



FILED
OFFICE OF THE CITY CLERK
OAKLAND
2020 JAN -2 AM 10:50

AGENDA REPORT

TO: Sabrina B. Landreth
ORSA Administrator

FROM: Adam Benson
Director of Finance

SUBJECT: Recognized Obligation
Payment Schedule 20-21

DATE: December 16, 2019

ORSA Administrator
Approval

Date

12/31/19

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 ("ROPS") And Successor Agency Administrative Budget For July 1, 2020, Through June 30, 2021, To The Countywide Oversight Board, The County And The State.

EXECUTIVE SUMMARY

Pursuant to 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 2020 through June 2021, including the source of payment.

The attached legislation also approves the ORSA administrative budget for submittal to the Countywide Oversight Board for July 2020 through June 2021. 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

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("DOF"), before any eligible payments can be made. Under ABX1 26, only payments listed on 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 19-20 was approved by the ORSA board and the Oakland Oversight Board in January 2019. ORSA received a determination from the DOF for ROPS 19-20 in April 2019. In its determination, the DOF denied or reduced 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 19-20 period and a total outstanding amount of \$33.0 million);
- Line 67 concerning Central District Bonds Debt Service (requested \$6,770,440 of RPTTF for the ROPS 19-20 period which was reduced by \$3,948,468 to \$2,821,932 due to cash available in bond reserve fund account);
- Line 207 concerning the Evelyn Rose Project (requested \$517,500 for the ROPS 19-20 period);
- Line 370 concerning Housing Project Management Costs (requested \$1,258,342 for the ROPS 19-20 period of which the RPTTF of \$508,342 was denied);
- Line 371 concerning Construction Monitoring Services (requested \$56,180 for the ROPS 19-20 period);
- Line 426 concerning West Oakland Loan indebtedness (requested \$2,717,524 in ROPS 19-20 and a total outstanding amount of \$2,749,243).

Despite the DOF's disallowance or reduction of these items, staff is continuing to request these funds on the ROPS 20-21 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.

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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 2014 and June 2014. Excess bond proceeds 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 20-21 totaling \$2.7 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 Superior Court of California. The writ challenged 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.

On July 8, 2019, Honorable James P. Arguelles ruled in favor of previous DOF's determinations; however, the City will appeal the ruling and continue to challenge the DOF's denials of payments and reimbursements of these ROPS line-items.

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

ANALYSIS AND POLICY ALTERNATIVES

The total outstanding obligations on the ROPS as of December 1, 2019, was approximately \$569.2 million. ORSA anticipates approximately \$48.4 million in payments through June 2021 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") 2020-21 is approximately \$1.74 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 ROPS 'B' request for January-June 2021 includes the full 2021 bond debt service amounts for bond 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 2020 are shown as coming from 'Reserve Balances' since those amounts were received with the ROPS 19-20.

ROPS 20-21 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.

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 20-21 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 2020-21 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 Finance Department 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.

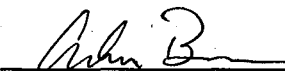
Race and Equity: The Public Works projects, i.e. parks, public facilities, and streetscapes, will need to comply with the City's contracting programs, including the Small/Local Business Construction Program, the Small/Local Business Professional Services Program (L/SLBE) and the Local Employment Program. 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 ("ROPS") And Successor Agency Administrative Budget For July 1, 2020, Through June 30, 2021, To The Countywide Oversight Board, The County And The State.

For questions regarding this report, please contact Bradley Johnson, Principal Budget Analyst, at (510) 238-6119.

Respectfully submitted,



Adam Benson
Director of Finance

Prepared By:
Nicole Remiker
Budget and Management Analyst

Attachments (1): *Resolution Approving the ROPS 20-21 and Administrative Budget*
- *Exhibit A: ROPS 20-21*
- *Exhibit B: Successor Agency Administrative Budget*

FILED
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OAKLAND

2020 JAN -2 AM 10: 51

APPROVED AS TO FORM AND LEGALITY:

BY: 

ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION No. 2020-_____

**A RESOLUTION APPROVING THE SUBMISSION OF A
RECOGNIZED OBLIGATION PAYMENT SCHEDULE ("ROPS")
AND SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR
JULY 1, 2020, THROUGH JUNE 30, 2021, 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, 2020 through June 30, 2021, otherwise referred to as "ROPS 20-21"; 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

WHEREAS, the ROPS, when approved, will be operative on July 1, 2020, and will govern payments by ORSA after this date; and

WHEREAS, ORSA has prepared a proposed administrative budget for July 1, 2020 through June 30, 2021 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, 2020 through June 30, 2021, attached to this Resolution as **Exhibit A**, as ROPS 20-21 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 20-21 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, 2020 through June 30, 2021, 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, _____, 2020

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

EXHIBIT A

ROPS 20-21

(attached)

Recognized Obligation Payment Schedule (ROPS 20-21) - Summary
Filed for the July 1, 2020 through June 30, 2021 Period

Successor Agency: Oakland

County: Alameda

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	20-21A Total (July - December)	20-21B Total (January - June)	ROPS 20-21 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 43,867,585	\$ 4,500,000	\$ 48,367,585
B Bond Proceeds	11,550,277	4,500,000	16,050,277
C Reserve Balance	32,057,308	-	32,057,308
D Other Funds	260,000	-	260,000
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 20,232,473	\$ 41,886,818	\$ 62,119,291
F RPTTF	19,364,590	41,018,935	60,383,525
G Administrative RPTTF	867,883	867,883	1,735,766
H Current Period Enforceable Obligations (A+E)	\$ 64,100,058	\$ 46,386,818	\$ 110,486,876

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 20-21) - ROPS Detail
July 1, 2020 through June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$569,164,898		\$110,486,876	\$11,550,277	\$32,057,308	\$260,000	\$19,364,590	\$867,883	\$64,100,058	\$4,500,000	\$-	\$-	\$41,018,935	\$867,883	\$46,386,818
3	Oak Center Debt	City/County Loan (Prior 06/28/11), Other	06/16/1966	06/30/2025	City of Oakland	Loan for streetscape, utility, fire station and other public facility improvements	Agency-wide	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
5	Property Management, Maintenance, & Insurance Costs	Property Maintenance	01/01/2014	06/30/2020	Various - staff, consultants, cleanup contractor, monitoring	Staffing, consultants, maintenance contractor, monitoring, insurance costs	Agency-wide	27,312	N	\$25,000	-	-	-	25,000	-	\$25,000	-	-	-	-	-	\$-
6	Administrative Cost Allowance	Admin Costs	01/01/2014	06/30/2020	City of Oakland, as successor agency	Administrative staff costs, and operating & maintenance costs	Agency-wide	18,179,032	N	\$1,735,766	-	-	-	-	867,883	\$867,883	-	-	-	-	867,883	\$867,883
7	PERS Pension obligation	Unfunded Liabilities	06/29/2004	06/30/2022	City of Oakland	MOU with employee unions	Agency-wide	21,120,833	N	\$658,942	-	-	-	658,942	-	\$658,942	-	-	-	-	-	\$-
8	OPEB unfunded obligation	Unfunded Liabilities	06/29/2004	06/30/2022	City of Oakland	MOU with employee unions	Agency-wide	10,654,015	N	\$332,808	-	-	-	332,808	-	\$332,808	-	-	-	-	-	\$-
10	Unemployment obligation	Unfunded Liabilities	06/29/2004	06/30/2020	City of Oakland	MOU with employee unions	Agency-wide	1,256,433	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
14	B/M/SP project & other staff/operations, successor agency	Project Management Costs	01/01/2014	06/30/2020	City of Oakland as successor agency	Aggregated project staff, other personnel costs and operating/maintenance costs for successor agency enforceable obligations in B-M-SP Oakland area, per labor MOUs (P187510)	B-M-SP	598,927	N	\$143,468	-	-	-	71,734	-	\$71,734	-	-	-	71,734	-	\$71,734
17	B/M/SP 2006C T	Bonds Issued	10/01/	10/12/2036	Wilmington	Taxable Tax	B-M-SP	10,844,686	N	\$1,609,683	-	695,407	-	-	-	\$695,407	-	-	-	914,276	-	\$914,276

Exhibit A - ROPS 20-21

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Bonds Debt Service	On or Before 12/31/10	2006		Trust N.A	Allocation Bonds Debt Service																
18	B/M/SP 2010 RZEDB Bonds Debt Svc	Bonds Issued On or Before 12/31/10	10/01/2010	09/01/2040	Bank of New York	Federally Subsidized Taxable TABs Debt Service	B-M-SP	15,688,925	N	\$890,135	-	316,485	-	-	-	\$316,485	-	-	-	573,650	-	\$573,650
19	B/M/SP 2006C TE Bonds Covenants	Bonds Issued On or Before 12/31/10	10/01/2006	10/12/2036	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	B-M-SP	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
20	B/M/SP 2006C T Bonds Covenants	Bonds Issued On or Before 12/31/10	10/01/2006	10/12/2036	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	B-M-SP	704,111	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
21	B/M/SP 2010 RZEDB Bonds Covenants	Bonds Issued On or Before 12/31/10	10/01/2010	09/01/2040	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants and reserve requirement	B-M-SP	13,623	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
23	B/M/SP 2006C T Bonds Administration; Bank & Bond Payments	Fees	10/01/2006	10/12/2036	Various	Audit, rebate analysis, disclosure consulting, trustee services, bank & bond, etc. (0000000)	B-M-SP	67,000	N	\$5,500	-	-	-	5,500	-	\$5,500	-	-	-	-	-	\$-
24	B/M/SP 2010 RZEDB Bonds Administration; Bank & Bond Payments	Fees	10/01/2010	09/01/2040	Various	Audit, rebate analysis, disclosure consulting, trustee services, bank & bond, etc. (0000000)	B-M-SP	155,700	N	\$5,500	-	-	-	5,500	-	\$5,500	-	-	-	-	-	\$-
25	MacArthur Transit Village/Prop 1C TOD	OPA/DDA/ Construction	03/04/2011	06/30/2024	MTCP, LLC	Grant from HCD pass-thru to MTCP (G436910)	B-M-SP	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
54	Central District project & other	Project Management	01/01/2014	06/30/2020	City of Oakland, as	Aggregated project staff,	Central District	3,308,699	N	\$855,496	-	-	-	427,748	-	\$427,748	-	-	-	427,748	-	\$427,748

Exhibit A - ROPS 20-21

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	staff/operations, successor agency	Costs			successor agency	other personnel costs and operating/ maintenance costs for successor agency enforceable obligations in CD Oakland area, per labor MOUs. (S00800)																
60	Yoshi's/ JackLondonSquare/ Security Deposit	Miscellaneous	12/18/ 1994	06/30/2020	Yoshi's	Owner Participation Agreement/ Sublease with Restaurant/ Jazz Club (P130620)	Central District	13,500	N	\$13,500	13,500	-	-	-	-	\$13,500	-	-	-	-	-	\$-
61	Regal Cinemas/ Jack London Square/Security Deposit	Miscellaneous	04/11/ 1995	04/10/2031	Regal Cinemas	Owner Participation Agreement/ Sublease with Movie Theater (P130620)	Central District	25,000	N	\$25,000	25,000	-	-	-	-	\$25,000	-	-	-	-	-	\$-
66	Central District Bonds (9835) DS	Bonds Issued On or Before 12/31/10	11/09/ 2006	09/01/2021	Bank of New York	Subordinated TAB, Series 2006T	Central District	8,201,252	N	\$8,201,252	-	3,995,353	-	-	-	\$3,995,353	-	-	-	4,205,899	-	\$4,205,899
67	Central District Bonds (9836) DS	Bonds Issued On or Before 12/31/10	05/06/ 2009	09/01/2020	Bank of New York	Subordinated TAB, Series 2009T	Central District	6,505,200	N	\$2,556,732	-	2,556,732	-	-	-	\$2,556,732	-	-	-	-	-	\$-
68	Central District Bonds (9714) 1986 Bond Covenants	Bonds Issued On or Before 12/31/10	01/01/ 1989	06/30/2020	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Central District	50,623	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
70	Central District Bonds (9716) 2003 Bond Covenants	Bonds Issued On or Before 12/31/10	01/07/ 2003	06/30/2020	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Central District	10,159	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
71	Central District Bonds (9717) 2005 Bond Covenants	Bonds Issued On or Before 12/31/10	01/25/ 2005	06/30/2020	Various	Bond proceeds to fulfill legal obligations of tax allocation bond	Central District	441	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

Exhibit A - ROPS 20-21

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
						covenants & reserve requirements																	
72	Central District Bonds (9718) 2006T Bond Covenants	Bonds Issued On or Before 12/31/10	11/09/2006	06/30/2020	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Central District	917,824	N	\$-		-	-	-	-	-	\$-	-	-	-	-	-	\$-
73	Central District Bonds (9719) 2009 Bond Covenants	Bonds Issued On or Before 12/31/10	05/06/2009	06/30/2020	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants & reserve requirement	Central District	5,743	N	\$-		-	-	-	-	-	\$-	-	-	-	-	-	\$-
74	Central District Bonds (9710) Administration; Bank & Bond Payments	Fees	01/01/2014	06/30/2020	Various	Audit, rebate analysis, disclosure consulting, trustee services, bank & bond, etc. (0000000)	Central District	149,363	N	\$22,500		-	-	-	22,500	-	\$22,500	-	-	-	-	-	\$-
77	1728 San Pablo DDA	OPA/DDA/ Construction	03/04/2005	06/12/2023	Piedmont Piano	DDA Post-Transfer Obligations	Central District	-	N	\$-		-	-	-	-	-	\$-	-	-	-	-	-	\$-
79	17th Street Garage Project	OPA/DDA/ Construction	08/24/2004	06/12/2023	Rotunda Garage, LP	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	-	N	\$-		-	-	-	-	-	\$-	-	-	-	-	-	\$-
81	East Bay Asian Local Development Corporation	OPA/DDA/ Construction	07/28/2004	06/12/2023	Preservation Park, LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction	Central District	-	N	\$-		-	-	-	-	-	\$-	-	-	-	-	-	\$-

Exhibit A - ROPS 20-21

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						obligations		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
82	Fox Courts DDA	OPA/DDA/ Construction	12/08/ 2005	06/12/2023	Fox Courts Lp	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
84	Franklin 88 DDA	OPA/DDA/ Construction	10/18/ 2004	06/12/2023	Ariosio HOA	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	102,826	N	\$60,000	-	-	60,000	-	-	\$60,000	-	-	-	-	-	\$-
85	Housewives Market Residential Development	OPA/DDA/ Construction	06/25/ 2001	06/12/2023	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	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
87	Oakland Garden Hotel	OPA/DDA/ Construction	07/23/ 1999	06/12/2023	Oakland Garden Hotel LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
88	Rotunda DDA	OPA/DDA/ Construction	06/29/ 1998	06/12/2023	Rotunda Partners	DDA Post-Construction Obligations	Central District	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
89	Sears LDDA	OPA/DDA/	10/20/	06/30/2025	Sears	LDDA	Central	1,550,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

Exhibit A - ROPS 20-21

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											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
		Construction	2005		Development Co	Administration (P130620)	District															
90	Swans DDA	OPA/DDA/ Construction	07/11/ 1997	06/12/2023	East Bay Asian Local Development Corporation (EBALDC)	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
91	T-10 Residential Project	OPA/DDA/ Construction	08/06/ 2004	06/12/2023	Alta City Walk LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
92	UCOP Administration Building	OPA/DDA/ Construction	11/25/ 1996	06/12/2023	Oakland Development LLC	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
93	Uptown LDDA	OPA/DDA/ Construction	10/24/ 2005	10/23/2071	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	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

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											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
94	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 (0000000)	Central District	2,700,000	N	\$200,000	-	-	200,000	-	-	\$200,000	-	-	-	-	-	\$-
95	Uptown Apartments Project	Business Incentive Agreements	10/24/2005	11/15/2020	FC OAKLAND, INC.	Lease DDA tax increment rebate (S00800)	Central District	1,776,998	N	\$1,776,998	-	-	-	1,776,998	-	\$1,776,998	-	-	-	-	-	\$-
96	Victorian Row DDA	OPA/DDA/ Construction	07/01/2003	06/12/2023	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	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
99	Fox Theatre	Business Incentive Agreements	08/30/2005	06/30/2020	Bank of America Community Development Corporation	New Markets Tax Credit Loan Guaranty	Central District	12,090,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
100	Fox Theatre	Business Incentive Agreements	08/30/2005	06/30/2020	Bank of America Community Development Corporation	New Markets Tax Credit Loan Guaranty	Central District	1,950,000	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
101	Fox Theatre	Business Incentive Agreements	08/30/2005	06/30/2020	National Trust Community Investment Fund III	New Markets Tax Credit and Historic Tax Credit investment Guaranty	Central District	15,997,284	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
105	Downtown Capital Project Support	Miscellaneous	03/01/2009	06/30/2020	Downtown Oakland CBD	BID Assessments on Agency Property	Central District	9,424	N	\$5,000	-	-	-	5,000	-	\$5,000	-	-	-	-	-	\$-
106	Sublease Agreement for the George P. Scotlan Memorial Convention Center	Miscellaneous	06/30/2010	06/12/2022	City of Oakland	Sublease between the Successor Agency and the City for the Scotlan Convention	Central District	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

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											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						Center (T429410)																
200	CCE 2006 Taxable Bond Debt Service	Bonds Issued On or Before 12/31/10	10/01/2006	09/01/2036	Wilmington Trust N.A	2006 Taxable Bond Debt Service	Central City East	61,611,758	N	\$7,747,906	-	3,281,302	-	-	-	\$3,281,302	-	-	-	4,466,604	-	\$4,466,604
202	CCE 2006 Taxable Bond Covenant	Bonds Issued On or Before 12/31/10	10/01/2006	09/01/2036	Various	2006 Taxable Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Central City East	120,337	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
203	CCE 2006 TE Bond Covenant	Bonds Issued On or Before 12/31/10	10/01/2006	09/01/2036	Various	2006 TE Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Central City East	1,850	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
204	CCE 2006 Taxable Bond Administration; Bank & Bond Payments	Fees	10/01/2006	09/01/2036	Various	2006 Taxable bond Audit, rebate analysis, disclosure consulting, trustee services, bank & bond payments, etc.	Central City East	101,315	N	\$5,500	-	-	-	5,500	-	\$5,500	-	-	-	-	-	\$-
207	9451 MacArthur Blvd- Evelyn Rose Project	Miscellaneous	07/30/2002	06/30/2025	Housing Successor	Repayment of loan from Housing Low/ Mod for CCE housing project (S233310)	Central City East	517,500	N	\$517,500	-	-	-	517,500	-	\$517,500	-	-	-	-	-	\$-
241	Coliseum project & other staff/ operations, successor agency	Project Management Costs	01/01/2014	06/30/2020	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 MOUs. (S82600)	Coliseum	702,837	N	\$332,102	-	-	-	166,051	-	\$166,051	-	-	-	166,051	-	\$166,051

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											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
246	Coliseum Taxable Bond Debt Service	Bonds Issued On or Before 12/31/10	10/01/2006	09/01/2036	Wilmington Trust N.A	2006 Coliseum Taxable Bond Debt Service	Coliseum	82,391,905	N	\$8,656,826	-	3,580,665	-	-	-	\$3,580,665	-	-	-	5,076,161	-	\$5,076,161
250	Coliseum Taxable Bond Administration	Fees	10/01/2006	09/01/2036	Various	2006 Taxable bond Audit, rebate analysis, disclosure consulting, trustee services, etc. (000000)	Coliseum	74,815	N	\$5,500	-	-	-	5,500	-	\$5,500	-	-	-	-	-	\$-
353	California Hotel Acquisition/Rehab	OPA/DDA/ Construction	03/03/2011	03/01/2067	City of Oakland/ California Hotel LP	Housing development loan (L438210)	Low-Mod	163,327	N	\$163,327	-	163,327	-	-	-	\$163,327	-	-	-	-	-	\$-
354	Marcus Garvey Commons	OPA/DDA/ Construction	03/03/2011	03/01/2068	City of Oakland/ East Bay Asian Local Development Corporation (EBALDC)	Housing development loan (L438310)	Low-Mod	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
359	1550 5th Avenue	OPA/DDA/ Construction	09/21/2009	06/30/2020	City of Oakland/ Dunya Alwan	Residential Rehabilitation Loan (L284810)	Low-Mod	8,230	N	\$8,230	-	8,230	-	-	-	\$8,230	-	-	-	-	-	\$-
370	Low & Moderate Income Housing project & other staff/operations, successor agency	Project Management Costs	01/01/2014	06/30/2020	City of Oakland	Staff costs for proj mgmt.; ongoing monitoring/ reporting; operating/ maintenance costs	Low-Mod	3,206,344	N	\$888,752	350,000	-	-	94,376	-	\$444,376	350,000	-	-	94,376	-	\$444,376
371	Construction Monitoring Services	Project Management Costs	01/01/2014	06/30/2020	Various	Construction monitoring for housing projects	Low-Mod	62,640	N	\$56,180	-	-	-	28,090	-	\$28,090	-	-	-	28,090	-	\$28,090
372	2000 Housing Bonds Covenants	Revenue Bonds Issued On or Before 12/31/10	07/01/2000	06/30/2025	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Low-Mod	47,691	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
377	2006A-T Housing Bonds Covenants	Revenue Bonds Issued On or Before 12/31/10	04/04/2006	06/30/2025	Various	Bond proceeds to fulfill legal obligations of tax allocation	Low-Mod	1,199,121	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

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											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
						bond covenants																
380	2011 Housing Bonds Covenants	Revenue Bonds Issued After 12/31/10	03/08/2011	06/30/2025	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Low-Mod	581,100	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
383	Development of low and moderate income housing to meet replacement housing and inclusionary/area production requirements pursuant to Section 33413, to the extent required by law	Legal	01/01/2014	06/30/2020	Various	Site acquisition loans; Housing development loans; etc.	Low-Mod	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
389	HOME Match Funds	CDBG/HUD Repayment to City/County	07/01/2011	06/30/2020	City of Oakland	Matching funds required by Federal HOME program (H236510)	Low-Mod	36,089	N	\$36,089	-	36,089	-	-	-	\$36,089	-	-	-	-	-	\$-
397	1574-90 7th Street	Bond Funded Project - Housing	06/26/2003	06/30/2023	City of Oakland/ CDCO	Site acquisition loan (P151822)	Low-Mod	8,551	N	\$8,551	8,551	-	-	-	-	\$8,551	-	-	-	-	-	\$-
398	Faith Housing	Bond Funded Project - Housing	02/13/2001	06/30/2021	City of Oakland/ Faith Housing	Site acquisition loan (P151830)	Low-Mod	8,971	N	\$8,971	8,971	-	-	-	-	\$8,971	-	-	-	-	-	\$-
399	3701 MLK Jr Way	Bond Funded Project - Housing	02/02/2004	06/30/2024	City of Oakland/ CDCO (or maint. service contractor)	Site acquisition loan (P151832)	Low-Mod	5,641	N	\$5,641	5,641	-	-	-	-	\$5,641	-	-	-	-	-	\$-
400	MLK & MacArthur (3829 MLK)	Bond Funded Project - Housing	02/21/2001	06/30/2021	City of Oakland/ CDCO (or maint. service contractor)	Site acquisition loan (P151840)	Low-Mod	6,528	N	\$6,528	6,528	-	-	-	-	\$6,528	-	-	-	-	-	\$-
401	715 Campbell Street	Bond Funded Project - Housing	06/25/2002	06/30/2022	City of Oakland/ OCHI- Westside	Site acquisition loan (P151851)	Low-Mod	596	N	\$596	596	-	-	-	-	\$596	-	-	-	-	-	\$-
402	1672- 7th Street	Bond Funded Project -	12/10/2004	06/30/2024	City of Oakland/	Site acquisition	Low-Mod	4,233	N	\$4,233	4,233	-	-	-	-	\$4,233	-	-	-	-	-	\$-

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		Housing			OCHI-Westside	loan (P151870)																
403	1666 7th St Acquisition.	Bond Funded Project - Housing	02/28/2006	06/30/2026	City of Oakland/OCHI-Westside	Site acquisition loan (P151891)	Low-Mod	2,201	N	\$2,201	2,201	-	-	-	-	\$2,201	-	-	-	-	-	-
419	California Hotel rehab	Bond Funded Project - Housing	03/03/2011	03/01/2067	City of Oakland/CA Hotel Oakland LP	Housing development loan (L438610)	Low-Mod	1,180,056	N	\$1,180,056	1,180,056	-	-	-	-	\$1,180,056	-	-	-	-	-	-
421	MacArthur BART affordable housing	Miscellaneous	02/24/2010	06/30/2030	City of Oakland/ BRIDGE	Housing development loan (L437910)	Low-Mod	2,505,000	N	\$2,505,000	-	-	-	2,000,000	-	\$2,000,000	-	-	-	505,000	-	\$505,000
422	Oak to 9th	OPA/DDA/ Construction	08/24/2006	06/30/2020	City of Oakland/ Harbor Partners LLC	Land acquisition per Development Agreement and Cooperation Agreement; purchase price will be fair market value when Harbor Partners notify City site is ready (L439410)	Low-Mod	9,545,373	N	\$6,995,000	-	-	-	3,000,000	-	\$3,000,000	-	-	-	3,995,000	-	\$3,995,000
423	Oak to 9th	Bond Funded Project - Housing	08/24/2006	06/30/2026	City of Oakland; Various	Obligation to develop 465 affordable housing units pursuant to Cooperation Agreement with Oak to 9th Community Benefits Coalition	Low-Mod	13,035,303	N	\$8,800,000	4,650,000	-	-	-	-	\$4,650,000	4,150,000	-	-	-	-	\$4,150,000
426	West Oakland Loan Indebtedness	City/County Loan (Prior 06/28/11), Cash exchange	03/03/2011	06/30/2020	City of Oakland	Per Oversight Board Resolution 2013-16 -- finding that this loan indebtedness to the City was for legitimate redevelopment purposes and authorized	West Oakland	2,749,243	N	\$2,717,524	-	-	-	2,717,524	-	\$2,717,524	-	-	-	-	-	\$-

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						placement of obligation on the ROPS per HSC Section 34191.4(b)																
632	Central District Bonds DS	Refunding Bonds Issued After 6/27/12	10/03/2013	09/01/2022	Bank of New York	Subordinated TAB, Series 2013 refinancing Series 2003 & 2005	Central District	46,837,750	N	\$28,829,737	-	13,475,250	-	-	-	\$13,475,250	-	-	-	15,354,487	-	\$15,354,487
635	Excess bond proceeds obligation/Bond Expenditure Agreement	Bond Funded Project - Pre-2011	11/08/2013	06/30/2024	City of Oakland (Housing Successor); TBD	Allocate to Low-Mod Housing Asset Fund per Bond Expenditure Agreement approved by OB Resolution 2013-15	Low-Mod	1,220,000	N	\$1,220,000	1,220,000	-	-	-	-	\$1,220,000	-	-	-	-	-	\$-
636	Excess bond proceeds obligation/Bond Expenditure Agreement	Bond Funded Project - Pre-2011	11/08/2013	06/30/2024	City of Oakland; TBD	Projects consistent with bond covenants per Bond Expenditure Agreement approved by OB Resolution 2013-15	B-M-SP	25,000	N	\$25,000	25,000	-	-	-	-	\$25,000	-	-	-	-	-	\$-
637	Excess bond proceeds obligation/Bond Expenditure Agreement	Bond Funded Project - Pre-2011	11/08/2013	06/30/2024	City of Oakland; TBD	Projects consistent with bond covenants per Bond Expenditure Agreement approved by OB Resolution 2013-15	Central District	4,000,000	N	\$4,000,000	4,000,000	-	-	-	-	\$4,000,000	-	-	-	-	-	\$-
638	Excess bond proceeds obligation/Bond Expenditure Agreement	Bond Funded Project - Pre-2011	11/08/2013	06/30/2024	City of Oakland; TBD	Projects consistent with bond covenants per Bond Expenditure Agreement approved by OB Resolution 2013-15	Central City East	25,000	N	\$25,000	25,000	-	-	-	-	\$25,000	-	-	-	-	-	\$-
639	Excess bond proceeds	Bond Funded Project -	11/08/2013	06/30/2024	City of Oakland;	Projects consistent with	Coliseum	25,000	N	\$25,000	25,000	-	-	-	-	\$25,000	-	-	-	-	-	\$-

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											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	obligation/Bond Expenditure Agreement	Pre-2011			TBD	bond covenants per Bond Expenditure Agreement approved by OB Resolution 2013-15																
640	2013 Central District Refunding Bonds Reserve	Reserves	10/01/2013	09/01/2022	Bank of New York; Bond holders	Reserve funds required by bond covenants	Central District	4,804,030	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
641	2009T Central District Bond Reserve	Reserves	05/06/2009	09/01/2020	Bank of New York; Bond holders	Reserve funds required by bond covenants	Central District	3,948,468	N	\$3,948,468	-	3,948,468	-	-	-	\$3,948,468	-	-	-	-	-	\$-
642	B/M/SP 2010 RZEDB Bond Reserve	Reserves	10/01/2010	09/01/2040	Bank of New York; Bond holders	Reserve funds required by bond covenants	B-M-SP	721,007	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
644	2015 TE Bonds Debt Service	Refunding Bonds Issued After 6/27/12	08/11/2015	09/01/2036	Wilmington Trust N.A	Subordinated TAB, Series 2015 Tax Exempt; refinancing Series 2006 TE	Multiple	41,188,124	N	\$1,125,500	-	-	-	562,750	-	\$562,750	-	-	-	562,750	-	\$562,750
646	2015 Taxable Bonds Debt Service	Refunding Bonds Issued After 6/27/12	08/11/2015	09/01/2036	Wilmington Trust N.A	Subordinated TAB, Series 2015 Taxable; refinancing Series 2006T	Multiple	72,235,594	N	\$9,290,052	-	-	-	5,805,506	-	\$5,805,506	-	-	-	3,484,546	-	\$3,484,546
647	2015 Bond Administration	Fees	08/11/2015	09/01/2036	Various	2015 bond Audit, rebate analysis, disclosure consulting, trustee services, etc. (0000000)	Multiple	96,000	N	\$14,500	-	-	-	14,500	-	\$14,500	-	-	-	-	-	\$-
648	Bank Fees for Refinanced Bonds Administration	Fees	08/11/2015	06/30/2020	Various	Bond Audit, rebate analysis, disclosure consulting, trustee services, etc. (0000000) for the close-out of various refinanced bonds	Multiple	18,000	N	\$12,000	-	-	-	12,000	-	\$12,000	-	-	-	-	-	\$-

Exhibit A - ROPS 20-21

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
650	2018 TE Bonds Debt Service	Refunding Bonds Issued After 6/27/12	06/06/2018	09/01/2031	Wilmington Trust N.A	Subordinate Tax Allocation Refunding, Series 2018-TE		21,313,750	N	\$759,500	-	-	-	379,750	-	\$379,750	-	-	-	379,750	-	\$379,750
651	2018 Taxable Bonds Debt Service	Refunding Bonds Issued After 6/27/12	06/06/2018	09/01/2039	Wilmington Trust N.A	Subordinate Tax Allocation Refunding, Series 2018-TX		57,914,687	N	\$1,425,626	-	-	-	712,813	-	\$712,813	-	-	-	712,813	-	\$712,813
652	2018 T & TE Bond Bonds Administration; Bank & Bonds Payment	Fees	06/06/2018	09/01/2039	Various	2018 bond audit, rebate analysis, disclosure consulting, trustee services, bank & bond payments, etc.		239,000	N	\$11,000	-	-	-	11,000	-	\$11,000	-	-	-	-	-	\$-

Oakland
Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances
July 1, 2017 through June 30, 2018
 (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), 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.

A	B	C	D	E	F	G	H
	ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)	Fund Sources					Comments
		Bond Proceeds	Reserve Balance	Other Funds	RPTTF		
		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	
1	Beginning Available Cash Balance (Actual 07/01/17) RPTTF amount should exclude "A" period distribution amount.	7,826,880	9,985,708	30,667,959	1,479,060	(837,423)	
2	Revenue/Income (Actual 06/30/18) RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller	1,308,600	107,276		1,086,627	67,617,360	
3	Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)	2,270,000	3,875,035	30,667,959	39,760	31,507,199	Cell G3 = Total Exp Less C3 through CF
4	Retention of Available Cash Balance (Actual 06/30/18) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	4,653,311	4,838,653			31,855,045	Cell G4 = RPTTF debt service reserve for 18/19
5	ROPS 17-18 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required			382,557	
6	Ending Actual Available Cash Balance (06/30/18) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$2,212,169	\$1,379,296	\$-	\$2,525,927	\$3,035,136	

Oakland
Recognized Obligation Payment Schedule (ROPS 20-21) - Notes
July 1, 2020 through June 30, 2021

Item #	Notes/Comments
3	
5	
6	
7	Disallowed by DOF (ROPS 17-18).
8	Disallowed by DOF (ROPS 17-18).
10	Disallowed by DOF (ROPS 17-18).
14	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.
17	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.
19	Bond proceeds held with fiscal agent and ORSA pool; no termination date
20	Bond proceeds held with fiscal agent and ORSA pool; no termination date
21	Bond proceeds held with fiscal agent and ORSA pool; no termination date
23	
24	
25	
54	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.
60	
61	
66	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.
67	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.
68	Bond proceeds held by ORSA pool; no termination date
70	Bond proceeds held with fiscal agent and ORSA pool; no termination date
71	Bond proceeds held with fiscal agent and ORSA pool; no termination date
72	Bond proceeds held by ORSA pool; no termination date
73	Bond proceeds held with fiscal agent and ORSA pool; no termination date
74	
77	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.
79	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.
81	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.
82	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	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. Garage revenue used to pay HOA fees.
85	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.
87	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.
88	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.
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.
90	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.
91	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.
92	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.
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.
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.
95	
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.
99	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.
100	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.
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.
105	
106	Obligation amount unknown.
200	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.
202	Bond proceeds held by fiscal agent.
203	Bond proceeds held by fiscal agent.
204	
207	Amount owed to the LowMod fund is outstanding related to removing affordability restrictions.
241	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.
246	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.
250	
353	Funded from LMIHF.
354	Funded from LMIHF. Obligation complete/closed.
359	Estimated completion; No termination date. Funded from LMIHF; Project in arbitration.
370	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.
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.
372	Bond proceeds held with fiscal agent and ORSA pool; estimated completion - no termination date.
377	Bond proceeds held with fiscal agent and ORSA pool; estimated completion - no termination date.
380	Bond proceeds held with fiscal agent and ORSA pool; estimated completion - no termination date.
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.
397	Estimated completion; No termination date.
398	Estimated completion; No termination date.
399	Estimated completion; No termination date.
400	Estimated completion; No termination date.
401	Estimated completion; No termination date.
402	Estimated completion; No termination date.
403	Estimated completion; No termination date.
419	
421	Per ROPS 16-17, reimbursing 2011 bonds funds spent with RPTTF over a 7 year period (through ROPS 22-23).
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	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.
636	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.
637	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.

638	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.
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.
640	Existing reserve amounts required per bond covenants.
641	Existing reserve amounts required per bond covenants.
642	Existing reserve amounts required per bond covenants.
644	2015 Bonds refund 2006 TE bonds (partial for Coliseum), plus Housing Taxable for savings.
646	
647	
648	
650	
651	
652	

EXHIBIT B

SUCCESSOR AGENCY ADMINISTRATIVE BUDGET

(attached)

Exhibit B - Successor Agency Administrative Budget

DEPARTMENT PERSONNEL	ROPS 20-21
City Administrator	291,105
City Attorney	135,553
City Clerk	77,807
Finance & Management	1,006,372
Human Resource Management	56,154
Subtotal Personnel	\$ 1,566,991
O&M	ROPS 20-21
City Accounting Services	6,267
Information Technology Services	25,734
Facilities Services	82,631
Duplicating	2,912
Postage & Mailing	1,500
Technology (phone, equipment, software, etc)	4,730
Outside Legal Counsel	20,000
Audit Services	25,000
Subtotal O&M	\$ 168,774
TOTAL SUCCESSOR ADMIN BUDGET	\$ 1,735,765