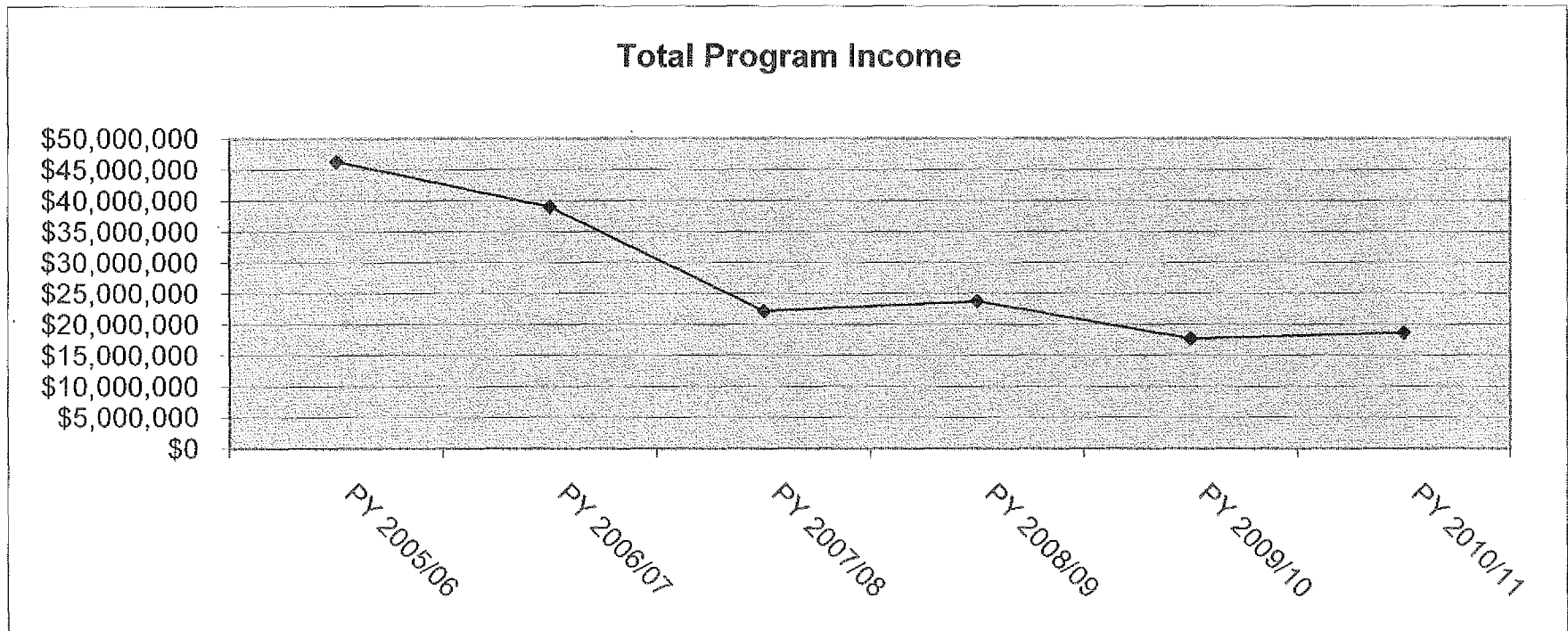
Loan Type	As of 3/31/06	As of 3/31/07	As of 3/31/08	As of 3/31/09	As of 3/31/10	As of 3/31/11
1 - Deferred	53,371,538.15	57,200,780.49	54,772,938.82	54,744,419.99	53,584,499.30	53,295,364.37
2 - Principal Only	117,351,699.15	106,416,529.27	98,702,093.97	87,423,589.05	82,845,283.43	76,288,324.66
3 - Interest Bearing	18,889,490.15	17,817,861.26	15,153,368.64	14,525,251.56	9,923,343.76	8,350,105.36
5 - Service Payback	9,727,163.77	9,289,313.35	6,911,384.93	5,838,503.60	6,238,798.27	5,274,187.19
6 - Forgivable Loan	955,665.36	818,576.36	785,668.36	2,008,200.36	1,925,275.78	1,892,136.80
7 - w/ Disbursement Interest	641,192.62	641,192.62	-	-	-	-
8 - Residual Receipts	412,034,577.69	446,355,705.94	535,174,726.43	634,779,246.12	690,161,287.78	750,909,350.66
9 - Renewable Deferred	15,392,190.19	13,451,740.65	12,813,503.00	15,294,661.82	13,702,198.72	13,617,331.86
10 - Term Loan	89,109,795.79	80,855,975.30	85,534,494.29	76,531,287.56	71,057,319.34	75,193,237.03
11 - Equity Share	8,166,991.56	25,207,374.99	50,402,369.62	56,346,035.99	61,286,320.03	67,258,392.11
Total	725,640,304.43	758,055,050.23	860,250,548.06	947,491,196.05	990,724,326.41	1,052,078,430.04



**Attachment 3a
Program Income
PY 2005/06 to PY 2010/11**

Program Income by Loan Type

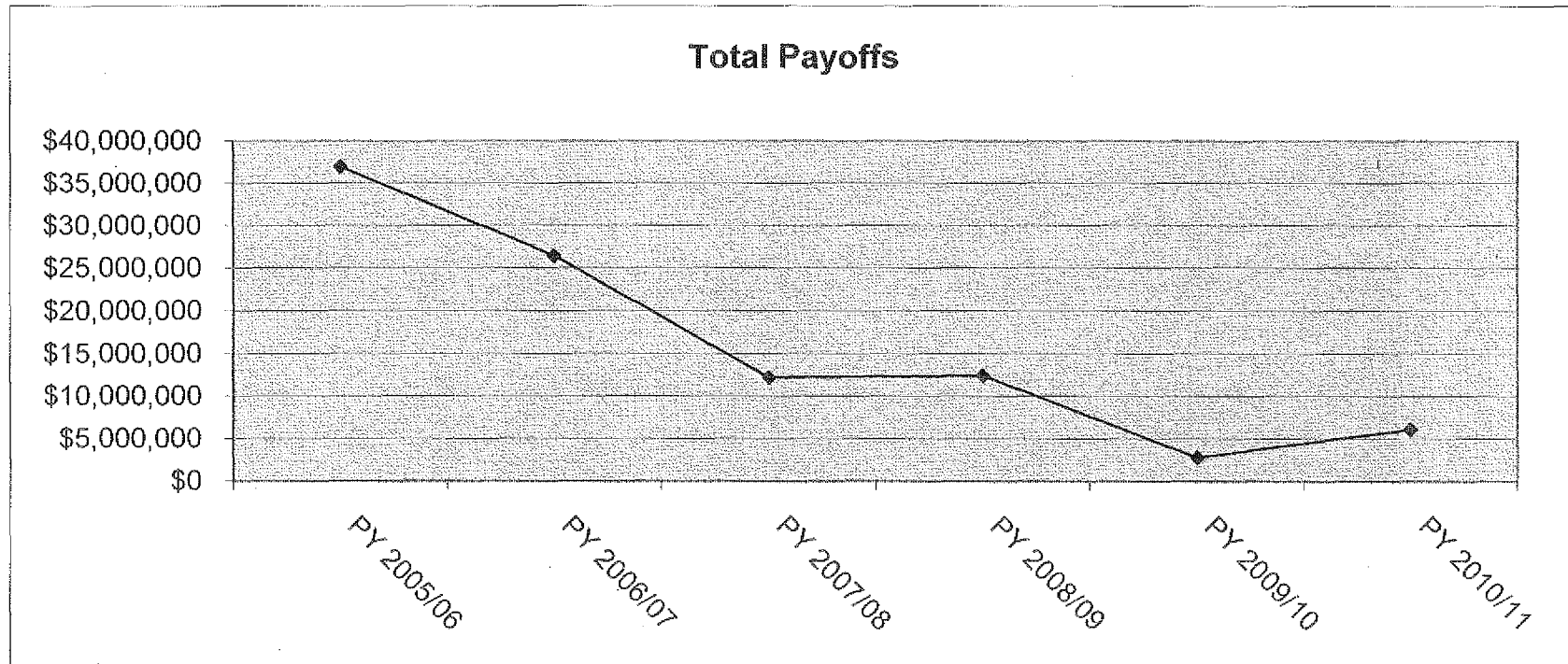
Loan Type	PY 2005/06	PY 2006/07	PY 2007/08	PY 2008/09	PY 2009/10	PY 2010/11
1 - Deferred	6,436,048.67	4,682,766.29	3,646,498.92	1,722,454.70	1,151,463.77	1,195,801.61
2 - Principal Only	18,440,291.65	13,253,064.99	8,269,586.33	11,403,945.47	5,790,695.72	6,967,698.06
3 - Interest Bearing	3,285,057.77	3,909,606.99	3,178,323.44	1,369,932.55	956,043.89	1,746,154.29
5 - Service Payback	0.00	0.00	0.00	650.00	0.00	0.00
6 - Forgivable Loan	45,824.36	83,706.03	7,394.00	1,540.00	702.00	11,352.92
7 - w/ Disbursement Interest	9,164,597.13	0.00	0.00	0.00	0.00	0.00
8 - Residual Receipts	1,334,552.72	4,862,056.38	3,347,409.51	7,869,170.53	8,816,328.86	6,758,715.41
9 - Renewable Deferred	225,786.87	553,877.78	159,860.16	176,188.73	69,227.67	85,356.86
10 - Term Loan	5,445,371.38	10,369,031.69	2,934,690.24	801,611.33	599,410.43	1,627,015.00
11 - Equity Share	1,893,684.89	1,258,330.15	546,441.69	318,899.26	285,078.72	250,988.46
Total	46,271,215.44	38,972,440.30	22,090,204.29	23,664,392.57	17,668,951.06	18,643,082.61



Attachment 3b
Total Payoffs for PY 2005/06 to PY 2010/11

Payoffs by Loan Type

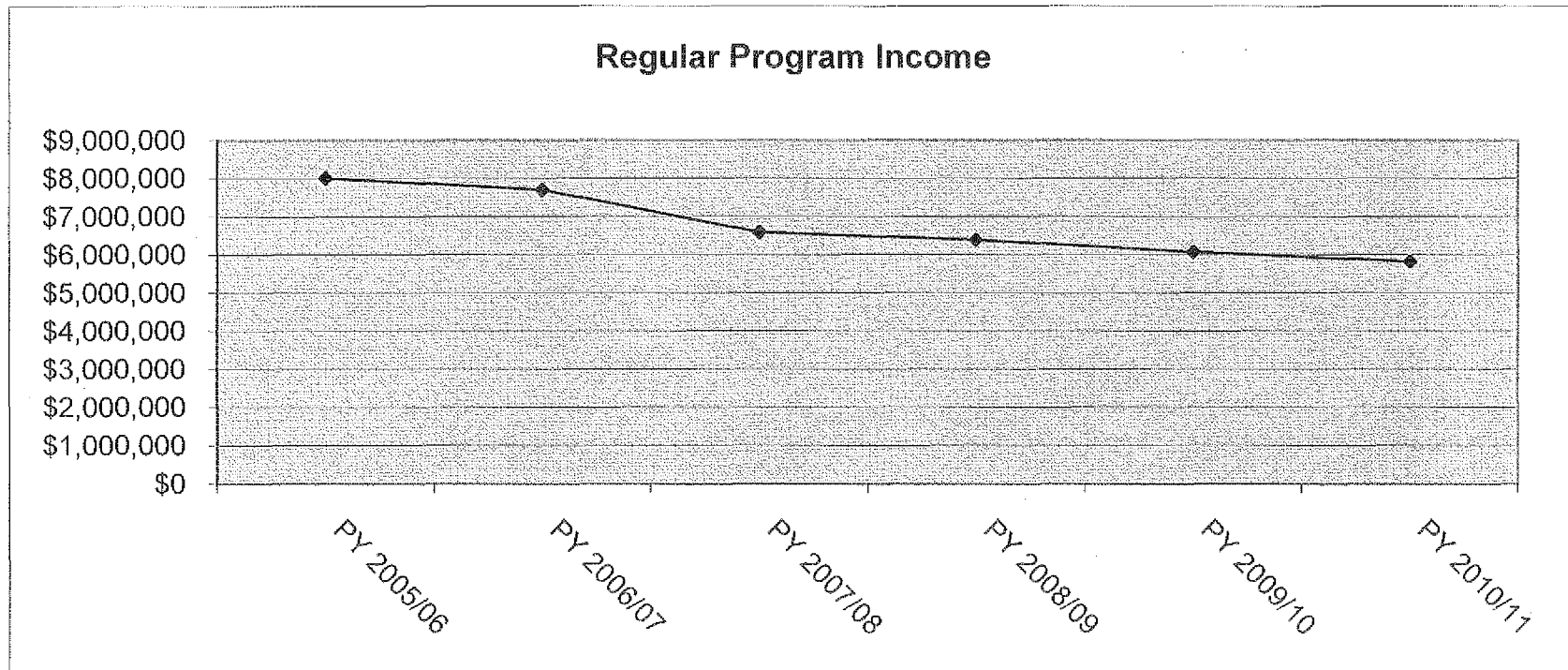
Loan Type	PY 2005/06	PY 2006/07	PY 2007/08	PY 2008/09	PY 2009/10	PY 2010/11
1 - Deferred	6,340,348.44	4,650,764.07	3,637,510.41	1,738,888.39	1,130,497.36	995,482.17
2 - Principal Only	12,081,225.24	7,427,623.02	2,681,929.94	6,286,306.06	689,923.78	2,052,187.42
3 - Interest Bearing	2,103,194.89	2,204,173.28	2,250,483.84	270,337.27	53,072.54	1,182,874.70
5 - Service Payback	0.00	0.00	0.00	0.00	0.00	0.00
6 - Forgivable Loan	46,281.36	83,796.71	7,394.00	1,540.00	702.00	11,352.92
7 - w/ Disbursement Interest	9,167,846.32	0.00	0.00	0.00	0.00	0.00
8 - Residual Receipts	0.00	0.00	0.00	2,959,772.65	0.00	0.00
9 - Renewable Deferred	220,836.64	548,440.62	154,473.00	169,700.50	75,547.71	82,140.00
10 - Term Loan	5,139,608.86	10,232,503.84	2,908,354.03	677,362.62	572,275.90	1,532,609.81
11 - Equity Share	1,840,716.28	1,269,068.38	522,258.33	266,612.80	260,647.73	217,238.86
Total	36,940,058.03	26,416,369.92	12,162,403.55	12,370,520.29	2,782,667.02	6,073,885.88



**Attachment 3c
Regular Program Income
PY 2005/06 to PY 2010/11**

Regular Program Income by Loan Type

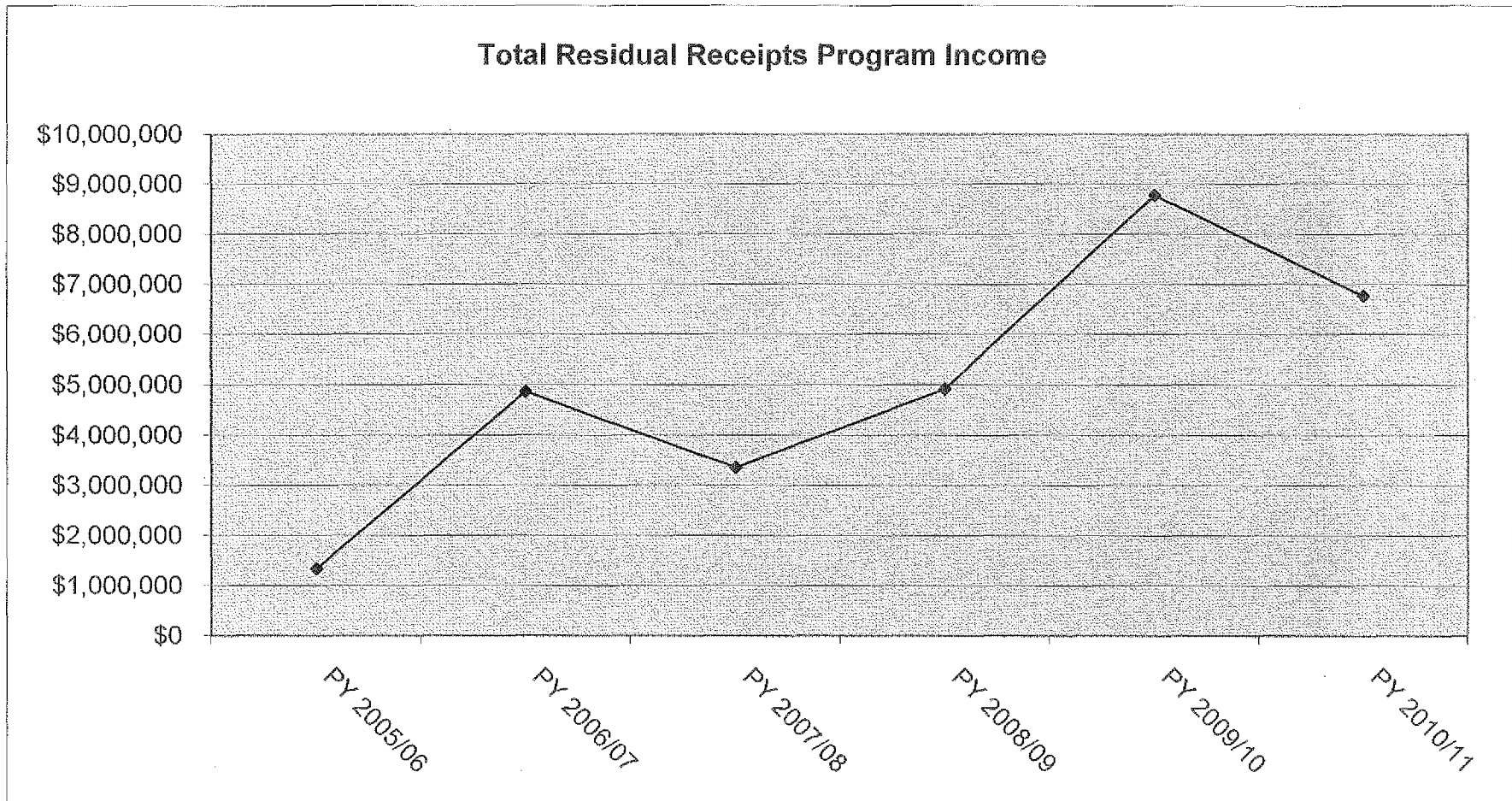
Loan Type	PY 2005/06	PY 2006/07	PY 2007/08	PY 2008/09	PY 2009/10	PY 2010/11
1 - Deferred	95,700.23	32,002.22	8,988.51	(16,443.69)	20,966.41	200,319.44
2 - Principal Only	6,359,066.41	5,825,441.97	5,587,656.39	5,117,639.41	5,100,771.94	4,915,510.64
3 - Interest Bearing	1,181,862.88	1,705,433.71	927,839.60	1,099,595.28	902,971.35	563,279.59
5 - Service Payback	0.00	0.00	0.00	650.00	0.00	0.00
6 - Forgivable Loan	(457.00)	(90.68)	0.00	0.00	0.00	0.00
9 - Renewable Deferred	4,950.23	5,437.16	5,387.16	6,488.23	(6,320.04)	3,216.86
10 - Term Loan	305,762.52	136,527.85	26,336.21	124,248.71	27,134.53	94,405.19
11 - Equity Share	52,968.61	(10,738.23)	24,183.36	52,286.46	24,430.99	33,749.60
Total	7,999,853.88	7,694,014.00	6,580,391.23	6,384,464.40	6,069,955.18	5,810,481.32



Attachment 3d
Program Income from Residual Receipts Loans
PY 2005/06 to PY 2010/11

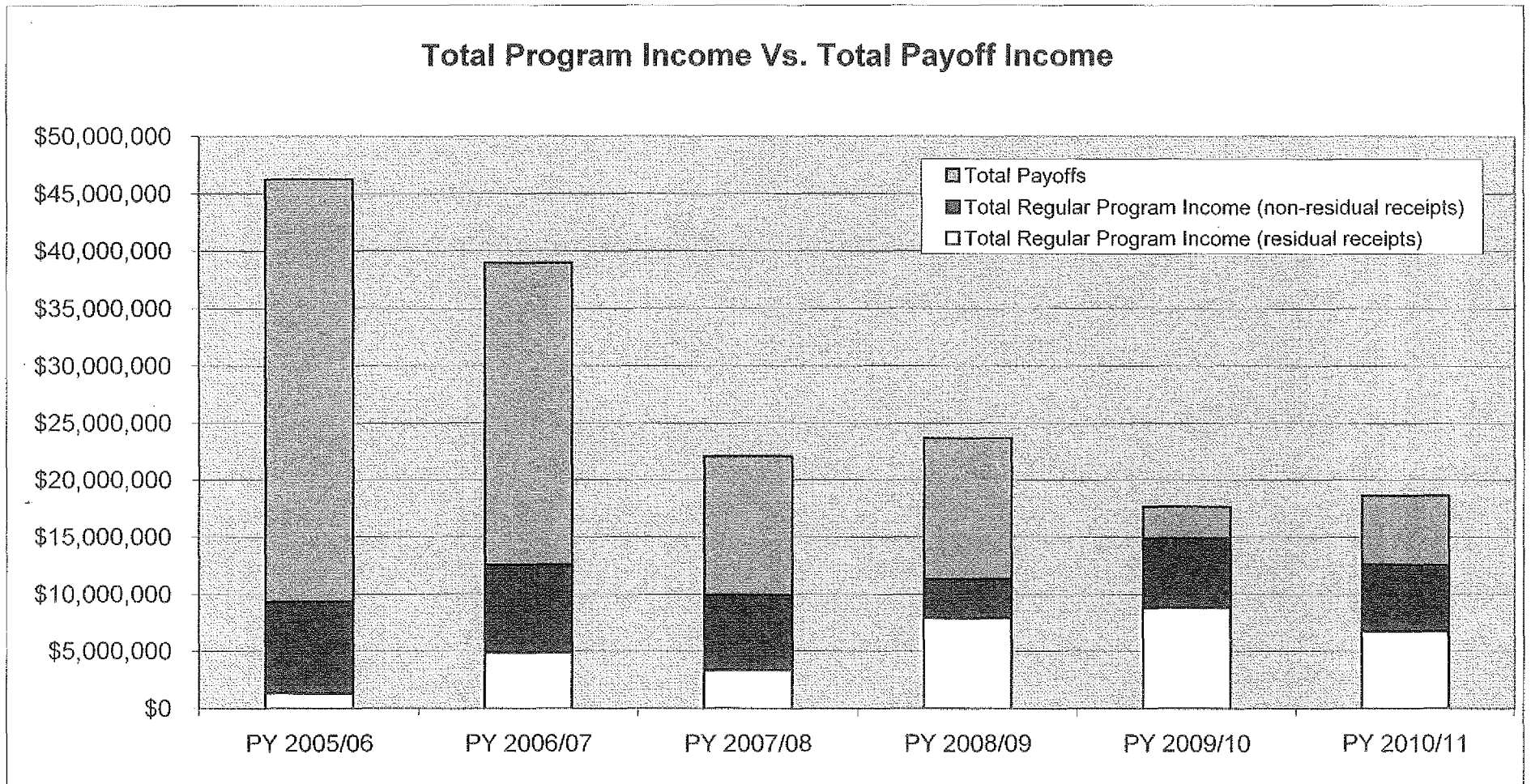
Program Income from Residual Receipts Loans

Loan Type	PY 2005/06	PY 2006/07	PY 2007/08	PY 2008/09	PY 2009/10	PY 2010/11
8 - Residual Receipts	1,334,552.72	4,862,056.38	3,347,409.51	4,909,397.88	8,816,328.86	6,758,715.41
Total	1,334,552.72	4,862,056.38	3,347,409.51	4,909,397.88	8,816,328.86	6,758,715.41



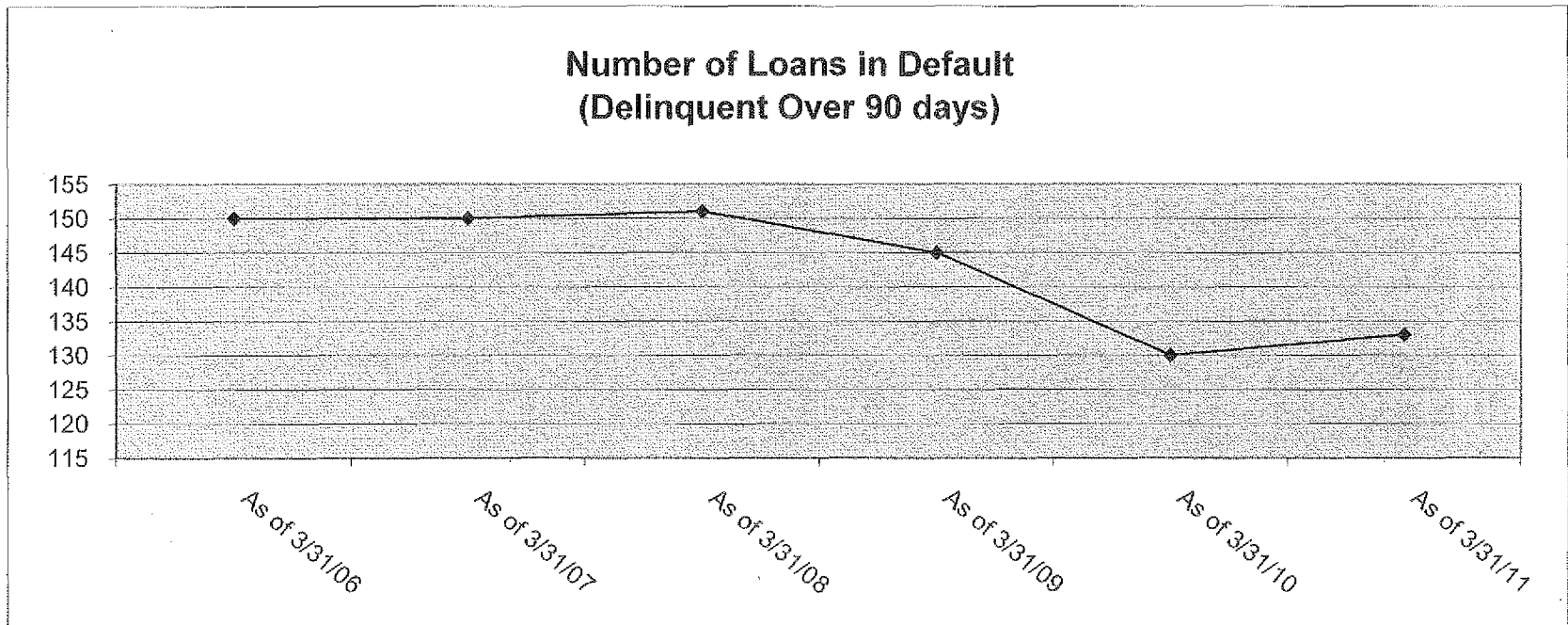
Attachment 3e
Total Program Income vs. Payoffs vs. Regular Program Income
PY 2005/06 to PY 2010/11

Loan Type	PY 2005/06	PY 2006/07	PY 2007/08	PY 2008/09	PY 2009/10	PY 2010/11
Total Payoffs	36,940,058.03	26,416,369.92	12,162,403.55	12,370,520.29	2,782,667.02	6,073,885.88
Total Regular Program Income (non-residual receipts)	7,996,604.69	7,694,014.00	6,580,391.23	3,397,691.75	6,069,955.18	5,810,481.32
Total Regular Program Income (residual receipts)	1,334,552.72	4,862,056.38	3,347,409.51	7,896,170.53	8,816,328.86	6,758,715.41
TOTAL PROGRAM INCOME	46,271,215.44	38,972,440.30	22,090,204.29	23,664,382.57	17,668,951.06	18,643,082.61



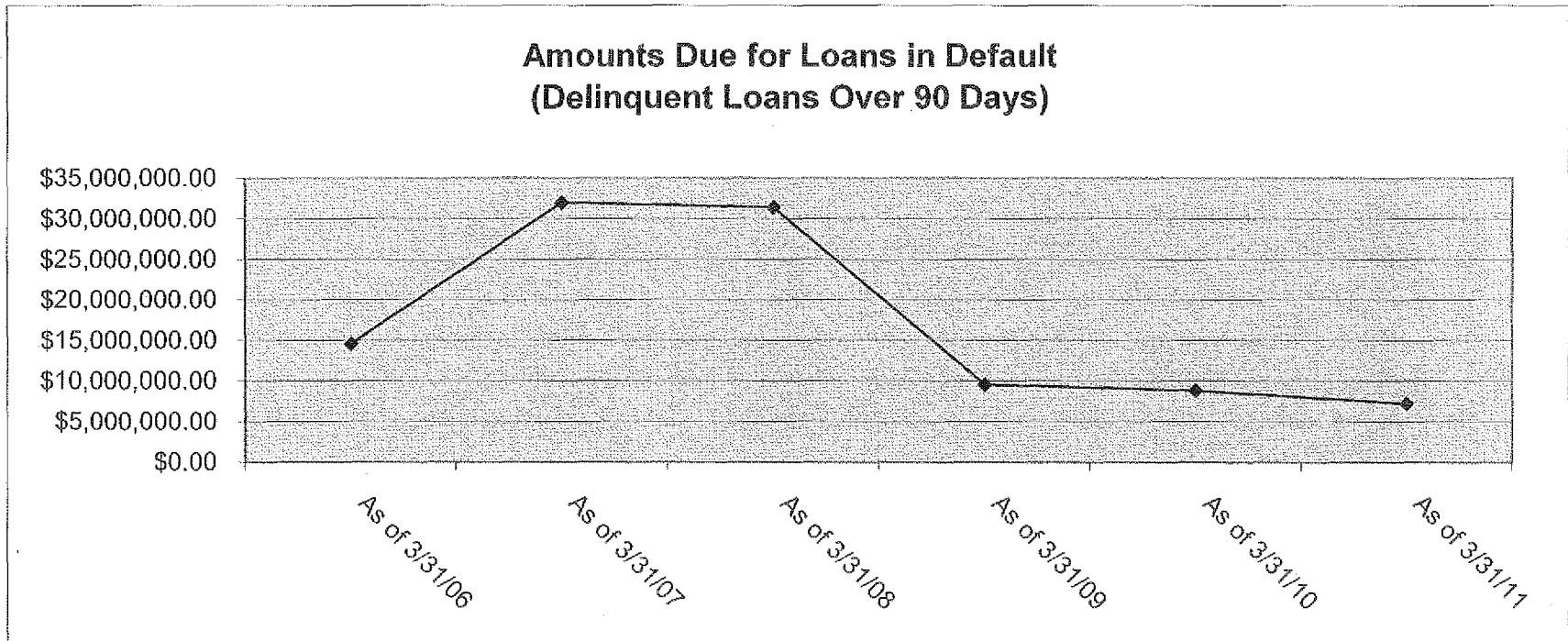
Attachment 4a
Number of Loans in Default
March 31, 2006 to March 31, 2011
(Delinquent Over 90 Days)

Loan Type	As of 3/31/06	As of 3/31/07	As of 3/31/08	As of 3/31/09	As of 3/31/10	As of 3/31/11
1 - Deferred						
2 - Principal Only	72	70	62	58	61	62
3 - Interest Bearing	40	32	29	16	17	18
5 - Service Payback						
6 - Forgivable Loan						
7 - w/ Disbursement Interest						
8 - Residual Receipts		2	16	51	22	24
9 - Renewable Deferred	4	8	9	3	16	17
10 - Term Loan	34	38	35	17	14	12
11 - Equity Share						
Total	150	150	151	145	130	133



Attachment 4b
Amounts Due for Loans in Default
March 31, 2006 to March 31, 2011
(Delinquent Loans Over 90 Days)

Loan Type	As of 3/31/06	As of 3/31/07	As of 3/31/08	As of 3/31/09	As of 3/31/10	As of 3/31/11
1 - Deferred						
2 - Principal Only	\$ 902,871.69	\$ 964,703.97	\$ 870,649.53	\$ 862,753.00	\$ 1,119,254.69	\$ 1,203,230.68
3 - Interest Bearing	\$ 3,830,168.72	\$ 3,403,215.81	\$ 2,678,727.47	\$ 386,220.00	\$ 288,782.52	\$ 314,601.61
5 - Service Payback						
6 - Forgivable Loan						
7 - w/ Disbursement Interest						
8 - Residual Receipts		\$ 1,500,000.00	\$ 403,924.00	\$ 1,657,984.00	\$ 723,280.02	\$ 517,140.00
9 - Renewable Deferred	\$ 651,450.00	\$ 881,713.44	\$ 4,573,601.41	\$ 72,546.00	\$ 345,651.22	\$ 255,334.78
10 - Term Loan	\$ 9,162,498.44	\$ 25,203,642.53	\$ 22,876,545.83	\$ 6,569,235.00	\$ 6,330,765.19	\$ 4,941,080.51
11 - Equity Share						
Total	14,546,988.85	31,953,275.75	31,403,448.24	9,548,738.00	8,807,733.64	7,231,387.58



Attachment 5
LAHD Real Estate Owned (REO)
as of March 31, 2011

Property Address	Property Type	No. of Units	Current Status
2516 Eastlake Ave., Los Angeles 3211-3213 1/2 Altura Walk, Los Angeles	1-Single Family & 1-Multi-Family	5	Acquired by LAHD to rehabilitate site of criminal activity. Purchase of the property is being considered by Restore Neighborhoods Los Angeles.
11681 Foothill Blvd., Sylmar	Vacant Land (2.6 Acres)	0	Acquired through LAHD foreclosure due to borrower non-performance. Seeking Council Authorization for the Market Sale of the property through a RFP selected broker under contract to LAHD.
9273 N. Tobias Ave., Panorama City	Child Care Center	1	Acquired through negotiated settlement with borrower. Disposition of the vacant child care center is pending the resolution of Zoning issues with the Planning Department.
819 W. 4th Street, San Pedro	Apartment	10	Acquired through a Tax Sale. Exclusive Negotiation Agreement has been executed with a developer selected through an RFP. The completion of the Sale is pending.
6577 Arlington Ave., Los Angeles	Single Family	1	Acquired by CDD Foreclosure. Former owner resides on premises. Seeking Council Authorization for a sole source sale of the property to the current residents at a market price.
11150 Glenoaks Blvd. #86, Pacoma	Condo	1	Acquired through third party foreclosure to protect LAHD loan on property. Seeking Council Authorization for the Market Sale of the property through an approved broker under contract to LAHD.
4225 S. Central Ave., Los Angeles	Apartment	73	Acquired through LAHD/CRA foreclosure on a non-performing borrower. Thomas Saffran and Associates was selected through a NOFA for the acquisition and rehabilitation of the property and an Exclusive Negotiation Agreement was Executed. The Title to the property was transferred on July 08, 2011.
4201, 4251 & 4261 S. Central Ave., Los Angeles	Apartment	41	Acquired through LAHD foreclosure due to borrower non-performance. Thomas Saffran and Associates was selected through a NOFA for the acquisition and rehabilitation of the property and an Exclusive Negotiation Agreement was Executed. The Title to the property was transferred on July 08, 2011.
851 W. 81st Street, Los Angeles	Apartment	8	Acquired through LAHD foreclosure due to borrower non-performance. The acquisition of the property is being considered by Coalition for Responsible Community Development.
12568 San Fernando Rd, Los Angeles	Single Family	1	Joint LAHD/GSD RFP to develop a 32 detached condo units, mixed-income homeownership project "for-sale" (CF05-1397)
252 S. Rampart Blvd, Los Angeles	Single Family	1	Acquired through LAHD foreclosure due to borrower non-performance. The property is vacant and boarded. The disposition and rehabilitation of the property is expected to be achieved through a NOFA process.
10219-10223 S Main Street, Los Angeles	Apartment	4	Acquired through LAHD foreclosure due to borrower non-performance. The disposition and rehabilitation of this property is expected to be included in an Amended NOFA in August 2011.
960 62nd PL, Los Angeles	Apartment / Vacant Land	79	Acquired through LAHD foreclosure due to borrower non-performance. The disposition and rehabilitation of this property is expected to be included in an Amended NOFA in August 2011.

Attachment 6a
Non-collectible Loans to be Written Off for Program Year 2009/10

Write Off Type	Loan No	Loan Type	Borrower Name	Property Address	Total After Units	Promissory Note Amount	Write Off Amount Requested	Write Off Reason
Administrative	CRM8705	Int. Bearing, Amort.	HOUSING, AUTHORITY L.A.	3907-09 GIBRALTAR AVENUE	24	\$400,000.00	\$369,731.51	Other
	EG0100	Term Loan	CEFALI CONSTRUCTION CO.,	P.O. BOX 1679, OJAI	1	\$18,259.06	\$18,259.06	Other
	ADMIN SUB TOTAL						\$418,259.06	\$387,990.57
Foreclosure	CB0020	Term Loan	BEAVERS, JAMES	1634 E 108TH ST	1	\$60,000.00	\$60,000.00	3rd party foreclosure-lien eliminated
	CE0414	Equity Share Loan	BO RUM LEE,	360 WEST AVENUE 26 #226	1	\$90,000.00	\$87,984.28	3rd party foreclosure-lien eliminated
	CRM8923	Int. Bearing, Amort.	BOOKER, WILLIAM C.	3920-22 HILLCREST DR.	8	\$20,400.00	\$13,379.74	3rd party foreclosure-lien eliminated
	CRM8924	Renewable Deferred	BOOKER, WILLIAM C.	3920-22 HILLCREST DR.	1	\$20,400.00	\$20,400.00	3rd party foreclosure-lien eliminated
	CE0281	Term Loan	BOYSTON, VIVIENNE	3607 KALSMAN DR., #3	1	\$60,000.00	\$60,000.00	3rd party foreclosure-lien eliminated
	CC0769	Equity Share Loan	CASTELLANOS, ISAIAS	13126 BROMONT AVE, #27	1	\$90,000.00	\$87,097.64	3rd party foreclosure-lien eliminated
	CC0770	Term Loan	CASTELLANOS, ISAIAS	13126 BROMONT AVE, #27	1	\$5,010.00	\$5,010.00	3rd party foreclosure-lien eliminated
	CL0042	Equity Share Loan	CASTELLANOS, ISAIAS	13126 BROMONT AVE, #27	1	\$17,400.00	\$17,400.00	3rd party foreclosure-lien eliminated
	WA00487	Deferred	DEADMON, JEWEL A.	10317 S BANDERA ST	1	\$22,000.00	\$22,000.00	3rd party foreclosure-lien eliminated
	CC0964	Equity Share Loan	FACUNDO VILLEDA,	1350 N MARINE AVE. #104	1	\$90,000.00	\$90,000.00	3rd party foreclosure-lien eliminated
	CL0184	Equity Share Loan	FACUNDO VILLEDA,	1350 N MARINE AVE 90744	1	\$17,400.00	\$17,400.00	3rd party foreclosure-lien eliminated
	EBQ2808	Int. Bearing, Amort.	HISTORIC HOLLYWOOD HILLVIEW LLC	6531 HOLLYWOOD BLVD	54	\$2,397,335.00	\$2,397,335.00	3rd party foreclosure-lien eliminated
	CE0410	Equity Share Loan	JEON, HONG JIN	360 W. AVENUE 26 #211	1	\$90,000.00	\$88,427.20	3rd party foreclosure-lien eliminated
	CN0062	Equity Share Loan	KIMBERLY TERRELL,	7320 W HAWTHORN AVE 1-100	1	\$50,000.00	\$50,000.00	3rd party foreclosure-lien eliminated
	CC0689	Term Loan	LALUT, JORGE	13825 W BEAVER ST	1	\$70,928.00	\$70,928.00	3rd party foreclosure-lien eliminated
	CN0075	Equity Share Loan	RONNY ZAKAY,	6556 N SHELTONDALE AVE	1	\$50,000.00	\$50,000.00	3rd party foreclosure-lien eliminated
	CM0256	Equity Share Loan	SIROTILO, ZENYA	15425 W SHERMAN WAY	1	\$75,000.00	\$72,003.04	3rd party foreclosure-lien eliminated
	CE0387	Term Loan	WAY, MELANESE	320 S ARDMORE AVE	1	\$60,000.00	\$60,000.00	3rd party foreclosure-lien eliminated
	HOM9202	Renewable Deferred	WEST COAST, PARTNERS VI	1819 N KINGSLEY DR	35	\$90,000.00	\$86,439.53	3rd party foreclosure-lien eliminated
	FORECLOSURE SUB TOTAL						\$3,375,873.00	\$3,355,804.43
Short Pay	BA0542	Term Loan	Los Angeles Neighborhood Housing Services	915 EAST 50TH STREET	6	\$34,852.68	\$24,675.13	Short pay accepted
	BA0543	Term Loan	Los Angeles Neighborhood Housing Services	915 EAST 50TH STREET	6	\$339,307.51	\$238,750.09	Short pay accepted
	BA0544	Term Loan	Los Angeles Neighborhood Housing Services	915 E 50TH ST 1-4	6	\$632,602.93	\$444,978.40	Short pay accepted
	SHORT PAY SUB TOTAL						\$1,006,763.12	\$708,403.62
GRAND TOTAL						\$4,800,895.18	\$4,452,198.62	

Attachment 6b
Non-collectible Loans to be Written Off for Program Year 2010/11

Write Off Type	Loan No	Loan Type	Borrower Name	Property Address	Total After Units	Promissory Note Amount	Write Off Amount Requested	Write Off Reason
Administrative	CH00145	Renewable Deferred	LARA, LUPE	5938 S CIMARRON ST	1	\$10,000.00	\$9,038.84	
	EF5003	Prin. Only, Amort.	LUNA, LUPE M.	15445 W COBALT ST	1	\$3,642.31	\$2,749.65	
	PA00288	Prin. Only, Amort.	CONTRERAS, JORGE/CARMEN	13950 W JUDD ST	1	\$27,500.00	\$4,210.40	
	SP00154	Renewable Deferred	VARGAS, FELIBERTO/ LIDIA	915-919 3/4 WATSON AVE	1	\$2,545.94	\$2,545.94	
			ADMIN SUB TOTAL			\$43,688.25	\$18,544.83	
Foreclosure	CN0012	Equity Share Loan	ABDALLA ALI SULAIMAN,	5001 S ARLINGTON AVE	1	\$50,000.00	\$50,000.00	3rd party foreclosure-lien eliminated
	CE0418	Equity Share Loan	ADIR HALO,	20253 KESWICK ST., #224	1	\$90,000.00	\$90,000.00	3rd party foreclosure-lien eliminated
	CL0135	Equity Share Loan	ADIR HALO,	20253 W KESWICK ST	1	\$16,494.00	\$16,494.00	3rd party foreclosure-lien eliminated
	CM0354	Equity Share Loan	ADRIAN NORRIS,	632 W 112TH ST	1	\$75,000.00	\$74,224.00	3rd party foreclosure-lien eliminated
	CC0771	Equity Share Loan	ALAIN ESTRADA,	6850 MORELLA AVENUE #12	1	\$85,580.00	\$85,580.00	3rd party foreclosure-lien eliminated
	CL0044	Equity Share Loan	ALAIN ESTRADA,	6850 N MORELLA AVE 1-14	1	\$17,370.00	\$17,370.00	3rd party foreclosure-lien eliminated
	CE0433	Equity Share Loan	ALEX E. BAEK,	360 W. AVENUE 26 #309	1	\$88,936.00	\$88,936.00	3rd party foreclosure-lien eliminated
	CL0177	Equity Share Loan	ALEX E. BAEK,	360 W. AVENUE 26 #309	1	\$23,940.00	\$23,940.00	3rd party foreclosure-lien eliminated
	CP0033	Term Loan	ALEX E. BAEK,	360 W. AVENUE 26 #309	1	\$30,000.00	\$32,956.44	3rd party foreclosure-lien eliminated
	CM0145	Equity Share Loan	ALEXIS CASTELLANOS,	11318 S BELHAVEN ST	1	\$75,000.00	\$75,000.00	3rd party foreclosure-lien eliminated
	CC0748	Term Loan	AMANDA JIMENEZ-KANARIK.,	20134 LEADWELL ST #375	1	\$90,000.00	\$89,434.08	3rd party foreclosure-lien eliminated
	CC0749	Term Loan	AMANDA JIMENEZ-KANARIK.,	20134 LEADWELL ST #375	1	\$25,000.00	\$24,980.00	3rd party foreclosure-lien eliminated
	CL0017	Term Loan	AMANDA JIMENEZ-KANARIK.,	20134 LEADWELL ST #375	1	\$18,300.00	\$18,300.00	3rd party foreclosure-lien eliminated
	CC0329	Equity Share Loan	ATAYDE, MELVA	17242 W CHATSWORTH ST	1	\$35,000.00	\$20,982.39	3rd party foreclosure-lien eliminated
	CM0269	Equity Share Loan	AURORA GARCIA,	360 WEST AVENUE 26 #212	1	\$74,989.00	\$74,989.00	3rd party foreclosure-lien eliminated
	CN0014	Equity Share Loan	CARL GALLOWAY, JR.	11507 MOORPARK #303	1	\$50,000.00	\$50,000.00	3rd party foreclosure-lien eliminated
	CN0015	Term Loan	CARL GALLOWAY, JR.	11507 W MOORPARK ST	1	\$30,000.00	\$21,084.04	3rd party foreclosure-lien eliminated
	CM0279	Equity Share Loan	CARLOS ROSALES,	4557 E JADE ST	1	\$75,000.00	\$75,000.00	3rd party foreclosure-lien eliminated
	CC1009	Equity Share Loan	CASTRO, RODOLFO	5860 BENNER ST., UNIT 206	1	\$90,000.00	\$90,000.00	3rd party foreclosure-lien eliminated
	CC1010	Term Loan	CASTRO, RODOLFO	5860 BENNER ST., UNIT 206	1	\$13,500.00	\$13,500.00	3rd party foreclosure-lien eliminated
	CL0210	Equity Share Loan	CASTRO, RODOLFO	5860 E BENNER ST	1	\$18,000.00	\$18,000.00	3rd party foreclosure-lien eliminated
	CM0097	Equity Share Loan	CLAUDIA ARGUELLO PEREZ,	11403 S CENTRAL AVE	1	\$69,417.00	\$68,765.99	3rd party foreclosure-lien eliminated
	CK0178	Term Loan	COLONDA Q. HAWKINS,	2118 E 111TH ST	1	\$50,578.00	\$50,238.71	3rd party foreclosure-lien eliminated
	CM0131	Equity Share Loan	CRISTINA SOTO,	2551 E MALABAR ST	1	\$75,000.00	\$72,993.00	3rd party foreclosure-lien eliminated
	CC0985	Equity Share Loan	DALILA REID,	15425 SHERMAN WAY #101	1	\$89,450.00	\$88,277.81	3rd party foreclosure-lien eliminated
	CC0986	Term Loan	DALILA REID,	15425 SHERMAN WAY #101	1	\$11,649.00	\$11,481.00	3rd party foreclosure-lien eliminated
	CL0198	Equity Share Loan	DALILA REID,	15425 W SHERMAN WAY	1	\$17,400.00	\$17,400.00	3rd party foreclosure-lien eliminated
	CM0179	Equity Share Loan	DAVID N. KIM,	360 W. AVE. 26 #325	1	\$75,000.00	\$75,000.00	3rd party foreclosure-lien eliminated
	CM0119	Equity Share Loan	DONNA MARIE JACKSON,	9932 SEPULVEDA BLVD., #3	1	\$75,000.00	\$75,000.00	3rd party foreclosure-lien eliminated

Attachment 6b
Non-collectible Loans to be Written Off for Program Year 2010/11

Write Off Type	Loan No	Loan Type	Borrower Name	Property Address	Total After Units	Promissory Note Amount	Write Off Amount Requested	Write Off Reason
	CM0120	Term Loan	DONNA MARIE JACKSON,	9932 N SEPULVEDA BLVD	1	\$30,000.00	\$30,000.00	3rd party foreclosure-lien eliminated
	030084-003	Forgivable Loan	DUNBAR ECONOMIC DEV. CORP.,	1156 E 51ST ST	3	\$20,500.00		
	030102-003	Forgivable Loan	DUNBAR ECONOMIC DEV. CORP.,	760 E. 41ST PLACE	3	\$12,000.00	\$9,090.00	3rd party foreclosure-lien eliminated
	CK0154	Term Loan	DUNBAR ECONOMIC DEV. CORP.,	1000 E. 41ST PLACE	4	\$205,457.37	\$205,457.37	3rd party foreclosure-lien eliminated
	CK0156	Term Loan	DUNBAR ECONOMIC DEV. CORP.,	505 E 65TH ST	0	\$84,764.13	\$84,764.13	3rd party foreclosure-lien eliminated
	CK0157	Term Loan	DUNBAR ECONOMIC DEV. CORP.,	760 E. 41ST PLACE	3	\$105,000.00	\$105,000.00	3rd party foreclosure-lien eliminated
	CK0158	Term Loan	DUNBAR ECONOMIC DEV. CORP.,	1156 E 51ST ST 90011	3	\$105,000.00	\$105,000.00	3rd party foreclosure-lien eliminated
	CC0855	Equity Share Loan	ELSIE MARTINEZ,	5241 ALHAMBRA AVENUE	1	\$90,000.00	\$90,000.00	3rd party foreclosure-lien eliminated
	CC0856	Term Loan	ELSIE MARTINEZ,	5241 ALHAMBRA AVENUE	1	\$15,000.00	\$15,000.00	3rd party foreclosure-lien eliminated
	CL0100	Equity Share Loan	ELSIE MARTINEZ,	5241 E ALHAMBRA AVE	1	\$25,500.00	\$25,500.00	3rd party foreclosure-lien eliminated
	CB0164	Term Loan	FARABI-NANCE, KHADIJAH	1051 PIONEER AVENUE	1	\$50,000.00	\$50,000.00	3rd party foreclosure-lien eliminated
	CM0112	Equity Share Loan	FRANCISO J. LOZORNIO,	4396 HUNTINGTON DRIVE SOUTH	1	\$75,000.00	\$75,000.00	3rd party foreclosure-lien eliminated
	CP0024	Term Loan	GUO QIANG ZHU,	360 WEST AVENUE 26 #422	1	\$30,000.00	\$30,000.00	3rd party foreclosure-lien eliminated
	CS0014	Term Loan	GUO QIANG ZHU,	360 WEST AVENUE 26 #422	1	\$90,000.00	\$90,000.00	3rd party foreclosure-lien eliminated
	CM0003	Equity Share Loan	JOHN BOLES,	312 S. MIRALESTE DR., #99	1	\$46,764.00	\$46,764.00	3rd party foreclosure-lien eliminated
	AB2056	Deferred	JOHNSON, HELEN ANN	1336 - 1338 W 49TH ST	1	\$45,500.00	\$40,870.01	3rd party foreclosure-lien eliminated
	CN0044	Equity Share Loan	KARONI I. TRAHAN,	1887 W 94TH ST	1	\$46,687.00	\$46,687.00	3rd party foreclosure-lien eliminated
	CN0078	Equity Share Loan	KEITH N. KORNELUK,	3810 WILSHIRE BOULEVARD #509	1	\$50,000.00	\$50,000.00	3rd party foreclosure-lien eliminated
	CC1001	Equity Share Loan	KEVIN F. MARTIN,	701 E. 90TH STREET	1	\$61,019.00	\$59,649.33	3rd party foreclosure-lien eliminated
	CC1002	Term Loan	KEVIN F. MARTIN,	701 E. 90TH STREET	1	\$28,000.00	\$21,640.00	3rd party foreclosure-lien eliminated
	CL0207	Equity Share Loan	KEVIN F. MARTIN,	701 E. 90TH STREET	1	\$21,000.00	\$21,000.00	3rd party foreclosure-lien eliminated
	CM0314	Equity Share Loan	NICHOLAS CERABONA,	15425 SHERMAN WAY #323	1	\$74,752.00	\$74,752.00	3rd party foreclosure-lien eliminated
	CC0852	Equity Share Loan	OLIVIA CASTRO,	730 255TH ST., UNIT D	1	\$88,815.00	\$88,815.00	3rd party foreclosure-lien eliminated
	CC0853	Term Loan	OLIVIA CASTRO,	730 255TH ST., UNIT D	1	\$25,000.00	\$4,685.00	3rd party foreclosure-lien eliminated
	CL0099	Equity Share Loan	OLIVIA CASTRO,	730 W 255TH ST	1	\$20,520.00	\$20,520.00	3rd party foreclosure-lien eliminated
	CB0160	Term Loan	OSUNA, FRANCISCO	914 S 5TH AVE	1	\$60,000.00	\$60,000.00	3rd party foreclosure-lien eliminated
	CM0312	Equity Share Loan	PATRICIA WILLIAMS,	10234 VARIEL AVE., #1	1	\$75,000.00	\$75,000.00	3rd party foreclosure-lien eliminated
	CM0313	Term Loan	PATRICIA WILLIAMS,	10234 N VARIEL AVE	1	\$10,000.00	\$7,570.90	3rd party foreclosure-lien eliminated
	CK0183	Term Loan	PELAYO, DAVID	10702 S JUNIPER ST	1	\$58,207.00	\$58,207.00	3rd party foreclosure-lien eliminated
	CK0186	Equity Share Loan	PITTMAN-VAUGHN, ELCIE	1463 E. 108TH STREET	1	\$90,000.00	\$90,000.00	3rd party foreclosure-lien eliminated
	CL0025	Equity Share Loan	PITTMAN-VAUGHN, ELCIE	1463 E 108TH ST	1	\$15,600.00	\$15,600.00	3rd party foreclosure-lien eliminated
	CM0068	Equity Share Loan	RENE JIMENEZ,	7640 OSO AVENUE #217	1	\$75,000.00	\$74,422.53	3rd party foreclosure-lien eliminated
	CM0069	Term Loan	RENE JIMENEZ,	7640 N OSO AVE	1	\$10,000.00	\$9,915.00	3rd party foreclosure-lien eliminated
	CN0018	Equity Share Loan	ROBERT F. HOOVEN III,	11662 KISMET AVENUE	1	\$50,000.00	\$50,000.00	3rd party foreclosure-lien eliminated
	CN0019	Term Loan	ROBERT F. HOOVEN III,	11662 KISMET AVENUE	1	\$25,000.00	\$25,000.00	3rd party foreclosure-lien eliminated
	CN0029	Equity Share Loan	ROBERTO R. NADRES,	5910 N MURIETTA AVE	1	\$50,000.00	\$50,000.00	3rd party foreclosure-lien eliminated
	CM0248	Equity Share Loan	RUBY CHANTEAU LIVINGSTON,	4431 DON RICARDO DRIVE #23	1	\$75,000.00	\$75,000.00	3rd party foreclosure-lien eliminated

Attachment 6b
Non-collectible Loans to be Written Off for Program Year 2010/11

Write Off Type	Loan No	Loan Type	Borrower Name	Property Address	Total After Units	Promissory Note Amount	Write Off Amount Requested	Write Off Reason
	CE0419	Equity Share Loan	SAMUEL KIM,	360 W. AVENUE 26, #213	1	\$89,678.00	\$88,627.46	3rd party foreclosure-lien eliminated
	CL0138	Equity Share Loan	SAMUEL KIM,	360 W. AVENUE 26, #213	1	\$17,994.00	\$17,994.00	3rd party foreclosure-lien eliminated
	CP0021	Term Loan	SAMUEL KIM,	360 W. AVENUE 26, #213	1	\$30,000.00	\$30,000.00	3rd party foreclosure-lien eliminated
	CN0006	Equity Share Loan	SANDRA HERNANDEZ,	14821 SHERMAN WAY #22	1	\$50,000.00	\$50,000.00	3rd party foreclosure-lien eliminated
	CN0007	Term Loan	SANDRA HERNANDEZ,	14821 SHERMAN WAY #22	1	\$10,000.00	\$2,755.16	3rd party foreclosure-lien eliminated
	CM0189	Equity Share Loan	SEUNG W. CHANG,	4499 E VIA MARISOL	1	\$75,000.00	\$75,000.00	3rd party foreclosure-lien eliminated
	CC0848	Equity Share Loan	SUNG WOO RHEE,	300 SOUTH RENO STREET #105	1	\$85,714.00	\$85,714.00	3rd party foreclosure-lien eliminated
	CC0849	Term Loan	SUNG WOO RHEE,	300 SOUTH RENO STREET #105	1	\$25,000.00	\$25,000.00	3rd party foreclosure-lien eliminated
	CL0097	Equity Share Loan	SUNG WOO RHEE,	300 SOUTH RENO STREET #105	1	\$23,940.00	\$23,940.00	3rd party foreclosure-lien eliminated
	CM0294	Equity Share Loan	TRINO ALEJO,	10730 LANGMUIR AVENUE	1	\$75,000.00	\$75,000.00	3rd party foreclosure-lien eliminated
	CM0295	Term Loan	TRINO ALEJO,	10730 N LANGMUIR AVE	1	\$25,000.00	\$25,000.00	3rd party foreclosure-lien eliminated
	CN0030	Equity Share Loan	VARGAS, DODY	1890 S COCHRAN AVE 1-10	1	\$49,173.00	\$49,173.00	3rd party foreclosure-lien eliminated
	CM0109	Equity Share Loan	VIOLA, SYLVIA A.	1363 N RICARDO ST	1	\$75,000.00	\$74,165.00	3rd party foreclosure-lien eliminated
				FORECLOSURE SUB TOTAL		\$4,207,187.50	\$4,113,204.35	
Short Pay	CC0795	Equity Share Loan	EVA VENNARI,	10331 LINDLEY AVE., #121	1	\$90,000.00	\$89,342.32	Short pay accepted
	CC0796	Term Loan	EVA VENNARI,	10331 LINDLEY AVE., #121	1	\$25,000.00	\$27,323.54	Short pay accepted
	CL0064	Equity Share Loan	EVA VENNARI,	10331 N LINDLEY AVE	1	\$19,320.00	\$19,178.82	Short pay accepted
	CC0840	Equity Share Loan	GHARIBIAN, ARMINEH	20243 COHASSET STREET #6	1	\$90,000.00	\$88,715.58	3rd party foreclosure-lien eliminated
	CC0841	Term Loan	GHARIBIAN, ARMINEH	20243 COHASSET STREET #6	1	\$25,000.00	\$12,536.45	3rd party foreclosure-lien eliminated
	CL0090	Equity Share Loan	GHARIBIAN, ARMINEH	20243 COHASSET STREET #6	1	\$19,860.00	\$19,697.08	3rd party foreclosure-lien eliminated
	CC0983	Equity Share Loan	MIRAKYAN, ASHOT	7433 SHADYGLADE AVE., #1	1	\$90,000.00	\$88,081.33	Short pay accepted
	CC0984	Term Loan	MIRAKYAN, ASHOT	7433 SHADYGLADE AVE., #1	1	\$25,000.00	\$26,211.98	Short pay accepted
	CL0197	Equity Share Loan	MIRAKYAN, ASHOT	7433 SHADYGLADE AVE., #1	1	\$23,940.00	\$23,429.64	Short pay accepted
				SHORT PAY SUB TOTAL		\$408,120.00	\$394,516.74	
				GRAND TOTAL		\$4,658,995.75	\$4,526,265.92	