

MEMORANDUM

TO: Oakland Oversight Board **FROM:** Sarah T. Schlenk

SUBJECT: Recognized Obligation Payment Schedule **DATE:** September 26, 2016
("ROPS") 16-17 Amendment **ITEM:** #4

RECOMMENDATION

Staff recommends that the Oakland Oversight Board adopt a resolution approving the submission of a Recognized Obligation Payment Schedule amendment for January 1, 2017 through June 30, 2017 (“ROPS 16-17B”) to Alameda County and the State (as required).

EXECUTIVE SUMMARY

Under recent amendments to the redevelopment dissolution law, a successor agency may submit one amendment to an approved Recognized Obligation Payment Schedule (“ROPS”) to the California Department of Finance (“DOF”) no later than October 1. The ROPS amendment may amend amounts requested for enforceable obligations for the January through June portion of the annual ROPS period. Staff is recommending an amendment to ROPS 16-17, see ***Exhibit A*** to the attached resolution, that adjusts anticipated payments for January 2017 through June 2017 on three line items -- ROPS line no. 95, the tax increment rebate for the Uptown Apartments Project, ROPS line no. 98, the loan guaranty for the Fox Theater project (which is thoroughly addressed in a separate item on this agenda), and ROPS line no. 423, the use of 2011 Housing Bonds for the affordable housing development project at Brooklyn Basin (formerly known as “Oak to 9th”).

BACKGROUND/LEGISLATIVE HISTORY

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 first annual ROPS 16-17 was approved by the ORSA board and the Oakland Oversight Board in January 2016. ORSA received an initial determination from DOF for this ROPS in April 2016, which disallowed nearly \$7.3 million of requested Redevelopment Property Tax Trust Fund (“RPTTF”) for various obligations. ORSA requested a meet and confer with DOF on nearly all of the disallowed amounts, including:

1. Line No. 207 – 9451 MacArthur Blvd - Evelyn Rose Project totaling \$517,500
2. Line No. 426 – West Oakland Loan Indebtedness totaling \$2,717,524 (ROPS 16-17 request of 1,813,238)
3. Line No. 423 – Oak to 9th (Brooklyn Basin) affordable housing development totaling \$45,000,000 (ROPS 16-17 request of \$4,000,000)
4. Line No. 370 – Low & Moderate Income Housing Project Management costs totaling \$734,850 (specifically associated with Brooklyn Basin)

Following the formal meet and confer session and follow-up discussions under the leadership of Mayor Schaaf, the City and DOF agreed to a solution to fund most of ROPS line no. 423, the Brooklyn Basin affordable housing project. The agreement allows the City to change the funding source of two previously approved (and completed) projects (ROPS line no. 421, MacArthur BART Affordable Housing and ROPS line no. 422, Brooklyn Basin land acquisition) from 2011 Housing Bonds to RPTTF. This frees up \$37.5 million in reimbursed 2011 Housing Bond funds to be used for the vertical construction of affordable housing at Brooklyn Basin. Additionally, \$2.5 million previously available from remaining 2011 Housing Bonds would continue to be available, for a total of \$40 million in funding for Brooklyn Basin affordable housing. These bond funds would also need to cover Housing and Community Development (“HCD”) staff costs associated with the project (ROPS line no. 370) over the life of the project.

ROPS line nos. 207 and 426 remain disallowed by DOF. City staff is determining options for how to proceed in securing these funds.

ANALYSIS

Pursuant to the state law dissolving redevelopment agencies and the recent passage of SB 107 amending the dissolution law, ORSA is now required to prepare a ROPS on an annual basis (versus the previous requirement that a ROPS be submitted every six months). 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. Under SB 107, a successor agency may submit one amendment to an approved ROPS to DOF no later than October 1. The amendment may only adjust amounts requested for payment of approved enforceable obligations during the second half of the ROPS period (i.e., January through June). The successor agency must first submit the proposed amendment to the Oversight Board, which must make a finding that the revision is necessary for the payment of approved enforceable obligations for this period.

The proposed amendment to ROPS 16-17 is required to adjust three line items:

1. ROPS Line No. 95: The Lease Disposition and Development Agreement (“LDDA”) for the Uptown Apartments Project entitles the developer to an annual tax increment rebate, with the amount of the rebate calculated as a base reimbursable amount, plus projected gross receipts taxes. Any reimbursement for gross receipts taxes beyond the base amount

is applied to past shortfalls. Since rents at the project have been rising rapidly, the amount of projected gross receipts taxes is estimated to increase, increasing the rebate from \$1,617,383 to \$1,652,383. Thus, the proposed amendment will adjust the payment amount for this line upwards by \$35,000.

2. ROPS Line No. 98: In 2006, the Redevelopment Agency authorized a Disposition and Development Agreement (“DDA”) with Fox Oakland Theater, Inc. (“FOT”) to ground lease and undertake the restoration of the Fox Theater and to provide loans to carry out the restoration. The DDA included loans, loan guaranties and tax credit guaranties. This included a guaranty for a \$6,500,000 conventional construction loan to Fox Theater Landlord LLC (“FTLL”), an entity set up by FOT to generate tax credit equity for the project. The \$6,500,000 commercial loan has a 10 year term with a balloon payment at the end of the ten year term for the outstanding principal and interest remaining on this loan. The amount of the balloon payment is estimated to be approximately \$4,600,000 at the time this payment is due, which is December 20, 2016.

The proposed subordinations, assignment and loan guaranty for the Fox Theater project that are the subject of another item on this agenda will help to prevent ORSA from having a \$4.6 million payment from the next RPTTF distribution under the existing loan guaranty. However, if the loan is unable to be refinanced, the \$4.6 million payment will be due and RPTTF funds will be necessary to cover this expense. Therefore, the proposed amendment to ROPS 16-17 will include a \$4.6 million RPTTF payment for this line item under the former Redevelopment Agency’s loan guaranty.

3. ROPS Line No. 423: Per the agreement with DOF described above to fund the affordable housing units at Brooklyn Basin, 2011 Housing Bond funds will be made available through the reimbursement of bond funds for ROPS lines 421 and 422 totaling \$37.5 million that were used to fund the development of affordable housing at the MacArthur BART transit village project and the purchase of the Brooklyn Basin affordable housing parcels with RPTTF – since those activities were clearly enforceable obligations -- and then use those available bond funds to fund vertical development of affordable housing at Brooklyn Basin. Under the SB 107 amendments to the dissolution law, the City is allowed to use proceeds from low and moderate income housing bonds issued before June 28, 2011, as “excess bond proceeds” for any purposes allowed by the bond covenants. In order to minimize the fiscal impact on the affected taxing entities, the City will swap the bonds funds used for the Brooklyn Basin site acquisition and the MacArthur BART transit village with RPTTF funds over a period of six years, starting with ROPS 16-17 and extending through ROPS 21-22. The amount of bond funds initially approved by DOF did not account for all of the 2011 Housing Bond funds available during the ROPS 16-17 period. This amendment requests an additional \$1,265,150 of 2011 bond funds to be used for the project during this period.

FISCAL IMPACT

The RPTTF is a fund administered by the County that holds property tax funds that formerly would have been the tax increment funds distributed to the Redevelopment Agency. Money from this fund is available to cover ROPS enforceable obligations. Any RPTTF left after all obligations are covered is distributed to the taxing entities.

If the City is successful in refinancing the Fox Theater loan, the impact to the taxing entities from the ROPS amendment will be minimal – approximately \$10,150 less in residual RPTTF due to the increase in the Uptown Apartments tax increment rebate. However, if the Fox Theater loan is not refinanced and RPTTF is required for the balloon payment, the residual RPTTF would be reduced by \$4.6 million. With the payment guaranty on the \$4.6 million loan, this payment is likely to be prevented, and, with time, the liability would be eliminated, since it is expected that FOT will have sufficient funds to repay the full \$4.6 million refinanced loan from revenues generated by the facility.

Finally, since the funding source for Brooklyn Basin is restricted bond funds, there is no fiscal impact to the taxing entities by including the amendment to ROPS line no. 423 on the ROPS 16-17B.

For questions regarding this report, please contact Sarah Schlenk at (510) 238-3982.

Respectfully submitted,

/s/

Sarah T. Schlenk,
Agency Administrative Manager

ATTACHMENT:

Oversight Board Resolution

- Exhibit A – ROPS 16-17B Amendment

OAKLAND OVERSIGHT BOARD

RESOLUTION No. 2016-_____

A RESOLUTION APPROVING AN AMENDMENT TO THE 2016-17 RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR PAYMENTS UNDER THE UPTOWN APARTMENTS TAX INCREMENT REBATE, THE FOX THEATER LOAN GUARANTY, AND THE OAK TO 9TH (BROOKLYN BASIN) PROJECT FOR JANUARY 1, 2017 THROUGH JUNE 30, 2017

WHEREAS, California Health and Safety Code Section 34177(o) 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 one year fiscal period; and

WHEREAS, the Oakland Oversight Board passed Resolution No. 2016-1 on January 25, 2016, approving a ROPS for Fiscal Year 2016-17, otherwise referred to as “ROPS 16-17”; and

WHEREAS, following a meet and confer process, the California Department of Finance approved, with a few exceptions, ROPS 16-17 on May 19, 2016; and

WHEREAS, Item #95 on ROPS 16-17 concerns payments under a tax increment rebate for the Uptown Apartments project; and

WHEREAS, Item #98 on ROPS 16-17 concerns payments under a loan payment guaranty for the Fox Theater project; and

WHEREAS, Item #423 on ROPS 16-17 concerns the use of 2011 housing bonds for an affordable housing development known as Brooklyn Basin (formerly “Oak to 9th”); and

WHEREAS, California Health and Safety Code Section 34177(o)(1)(E) permits a successor agency to submit one amendment to a ROPS to change the amount requested for payment of approved enforceable obligations if the oversight board makes a finding that a revision is necessary for the payment of approved enforceable obligations during the second one-half of the ROPS period (i.e., January 1 to June 30); and

WHEREAS, the Oakland Redevelopment Successor Agency has prepared and approved an amendment to ROPS 16-17 that changes the amounts requested for payment of approved enforceable obligations associated with the Uptown Apartments tax increment rebate, the Fox Theater loan guaranty, and the Brooklyn Basin bond funding for January 1, 2017, through June 30, 2017, and has submitted said ROPS amendment to the Oakland Oversight Board for approval; now, therefore be it

RESOLVED: That the Oakland Oversight Board finds and determines that it is necessary to submit an amendment to ROPS 16-17 to change the amounts requested for payment of approved enforceable obligations associated with the Uptown Apartments tax increment rebate, the Fox Theater loan guaranty, and the Brooklyn Basin bond funding for January 1, 2017, through June 30, 2017, in order to allow the payment of those obligations listed as necessary per the terms of those enforceable obligations; and be it further

RESOLVED: That the Oakland Oversight Board hereby approves that amendment to ROPS 16-17 attached to this Resolution as ***Exhibit A***; and be it further

RESOLVED: That the approved amendment to the ROPS shall supplement authorized payments by ORSA during the ROPS 16-17 period.

ADOPTED, OAKLAND, CALIFORNIA, _____, 2016

PASSED BY THE FOLLOWING VOTE:

AYES- BYRD, CHAIR CARSON, LITTLE, MULVEY, ORTIZ, TUCKER

NOES-

EXCUSED-

ABSENT-

ABSTENTION-

ATTEST: _____
SECRETARY, OAKLAND
OVERSIGHT BOARD

Exhibit A

ROPS 16-17 amendment

(attached)

Amended Recognized Obligation Payment Schedule (ROPS 16-17B) - Summary

Filed for the January 1, 2017 through June 30, 2017 Period

Successor Agency: Oakland
County: Alameda

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		ROPS 16-17B Authorized Amounts	ROPS 16-17B Requested Adjustments	ROPS 16-17B Amended Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 2,367,425	\$ 1,265,150	\$ 3,632,575
B	Bond Proceeds	2,367,425	1,265,150	3,632,575
C	Reserve Balance	-	-	-
D	Other Funds	-	-	-
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 47,977,415	\$ 4,635,000	\$ 52,612,415
F	RPTTF	46,763,227	4,635,000	51,398,227
G	Administrative RPTTF	1,214,188	-	1,214,188
H	Current Period Enforceable Obligations (A+E):	\$ 50,344,840	\$ 5,900,150	\$ 56,244,990

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.

Keith Carson Alameda County Supervisor
Name Title
/s/ _____
Signature Date

Oakland Amended Recognized Obligation Payment Schedule (ROPS 16-17B) - ROPS Detail

January 1, 2017 through June 30, 2017

(Report Amounts in Whole Dollars)

Item #	Project Name/Debt Obligation	Obligation Type	Total Outstanding Balance	AUTHORIZED AMOUNTS					Total	REQUESTED ADJUSTMENTS					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
			\$ 902,381,363	\$ 2,367,425	\$ -	\$ -	\$ 46,763,227	\$ 1,214,188	\$ 50,344,840	\$ 1,265,150	\$ -	\$ -	\$ 4,635,000	\$ -	\$ 5,900,150	
3	Oak Center Debt	City/County Loans On or	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
5	Property Management, Maintenance, & Insurance Costs	Property Maintenance	\$ 250,000	-	-	-	25,000	-	\$ 25,000	-	-	-	-	-	\$ -	-
6	Administrative Cost Allowance	Admin Costs	\$ 25,648,890	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
7	PERS Pension obligation	Unfunded Liabilities	\$ 22,438,717	-	-	-	658,942	-	\$ 658,942	-	-	-	-	-	\$ -	-
8	OPEB unfunded obligation	Unfunded Liabilities	\$ 11,319,631	-	-	-	332,808	-	\$ 332,808	-	-	-	-	-	\$ -	-
10	Unemployment obligation	Unfunded Liabilities	\$ 1,256,443	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
14	B/M/SP project & other staff/operations, successor agency	Project Management Costs	\$ 2,048,616	-	-	-	263,822	-	\$ 263,822	-	-	-	-	-	\$ -	-
17	B/M/SP 2006C T Bonds Debt Service	Bonds Issued On or Before 12/31/10	\$ 14,453,860	-	-	-	912,050	-	\$ 912,050	-	-	-	-	-	\$ -	-
18	B/M/SP 2010 RZEDB Bonds Debt Svc	Bonds Issued On or Before 12/31/10	\$ 18,010,185	-	-	-	585,930	-	\$ 585,930	-	-	-	-	-	\$ -	-
19	B/M/SP 2006C TE Bonds Covenants	Bonds Issued On or Before 12/31/10	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
20	B/M/SP 2006C T Bonds Covenants	Bonds Issued On or Before 12/31/10	\$ 737,665	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
21	B/M/SP 2010 RZEDB Bonds Covenants	Bonds Issued On or Before 12/31/10	\$ 99,418	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
23	B/M/SP 2006C T Bonds Administration; Bank & Bond Payments	Fees	\$ 80,000	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
24	B/M/SP 2010 RZEDB Bonds Administration; Bank & Bond Payments	Fees	\$ 171,250	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
25	MacArthur Transit Village/Prop 1C TOD	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
26	MacArthur Transit Village/Prop 1C Infill	OPA/DDA/Construction	\$ 907,045	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
27	MacArthur Transit Village/OPA (Non Housing)	OPA/DDA/Construction	\$ 734,730	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
29	MacArthur Transit Village/OPA (Non Housing)	OPA/DDA/Construction	\$ 99,418	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
30	MacArthur Transit Village/OPA (Non Housing)	Legal	\$ 60,000	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
54	Central District project & other staff/operations, successor agency	Project Management Costs	\$ 10,073,184	-	-	-	1,297,233	-	\$ 1,297,233	-	-	-	-	-	\$ -	-
60	Yoshi's/JackLondonSquare/Security Deposit	Miscellaneous	\$ 13,500	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
61	Regal Cinemas/Jack London Square/Security Deposit	Miscellaneous	\$ 25,000	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
66	Central District Bonds (9835) DS	Bonds Issued On or Before 12/31/10	\$ 14,085,435	-	-	-	1,497,896	-	\$ 1,497,896	-	-	-	-	-	\$ -	-
67	Central District Bonds (9836) DS	Bonds Issued On or Before 12/31/10	\$ 34,465,625	-	-	-	6,782,550	-	\$ 6,782,550	-	-	-	-	-	\$ -	-
68	Central District Bonds (9714) 1986 Bond Covenants	Bonds Issued On or Before 12/31/10	\$ 93,682	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
70	Central District Bonds (9716) 2003 Bond Covenants	Bonds Issued On or Before 12/31/10	\$ 471,964	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
71	Central District Bonds (9717) 2005 Bond Covenants	Bonds Issued On or Before 12/31/10	\$ 273,742	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
72	Central District Bonds (9718) 2006T Bond Covenants	Bonds Issued On or Before 12/31/10	\$ 1,035	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
73	Central District Bonds (9719) 2009 Bond Covenants	Bonds Issued On or Before 12/31/10	\$ 5,706	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
74	Central District Bonds (9710) Administration; Bank & Bond Payments	Fees	\$ 192,981	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
75	Uptown - Prop 1C	Improvement/Infrastructure	\$ 4,048,083	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
77	1728 San Pablo DDA	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
78	17th Street Garage Project	Business Incentive Agreements	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
79	17th Street Garage Project	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
80	City Center DDA	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
81	East Bay Asian Local Development Corporation	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
82	Fox Courts DDA	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
84	Franklin 88 DDA	OPA/DDA/Construction	\$ 264,000	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
85	Housewives Market Residential Development	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
86	Keysystem Building DDA	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
87	Oakland Garden Hotel	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
88	Rotunda DDA	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
89	Sears LDDA	OPA/DDA/Construction	\$ 1,575,000	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
90	Swans DDA	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
91	T-10 Residential Project	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-
92	UCOP Administration Building	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -	-	-	-	-	-	\$ -	-

Oakland Amended Recognized Obligation Payment Schedule (ROPS 16-17B) - ROPS Detail

January 1, 2017 through June 30, 2017

(Report Amounts in Whole Dollars)

Item #	Project Name/Debt Obligation	Obligation Type	Total Outstanding Balance	AUTHORIZED AMOUNTS					Total	REQUESTED ADJUSTMENTS					Total	Notes
				Fund Sources						Fund Sources						
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
93	Uptown LDDA	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -						\$ -	Since rents at the project have been rising rapidly, the amount of projected gross receipts taxes is estimated to increase.
94	Uptown LDDA Admin Fee	Fees	\$ 3,500,000	-	-	-	-	-	\$ -						\$ -	
95	Uptown Apartments Project	Business Incentive Agreements	\$ 6,114,161	-	-	-	-	-	\$ -				35,000		\$ 35,000	
96	Victorian Row DDA	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -						\$ -	
97	Fox Theatre	OPA/DDA/Construction	\$ -	-	-	-	-	-	\$ -						\$ -	
98	Fox Theatre	Business Incentive Agreements	\$ 5,379,526	-	-	-	-	-	\$ -				4,600,000		\$ 4,600,000	
99	Fox Theatre	Business Incentive Agreements	\$ 12,090,000	-	-	-	-	-	\$ -						\$ -	
100	Fox Theatre	Business Incentive Agreements	\$ 1,950,000	-	-	-	-	-	\$ -						\$ -	The amount of the balloon payment due if the loan is not able to be refinanced.
101	Fox Theatre	Business Incentive Agreements	\$ 15,997,284	-	-	-	-	-	\$ -						\$ -	
105	Downtown Capital Project Support	Miscellaneous	\$ 22,400	-	-	-	-	-	\$ -						\$ -	
106	Sublease Agreement for the George P. Scotlan Memorial Convention Center	Miscellaneous	\$ -	-	-	-	-	-	\$ -						\$ -	
119	BART 17th St Gateway	Bond Funded Project – Pre-2011	\$ 41,791	-	-	-	-	-	\$ -						\$ -	
125	1644 Broadway	Bond Funded Project – Pre-2011	\$ 10,000	-	-	-	-	-	\$ -						\$ -	
132	337 13th Street	Miscellaneous	\$ -	-	-	-	-	-	\$ -						\$ -	
134	355 19th Street	Miscellaneous	\$ -	-	-	-	-	-	\$ -						\$ -	
135	361 19th Street	Miscellaneous	\$ -	-	-	-	-	-	\$ -						\$ -	
137	1926 Castro Street	Bond Funded Project – Pre-2011	\$ 24,500	-	-	-	-	-	\$ -						\$ -	
151	464 3rd Street	Bond Funded Project – Pre-2011	\$ 10,000	-	-	-	-	-	\$ -						\$ -	
158	1727 Telegraph Avenue	Bond Funded Project – Pre-2011	\$ 25,000	-	-	-	-	-	\$ -						\$ -	
165	1933 Broadway	Bond Funded Project – Pre-2011	\$ 69,000	-	-	-	-	-	\$ -						\$ -	
166	1914 Telegraph Avenue	Bond Funded Project – Pre-2011	\$ 75,000	-	-	-	-	-	\$ -						\$ -	
176	329 19th Street	Bond Funded Project – Pre-2011	\$ 15,000	-	-	-	-	-	\$ -						\$ -	
178	361 19th Street	Miscellaneous	\$ -	-	-	-	-	-	\$ -						\$ -	
179	1935 Broadway	Bond Funded Project – Pre-2011	\$ 40,000	-	-	-	-	-	\$ -						\$ -	
194	1926 Castro Street	Bond Funded Project – Pre-2011	\$ 25,000	-	-	-	-	-	\$ -						\$ -	
196	Central City East project & other staff/operations, successor agency	Project Management Costs	\$ 254,296	-	-	-	32,748		\$ 32,748						\$ -	
200	CCE 2006 Taxable Bond Debt Service	Bonds Issued On or Before 12/31/10	\$ 79,274,499	-	-	-	4,465,170		\$ 4,465,170						\$ -	
202	CCE 2006 Taxable Bond Covenant	Bonds Issued On or Before 12/31/10	\$ 124,988	-	-	-	-		\$ -						\$ -	
203	CCE 2006 TE Bond Covenant	Bonds Issued On or Before 12/31/10	\$ 2,069	-	-	-	-		\$ -						\$ -	
204	CCE 2006 Taxable Bond Administration; Bank & Bond Payments	Fees	\$ 94,250	-	-	-	-		\$ -						\$ -	
206	Palm Villas Housing Project	LMIHF Loans	\$ -	\$ -	\$ -	\$ -										
207	9451 MacArthur Blvd- Evelyn Rose Project	Miscellaneous	\$ 517,500	\$ -	\$ -	\$ -										
222	1430 23rd Avenue	Bond Funded Project – Pre-2011	\$ 30,000	-	-	-	-		\$ -						\$ -	
225	1430 23rd Ave TIP	Bond Funded Project – Pre-2011	\$ 45,000	-	-	-	-		\$ -						\$ -	
232	3801-9 Foothill Boulevard	Bond Funded Project – Pre-2011	\$ 45,000	-	-	-	-		\$ -						\$ -	