



FILED  
OFFICE OF THE CITY CLERK  
OAKLAND  
2019 JAN 10 PM 3:45

# AGENDA REPORT

**TO:** Sabrina B. Landreth  
ORSA Administrator

**FROM:** Katano Kasaine  
Director of Finance

**SUBJECT:** Recognized Obligation  
Payment Schedule 19-20

**DATE:** December 27, 2018

ORSA Administrator  
Approval

Date

1/19/19

## RECOMMENDATION

**Staff Recommends That The City Council As Governing Board Of The Oakland Redevelopment Successor Agency ("ORSA") Adopt A Resolution Approving The Submission Of A Recognized Obligation Payment Schedule And Successor Agency Administrative Budget For July 1, 2019, Through June 30, 2020, To The Countywide Oversight Board, The County And The State.**

## EXECUTIVE SUMMARY

Pursuant to the State legislation dissolving redevelopment agencies, ORSA is required to prepare a Recognized Obligation Payment Schedule ("ROPS") every year. The ROPS includes the cost of managing the enforceable obligations, such as project staff costs and debt service. **Exhibit A** to the attached resolution provides the remaining list of obligations and anticipated payments for July 2019 through June 2020, including the source of payment.

The attached legislation also approves the ORSA administrative budget for submittal to the Countywide Oversight Board for July 2019 through June 2020. The administrative budget is limited to three percent of the amount claimed from the Redevelopment Property Tax Trust Fund ("RPTTF") from the previous ROPS period. See **Exhibit B** to the attached resolution adopting the administrative budget. The Countywide Oversight Board also has the power to approve the administrative budget.

## BACKGROUND/LEGISLATIVE HISTORY

The ROPS is a list of the enforceable obligations of the former Redevelopment Agency, along with estimated payments for those obligations during the ROPS period and the source of funds for those payments. The ROPS must then be approved by the Countywide Oversight Board, subject to review by the County Auditor-Controller and the California Department of Finance ("DOF"), before any eligible payments can be made. Under ABX1 26, only payments listed on

Item: \_\_\_\_\_  
Finance and Management Committee  
January 15, 2019

its adopted ROPS may be made by the successor agency. Enforceable obligations that may be listed on the ROPS include:

1. Bond repayments;
2. Loans borrowed by the Redevelopment Agency;
3. Obligations to the State or Federal governments, or obligations imposed by State law;
4. Payments required in connection with employees;
5. Judgments or settlements;
6. Contracts necessary for the continued administration or operation of the successor agency; and,
7. Any other legally binding and enforceable agreement. These can include: consultant contracts or other professional services contracts, construction contracts, commercial and affordable housing loans, as well as grant contracts under the City's Façade, Tenant Improvement, and Neighborhood Project Initiative programs.

There has been substantial legislative history related to the dissolution of redevelopment dating back to 2011, including preparation and approval of ROPS. Most recently the ROPS 18-19 was approved by the ORSA board and the Oakland Oversight Board in January 2018. ORSA received a determination from the DOF for ROPS 18-19 in May 2018. In its determination, the DOF denied several requested line items, including:

- Lines 7, 8, and 10 concerning employee pension, other post-employment benefits (OPEB), and unemployment obligations (requested \$1,983,500 for the ROPS 18-19 period and a total outstanding amount of \$33.0 million);
- Line 207 concerning the Evelyn Rose Project (requested \$517,500 for the ROPS 18-19 period);
- Line 370 concerning Housing Project Management Costs (requested \$1,333,416 for the ROPS 18-19 period of which \$583,416 was denied);
- Line 371 concerning Construction Monitoring Services (requested \$56,180 for the ROPS 18-19 period);
- Line 426 concerning West Oakland Loan indebtedness (requested \$1,813,238 in ROPS 18-19 and a total outstanding amount of \$2,749,243).

Despite the DOF's disallowance of these items, staff is continuing to request these funds on the ROPS 19-20 period and will continue to assert that they are enforceable obligations under the statute. Staff is also monitoring pending court cases between the DOF and other successor agencies in the state that experienced similar denials of unfunded pension and Other Post-Employment Benefit ("OPEB") obligations.

ORSA received its finding of completion in May 2013. The dissolution law entitles ORSA to certain benefits upon receiving its finding of completion, including:

1. **The use of pre-2011 excess bond proceeds.** A Bond Expenditure Agreement between ORSA and the City was approved by DOF and executed by the City and

ORSA in November 2013. ORSA made a payment of approximately \$88 million in excess bond proceeds to the City pursuant to the Agreement and as authorized by ROPS 13-14B in February and June 2014. Excess bonds continue to be transferred to the City as they become available either through projects being complete under budget, restricted land sales and/or loan repayments.

2. **The repayment of outstanding loan indebtedness from the former Redevelopment Agency to the City.** In July 2013, the Oversight Board approved a resolution finding that approximately \$2.7 million in outstanding loan indebtedness from the Redevelopment Agency to the City for certain West Oakland projects, was for legitimate redevelopment purposes and thus authorized placement of that obligation on the ROPS. DOF disallowed the loan repayment on ROPS 16-17, despite strong arguments for its inclusion in a meet and confer process. Staff is recommending requesting the repayment again on this ROPS 19-20 totaling \$1.8 million (ROPS line #426). Under the dissolution law, 20 percent of loan repayments must be deposited into the Low and Moderate Income Housing Asset Fund for affordable housing.
3. **The submittal of a Long Range Property Management Plan ("LRPMP").** ORSA received approval for its LRPMP on May 29, 2014.

On December 5, 2018, the City of Oakland brought a Writ of Mandate against the Department of Finance in Sacramento Superior Court. The writ challenges DOF's:

- Denial of payments pursuant to validly reinstated loans between the City and the former redevelopment agency (ORSA);
- Denial of reimbursements for staff costs associated with ORSA housing assets;
- Refusal to authorize repayment of monies to the low and moderate income housing fund; and,
- Denial of payments to cover ORSA pension and OPEB liabilities.

The case has been assigned to the Honorable James P. Arguelles. The case is currently scheduled to be heard on April 19, 2019.

The dissolution law requires a successor agency to submit a ROPS approved by its oversight board to DOF by February 1<sup>st</sup> of each year prior to the ROPS period. DOF must provide its determination by April 15<sup>th</sup> of each year.

### **ANALYSIS AND POLICY ALTERNATIVES**

The total outstanding obligations on the ROPS as of December 1, 2018, was approximately \$643.6 million. ORSA anticipates approximately \$53.6 million in payments through June 2020 which will be used towards agency-wide administrative items, debt service, projects and programs from eight redevelopment areas and from the Low and Moderate Income Housing

Fund, as well as execution of the Bond Expenditure Agreement. Per DOF direction, ORSA re-estimates obligation payments for each ROPS that have not been fully expended or met during previous ROPS periods.

The projected administrative allowance for Fiscal Year ("FY") 2019-20 is approximately \$1.87 million. Please note, the administrative budget only includes general administrative costs of the successor agency and does not include project staffing or other project costs, which are instead included in the ROPS as separate enforceable obligations.

In September 2013, the bond rating agencies and bond counsel informed staff that, because the bond covenants require all bond debt service for a calendar year be funded prior to any other obligations, debt service obligations must be "front-loaded" on the first ROPS of the year (i.e., ROPS "B") to show payment of the full amount available from RPTTF funds to cover those obligations. Therefore, the 'B' request for January-June 2020 includes the full 2020 annual amount due for bond debt service for all issuances, other than the Housing Set-Aside Revenue Bonds, the 2015 Refunding bonds, and the 2018 Refunding bonds, which are requested on a semi-annual basis. The debt service amounts due in the fall of 2019 are shown as coming from 'Reserve Balances' since those amounts were received with the ROPS 18-19.

ROPS 19-20 includes approximately 100 remaining obligations from seven broad categories, including:

- Operations and staffing;
- Bonds and other debt;
- Grants;
- Disposition and Development Agreements;
- Contracts;
- Neighborhood Projects Initiative; and,
- Low and Moderate Income Housing projects.

ORSA will pay the obligations listed in the ROPS from several former Redevelopment Agency sources, including:

- Bond proceeds;
- Reserve balances;
- Administrative cost allowance;
- Redevelopment Property Tax Trust Fund; and,
- Other, grants, leasing revenue, etc.

The RPTTF is a fund administered by the County that holds property tax funds that formerly would have been the tax increment funds of the Redevelopment Agency. Money from this fund would be available to cover ROPS enforceable obligations only if other funding sources are not available or if payment from property tax revenues is required.

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**FISCAL IMPACT**

The City will not be obligated to use its General Purpose Fund ("GPF") to pay for any of the obligations listed in the ROPS 19-20 and administrative budget that are approved by the Countywide Oversight Board and DOF. The approved obligations are paid from existing or future funding sources of ORSA. To the extent that the requests on the ROPS are denied by DOF, other funding sources would need to be identified as part of the FY 2019-20 budget, including both GPF and non-GPF sources.

The City receives approximately 29 percent of any RPTTF distribution after enforceable obligations on the ROPS are satisfied. Per Council policy, 25 percent of the residual amount the City receives is deposited into the Affordable Housing Trust Fund. Many of these projects will have economic benefits for the City, including jobs, property taxes, sales taxes, business taxes, utility taxes, etc.

**PUBLIC OUTREACH / INTEREST**

No outreach was deemed necessary for this informational report beyond the standard City Council agenda noticing procedures.

**COORDINATION**

Staff in the Budget Bureau and Controller's Bureau worked with the Department of Housing and Community Development, the Economic and Workforce Development Department, and the City Attorney's Office in preparing the attached ROPS and resolution. The report and resolution were submitted to the City Attorney's Office for review and approval.

**SUSTAINABLE OPPORTUNITIES**

**Economic:** The various projects and programs have numerous economic opportunities for Oakland businesses, including contracts for construction and professional services, grants for property owners and businesses and development of key sites to grow existing and attract new businesses.

**Environmental:** The City's goal to develop a "Sustainable and Healthy Environment" is applied to the individual project. Each of the projects will incorporate as many "environmental sustainability" features into the design and construction of the project as are practical and financially feasible.

**Social Equity:** The Public Works projects, i.e. parks, public facilities, and streetscapes, will need to comply with the City's contracting programs, including the Small/Local Business Construction Program, the Small/Local Business Professional Services Program (L/SLBE) and the Local Employment Program. All of the workers performing construction work for the City funded Project component must be paid prevailing wages.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The City Council As Governing Board Of The Oakland Redevelopment Successor Agency ("ORSA") Adopt A Resolution Approving The Submission Of A Recognized Obligation Payment Schedule And Successor Agency Administrative Budget For July 1, 2019, Through June 30, 2020, To The Countywide Oversight Board, The County And The State.

For questions regarding this report, please contact Adam Benson, Budget Administrator, at (510) 238-2026.

Respectfully submitted,

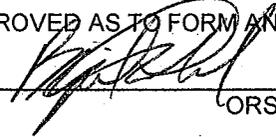
  
KATANO KASAINÉ  
Director of Finance

- Attachment (1): *Resolution Approving the ROPS 19-20 and Administrative Budget*
- *Exhibit A: ROPS 19-20*
  - *Exhibit B: Successor Agency Administrative Budget*

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2019 JAN 10 PM 3:46

APPROVED AS TO FORM AND LEGALITY:

BY:  ORSA COUNSEL

## OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION No. 2019-\_\_\_\_\_

**A RESOLUTION APPROVING THE SUBMISSION OF A  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND  
SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR JULY 1,  
2019, THROUGH JUNE 30, 2020, TO THE COUNTYWIDE  
OVERSIGHT BOARD, THE COUNTY AND THE STATE**

**WHEREAS**, California Health and Safety Code Section 34177(o), as amended, requires a successor agency to prepare a Recognized Obligation Payment Schedule (“ROPS”) listing the former redevelopment agency’s recognized enforceable obligations, payment sources, the successor agency’s excess bond proceeds obligations, and related information for each fiscal year period; and

**WHEREAS**, California Health and Safety Code Section 34177(l), as amended, requires that a ROPS be submitted to and approved by the oversight board, and submitted to the County Administrator, the County Auditor-Controller, the State Controller, and the California Department of Finance; and

**WHEREAS**, California Health and Safety Code Section 34177(j) requires a successor agency to prepare a proposed administrative budget for submission to the oversight board for approval; and

**WHEREAS**, California Health and Safety Code Section 34177 (m)(1)(A) provides that the successor agency shall complete the ROPS in the manner provided for by the Department of Finance; and

**WHEREAS**, the Oakland Redevelopment Successor Agency (“ORSA”) has prepared a ROPS for July 1, 2019 through June 30, 2020, otherwise referred to as “ROPS 19-20”; and

**WHEREAS**, the ORSA Board wishes to submit said ROPS to the Alameda County Administrator, the County Auditor-Controller, the Countywide Oversight Board, the State Controller, and the Department of Finance for review and approval, as required; and

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**WHEREAS**, the ROPS, when approved, will be operative on July 1, 2019, and will govern payments by ORSA after this date; and

**WHEREAS**, ORSA has prepared a proposed administrative budget for July 1, 2019 through June 30, 2020 and wishes to submit said administrative budget to the Countywide Oversight Board for approval; now, therefore, be it

**RESOLVED**: That the ORSA Board hereby approves that Recognized Obligation Payment Schedule for July 1, 2019 through June 30, 2020, attached to this Resolution as *Exhibit A*, as ROPS 19-20 for submission to the Countywide Oversight Board, the Alameda County Administrator, the Alameda County Auditor-Controller, the State Controller, and the California Department of Finance for review and approval per state law; and be it

**FURTHER RESOLVED**: That the approved ROPS shall substantially govern payments by ORSA during the ROPS 19-20 period; and be it

**FURTHER RESOLVED**: That the approval and submission of the ROPS does not constitute preapproval of any project, contract, or contractor by the City; and be it

**FURTHER RESOLVED**: That the ORSA Board hereby approves that administrative budget for July 1, 2019 through June 30, 2020, attached to this Resolution as *Exhibit B*, for submission to the Countywide Oversight Board for approval per state law; and be it

**FURTHER RESOLVED**: That the approved ROPS and administrative budget together shall constitute the annual budget of ORSA; and be it

**FURTHER RESOLVED**: That the ORSA Board hereby authorizes the ORSA Administrator or designee to appropriate funds or amend budget amounts as necessary for conformance with the final approved ROPS; and be it

**FURTHER RESOLVED**: That the ORSA Board hereby authorizes the ORSA Administrator or designee to expend, in accordance with the laws of the State of California and the City of Oakland on behalf of ORSA, appropriations for projects and activities as incorporated in the approved ROPS and administrative budget; and be it

**FURTHER RESOLVED**: That the ORSA Board hereby authorizes the ORSA Administrator or designee to transfer funds between operating funds, debt funds and capital funds to correct deficits in any of the funds as permitted by law; and to close inactive funds and transfer residual balances from these inactive funds to other active funds consistent with the approved ROPS and administrative budget; and be it

**FURTHER RESOLVED**: That the ORSA Administrator or designee is authorized to reimburse or otherwise make payments to the City of Oakland for all costs incurred, services rendered and payments made by the City pursuant to the approved ROPS and administrative budget; and be it

**FURTHER RESOLVED:** That the ORSA Administrator or designee may transfer operating appropriations within the administrative budget between activity programs or expenditure accounts during the designated period provided that such funds remain within the total administrative budget authorized; and be it

**FURTHER RESOLVED:** That the ORSA Administrator or designee is authorized to revise the ROPS to conform to the ROPS format prescribed by the Department of Finance when available; and be it

**FURTHER RESOLVED:** That the ORSA Administrator is authorized to revise the submitted ROPS and/or administrative budget based on changes required as part of the County and state review and approval process or new information, adjust payment amounts listed on the ROPS to reflect actual expenses incurred, and take any other action with respect to the ROPS and the administrative budget consistent with this Resolution and its basic purposes; and be it

**FURTHER RESOLVED,** That the ORSA Board has determined that the actions authorized under this Resolution are not subject to CEQA, pursuant to CEQA Guidelines Section 15060.

BY SUCCESSOR AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2019

**PASSED BY THE FOLLOWING VOTE:**

AYES- FORTUNATO BAS, GALLO, GIBSON MCELHANEY, KALB, REID, TAYLOR, THAO, AND PRESIDENT KAPLAN

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
Secretary of the Oakland  
Redevelopment Successor Agency

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**EXHIBIT A**

**ROPS 19-20**

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*(attached)*

**Recognized Obligation Payment Schedule (ROPS 19-20) - Summary  
Filed for the July 1, 2019 through June 30, 2020 Period**

**Successor Agency:** Oakland  
**County:** Alameda

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>19-20A Total (July - December)</b>	<b>19-20B Total (January - June)</b>	<b>ROPS 19-20 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D):</b>	\$ 49,193,870	\$ 4,500,000	\$ 53,693,870
B Bond Proceeds	17,950,277	4,500,000	21,550,277
C Reserve Balance	31,728,367		31,728,367
D Other Funds	415,226		415,226
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):</b>	\$ 20,710,355	\$ 49,087,817	\$ 69,798,172
F RPTTF	19,774,254	48,151,716	67,925,970
G Administrative RPTTF	936,101	936,101	1,872,202
<b>H Current Period Enforceable Obligations (A+E):</b>	\$ 69,904,225	\$ 53,587,817	\$ 123,492,042

Certification of Oversight Board Chairman:  
Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title  
/s/ \_\_\_\_\_  
Signature Date



**Oakland Recognized Obligation Payment Schedule (ROPS 19-20) - ROPS Detail**  
**July 1, 2019 through June 30, 2020**  
 (Report Amounts in Whole Dollars)

Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 19-20 Total	19-20A (July - December)					19-20B Total					
											Fund Sources					Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
81	East Bay Asian Local Development Corporation	OPA/ODA/Construction	7/28/2004	6/12/2023	Preservation Park, LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	0	N												
82	Fox Courts DDA	OPA/ODA/Construction	12/8/2005	6/12/2023	Fox Courts Lp	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	0	N												
83	Franklin 88 DDA	OPA/ODA/Construction	10/18/2004	9/12/2023	Arioso HOA	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	152,826	N	152,826			50,000								
84	Housesites Market Residential Development	OPA/ODA/Construction	9/29/2001	9/12/2023	A.F. Evans Development Corp	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	0	N												
85	Oakland Garden Hotel	OPA/ODA/Construction	7/23/1999	9/12/2023	Oakland Garden Hotel LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	0	N												
86	Rotunda DDA	OPA/ODA/Construction	9/23/1998	9/12/2023	Rotunda Partners	ODA Post-Construction Obligations	Central District	0	N												
87	Swire LDDA	OPA/ODA/Construction	10/23/2005	9/30/2026	Swire Development Co	ODA Administration (12/2020)	Central District	1,590,000	N												
88	Swire DDA	OPA/ODA/Construction	7/11/1997	9/12/2023	East Bay Asian Local Development Corporation (EBALDDC)	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	0	N												
89	T-10 Residential Project	OPA/ODA/Construction	8/6/2004	9/12/2023	Alta City Walk LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	0	N												
90	UCOP Administration Building	OPA/ODA/Construction	11/25/1996	9/12/2023	Oakland Development LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	0	N												
91	Uptown LDDA	OPA/ODA/Construction	10/24/2005	10/23/2021	Uptown Housing Partners	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations. Lease can be extended for another 33 years to 2104.	Central District	0	N												
92	Uptown LDDA Admin Fee	Fees	10/24/2005	10/26/2045	City of Oakland	Annual administrative fee paid by developer to support staff costs associated with bond issuance (600000)	Central District	2,900,000	N				200,000								
93	Uptown Apartments Project	Business Incentive Agreements	10/24/2005	11/15/2020	FC OAKLAND, INC.	Lease DDA tax increment rebate (800800)	Central District	2,689,312	N					1,807,456							
94	Victorian Row DDA	OPA/ODA/Construction	7/1/2003	9/12/2023	PSAI Old Oakland Associates LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	0	N												
95	Fox Theatre	Business Incentive Agreements	9/30/2005	9/30/2020	Bank of America Community Development Corporation	New Markets Tax Credit Loan Guaranty	Central District	12,050,000	N												
96	Fox Theatre	Business Incentive Agreements	9/30/2005	9/30/2020	Bank of America Community Development Corporation	New Markets Tax Credit Loan Guaranty	Central District	1,950,000	N												
97	Fox Theatre	Business Incentive Agreements	9/30/2005	9/30/2020	National Trust Community Investment Fund II	New Markets Tax Credit and Historic Tax Credit Investment Guaranty	Central District	15,997,284	N												
98	Downtown Capital Project Support	Miscellaneous	3/1/2009	9/30/2020	Downtown Oakland CBD	BAO Assessments on Agency Property	Central District	14,424	N					5,000							
99	Sublease Agreement for the George P. Soddien Memorial Convention Center	Miscellaneous	9/30/2010	9/12/2022	City of Oakland	Sublease between the Successor Agency and the City for the Scottish Convention Center (123410)	Central District	0	N												
100	CCE 2006 Taxable Bond Debt Service	Bonds Issued On or Before 12/31/10	10/1/2006	9/1/2036	Wilmington Trust N.A.	2006 Taxable Bond Debt Service	Central City East	66,024,317	N					3,226,257						4,467,805	
101	CCE 2006 Taxable Bond Covenant	Bonds Issued On or Before 12/31/10	10/1/2006	9/1/2036	Various	2006 Taxable Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Central City East	120,337	N												
102	CCE 2006 TE Bond Covenant	Bonds Issued On or Before 12/31/10	10/1/2006	9/1/2036	Various	2006 TE Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Central City East	1,850	N												
103	CCE 2006 Taxable Bond Administration Bank & Bond Payments	Fees	10/1/2006	9/1/2036	Various	2006 Taxable Bond Audit, rebate analysis, disclosure consulting, trustee services, bank & bond payments, etc.	Central City East	108,815	N					5,500							

Oakland Recognized Obligation Payment Schedule (ROPS 19-20) - ROPS Detail

July 1, 2019 through June 30, 2020

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L				Q	R				W				
											19-20A (July - December)					Fund Sources					Fund Sources			
											Bond Proceeds	Reserve Balance	Other Funds	RPTIF		Admin RPTIF	Bond Proceeds	Reserve Balance	Other Funds		RPTIF	Admin RPTIF		
241	Coliseum project & other staff/operations, successor agency	Project Management Costs	1/1/2014	6/30/2020	City of Oakland as successor agency	Aggregated project staff, other personnel costs and operating/maintenance costs for successor agency enforceable obligations in Coliseum area, per labor MOU. (582900)	Coliseum	1,034,939	N	1,034,939				255,662		255,662				255,662				
242	Coliseum Taxable Bond Debt Service	Bonds Issued On or Before 12/31/10	10/1/2006	9/1/2038	Wilmington Trust NA	2006 Coliseum Taxable Bond Debt Service	Coliseum	87,412,637	N	87,412,637		3,520,067				3,520,067				5,081,231				
243	Coliseum TE Bond Debt Service	Bonds Issued On or Before 12/31/10	10/1/2006	9/1/2038	Wilmington Trust N.A.	2006 Coliseum TE Bond Debt Service	Coliseum		Y				5,500		5,500									
244	Coliseum Taxable Bond Administration	Fees	10/1/2006	9/1/2038	Various	2006 Taxable bond Audit, rebate analysis, disclosure consulting, trustee services, etc. (000000)	Coliseum	80,315	N	80,315			5,500		5,500									
245	Coliseum TE Bond Administration	Fees	10/1/2006	9/1/2038	Various	2006 TE bond Audit, rebate analysis, disclosure consulting, trustee services, etc. (000000)	Coliseum		Y															
246	94th and International Blvd	OPACDA/Construction	3/3/2011	7/5/2067	City of Oakland/TBD - LP / Related	Housing development loan (L413810)	Low-Mod		Y															
247	California Hotel Acquisition/Rehab	OPACDA/Construction	3/3/2011	3/1/2067	City of Oakland/California Hotel LP	Housing development loan (L436210)	Low-Mod	163,327	N	163,327		163,327			163,327									
248	Marcus Garvey Commons	OPACDA/Construction	3/3/2011	3/1/2068	City of Oakland/East Bay Area Local Development Corporation (EBALDC)	Housing development loan (L438310)	Low-Mod	352,000	N	352,000		352,000			352,000									
249	1550 5th Avenue	OPACDA/Construction	9/21/2009	6/30/2020	City of Oakland/Durys Plaza	Residential Rehabilitation Loan (L294610)	Low-Mod	8,230	N	8,230		8,230		8,230		8,230								
250	Low & Moderate Income Housing project & other staff/operations, successor agency	Project Management Costs	1/1/2014	6/30/2020	City of Oakland	Staff costs for proj mgmt, ongoing monitoring/reporting, operating/maintenance costs	Low-Mod	4,095,096	N	4,095,096		375,000		254,171		629,171		375,000		254,171				
251	2000 Housing Bonds Covenants	Revenue Bonds Issued On or Before 12/31/10	7/1/2000	6/30/2025	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Low-Mod	47,891	N	47,891														
252	2006A-T Housing Bonds Covenants	Revenue Bonds Issued On or Before 12/31/10	4/4/2006	6/30/2025	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Low-Mod	1,199,121	N	1,199,121														
253	2011 Housing Bonds	Revenue Bonds Issued After 12/31/10	3/8/2011	9/1/2041	Bank of New York	Scheduled debt service on bonds	Low-Mod	0	Y															
254	2011 Housing Bond Reserve	Reserves	3/8/2011	9/1/2041	Bank of New York, 2011 Bond holders	Reserve funds required by bond covenants	Low-Mod	0	Y															
255	2011 Housing Bonds Admin; Bank & Bond	Fees	3/8/2011	9/1/2041	Various	Audit, rebate analysis, disclosure consulting, trustee services, bank & bond payments, etc.	Low-Mod	0	Y															
256	Development of low and moderate income housing to meet replacement housing and inclusionary/affordable production requirements pursuant to Section 53413, to the extent required by law	Legal	1/1/2014	6/30/2020	Various	Site acquisition loans; Housing development loans; etc.	Low-Mod	0	N															
257	HOME Match Funds	COBES/HUD Repayment to City/County	7/1/2011	6/30/2020	City of Oakland	Matching funds required by Federal HOME program (9226510)	Low-Mod	36,089	N	36,089		36,089			36,089									
258	94th and International Blvd	Bond Funded Project - Housing	3/3/2011	7/5/2067	City of Oakland/TBD - LP / Related	Housing development loan (P151796)	Low-Mod		Y															
259	1574-90 7th Street	Bond Funded Project - Housing	6/26/2003	6/30/2023	City of Oakland/CCCO	Site acquisition loan (P151802)	Low-Mod	8,551	N	8,551		8,551		8,551		8,551								
260	Faith Housing	Bond Funded Project - Housing	2/13/2001	6/30/2021	City of Oakland/Faith Housing	Site acquisition loan (P151830)	Low-Mod	8,917	N	8,917		8,917		8,917		8,917								
261	3701 MLK Jr Way	Bond Funded Project - Housing	2/2/2004	6/30/2024	City of Oakland/CCCO (or maint. service contractor)	Site acquisition loan (P151832)	Low-Mod	5,841	N	5,841		5,841		5,841		5,841								
262	MLK & MacArthur (3629 MLK)	Bond Funded Project - Housing	2/21/2001	6/30/2021	City of Oakland/CCCO (or maint. service contractor)	Site acquisition loan (P151840)	Low-Mod	6,528	N	6,528		6,528		6,528		6,528								
263	715 Campbell Street	Bond Funded Project - Housing	6/29/2002	6/30/2022	City of Oakland/OCHI-Westside	Site acquisition loan (P151851)	Low-Mod	596	N	596		596		596		596								
264	1672- 7th Street	Bond Funded Project - Housing	12/10/2004	6/30/2024	City of Oakland/OCHI-Westside	Site acquisition loan (P151870)	Low-Mod	4,233	N	4,233		4,233		4,233		4,233								
265	1806 7th St Acquisition	Bond Funded Project - Housing	2/28/2006	6/30/2026	City of Oakland/OCHI-Westside	Site acquisition loan (P151891)	Low-Mod	2,201	N	2,201		2,201		2,201		2,201								
266	California Hotel rehab	Bond Funded Project - Housing	3/3/2011	3/1/2067	City of Oakland/CA Hotel Oakland LP	Housing development loan (L438810)	Low-Mod	1,180,056	N	1,180,056		1,180,056		1,180,056		1,180,056								
267	MacArthur BART affordable housing	Miscellaneous	2/24/2010	6/30/2030	City of Oakland/BRIDGE	Housing development loan (L437910)	Low-Mod	7,005,000	N	7,005,000			2,000,000		2,000,000				2,000,000					



**Oakland Recognized Obligation Payment Schedule (ROPS 19-20) - Report of Cash Balances**  
**July 1, 2016 through June 30, 2017**  
**(Report Amounts in Whole Dollars)**

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see Cash Balance Tips Sheet.

A	B	C	D	E	F	G	H
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 16-17 Cash Balances (07/01/16 - 06/30/17)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	<b>Comments</b>
1	<b>Beginning Available Cash Balance (Actual 07/01/16)</b> RPTTF amount should exclude "A" period distribution amount						
		10,950,641	12,074,978	30,981,425	6,055	15,271	
2	<b>Revenue/Income (Actual 06/30/17)</b> RPTTF amount should tie to the ROPS 16-17 total distribution from the County Auditor-Controller						
		1,118,508	4,061,156	0	3,015,568	66,108,332	Cell G2 = Revised M&C Total RPTTF
3	<b>Expenditures for ROPS 16-17 Enforceable Obligations (Actual 06/30/17)</b>						
		4,017,947	6,076,905	30,981,425	732,854	37,669,367	Cell G3 = Total Exp Less C3 through CF
4	<b>Retention of Available Cash Balance (Actual 06/30/17)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
		4,595,174	9,405,159	0	0	30,667,959	Cell G4 = RPTTF debt service reserve for 17/18
5	<b>ROPS 16-17 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 16-17 PPA form submitted to the CAC	No entry required					
						335,612	
6	<b>Ending Actual Available Cash Balance (06/30/17)</b> C to F = (1 + 2 - 3 - 4) - G = (1 + 2 - 3 - 4 - 5)						
		\$ 3,456,028	\$ 654,070	\$ 0	\$ 2,288,769	\$ (2,549,335)	

**Oakland Recognized Obligation Payment Schedule (ROPS 19-20) - Notes July 1, 2019 through June 30, 2020**

Item #	Notes/Comments
4, 57, 198, 199, 242, 243, 299, 300	Disallowed by DOF (ROPS 14-15B).
7-8, 10	Disallowed by DOF (ROPS 17-18).
17, 66-67, 200, 246-247,	In order to conform to the bond indenture, all of the full year of debt service is requested during the January 2nd RPTTF distribution. Amounts not needed for the March 1st debt service payment will be held in reserve for the September 1st debt service payment.
18	Federal Recovery Zone Subsidy is not guaranteed, so RPTTF request to cover full debt service payment. In order to conform to the bond indenture, all of the full year of debt service is requested during the January 2nd RPTTF distribution. Amounts not needed for the March 1st debt service payment will be held in reserve for the September 1st debt service payment.
26, 75, 252	Other source is grant funds.
30	The initial contract terminated June, 20, 2012, but it is required for lines 25 through 29 and will be extended as needed to comply with the projects enforceable obligations; reserve source is prior year tax increment. Funded from OFA balances.
14, 54, 196, 241, 370-371	Per 34171(b); This is a statutory requirement that has no agreement with specified start or termination dates. Many of these obligations are dependent on other obligations; i.e. project and administrative staff and other operating costs are needed to manage all of the Agency's obligations until they are all concluded, or property is required to be remediated and maintained until it is sold or otherwise transferred; with various terms.
68-69, 72	Bond proceeds held by ORSA pool; no termination date
19-21, 70, 71, 73	Bond proceeds held with fiscal agent and ORSA pool; no termination date
77-82, 84-88, 90-93	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post-construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity. Obligation amount not known.
84	Garage revenue used to pay HOA fees.
89	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post-construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity. No termination date.

**Oakland Recognized Obligation Payment Schedule (ROPS 19-20) - Notes July 1, 2019 through June 30, 2020**

Item #	Notes/Comments
94	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post-construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity; other source is developer fee.
96	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post-construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity. Contract date unknown; Obligation amount not known.
97	Monetary obligation complete; however, Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post-construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity.
98-101	Monitoring and enforcement of developer post-construction obligations must be performed for the life of the Redevelopment Plan for the Project Area. The Agency may be required to 1) modify agreements; 2) provide evidence that there are no defaults on the project when there is refinancing; or 3) monitor profit sharing or other provisions of the agreement. In addition, several of the post-construction obligations, such as nondiscrimination provisions included in the agreements, are effective in perpetuity.
106	Obligation amount unknown.
125-194; 222, 225, 232, 264, 283-284	These grants have been terminated; obligation retired.
202-203	Bond proceeds held by fiscal agent.
206	Obligation retired (property tied to repayment transferred to the City per the LRPMP).
207	Amount owed to the LowMod fund is outstanding related to removing affordability restrictions.
247	Partially refunded in 2015.
257	Funded from OFA balances.
258-259	Obligations retired (disallowed by DOF in 15-16B).
296	These grant contracts do not have termination dates. There are some schedule requirements, but once the project begins, the Agency must reimburse up to half of the expenses of the agreed upon project. Funded from OFA balances.
344	Obligation complete/Closed.
352-359	Funded from LMIHF.

### Oakland Recognized Obligation Payment Schedule (ROPS 19-20) - Notes July 1, 2019 through June 30, 2020

Item #	Notes/Comments
359	Estimated completion; No termination date. Funded from LMIHF; Project in arbitration.
372, 377, 380	Bond proceeds held with fiscal agent and ORSA pool; estimated completion - no termination date.
376	Mostly refunded in 2015, but bonds with near-term maturity dates have final payment occurring in 2016; Based on amount due fall 2016.
379	Based on debt service schedule for fall 2017 and spring 2018.
383	This is a statutory requirement that has no agreement with specified start or termination dates. Many of these obligations are dependent on other obligations; i.e. project and administrative staff and other operating costs are needed to manage all of the Agency's obligations until they are all concluded, or property is required to be remediated and maintained until it is sold or otherwise transferred; with various terms.
389	Matching funds to come from Housing Successor program income. No termination date. Funded from LMIHF
393	Contracted monetary obligation complete; Requires continued staff project management and oversight until completion.
397-403	Estimated completion; No termination date.
405-406	Obligation retired.
420	Obligation complete/closed.
421-422	Per ROPS 16-17, reimbursing 2011 bonds funds spent with RPTTF over a 7 year period (through ROPS 22-23)
423	Estimated completion - no termination date; using reimbursed 2011 bond funds from ROPS lines 421-422.
426	West Oakland loan indebtedness to City of Oakland authorized per Oakland Oversight Board Resolution 2013-16; no termination date; Requesting reconsideration.
632	Refunded 2003 and 2005 CD debt. In order to conform to the bond indenture, all of the full year of debt service is requested during the January 2nd RPTTF distribution. Amounts not needed for the March 1st debt service payment will be held in reserve for the September 1st debt service payment.
635-639	Future excess bond proceeds to be transferred to the City per the Bond Expenditure Agreement approved by OB and DOF and executed Nov 8, 2013.
381, 640- 642	Existing reserve amounts required per bond covenants.
644-645	2015 Bonds refund 2006 TE bonds (partial for Coliseum), plus Housing Taxable for savings
All Items	All lines with the exception of the debt service (lines 16-18, 66-67, 200-201, 246-247, 373, 376, 379, 632, 644) are estimated amounts - the actual payment during the period may differ from the amounts estimated. Furthermore, for these same lines, the estimated amount for most lines reflected in the 'A' period may be spent anytime during the fiscal year, including during the 'B' period.

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**EXHIBIT B**

**SUCCESSOR AGENCY ADMINISTRATIVE BUDGET**

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*(attached)*

**Exhibit B - ORSA Administrative Budget**

<b>DEPARTMENT PERSONNEL</b>	<b>ROPS 19-20</b>
City Administrator	338,708
City Attorney	131,936
City Clerk	75,603
Finance & Management	1,066,792
Human Resource Management	54,727
<b>Subtotal Personnel</b>	<b>1,667,767</b>
<b>O&amp;M</b>	
	<b>ROPS 19-20</b>
City Accounting Services	3,729
Information Technology Services	17,470
Facilities Services	87,786
Duplicating	2,564
Postage & Mailing	1,500
Technology (phone, equipment, software, etc)	5,000
Self Insurance/Excess Insurance	34,280
Outside Legal Counsel	20,000
Audit Services	25,000
General operating costs (supplies, etc)	7,106
<b>Subtotal O&amp;M</b>	<b>207,435</b>
<b>TOTAL SUCCESSOR ADMIN BUDGET</b>	<b>1,872,202</b>