

**HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD
SPECIAL MEETING
APRIL 28, 2014
777 B STREET
CONFERENCE ROOM 1C
3:30 PM**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS: *(The Public Comment section provides an opportunity to address the Oversight Board on items not listed on the agenda. The Board welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the Board or are within the jurisdiction of the Board. As the Board is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.)*

1. Approval of Minutes from February 28, 2014 Meeting
Attachment
2. Approval of Revised Recognized Obligation Payment Schedule (ROPS 14-15A) for the Period July 1, 2014 through December 31, 2014
Staff Report and Attachments (4)
3. Approval of Disposition of Governmental Use Properties to the City of Hayward
Staff Report and Attachments (3)
4. Approval of Long Range Property Management Plan for the Hayward Redevelopment Successor Agency
Staff Report and Attachments (4)
5. Future Meeting Dates and Agenda Items

BOARD MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS

ADJOURNMENT

NEXT MEETING – TO BE DETERMINED

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the Assistant City Manager at (510) 583-4300 or TDD (510) 247-3340.

**HAYWARD SUCCESSOR AGENCY
OVERSIGHT BOARD
February 28, 2014**

SUMMARY NOTES

BOARD MEMBERS PRESENT: Michael Sweeney, Paul Hodges, Olden Henson, John Taylor, Mark Salinas, Richard Valle

BOARD MEMBERS ABSENT: Stacey Bristow

STAFF: Kelly McAdoo, Assistant City Manager; Maureen Conneely, Assistant City Attorney; Jennifer Cohen, Administrative Analyst, Cecilia Manzo; Administrative Clerk

PUBLIC: Rafael Yaquian, Goldfarb Lipman Attorneys

Call Meeting to Order: Meeting called to order at 4:05 P.M.

Roll Call: Board members signed in and those in attendance introduced themselves.

Pledge of Allegiance: Those in attendance cited the Pledge of Allegiance, led by Paul Hodges

Public Comments: There were no Public Comments.

1. Approval of Minutes from October 18, 2013 Meeting:

Moved/ Seconded (Henson/ Salinas) **APPROVED** by unanimous consensus.

2. Approval of Recognized Obligation Payment Schedule and Successor Agency Administrative Budget for the Period of July through December 2014 and Approval of Repayment Schedule for the SERAF loan:

Assistant City Manager Kelly McAdoo reported that the Successor Agency completed the Due Diligence Reviews (DDR) and made payments to the State. Since the Agency has completed these requirements in AB1484, the Successor Agency will now be able to complete its Long Range Property Management Plan and can request repayment of the interagency loans. The Successor Agency received their Finding of Completion in the late fall; this is the first ROPS period where the loans can be repaid.

The SERAF loan is the first loan that must be repaid. This entire loan has to be paid off before being able to repay any other pending loans. The former Redevelopment Agency borrowed \$3.8million dollars from the Low-Moderate Income Housing fund in 2010 and originally, the RDA was required to pay the funds back to the Housing Fund within the next five years. The five-year repayment went off the table after the dissolution of the Redevelopment Agency. Staff is requesting approval of the proposed repayment schedule for the SERAF loan. This repayment schedule is based on the statutory formula laid out in AB1484.

Ms. McAdoo referenced page two of Attachment III and went over expenses on the ROPS for July-December 2014. Ms. McAdoo also indicated that AB471 was recently signed into law by the Governor. This legislation allows Successor Agencies to request \$150,000 on the ROPS as an administrative allowance for the entity that assumed the Housing functions of the former RDA (in Hayward's case, the Hayward Housing Authority). Staff has requested this \$150,000 on line 64. The rest of the line items are similar to what the board had seen previously.

Ms. McAdoo then opened it up for any questions from the Board.

Mr. Olden Henson asked for confirmation with that fact that nothing has changed other than the payment of 150,000 for Housing administrative fees and Ms. McAdoo confirmed.

Resolution 2014-01 and 2014-02 Moved/ Seconded (Taylor/ Henson) **APPROVED** by unanimous consensus.

3. Approval of an Amendment to a Professional Services Agreement with AMEC E&I for Environmental Remediation Efforts at the Cinema Place Property:

AMEC GeoMatrix has been under contract since 2008 to complete groundwater remediation work at the Cinema Place property; this contract has been approved on prior ROPS. They have recently gone under a corporate restructuring and name change from AMEC GeoMatrix to AMEC E&I Inc. Staff recommends approval of the name change and an extension of the term of the contract by one year. About ninety thousand dollars remains on the contract – this action would not add any additional funding to the contract. Ms. McAdoo asked that the Oversight Board vote on the recommendation.

Resolution 2014-03 Moved/ Seconded (Hodges/ Taylor) **APPROVED** by unanimous consensus.

4. Future Meeting Dates and Agenda Items:

Ms. McAdoo stated that the next item that will be presented to the Oversight Board is the Long Range Property Management Plan, which is due in May. Ms. McAdoo noted that two meetings are planned for April, the beginning and end of the month.

Board Member/Staff Announcements and Referrals:

Mr. Olden Henson asked for an update on the Weinstein property. Ms. McAdoo reported that the subordination has been processed and approved. Ms. McAdoo has received the recorded deeds recently and work is underway on the façade projects.

Ms. McAdoo also gave an update on the Burbank School site. The Single Property Management Plan was approved by the Department of Finance. The title company asked for another letter from the Department of Finance, which was accomplished. Urban Dynamics received all the information needed and the transaction should close shortly with construction beginning soon thereafter.

Adjournment: The meeting adjourned at 4:33 P.M.

DATE: April 28, 2014

TO: Chair and Members of the Successor Agency Oversight Board

FROM: Assistant City Manager

SUBJECT: Approval of Revised Recognized Obligation Payment Schedule (ROPS 14-15A) for the Period July 1, 2014 through December 31, 2014

RECOMMENDATION

That the Oversight Board adopts the attached resolution (Attachment I) approving the Revised Recognized Obligation Payment Schedule (Revised ROPS 14-15A) for the period July 1 – December 31, 2014 and authorizes staff to take other administrative actions and execute contracts and such other documents as are appropriate to effectuate the intent of the resolution and all actions necessary to effectuate associated requirements of the Dissolution Act and AB 1484.

BACKGROUND

Pursuant to ABx1 26 (as amended by AB 1484, the “Dissolution Statutes”), the separate legal entity known as the Hayward Successor Agency (the Successor Agency) must prepare “Recognized Obligation Payment Schedules” (ROPS) that enumerate the enforceable obligations and expenses of the Successor Agency for each successive six-month fiscal period until the wind down and disposition of assets of the dissolved Redevelopment Agency of the City of Hayward (the Dissolved RDA) has been completed.

On February 28, 2014, the Oversight Board approved the ROPS 14-15A and the accompanying FY 14-15 Administrative Budget and the proposed repayment schedule for the SERAF loan. Successor Agency staff submitted these items to the Department of Finance (DOF) prior to the March 1, 2014 deadline for submittal.

The Successor Agency is amending the ROPS 14-15A to address issues discovered in the process of responding to the DOF’s ROPS determination letter described below.

DISCUSSION

On April 15, 2014, DOF sent the Successor Agency the preliminary determination letter on ROPS 14-15A (Attachment II). In that letter, the DOF incorrectly reclassified the funding sources from Redevelopment Property Tax Trust Fund (RPTTF) to reserve balances and other funds for some of the enforceable obligations listed on the ROPS 14-15A. In an effort to respond to the DOF determination letter, Staff reviewed the ROPS 14-15A and as part of that process identified that ROPS 14-15A failed to account for amounts held in reserve necessary to pay previously approved enforceable obligations and thus led to the incorrect identification of available reserve cash balance

on hand within the Successor Agency accounts. The intent of this report is to recommend approval of a Revised Recognized Obligation Payment Schedule (Revised ROPS 14-15A) (Attachment III) in advance of the Agency's Meet and Confer session with the Department of Finance. This Revised ROPS 14-15A addresses the concerns that staff identified and correctly identifies the available cash balances in the Successor Agency budget so that the appropriate amount of Redevelopment Property Tax Trust Fund dollars would be distributed to the Successor Agency.

The attached Meet and Confer request (Attachment IV) further describes the omission and staff's proposed revised allocation of funding sources for enforceable obligations on the ROPS. Basically, DOF is requiring that, even if an obligation has been listed on a previous ROPS and received full funding, the Successor Agency must identify this obligation every six months on every ROPS until the obligation is paid in full and must identify the funding source as reserve balance funding. Staff inadvertently omitted the reserve funding request for these previously approved and funded enforceable obligations from the current ROPS. Therefore, the DOF is proposing to take the funds from these obligations and use this money to pay current obligations instead of distributing the needed funding from the Redevelopment Property Tax Trust Fund. This would result in a deficit during the next six months and could result in the Agency's inability to pay for enforceable obligations.

Upon review and reconciliation of these issues, staff did identify some available cash on hand that could be used to pay enforceable obligations, primarily loan repayments received during the last six months. The Revised ROPS 14-15A (Attachment III) and the Meet and Confer request (Attachment IV) both identify this proposed reclassification of funding sources. It is unclear whether DOF will accept the Revised ROPS 14-15A from the Successor Agency but staff is requesting Oversight Board approval of the Revised ROPS 14-15A to comply with the administrative requirements in the Dissolution Statutes for ROPS approvals. If the Board approves the Revised ROPS 14-15A, staff will present the executed resolution to DOF as part of the Meet and Confer session.

One other item of note from the DOF initial determination letter is the denial of the \$150,000 administrative allowance for the Housing Authority. As the Board may recall, AB 471 was signed by the Governor on February 18, 2014. This piece of legislation included a variety of RDA clean up items primarily focused on Infrastructure Financing Districts but also added a provision that allowed agencies that assumed the former housing functions of the Redevelopment Agency (in Hayward's case, the Hayward Housing Authority) to claim an administrative cost allowance for housing-related functions. For Hayward, this amounts to \$150,000 annually and would continue through July of 2018. Staff added this item to the ROPS as allowed under AB 471 and disputes the DOF's initial denial of this item. The attached Meet and Confer request (Attachment IV) presents the argument for why the DOF should approve the Housing administrative allowance.

Implementation Actions: As is standard in the ROPS approval resolutions, the accompanying resolution authorizes and directs staff to take all administrative steps on behalf of the Successor Agency to implement upcoming requirements under the Dissolution Statutes, including providing necessary notices, transmittals, and postings regarding the ROPS and Successor Agency administrative budget.

Environmental Review: The actions set forth in the recommended accompanying resolution, as summarized above, are exempt under Guideline 15378(b)(4) of the California Environmental Quality Act (CEQA) in that the actions do not constitute a “project,” but instead are required to continue a governmental funding mechanism for enforceable obligations of the former Redevelopment Agency and to perform the statutorily mandated unwinding of the assets, liabilities, and functions of the former Redevelopment Agency pursuant to the Dissolution Statutes.

ECONOMIC AND FISCAL IMPACT

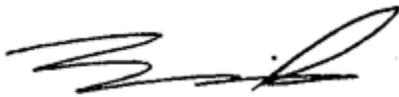
Approval of the Revised ROPS 14-15A will facilitate the ability of the City as Successor Agency to continue payment of the enforceable obligations of the former Redevelopment Agency and is among the measures required to be taken to avoid triggering an event of default under any enforceable obligations. It will also help facilitate the Agency’s pending Meet and Confer request with the DOF.

NEXT STEPS

Following approval of the Revised ROPS 14-15A by the Oversight Board, staff will submit these to the Department of Finance (DOF) as part of the Meet and Confer process. The DOF will have additional time to review materials submitted as part of the Meet and Confer process. All DOF meet and confer determinations must be made prior to June 1, 2014, which is when the funds for the ROPS 14-15A period will be disbursed to the Successor Agency.

Prepared and Recommended by: Kelly McAdoo, Assistant City Manager

Approved by:



Fran David, City Manager

- Attachment I: Resolution Approving ROPS 14-15A
- Attachment II: April 15, 2014 DOF ROPS 14-15A Initial Determination letter
- Attachment III: Revised ROPS 14-15A
- Attachment IV: April 22, 2014 Meet and Confer Request

HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION NO. 2014-04

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE HAYWARD SUCCESSOR AGENCY, APPROVING A REVISED RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY THROUGH DECEMBER 2014 (“REVISED ROPS 14-15A”), AND DIRECTING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE REQUIREMENTS ASSOCIATED WITH THIS APPROVAL

WHEREAS, pursuant to ABx1 26 (as amended by AB 1484, the “Dissolution Statutes”), the separate legal entity known as the Hayward Successor Agency (the “Successor Agency”) must prepare “Recognized Obligation Payment Schedules” (“ROPS”) that enumerate the enforceable obligations and expenses of the Successor Agency for each successive six-month fiscal period until the wind down and disposition of assets of the dissolved Redevelopment Agency of the City of Hayward (the “Dissolved RDA”) has been completed; and

WHEREAS, the Successor Agency staff prepared a ROPS for the six-month fiscal period commencing on July 1, 2014 and continuing through December 31, 2014 (“ROPS 14-15A”); and

WHEREAS, the Oversight Board approved the ROPS 14-15A on February 28, 2014; and

WHEREAS, the Successor Agency staff duly submitted the ROPS 14-15A and the Administrative Budget to the Department of Finance by the March 1, 2014 deadline; and

WHEREAS, in the initial ROPS determination letter, the Department of Finance incorrectly reclassified the funding source from Redevelopment Property Tax Trust Fund to reserve balances and other funds for certain ROPS 14-15A items, causing Successor Agency staff to review the ROPS 14-15A again and identify required corrections to account for amounts held in reserve to pay previously approved enforceable obligations and so that the appropriate amount of Redevelopment Property Tax Trust Fund dollars would be distributed to the Successor Agency, enabling the Agency to continue payment of its enforceable obligations; and

WHEREAS, under the Dissolution Statutes, the ROPS 14-15A and the FY 14-15 Administrative Budget must be approved by the Successor Agency's oversight board (the “Oversight Board”) to enable the Successor Agency to continue to make payments on enforceable obligations and to pay for administrative costs of the Successor Agency; and

WHEREAS, no further action is required on the FY 14-15 Administrative Budget which was previously approved by the Oversight Board and the DOF; and

WHEREAS, under the Dissolution Statutes, the ROPS 14-15A must be submitted by the Successor Agency to the Oversight Board for the Oversight Board's approval in accordance with Health and Safety Code Sections 34177 and 34180(g); and

WHEREAS, the accompanying staff report provides supporting information upon which the actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that the Oversight Board, pursuant to Health and Safety Code Section 34180(g) and 34177(j), hereby approves the Revised ROPS 14-15A, including the agreements and obligations described on the Revised ROPS 14-15A and hereby determines that such agreements and obligations constitute “enforceable obligations” and “recognized obligations” for all purposes of the Dissolution Statutes. In connection with such approval, the Oversight Board makes the specific findings set forth below.

BE IT FURTHER RESOLVED that the Oversight Board has examined the items on the approved Revised ROPS 14-15A and finds that each of them is necessary for the continued maintenance and preservation of property owned by the Successor Agency until disposition in accordance with the terms of the Dissolution Statutes, the continued administration of the ongoing enforceable obligations herein approved by the Oversight Board, or the expeditious wind-down of the affairs of the Dissolved RDA by the Successor Agency.

BE IT FURTHER RESOLVED that the Successor Agency is authorized and directed to enter into any agreements and amendments to agreements consistent with the Dissolution Statutes and necessary to memorialize and implement the agreements and obligations in Revised ROPS 14-15A as herein approved by the Successor Agency.

BE IT FURTHER RESOLVED that the Oversight Board hereby authorizes and directs Successor Agency staff, to take all administrative actions necessary under the Dissolution Statutes, to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection with the approval of the Revised ROPS 14-15A, and to take any other actions necessary to ensure the validity of the Revised ROPS 14-15A and the validity of any enforceable obligation listed thereon. In addition, the Oversight Board authorizes and directs the Successor Agency staff to make such non-substantive revisions to the Revised ROPS 14-15A as may be necessary to submit Revised ROPS 14-15A in any modified form required by the DOF, and Revised ROPS 14-15A as so modified shall thereupon constitute Revised ROPS 14-15A as approved by the Oversight Board pursuant to this Resolution.

BE IT FURTHER RESOLVED that the Oversight Board hereby authorizes and directs the City Manager, acting on behalf of the Successor Agency, to execute the documents and instruments as are appropriate, in consultation with the City Attorney, acting in the capacity of counsel to the Successor Agency, to effectuate and implement the terms of this Resolution;

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

HAYWARD, CALIFORNIA, April 28, 2014

ADOPTED BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS Sweeney, Bristow, Henson, Hodges, Salinas, Taylor, Valle

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

ATTEST: _____
Chair of the Oversight Board



April 15, 2014

Ms. Kelly McAdoo, Assistant City Manager
City of Hayward
777 B Street
Hayward, CA 94541

Dear Ms. McAdoo:

Subject: Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (m), the City of Hayward Successor Agency (Agency) submitted a Recognized Obligation Payment Schedule (ROPS 14-15A) to the California Department of Finance (Finance) on March 3, 2014 for the period of July through December 2014. Finance has completed its review of your ROPS 14-15A, which may have included obtaining clarification for various items.

HSC section 34171 (d) defines enforceable obligations. Based on a sample of line items reviewed and application of the law, the following does not qualify as an enforceable obligation for the reason specified:

- Item No. 64 – Housing Authority Administrative Cost Allowance in the amount of \$150,000. Pursuant to HSC section 34171 (p), the housing entity administrative cost allowance is applicable only in cases where the city, county, or city and county that authorized the creation of the redevelopment agency elected to not assume the housing functions. Because the housing entity to the former redevelopment agency of the City of Hayward (City) is the City-formed Housing Authority (Authority) and the Authority operates under the control of the City, the Authority is considered the City under Dissolution Law pursuant to HSC section 34167.10. Therefore, \$150,000 of housing entity administrative allowance is not allowed.

During our review, which may have included obtaining financial records, Finance determined the Agency possesses funds that should be used prior to requesting Redevelopment Property Tax Trust Fund (RPTTF). Pursuant to HSC section 34177 (l) (1) (E), RPTTF may be used as a funding source, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. The financial records and report of cash balances provided by the Agency displayed the Agency has additional Reserve Balances on hand in the amount of \$1,751,970 and Other Funds in the amount of \$347,589.

Since these available balances are unencumbered, the funding sources for the following items have been reclassified to Reserve Balances and Other Funds in the amounts specified below:

- Item No. 1 – 2004 Tax Allocation Bonds (TAB) in the amount of \$851,791. Finance is reclassifying \$271,567 to Reserve Balances and \$347,589 to Other Funds. The remaining \$232,635 is eligible for RPTTF funding.
- Item No. 6 – 2006 TAB in the amount of \$275,003. Finance is reclassifying the full amount requested to Reserve Balances.
- Item No. 15 – Foothill Façade Loan Project Delivery Costs in the amount of \$6,051. Finance is reclassifying the full amount requested to Reserve Balances.
- Item No. 23 – Contract for Security Alarm in the amount of \$1,066. Finance is reclassifying the full amount requested to Reserve Balances.
- Item No. 25 – Contract for Elevator Maintenance and Repair in the amount of \$3,900. Finance is reclassifying the full amount requested to Reserve Balances.
- Item No. 27 – Contract for Sweeping in the amount of \$5,200. Finance is reclassifying the full amount requested to Reserve Balances.
- Item Nos. 29 and 30– Utilities in the amount of \$13,676. Finance is reclassifying the full amount requested to Reserve Balances.
- Item No. 36 – Project Delivery Costs Burbank Residual Site in the amount of \$3,804. Finance is reclassifying the full amount requested to Reserve Balances.
- Item No. 37 – Property Disposition Costs former Agency-held properties in the amount \$85,348. Finance is reclassifying the full amount requested to Reserve Balances.
- Item No. 49 – SERAF Repayment in the amount of \$1,069,855. Finance is reclassifying the full amount requested to Reserve Balances.
- Item No. 50 – Contract for Environmental Remediation in the amount of \$9,000. Finance is reclassifying the full amount requested to Reserve Balances.
- Item No. 60 – 2004 TAB Administrative Fee fiscal year 2014-15 in the amount of \$2,000. Finance is reclassifying the full amount requested to Reserve Balances.
- Item No. 61 – 2004 TAB Administrative Fee fiscal year 2014-15 in the amount of \$3,000. Finance is reclassifying the full amount requested to Reserve Balances.
- Item No. 62 – 2006 TAB Administrative Fee fiscal year 2014-15 in the amount of \$1,800. Finance is reclassifying the full amount requested to Reserve Balances.
- Item No. 63 – 2006 TAB Administrative Fee fiscal year 2013-14 in the amount of \$700. Finance is reclassifying the full amount requested to Reserve Balances.

Pursuant to HSC section 34186 (a), successor agencies were required to report on the ROPS 14-15A form the estimated obligations and actual payments (prior period adjustments) associated with the July through December 2013 period. HSC section 34186 (a) also specifies prior period adjustments self-reported by successor agencies are subject to audit by the county auditor-controller (CAC) and the State Controller. The amount of RPTTF approved in the table below includes the prior period adjustment resulting from the CAC's audit of the Agency's self-reported prior period adjustment.

Except for item denied in whole or in part as enforceable obligations and for items that have been reclassified, Finance is not objecting to the remaining items listed on your ROPS 14-15A. If you disagree with the determination with respect to any items on your ROPS 14-15A, you may request a Meet and Confer within five business days of the date of this letter. The Meet and Confer process and guidelines are available at Finance's website below:

http://www.dof.ca.gov/redevelopment/meet_and_confer/

The Agency's maximum approved RPTTF distribution for the reporting period is \$271,445 as summarized below:

Approved RPTTF Distribution For the period of July through December 2014	
Total RPTTF requested for non-administrative obligations	2,482,194
Total RPTTF requested for administrative obligations	125,000
Total RPTTF requested for obligations	\$ 2,607,194
Total RPTTF requested for non-administrative obligations	2,482,194
Denied Item	
Item No. 64	(150,000)
	(150,000)
Total RPTTF for non-administrative obligations	2,332,194
Cash Balances - Items reclassified to other funding sources	
Item No. 1	(619,156)
Item No. 6	(275,003)
Item No. 15	(6,051)
Item No. 23	(1,066)
Item No. 25	(3,900)
Item No. 27	(5,200)
Item No. 29	(13,260)
Item No. 31	(416)
Item No. 36	(3,804)
Item No. 37	(85,348)
Item No. 49	(1,069,855)
Item No. 50	(9,000)
Item No. 60	(2,000)
Item No. 61	(3,000)
Item No. 62	(1,800)
Item No. 63	(700)
	(2,099,559)
Total RPTTF authorized for non-administrative obligations	\$ 232,635
Total RPTTF requested for administrative obligations	125,000
Total RPTTF authorized for administrative obligations	\$ 125,000
Total RPTTF authorized for obligations	\$ 357,635
ROPS 13-14A prior period adjustment	(86,190)
Total RPTTF approved for distribution	\$ 271,445

Please refer to the ROPS 14-15A schedule that was used to calculate the approved RPTTF amount:

<http://www.dof.ca.gov/redevelopment/ROPS>

Absent a Meet and Confer, this is Finance's final determination related to the enforceable obligations reported on your ROPS for July 1 through December 31, 2014. This determination only applies to items where funding was requested for the six-month period. Finance's determination is effective for this time period only and should not be conclusively relied upon for future periods. All items listed on a future ROPS are subject to a subsequent review and may be denied even if it was or was not denied on this ROPS or a preceding ROPS. The only

exception is for those items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of items that have received a Final and Conclusive determination is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment that was available prior to enactment of ABx1 26 and AB 1484. This amount is not and never was an unlimited funding source. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax is limited to the amount of funding available to the successor agency in the RPTTF.

To the extent proceeds from bonds issued after December 31, 2010 exist and are not encumbered by an enforceable obligation pursuant to HSC section 34171 (d), HSC section 34191.4 (c) (2) (B) requires these proceeds be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation.

Please direct inquiries to Beliz Chappuie, Supervisor or Todd Vermillion, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Ms. Tracy Vesely, Finance Director, City of Hayward
Ms. Carol S Orth, Tax Analysis, Division Chief, Alameda County
California State Controller's Office

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary

Filed for the July 1, 2014 through December 31, 2014 Period

Name of Successor Agency: Hayward
 Name of County: Alameda

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):		\$ 2,716,686
B	Bond Proceeds Funding (ROPS Detail)	-
C	Reserve Balance Funding (ROPS Detail)	2,369,097
D	Other Funding (ROPS Detail)	347,589
E Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ 1,539,605
F	Non-Administrative Costs (ROPS Detail)	1,414,605
G	Administrative Costs (ROPS Detail)	125,000
H Current Period Enforceable Obligations (A+E):		\$ 4,256,291

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	1,539,605
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(80,557)
K Adjusted Current Period RPTTF Requested Funding (I-J)		\$ 1,459,048

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	1,539,605
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)		1,539,605

Certification of Oversight Board Chairman:
 Pursuant to Section 34177(m) 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 agency.

 Name Title
 /s/ _____
 Signature Date

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail
July 1, 2014 through December 31, 2014
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P	
										L						Six-Month Total
										M						
										N						
O																
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	Funding Source						
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		
								\$ 84,529,993			\$ -	\$ 2,369,097	\$ 347,589	\$ 1,414,605	\$ 125,000	\$ 4,256,290
1	2004 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	5/1/2004	5/1/2034	Wells Fargo	Bond issue to fund non-housing projects	Hayward Downtown	49,635,520	N					851,791		\$ 851,791
6	2006 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	6/1/2006	6/1/2036	Wells Fargo	Bond issue to fund non-housing projects	Hayward Downtown	20,531,894	N			275,003				\$ 275,003
11	Repayment Agreement with City of Hayward	City/County Loans On or Before 6/27/11	9/23/1975	1/1/2050	City of Hayward	To fund start-up costs of Hayward Redevelopment Project Area	Hayward Downtown		Y							\$ -
12	SERAF	Revenue Bonds Issued On or Before 12/31/10	8/3/2011	1/1/2050	Hayward Housing Authority	Loan for SERAF FY10 and FY11 payments	Hayward Downtown		Y							\$ -
14	Foothill Façade Loans	Improvement/Infrastructure	3/9/2011	1/1/2050	Multiple Property Owners	Matching loan funds for property owners along Foothill Blvd for façade improvement program	Hayward Downtown	409,856	N		409,856					\$ 409,856
15	Foothill Façade Loan Project Delivery Costs (Staff Costs/Legal Fees)	Project Management Costs	1/1/2014	6/30/2014	Successor Agency	Project Delivery Costs to Implement Foothill Façade Loan Project	Hayward Downtown	6,051	N			6,051				\$ 6,051
16	Employee Leave Liability	Unfunded Liabilities	2/1/2012	1/1/2050	Employees of Agency/Liability Fund	Leave balance payoffs/liability fund deposit for employee leave costs	Hayward Downtown	29,088	N		29,088					\$ 29,088
17	PERS Liability	Unfunded Liabilities	2/1/2012	1/1/2050	Liability Fund	Liability Fund deposit for Agency employees PERS costs	Hayward Downtown	666,235	N		666,235					\$ 666,235
18	OPEB Liability	Unfunded Liabilities	2/1/2012	1/1/2050	Liability Fund	Liability Fund deposit for Agency employees OPEB costs	Hayward Downtown	177,227	N		177,227					\$ 177,227
20	Contract for Mission Blvd Specific Plan	Professional Services	11/17/2009	5/31/2013	Hall Alminana, Inc/Lamphier Gregory	Consultant to prepare specific plan for Mission Blvd corridor	Hayward Downtown	40,066	N		40,066					\$ 40,066
21	Successor Agency Admin Allowance	Admin Costs	2/1/2012	1/1/2050	City of Hayward	Per ABx1 26, to cover administrative costs of Successor Agency	Hayward Downtown	125,000	N						125,000	\$ 125,000
23	Contract for Security Alarm	Property Maintenance	7/11/2012	1/1/2050	ADT Security Services	Alarm Service for Cinema Place garage	Hayward Downtown	1,066	N			1,066				\$ 1,066
25	Contract for Elevator Maint and Repair	Property Maintenance	7/11/2012	1/1/2050	Mitsubishi Electric	Cinema Place Elevator	Hayward Downtown	3,900	N			3,900				\$ 3,900
27	Contract for Sweeping	Property Maintenance	7/11/2012	1/1/2050	Montgomery Sweeping Service	Cinema Place Garage Sweeping	Hayward Downtown	5,200	N			5,200				\$ 5,200
29	Utilities	Property Maintenance	7/11/2012	1/1/2050	PGE	Cinema Place Garage Utilities	Hayward Downtown	13,260	N			13,260				\$ 13,260
31	Utilities	Property Maintenance	7/11/2012	1/1/2050	City of Hayward	Cinema Place Water Utilities	Hayward Downtown	416	N			416				\$ 416
35	Contract for Env Remediation Work	Remediation	8/5/2011	9/9/2013	TRC	Residual Burbank Site - Removal Action Work	Hayward Downtown	52,528	N		52,528					\$ 52,528
36	Project Delivery Costs - Burbank Residual Site	Project Management Costs	1/1/2014	6/30/2014	City of Hayward (Successor Agency)	Finalize negotiation and execution of Purchase and Sale Agreement - staff project mgmt costs/legal fees	Hayward Downtown	3,804	N			3,804				\$ 3,804
37	Property Disposition Costs - former Agency-held properties	Property Dispositions	1/1/2014	6/30/2014	City of Hayward (Successor Agency)	Staff project mgmt costs; legal fees; property mgmt costs; appraisal costs; other associated costs for property disposition	Hayward Downtown	85,348	N			38,889	46,459			\$ 85,348
38	Contract for Env Remediation	Remediation	6/25/2009	8/30/2012	AMEC Geomatrix Inc	Env Remediation - Cinema Place	Hayward Downtown	71,216	N		71,216					\$ 71,216
40	Contract for Water Testing	Remediation	6/15/2012	1/1/2050	SWRCB	Water testing at Cinema Place - monitoring of site	Hayward Downtown	4,857	N		4,857					\$ 4,857
41	AB1484 Audit Expenses	Dissolution Audits	7/1/2013	12/31/2013	Maze & Associates	Audit required by AB1484	Hayward Downtown	35,000	N		35,000					\$ 35,000
46	2004 TAB Admin Fee FY 2014	Fees	5/1/2004	5/1/2034	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	-	Y							\$ -
47	2004 TAB Admin Fee FY 2014	Fees	5/1/2004	5/1/2034	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	-	Y							\$ -
48	Repayment Agreement with City of Hayward	City/County Loans On or Before 6/27/11	9/23/1975	1/1/2050	City of Hayward	To fund start-up costs of Hayward Redevelopment Project Area	Hayward Downtown	8,426,422	N							\$ -

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail
July 1, 2014 through December 31, 2014
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			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	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
49	SERAF	SERAF/ERAF	8/3/2011	1/1/2050	Hayward Housing Authority	Loan for SERAF FY10 and FY11 payments	Hayward Downtown	3,876,516	N		720,000		349,855		\$ 1,069,855
50	Contract for Environmental Remediation (New Burbank School site)	Remediation	1/1/2014	6/30/2014	TRC	Payment for removal of environmental monitoring wells following DTSC clearance on new Burbank Elementary School site	Hayward Downtown	23,000	N		14,000		9,000		\$ 23,000
51	2006 TAB Admin Fee FY 2014	Fees	6/1/2006	6/1/2036	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	-	Y						\$ -
52	2006 TAB Admin Fee FY 2014	Fees	6/1/2006	6/1/2036	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	-	Y						\$ -
53	Environmental Monitoring Expenses	Remediation	1/1/2014	6/30/2014	DTSC	Regulatory monitoring fee associated with clean up work at new Burbank School construction	Hayward Downtown	2,917	N		2,917				\$ 2,917
55	South Hayward BART Project Management Expenses	Project Management Costs	1/1/2014	6/30/2014	John DeClercq	Project Delivery Costs to Implement South Hayward BART Transit Oriented Development Project	Hayward Downtown	-	Y						\$ -
56	South Hayward BART Project Management Expenses	Legal	1/1/2014	6/30/2014	Goldfarb Lipman	Project Delivery Costs to Implement South Hayward BART Transit Oriented Development Project	Hayward Downtown	-	Y						\$ -
57	South Hayward BART Project Management Expenses	Project Management Costs	1/1/2014	6/30/2014	City of Hayward (Housing Authority)	Project Delivery Costs to Implement South Hayward BART Transit Oriented Development Project	Hayward Downtown	-	Y						\$ -
58	Tennyson Preservation Maintenance	Property Maintenance	1/1/2014	6/30/2014	Tennyson Preservation Limited Partnership	Original loan agreement set aside \$300,000 for future capital maintenance expenses	Hayward Downtown	145,000	N		145,000				\$ 145,000
59	Cinema Place Pressure Washing	Property Maintenance	1/1/2014	6/30/2014	Webco	Unanticipated maintenance expense at Cinema Place parking garage	Hayward Downtown	1,108	N		1,108				\$ 1,108
60	2004 TAB Admin Fee FY 2015	Fees	5/1/2004	5/1/2034	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	2,000	N				2,000		\$ 2,000
61	2004 TAB Admin Fee FY 2015	Fees	5/1/2004	5/1/2034	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	3,000	N				3,000		\$ 3,000
62	2006 TAB Admin Fee FY 2015	Fees	6/1/2006	6/1/2036	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	1,800	N				1,800		\$ 1,800
63	2006 TAB Admin Fee FY 2014	Fees	6/1/2006	6/1/2036	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	700	N				700		\$ 700
64	Housing Authority Administrative Cost Allowance (Per AB 471)	Admin Costs	2/18/2014	7/1/2018	City of Hayward Housing Authority	Administrative cost allowance for Housing Authority pursuant to AB 471	Hayward Downtown	150,000	N				150,000		\$ 150,000

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Cash Balances
(Report Amounts in Whole Dollars)

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

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR balances retained	Prior ROPS RPTTF distributed as reserve for next bond payment	Rent, Grants, Interest, Etc.	Non-Admin and Admin	Comments	
ROPS 13-14A Actuals (07/01/13 - 12/31/13)									
1	Beginning Available Cash Balance (Actual 07/01/13) Note that for the RPTTF, 1 + 2 should tie to columns J and O in the Report of Prior Period Adjustments (PPAs)			1,751,969			2,308,884	Beginning balance=4,060,853-Column H	
2	Revenue/Income (Actual 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distribution from the County Auditor-Controller during June 2013					347,589			
3	Expenditures for ROPS 13-14A Enforceable Obligations (Actual 12/31/13) Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPAs			54,251			1,384,868		
4	Retention of Available Cash Balance (Actual 12/31/13) Note that the RPTTF amount should only include the retention of reserves for debt service approved in ROPS 13-14A			1,114,835			843,462	* Need to retain PERS and OPEB liability amounts and Leave liability	
5	ROPS 13-14A RPTTF Prior Period Adjustment Note that the RPTTF amount should tie to column S in the Report of PPAs.	No entry required						80,557	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ 582,883	\$ -	\$ 347,589	\$ (3)		
ROPS 13-14B Estimate (01/01/14 - 06/30/14)									
7	Beginning Available Cash Balance (Actual 01/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ 1,697,718	\$ 843,462	\$ 347,589	\$ 80,554		
8	Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014						3,190,691		
9	Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14)			349,861			3,274,269		
10	Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B			619,527	843,462				
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ -	\$ -	\$ 728,331	\$ -	\$ 347,589	\$ (3,024)		

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
 Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
 (Report Amounts in Whole Dollars)

ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

ROPS 13-14A CAC PPA: To be completed by the CAC upon submittal of the ROPS 14-15A by the SA to Finance and the CAC. Note that CACs will need to enter their own formulas at the line item level pursuant to the manner in which they calculate the PPA. Also note that the admin amounts do not need to be listed at the line item level and may be entered as a lump sum.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures										SA Comments	RPTTF Expenditures						Net CAC Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)		
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin						Non-Admin CAC			Admin CAC					
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)		Net Difference (M+R)	Net Lesser of Authorized / Available	Actual	Difference	Net Lesser of Authorized / Available	Actual		Difference	Net Difference
		\$ -	\$ -	\$ 1,139,998	\$ 54,251	\$ -	\$ -	\$ 2,183,884	\$ 2,183,884	\$ 2,183,884	\$ 2,103,339	\$ 80,545	\$ 125,000	\$ 125,000	\$ 125,000	\$ 124,988	\$ 12	\$ 80,557									
1	2004 Tax Allocation Bonds	-	-	-	-	-	-	887,678	887,678	887,678	887,678	-	-	-	-	-	-	-									
2	2004 TAB Admin	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
3	2004 TAB Admin Fee FY2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
4	2004 TAB Admin Fee FY2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
5	2004 TAB Admin Fee FY2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
6	2006 Tax Allocation Bonds	-	-	-	-	-	-	276,650	276,650	276,650	276,650	-	-	-	-	-	-	-									
7	2006 TAB Admin Fee FY2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
8	2006 TAB Admin Fee FY2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
9	2006 TAB Admin Fee FY2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
10	2006 TAB Admin Fee FY2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
11	Repayment Agreement with City of Hayward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
12	SERAF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
13	Contract for Restaurant Consulting	-	-	3,788	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
14	Foothill Façade Loans	-	-	685,835	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
15	Foothill Façade Loan Project Delivery Costs (Staff Costs/Legal Fees)	-	-	-	-	-	-	7,551	7,551	7,551	7,538	13	-	-	-	-	-	-									
16	Employee Leave Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
17	PERS Liability	-	-	-	-	-	-	666,235	666,235	666,235	666,235	-	-	-	-	-	-	-									
18	OPEB Liability	-	-	-	-	-	-	177,227	177,227	177,227	177,227	-	-	-	-	-	-	-									
19	Agency insurance costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
20	Contract for Mission Blvd Specific Plan	-	-	61,829	19,289	-	-	-	-	-	-	-	-	-	-	-	-	-									
21	Successor Agency Admin Allowance	-	-	-	-	-	-	-	-	-	-	125,000	125,000	125,000	124,988	12	12										
22	Contract for Security Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
23	Contract for Security Alarm	-	-	-	-	-	-	1,025	1,025	1,025	1,025	1,025	-	-	-	-	-	-									
24	Contract for Security Alarm	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
25	Contract for Elevator Maint and Repair	-	-	-	-	-	-	3,750	3,750	3,750	3,750	3,750	-	-	-	-	-	-									
26	Contract for Elevator Maint and Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
27	Contract for Sweeping	-	-	-	-	-	-	5,000	5,000	5,000	1,170	3,830	-	-	-	-	-	-									
28	Contract for Sweeping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
29	Utilities	-	-	-	-	-	-	12,750	12,750	12,750	3,826	8,924	-	-	-	-	-	-									
30	Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
31	Utilities	-	-	-	-	-	-	400	400	400	319	81	-	-	-	-	-	-									
32	Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
33	Contract for Env Remediation Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
34	Contract for Env Remediation Work	-	-	15,627	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
35	Contract for Env Remediation Work	-	-	266,483	14,742	-	-	-	-	-	-	-	-	-	-	-	-	-									
36	Project Delivery Costs - Burbank Residual Site	-	-	-	-	-	-	1,500	1,500	1,500	1,489	11	-	-	-	-	-	-									
37	Property Disposition Costs - former Agency-held properties	-	-	-	-	-	-	99,355	99,355	99,355	80,624	18,731	-	-	-	-	-	-									
38	Contract for Env Remediation	-	-	91,436	20,220	-	-	-	-	-	-	-	-	-	-	-	-	-									
39	Contract for Financial Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
40	Contract for Water Testing	-	-	-	-	-	-	5,000	5,000	5,000	5,000	5,000	-	-	-	-	-	-									

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures										SA Comments	RPTTF Expenditures						Net CAC Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)	
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin						Non-Admin CAC			Admin CAC				
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)		Net Difference (M+R)	Net Lesser of Authorized / Available	Actual	Difference	Net Lesser of Authorized / Available	Actual		Difference
		\$ -	\$ -	\$ 1,139,998	\$ 54,251	\$ -	\$ -	\$ 2,183,884	\$ 2,183,884	\$ 2,183,884	\$ 2,103,339	\$ 80,545	\$ 125,000	\$ 125,000	\$ 125,000	\$ 124,988	\$ 12	\$ 80,557				\$ -			\$ -	\$ -
41	AB1484 Audit Expenses	-	-	15,000	-	-	-	20,000	20,000	20,000	-	20,000	-	-	-	-	-	20,000								
42	Oversight Board Legal Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
43	Cinema Place Maintenance Expense Repayment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
44	Cinema Place Maintenance Reserve FY12 Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
45	Cinema Place Maintenance Reserve FY13 Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
46	2004 TAB Admin Fee FY 2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
47	2004 TAB Admin Fee FY 2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
48	Repayment Agreement with City of Hayward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
49	SERAF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
50	Contract for Environmental Remediation (New Burbank School site)	-	-	-	-	-	-	14,000	14,000	14,000	-	14,000	-	-	-	-	-	14,000								
51	2006 TAB Admin Fee FY 2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
52	2006 TAB Admin Fee FY 2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
53	Environmental Monitoring Expenses	-	-	-	-	-	-	3,500	3,500	3,500	583	2,917	-	-	-	-	-	2,917								
54	Cinema Place Elevator Repair	-	-	-	-	-	-	2,263	2,263	2,263	-	2,263	-	-	-	-	-	2,263								



CITY OF
HAYWARD
 HEART OF THE BAY

April 22, 2014

via e-mail

Michael Cohen, Director
 Department of Finance
 915 L Street, Suite 1125
 Sacramento, CA 95814-3706

RE: HAYWARD SUCCESSOR AGENCY ROPS 14-15A MEET AND CONFER

Thank you for the letter dated April 15, 2014 (the "Determination Letter"), and your approval of the items listed on the Recognized Obligation Payment Schedule for the period July 1, 2014 through December 31, 2014 ("ROPS 14-15A") submitted by the Hayward Successor Agency (the "Successor Agency"). With the exception of the items which are the subject of this letter, the Successor Agency considers the Determination Letter the final determination that the Department does not object to any of the other enforceable obligations listed on the ROPS 14-15A and that the Determination Letter can be relied upon as conclusive determination thereof by any person.

The Successor Agency desires to invoke its right to initiate the meet and confer process, under Health and Safety Code Section 34177(m), with regards to the "Disputed Items" summarized in Part A of this Letter.

A. SUMMARY OF DISPUTED ISSUE(S)

In the Determination Letter, the Department: (1) denies the request for distribution of \$150,000 attributed to Items 64 for the housing entity administrative cost allowance payable under Health and Safety Code Section 34176(p) (the "Housing Entity Administrative Cost Allowance"); and (2) reclassifies the payment source for the enforceable obligations listed as Line Items 1, 6, 15, 23, 25, 27, 29, 30, 36, 37, 49, 50, 60, 61, 62, and 63 of ROPS 14-15A (collectively, the "Reclassified Enforceable Obligations") from RPTTF funds to reserves and other funds.

B. BACKGROUND/HISTORY

Housing Entity Administrative Cost Allowance.

The City Council of the City of Hayward elected not to retain the responsibility of performing the housing functions of the former redevelopment agency. As a result of the City Council's election and the ensuing application of Health and Safety Code Section 34176(b)(2), the Housing Authority of the City of Hayward (the "Housing Authority") was mandated to perform the

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housing functions of the former redevelopment agency. The Housing Authority does not have statutory authorization to decline to serve as the housing successor.

The redevelopment dissolution statutes required local housing authorities to assume the responsibility of performing the housing functions of dissolved redevelopment agencies under 34176(b)(2) and (b)(3), but did not provide any funding for local housing authorities to conduct such activities. As such, on February 18, 2014, the legislature enacted urgency legislation that authorizes “funds be allocated to cover the housing entity administrative cost allowance of a local housing authority that has assumed the housing duties of the former redevelopment agency.”

Specifically, Section 34171(p) defines “housing entity administrative cost allowance” as an amount of up to 1 percent of the property tax allocated to the Redevelopment Obligation Retirement Fund on behalf of the successor agency for each applicable fiscal year, but not less than one hundred fifty thousand dollars (\$150,000) per fiscal year and makes those funds available from July 1, 2014 to July 1, 2018. Subsection 34171(p)(1) states that if a local housing authority assumed the housing functions of the former redevelopment agency pursuant to 34176(b)(2) or (3), then the housing entity administrative cost allowance shall be listed by the successor agency on the Recognized Obligation Payment Schedule and paid to the local housing authority on each January 2 and July 1.

Under Item 64, the Successor Agency requests a \$150,000 distribution of RPTTF to fund the housing entity administrative cost allowance payable to the Housing Authority under Health and Safety Code Section 34171(p) for FY2015, beginning July 1, 2014 through June 30, 2015.

Reclassified Enforceable Obligations.

The Oversight Board duly approved ROPS 14-15A in conformance with the requirements of Health and Safety Code Section 34177(l). The ROPS 14-15A requested an RPTTF distribution of \$2,482,193 to pay costs attributable to non-administrative enforceable obligations and \$125,000 to pay for the Successor Agency administrative cost allowance.

As part of the DOF’s initial review of ROPS 14-15A, the Successor Agency was required to submit trial balances of the Successor Agency’s accounts as of December 31, 2013 (the “Trial Balance”). As explained to the DOF Analyst, the Successor Agency Trial Balance reviewed by the DOF overstates the amount of available cash reserves. First, the Trial Balance must be adjusted to deduct the funds the Successor Agency is required to retain to fund enforceable obligations approved on previous ROPS, identified in Attachment I. In addition the Trial Balance must be adjusted to reflect authorized payments on enforceable obligations that were posted after the December 31, 2013 trial balance report was prepared and beginning on January 1, 2014, also summarized in Attachment I as part of the revised ROPS.

The DOF asserts that based on its review of the Trial Balance, the available cash balance on deposit with the Successor Agency included \$1,751,970 of reserve balances and \$347,589 in Other Funds balances. Other than the Housing Administrative Cost Allowance, the DOF

determination letter did not challenge the validity or enforceability of any of the enforceable obligations on ROPS 14-15A. Instead, the DOF reclassified the source of payment for each of the obligations as summarized in Table 1 below.

Table 1 Reclassified ROPS 14-15A Enforceable Obligations

Item No.	RPTTF Requested	DOF Reclassification		
		Reserve Balance	Other Funds	RPTTF
1	\$851,791	\$271,567	\$347,589	\$232,635
6	\$275,003	\$275,003	-	-
15	\$6,051	\$6,051		
23	\$1,066	\$1,066		
25	\$3,900	\$3,900		
27	\$5,200	\$5,200		
29	\$13,260	\$13,260		
30	\$416	\$416		
36	\$3,804	\$3,804		
37	\$85,348	\$85,348		
49	\$1,069,855	\$1,069,855		
50	\$9,000	\$9,000		
60	\$2,000	\$2,000		
61	\$3,000	\$3,000		
62	\$1,800	\$1,800		
63	\$700	\$700		
Total	\$2,332,194.00	\$1,751,970.00	\$347,589.00	\$232,635.00

C. JUSTIFICATION

Housing Administrative Cost Allowance

The Housing Authority is entitled to receive the housing entity administrative cost allowance. The Successor Agency hereby invokes its right to initiate the meet and confer process under Health and Safety Code Section 34177(m) to challenge the DOF's determination that this is an unallowable request.

Health and Safety Code Section 34171(p) plainly and clearly states that, "If a local housing authority assumed the housing functions of the former redevelopment agency pursuant to paragraph (2) or (3) of subdivision (b) of Section 34176, then the housing entity administrative cost allowance shall be listed by the successor agency on the Recognized Obligation Payment Schedule..."

As a result of the City Council's election and the ensuing implementation of Health and Safety Code Section 34176(b)(2), the Housing Authority was mandated to perform the housing functions of the former redevelopment agency. The Housing Authority does not have statutory authorization to decline the obligation to perform those housing functions it is legally required to

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perform, but it also does not have sufficient funds to perform those obligations. In recognition of that unfunded state mandate, the Legislature adopted AB 471 as urgency legislation to, among other things, make the housing entity administrative cost allowance available to local housing authorities as early as July 1, 2014.

The DOF determination letter asserts that the housing entity administrative cost allowance is applicable only in cases where the city, county, or city and county that authorized the creation of the redevelopment agency elected to not assume the housing functions. The determination letter further states that because the housing entity is the City-formed housing authority which is operated under the Control of the City, the Housing Authority is considered the City under Section 34167.10 and is therefore not allowed to collect the housing entity administrative cost allowance.

The Housing Authority is a separate public body from the City of Hayward and was created by enactment of Section 34240. Health and Safety Code Section 34240 states: “In each county and city there is a public body corporate and politic known as the housing authority of the county or city. The authority shall not transact any business or exercise its powers unless, by resolution, the governing body of the county or city declares that there is need for an authority to function in it.” As required under Health and Safety Code Section 34240, the City Council of the City of Hayward adopted the resolution making the required findings and declaring the need for the authority to function in the City on May 29, 1946 (See Attachment II). Without that resolution, the statutorily created entity would not be allowed to transact business. Under Section 34240, the Housing Authority is created as a public body corporate and politic and the fact that the City Council adopted a resolution to activate the Housing Authority and serves as the governing board of the Housing Authority does not negate the separateness of the two legal entities.

Furthermore, the DOF’s reliance on Health and Safety Code Section 34167.10 to deny Item 64 is a clear misapplication of the law. Under 34171(p) IF a local housing authority assumed the housing functions of the former redevelopment agency pursuant to Health and Safety Code Section 34176(b)(2) or (b)(3) THEN the housing entity administrative cost allowance shall be listed by the successor agency on the Recognized Obligation Payment Schedule...” The legislation does not qualify eligibility for the housing entity administrative cost allowance on the basis of the degree of control exerted by the local government. Section 34167.10 is a definition of how the term “city, county, or city and county” in Part 1.85 of the Health and Safety Code is required to be interpreted, but is not a definition of how the term “local housing authority” is required to be read or interpreted in Part 1.85. The entire purpose of AB 471 was to provide funding for local housing authorities that were involuntarily tasked with assuming the housing functions of the former redevelopment agencies. Section 34167.10 has no bearing on how the phrase “local housing authority” in Section 34171(p) is required to be interpreted—and the plain meaning of those words should be recognized by the DOF.

Reclassified Enforceable Obligations

The Housing Authority disagrees in part with the DOF’s determination of available balance of reserve funds and the corresponding reduction in RPTTF for the Reclassified Enforceable

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Obligations. The Successor Agency hereby invokes its right to initiate the meet and confer process under Health and Safety Code Section 34177(m).

The DOF asserts that based on its review of the Trial Balance, the available cash balance on deposit with the Successor Agency included \$1,751,970 of reserve balances and \$347,589 in Other Funds balances. Other than the Housing Administrative Cost Allowance, the DOF determination letter did not challenge the validity or enforceability of any of the enforceable obligations on ROPS 14-15A. The Successor Agency could not reconcile how the DOF reached its determination of available reserve balance. Without more information, the Successor Agency cannot identify how the DOF arrived at its determination of the available reserve balances. The Successor Agency respectfully requests that the DOF provide a detailed account of how the DOF arrived at the reserve balances cited in the determination letter.

The Successor Agency nonetheless conducted further examination of the trial balances and accounting ledgers of the Successor Agency's other funds and accounts to determine the source of the discrepancy and to identify any necessary adjustment. As mentioned above, the Successor Agency's available reserve balance must be adjusted. As staff reviewed and reconciled ROPS13-14B and ROPS 14-15A following receipt of the April 15 DOF letter, we identified errors in the listing of reserve balances that needed to be retained to fund enforceable obligations previously approved and for which RPTTF was distributed.

First, the reserve balance must be adjusted to deduct funds the Successor Agency is required to retain to fund enforceable obligations approved on previous ROPS and identified in Attachment I. As described in Attachment I, some of these obligations were inadvertently omitted from ROPS 14-15A. In addition, the Trial Balance must be adjusted to reflect authorized payments for enforceable obligations on an approved ROPS that were posted after the delivery of the Trial Balances submitted to the DOF, also summarized in Attachment I.

Based on the Successor Agency's review and the information provided in Attachment I, the Successor Agency agrees that \$2,716,686 of reserve balances could be used to pay some portion of the Reclassified Enforceable Obligations, but that the Successor Agency requires not less than \$1,459,048 in RPTTF distribution to avoid defaults on enforceable obligations during the period covered by ROPS 14-15A.

D. CONCLUSION

For the reasons stated in this letter, the Successor Agency requests that the Department reconsider its decisions with regards to the Disputed Items on ROPS 14-15A. We look forward to the opportunity to meet with the Department and hope that the discussion will lead to a quick resolution to the issues addressed herein.

In addition, we respectfully request that Hayward's Meet and Confer session be scheduled prior to May 5 (with the exclusion of Monday, April 28 – not an available meeting date). Key staff members are unavailable on Monday, April 28 and between May 5 – 19.

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Please contact Kelly McAdoo, Assistant City Manager, at (510) 583-4305 or via email at kelly.mcadoo@hayward-ca.gov if you have addition questions. Thank you in advance for your assistance in this matter.

Sincerely,



Kelly McAdoo, Assistant City Manager
on behalf of the Hayward Successor Agency

Attachments:

Attachment I	Revised ROPS 14-15A and reclassification of payment for enforceable obligations
Attachment II	Housing Authority Resolution, May 29, 1946

cc: Jennifer Rockwell, Chief Counsel, Department of Finance
Justyn Howard, Local Government Consultant, Department of Finance
Beliz Chappuie, Supervisor, Department of Finance
Todd Vermillion, Lead Analyst, Department of Finance
Tracy Vesely, Finance Director, City of Hayward
Carol Orth, Tax Analysis Division Chief, County Auditor-Controller,
County of Alameda
California State Controller's Office

ATTACHMENT I

Based on the Successor Agency's review and the information, the Successor Agency agrees that \$2,716,686 of reserve balances could be used to pay some portion of the Reclassified Enforceable Obligations, but that the Successor Agency requires not less than \$1,459,048 in RPTTF distribution to avoid defaults on enforceable obligations during the period covered by ROPS 14-15A.

This Attachment I list the necessary adjustments to the available reserve balance to (1) account for carry over of enforceable obligation payments and (2) to update payments made through April 2014.

1. Schedule of Approved ROPS Items

The following is a list of reserve balance funds required to make payments on enforceable obligations during the period covered by ROPS 14-15A. These items were accidentally omitted from ROPS 13-14B and ROPS 14-15A because of staff turnover, the resulting unfamiliarity of the dissolution process, and the mistaken belief that once an item was approved on a ROPS, carryover payments were not required to be listed on a subsequent ROPS. The Successor Agency has attached a revised ROPS 14-15A (Exhibit A) detailing the expected amounts of reserve balance funding that the Successor Agency is required to carry over to satisfy commitments that it expects to have to pay on enforceable obligations during both the ROPS 13-14B and ROPS 14-15A periods.

Item No.	RPTTF Requested	HAYWARD Proposed Reclassification		
		Reserve Balance	Other Funds	RPTTF
1	\$851,791	-	-	\$851,791
6	\$275,003	-	\$275,003	-
14	-	\$409,856		
15	\$6,051	-	\$6,051	
16	-	\$29,088		
17	-	\$666,235		
18	-	\$177,227		
20	-	\$40,066		
23	\$1,066	-	\$1,066	
25	\$3,900	-	\$3,900	
27	\$5,200	-	\$5,200	
29	\$13,260	-	\$13,260	
30	\$416	-	\$416	
35	-	\$52,528		
36	\$3,804	-	\$3,804	
37	\$85,348	-	\$38,889	46,459
38	-	\$71,216		
40	-	\$4,857		
41	-	\$35,000		
49	\$1,069,855	\$720,000		\$349,855
50	\$9,000	\$14,000		\$9,000

53	-	\$2,917		
58	-	\$145,000		
59	-	\$1,108		
60	\$2,000	-		\$2,000
61	\$3,000	-		\$3,000
62	\$1,800	-		\$1,800
63	\$700	-		\$700
Total	\$2,332,194.00	\$2,369,098.00	\$347,589.00	\$1,264,605.00

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary

Filed for the July 1, 2014 through December 31, 2014 Period

Name of Successor Agency: Hayward
Name of County: Alameda

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):		\$ 2,716,686
B	Bond Proceeds Funding (ROPS Detail)	-
C	Reserve Balance Funding (ROPS Detail)	2,369,097
D	Other Funding (ROPS Detail)	347,589
E Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ 1,539,605
F	Non-Administrative Costs (ROPS Detail)	1,414,605
G	Administrative Costs (ROPS Detail)	125,000
H Current Period Enforceable Obligations (A+E):		\$ 4,256,291
Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	1,539,605
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(80,557)
K Adjusted Current Period RPTTF Requested Funding (I-J)		\$ 1,459,048
County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	1,539,605
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)		1,539,605

Certification of Oversight Board Chairman:
Pursuant to Section 34177(m) 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 agency.

Name	Title
/s/ _____	
Signature	Date

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail

July 1, 2014 through December 31, 2014

(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P			
										L						M	N	O
										Funding Source								
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	Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF					
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin				
								\$ 84,529,993			\$ -	\$ 2,369,097	\$ 347,589	\$ 1,414,605	\$ 125,000	\$ 4,256,290		
1	2004 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	5/1/2004	5/1/2034	Wells Fargo	Bond issue to fund non-housing projects	Hayward Downtown	49,635,520	N					851,791		\$ 851,791		
6	2006 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	6/1/2006	6/1/2036	Wells Fargo	Bond issue to fund non-housing projects	Hayward Downtown	20,531,894	N			275,003		-		\$ 275,003		
11	Repayment Agreement with City of Hayward	City/County Loans On or Before 6/27/11	9/23/1975	1/1/2050	City of Hayward	To fund start-up costs of Hayward Redevelopment Project Area	Hayward Downtown		Y							\$ -		
12	SERAF	Revenue Bonds Issued On or Before 12/31/10	8/3/2011	1/1/2050	Hayward Housing Authority	Loan for SERAF FY10 and FY11 payments	Hayward Downtown		Y							\$ -		
14	Foothill Façade Loans	Improvement/Infrastructure	3/9/2011	1/1/2050	Multiple Property Owners	Matching loan funds for property owners along Foothill Blvd for façade improvement program	Hayward Downtown	409,856	N			409,856				\$ 409,856		
15	Foothill Façade Loan Project Delivery Costs (Staff Costs/Legal Fees)	Project Management Costs	1/1/2014	6/30/2014	Successor Agency	Project Delivery Costs to Implement Foothill Façade Loan Project	Hayward Downtown	6,051	N			6,051		-		\$ 6,051		
16	Employee Leave Liability	Unfunded Liabilities	2/1/2012	1/1/2050	Employees of Agency/Liability Fund	Leave balance payoffs/liability fund deposit for employee leave costs	Hayward Downtown	29,088	N			29,088				\$ 29,088		
17	PERS Liability	Unfunded Liabilities	2/1/2012	1/1/2050	Liability Fund	Liability Fund deposit for Agency employees PERS costs	Hayward Downtown	666,235	N			666,235				\$ 666,235		
18	OPEB Liability	Unfunded Liabilities	2/1/2012	1/1/2050	Liability Fund	Liability Fund deposit for Agency employees OPEB costs	Hayward Downtown	177,227	N			177,227				\$ 177,227		
20	Contract for Mission Blvd Specific Plan	Professional Services	11/17/2009	5/31/2013	Hall Alminana, Inc/Lamphier Gregory	Consultant to prepare specific plan for Mission Blvd corridor	Hayward Downtown	40,066	N			40,066				\$ 40,066		
21	Successor Agency Admin Allowance	Admin Costs	2/1/2012	1/1/2050	City of Hayward	Per ABx1 26, to cover administrative costs of Successor Agency	Hayward Downtown	125,000	N						125,000	\$ 125,000		
23	Contract for Security Alarm	Property Maintenance	7/11/2012	1/1/2050	ADT Security Services	Alarm Service for Cinema Place garage	Hayward Downtown	1,066	N			1,066		-		\$ 1,066		
25	Contract for Elevator Maint and Repair	Property Maintenance	7/11/2012	1/1/2050	Mitsubishi Electric	Cinema Place Elevator	Hayward Downtown	3,900	N			3,900		-		\$ 3,900		
27	Contract for Sweeping	Property Maintenance	7/11/2012	1/1/2050	Montgomery Sweeping Service	Cinema Place Garage Sweeping	Hayward Downtown	5,200	N			5,200		-		\$ 5,200		
29	Utilities	Property Maintenance	7/11/2012	1/1/2050	PGE	Cinema Place Garage Utilities	Hayward Downtown	13,260	N			13,260		-		\$ 13,260		
31	Utilities	Property Maintenance	7/11/2012	1/1/2050	City of Hayward	Cinema Place Water Utilities	Hayward Downtown	416	N			416		-		\$ 416		
35	Contract for Env Remediation Work	Remediation	8/5/2011	9/9/2013	TRC	Residual Burbank Site - Removal Action Work	Hayward Downtown	52,528	N			52,528				\$ 52,528		
36	Project Delivery Costs - Burbank Residual Site	Project Management Costs	1/1/2014	6/30/2014	City of Hayward (Successor Agency)	Finalize negotiation and execution of Purchase and Sale Agreement - staff project mgmt costs/legal fees	Hayward Downtown	3,804	N			3,804		-		\$ 3,804		
37	Property Disposition Costs - former Agency-held properties	Property Dispositions	1/1/2014	6/30/2014	City of Hayward (Successor Agency)	Staff project mgmt costs; legal fees; property mgmt costs; appraisal costs; other associated costs for property disposition	Hayward Downtown	85,348	N			38,889		46,459		\$ 85,348		
38	Contract for Env Remediation	Remediation	6/25/2009	8/30/2012	AMEC Geomatrix Inc	Env Remediation - Cinema Place	Hayward Downtown	71,216	N			71,216				\$ 71,216		
40	Contract for Water Testing	Remediation	6/15/2012	1/1/2050	SWRCB	Water testing at Cinema Place - monitoring of site	Hayward Downtown	4,857	N			4,857				\$ 4,857		
41	AB1484 Audit Expenses	Dissolution Audits	7/1/2013	12/31/2013	Maze & Associates	Audit required by AB1484	Hayward Downtown	35,000	N			35,000				\$ 35,000		
46	2004 TAB Admin Fee FY 2014	Fees	5/1/2004	5/1/2034	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	-	Y							\$ -		
47	2004 TAB Admin Fee FY 2014	Fees	5/1/2004	5/1/2034	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	-	Y							\$ -		
48	Repayment Agreement with City of Hayward	City/County Loans On or Before 6/27/11	9/23/1975	1/1/2050	City of Hayward	To fund start-up costs of Hayward Redevelopment Project Area	Hayward Downtown	8,426,422	N							\$ -		

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail
July 1, 2014 through December 31, 2014
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			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	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
49	SERAF	SERAF/ERAF	8/3/2011	1/1/2050	Hayward Housing Authority	Loan for SERAF FY10 and FY11 payments	Hayward Downtown	3,876,516	N		720,000		349,855		\$ 1,069,855
50	Contract for Environmental Remediation (New Burbank School site)	Remediation	1/1/2014	6/30/2014	TRC	Payment for removal of environmental monitoring wells following DTSC clearance on new Burbank Elementary School site	Hayward Downtown	23,000	N		14,000		9,000		\$ 23,000
51	2006 TAB Admin Fee FY 2014	Fees	6/1/2006	6/1/2036	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	-	Y						\$ -
52	2006 TAB Admin Fee FY 2014	Fees	6/1/2006	6/1/2036	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	-	Y						\$ -
53	Environmental Monitoring Expenses	Remediation	1/1/2014	6/30/2014	DTSC	Regulatory monitoring fee associated with clean up work at new Burbank School construction	Hayward Downtown	2,917	N		2,917				\$ 2,917
55	South Hayward BART Project Management Expenses	Project Management Costs	1/1/2014	6/30/2014	John DeClercq	Project Delivery Costs to Implement South Hayward BART Transit Oriented Development Project	Hayward Downtown	-	Y						\$ -
56	South Hayward BART Project Management Expenses	Legal	1/1/2014	6/30/2014	Goldfarb Lipman	Project Delivery Costs to Implement South Hayward BART Transit Oriented Development Project	Hayward Downtown	-	Y						\$ -
57	South Hayward BART Project Management Expenses	Project Management Costs	1/1/2014	6/30/2014	City of Hayward (Housing Authority)	Project Delivery Costs to Implement South Hayward BART Transit Oriented Development Project	Hayward Downtown	-	Y						\$ -
58	Tennyson Preservation Maintenance	Property Maintenance	1/1/2014	6/30/2014	Tennyson Preservation Limited Partnership	Original loan agreement set aside \$300,000 for future capital maintenance expenses	Hayward Downtown	145,000	N		145,000				\$ 145,000
59	Cinema Place Pressure Washing	Property Maintenance	1/1/2014	6/30/2014	Webco	Unanticipated maintenance expense at Cinema Place parking garage	Hayward Downtown	1,108	N		1,108				\$ 1,108
60	2004 TAB Admin Fee FY 2015	Fees	5/1/2004	5/1/2034	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	2,000	N				2,000		\$ 2,000
61	2004 TAB Admin Fee FY 2015	Fees	5/1/2004	5/1/2034	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	3,000	N				3,000		\$ 3,000
62	2006 TAB Admin Fee FY 2015	Fees	6/1/2006	6/1/2036	Wells Fargo	Annual administrative fee for bond issuance	Hayward Downtown	1,800	N				1,800		\$ 1,800
63	2006 TAB Admin Fee FY 2014	Fees	6/1/2006	6/1/2036	Willdan	Annual administrative fee for bond issuance	Hayward Downtown	700	N				700		\$ 700
64	Housing Authority Administrative Cost Allowance (Per AB 471)	Admin Costs	2/18/2014	7/1/2018	City of Hayward Housing Authority	Administrative cost allowance for Housing Authority pursuant to AB 471	Hayward Downtown	150,000	N				150,000		\$ 150,000

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Cash Balances

(Report Amounts in Whole Dollars)

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

A	B	C	D	E	F	G	H	I	
		Fund Sources							
		Bond Proceeds		Reserve Balance		Other	RPTTF		
	Cash Balance Information by ROPS Period	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR balances retained	Prior ROPS RPTTF distributed as reserve for next bond payment	Rent, Grants, Interest, Etc.	Non-Admin and Admin	Comments	
ROPS 13-14A Actuals (07/01/13 - 12/31/13)									
1	Beginning Available Cash Balance (Actual 07/01/13) Note that for the RPTTF, 1 + 2 should tie to columns J and O in the Report of Prior Period Adjustments (PPAs)			1,751,969			2,308,884	Beginning balance=4,060,853-Column H	
2	Revenue/Income (Actual 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distribution from the County Auditor-Controller during June 2013					347,589			
3	Expenditures for ROPS 13-14A Enforceable Obligations (Actual 12/31/13) Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPAs			54,251			1,384,868		
4	Retention of Available Cash Balance (Actual 12/31/13) Note that the RPTTF amount should only include the retention of reserves for debt service approved in ROPS 13-14A			1,114,835			843,462	* Need to retain PERS and OPEB liability amounts and Leave liability	
5	ROPS 13-14A RPTTF Prior Period Adjustment Note that the RPTTF amount should tie to column S in the Report of PPAs.	No entry required						80,557	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ 582,883	\$ -	\$ 347,589	\$ (3)		
ROPS 13-14B Estimate (01/01/14 - 06/30/14)									
7	Beginning Available Cash Balance (Actual 01/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ 1,697,718	\$ 843,462	\$ 347,589	\$ 80,554		
8	Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014						3,190,691		
9	Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14)			349,861			3,274,269		
10	Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B			619,527	843,462				
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ -	\$ -	\$ 728,331	\$ -	\$ 347,589	\$ (3,024)		

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
 Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
 (Report Amounts in Whole Dollars)

ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

ROPS 13-14A CAC PPA: To be completed by the CAC upon submittal of the ROPS 14-15A by the SA to Finance and the CAC. Note that CACs will need to enter their own formulas at the line item level pursuant to the manner in which they calculate the PPA. Also note that the admin amounts do not need to be listed at the line item level and may be entered as a lump sum.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures										SA Comments	RPTTF Expenditures						Net CAC Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)		
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin						Non-Admin CAC			Admin CAC					
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)		Net Difference (M+R)	Net Lesser of Authorized / Available	Actual	Difference	Net Lesser of Authorized / Available	Actual		Difference	Net Difference
		\$ -	\$ -	\$ 1,139,998	\$ 54,251	\$ -	\$ -	\$ 2,183,884	\$ 2,183,884	\$ 2,183,884	\$ 2,103,339	\$ 80,545	\$ 125,000	\$ 125,000	\$ 125,000	\$ 124,988	\$ 12	\$ 80,557									
1	2004 Tax Allocation Bonds	-	-	-	-	-	-	887,678	887,678	887,678	887,678	-	-	-	-	-	-	-									
2	2004 TAB Admin	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
3	2004 TAB Admin Fee FY2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
4	2004 TAB Admin Fee FY2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
5	2004 TAB Admin Fee FY2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
6	2006 Tax Allocation Bonds	-	-	-	-	-	-	276,650	276,650	276,650	276,650	-	-	-	-	-	-	-									
7	2006 TAB Admin Fee FY2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
8	2006 TAB Admin Fee FY2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
9	2006 TAB Admin Fee FY2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
10	2006 TAB Admin Fee FY2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
11	Repayment Agreement with City of Hayward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
12	SERAF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
13	Contract for Restaurant Consulting	-	-	3,788	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
14	Foothill Façade Loans	-	-	685,835	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
15	Foothill Façade Loan Project Delivery Costs (Staff Costs/Legal Fees)	-	-	-	-	-	-	7,551	7,551	7,551	7,538	13	-	-	-	-	-	13									
16	Employee Leave Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
17	PERS Liability	-	-	-	-	-	-	666,235	666,235	666,235	666,235	-	-	-	-	-	-	-									
18	OPEB Liability	-	-	-	-	-	-	177,227	177,227	177,227	177,227	-	-	-	-	-	-	-									
19	Agency insurance costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
20	Contract for Mission Blvd Specific Plan	-	-	61,829	19,289	-	-	-	-	-	-	-	-	-	-	-	-	-									
21	Successor Agency Admin Allowance	-	-	-	-	-	-	-	-	-	-	125,000	125,000	125,000	124,988	12	12										
22	Contract for Security Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
23	Contract for Security Alarm	-	-	-	-	-	-	1,025	1,025	1,025	1,025	1,025	-	-	-	-	-	1,025									
24	Contract for Security Alarm	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
25	Contract for Elevator Maint and Repair	-	-	-	-	-	-	3,750	3,750	3,750	3,750	3,750	-	-	-	-	-	3,750									
26	Contract for Elevator Maint and Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
27	Contract for Sweeping	-	-	-	-	-	-	5,000	5,000	5,000	1,170	3,830	-	-	-	-	-	3,830									
28	Contract for Sweeping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
29	Utilities	-	-	-	-	-	-	12,750	12,750	12,750	3,826	8,924	-	-	-	-	-	8,924									
30	Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
31	Utilities	-	-	-	-	-	-	400	400	400	319	81	-	-	-	-	-	81									
32	Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
33	Contract for Env Remediation Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
34	Contract for Env Remediation Work	-	-	15,627	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
35	Contract for Env Remediation Work	-	-	266,483	14,742	-	-	-	-	-	-	-	-	-	-	-	-	-									
36	Project Delivery Costs - Burbank Residual Site	-	-	-	-	-	-	1,500	1,500	1,500	1,489	11	-	-	-	-	-	11									
37	Property Disposition Costs - former Agency-held properties	-	-	-	-	-	-	99,355	99,355	99,355	80,624	18,731	-	-	-	-	-	18,731									
38	Contract for Env Remediation	-	-	91,436	20,220	-	-	-	-	-	-	-	-	-	-	-	-	-									
39	Contract for Financial Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
40	Contract for Water Testing	-	-	-	-	-	-	5,000	5,000	5,000	5,000	5,000	-	-	-	-	-	5,000									

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
 Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
 (Report Amounts in Whole Dollars)

ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

ROPS 13-14A CAC PPA: To be completed by the CAC upon submittal of the ROPS 14-15A by the SA to Finance and the CAC. Note that CACs will need to enter their own formulas at the line item level pursuant to the manner in which they calculate the PPA. Also note that the admin amounts do not need to be listed at the line item level and may be entered as a lump sum.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures										SA Comments	RPTTF Expenditures						Net CAC Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)	
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin						Non-Admin CAC			Admin CAC				
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)		Net Difference (M+R)	Net Lesser of Authorized / Available	Actual	Difference	Net Lesser of Authorized / Available	Actual		Difference
		\$ -	\$ -	\$ 1,139,998	\$ 54,251	\$ -	\$ -	\$ 2,183,884	\$ 2,183,884	\$ 2,183,884	\$ 2,103,339	\$ 80,545	\$ 125,000	\$ 125,000	\$ 125,000	\$ 124,988	\$ 12	\$ 80,557				\$ -			\$ -	\$ -
41	AB1484 Audit Expenses	-	-	15,000	-	-	20,000	20,000	20,000	20,000	-	20,000	-	-	-	-	-	20,000								
42	Oversight Board Legal Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
43	Cinema Place Maintenance Expense Repayment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
44	Cinema Place Maintenance Reserve FY12 Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
45	Cinema Place Maintenance Reserve FY13 Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
46	2004 TAB Admin Fee FY 2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
47	2004 TAB Admin Fee FY 2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
48	Repayment Agreement with City of Hayward	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
49	SERAF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
50	Contract for Environmental Remediation (New Burbank School site)	-	-	-	-	-	14,000	14,000	14,000	14,000	-	14,000	-	-	-	-	-	14,000								
51	2006 TAB Admin Fee FY 2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
52	2006 TAB Admin Fee FY 2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
53	Environmental Monitoring Expenses	-	-	-	-	-	3,500	3,500	3,500	583	2,917	-	-	-	-	-	-	2,917								
54	Cinema Place Elevator Repair	-	-	-	-	-	2,263	2,263	2,263	-	2,263	-	-	-	-	-	-	2,263								

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SPECIAL MEETING

ATTACHMENT II

Hayward, California May 29, 1946.

MEETING:

A Special meeting of the City Council of the City of Hayward was called to order by Mayor Haar in the Council Chamber, Hayward City Hall, at 10, A.M. on Wednesday, May 29th, 1946.

A written notice of the time, place and object of the meeting signed by all Councilmen presented. Notice attached to and hereby made a part of these minutes.

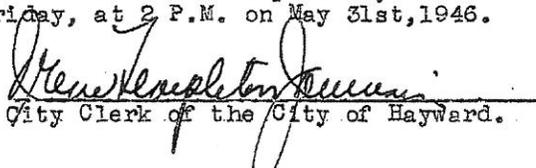
ROLL CALL:

Present: Councilmen Phillips, Wilson and Mayor Haar.
Absent: Councilmen Holland and Silva.

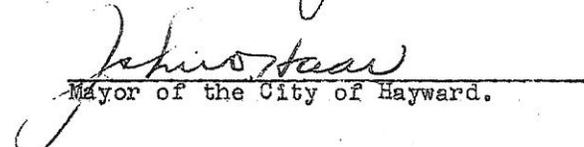
VETERANS HOUSING

Mr. L. G. Chrichton, Area Supervisor, Mr. Wm. J. Ahlback, Attorney and Mr. L. B. Ambler, Jr. Project Planner of the Federal Public Housing Authority, met with the members of the Council to submit proposed contract for acquisition of 50 units to be located on 22 acres piece of land known at Hayward Army Airfield.

Following discussion on all phases of the project, and in view of the fact that to act on necessary measures a fourth fifth vote of the members of the Council must be present, the meeting adjourned to re-convene Friday, at 2 P.M. on May 31st, 1946.


City Clerk of the City of Hayward.

APPROVED


Mayor of the City of Hayward.

SPECIAL MEETING

Hayward, California, May 31, 1946.

MEETING:

On the 31st day of May, 1946, the City Council of the City of Hayward, California, met in the City Hall in said City in special session duly and legally call, in the manner provided by law. The meeting was called to order at 2 o'clock P.M. by the Mayor and on roll call the following members of the City Council were found to be present:

COUNCILMEN Holland, Phillips, Silva, Wilson and Haar.

ABSENT: COUNCILMEN None.

VETERANS HOUSING

The following resolution was introduced by Councilman Phillips, who moved its adoption:

RESOLUTION NO. 1668 N.S.

A RESOLUTION DECLARING NEED OF OBTAINING STRUCTURES, EQUIPMENT, MATERIAL OR OTHER FACILITIES TO BE AVAILABLE OR TO BE MADE AVAILABLE FOR PERSONS OF LOW INCOME FOR DWELLING ACCOMODATIONS.

BE IT RESOLVED by the City Council of the City of Hayward, a Municipal corporation of the sixth class, duly organized and existing under and by virtue of the Constitution and the laws of the State of California, and located in the County of Alameda, State of California:

ATTACHMENT II

BE IT KNOWN that we the undersigned members of the City Council of the City of Hayward do hereby consent to holding of a SPECIAL MEETING of the City Council of the City of Hayward, May 31, 1946, at the hour of two (2) O'clock P.M. in the Council Chamber in the City Hall of the City of Hayward, County of Alameda, State of California, that being the usual place of meeting of the City Council of the City of Hayward for the transaction of the following business:

1. To consider if there is need to procure structures, equipment, material or other facilities for the purposes of Title V of Lanham Act and temporary dwelling accommodations to be made available to persons of low income at rentals they can afford, and if necessary to adopt a resolution declaring such need and to direct and authorize execution of contract pertaining and relating to ways and means of procuring and procuring such dwelling accommodations
2. To consider if there is need of a Housing Authority in the City of Hayward and if necessary to adopt a resolution declaring the need of a Housing Authority in the City of Hayward and to adopt a resolution appointing a Commissioners of the Housing Authority of the City of Hayward and designating the first Chairman.
3. To consider, act upon and do any and all acts and take and adopt resolutions and order the doing of all things and acts necessary and legally required to be done pertaining to or relating to the obtaining of such dwelling accommodations, mentioned in paragraph 1 hereabove and to provide funds for and to obtain funds from the State of California or the Government of the United States to aid in paying the expenses connected with or to be incurred in connection therewith.

DATED: May 31, 1946.

Will Wilson
W. Phillips
Joseph F. Milod
Robert W. Shaw
John W. Halland

ATTACHMENT II

BE IT KNOWN that we the undersigned members of the City Council of the City of Hayward do hereby consent to holding of a SPECIAL MEETING of the City Council of the City of Hayward, May 29, 1946, at the hour of ten (10) o'clock A.M. in the Council Chamber in the City Hall of the City of Hayward, County of Alameda, State of California, that being the usual place of meeting of the City Council of the City of Hayward for the transaction of the following business:

1. To consider if there is need to procure structures, equipment, material or other facilities for the purposes of Title V of Lanham Act and temporary dwelling accommodations to be made available to persons of low income at rentals they can afford, and if necessary to adopt a resolution declaring such need and to direct and authorize execution of contract pertaining and relating to ways and means of procuring and procuring such dwelling accommodations
2. To consider if there is need of a Housing Authority in the City of Hayward and if necessary to adopt a resolution declaring the need of a Housing Authority in the City of Hayward and to adopt a resolution appointing the Commissioners of the Housing Authority of the City of Hayward and designating the first Chairman.
3. To consider, and upon and do any and all acts and take and resolutions adopt/and order the doing of all things and acts necessary and legally required to be done pertaining to or relating to the obtaining of such dwelling accommodations, mentioned in paragraph 1 hereabove and to provide funds for and to obtain funds from the State of California on the Government of the United States to aid in paying the expenses connected with or to be incurred in connection therewith.

DATED: May 29, 1946

John W. Holland

J. C. Phillips

James T. Silva

William D. Wilson

John O'Keefe

That the City Council of the City of Hayward hereby determines, finds, and declares, that:

1. Insanitary and unsafe inhabited dwelling accommodations exist in the City of Hayward and in the communities adjacent and contiguous to the City of Hayward, Alameda County, California.
2. That there is a shortage of safe and sanitary dwelling accommodations in the City of Hayward and in the communities adjacent and contiguous to the City of Hayward, Alameda County, California, available to persons of low income at rentals they can afford.
3. That there is need that the City of Hayward procure structures, equipment, material, or other facilities available or made available to said City for the purposes of Title V of the Lanham Act and temporary dwelling accommodations consisting of approximately 50 family dwelling units and dormitory accommodations for approximately (none) single persons in and about the locality of the City of Hayward, and provide and make the same available for rent to persons of low income at rentals they can afford.
4. This resolution is declared to be an urgency measure necessary for the immediate preservation of the public, peace, health or safety within the meaning of Section I of Article IV of the Constitution and shall therefore go into immediate effect. A statement of the facts constituting such necessity is as follows:

There exists an extreme shortage in housing in this State. Many thousands of veterans have been discharged from the military service and many more will be discharged in the near future. Many such veterans and other persons are unable to find housing for themselves or their families and by reason thereof are being compelled to live in unsafe, insanitary and congested dwellings. The immediate adoption of this resolution will enable the City of Hayward to procure surplus government properties and provide suitable housing facilities for such persons and will enable many veterans and their families to readjust themselves to civil life and permit the veterans to resume their place in the community and conduct their employment without worry as to health, sanitary condition and welfare of their families. It is therefore necessary that this resolution take effect immediately.

5. That John D. Haar, as Mayor of the City of Hayward, and Irene Templeton Jamieson, as City Clerk of the City of Hayward, be and they are hereby directed and authorized to execute in the name of and on behalf of the City of Hayward, any and all contracts, agreements, and such other instruments in writing as may be necessary and acquired by the Government of the United States, or any of its duly empowered and authorized authorities, agencies or commissions to fully effectuate and carry out, as provided by law, the true intent, purpose and contemplation of this Resolution.

The motion to adopt said resolution was seconded by Councilman Wilson, and upon roll call the following members of said City Council voted

YES:

COUNCILMEN Holland, Phillips, Silva, Wilson and Haar.

NAY:

COUNCILMEN None. ABSENT: COUNCILMEN None.

Thereupon the Mayor declared said resolution duly adopted and passed.

Councilmen Phillips, then moved that said Resolution No. 1668 N.S. go into effect immediately, as provided in Section 4 thereof, which Section was then read in full. The motion was seconded by Councilman Wilson, and thereupon the Mayor put the question on the adoption of said motion and upon roll call the following voted

YEA: Councilmen Holland, Phillips, Silva, Wilson and Haar.

NAY: Councilmen None. ABSENT: COUNCILMEN None.

Whereupon the Mayor stated that said motion had received the affirmative vote of more than four-fifth (4/5) of members of the City Council and declared the same duly adopted.

The following resolution was introduced by Councilman Phillips, who moved its adoption:

RESOLUTION NO. 1669 N.S.
A RESOLUTION DECLARING THE NEED OF A
HOUSING AUTHORITY IN THE CITY OF HAYWARD.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAYWARD, a Municipal corporation of the sixth class, duly organized and existing under and by virtue of the Constitution and the laws of the State of California, and located in the County of Alameda, State of California.

That the City Council of the City of Hayward hereby determines, finds and declares, in pursuance of the "Housing Authorities Law" of the State of California, that:

1. Insanitary and unsafe inhabited dwelling accommodations exist in the City of Hayward and in the communities adjacent and contiguous to the City of Hayward, Alameda County, California.
2. That there is a shortage of safe and sanitary dwelling accommodations in the City of Hayward and in the communities adjacent and contiguous to the City of Hayward, Alameda County, California, available to persons of low income at rentals they can afford.
3. That there is need for a Housing Authority in the City of Hayward.
4. This resolution is declared to be an urgency measure necessary for the immediate preservation of the public peace, health and safety within the meaning of Section 1 of Article IV of the Constitution and shall therefore go into immediate effect. A statement of the facts constituting such necessity is as follows:

There exists an extreme shortage in housing in this State. Many thousands of veterans have been discharged from the military service and many more will be discharged in the near future. Many such veterans and other persons are unable to find housing for themselves or their families and by reason thereof are being compelled to live in unsafe, insanitary and congested dwellings. The immediate adoption of this resolution will enable the City of Hayward to procure surplus government properties and provide suitable housing facilities for such persons and will enable many veterans and their families to readjust themselves to civil life and permit the veterans to resume their place in the community and conduct their employment without worry as to the health, sanitary condition and welfare of their families. It is therefore necessary that this resolution take effect immediately.

The motion to adopt said resolution was seconded by Councilman Silva, and upon roll call the following members of said City Council voted
YEA: COUNCILMEN Holland, Phillips, Silva, Wilson and Haar.
NAY: COUNCILMEN None. ABSENT, COUNCILMEN None.

Thereupon the Mayor declared said resolution duly adopted and passed.

Councilman Holland then moved that said Resolution No. 1669 N.S. go into effect immediately, as provided in Section 4 thereof, which Section was then read in full. The motion was seconded by Councilman Phillips, and thereupon the Mayor put the question on the adoption of said motion, and upon roll call the following voted:

YEA: COUNCILMEN Holland, Phillips, Silva, Wilson and Haar.
NAY: COUNCILMEN None. ABSENT, COUNCILMEN None.

Whereupon the Mayor stated that said motion had received the affirmative vote of more than four-fifths (4/5) of the members of the City Council and declared the same duly adopted.

The following resolution was introduced by Councilman Holland, who moved its adoption:

RESOLUTION NO. 1670 N.S.
A RESOLUTION APPOINTING THE COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF
HAYWARD, DESIGNATING THE FIRST CHAIRMAN.

WHEREAS, the City Council of the City of Hayward, a municipal corporation of the sixth class, located in the County of Alameda, State of California, held a duly authorized special meeting on the 31st day of May, 1946; and

WHEREAS, at said meeting the following resolution was passed and adopted:

"BE IT RESOLVED by the City Council of the City of Hayward, a municipal corporation of the sixth class, duly organized and existing under and by virtue of the Constitution and the laws of the State of California, and located in the County of Alameda, State of California:
That the City Council of the City of Hayward hereby determine, finds and declares in pursuance of the "Housing Authorities Law" of the State of California, that:

1. Insanitary and unsafe inhabited dwelling accommodations exist in the City of Hayward and in the communities adjacent and contiguous to the City of Hayward, Alameda County, California.
2. That there is a shortage of safe and sanitary dwelling accommodations in the City of Hayward and in the communities adjacent and contiguous to the City of Hayward, Alameda County, California, available to persons of low income at rentals they can afford;
3. That there is need for a Housing Authority in the City of Hayward, California.
4. This resolution is declared to be an urgency measure necessary for the immediate preservation of the public peace, health and safety within the meaning of Section I of Article IV of the Constitution and shall therefore be into immediate effect. A Statement of the facts constituting such necessity is as follows:

There exists an extreme shortage in housing in this State. Many thousands of veterans have been discharged from the military service and many more will be discharged in the near future. Many such veterans and other persons are unable to find housing for themselves or their families and by reason thereof are being compelled to live in unsafe, insanitary and congested dwellings. The immediate adoption of this resolution will enable the City of Hayward to procure surplus government properties and provide suitable housing facilities for such persons and will enable many veterans and their families to readjust themselves to civil life and permit the veterans to resume their place in the community and conduct their employment without worry as to health, sanitary condition and welfare of their families. It is therefore necessary that this resolution take effect immediately."

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward, a municipal corporation of the sixth class, located in the County of Alameda, State of California:

1. That pursuant to the provisions of Section of the "Housing Authorities Law" of the State of California, the five (5) persons hereinafter named are hereby appointed to serve as Commissioners of the Housing Authority of the City of Hayward, and to serve for the number of years appearing after their names, respectively, from the date of this resolution.

HARRY J. SMYTHE.....One Year
 EDWARD C. FRIEDRICKS.....Two Years
 FRANK L. DEMO.....Three Years
 GEORGE P. SIMONDS.....Four Years
 JOHN E. PERRY.....FOUR Years

2. That GEORGE P. SIMONDS is hereby designated as the first Chairman of the Housing authority of the City of Hayward.

Councilman Wilson moved that the foregoing resolution be adopted and read, which motion was seconded by Councilman Holland and upon roll call the "AYES" and "NAYS" were as follows:

AYES: COUNCILMEN Holland, Phillips, Silva, Wilson and Haar.
 NAYS: COUNCILMEN None
 ABSENT: COUNCILMEN None.

The mayor thereupon declared said motion carried and said resolution adopted.

Councilman Holland then moved that said Resolution go into effect immediately, as provided in Section 4, thereof, which Section was then read in full. The motion was seconded by Councilman Wilson and thereupon the Mayor put the question on the adoption of said motion, and upon roll call the "AYES" AND "NAYS" were as follows:

AYES: COUNCILMEN Holland, Phillips, Silva, Wilson and Haar.
 NAYS: COUNCILMEN None.
 ABSENT: COUNCILMEN None.

WHEREUPON the Mayor stated that said motion had received the affirmative vote of more than four-fifth (4/5) of the members of the City Council and declared the same duly adopted this 31st day of May, 1946.

18

ATTACHMENT II

CONSENT OF COUNTY BOARD OF SUPERVISORS

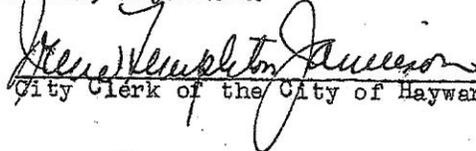
It was moved by Councilman Holland, seconded by Councilman Wilson that City Attorney White prepare resolution requesting permission from Alameda County Board of Supervisors for permission to have erected and maintain 50 Veterans Housing Units on certain 22 acres of land adjacent to the City of Hayward. Motion carried.

DISCHARGE OLD VETERANS HOUSING COMMITTEE

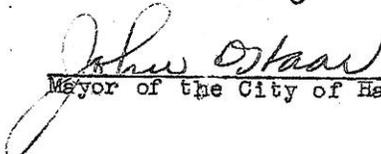
City Clerk was instructed to write to the old members of the Veterans Housing Committee thanking them for their part in causing Veterans Housing Project for Hayward.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was, upon motion, adjourned.


 City Clerk of the City of Hayward.

APPROVED: June 3, 1946


 Mayor of the City of Hayward.

DATE: April 28, 2014
TO: Chair and Members of the Successor Agency Oversight Board
FROM: Assistant City Manager
SUBJECT: Approval of Disposition of Governmental Use Properties to the City of Hayward

RECOMMENDATION

That the Oversight Board adopts the attached resolution (Attachment I) approving specified transfers of governmental use properties to the City, as described below.

BACKGROUND

Under Health and Safety Code Sections 34177(e), 34181(a) and 34191.3, the Oversight Board is authorized to approve and direct the disposition, by the Hayward Successor Agency (the “Successor Agency”), of governmental purpose properties constructed and used for roads, school buildings, parks and open space, police and fire stations, libraries, and local agency administrative buildings and other governmental purpose (the “Public Purposes”) previously owned by the former Redevelopment Agency of the City of Hayward (the “Former Agency”). Such transfers are subject to the approval of the California Department of Finance (the “DOF”) as described in further detail below.

DISCUSSION

Prior to its dissolution on February 1, 2012, the Former Agency owned specified publicly owned, operated and maintained properties, collectively described as the “Governmental Use Parcels.” These included properties located in the City of Hayward identified as Assessor’s Parcel Nos. APN 428-76-23-13, 428-76-27-09, 428-71-2, and 428-71-3 dedicated for use as public park (collectively, the “Governmental Use Parcels”). The Successor Agency holds the fee title to the Governmental Use Parcels in accordance with the requirements of Health and Safety Code Section 34175(b). The Governmental Use Parcels are highlighted in red in Figure 1 below, and encompass the public spaces surrounding the City Hall facility.

Figure 1: Map of Governmental Use Parcels



The Governmental Use Parcels were acquired around 1991 for government use purposes and as part of the City Hall development. The estimated value of the Governmental Use Parcels at the time of acquisition is unknown. The estimated current value of the Governmental Use Parcels is \$0, as no income or revenue is generated from these properties and there are limited future development opportunities, given the current General Plan designations of the parcels. The City's General Plan designates the parcels for public and quasi-public use as areas that contain major governmental, educational and cultural facilities. The proposed transfer of the Governmental Use Parcels would be in consideration for the City's commitment to continue to use, operate and maintain the Governmental Use Parcels for Public Purpose. Attachment III to this report contains a property inventory for the Governmental Use Parcels.

The approval and disposition of the Retained Governmental Use Parcels to the City for continued use, operation and maintenance for Governmental Use Purposes is consistent with the City's General Plan, the Former Agency's approved redevelopment plan, and other applicable City codes and policies in that these local laws and plans call for continued public use and maintenance of the various public facilities dedicated for the Governmental Use Purposes

Staff recommends that Oversight Board consider adoption of the attached resolution, pursuant to Health and Safety Code Sections 34191.3, 34177(e), and 34181(a), approving and directing the disposition of the Governmental Use Parcels to the City in consideration for the City's continued use, operation, and maintenance of the Transferred Governmental Use Parcels for Governmental Use Purposes; and authorizing the Successor Agency's Executive Director take any action and execute any documents, in consultation with the City Attorney, acting in the capacity of counsel to the Successor Agency, as may be necessary to implement the disposition of the Governmental Use Parcels pursuant to the terms approved in this Resolution.

Environmental Review: The disposition of the Governmental Use Parcels, and their continued use, operation, and maintenance by the City as a public park, pursuant to the attached resolution

is exempt from the requirements of the California Environmental Quality Act and the applicable state and local implementing guidelines (“CEQA”) pursuant to State CEQA Guidelines Section 15301 (as an action resulting in continuation of an existing facility).

ECONOMIC AND FISCAL IMPACT

There is no fiscal impact associated with this action. Transfer of these Governmental Use Parcels to the City will ensure that the parcels retain their current public uses that support the operation of the City Hall facility. Because this is a transfer of Governmental Use Parcels, there is no compensation due to the taxing entities pursuant to Health and Safety Code Sections 34191.2, 34177(e), and 34181(a) as the City will continue to use, operate and maintain these parcels for governmental uses.

PUBLIC CONTACT

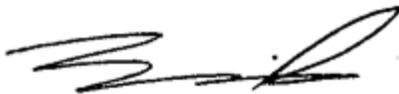
A notice of this meeting was published in the Daily Review ten days prior to the meeting to comply with public noticing requirements in Health and Safety Code Section 34181(f).

NEXT STEPS

Following approval of the Governmental Use Property transfer by the Oversight Board, staff will submit the approved resolution and supporting documentation to the DOF for review. The DOF then has an opportunity to review and object to the transfer of any of the Governmental Use Properties and/or request additional documentation and information. This review must be completed within 100 days of the Oversight Board action. The Successor Agency will then have an opportunity to request a meet and confer session if the Successor Agency disagrees with any of the DOF determinations.

Prepared and Recommended by: Kelly McAdoo, Assistant City Manager

Approved by:



Fran David, City Manager

- Attachment I: Resolution Approving Governmental Use Property Transfer
- Attachment II: Public Notice
- Attachment III: Property Inventory Data

HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION NO. 2014-05

RESOLUTION OF THE OVERSIGHT BOARD OF THE HAYWARD SUCCESSOR AGENCY APPROVING THE TRANSFER OF SPECIFIED GOVERNMENTAL USE PROPERTIES TO THE CITY OF HAYWARD FOR CONTINUED GOVERNMENTAL USE, OPERATION, AND MAINTENANCE

WHEREAS, pursuant to ABx1 26 (as amended by AB 1484, the “Dissolution Statutes”), the separate legal entity known as the Hayward Successor Agency (the “Successor Agency”) must pay the enforceable obligations, wind down the affairs and dispose of assets of the dissolved Redevelopment Agency of the City of Hayward (the “Former Agency”); and

WHEREAS, the Successor Agency received a Finding of Completion from the State Department of Finance, effective as of November 8, 2013; and

WHEREAS, in accordance with Health and Safety Code Section 34175(b), the Successor Agency, as successor in interest to the Former Agency, holds fee title to the properties listed below, which shall herein after be collectively referred to as the “Governmental Use Parcels”:

1. Property located in the City of Hayward identified as Assessor’s Parcel No. 428-76-23-13, a publicly owned, operated, and maintained area dedicated for use as a public park;
2. Property located in the City of Hayward identified as Assessor’s Parcel No. 428-76-27-09, a publicly owned, operated, and maintained area dedicated for use as a public park; and
3. Property located in the City of Hayward identified as Assessor’s Parcel No. 428-71-2, a publicly owned, operated, and maintained area dedicated for use as a public park;
4. Property located in the City of Hayward identified as Assessor’s Parcel No. 428-71-3, a publicly owned, operated, and maintained area dedicated for use as a public park; and

WHEREAS, an oversight board for the Successor Agency (the “Oversight Board”) has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, Health and Safety Code Sections 34181(a) and 34191.3 authorize the Oversight Board to direct and approve disposition by the Successor Agency to the appropriate public jurisdiction of Former Agency governmental purpose properties constructed and used for, among others, roads, school buildings, parks and open space, police and fire stations, libraries, and local agency administrative buildings; and

WHEREAS, Health and Safety Code Section 34177(e) further authorizes the Oversight Board to direct the transfer of ownership of assets and properties used for governmental purposes pursuant to Health and Safety Code Section 34181(a); and

WHEREAS, the properties that are the subject of this Resolution were constructed and used for a governmental purpose, and are generally located in the City and within the Former Agency's redevelopment project area; and

WHEREAS, the Successor Agency is now responsible for the disposition of the Governmental Use Parcels in accordance with the procedures and requirements of the Dissolution Statutes; and

WHEREAS, the City, as the public jurisdiction generally responsible for the ownership, operation and maintenance of public facilities in the City, is the appropriate public jurisdiction for the ultimate disposition of the Governmental Use Parcels; and

WHEREAS, the approval and disposition of the Governmental Use Parcels to the City for continued use, operation and maintenance for governmental use purposes is consistent with the City's General Plan, the Former Agency's approved redevelopment plan, and other applicable City codes and policies in that these local laws and plans call for continued public use and maintenance of the Governmental Use Parcels; and

WHEREAS, the disposition of the Governmental Use Parcels, and their continued use, operation, and maintenance by the City as a public park, pursuant to this Resolution is exempt from the requirements of the California Environmental Quality Act and the applicable state and local implementing guidelines ("CEQA") pursuant to State CEQA Guidelines Section 15301 (as an action resulting in continuation of an existing facility); and

WHEREAS, the accompanying staff report provides supporting information upon which the action set forth in this Resolution is based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that the Successor Agency Executive Director is hereby authorized and directed to file a Notice of Exemption with respect to the actions approved under this Resolution in accordance with the applicable provisions of CEQA.

BE IT FURTHER RESOLVED that, as authorized under Health and Safety Code Sections 34177(e), 34181(a), and 34191.3, the Oversight Board hereby directs the Successor Agency to dispose of the Government Use Parcels to the City in consideration for the City's continued use, operation, and maintenance of the Government Use Parcels as a public park.

BE IT FURTHER RESOLVED that, to implement the above direction, the Oversight Board hereby approves and authorizes the Successor Agency Executive Director to take any action and execute any documents, in consultation with the City Attorney, acting in the capacity

of counsel to the Successor Agency, as may be necessary to implement the disposition of the Governmental Use Parcels pursuant to the terms of this Resolution.

BE IT FURTHER RESOLVED that the Successor Agency is hereby directed to notify the California Department of Finance of the actions set forth in this Resolution in accordance with Health and Safety Code Section 34181(f).

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h) and Section 34181(f).

HAYWARD, CALIFORNIA, April 28, 2014

ADOPTED BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS	Sweeney, Bristow, Henson, Hodges, Salinas, Taylor, Valle
NOES:	BOARD MEMBERS:	
ABSTAIN:	BOARD MEMBERS:	
ABSENT:	BOARD MEMBERS:	

ATTEST: _____
Chair of the Oversight Board

**NOTICE OF CONSIDERATION OF CONVEYANCE OF SPECIFIED GOVERNMENTAL
USE PROPERTIES TO THE CITY OF HAYWARD**

NOTICE IS HEREBY GIVEN that, at its public meeting on April 28, 2014, at 3:30 p.m. in the meeting room located at 777 B Street, Hayward, the Oversight Board (the "Oversight Board") for the Hayward Successor Agency (the "Successor Agency"), successor in interest to the former Redevelopment Agency of the City of Hayward (the "Former Agency") will consider the action described below.

Prior to its dissolution on February 1, 2012, the Former Agency owned specified publicly owned, operated and maintained properties, collectively described as the "Governmental Use Parcels" which included properties located in the City of Hayward identified as Assessor's Parcel Nos. APN 428-76-23-13, 428-76-027-09, 428-71-2, and 428-71-3 publicly owned, operated, and maintained areas dedicated for use as a public park (collectively, the "Governmental Use Parcels").

At the above noticed April 28, 2014 public meeting, the Oversight Board will consider whether to approve the disposition of the Governmental Use Parcels to the City of Hayward (the "City") for continued use, operation and maintenance for governmental use purposes, in accordance with authority granted under Health and Safety Code Section 34181(a) which expressly authorizes the transfer to the City of properties that are used for governmental purposes.

The proposed documents related to the Oversight Board's consideration of the actions described above will be available for public inspection and copying for the cost of duplication at 777 B Street, Hayward, California during normal business hours. Interested persons may submit written comments addressed to the Oversight Board for the Successor Agency, c/o City Clerk, 777 B Street, Hayward, California 94541, prior to the hour of 9:00 a.m. on April 28, 2014.

At the time and place noted above, all persons interested in the above matter may appear and be heard.

OVERSIGHT BOARD TO THE HAYWARD SUCCESSOR
AGENCY



Kelly McAdoo
Designated Contact Official

Publish: April 18, 2014

Successor Agency: Hayward Successor Agency
 County: Alameda

GOVERNMENTAL USE PROPERTY INVENTORY WORKSHEET

			HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY				HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Name	Property Type	Permissible Use -Government Use -Fulfill Enforceable Obligation -Future Development -Sale of Property	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Acres)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	City Hall park parcel	Park	Governmental Use	Around 1991	Note C	0	Book	NA	NA	NA	Public use	777 B St	428-0076-023-13	1.78	Note A	0	0	NA	NA	NA	Note B	NA
2	City Hall park parcel	Park	Governmental Use	Around 1991	Note C	0	Book	NA	NA	NA	Public use	778 B St	428-0076-027-09	0.15	Note A	0	0	NA	NA	NA	Note B	NA
3	City Hall park parcel	Park	Governmental Use	Around 1991	Note C	0	Book	NA	NA	NA	Public use	779 B St	428-0071-002	0.25	Note A	0	0	NA	NA	NA	Note B	NA
4	City Hall park parcel	Park	Governmental Use	Around 1991	Note C	0	Book	NA	NA	NA	Public use	780 B St	428-0071-003	0.13	Note A	0	0	NA	NA	NA	Note B	NA

Note A: The properties are currently zoned CC-C for Central City Commercial

Note B: The General Plan designation for the properties is PQP for Public and Quasi-Public areas that contain major governmental, educational, or cultural facilities.

Note C: The exact date of acquisition and value at time of purchase are unknown.

DATE: April 28, 2014

TO: Chair and Members of Successor Agency Oversight Board

FROM: Assistant City Manager

SUBJECT: Approval of Long Range Property Management Plan for the Hayward Redevelopment Successor Agency

RECOMMENDATION

That the Oversight Board adopts the attached resolution (Attachment I) approving the Long Range Property Management Plan for the Hayward Redevelopment Successor Agency.

BACKGROUND

The California State Legislature enacted Assembly Bill x1 26 (the “Dissolution Act”) to dissolve redevelopment agencies formed under the Community Redevelopment Law in June of 2011. The California Supreme Court in its decision in *California Redevelopment Association v. Matosantos*, issued December 29, 2011, declared the Dissolution Act to be constitutional. Under the Dissolution Act, all California redevelopment agencies were dissolved effective February 1, 2012, and various actions are now required by successor agencies to unwind the affairs of all former redevelopment agencies.

On June 27, 2012, as part of the state budget package, the California legislature passed AB 1484. The main objective of AB 1484 was to amend the Dissolution Act based on experience in implementing the Act at the state and local level during the past year. AB 1484 imposes significant new obligations on the successor agencies and oversight boards of dissolving redevelopment agencies, which staff has been implementing over the past year.

One of the requirements of this State legislation is for the Successor Agency to submit a Long-Range Property Management Plan (LRPMP) for approval to the Oversight Board and the Department of Finance (DOF). The Long-Range Property Management Plan provides an inventory of all real properties of the former Hayward Redevelopment Agency (RDA), except housing assets, which were transferred to the Hayward Housing Authority. The Plan also details a long-range strategic plan that will govern the disposition of all properties.

The Agency must submit the LRPMP within six months after receiving a Finding of Completion from DOF. The DOF will issue a finding of completion to the Agency once each Due Diligence Review (DDR) has been completed and approved by DOF and all unencumbered balances have been paid by the Agency to the Auditor-Controller. The Hayward Successor Agency has completed both DDRs. The DDR for the dissolved RDA’s low and moderate income housing

fund has been approved by DOF and the unencumbered fund balance identified in the housing fund DDR to be available for distribution to other taxing entities has been remitted to the County Auditor-Controller. The Agency has completed the meet and confer process on the all other funds and assets DDR and remitted payment of the remaining unencumbered fund balance identified in the other funds and assets DDR for distribution to other taxing entities. The Agency was exempt from making a payment under Health and Safety Code Section 34183.5; making payments under that Section is also a precondition for the issuance of a finding of completion. Hayward received its Finding of Completion on November 8, 2013. As such, the Agency must submit the LRPMP, as approved by the Oversight Board by May 8, 2014.

DISCUSSION

Staff has prepared the LRPMP in compliance with the requirements of the DOF and the template checklist. The checklist is included as Attachment II to this report and the full LRPMP is included as Attachment IV. Staff has also included the DOF-required tracking worksheet (Attachment III).

The LRPMP must include the following:

1. An inventory of all properties with the following information:
 - o The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
 - o The purpose for which the property was acquired.
 - o Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
 - o An estimate of the current value of the parcel including, if available, any appraisal information.
 - o An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
 - o The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
 - o A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
 - o A brief history of previous development proposals and activity, including the rental or lease of property.

2. Address the permissible use of all of the properties. Permissible uses include:
 1. The retention of the property for governmental use
 2. The retention of the property for future development
 3. The sale of the property
 4. The use of the property to fulfill an enforceable obligation.

As Attachment IV identifies, most of the parcels previously owned by the former Redevelopment Agency serve as public parking lots or structures and will be transferred to the City for governmental uses accordingly. Upon approval of the LRPMP by the DOF, staff will bring an

appropriate action to transfer these properties to the City back to the Oversight Board, similar to Item 3 on today's agenda. Four of the former RDA properties are proposed to be sold to maximize their value with the proceeds from the sale being distributed to the taxing entities. These are the four parcels located along Mission Boulevard near the intersection of Mission and Highland Boulevards on the west side of the street. The property or the proceeds from the sale of the property may only be retained if the project identified in the LRPMP is for a purpose identified in an approved redevelopment plan or to fulfill an enforceable obligation. Otherwise, the proceeds from the sale of the property shall be distributed as property tax to the taxing entities.

The remaining two properties on the LRPMP are the Cinema Place parcels, the main retail building and the parking structure. Staff proposes to transfer these properties to the City to fulfill the current enforceable obligations related to the ground lease on the site. The City will retain any rent revenues from the property to pay for any obligations incurred to implement the former RDA's obligations under the enforceable obligations. To the extent that rent revenues exceed the costs of implementing the enforceable obligations, the City will remit those revenues to the Successor Agency for distribution to the taxing entities. To the extent that rent revenues are insufficient to meet the obligations, the Successor Agency shall continue to be responsible to fulfill the continued obligations. Currently, the Successor Agency receives approximately \$4,200 per month in rent revenues. Under the proposed LRPMP, the City will maintain complete and accurate financial accounts, documents and records with respect to the performance of obligations under the enforceable obligations.

Environmental Review: The approval of the LRPMP in and of itself is not anticipated to have an impact on the environment. As such, this action is exempt from the requirements of the California Environmental Quality Act and the applicable state and local implementing guidelines ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3). However, any future proposed developments on any of the land after it is liquidated will be subject to further environmental review at that time.

ECONOMIC AND FISCAL IMPACT

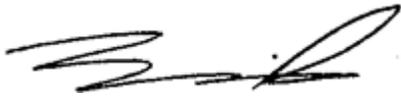
Staff does not foresee any fiscal impact as a result of this report. The LRPMP will have a direct economic impact on Hayward's economy because the Plan will determine the permissible use for each of the former Redevelopment Agency's properties. As seen in Attachments III and IV, several of the properties are parking lots in the downtown.

NEXT STEPS

Staff will submit the LRPMP to the DOF for review and approval. There are no statutory timeframes or constraints on the DOF's review of the LRPMP.

Prepared and Recommended by: Kelly McAdoo, Assistant City Manager

Approved by:



Fran David, City Manager

Attachments:

Attachment I:	Resolution
Attachment II:	LRPMP Checklist
Attachment III:	LRPMP Tracking Worksheet
Attachment IV:	LRPMP Inventory

HAYWARD SUCCESSOR AGENCY OVERSIGHT BOARD

RESOLUTION 2014-06

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD APPROVING A MULTI-ASSET LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to ABx1 26 (as amended by AB 1484, the “Dissolution Statutes”), the separate legal entity known as the Hayward Successor Agency (the “Successor Agency”) must pay the enforceable obligations, wind down the affairs and dispose of assets of the dissolved Redevelopment Agency of the City of Hayward (the “Former Agency”); and

WHEREAS, the Successor Agency received a Finding of Completion from the State Department of Finance (the “DOF”), effective November 8, 2013; and

WHEREAS, an oversight board for the Successor Agency (the “Oversight Board”) has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, by Ordinance No. 75-029 dated December 30, 1975, the City Council adopted the Redevelopment Plan for the (the “Redevelopment Plan”) for the Downtown Redevelopment Project Area (the “Project Area”), which Redevelopment Plan, with amendments as subsequently approved by the City Council, was being implemented by the Former Agency up until its dissolution; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), upon receipt of the Finding of Completion, the Successor Agency is entitled to and must prepare and submit a Long-Range Property Management Plan (the “LRPMP”) in connection with the property assets of the Successor Agency to the Oversight Board and the Department of Finance no later than six months following the issuance by the DOF of the Finding of Completion, or May 8, 2014; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency prepared and submitted and the Oversight Board and DOF approved a single asset LRPMP for the Residual Burbank Site property (the “Single Asset LRPMP”);

WHEREAS, as authorized under Health and Safety Code Sections 34177(e), 34181(a), and 34191.3, the Oversight Board approved the transfer to the City of Hayward the properties located in the City of Hayward identified as Parcel Nos. 428-76-23-13; 428-76-27-09; 428-71-2; and 428-71-3, all of which are publicly owned, operated, and maintained areas dedicated for public uses, and which shall herein after be collectively referred to as the “Governmental Use Parcels”;

WHEREAS, the remaining properties that transferred to the ownership of the Successor Agency in connection with the Former Agency’s dissolution that were not housing assets disposed of pursuant to Health and Safety Code Section 34176, public use parcels disposed of

pursuant to Health and Safety Code Section 34177(e), 34181(a) and 34191.3; or disposed of through the Single Asset LRPMP, and that are thereby the subject of the multi-asset LRPMP, consists of the properties listed below, which shall herein after be collectively referred to as the “Properties”:

No.	APN	Address
1.	428-0061-039-01	1025 A Street
2.	428-0066-085	22631 Foothill Blvd
3.	428-0066-086	22631 Foothill Blvd
4.	428-0071-049	805 B Street
5.	428-0071-050	805 B Street
6.	428-0071-018	22675 Mission Blvd
7.	428-0071-019	22675 Mission Blvd
8.	444-0033-018	24311 Mission Blvd
9.	444-0033-019	24321 Mission Blvd
10.	444-0033-020	24331 Mission Blvd
11.	444-0033-023	24491 Mission Blvd
12.	427-0001-031-01	22852 Foothill Blvd
13.	415-0240-002	1154 Russell Way
14.	415-0240-003-02	1166 Russell Way

WHEREAS, the Properties were acquired by the Dissolved RDA for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plan; and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency has prepared and is submitting the “Multi-Asset LRPMP” to the Oversight Board for the disposal of the Properties in the manner specified in the Multi-Asset LRPMP; and

WHEREAS, a copy of the Successor Agency's Multi-Asset LRPMP is on file with the Secretary of the Oversight Board; and

WHEREAS, as fully set forth in the Multi-Asset LRPMP, the Multi-Asset LRPMP provides for the disposition of the Properties as follows:

No.	APN	Address	Recommended Use
1.	428-0061-039-01	1025 A Street	Governmental Use
2.	428-0066-085	22631 Foothill Blvd	Fulfill enforceable obligation
3.	428-0066-086	22631 Foothill Blvd	Fulfill enforceable obligation
4.	428-0071-049	805 B Street	Governmental Use
5.	428-0071-050	805 B Street	Governmental Use
6.	428-0071-018	22675 Mission Blvd	Governmental Use
7.	428-0071-019	22675 Mission Blvd	Governmental Use
8.	444-0033-018	24311 Mission Blvd	Other Liquidation
9.	444-0033-019	24321 Mission Blvd	Other Liquidation
10.	444-0033-020	24331 Mission Blvd	Other Liquidation

11.	444-0033-023	24491 Mission Blvd	Other Liquidation
12.	427-0001-031-01	22852 Foothill Blvd	Governmental Use
13.	415-0240-002	1154 Russell Way	Governmental Use
14.	415-0240-003-02	1166 Russell Way	Governmental Use

WHEREAS, approval of the Multi-Asset LRPMP and the transfer of the Properties pursuant to the Multi-Asset LRPMP is exempt from the requirements of the California Environmental Quality Act and the applicable state and local implementing guidelines (“CEQA”) pursuant to State CEQA Guidelines Section 15061(b)(3); and

WHEREAS, the accompanying staff report (the “Staff Report”) provides supporting information upon which the actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that, for the reasons set forth above, the Oversight Board finds and determines that approval of the Multi-Asset LRPMP is exempt from the requirements of CEQA, and the Successor Agency Executive Director is authorized to file the appropriate notice of exemption with respect to the approval of the Multi-Asset LRPMP in accordance with CEQA.

BE IT FURTHER RESOLVED that pursuant to Health and Safety Code Section 34191.5(b), the Oversight Board hereby approves the Multi-Asset LRPMP in the form on file with the secretary of the Oversight Board.

BE IT FURTHER RESOLVED that the Successor Agency Executive Director is hereby authorized and directed to submit the Multi-Asset LRPMP to the DOF for approval in accordance with Health and Safety Code Section 34191.5(b).

BE IT FURTHER RESOLVED that, upon approval of the Multi-Asset LRPMP by the DOF, the Oversight Board hereby authorizes and directs the Successor Agency Executive Director to dispose and use the Properties and any disposition proceeds in accordance with the Multi-Asset LRPMP and to take any action and execute any documents as may be necessary to implement the disposition and use of the Properties and any disposition proceeds in accordance with the terms approved in the Multi-Asset LRPMP and this Resolution.

BE IT FURTHER RESOLVED that the Successor Agency is hereby directed to notify the California Department of Finance of the actions set forth in this Resolution in accordance with Health and Safety Code Section 34179(h).

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

BE IT FURTHER RESOLVED that nothing in this Resolution shall abrogate, waive, impair or in any other manner affect the right or ability of the Successor Agency to adopt a long range property management plan with respect to any other property of the Dissolved RDA, including, without limitation, any public use properties.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).

HAYWARD, CALIFORNIA, April 28, 2014

ADOPTED BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	Sweeney, Bristow, Henson, Hodges, Salinas, Taylor, Valle
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NOES:	BOARD MEMBERS:
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ABSTAIN:	BOARD MEMBERS:
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ABSENT:	BOARD MEMBERS:
---------	----------------

ATTEST: _____
Chair of the Oversight Board



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state “[Agency Name] Long-Range Property Management Plan”. The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **Hayward Successor Agency**

Date Finding of Completion Received: November 8, 2013

Date Oversight Board Approved LRPMP: April 28, 2014

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes No

For each property the plan includes a description of the property’s potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

Name:	Kelly McAdoo	Name:	Tracy Vesely
Title:	Assistant City Manager	Title:	Director of Finance
Phone:	510-583-4305	Phone:	510-583-4010
Email:	Kelly.mcadoo@hayward-ca.gov	Email:	tracy.vesely@hayward-ca.gov
Date:	April 29, 2014	Date:	April 29, 2014

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____

Successor Agency: Hayward Successor Agy
County: Alameda

LONG RANGE PROPERTY MGMT PLAN: PROPERTY INVENTORY TRACKING WORKSHEET

			HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY				HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
No.	Name	Property Type	Permissible Use -Government Use -Fulfill Enforceable Obligation -Future Development -Sale of Property	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Acres)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue
1	Muni Lot 2	Parking Lot/Structure	Governmental Use	5/112005	2,196,142	2,421,800	Book	6/30/2010	n/a	n/a	Table 4	1025 A St	428-0061-039-01	0.65	Table 4	Table 4	n/a	Table 4
2	Cinema Place	Commercial	Fulfill Enforceable Obligation	May 2002	10,316,723	10,553,747	Book	6/30/2010	n/a	n/a	Table 5	22631 Foothill Blvd	428-0066-085	1.53	Table 5	Table 5	n/a	Table 5
3	Cinema Place Parking Lot	Parking Lot/Structure	Fulfill Enforceable Obligation	May 2002			Book	6/30/2010	n/a	n/a	Table 6	22631 Foothill Blvd	428-0066-086	0.88	Table 6	Table 6		Table 6
4	City Hall Structure	Parking Lot/Structure	Governmental Use	1998			Book	6/30/2010	n/a	n/a	Table 7	805 B St	428-0071-049	1.36	Table 7	Table 7	n/a	Table 7
5	City Hall Structure	Parking Lot/Structure	Governmental Use	1998	6,899,639	7,675,165	Book	6/30/2010	n/a	n/a	Table 7	805 B St	428-0071-050	0.02	Table 7	Table 7	n/a	Table 7
6	22675 Mission (Lot A)	Parking Lot/Structure	Governmental Use	Unknown	Unknown	Unknown	Book	N/A	n/a	n/a	Table 8	22675 Mission Blvd	428-0071-018	0.14	Table 8	Table 8	n/a	Table 8
7	22695 Mission (Lot B)	Parking Lot/Structure	Governmental Use	Unknown	Unknown	Unknown	Book	N/A	n/a	n/a	Table 9	22675 Mission Blvd	428-0071-019	0.29	Table 9	Table 9	n/a	Table 9
8	24311 Mission	Vacant Lot/Land	Sale of Property	12/22/2008	1,822,415	1,822,415	Appraised	Sep-08	FMV	TBD	Table 10	24311 Mission	444-0033-018-01	0.41	Table 10	Table 10	n/a	Table 10
9	24321 Mission	Vacant Lot/Land	Sale of Property	12/22/2008			Appraised	Sep-08	FMV	TBD	Table 11	24321 Mission	444-0033-019	0.19	Table 11	Table 11	n/a	Table 11
10	24331 Mission	Vacant Lot/Land	Sale of Property	12/22/2008			Appraised	Sep-08	FMV	TBD	Table 12	24331 Mission	444-0033-020	0.38	Table 12	Table 12	n/a	Table 12
11	24491 Mission	Vacant Lot/Land	Sale of Property	10/17/2008	1,660,616	1,660,616	Appraised	Sep-08	FMV	TBD	Table 13	24491 Mission	444-0033-023	0.41	Table 13	Table 13	n/a	Table 13
12	22852 Foothill Lot	Parking Lot/Structure	Governmental Use	Unknown	Unknown	Unknown	Book	Table 14	n/a	n/a	Table 14	22852 Foothill Blvd	427-0001-031-01	0.46	Table 14	Table 14	n/a	Table 14

Successor Agency: Hayward Successor Agy
County: Alameda

LONG RANGE PROPERTY MGMT PLAN:

			HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Name	Property Type	Permissible Use -Government Use -Fulfill Enforceable Obligation -Future Development -Sale of Property	History of environmental contamination	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Muni Lot 2	Parking Lot/Structure	Governmental Use	Table 4	Table 4	Table 4	Table 4
2	Cinema Place	Commercial	Fulfill Enforceable Obligation	Table 5	Table 5	Table 5	Table 5
3	Cinema Place Parking Lot	Parking Lot/Structure	Fulfill Enforceable Obligation	Table 6	Table 6	Table 6	Table 6
4	City Hall Structure	Parking Lot/Structure	Governmental Use	Table 7	Table 7	Table 7	Table 7
5	City Hall Structure	Parking Lot/Structure	Governmental Use	Table 7	Table 7	Table 7	Table 7
6	22675 Mission (Lot A)	Parking Lot/Structure	Governmental Use	Table 8	Table 8	Table 8	Table 8
7	22695 Mission (Lot B)	Parking Lot/Structure	Governmental Use	Table 9	Table 9	Table 9	Table 9
8	24311 Mission	Vacant Lot/Land	Sale of Property	Table 10	Table 10	Table 10	Table 10
9	24321 Mission	Vacant Lot/Land	Sale of Property	Table 11	Table 11	Table 11	Table 11
10	24331 Mission	Vacant Lot/Land	Sale of Property	Table 12	Table 12	Table 12	Table 12
11	24491 Mission	Vacant Lot/Land	Sale of Property	Table 13	Table 13	Table 13	Table 13
12	22852 Foothill Lot	Parking Lot/Structure	Governmental Use	Table 14	Table 14	Table 14	Table 14

			HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY				HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
No.	Name	Property Type	Permissible Use -Government Use -Fulfill Enforceable Obligation -Future Development -Sale of Property	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Acres)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue
13	Russell Parcel A	Parking Lot/Structure	Governmental Use	Unknown			Book	6/30/2010	n/a	n/a	Table 15	1154 Russell Way	415-0240-002	0.32	Table 15	Table 15	n/a	Table 15
14	Russel Parcel B	Parking Lot/Structure	Governmental Use	Unknown	212,000	212,000	Book	6/30/2010	n/a	n/a	Table 16	1166 Russell Way	415-0240-003-02	0.27	Table 16	Table 15	n/a	Table 16

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			HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Name	Property Type	Permissible Use -Government Use -Fulfill Enforceable Obligation -Future Development -Sale of Property	History of environmental contamination	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
13	Russell Parcel A	Parking Lot/Structure	Governmental Use	Table 15	Table 15	Table 15	Table 15
14	Russel Parcel B	Parking Lot/Structure	Governmental Use	Table 16	Table 16	Table 16	Table 16

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**LONG-RANGE PROPERTY MANAGEMENT PLAN
(Pursuant to Health and Safety Code Section 34191.5)**

Hayward Successor Agency

April 28, 2014

Introduction

Procedural Background

The Redevelopment Agency of the City of Hayward (the “Former RDA”) was dissolved on February 1, 2012, pursuant to ABx1 26 (as amended by AB 1484, the “Redevelopment Dissolution Statutes”). The Redevelopment Dissolution Statutes govern the dissolution of the Former RDA, which includes the disposition of its former real property including housing assets, governmental use properties and other real property assets of the Former RDA.

Under Health and Safety Code Section 34191.5(b), upon receipt of the finding of completion, the Hayward Successor Agency (the “Successor Agency”), successor in interest of the Former RDA under Health and Safety Code Section 34173, is entitled to and must prepare a Long-Range Property Management Plan (the “LRPMP”) in connection with the disposition of the real property assets of Former RDA (excluding “housing assets” as defined in Health and Safety Code Section 34176 and transferred as discussed below). The Successor Agency must submit the LRPMP to its Oversight Board and the State Department of Finance (the “DOF”), no later than six months following the issuance by the DOF of the Finding of Completion, or May 8, 2014.

The Successor Agency obtained a “finding of completion” from DOF on November 8, 2013, pursuant to Health and Safety Code Section 34179.7, indicating that the Successor Agency has satisfactorily made a series of required payments of Former RDA funds in accordance with the Redevelopment Dissolution Statutes. Issuance of the finding of completion now entitles the Successor Agency to submit a LRPMP for approval by the Oversight Board and DOF. This document constitutes the multi-asset Long-Range Property Management Plan (the “Multi-Asset LRPMP”) prepared in accordance with Health and Safety Code Section 34191.5.

This LRPMP is scheduled for consideration by the Successor Agency's Oversight Board on April 28, 2014 and, if approved by the Oversight Board, will be transmitted to the DOF for its approval in accordance with Health and Safety Code Section 34191.5(b).

Organization of LRPMP

Part I of this Multi-Asset LRPMP contains a summary of the previous transfers made by the Successor Agency, and approved by the Oversight Board, which are reaffirmed under this Multi-Asset LRPMP and sets forth the parameters that will govern the disposition and use of the Properties (defined in Part II below) prescribed under this Multi-Asset LRPMP.

In accordance with Health and Safety Code Section 34191.5(c), Part II of this Multi-Asset LRPMP contains summary sheets for each of the Properties setting forth the information required under Health and Safety Code Section 34191.5(c)(1) and summarizing the directed designated use and disposition for each of the Properties.

Accompanying this Multi-Asset LRPMP is the information checklist required by the DOF (Appendix A) and the DOF Tracking Worksheet (Appendix B).

Part I: LRPMP Property Information Inventory

This Part I contains a summary of the previous transfers made by the Successor Agency, and approved by the Oversight Board, which are reaffirmed under this Multi-Asset LRPMP (Section A). Part I further sets forth the parameters that will govern the disposition and use of the Properties prescribed in Part II of this Multi-Asset LRPMP.

A. Previous Transfers

Disposition of Housing Assets. At the time of its dissolution on February 1, 2012, and in accordance with Health and Safety Code Section 34176(b)(2), the Former RDA transferred ownership of the Former RDA's "housing assets" to the Housing Authority of the City of Hayward (the "Housing Authority"). The transferred housing assets were listed on the "Housing Asset Transfer List" prepared in accordance with Section 34176(a)(2) and approved by the California Department of Finance (the "DOF") and subsequently approved by the Successor Agency's oversight board (the "Oversight Board"). This document reaffirms the transfers of the housing assets to the Housing Authority as described on the Housing Asset Transfer List.

Disposition of Governmental Use Properties. Under Health and Safety Code Sections 34177(e), 34191.3 and 34181(a), the Oversight Board is authorized to approve and direct the disposition, by the Successor Agency to the City of Hayward (the "City"), of governmental purpose properties constructed and used for roads, school buildings, parks and open space, police and fire stations, libraries, and local agency administrative buildings and other governmental purposes.

The Successor Agency has requested the Oversight Board to direct the transfer of the public owned, operated, and maintained governmental use properties located in the City of Hayward listed below, which are herein after collectively referred to as the "Governmental Use Parcels," from the Successor Agency to the City:

Table 1: Governmental Use Parcels

No.	APN	Classification
1.	428-76-23-13	Government Use - Park
2.	428-76-27-09	Government Use - Park
3.	428-71-02-00	Government Use - Park
4.	428-71-03-00	Government Use - Park

This document reaffirms the transfer of the Governmental Use Parcels from the Successor Agency to the City as authorized pursuant to Health and Safety Code Sections 34177(e), 34191.3 and 34181(a).

Disposition of Other Real Property Assets. The Successor Agency previously prepared and submitted and the Oversight Board and DOF approved a single asset LRPMP for the "Residual Burbank Site" property (the "Single Asset LRPMP"). The Successor Agency recently transferred the Residual Burbank Site (APN 431-0110-007) in accordance with the terms of the Single Asset LRPMP. This Multi-Asset LRPMP does not address the transfer of the Residual

Burbank Site and does not amend or otherwise affect the terms of the Single Asset LRPMP previously approved by the DOF.

B. Parameters for Transfers Pursuant to Multi-Asset LRPMP

The Successor Agency is now responsible for disposition of the Properties in accordance with the procedures and requirements of Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Section 34191.1, 34191.3, 34191.4(a), and 34191.5.

Property Uses/Disposition. Health and Safety Code Section 34191.5 authorizes four categories for disposition of a successor agency's property, as summarized in Table 2, below:

Table 2: Permitted Uses/Disposition of Successor Agency Real Property Under a LRPMP (Health and Safety Code Section 34191.5)

Plan Category	Use/Disposition Purpose of Property	Property Transferee
Enforceable Obligation	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
Governmental	Governmental Use in Accordance with Section 34181(a)	Appropriate Public Jurisdiction
Approved Redevelopment Plan Project	Direct Use, or Liquidation and Use of Proceeds, for Project Identified in Approved Redevelopment Plan	Host Community (City of Hayward)
Other Liquidation	Distribution of Sale Proceeds as Property Taxes to Affected Taxing Entities	Approved Purchase

Part II of this Multi-Asset LRPMP contains the proposed designated use and disposition for each of the Properties.

Compensation Agreements.

The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities pursuant to Health and Safety Code Section 34180(f) are not required in connection with the disposition of the Successor Agency's Properties to the City under authority of Health and Safety Code Section 34191.5(c)(2)(A) for use or further disposition by the City as governmental use properties or for projects identified in the Former RDA's approved redevelopment plans. In support of its interpretation, the Successor Agency is submitting an excerpt (Appendix C) from the California State Budget Summary 2012-13 prepared and disseminated by the DOF which specifically states:

“Land and other physical assets not needed for enforceable obligations of the former RDAs may be transferred by the successor agency to the city or county that created the RDA and used for economic development, ***without compensation to the affected taxing entities.***” [emphasis added]

However, the City and the Successor Agency will enter into a compensation agreement pursuant to Health and Safety Code Section 34180(f) (the “Compensation Agreement”) with the affected taxing entities (the “Taxing Entities”) specifying that the Net Proceeds (as further defined and

described below), of the City's use of the Properties and any further disposition by the City to third parties of the Properties, will be remitted to the County Auditor-Controller for distribution to all of the Taxing Entities on a pro-rata basis in proportion to each Taxing Entity's respective share of the property tax base.

Transfer of the properties by the Successor Agency to the City in accordance with this Multi-Asset LRPMP is conditioned upon full execution of a Compensation Agreement by the City, the Successor Agency and the Taxing Entities, to the extent applicable. As will be further set forth in the Compensation Agreement, the Net Proceeds to be remitted by the City for distribution to the Taxing Entities will consist generally of the following:

- So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.
- Upon disposition of a property by the City to private development entity, the Net Proceeds will consist of the sale proceeds, if any, received by the City with respect to the property minus the documented costs to the City of the improvement, operation, maintenance and disposition of the property.

Notwithstanding the foregoing or any other provision of this Multi-Asset LRPMP, no Compensation Agreement will be required, and the City may retain any proceeds from the use or disposition of the Properties, if a court order, legislation or DOF policy reverses the DOF's directive regarding the need for a Compensation Agreement (a "Reversal"). In the event of a Reversal that occurs prior to the full execution of the Compensation Agreement, the properties will be transferred as directed under this LRPMP without the condition of or need for such full execution. If a Reversal occurs after the full execution of the Compensation Agreement, the Compensation Agreement will provide that it can be terminated by any party. Upon such termination, any Net Proceeds received by the City after such termination, may be retained by the City and are directed pursuant to this Multi-Asset LRPMP to be used by the City to pay costs of one or more projects identified in the approved redevelopment plans.

Enforceable Obligations. Two of the Properties are directed under this Multi-Asset LRPMP to be owned and retained by the City to fulfill enforceable obligations previously approved by the DOF and described in further detail in Tables 5 and 6 below. The City will be required to hold such Properties in accordance with the specified terms of the enforceable obligations. As a condition of the City's ownership, the City will collect the rent revenues generated under the enforceable obligations encumbering the two Properties. The City will also be required to use the rent revenues it collects exclusively for costs incurred to implement the former RDA's obligations under the enforceable obligations, including making any required payments.

Because the Successor Agency's liability is limited under Health and Safety Code Section 34173(e), the liability of the City under the enforceable obligations shall be limited to the extent of the total sum of rent revenues the City in possession of the City and the value of the two Properties encumbered by the enforceable obligations.

The City shall deposit all rent revenues into a separate operating and maintenance reserve account. To the extent the funds deposited into the account exceed the greater of (i) \$250,000 or (ii) one and one half the average operating budget for the previous two (2) years, then the City shall pay any excess rent revenues to the Successor Agency for distribution to the taxing entities in accordance with the Redevelopment Dissolution Statutes. To the extent that the rent revenues collected by the City are insufficient to meet the former RDA's obligations under the enforceable obligations, the City shall bear no burden to fund such shortfalls. Consequently, as a further condition of the City's ownership, to the extent the costs incurred to implement the former RDA's obligations and make required payments under the enforceable obligations exceed the rent revenues collected by the City, the Successor Agency shall continue to be responsible to fulfill the continued obligations of the former RDA required under the terms of the enforceable obligations until such time as required thereunder. The City shall maintain complete and accurate financial accounts, documents and records with respect to the performance of its obligations under the enforceable obligations, and shall make the same available to the authorized agents of the Successor Agency for copying and auditing upon reasonable prior notice.

If in the future any of the Properties retained to fulfill an enforceable obligation are no longer required to fulfill the enforceable obligation, the City may retain the property for public use, sell the property for private development for projects identified in the former RDA's approved redevelopment plan, or liquidate the Properties with the consent of the Successor Agency and its Oversight Board.

Retention for Public Use. Eight of the Properties are directed under this Multi-Asset LRPMP to be retained by the City for the development or continued use and operation by the City of a governmental use identified in the former RDA's approved redevelopment plans. At this time, it is anticipated that any lease rental income, use fee income, or other income that may be obtained by the City from such City-retained Properties will be far exceeded by the costs to the City of improving, operating and maintaining such Properties as governmental use properties, with the result that any Net Proceeds are considered unlikely. If in the future, any of the properties retained for public use is to be sold by the City for private development for projects identified in the former RDA's approved redevelopment plans, the Properties will be transferred following the procedures described directly below.

Transfer for Projects in an Approved Redevelopment Plan. No properties in this plan are currently proposed to fall into this category. If in the future any of the properties retained for public use is to be sold by the City for private development for projects identified in the former RDA's approved redevelopment plans, the Properties will be sold in the manner prescribed below.

Transfers, for private development for a projects identified in the former RDA's approved redevelopment plan, by the City will be made to a selected development entity in accordance with the terms of a property conveyance agreement approved by the City Council acting in accordance with the requirements of Chapter 2 of Part 4 of Division 1 of Title 5 of the California Government Code (commencing with Government Code Section 52201).

In accordance with Government Code Section 52201(b), the purchase price or lease payments to be paid by the selected developer of each such Property under a property conveyance agreement will equal not less than either the fair market value of the Property at its highest and best use or the fair reuse value of the Property at the use and with the covenants and conditions and the development costs authorized pursuant to the property conveyance agreement, as determined by formal action of the City Council.

The amount of any Net Proceeds from the sale of each of these Properties by the City will depend on the purchase price or lease payments determined in accordance with the statutory requirements cited above, and the counterbalancing documented costs incurred by the City in connection with the improvement, operation, maintenance, and disposition of the Property.

Liquidation. Four of the Properties are directed under this Multi-Asset LRPMP to be liquidated by the Successor Agency. For the Properties to be liquidated, the Successor Agency will either list the Properties for sale for the appraised value, issue a request for development proposals that meets the planning objectives of the Successor Agency and the City, or place the Properties for auction, and the proceeds of the sale minus the documented costs to the Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Not Surplus Property. Because the City is obligated to dispose of the Properties in accordance with this Multi-Asset LRPMP and to satisfy goals, objectives and purposes of the City's General Plan, the former RDA's approved redevelopment plans, and the Redevelopment Dissolution Statutes, the Properties are not "surplus" property of the City and are not subject to the disposition requirements and procedures of the Surplus Lands Act (Government Code Section 54220 *et seq.*).

Instead, disposition of the Properties in accordance with this Multi-Asset LRPMP constitutes a "common benefit" that may take place under authority of Government Code Section 37350 and/or other disposition authority deemed appropriate by the City. The provisions of the California Environmental Quality Act and Government Code Section 65402(a) regarding General Plan conformance will apply to the disposition by the City of each Property.

Part II: LRPMP Property Information Inventory and Proposed Uses

As a result of the disposition of assets described above, the only remaining properties that transferred to the ownership of the Successor Agency in connection with the Former RDA's dissolution that were not housing assets disposed of pursuant to Health and Safety Code Section 34176, public use parcels disposed of pursuant to Health and Safety Code Section 34177(e), 34181(a) and 34191.3; or transferred pursuant to the Single Asset LRPMP, and that are thereby subject to the Multi-Asset LRPMP, consists of the Former RDA properties listed in Table below (herein collectively referred to as the "Properties").

Table 3 below summarizes the designated use and disposition for the Properties under Health and Safety Code Section 34191.5(c)(2).

Table 3: Summary of LRPMP List of Properties and Designated Use/Disposition

No.	APN	Address	Referenced as:	Recommended Use
1.	428-0061-039-01	1025 A Street	“Municipal Lot 2”	Governmental Use
2.	428-0066-085	22631 Foothill Blvd	“Cinema Place”	Fulfill enforceable obligation
3.	428-0066-086	22631 Foothill Blvd	“Cinema Place Parking Lot”	Fulfill enforceable obligation
4.	428-0071-049	805 B Street	“City Hall Structure”	Governmental Use
5.	428-0071-050	805 B Street	“City Hall Structure”	Governmental Use
6.	428-0071-018	22675 Mission Blvd	“22675 Mission (Lot A)”	Governmental Use
7.	428-0071-019	22675 Mission Blvd	“22695 Mission (Lot B)”	Governmental Use
8.	444-0033-018	24311 Mission Blvd	“24311 Mission Lot”	Other Liquidation
9.	444-0033-019	24321 Mission Blvd	“24321 Mission Lot”	Other Liquidation
10.	444-0033-020	24331 Mission Blvd	“24331 Mission Lot”	Other Liquidation
11.	444-0033-023	24491 Mission Blvd	“24491 Mission Lot ”	Other Liquidation
12.	427-0001-031-01	22852 Foothill Blvd	“22852 Foothill Lot”	Governmental Use
13.	415-0240-002	1154 Russell Way	“Russell Parcel A”	Governmental Use
14.	415-0240-003-02	1166 Russell Way	“Russell Parcel B”	Governmental Use

The Property Inventory Sheets below, provide the required information for the Properties transferred from the former RDA to the Successor Agency. The Inventory Sheets also address the specific LRPMP requirements listed in Health and Safety Code Section 34191.5(c)(1).

Table 4: Property Inventory Sheet for Muni Lot 2

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	1025 A Street
APN	428-0061-039-01
Lot Size	.65 acres
Acquisition Date	5/11/2005
Purchase Price/Value	\$2,196,142
Current Zoning	CC-C: Central City Commercial
Current Use	Parking lot structure
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$2,421,800
Date of Estimated Current Value	6/30/2010
Value Basis	Book value
Proposed Sale Value	Not applicable.
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Subject to a “NO-BUILD” easement area and an Access easement area
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	N/A
Potential for transit oriented development	N/A
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
<p>The Successor Agency will transfer Municipal Lot 2 to the City as a governmental use property for the continued use and operation of a public parking lot. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.</p>	

Table 5: Property Inventory Sheet for Cinema Place

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	22631 Foothill Blvd
APN	428-0066-085
Lot Size	1.53 acres
Acquisition Date	May 2002
Purchase Price/Value	\$10,316,723 (acquired with Cinema Place Parking Lot)
Current Zoning	PD: Planned Development
Current Use	Retail/Cinema Complex
Purpose of acquisition	This property was acquired for redevelopment purposes.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$10,553,747
Date of Estimated Current Value	6/30/2010
Value Basis	Book Value
Proposed Sale Value	N/A
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	See First and Second Amendments to Ground Lease; approximately \$4,200/month
Contractual Requirements	See attached Cinema Place Ground Lease, Cinema Place Parking Maintenance and Easement Agreement, Movie Theater Operation Agreement
History of Environmental Contamination/Remediation	
History of contamination/remediation	Groundwater Remediation underway; Remedial Action Implementation Report approved by CA Regional Water Quality Control Board October 14, 2011; Covenant and Environmental Restriction recorded on property 7/21/2006
Disposition Plan	
History of previous development proposals	N/A
Potential for transit oriented development	Low – property already developed for commercial uses

	and subject to Covenant and Environmental Restriction
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
<p>The Successor Agency will transfer Cinema Place to the City to fulfill an enforceable obligation of the Successor Agency. As a condition of the disposition to the City, the City will collect the rent revenues generated under the enforceable obligations encumbering the two Properties and will be required to use the rent revenues it collects exclusively for costs incurred to implement the Former RDA's obligations under the enforceable obligations. As further described in Part I.B above, to the extent the costs incurred to implement the Former RDA's obligations under the enforceable obligations exceed the rent revenues collected by the City, the Successor Agency shall continue to be responsible to fulfill continued obligations of the Former RDA required under the terms of the enforceable obligations until such time as required thereunder. Excess Rent revenues will be distributed as described in Part I.B <i>Enforceable Obligations</i>, above.</p>	

Table 6: Property Inventory Sheet for Cinema Place Parking Lot

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	22631 Foothill Blvd
APN	428-0066-086
Lot Size	.88 acres
Acquisition Date	May 2002
Purchase Price/Value	\$10,316,723 (acquired with Cinema Place parcel)
Current Zoning	PD: Planned Development
Current Use	Parking structure attached to adjacent commercial development
Purpose of acquisition	This property was acquired to provide parking to complement the redevelopment purposes of the Cinema Place Development.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$10,553,747
Date of Estimated Current Value	6/30/2010
Value Basis	Book Value
Proposed Sale Value	N/A
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	N/A
Contractual Requirements	See attached Cinema Place Ground Lease, Cinema Place Parking Maintenance and Easement Agreement, Movie Theater Operation Agreement
History of Environmental Contamination/Remediation	
History of contamination/remediation	Groundwater Remediation underway; Remedial Action Implementation Report approved by CA Regional Water Quality Control Board October 14, 2011; Covenant and Environmental Restriction recorded on property 7/21/2006
Disposition Plan	
History of previous development proposals	N/A
Potential for transit oriented development	Low – property already developed as multi-level parking

	structure and subject to Covenant and Environmental Restriction
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
The Successor Agency will transfer Cinema Place to the City to fulfill an enforceable obligation of the Successor Agency. The Successor Agency shall continue to be responsible to fulfill continued obligations of the Former RDA required under the terms of the enforceable obligations until such time as required thereunder.	

Table 7: Property Inventory Sheet for City Hall Structure

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	805 B Street
APN	428-0071-049 and 428-0071-050
Lot Size	1.36 acres
Acquisition Date	1998
Purchase Price/Value	\$6,899,639
Current Zoning	CC-R: Central City Residential
Current Use	City Hall parking structure
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$7,675,165
Date of Estimated Current Value	6/30/2010
Value Basis	Book Value
Proposed Sale Value	Not applicable.
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Unknown
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	N/A
Potential for transit oriented development	Low – property already developed as multi-level parking structure
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
<p>The Successor Agency will transfer the City Hall Structure to the City as a governmental use property for the continued use and operation of a public parking lot. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.</p>	

Table 8: Property Inventory Sheet for 22675 Mission (Lot A)

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	22675 Mission Blvd
APN	428-0071-018
Lot Size	.14 acres
Acquisition Date	Unknown
Purchase Price/Value	Unknown
Current Zoning	CC-R: Central City Residential
Current Use	Surface Public Parking Lot
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	Unknown
Date of Estimated Current Value	N/A
Value Basis	N/A
Proposed Sale Value	Not applicable.
Proposed Sale Date	Transfer to City upon approval of LRPMP..
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Unknown
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	The City has been considering proposals to utilize this parcel and the adjacent parcel in order to develop and build a new Main Library. The City Council has tentatively approved these plans pending voter approval of a ballot measure in June 2014.
Potential for transit oriented development	N/A
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
The Successor Agency will transfer 22675 Mission (Lot A) to the City as a governmental use property for the continued use and operation of a public parking lot or potentially as a public library. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or	

other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.

Table 9: Property Inventory Sheet for 22695 Mission (Lot B)

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	22695 Mission Blvd
APN	428-0071-019
Lot Size	.29 acres
Acquisition Date	Unknown
Purchase Price/Value	Unknown
Current Zoning	CC-R: Central City Residential
Current Use	Surface Public Parking Lot
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	Unknown
Date of Estimated Current Value	Unknown
Value Basis	N/A
Proposed Sale Value	Not applicable.
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Unknown
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	The City has been considering proposals to utilize this parcel and the adjacent parcel in order to develop and build a new Main Library. The City Council has tentatively approved these plans pending voter approval of a ballot measure in June 2014.
Potential for transit oriented development	N/A
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
The Successor Agency will transfer 22695 Mission (Lot B) to the City as a governmental use property for the continued use and operation of a public parking lot or potentially as a public library. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.	

Table 10: Property Inventory Sheet for 24311 Mission

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	24311 Mission Blvd
APN	444-0033-018-01
Lot Size	.14 acres
Acquisition Date	12/22/2008
Purchase Price/Value	\$1,822,415 (total purchase price for 24311, 24321 and 24331 Mission)
Current Zoning	MB-T4-1: MB – Urban General Zone
Current Use	Vacant land
Purpose of acquisition	This property was acquired for future redevelopment.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$1,822,415 (total purchase price for 24311, 24321 and 24331 Mission)
Date of Estimated Current Value	September 2008
Value Basis	Appraisal
Proposed Sale Value	Fair Market Value
Proposed Sale Date	To be determined to maximize sale value.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	2008 Phase I report recommended limited investigation be performed regarding a possible 1923 underground gas tank in Mission Blvd; potential asbestos materials on site
Disposition Plan	
History of previous development proposals	2004 approval for mixed use project with 3 condominium units and 7,200 sq ft restaurant
Potential for transit oriented development	N/A
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
The Successor Agency will liquidate 24311 Mission and the proceeds of the sale minus the documented costs to the	

Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Table 11: Property Inventory Sheet for 24321 Mission

		
Property Background and Description (§34191.5(c)(1)(B)-(C))		
Address	24321 Mission Blvd	
APN	444-0033-019	
Lot Size	.19 acres	
Acquisition Date	12/22/2008	
Purchase Price/Value	\$1,822,415 (total purchase price for 24311, 24321 and 24331 Mission)	
Current Zoning	MB-T4-1: MB – Urban General Zone	
Current Use	Vacant land	
Purpose of acquisition	This property was acquired for future redevelopment.	
Estimate of Current Property Value (§34191.5(c)(1)(A))		
Estimated Current Value	\$1,822,415 (total purchase price for 24311, 24321 and 24331 Mission)	
Date of Estimated Current Value	September 2008	
Value Basis	Appraisal	
Proposed Sale Value	Fair Market Value	
Proposed Sale Date	To be determined to maximize sale value.	
Revenue Generated by Property		
Lease or rental income for the private use of property	No lease or rental revenue is being generated.	
Contractual Requirements	Not applicable.	
History of Environmental Contamination/Remediation		
History of contamination/remediation	2008 Phase I report recommended limited investigation be performed regarding a possible 1923 underground gas tank in Mission Blvd; potential asbestos materials on site	
Disposition Plan		
History of previous development proposals	2004 approval for mixed use project with 3 condominium units and 7,200 sq ft restaurant	
Potential for transit oriented development	N/A	
Reuse potential/advancement of planning objectives	N/A	
Recommended Action		
The Successor Agency will liquidate 24321 Mission and the proceeds of the sale minus the documented costs to the		

Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Table 12: Property Inventory Sheet for 24331 Mission

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	24331 Mission Blvd
APN	444-0033-020
Lot Size	.38 acres
Acquisition Date	12/22/2008
Purchase Price/Value	\$1,822,415 (total purchase price for 24311, 24321 and 24331 Mission)
Current Zoning	MB-T4-1: MB – Urban General Zone
Current Use	Vacant land
Purpose of acquisition	This property was acquired for future redevelopment.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$1,822,415 (total purchase price for 24311, 24321 and 24331 Mission)
Date of Estimated Current Value	September 2008
Value Basis	Appraisal
Proposed Sale Value	Fair Market Value
Proposed Sale Date	To be determined to maximize sale value.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	2008 Phase I report recommended limited investigation be performed regarding a possible 1923 underground gas tank in Mission Blvd; potential asbestos materials on site
Disposition Plan	
History of previous development proposals	2004 approval for mixed use project with 3 condominium units and 7,200 sq ft restaurant
Potential for transit oriented development	N/A
Reuse potential/advancement of planning objectives	N/A
Recommended Action	
The Successor Agency will liquidate 24331 Mission and the proceeds of the sale minus the documented costs to the	

Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Table 13: Property Inventory Sheet for 24491 Mission

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	24491 Mission Blvd
APN	444-0033-023
Lot Size	.41 acres
Acquisition Date	10/17/2008
Purchase Price/Value	\$1,660,616
Current Zoning	MB-T4-1: MB – Urban General Zone
Current Use	Vacant land
Purpose of acquisition	This property was acquired for future redevelopment.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$1,660,616
Date of Estimated Current Value	September 2008
Value Basis	Appraisal
Proposed Sale Value	Fair Market Value
Proposed Sale Date	To be determined to maximize sale value.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	2008 Phase I assessment recommended further testing for lead-based paint and asbestos material abatement
Disposition Plan	
History of previous development proposals	Unknown
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency will liquidate 24491 Mission and the proceeds of the sale minus the documented costs to the Successor Agency for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).	

Table 14: Property Inventory Sheet for Foothill Lot

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	22852 Foothill Blvd
APN	427-0001-031-01
Lot Size	.46 acres
Acquisition Date	Unknown
Purchase Price/Value	Unknown
Current Zoning	CC-C: Central City Commercial
Current Use	Public Plaza/Surface parking lot
Purpose of acquisition	This property was acquired for right of way/public improvement purposes.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	Unknown
Date of Estimated Current Value	Unknown
Value Basis	Unknown
Proposed Sale Value	Not applicable
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Unknown
History of Environmental Contamination/Remediation	
The property is known to be contaminated and in need of remediation.	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Limited due to irregular lot shape, size, and location.
Recommended Action	
The Successor Agency will transfer 22852 Foothill Blvd to the City as a governmental use property for the continued use and operation of a public parking lot. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.	

Table 15: Property Inventory Sheet for Russell Parcel A

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	1154 Russell Way
APN	415-0240-002
Lot Size	.32 acres
Acquisition Date	Unknown
Purchase Price/Value	\$212,000 (Value of land and improvements of both 1154 and 1166 Russell Way)
Current Zoning	CC-C: Central City Commercial
Current Use	Surface Public Parking Lot
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$212,000 (Value of land and improvements of both 1154 and 1166 Russell Way)
Date of Estimated Current Value	6/30/2010
Value Basis	Book Value
Proposed Sale Value	Not applicable
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	Not applicable
Potential for transit oriented development	Not applicable
Reuse potential/advancement of planning objectives	Not applicable
Recommended Action	
<p>The Successor Agency will transfer 1154 Russell Way to the City as a governmental use property for the continued use and operation of a public parking lot. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.</p>	

Table 16: Property Inventory Sheet for Russell Parcel B

	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
Address	1166 Russell Way
APN	415-0240-003-02
Lot Size	.27 acres
Acquisition Date	Unknown
Purchase Price/Value	\$212,000 (Value of land and improvements of both 1154 and 1166 Russell Way)
Current Zoning	CC-C: Central City Commercial
Current Use	Surface Public Parking lot
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	\$212,000 (Value of land and improvements of both 1154 and 1166 Russell Way)
Date of Estimated Current Value	6/30/2010
Value Basis	Book value
Proposed Sale Value	Not applicable
Proposed Sale Date	Transfer to City upon approval of LRPMP.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable
History of Environmental Contamination/Remediation	
History of contamination/remediation	Unknown
Disposition Plan	
History of previous development proposals	Not applicable
Potential for transit oriented development	Not applicable
Reuse potential/advancement of planning objectives	Not applicable
Recommended Action	
The Successor Agency will transfer 1166 Russell Way to the City as a governmental use property for the continued use and operation of a public parking lot. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and	

maintenance of the property.

APPENDIX A
LRPMP CHECKLIST

APPENDIX B
DOF TRACKING WORKSHEET

APPENDIX C

EXCERPT FROM DOF BUDGET SUMMARY

California STATE BUDGET 2012-13



EDMUND G. BROWN JR. GOVERNOR, STATE OF CALIFORNIA

INTRODUCTION

The 2012 Budget Act closes a \$15.7 billion budget gap and rebuilds a nearly \$1 billion reserve. It builds upon important reforms enacted last year—public safety realignment and the elimination of redevelopment agencies. It reforms welfare to refocus the program on returning individuals to work, merges the delivery of services for those who are eligible for both Medi-Cal and Medicare to reduce costs and improve services, and overhauls California’s correctional system. The Budget also protects education and public safety programs, makes government more efficient and less costly, moves government closer to the people, and pays down debt.

While the state continues to face budget risks and pressures, the plan puts California on its most stable financial footing in years. Under current projections, the Budget would be balanced on an ongoing basis for the first time in over a decade. This fiscal stability will make California more attractive for business, investment, and the creation of jobs.

The Budget reinvests in schools and universities. Spending for K-14 schools increases by 14 percent—providing \$6.7 billion in additional funding, \$6.1 billion to schools and \$570 million to community colleges. The University of California and the California State University are provided increased funding in 2013-14, contingent upon the passage of The Schools and Local Public Safety Protection Act, to hold tuition level next year.

VARIOUS DEPARTMENTS AND ISSUES

ABx1 26 requires that former RDA cash and real property assets that are not otherwise encumbered or reserved for legally authorized purposes must be liquidated, and the resultant funds are distributed to the affected taxing entities in the same manner as property tax revenues. ABx1 26 does not, however, provide deadlines for liquidation and distribution.

The Budget creates a process for determining the liquid assets that RDAs should have shifted to their successor agencies when they were dissolved, and the amount that should be available for distribution to the affected taxing entities as of July 1, 2012.

For successor agencies that promptly pay the determined amount, the following benefits are provided:

- Loans from cities and counties to their RDAs currently ineligible for repayment would be deemed eligible for repayment beginning in 2013-14. Over time, the repayment mechanism established in legislation could provide as much as \$4 billion in principal repayments to cities and counties.
- Bond proceeds that were not contractually encumbered prior to June 28, 2011 can only be used to defease the bonds. The Budget would allow successor agencies to use these proceeds from bonds sold before January 1, 2011 to execute new contracts consistent with the requirements of the bond covenants.
- Land and other physical assets not needed for enforceable obligations of the former RDAs may be transferred by the successor agency to the city or county that created the RDA and used for economic development, without compensation to the affected taxing entities. Before effectuating transfers, successor agencies must submit an asset management plan to Finance that identifies the properties chosen for transfer.

The Budget provides a variety of possible collection tools if successor agencies fail to provide the assets identified for distribution to the affected taxing entities, or if cities or counties that improperly received assets from their former RDAs fail to return those assets.

STRENGTHENING THE MECHANISMS FOR ONGOING REVENUE DISTRIBUTION TO TAXING AGENCIES:

The Budget creates a longer and more comprehensive review process for Recognized Obligation Payment Schedules (ROPS). The revised timeline provides Finance 45 days to review the ROPS and ensures county auditor-controllers will be notified of the