

COUNTY OF ALAMEDA COUNTYWIDE OVERSIGHT BOARD

RESOLUTION NUMBER NO. OB-2019-05

**A RESOLUTION OF THE COUNTY OF ALAMEDA
COUNTYWIDE OVERSIGHT BOARD**

**APPROVING THE ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE
AND ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY OF THE CITY
OF OAKLAND FOR
THE PERIOD JULY 1, 2019 - JUNE 30, 2020, PURSUANT TO SECTION 34177 OF
THE CALIFORNIA HEALTH AND SAFETY CODE**

WHEREAS, the Redevelopment Dissolution Law (AB 1X 26, enacted June 28, 2011, as amended by AB 1484, enacted June 27, 2012 and SB 107, enacted September 22, 2015) and Section 34177 of the Health and Safety Code required the successor agencies, among other things, to expeditiously wind down affairs of each former redevelopment agency (“RDA”), while continuing to meet the former RDA’s enforceable obligations, overseeing completion of redevelopment projects, and disposing of the assets and properties of the former RDA, all as directed by the successor agencies’ oversight boards pursuant to Health and Safety Code Section 34179; and

WHEREAS, Health and Safety Code Section 34179 (j) provided for the creation of a single Countywide Oversight Board (“Oversight Board”) commencing on and after July 1, 2018; and

WHEREAS, Section 34177 (o) of the Health and Safety Code requires the Successor Agency of the City of Oakland (“Successor Agency”), following approval by the Oversight Board, to submit to the State Department of Finance (“DOF”), and to the Alameda County Auditor-Controller (“County Auditor”) for review, the Recognized Obligation Payment Schedules (“ROPS”) in the manner provided by DOF no later than February 1; and

WHEREAS, Section 34177 (l) (1) of the Health and Safety Code requires the Successor Agency to prepare a ROPS listing the former RDA’s recognized enforceable obligations, payment sources, and related information for each one-year fiscal period; and

WHEREAS, commencing July 1, 2016, and for each fiscal year thereafter, the Successor Agency is entitled to an annual administrative cost allowance pursuant to Health and Safety Code Section 34171(b); and

WHEREAS, Section 34177 (j) of the Health and Safety Code requires the Successor Agency to prepare a proposed administrative budget (“Administrative Budget”) and submit it to the Oversight Board for approval; and

WHEREAS, the Successor Agency has prepared a draft of the ROPS and Administrative Budget for the period July 1, 2019 through June 30, 2020 for the ROPS 19-20 and Administrative Budget 19-20, respectively, and submitted to the Oversight Board for approval; and


WHEREAS, the Oversight Board held a public meeting on January 23, 2019, and considered the ROPS 19-20 and Administrative Budget 19-20 following the notice required by law.

NOW, THEREFORE, RESOLVED that the Oversight Board hereby approves “Recognized Obligation Payment Schedule for the period July 1, 2019 through June 30, 2020” attached to this resolution as Exhibit A.

FURTHER RESOLVED that the Oversight Board hereby approves “Administrative Budget for the period July 1, 2019 through June 30, 2020” attached to this resolution as Exhibit B. The Successor Agency is authorized to re-allocate expenditures between line item categories shown in the Administrative Budget and/or to retain outside services as needed to carry out the Successor Agency’s administrative responsibilities, provided that the total amount of the Administrative Budget is not exceeded.


PASSED AND ADOPTED at a regular meeting of the Oversight Board for the Successor Agency of the City of Oakland this 23rd day of January, 2019 by the following vote:

Board Members	Carson County Board of Supervisors	Halliday City Selection Committee	Sethy Ind. Special District Committee	Mack-Rose County Office of Education	Dela Rosa Chancellor of the CA Comm. College	O’Connell County Board of Supervisors (Public)	Katz Mulvey Recognized Employee Organization
AYES:	✓	✓	✓	✓	✓	✓	✓
NOES:							
ABSENT:							
ABSTAIN:							



 Chairperson,

ATTEST:



 Secretary of the Countywide Oversight Board
 of the County of Alameda

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

Successor Agency: Oakland
County: Alameda

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		19-20A Total (July - December)	19-20B Total (January - June)	ROPS 19-20 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 49,193,870	\$ 4,500,000	\$ 53,693,870
B	Bond Proceeds	17,050,277	4,500,000	21,550,277
C	Reserve Balance	31,728,367	-	31,728,367
D	Other Funds	415,226	-	415,226
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 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
H	Current Period Enforceable Obligations (A+E):	\$ 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.

Barbara Halliday, Chair

Name _____ Title _____
Barbara Halliday 1/23/19
 Signature _____ Date _____

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				M				Q	R					W	
											19-20A (July - December)				19-20B (January - June)					Fund Sources						19-20B Total
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds		RPTTF	Admin RPTTF					
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	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	19-20A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	19-20B Total				
3	Oak Center Debt	City/County Loan (Prior	6/16/1966	6/30/2025	City of Oakland	Loan for streetscape, utility, fire station	Agency-wide	\$ 643,599,272	N	\$ 123,492,042	\$ 17,050,277	\$ 31,728,367	\$ 415,226	\$ 19,774,254	\$ 936,101	\$ 69,904,225	\$ 4,500,000	\$ 0	\$ 0	\$ 46,151,716	\$ 936,101	\$ 53,587,817				
5	Property Management, Maintenance, & Insurance Costs	Property Maintenance	1/1/2014	6/30/2020	Various - staff, consultants, cleanup contractor, monitoring	Staffing, consultants, maintenance contractor, monitoring, insurance costs	Agency-wide	217,538	N	\$ 190,226			165,226	25,000		\$ 190,226						\$ -				
6	Administrative Cost Allowance	Admin Costs	1/1/2014	6/30/2020	City of Oakland, as successor agency	Administrative staff costs, and operating & maintenance costs	Agency-wide	19,914,797	N	\$ 1,872,202					936,101	\$ 936,101						\$ 936,101				
7	PERS Pension obligation	Unfunded Liabilities	6/29/2004	6/30/2022	City of Oakland	MOU with employee unions	Agency-wide	21,120,833	N	\$ 1,317,884				658,942		\$ 658,942				658,942		\$ 658,942				
8	OPEB unfunded obligation	Unfunded Liabilities	6/29/2004	6/30/2022	City of Oakland	MOU with employee unions	Agency-wide	10,654,015	N	\$ 665,616				332,808		\$ 332,808				332,808		\$ 332,808				
10	Unemployment obligation	Unfunded Liabilities	6/29/2004	6/30/2020	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	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 B-M-SP Oakland area, per labor MOUs (P187510)	B-M-SP	825,425	N	\$ 226,498				113,249		\$ 113,249				113,249		\$ 113,249				
17	B/M/SP 2006C T Bonds Debt Service	Bonds Issued On or Before 12/31/10	10/1/2006	10/12/2036	Wilmington Trust N.A	Taxable Tax Allocation Bonds Debt Service	B-M-SP	11,748,071	N	\$ 1,598,793		682,978				\$ 682,978				915,815		\$ 915,815				
18	B/M/SP 2010 RZEDB Bonds Debt Svc	Bonds Issued On or Before 12/31/10	10/1/2010	9/1/2040	Bank of New York	Federally Subsidized Taxable TABs Debt Service	B-M-SP	16,264,055	N	\$ 891,615		318,645				\$ 318,645				572,970		\$ 572,970				
19	B/M/SP 2006C TE Bonds Covenants	Bonds Issued On or Before 12/31/10	10/1/2006	10/12/2036	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	B-M-SP	0	N	\$ -						\$ -						\$ -				
20	B/M/SP 2006C T Bonds Covenants	Bonds Issued On or Before 12/31/10	10/1/2006	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	10/1/2010	9/1/2040	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	10/1/2006	10/12/2036	Various	Audit, rebate analysis, disclosure consulting, trustee services, bank & bond, etc. (0000000)	B-M-SP	72,500	N	\$ 5,500				5,500		\$ 5,500						\$ -				
24	B/M/SP 2010 RZEDB Bonds Administration; Bank & Bond Payments	Fees	10/1/2010	9/1/2040	Various	Audit, rebate analysis, disclosure consulting, trustee services, bank & bond, etc. (0000000)	B-M-SP	161,200	N	\$ 5,500				5,500		\$ 5,500						\$ -				
25	MacArthur Transit Village/Prop 1C TOD	OPA/DDA/Construction	3/4/2011	6/30/2024	MTCP, LLC	Grant from HCD pass-thru to MTCP (G436910)	B-M-SP	0	N	\$ -						\$ -						\$ -				
30	MacArthur Transit Village/OPA (Non Housing)	Legal	5/1/2011	6/20/2012	Rosales Law Partnership	Legal services related to MacArthur TV OPA (P187530)	B-M-SP	0	Y	\$ -						\$ -						\$ -				
54	Central District 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 CD Oakland area, per labor MOUs. (S00800)	Central District	4,164,195	N	\$ 1,192,294				596,147		\$ 596,147				596,147		\$ 596,147				
60	Yoshi's/JackLondonSquare/Security Deposit	Miscellaneous	12/18/1994	6/30/2020	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	4/1/1995	4/10/2031	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	11/9/2006	9/1/2021	Bank of New York	Subordinated TAB, Series 2006T	Central District	9,669,553	N	\$ 5,463,655		1,257,949				\$ 1,257,949				4,205,706		\$ 4,205,706				
67	Central District Bonds (9836) DS	Bonds Issued On or Before 12/31/10	5/6/2009	9/1/2020	Bank of New York	Subordinated TAB, Series 2009T	Central District	13,290,600	N	\$ 13,290,600		6,520,200				\$ 6,520,200				6,770,400		\$ 6,770,400				
68	Central District Bonds (9714) 1986 Bond Covenants	Bonds Issued On or Before 12/31/10	1/1/1989	6/30/2020	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	1/7/2003	6/30/2020	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	1/25/2005	6/30/2020	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants & reserve requirements	Central District	441	N	\$ -						\$ -						\$ -				
72	Central District Bonds (9718) 2006T Bond Covenants	Bonds Issued On or Before 12/31/10	11/9/2006	6/30/2020	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	5/6/2009	6/30/2020	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	1/1/2014	6/30/2020	Various	Audit, rebate analysis, disclosure consulting, trustee services, bank & bond, etc. (0000000)	Central District	165,863	N	\$ 16,500				16,500		\$ 16,500						\$ -				
77	1728 San Pablo DDA	OPA/DDA/Construction	3/4/2005	6/12/2023	Piedmont Plano	DDA Post-Transfer Obligations	Central District	0	N	\$ -						\$ -						\$ -				
79	17th Street Garage Project	OPA/DDA/Construction	8/24/2004	6/12/2023	Rotunda Garage, LP	As-needed responses to inquiries from current property owners and related parties, or enforcement of post-construction obligations	Central District	0	N	\$ -						\$ -						\$ -				

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											19-20A (July - December)						19-20B (January - June)						
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
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	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	19-20A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	19-20B Total	
81	East Bay Asian Local Development Corporation	OPA/DDA/Construction	7/26/2004	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/DDA/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	\$ -						\$ -							\$ -
84	Franklin 88 DDA	OPA/DDA/Construction	10/18/2004	6/12/2023	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	\$ 50,000			50,000			\$ 50,000							\$ -
85	Housewives Market Residential Development	OPA/DDA/Construction	6/25/2001	6/12/2023	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	\$ -						\$ -							\$ -
87	Oakland Garden Hotel	OPA/DDA/Construction	7/23/1999	6/12/2023	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	\$ -						\$ -							\$ -
88	Rotunda DDA	OPA/DDA/Construction	6/29/1998	6/12/2023	Rotunda Partners	DDA Post-Construction Obligations	Central District	0	N	\$ -						\$ -							\$ -
89	Sears LDDA	OPA/DDA/Construction	10/20/2005	6/30/2025	Sears Development Co	LDDA Administration (P130620)	Central District	1,550,000	N	\$ -						\$ -							\$ -
90	Swans DDA	OPA/DDA/Construction	7/11/1997	6/12/2023	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	0	N	\$ -						\$ -							\$ -
91	T-10 Residential Project	OPA/DDA/Construction	8/6/2004	6/12/2023	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	\$ -						\$ -							\$ -
92	UCOP Administration Building	OPA/DDA/Construction	11/25/1996	6/12/2023	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	\$ -						\$ -							\$ -
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	0	N	\$ -						\$ -							\$ -
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	2,900,000	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	2,689,312	N	\$ 1,807,466				1,807,466		\$ 1,807,466							\$ -
96	Victorian Row DDA	OPA/DDA/Construction	7/1/2003	6/12/2023	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	\$ -						\$ -							\$ -
99	Fox Theatre	Business Incentive Agreements	8/30/2005	6/30/2020	Bank of America Community Development Corporation	New Markets Tax Credit Loan Guaranty	Central District	12,090,000	N	\$ -						\$ -							\$ -
100	Fox Theatre	Business Incentive Agreements	8/30/2005	6/30/2020	Bank of America Community Development Corporation	New Markets Tax Credit Loan Guaranty	Central District	1,950,000	N	\$ -						\$ -							\$ -
101	Fox Theatre	Business Incentive Agreements	8/30/2005	6/30/2020	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	3/1/2009	6/30/2020	Downtown Oakland CBD	BID Assessments on Agency Property	Central District	14,424	N	\$ 5,000				5,000		\$ 5,000							\$ -
106	Sublease Agreement for the George P. Scollan Memorial Convention Center	Miscellaneous	6/30/2010	6/12/2022	City of Oakland	Sublease between the Successor Agency and the City for the Scollan Convention Center (T429410)	Central District	0	N	\$ -						\$ -							\$ -
200	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	\$ 7,693,862		3,226,257				\$ 3,226,257				4,467,605			\$ 4,467,605
202	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	\$ -						\$ -							\$ -
203	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	\$ -						\$ -							\$ -
204	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	106,815	N	\$ 5,500				5,500		\$ 5,500							\$ -
207	9451 MacArthur Blvd- Evelyn Rose Project	Miscellaneous	7/30/2002	6/30/2025	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							\$ -

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)						19-20B (January - June)					
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
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 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	19-20B Total					
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 MOUs. (S82600)	Coliseum	1,034,939	N	\$ 511,324					255,662					255,662	\$ 255,662	
246	Coliseum Taxable Bond Debt Service	Bonds Issued On or Before 12/31/10	10/1/2006	9/1/2036	Wilmington Trust N.A	2006 Coliseum Taxable Bond Debt Service	Coliseum	87,412,637	N	\$ 8,601,398		3,520,067								5,081,331	\$ 5,081,331	
247	Coliseum TE Bond Debt Service	Bonds Issued On or Before 12/31/10	10/1/2006	9/1/2036	Wilmington Trust N.A	2006 Coliseum TE Bond Debt Service	Coliseum		Y	\$ -											\$ -	
250	Coliseum Taxable Bond Administration	Fees	10/1/2006	9/1/2036	Various	2006 Taxable bond Audit, rebate analysis, disclosure consulting, trustee services, etc. (000000)	Coliseum	80,315	N	\$ 5,500				5,500							\$ 5,500	
251	Coliseum TE Bond Administration	Fees	10/1/2006	9/1/2036	Various	2006 TE bond Audit, rebate analysis, disclosure consulting, trustee services, etc. (000000)	Coliseum		Y	\$ -											\$ -	
352	94th and International Blvd	OPA/DDA/Construction	3/3/2011	7/5/2067	City of Oakland/TBD - LP / Related	Housing development loan (L413810)	Low-Mod		Y	\$ -											\$ -	
353	California Hotel Acquisition/Rehab	OPA/DDA/Construction	3/3/2011	3/1/2067	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	3/3/2011	3/1/2068	City of Oakland/East Bay Asian Local Development Corporation (EBALDC)	Housing development loan (L438310)	Low-Mod	352,000	N	\$ 352,000		352,000									\$ 352,000	
359	1550 5th Avenue	OPA/DDA/Construction	9/21/2009	6/30/2020	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	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	\$ 1,258,342		375,000			254,171					254,171	\$ 629,171	
371	Construction Monitoring Services	Project Management Costs	1/1/2014	6/30/2020	Various	Construction monitoring for housing projects	Low-Mod	118,820	N	\$ 56,180					28,090					28,090	\$ 28,090	
372	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	47,691	N	\$ -											\$ -	
377	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	\$ -											\$ -	
379	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	\$ -											\$ -	
380	2011 Housing Bonds Covenants	Revenue Bonds Issued After 12/31/10	3/8/2011	6/30/2025	Various	Bond proceeds to fulfill legal obligations of tax allocation bond covenants	Low-Mod	581,100	N	\$ -											\$ -	
381	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	\$ -											\$ -	
382	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	\$ -											\$ -	
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	1/1/2014	6/30/2020	Various	Site acquisition loans; Housing development loans, etc.	Low-Mod	0	N	\$ -											\$ -	
389	HOME Match Funds	CDBG/HUD Repayment to City/County	7/1/2011	6/30/2020	City of Oakland	Matching funds required by Federal HOME program (H236510)	Low-Mod	36,089	N	\$ 36,089		36,089									\$ 36,089	
396	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	\$ -											\$ -	
397	1574-90 7th Street	Bond Funded Project - Housing	6/26/2003	6/30/2023	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	2/13/2001	6/30/2021	City of Oakland/Faith Housing	Site acquisition loan (P151830)	Low-Mod	8,917	N	\$ 8,971		8,971									\$ 8,971	
399	3701 MLK Jr Way	Bond Funded Project - Housing	2/2/2004	6/30/2024	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	2/21/2001	6/30/2021	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	6/25/2002	6/30/2022	City of Oakland/OCHI-Westside	Site acquisition loan (P151851)	Low-Mod	596	N	\$ 596		596									\$ 596	
402	1672- 7th Street	Bond Funded Project - 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	
403	1666 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	
419	California Hotel rehab	Bond Funded Project - Housing	3/3/2011	3/1/2067	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	2/24/2010	6/30/2030	City of Oakland/BRIDGE	Housing development loan (L437910)	Low-Mod	7,005,000	N	\$ 4,000,000					2,000,000				2,000,000		\$ 2,000,000	

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)						19-20B (January - June)					
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
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	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	19-20A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	19-20B Total
422	Oak to 9th	OPA/DDA/Construction	8/24/2006	6/30/2020	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	12,545,373	N	\$ 5,500,000				3,000,000		\$ 3,000,000				2,500,000		\$ 2,500,000
423	Oak to 9th	Bond Funded Project – Housing	8/24/2006	6/30/2026	City of Oakland; Various	Obligation to develop 465 affordable housing units pursuant to Cooperation Agreement with Oak to 9th Community Benefits Coalition	Low-Mod	21,785,303	N	\$ 8,750,000	4,625,000					\$ 4,625,000	4,125,000					\$ 4,125,000
426	West Oakland Loan Indebtedness	City/County Loan (Prior 06/28/11), Cash exchange	3/3/2011	6/30/2020	City of Oakland	Per Oversight Board Resolution 2013-16 – finding that this loan indebtedness to the City was for legitimate redevelopment purposes and authorized placement of obligation on the ROPS per HSC Section 34191.4(b)	West Oakland	2,749,243	N	\$ 2,717,524				2,717,524		\$ 2,717,524						\$ -
632	Central District Bonds DS	Refunding Bonds Issued After 6/27/12	10/3/2013	9/1/2022	Bank of New York	Subordinated TAB, Series 2013 refinancing Series 2003 & 2005	Central District	63,265,625	N	\$ 29,903,125		15,642,625				\$ 15,642,625				14,260,500		\$ 14,260,500
635	Excess bond proceeds obligation/Bond Expenditure Agreement	Bond Funded Project – Pre-2011	11/8/2013	6/30/2024	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	0	N	\$ 1,220,000	1,220,000					\$ 1,220,000						\$ -
636	Excess bond proceeds obligation/Bond Expenditure Agreement	Bond Funded Project – Pre-2011	11/8/2013	6/30/2024	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	11/8/2013	6/30/2024	City of Oakland; TBD	Projects consistent with bond covenants per Bond Expenditure Agreement approved by OB Resolution 2013-15	Central District	9,500,000	N	\$ 9,500,000	9,500,000					\$ 9,500,000						\$ -
638	Excess bond proceeds obligation/Bond Expenditure Agreement	Bond Funded Project – Pre-2011	11/8/2013	6/30/2024	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 obligation/Bond Expenditure Agreement	Bond Funded Project – Pre-2011	11/8/2013	6/30/2024	City of Oakland; TBD	Projects consistent with bond covenants per Bond Expenditure Agreement approved by OB Resolution 2013-15	Coliseum	25,000	N	\$ 25,000	25,000					\$ 25,000						\$ -
640	2013 Central District Refunding Bonds Reserve	Reserves	10/1/2013	9/1/2022	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	5/6/2009	9/1/2020	Bank of New York; Bond holders	Reserve funds required by bond covenants	Central District	3,874,167	N	\$ -						\$ -						\$ -
642	B/M/SP 2010 RZEDB Bond Reserve	Reserves	10/1/2010	9/1/2040	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	8/11/2015	9/1/2036	Wilmington Trust N.A	Subordinated TAB, Series 2015 Tax Exempt; refinancing Series 2006 TE	Multiple	42,313,624	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	8/11/2015	9/1/2036	Wilmington Trust N.A	Subordinated TAB, Series 2015 Taxable; refinancing Series 2006T	Multiple	81,456,483	N	\$ 9,220,889				5,737,882		\$ 5,737,882				3,483,007		\$ 3,483,007
647	2015 Bond Administration	Fees	8/11/2015	9/1/2036	Various	2015 bond Audit, rebate analysis, disclosure consulting, trustee services, etc. (0000000)	Multiple	96,000	N	\$ 11,000				11,000		\$ 11,000						\$ -
648	Bank Fees for Refinanced Bonds Administration	Fees	8/11/2015	6/30/2020	Various	Bond Audit, rebate analysis, disclosure consulting, trustee services, etc. (0000000) for the close-out of various refinanced bonds	Multiple	18,000	N	\$ 9,000				9,000		\$ 9,000						\$ -
650	2018 TE Bonds Debt Service	Refunding Bonds Issued After 6/27/12	6/6/2018	9/1/2031	Wilmington Trust N.A	Subordinate Tax Allocation Refunding, Series 2018-TE	Multiple	22,073,250	N	\$ 759,500				379,750		\$ 379,750				379,750		\$ 379,750
651	2018 Taxable Bonds Debt Service	Refunding Bonds Issued After 6/27/12	6/6/2018	9/1/2039	Wilmington Trust N.A	Subordinate Tax Allocation Refunding, Series 2018-TX	Multiple	59,340,312	N	\$ 1,425,626				712,813		\$ 712,813				712,813		\$ 712,813
652	2018 T & TE Bond Bonds Administration; Bank & Bonds Payment	Fees	6/6/2018	9/1/2039	Various	2018 bond audit, rebate analysis, disclosure consulting, trustee services, bank & bond payments, etc.	Multiple	250,000	N	\$ 11,000				11,000		\$ 11,000						\$ -

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 (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. 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
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 16-17 Cash Balances (07/01/16 - 06/30/17)	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	Comments
1	Beginning Available Cash Balance (Actual 07/01/16) RPTTF amount should exclude "A" period distribution amount	10,950,641	12,074,978	30,981,425	6,055	15,271	
2	Revenue/Income (Actual 06/30/17) 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	Expenditures for ROPS 16-17 Enforceable Obligations (Actual 06/30/17)	4,017,947	6,076,905	30,981,425	732,854	37,669,367	Cell G3 = Total Exp Less C3 through CF
4	Retention of Available Cash Balance (Actual 06/30/17) 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	ROPS 16-17 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 16-17 PPA form submitted to the CAC	No entry required				335,612	
6	Ending Actual Available Cash Balance (06/30/17) 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.

Exhibit B - ORSA Administrative Budget

DEPARTMENT PERSONNEL	ROPS 19-20
City Administrator	338,708
City Attorney	131,936
City Clerk	75,603
Finance & Management	1,066,792
Human Resource Management	54,727
Subtotal Personnel	1,667,767
O&M	ROPS 19-20
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
Subtotal O&M	204,435
TOTAL SUCCESSOR ADMIN BUDGET	1,872,202