

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 01/17/2012 by the following vote:

AYES: ☒ 5
NOES: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution No. 2012/22

- 1) Approving the Fiscal Year 2011/2012 Redevelopment Agency Annual Budget;
- 2) Authorizing the Redevelopment Agency to conditionally borrow funds from County Special Revenue Funds to pay certain debt service costs; and
- 3) Authorizing the Redevelopment Agency to pay debt service on certain Agency bonds from surplus bond loan proceeds.

I. General Recitals

Pursuant to the California Community Redevelopment Law (constituting Part 1 of Division 24 of the California Health and Safety Code, the "Redevelopment Law"), Contra Costa County (the "County") adopted and the Contra Costa County Redevelopment Agency (the "Agency") is responsible for implementing, among others, the Redevelopment Plans for:

1. The Contra Costa Centre Redevelopment Project Area (the "Contra Costa Centre Project Area", formerly the Pleasant Hill BART Project Area), by Ordinance No. 84-30 adopted on July 10, 1984, and amended by Ordinance No. 94-62, adopted on December 6, 1994; Ordinance No. 99-04, adopted on February 23, 1999; Ordinance No. 2005-16, adopted on May 24, 2005; and Ordinance 2006-36, adopted on July 18, 2006;
2. The North Richmond Redevelopment Project Area (the "North Richmond Project Area"), by Ordinance No. 87-50 adopted on July 14, 1987, and amended by Ordinance No. 94-63, adopted on December 6, 1994; Ordinance No. 99-06, adopted on February 23, 1999; Ordinance No. 99-31, adopted on June 8, 1999; and Ordinance 2006-35, adopted on July 18, 2006;
3. The Bay Point Redevelopment Project Area (the "Bay Point Project Area"), by Ordinance No. 87-102 adopted on December 29, 1987, and amended by Ordinance No. 94-64, adopted on December 6, 1994; Ordinance No. 99-05, adopted on February 23, 1999; Ordinance No. 99-54, adopted on October 19, 1999; and Ordinance 2006-33, adopted on July 18, 2006;
4. The Rodeo Redevelopment Project Area (the "Rodeo Project Area"), by Ordinance No. 90-50 adopted on July 10, 1990, and amended by Ordinance No. 94-66, adopted on December 6, 1994; Ordinance No. 99-08, adopted on February 23, 1999; and Ordinance No. 2002-16, adopted on May 21, 2002; and
5. The Montalvin Manor Redevelopment Project area (the "Montalvin Manor Project Area") , by Ordinance No. 2003-23 adopted on July 8, 2003; and amended by Ordinance 2006-34 adopted on July 18, 2006.

(The redevelopment plans described above are referred to herein collectively as the "Redevelopment Plans".)

Pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33100 et seq.; the "Redevelopment Law"), the Agency has established a Low and Moderate Income Housing Fund (the "Housing Fund") into which it is required to deposit 20% of all tax increment funds allocated to the Agency in any given fiscal year, to be used the purposes of increasing, improving, and preserving the community's supply of housing available at affordable housing cost to low and moderate income households, lower income households, very low income households, and extremely low income households.

To assist in the implementing of the Redevelopment Plans, the Agency, on February 23, 2010, has adopted a five-year implementation plan for the fiscal years 2009/10 through 2014/15 (the "Implementation Plan") pursuant to Section 33490 of the Redevelopment Law;

In connection with the Agency Board's consideration of this resolution, an Agency budget for the fiscal year ending June 30, 2012 ("FY 2011/12") entitled Contra Costa County Redevelopment Agency Budget – FY 2011/12 ("Proposed Budget") has been prepared to accompany this resolution as Exhibit A.

II. Recitals Pertaining to Adoption of the Agency Budget

The Agency Board has conferred with the Redevelopment Director and appropriate staff in public meetings, and has deliberated and considered the Proposed Budget during public meetings; and

It is the intent of the Legislature that the Housing Fund be used to the maximum extent possible to defray the costs of production, improvement, and preservation of low and moderate income housing and that the amount of Housing Funds spent for planning and administrative activities not be disproportionate to the amount of Housing Funds spent for the costs of production, improvement or preservation of low and moderate income housing. Section 33334.3(d) of the Redevelopment Law requires the Agency Board to make an annual finding that the planning and administrative expenses of the Housing Fund are necessary for the production, improvement, or preservation of low and moderate-income housing. The Proposed Budget includes \$2,070,000 for planning and administrative costs for both housing and non-housing Agency activities, none of which is proposed to be paid from Housing Funds. The Agency administers an affordable housing program involving approximately 1,536 current units, with plans to assist approximately 250 additional units over the next five years.

The Proposed Budget includes Agency financial assistance for the public improvements generally listed and described in the various Redevelopment Plans which are incorporated herein by this reference (collectively, the "Public Improvements"), in furtherance of the Redevelopment Plans and the Implementation Plan; and

Under the Redevelopment Law, the Agency is authorized, with the consent of the Board of Supervisors, to pay for part, or all, of the costs of public improvements that are of benefit to the Project Area; and

Pursuant to the Law, before the Agency can expend money for public improvements, the Agency and the County must make specified findings pursuant to Health and Safety Code Section 33445; and

As discussed in the Proposed Budget, no other reasonable means of financing the estimated cost of the Public Improvements are available to the County or the community.

ABx1 26 (the "Dissolution Act"), significantly modifies the Redevelopment Law.

Specifically, until February 1, 2012, the Dissolution Act authorizes the Agency to, among other things, make scheduled payments on and perform obligations required under its Enforceable Obligations Payment Schedule.

The Agency Board intends to adopt the Proposed Budget as a means of funding the Enforceable Obligations Payment Schedule.

III. Recitals Pertaining to Borrowing from the County Special Revenue Accounts to Pay Debt Service Costs for the Bay Point and Montalvin Manor Project Areas

The County has established a Private Activity Bond Special Revenue Account and an Affordable Housing Special Revenue Account (the "CSRA Accounts") for the purpose of funding the administration or affordable housing programs and initiatives that are increasing, improving, and preserving the County's supply of low-and moderate-income housing. Funds from the CSRA Accounts can be used to pay for costs incurred by the Agency in planning, administering or implementing affordable housing, economic development, and community improvement programs.

The County has elected to become the "successor agency" to the Agency after the Agency is dissolved.

The County would like to consider loaning funds from the CSRA Accounts to the Successor Agency to pay for specified debt service costs should they be needed following dissolution of the Agency.

The funds listed below shall be available to the Successor Agency should the County approve a future agreement to loan the funds to the Successor Agency.

1. Up to Six Hundred Seventeen Thousand Three Hundred Ninety Four Dollars (\$617,394) to fund debt service costs due August 1, 2012 for the Bay Point Project Area; and

2. Up to Ninety One Thousand Three Hundred Five Dollars (\$90,409) to fund debt service costs due August 1, 2012 for the Montalvin Manor Project Area.

Hereinafter collectively be referred to as the CSRA Loans.

IV. Recitals Pertaining to the Agency's Use of Excess Bond Proceeds to Pay Debt Service on Bonds

A. The Board of Supervisors previously approved the issuance by the County of Contra Costa Public Financing Authority (the "Authority") of the following bonds:

1. The Authority's County of Contra Costa Public Financing Authority 1999 Tax Allocation Revenue Bonds (Pleasant Hill BART, North Richmond, Bay Point, Oakley and Rodeo Redevelopment Project Areas) issued and outstanding under the Indenture of Trust, dated as of March 1, 1999, between the Authority and the U.S. Bank National Association (the "1999 Bonds");
2. The Authority's County of Contra Costa Public Financing Authority 1995 Tax Allocation Revenue Bonds, Series A (North Richmond Project Area) issued and outstanding under the Indenture of Trust, dated as of June 1, 1995, between the Authority and the U.S. Bank National Association (the "North Richmond Bonds"); and
3. The Authority's County of Contra Costa Public Financing Authority 2003 Tax Allocation Revenue Bonds, Series A (Multiple Project Areas) issued and outstanding under the Indenture of Trust, dated as of August 1, 2003, between the Authority and the U.S. Bank National Association; and the Authority's County of Contra Costa Public Financing Authority 2003 Tax Allocation Revenue Bonds, Series B (Multiple Project Areas - Housing Set Aside Revenues) issued and outstanding under the Indenture of Trust, dated as of August 1, 2003, between the Authority and the U.S. Bank National Association (collectively the "2003 Bonds").

The 1999 Bonds, the North Richmond Bonds, and the 2003 Bonds are herein after collectively referred to as the "Prior Bonds."

Subsequently, the Board of Supervisors, by Resolution No. 2007-235 adopted on May 1, 2007, approved the issuance by the Authority of the following bonds:

4. Sixty Two Million Two Hundred Five Thousand Dollars (\$62,205,000) aggregate principal amount 2007 Tax Allocation Revenue Bonds, Series A (the "Series A Bonds");
5. Twenty Five Million Five Hundred Thousand Dollars (\$25,500,000) aggregate principal amount 2007 Tax Allocation Revenue Bonds, Series A-T (the "Series A-T Bonds");
6. Sixteen Million Six Hundred Sixty-Five Thousand Dollars (\$16,665,000) aggregate principal amount 2007 Tax Allocation Revenue Bonds, Subordinate Series B (the "Series B Bonds").

The Series A Bonds, Series A-T Bonds and Series B Bonds are herein after collectively referred to as the "2007 Bonds."

The Prior Bonds and the 2007 Bonds are herein after collectively referred to as the "Bonds."

B. The Agency and the Authority entered into the following loan agreements to make proceeds of the Bonds available to the Agency for the purpose of funding specified improvements to eliminate blight within the Project Areas:

1. North Richmond Loan Agreement dated as of May 1, 1992, as supplemented by (a) the First Supplement to North Richmond Loan Agreement, dated as of June 1, 1995, (b) the Second Supplement to North Richmond Loan Agreement, dated as of March 1, 1999, (c) the Third Supplement to North Richmond Loan Agreement, dated as of August 1, 2003, (d) the Fourth Supplement to North Richmond Loan Agreement, dated as of August 1, 2003, (e) the Fifth Supplement to North Richmond Loan Agreement, dated as of May 1, 2007, and (f) the Sixth Supplement to North Richmond Loan Agreement, dated as of May 1, 2007, and as it may from time to time be further supplemented, modified or amended in accordance with its terms (collectively the "North Richmond Loan Agreement"), under which the Authority loaned to the Agency proceeds from the sale of the Bonds in the approximate amount of Twenty-Two Million Three Hundred Thousand Dollars (\$22,300,000) (the "North Richmond Loan");
2. West Pittsburg Loan Agreement dated as of May 1, 1992, as supplemented by (a) the First Supplement to West Pittsburg Loan Agreement, dated as of December 1, 1995, (b) the Second Supplement to West Pittsburg Loan Agreement, dated as of March 1, 1999, (c) the Third Supplement to West Pittsburg Loan Agreement, dated as of August 1, 2003, (d) the Fourth Supplement to West Pittsburg Loan Agreement, dated as of August 1, 2003, (e) the Fifth Supplement to West Pittsburg Loan Agreement, dated as of May 1, 2007, and (f) the Sixth Supplement to West Pittsburg Loan Agreement, dated as of May 1, 2007, and as it may from time to time be further supplemented, modified or amended in accordance with its terms (collectively the "Bay Point Loan Agreement"), under which the Authority loaned to the Agency proceeds from the sale of the Bonds in the approximate amount of Thirty-Three Million Two Hundred Thousand Dollars (\$33,200,000) (the "Bay Point Loan");
3. The Rodeo Loan Agreement, dated as of March 1, 1999, as supplemented by (a) the First Supplement to Rodeo Loan Agreement, dated as of August 1, 2003, (b) the Second Supplement to Rodeo Loan Agreement, dated as of August 1, 2003, (c) the Third Supplement to Rodeo Loan Agreement, dated as of May 1, 2007, and (d) the Fourth Supplement to Rodeo Loan Agreement, dated as of May 1, 2007, and as it may from time to time be further supplemented, modified or amended in accordance with its terms (collectively the "Rodeo Loan Agreement"), under which the Authority loaned to the Agency proceeds

from the sale of the Bonds in the approximate amount of Sixteen Million Nine Hundred Thousand Dollars (\$16,900,000) (the "Rodeo Loan"); and

4. Montalvin Manor Loan Agreement, dated as of May 1, 2007, as supplemented by the First Supplement to Montalvin Manor Loan Agreement, dated as of May 1, 2007, and as it may from time to time be further supplemented, modified or amended in accordance with its terms (collectively the "Montalvin Manor Loan Agreement"), under which the Authority loaned to the Agency proceeds from the sale of the Bonds in the approximate amount of Two Million Seven Hundred Thousand Dollars (\$2,700,000) (the "Montalvin Manor Loan").

The North Richmond Loan, the Bay Point Loan, the Rodeo Loan and the Montalvin Manor Loan are hereinafter collectively referred to as the "Bond Loans."

The Bonds were issued and the Bond Loans made under the provisions of the Marks-Roos Local Bond Pooling Act of 1985 (constituting Article 4 of Chapter 5 of Division 7 of Title 1 of California Government Code) and the Redevelopment Law.

Despite efforts by the Agency to fund improvements to eliminate blight, the Agency has unspent surplus Bond Loan proceeds in the following amounts:

1. Up to Eight Million Eight Hundred Thirty-Four Thousand Nine Hundred Forty-One Dollars (\$8,834,941) in unencumbered proceeds from the North Richmond Loan (the "North Richmond Surplus Bond Loan Proceeds");
2. Up to Seven Million Eight Hundred Twenty-Four Thousand Three Hundred Ninety-Four Dollars (\$7,824,394) in unencumbered proceeds from the Bay Point Loan (the "Bay Point Surplus Bond Loan Proceeds");
3. Up to Seven Million Eight Hundred Sixty Thousand Six Hundred Fifty Dollars (\$7,860,650) in unencumbered proceeds from the Rodeo Loan (the "Rodeo Surplus Bond Loan Proceeds");
4. Up to One Million One Hundred Forty-Five Thousand Two Hundred Thirty-Nine Dollars (\$1,145,239) in unencumbered proceeds from the Montalvin Manor Loan (the "Montalvin Manor Surplus Bond Loan Proceeds");
5. Up to Two Million Eight Hundred Thirty-Two Thousand Four Hundred Four Dollars (\$2,832,404) in unencumbered proceeds from the Contra Costa Public Financing Authority Program Fund (the "Program Surplus Bond Loan Proceeds");

The North Richmond Surplus Bond Loan Proceeds, the Bay Point Surplus Bond Loan Proceeds, the Rodeo Surplus Bond Loan Proceeds, the Montalvin Manor Surplus Bond Loan Proceeds, and the Program Surplus Bond Loan Proceeds are hereinafter collectively referred to as the "Surplus Bond Loan Proceeds."

Other than the projects approved under the Proposed Budget, the Agency does not currently have or reasonably foresee any plans to undertake improvement projects that are financially feasible in the current economic climate for which the Surplus Bond Loan Proceeds would be necessary.

The reassessment of property and the economic conditions throughout the Project Areas have resulted in a reduction of tax increment revenues, and in some instances have resulted in the generation of insufficient tax increment revenue to pay debt service on the Bond Loans.

The Agency desires to use the Surplus Bond Loan Proceeds to pay debt service on the Bond Loans as necessary to fill any shortfalls in tax increment received by the Agency.

I. General Resolutions

NOW, THEREFORE, BE IT RESOLVED, that the Agency Board finds the above recitals true and correct.

BE IT FURTHER RESOLVED, that the Agency Board designates the Redevelopment Director as the custodian of the documents and other material which constitute the record of proceedings upon which the decisions herein are based. These documents may be found at 2530 Arnold Drive, Suite 190, Martinez, CA 94553.

II. Adoption of Agency Budget

BE IT FURTHER RESOLVED, that the Redevelopment Director is hereby directed to incorporate any amendments to the Proposed Budget, as made by the Agency Board during the meeting of January 17, 2012 for the fiscal year July 1, 2011 through June 30, 2012, into a document entitled "Contra Costa County Redevelopment Agency Budget – FY 2011/12." The adopted budget may be referred to as the "Budget," and a copy of the Budget shall be filed in the office of the County Clerk. The Agency Board hereby approves and adopts the Budget.

BE IT FURTHER RESOLVED, In accordance with 33606 of the Redevelopment law, the Agency Board does hereby find and determines that the Budget includes:

1. The proposed expenditures of the Agency;
2. No new additional issuance of bonded indebtedness by the Agency during FY 2011/12 and the continuation of existing indebtedness, including the Bond Loans;
4. The Agency's work program and goals for FY 2011/12
5. An examination of the previous year's achievements and a comparison of the achievements with the goals of the previous year's work program;
6. The Blight Progress Report;
7. The Loan Status Report;
8. The Property Status Report.

BE IT FURTHER RESOLVED, in accordance with Section 33334.3(d) of the Redevelopment Law, the Agency Board hereby finds and determines that the planning and administrative expenses of the Housing Fund paid for with Housing Fund monies, are necessary for the production, improvement, or preservation of low and moderate-income housing. This conclusion is supported by the fact that the Budget provides that no Housing Funds will be utilized to pay planning and administrative expenses in Fiscal Year 2011-2012.

BE IT FURTHER RESOLVED, in compliance with Section 33445 of the Law, the Agency hereby finds that: (a) the acquisition of the land or the installation or construction of the public improvements provided for in the Budget that are publicly owned are of benefit to the Project Area by helping to eliminate blight within the Project Area or providing housing for low- or moderate-income persons; (b) no other reasonable means of financing the acquisition of land or the installation or construction of the public improvements listed in the Agreement that are publicly owned are available to the community; and (c) the appropriation and payment of funds by the Agency for the acquisition of land or the cost of the public improvements listed in the Agreement that are publicly owned is consistent with the Agency's current Implementation Plan. These findings are based on the facts and analysis in the Staff Report incorporated in this Resolution.

III. Loan from County Special Revenue Accounts To Fund Bay Point and Montalvin Manor Debt Service Costs

BE IT FURTHER RESOLVED, the the provisions of this Budget that fund the CSRA Loans from the County Private Activity Bond Special Revenue Account and the Affordable Housing Special Revenue Account to pay debt service costs due August 1, 2012 for the Bay Point and Montalvin Manor Project Areas shall take effect conditioned upon the County approving a future loan agreement with the Successor Agency.

IV. Use of Surplus Bond Loan Proceeds to Pay Debt Service on Bonds

BE IT FURTHER RESOLVED, that the Agency Board hereby approves the use of Surplus Bond Loan Proceeds to make debt service payments on the Bond Loans as reasonably determined by the Redevelopment Director in consultation with bond counsel and outside redevelopment counsel.

BE IT FURTHER RESOLVED, that the Redevelopment Director of the Agency, or his designee, is authorized to implement the actions approved hereunder and to take all further actions and execute all other documents which are necessary or appropriate to carry out the effect of this resolution.

V. Immediate Effect

BE IT FURTHER RESOLVED, that this Resolution shall take immediate effect from and after its passage.

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

Contact: Steve Goetz 925-335-1240

ATTESTED: January 17, 2012

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: Deputy



**Contra Costa County Redevelopment Agency
Budget – FY 2011/12
Considered on January 17, 2012**

Pursuant to California Community Redevelopment Law (Health and Safety Code Section 33606) all redevelopment agencies are required to adopt an annual budget containing specific information. This budget fulfills the requirement of Redevelopment Law, and establishes a framework for implementation of the projects and programs of the Contra Costa County Redevelopment Agency in Fiscal Year 2011/12.

This budget presentation contains the following sections:

1. Introduction and Overview
2. Project Area Budgets including:
 - Sources and Uses Budget
 - Project Descriptions
 - Summary of Indebtedness
3. Work Program for Fiscal Year 2012 including:
 - Project Area Goals and Objectives
 - Achievements in Fiscal Year 2011
4. Blight Progress Report
5. Loan Status Report
6. Property Status Report
7. Time Limit Expirations

SECTION 1 -- INTRODUCTION AND OVERVIEW

This budget reflects the Supreme Court action on the Redevelopment Restructuring Acts of 2011 which significantly modified California Community Redevelopment Law: ABx1 26 (the *Dissolution Act*) and ABx1 27 (the *Voluntary Program Act*). The Dissolution Act immediately suspends all new redevelopment activities and incurrence of indebtedness, and dissolves redevelopment agencies. The Voluntary Program Act then allows redevelopment agencies to avoid dissolution under the Dissolution Act by opting in to an "alternative voluntary redevelopment program". This Voluntary Program requires annual contributions to local schools and special districts. A lawsuit was filed directly with the California Supreme Court to accelerate the ultimate court decision and included a request that the Court issue a "stay" or injunction to prevent specified aspects of the RRA from being operative pending the final court decision on the merits of the lawsuit.

On December 29, 2011, the California Supreme Court only found the Dissolution Act constitutional. The statute authorizing the Voluntary Alternative Redevelopment Program was found to be unconstitutional. All redevelopment agencies will cease to exist as of February 1, 2012. At that time, the County Board of Supervisors will become the Successor Agency with the responsibility to wind down the activities of the County RDA, under the direction of an Oversight Board. The Board of Supervisors will also become the Successor Housing Agency and assume the housing functions of the former RDA and receive all housing-related assets of the RDA.

The total budget for the Contra Costa County Redevelopment Agency is approximately \$76.2 million. The Redevelopment Agency is undertaking over 60 budgeted projects/programs, while utilizing less than three percent of total is for administration. The Agency budget has been portrayed visually in the following three charts:

- 1) Chart A – Agency Budget by Project Type
- 2) Chart B – Agency Budget by Project Area
- 3) Chart C – Agency Budget by Revenue Source

Expenses shown in the budget include staffing for a full 12-month period. The revenue that remains after the Agency dissolves will be transferred to the Successor Agency. A unique aspect for this budget is to include the August 2012 debt service payments which will occur after the fiscal year ends on June 30. This was provided to help plan for debt service obligations as they are transferred from the Agency to the Successor Agency.

Similar to the County most of the County's redevelopment areas have incurred a significant loss of property tax base due to the housing and mortgage foreclosure issues. From Fiscal Year 2007-08 to Fiscal Year 2011-12 the Agency's annual tax increment income has dropped in four of the five Project Areas. The table below and Chart D—Tax Increment History by Project Area--reflects the severity of the deterioration:

<u>Project Area</u>	<u>Revenue Change – FY 08 to FY 12</u>
Contra Costa Centre	plus 40.9%
North Richmond	minus 21.1%
Bay Point	minus 53.9%
Rodeo	minus 21.1%
Montalvin Manor	minus 81.1%

The Agency identified a deteriorating revenue base as an issue in FY 2008 and began making administrative changes to mitigate the impact. Most notable were the preservation of capital in a future debt service reserve fund, and the reduction of tax increment devoted to pay-as-you-go style programs. These actions gave the Agency some flexibility to manage its fiscal affairs in difficult times. The severity of the downturn in revenue for the Bay Point and Montalvin Manor project areas in particular has been far in excess of worst-case scenarios incorporated into previous budget planning. In FY11, the Agency budgeted bond proceeds to meet a portion of the annual debt service requirement in four of the five project areas experiencing declines in assessed value.

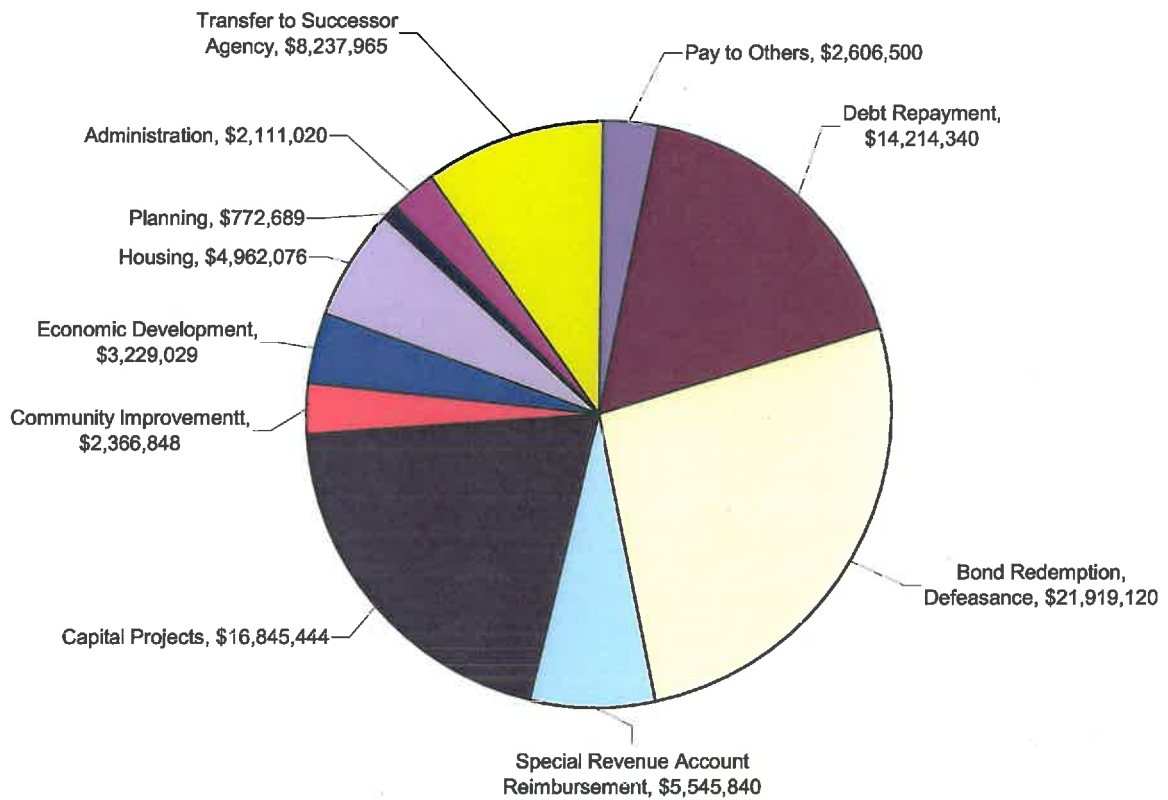
Efforts to manage annual income continue, however the State of California take of redevelopment revenue added stress to the Agency's financial position. The State took an aggregate of \$2.05 billion statewide in redevelopment revenue for FY2009-10 and FY2010-11. The Agency's share of this revenue shift was \$6.3 million in FY2009-10 and \$1.3 million in FY2010-11, funds the Agency was intending to use to mitigate revenue loss, thereby further stressing to the Agency's financial position going forward.

In order to manage through this significant drop in annual revenue, this budget is proposing additional cuts in certain projects and programs in acknowledgment of the Dissolution Act and will continue to utilize bond proceeds to meet a portion of the annual debt service requirement in four project areas. In addition, a Debt Reduction Program involving the purchase, redemption or defeasance of unspent bond proceeds is underway. The program will result in the reduction of approximately \$21.1 million in debt. Using this approach should assist the Agency's successor agency to fulfill its anticipated debt service requirement.

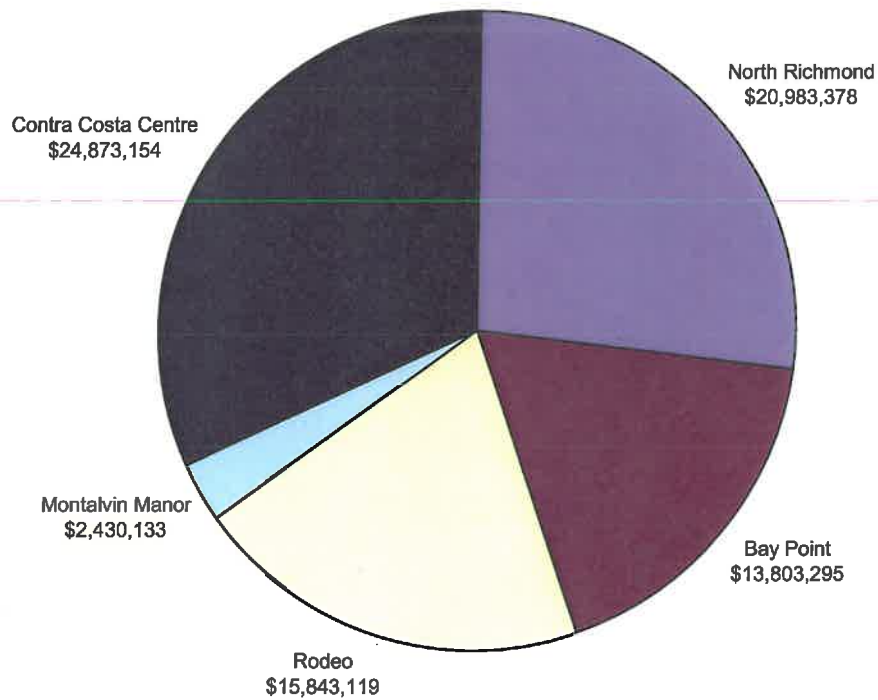
The one exception to this is the Bay Point project area, which has experienced significant tax base loss and a significant debt service load. This budget anticipates the need for a loan from the County in order to meet its August 2012 debt service obligation. Another alternative includes the possible deferment of pass-through payments to other taxing entities. This issue will need to be foremost on the agenda of the Successor Agency and Oversight Board as the wind down the activities of the Agency.

Pursuant to state law, the Blight Progress Report, Loan Status Report, Property Status Report, and Time limit Expirations were transmitted to the Redevelopment Agency Board on December 30, 2011

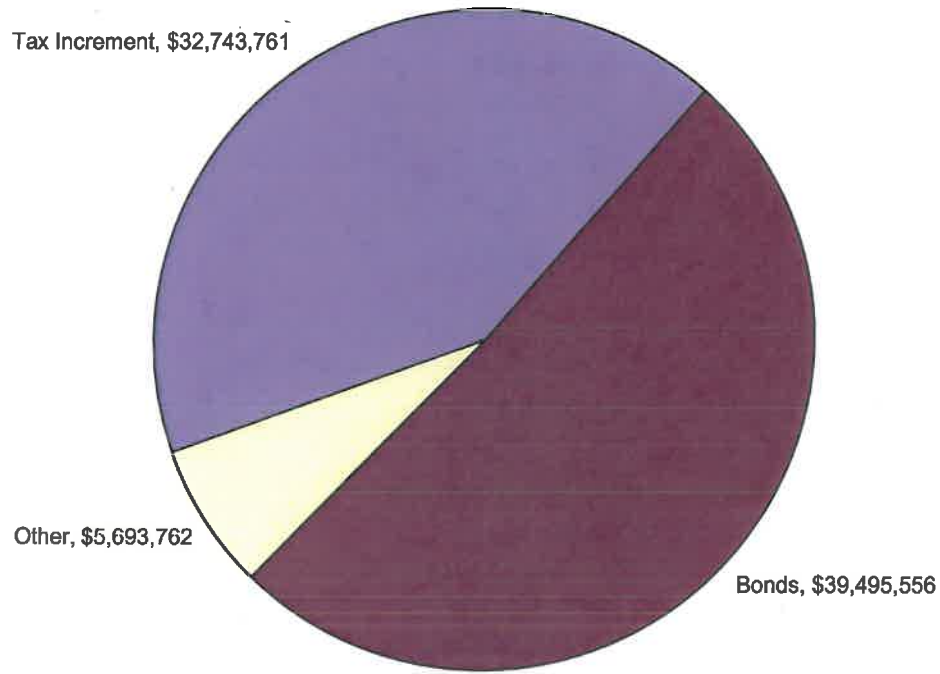
A. Agency Budget by Project Type



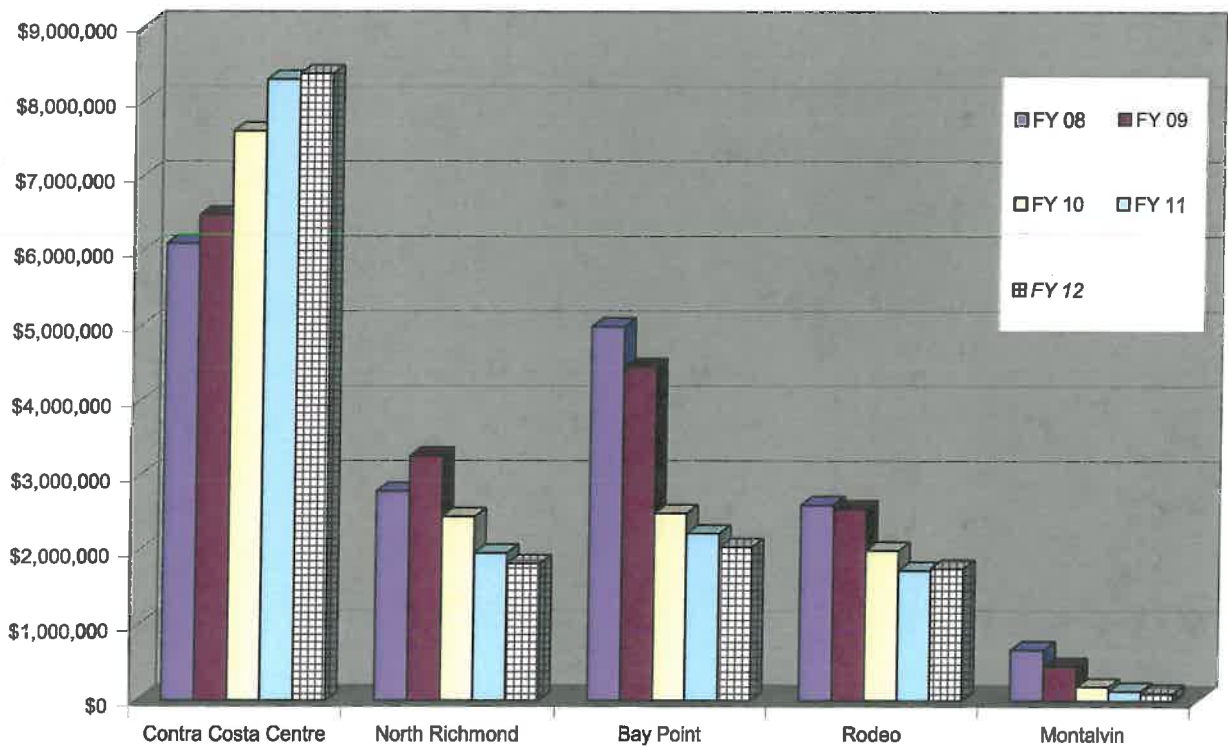
B. Agency budget by Project Area



C. Agency Budget by Revenue Source



D. Tax Increment History By Project Area



SECTION 2 – PROJECT AREA BUDGETS

1/10/2012

I CONTRA COSTA CENTRE REDEVELOPMENT PROJECT AREA

A. Revenues/Expenses FY 11/12

Revenues and proposed expenditures are as shown:

	Tax Increments		Bond Proceeds		Other Revenue	TOTAL
	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Capital Funds</u>	<u>Housing Funds</u>		
Payments to Other Agencies						
Property Tax Admin Charge	\$83,000					\$83,000
Fiscal Agreements/33676 Payments	\$745,000					\$745,000
Debt Service						
Bonded Indebtedness - Capital Projects	\$3,738,925					\$3,738,925
Aug. 2012 Bonded Indebtedness - Capital	\$2,446,965					\$2,446,965
Special Revenue Account Debt Repayment	\$1,498,294	\$391,008				\$1,889,302 #
Capital Projects						
Hookston Station Business Relocation	\$820,000					\$820,000
Placemaking - Civic Use/Bike Station	\$200,000					\$200,000
Placemaking - Station Enhancements	\$725,000					\$725,000
Infrastructure Upgrades/Renovations	\$250,000					\$250,000
Hookston Station HazMat Remediation	\$200,000					\$200,000
Swap T.I. funds for N. Richmond TAB proceeds	\$1,915,653					\$1,915,653
Property Holding Costs	\$10,000					\$10,000
Walden 2 Remediation	\$55,000					\$55,000
Unallocated Capital Funds					\$19,209 g	\$19,209
Community Improvement Programs						
Walden Green Phase I Upgrades	\$25,000					\$25,000
Tri-City Remediation	\$105,000					\$105,000
Resident Deputy	\$80,000					\$80,000
Child Care Facility Fund					\$607,518 f	\$607,518
Economic Development Activities						
Marketing Program	\$30,000					\$30,000
Housing Projects/Programs						
Park Regency Financial Assistance		\$550,000				\$550,000
BRIDGE Housing Financial Assistance		\$100,000				\$100,000
Avalon Walnut Creek Financial Assistance	\$500,000	\$775,000				\$1,275,000
Pre-Development - 1250 Las Juntas Way		\$75,000				\$75,000
Planning Activities						
Transit Village Financial/Technical Consultants	\$100,000					\$100,000
Administration	\$920,000 h					\$920,000
Transfer to Successor Agency	\$1,041,577		\$38,669		##	\$1,080,246
TOTALS	\$15,489,414 a	\$1,891,008 b	\$38,669 c	\$0 c	\$626,727	\$18,045,818

a: Capital Funds include

Annual Increment
Fund Balance
Unencumbered TI
Interest earnings
Debt Service Fund Balance
Reimbursement from CFD

\$6,725,382
\$4,383,319
\$1,915,653
\$39,632
\$2,425,428
\$0

Total Capital Funds

\$15,489,414

\$0

b: Housing Funds include

Annual Increment
Fund Balance
Interest earnings

\$1,643,718
\$241,101
\$6,189

Total Housing Funds

\$1,891,008

c: Bond Proceeds

Capital Project Proceeds
Housing Project Proceeds
Total Bonds

\$38,669
\$0
\$38,669

d: Additional encumbrances available for expenditure, but not listed in the budget are:

	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Bond Capital Funds</u>	<u>Bond Housing Funds</u>	<u>Other Revenue</u>	<u>TOTAL</u>
Iron Horse Trail Overcrossing			\$308,077		\$1,556,660 i	\$1,864,737
Placemaking - BART Transit Village	\$683,950		\$675,748			\$1,359,698
Placemaking - Station Enhancements (l)			\$1,450,989		\$1,492,500 j	\$2,943,489
Infrastructure Upgrades/Renovations (m)			\$996,342			\$996,342
BART Replacement Parking Garage (m)			\$196,573			\$196,573
Transit Village Construction Inspector - Harris	\$42,480					\$42,480
TDM Capital Improvements	\$35,000					\$35,000
Hookston Remediation	\$134,496					\$134,496
Project Navigator	\$17,606					\$17,606
Iron Horse Business Relocation - ARWS	\$8,077				\$16,923 k	\$25,000
Walden Green Phase II			\$426,485		\$500,000 n	\$926,485
Wayfinding Consultant - Sasaki (m)			\$18,317			\$18,317
Wayfinding - CCC PW (m)			\$504,526			\$504,526
Transit Village Town Architect - Opticos	\$13,500					\$13,500
Transit Village Financial Consultant - AD Kotin	\$40,000					\$40,000
1250 Las Juntas Predevelopment - KMA		\$60,000				\$60,000
Total Encumbered	\$975,109	\$60,000	\$4,577,057	\$0	\$3,566,083	\$9,178,249

e: Cash balances as of 06/31/11 are:

\$16,464,523

\$1,951,008

\$4,615,726

\$0

f: County child care facilities program funds held by the RDA.

g: All or part from Pleasant Hill BART Specific Plan fees, which total: 19,029 (County Fee Account) + 0 (Mello Roos Proceeds) = \$19,029.

h: Includes salaries, benefits, DCD overhead, space rent, and RDA contracts for administrative services outside of DCD.

i: TEA 21 25% Funds-\$32,825; Other Federal Funds-\$1,523,835

j: Proceeds from the sale of Developer Fee Credits pursuant to BART Transit Village DDA.

k: Specific Plan fees.

l: No TI to be used for this contract. Swap \$199,895 of encumbered CCC tax increment revenue for Tax Allocation Bond (TAB) proceeds from N. Richmond.

m: No TI to be used for this contract. Swap encumbered CCC tax increment revenue for Tax Allocation Bond (TAB) proceeds from N. Richmond.

n: County Park Dedication Funds

file name: G:\CDBG-REDEV\Redev\Budget\FY.12.Budget\Sources & Uses\U CC Centre.FY.12.1-5-12.xls

B. PROJECT DESCRIPTION: CONTRA COSTA CENTRE AREA

1. Payments to Other Agencies: Pass-thru payments to taxing agencies pursuant to approved Fiscal Agreements; payments to taxing agencies pursuant to Section 33676 of Health and Safety Code; and charges of the County Auditor-Controller for property tax administration
2. Bonded Indebtedness: Principal and interest due on outstanding bonded indebtedness, including the first debt payment in FY 12/13. Includes funds to retire the debt the Agency owes to the County Special Revenue Account for prior affordable housing and redevelopment initiatives.
3. Hookston Station Business Relocation Program: Funds to cover relocation expenses of a business necessary to install the Iron Horse Trail between Hookston and Mayhew.
4. Placemaking – Civic Use/Bicycle Station: Funds for construction of the civic use and bicycle station to be part of the BART Transit Village project.
5. Placemaking – Station Enhancements: Funds to visually improve the appearance of the existing BART Station and bus intermodal.
6. Infrastructure Upgrades/Renovations: Capital improvements to enhance alternative mode (pedestrian, bicycle, car sharing, transit) access to the Station Area, pedestrian gap closures, signage, crossings, and landscape replacement are prospective projects.
7. Hookston Station Hazardous Materials Remediation: Hazardous materials remediation associated with a County-owned/Agency-financed property in the Hookston Station area. Implements the obligations of a 1997 Settlement Agreement to which the Agency and the County are a party.
8. Swap Tax Increment from Contra Costa Centre for tax allocation bond revenue from North Richmond.
9. Property Holding Costs: Special assessments, special taxes, and property maintenance on Agency held property.
10. Walden 2 Remediation: Costs associated with testing and remediation of hazardous materials from the Walden 2 site.
11. Unallocated Capital Funds: Pleasant Hill (Contra Costa Centre) Specific Plan fees (County Fee Account).
12. Walden Green Phase I Upgrades/Construction: Enhancements to improve the efficiency of landscape maintenance and irrigation associated with Walden Green I between Treat Blvd and the Coggins turn.
13. Tri-City Remediation: Funds to clear the site of a former industrial use. Includes testing and remediation (if necessary) and securing the site.
14. Resident Deputy: Funds to maintain a full-time Resident Deputy in the Contra Costa Centre area. The funding will permit continued efforts addressing vandalism, car-theft, and construction site security. Funds will match Contra Costa Centre funds on a 40% basis.
15. Child Care Facility Fund: County child care program funds available for child care facility construction and/or expansion.

16. Marketing Program: Preparation of a marketing program to enhance the image of and to stimulate economic development activities at Contra Costa Centre.
17. Park Regency Financial Assistance: Contractually obligated payment to Park Regency owner for affordable housing.
18. BRIDGE Housing Financial Assistance: Contractually obligated payment to Coggins Square for affordable housing.
19. Avalon Walnut Creek Housing Assistance: Contractually obligated payment to the Avalon Walnut Creek owner pursuant to an approved Financial Assistance Agreement approved by the Redevelopment Agency on June 14, 2005, and amended on January 22, 2008.
20. Pre-Development-1250 Las Juntas Way: Pre-development expenses related to identification of a development type, developer, and plan of finance for conversion of this Agency owned property to a residential use with an affordable housing component.
21. Transit Village Financial/Technical Consultants: Economic, real estate, construction, and legal consulting costs associated with perfecting and implementing Agreements with BART and the BART Transit Village developer.
22. Administration: Salaries, services, supplies, and equipment in support of project implementation.
23. Transfer to Successor Agency: Unallocated funds to be transferred to the Successor Agency.

PROJECTS WITH ENCUMBERED REVENUES

1. Iron Horse Trail Overcrossing: Funds to complete the construction of Iron Horse Trail pedestrian/bicycle overcrossing of Treat Boulevard.
2. Placemaking -- BART Transit Village: Funds for construction of the placemaking improvements, including parks, plazas, street furniture, specialized lighting, and appointments, and open space for the Transit Village project on the BART property.
3. Placemaking -- Station Enhancements: Funds to visually improve the appearance of the existing BART Station and bus intermodal.
4. Infrastructure Upgrades/Renovations: Capital improvements to enhance alternative mode (pedestrian, bicycle, car sharing, transit) access to the Station Area, pedestrian gap closures, signage, crossings, and landscape replacement are prospective projects.
5. BART Replacement Parking Garage: Funds to close-out the construction financing of the BART patron replacement parking structure.
6. Transit Village Construction Inspector: Construction inspection services related to BART parking garage and BART Transit Village Backbone and Placemaking improvements;
7. TDM Capital Improvements: Funds for capital improvements associated with the Contra Costa Centre Associations' Transportation Demand Management Program.

8. Hookston Remediation: The RDA is financing the County/Agency contribution toward remediation of hazardous materials associated with a County owned/RDA financed property in the Hookston Station. .
9. Project Navigator: Funds for a third-party administrator of Hookston Remediation funds jointly contributed by the Agency, Union Pacific Railroad, and the Helix Group.
10. Iron Horse Corridor Business Relocation: Relocation services associated with Hookston Station business relocation.
11. Walden Green Phase II: Further development of Walden Green on Iron Horse Corridor between Mayhew Road and the Coggins turn.
12. Wayfinding-Consultant services for the design of the area-wide wayfinding program.
13. Wayfinding-PW- Public Works design, engineering and construction costs for the wayfinding program. The wayfinding program is to enhance signage to assist pedestrians and visitors in navigating to their destination.
14. Town Architect: Opticos Design has been retained as the Transit Village Town Architect.
15. Transit Village Financial Consultant: A.D. Kotin has been retained as the Transit Village Financial Consultant.
16. 1250 Las Juntas Predevelopment: Financial advisory services related to 1250 Las Juntas Way developer selection process.

C. INDEBTEDNESS – CONTRA COSTA CENTRE AREA

As of June 30, 2011 the Agency has approximately \$308.9 million in debt. The major elements of Agency debt for the Contra Costa Centre Area are:

- \$92.7 million in principal and interest due on Tax Allocation Bonds issued in 1999, 2003, and 2007.
- \$64.8 million Low and Moderate Income Housing.
- \$3.7 million for infrastructure improvements
- \$53.8 million in contractually obligated fiscal agreements
- \$49.3 million in contractual obligated housing assistance.
- \$.3 million for administrative services and professional services.
- \$40.8 million for professional services and contracts;
- \$2.4 million in loans from the County for affordable housing initiatives
- \$1.1 million in obligated childcare projects

1/10/2012

II NORTH RICHMOND REDEVELOPMENT PROJECT AREA

A. Revenues/Expenses FY 11/12

Revenues and proposed expenditures are as shown:

	<u>Tax Increments</u>	<u>Housing Funds</u>	<u>Bond Proceeds</u>	<u>Housing Funds</u>	<u>Other Revenue</u>	<u>TOTAL</u>
	<u>Capital Funds</u>		<u>Capital Funds</u>			
Payments to Other Agencies						
Property Tax Admin Charge	\$16,500					\$16,500
Fiscal Agreements/33676 Payments	\$257,600					\$257,600
Debt Service						
Bonded Indebtedness - Capital Projects	\$750,807		\$114,193			\$865,000
Bonded Indebtedness - Housing Projects		\$315,000		\$0		\$315,000
Aug 2012 Bonded Indebtedness - Capital	\$573,635					\$573,635
Aug 2012 Bonded Indebtedness - Housing		\$193,445				\$193,445
Bond Redemption, Purchase & Defeasance Prog.			\$8,037,126	\$673,109		\$8,710,235
Special Revenue Account Debt Repayment	\$1,892,229	\$29,457				\$1,921,686
Capital Projects						
Swap for TAB proceeds for CCC Tax Increment			\$1,915,653			\$1,915,653
Community Improvement Programs						
Abatement Attorney - County Counsel	\$9,500	\$9,500				\$19,000
Resident Deputy Program	\$148,500					\$148,500
Property Holding Expenses	\$30,000					\$30,000
Economic Development Activities						
Enterprise Zone Application	\$50,000					\$50,000
Housing Projects/Programs						
Homebuyer Resale Revolving Fund		\$209,000				\$209,000
Community Preservation		\$15,000				\$15,000
Heritage Point Land Assembly	\$650,000					\$650,000
Heritage Point Predevelopment		\$75,000				\$75,000
Las Deltas Feasibility		\$40,000				\$40,000
Housing Development Fund						\$1,303,204
Planning Activities						
Administration	\$571,020 f					\$571,020
Transfer to Successor Agency	\$1,866,174	\$881,123	\$0	\$422,081		\$3,169,378
TOTALS	\$6,815,965 a	\$1,767,525 b	\$10,066,972 c	\$1,095,190 c	\$0	\$19,745,652
a: Capital Funds include	Annual Increment		\$1,512,210			
	Fund Balance		\$2,920,923			
	Liquidated encumbrances		\$13,519 g			
	CCC TI swap		\$1,915,653			
	Debt Service Fund Balance		\$439,308			
	Interest earnings		\$14,352			
	Total		\$6,815,965	\$0		
b: Housing Funds include	Annual Increment		\$313,665			
	Fund Balance		\$1,289,882			
	Debt Service Fund Balance		\$157,902			
	Interest earnings		\$6,076			
	Total		\$1,767,525	\$0		
c: Bond Proceeds	Capital Project Proceeds		\$10,066,972			
	Housing Project Proceeds		\$1,095,180			
	Total		\$11,162,152			
d: Additional encumbrances available for expenditure, but not listed in the budget are:						
	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Bond Capital Funds</u>	<u>Bond Housing Funds</u>	<u>Other Revenue</u>	<u>TOTAL</u>
PW - 3rd Street Enhancements			\$51,677			\$51,677
PW - Market Ave Sidewalk			\$21,478			\$21,478
Heritage Point Predevelopment		\$131,700				\$131,700
Relocation Consultant - Overland Pacific				\$10,513		\$10,513
Craig Communication	\$450					\$450
GPA Planning Consultant - WRT	\$95,896					\$95,896
North Richmond Area Infrastructure			\$1,240,000 h		\$900,000 i	\$2,140,000
PW - Truck Route			\$132,232			\$132,232
CHDC Commercial Rehabilitation	\$150,000					\$150,000
Total Encumbered	\$246,346	\$131,700	\$1,445,387	\$10,513	\$900,000	\$2,733,946

e: Cash balances as of 06/30/11 are:

\$7,062,311

\$1,899,225

\$11,512,359

\$1,105,693

f: Includes salaries, benefits, DCD overhead, space rent, and RDA contracts for administrative services outside of DCD.

g: Terminate Craig Communications contract and reprogram tax increment.

h: CCC PW contract balance = \$2,905,902. Budget remainder of funds for Bond Redemption, Purchase & Defeasance Program.

i: Public Works AOB funds

B. PROJECT DESCRIPTION: NORTH RICHMOND

1. Payments to Other Agencies: Pass-thru payments to Taxing Agencies pursuant to approved Fiscal Agreements; payments to taxing agencies pursuant to Section 33676 of Health and Safety Code; and charges of the County Auditor-Controller for property tax administration.
2. Bonded Indebtedness: Principal and interest due on outstanding bonded indebtedness, including the first debt payment in FY 12/13. Includes funds to retire the debt the Agency owes to the County Special Revenue Account for prior affordable housing and redevelopment initiatives.
3. Bond Redemption Purchase & Defeasance Program: Unspent bond proceeds allocated to retire outstanding bonds.
4. Swap tax increment from Contra Costa Centre for Tax Allocation Bond (TAB) revenue from North Richmond.
5. Unallocated Capital Funds: Capital funds reserved for future designation including, but not limited to, drainage improvements North of Parr Boulevard, roadway overlays, widening and reconstruction improvements, Market Avenue pedestrian over crossing, 7th Street extension, and Fred Jackson Way - Goodrick realignment.
6. Abatement Attorney – County Counsel: A pro-rata share of County Counsel expenses for an attorney devoted solely to code enforcement activities.
7. Abatement Revolving Loan Fund: Revolving funds for abatement of structures which pose health and safety standards. Money may be combined with other funds to facilitate structural enhancements.
8. Resident Deputy: Funds to continue partially supporting two Resident Deputy positions exclusively for the North Richmond community. One position will enhance law enforcement activities in and around the issues of illegal dumping, graffiti abatement and the surveillance of private development sites, while the second position will focus on litter and trash abatement.
9. Property Holding Expenses: Maintenance of Agency owned properties
10. First Source Capacity Building: Administrative support for the development of the First Source Hiring Program linking community residents with local employment opportunities from NR businesses.
11. Enterprise Zone Application: Funds to apply for the State of California's Enterprise Zone Designation for fiscal year 2012. It is anticipated that the application would be jointly submitted with the City of Richmond.
12. Homebuyer Resale Revolving Fund: Recaptured housing funds to facilitate scattered site development, affordable housing, and first time homebuyer programs.
13. Community Preservation (Acquisition of foreclosed homes): Costs associated with the acquisition/renovation of foreclosed homes in North Richmond. Program may work in coordination with the Neighborhood Stabilization Program.
14. Heritage Point Land Assembly: Funds for land acquisition of six contiguous sites along the eastern portion of Fred Jackson Way, the North Richmond Town Center
15. Heritage Point Predevelopment: Funds to begin market studies, preliminary design, and other predevelopment activities for the 2nd Phase of the North Richmond Town Center.

16. Las Deltas Feasibility Study, Phase II: Funds to support the second phase of the Housing Authority's feasibility study and revitalization plan for the 224-unit Las Deltas Public Housing Development.
17. Administration: Salaries, services, supplies and equipment in support of project implementation.
18. Transfer to Successor Agency: Unallocated funds to be transferred to the Successor Agency.

PROJECTS WITH ENCUMBERED FUNDS:

1. Fred Jackson Way Enhancements: Improvements to Fred Jackson Way.
2. Market Ave Sidewalk: Funds for infrastructure and pedestrian improvements along Market Avenue to be completed by the County Public Works Department.
3. Heritage Point Predevelopment: Funds to begin market studies, preliminary design, and other predevelopment activities for the 2nd Phase of the North Richmond Town Center.
4. Relocation Consultant: Funds to continue providing relocation services for Heritage Point property owners and/or tenants.
5. Craig Communications: Funds to support public outreach for the General Plan Amendment/North Richmond Specific Plan.
6. GPA Planning Consultant: Funds to continue implementing the General Plan Amendment/North Richmond Specific Plan and related EIR.
7. North Richmond Area Infrastructure: Funds to initiate a comprehensive infrastructure improvement plan for the North Richmond area.
8. Truck Route Implementation: Funds for additional studies, preliminary engineering, environmental clearances, right-of-way acquisition, and the Precise Alignment identified in the recently completed Truck Route Planning program.
9. CHDC Commercial Rehabilitation: Tenant improvement funds to complete renovations to Community Housing Development Corporation's service delivery center.

C. INDEBTEDNESS - NORTH RICHMOND

The Agency has incurred approximately \$78.6 million in debt as of June 30, 2011. The major elements include:

- \$31.6 million in principal and interest due on Tax Allocation Bonds issued in 1999, and 2007.
- \$4.5 million in contractually obligated fiscal agreements.
- Approximately \$3.0 million to the County for advances from the County Affordable Housing Trust Fund.
- \$20.1 million in Low and Moderate Income Housing Fund obligations.
- \$18.7 million for administrative services and contracted professional services
- \$.7 million for infrastructure improvements

1/9/2012

III BAY POINT REDEVELOPMENT PROJECT AREA

A. Revenues/Expenses FY 11/12

Revenues and proposed expenditures are as shown:

	<u>Tax Increments</u>		<u>Bond Proceeds</u>		<u>Other Revenue</u>	<u>TOTAL</u>
	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Capital Funds</u>	<u>Housing Funds</u>		
Payments to Other Agencies						
Property Tax Admin Charge	\$17,100					\$17,100
Fiscal Agreements/33676 Payments	\$918,400					\$918,400
Debt Service						
Bonded Indebtedness - Capital Projects	\$776,000		\$1,149,000		\$0 f	\$1,925,000
Bonded Indebtedness - Housing Projects		\$500,000		\$0		\$500,000
Aug 2012 Bonded Indebtedness - Capital	\$581,816				\$617,394 f	\$1,199,210
Aug 2012 Bonded Indebtedness - Housing		\$314,760				\$314,760
Bond Redemption-Purchase & Defeasance Program			\$3,646,033	\$2,415,756		\$6,061,789
Special Revenue Account Debt repayment	\$15,272		\$368,505			\$383,777
Capital Projects						
Orbisonia Heights Assemblage/Relocation		\$300,000	\$0	\$300,000		\$600,000
Community Improvement Programs						
Abatement Attorney		\$12,000				\$12,000
Property Holding Costs		\$25,000				\$25,000
Day Care-Improvement Fund					\$32,751 g	\$32,751
Economic Development Activities						
Housing Projects/Programs						
Youth Homes Predevelopment		\$175,000		\$135,000		\$310,000
Homebuyer Resale Transaction Costs		\$40,000				\$40,000
Community Preservation (foreclosed homes)		\$25,000				\$25,000
Planning Activities						
Administration	\$160,000				f	\$160,000 h
Transfer to Successor Agency	\$0	\$153,606	\$0	\$310,100		\$463,706 h
TOTALS	\$2,468,588 a	\$1,545,366 b	\$5,163,538 c	\$3,160,856 c	\$650,145	\$12,988,493
a: Capital Funds include	Annual Increment		\$1,761,404			
	Fund Balance		-\$8,501			
	Debt Service Fund Balance		\$704,210			
	Interest earnings		\$11,475			
	Total		\$2,468,588			
b: Housing Funds include	Annual Increment		\$286,232			
	Fund Balance		\$1,067,923			
	Debt Service Fund Balance		\$179,034			
	Interest earnings		\$12,177			
	Total		\$1,545,366			
c: Bond Proceeds	Capital Project Proceeds		\$5,163,538			
	Housing Project Proceeds		\$3,160,856			
	Total		\$8,324,394			
d: Additional encumbrances available for expenditure, but not listed in the budget are:						
	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Bond Capital Funds</u>	<u>Bond Housing Funds</u>	<u>Other Revenue</u>	<u>TOTAL</u>
BART Specific Plan Implementation			\$332,826			\$332,826
Habitat for Humanity		\$193,606		\$732,870		\$926,476
Overland Pacific & Cutler - Orbisonia relocation			\$6,438	\$0		\$6,438
Total Encumbered	\$0	\$193,606	\$339,264	\$732,870		\$1,265,740

e: Cash balances of 6/30/11 are:

-\$8,501 \$1,261,529 \$5,502,802 \$3,893,726

f: Loan from Special Revenue Acct., subject to separate board action after dissolving the RDA

g: Childcare funds from EHSD to be transferred to County Childcare Fund

h: Includes salaries, benefits, DCD overhead, space rent, and RDA contracts for administrative services outside of DCD.

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B. PROJECT DESCRIPTION: BAY POINT

1. Payments to Other Agencies: Pass-thru payments to taxing agencies pursuant to approved Fiscal Agreements; payments to taxing agencies pursuant to Section 33676 of Health and Safety Code; and charges of the County Auditor-Controller for property tax administration.
2. Bonded Indebtedness: Principal and interest due on outstanding bonded indebtedness, including the first debt payment in FY 12/13. Includes funds to retire the debt the Agency owes to the County Special Revenue Account for prior affordable housing and redevelopment initiatives.
3. Bond Redemption Purchase & Defeasance Program: Unspent bond proceeds allocated to retire outstanding bonds.
4. Orbisonia Heights Assemblage-BART Specific Plan Implementation: Advance acquisition of property within the Specific Plan area for the purpose of future transit oriented development. Also includes the costs associated with drafting an RFP for Development Zone 2 of the Specific Plan area.
5. Abatement Attorney – County Counsel: A pro-rata share of County Counsel expenses for an attorney devoted solely to code enforcement activities.
6. Property Holding Costs: Property maintenance costs including weed abatement, clean up, taxes, etc.
7. Day Care Improvement Fund: Funds from EHSD reserved for day care improvements. Funds will be transferred to the County Childcare Fund.
8. Youth Homes Pre-Development: Funds to cover predevelopment and land assemblage costs associated with the relocation of the Youth Homes Facility (previously located in the Orbisonia Heights Neighborhood of Bay Point) to an Agency owned property within Pittsburg/Bay Point BART Station Area Specific Plan.
9. Homebuyer Resale Transaction Costs: Costs associated with the acquisition, rehabilitation, and resale of deed restricted affordable homes in Bay Point.
10. Community Preservation (foreclosed homes): Costs associated with the acquisition/renovation of foreclosed homes in Bay Point. Program may work in coordination with the Neighborhood Stabilization Program.
11. Administration: Salaries, services, supplies, and equipment in support of project implementation.
12. Transfer to Successor Agency: Unallocated funds to be transferred to the Successor Agency.

PROJECTS WITH ENCUMBERED REVENUES

1. Port Chicago Highway Flood Control Improvements: Project includes replacing the existing culvert at Anchor Drive and Port Chicago Highway and transition improvements upstream and downstream of the culvert.
2. BART Specific Plan Implementation-Infrastructure: Involves capital improvements associated with the implementation of the BART Specific Plan. Funds to use as match to grants awarded for the project.

3. Habitat for Humanity: Funds to assist Habitat for Humanity in the development of a for-sale affordable housing development.
4. Overland Pacific & Cutler-Orbisonia Heights Relocation Consultant services for the coordination of relocation of residents from the Orbisonia Heights neighborhood.

C. INDEBTEDNESS - BAY POINT

The Agency has incurred approximately \$110.2 million in debt as of June 30, 2011, including:

- \$64.6 million in principal and interest on Tax Allocation Bonds issued in 1999, and 2007.
- \$24 million Low and Moderate Income Housing Funds.
- \$20 million contractual obligation pursuant to fiscal agreements.
- \$0.2 million in contractual obligation for infrastructure improvements
- \$0.7 million in administrative services and professional services contracts
- Loans from County of Contra Costa totaling \$.7 million

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1/9/2012

IV RODEO REDEVELOPMENT PROJECT AREA

A. Revenues/Expenses FY 11/12

Revenues and proposed expenditures are as shown:

	<u>Tax Increments</u>		<u>Bond Proceeds</u>		<u>Other Revenue</u>	<u>TOTAL</u>
	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Capital Funds</u>	<u>Housing Funds</u>		
Payments to Other Agencies						
Property Tax Admin Charge	\$16,600					\$16,600
Fiscal Agreements/33676 Payments	\$534,000					\$534,000
Debt Service						
Bonded Indebtedness - Capital Projects	\$704,025		\$65,975			\$770,000
Bonded Indebtedness - Housing Projects		\$198,581		\$141,419		\$340,000
August 2012 Debt Service Indebtedness-Capital	\$490,180					\$490,180
August 2012 Debt Service Indebtedness-Housing		\$212,440				\$212,440
Bond Redemption, Purchase & Defeasance Program			\$5,633,787 f	\$692,917		\$6,326,704
Special Revenue Account Debt repayment	\$68,373	\$1,000,000				\$1,068,373
Capital Projects						
Facade Improvement Program Loans/Grants					\$25,213 g	\$25,213
Property Holding Costs	\$40,000				\$2,970 h	\$42,970
Parker Ave. Capitalized Replacement	\$30,000					\$30,000
Community Improvement Programs						
Abatement Attorney - County Counsel	\$9,500	\$9,500				\$19,000
Community Preservation	\$5,000					\$5,000
Housing Projects/Programs						
Community Preservation Assistance (foreclosed homes)				\$453,019		\$453,019
Town Plaza Mixed Use Development				\$0	\$5,818 i	\$5,818
Administration	\$430,000 j					\$430,000
Transfer to Successor Agency	\$290,743	\$911,906	\$0	\$2,239,893		\$3,442,542
	\$2,618,421 a	\$2,332,427 b	\$5,699,762 c	\$3,527,248 c	\$34,001	\$14,211,859

a: Capital Funds Include:

Annual Increment	\$1,445,300	
Fund Balance	\$830,843	
Debt Service Fund Balance	\$340,657	
Interest earnings	\$1,621	
Total	\$2,618,421	\$0

b: Housing Funds Include:

Annual Increment	\$317,760	
Fund Balance	\$1,858,375	
Debt Service Fund Balance	\$147,250	
Interest earnings	\$9,042	
Total	\$2,332,427	

c. Bond Proceeds:

Capital Project Proceeds	\$5,699,762	
Housing Project Proceeds	\$3,527,248	
Total	\$9,227,010	

d: Additional encumbrances available for expenditure, but not listed in the budget are:

	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Bond Capital Funds</u>	<u>Bond Housing Funds</u>	<u>Other Revenue</u>	<u>TOTAL</u>
CCC PW - Parker Ave			\$54,026			\$54,026
Parker Ave. Capitalized Replacement	\$40,000					\$40,000
Downtown Infrastructure - CCC PW			\$1,144,000 k			\$1,144,000
Rodeo Creek Plan Implementation			\$4,492			\$4,492
Waterfront Infrastructure - KMA	\$13,000					\$13,000
Waterfront Infrastructure - Rodeo Sanitary			\$853,634			\$853,634
HazMat Remediation - Rodeo Marina LLC	\$10,163					\$10,163
Total Encumbered	\$63,163	\$0	\$2,056,152	\$3,527,248		\$2,119,315

e. Cash Balances as of 06/30/11 are:

\$894,006	\$1,858,375	\$7,755,914	\$3,527,248
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f. A combination of unspent bond proceeds and reprogrammed encumbrances.

g. Façade Improvement Loan Program Revenue (RDA Funds on deposit with Mechanic's Bank)

h: Rental/Lease revenue for 189 Parker Ave

i. Donated funds for Town Plaza landscaping to be returned

j. Includes salaries, benefits, DCD overhead, space rent and RDA contracts for administrative services outside of DCD.

k. CCC PW contract balance is \$4,665,590. TAB remaining after FY12 expenditure is budgeted for Bond Redemption, Purchase & Defeasance Program.

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B. PROJECT DESCRIPTION: RODEO

1. Payments to Other Agencies: Pass-through payments to taxing agencies pursuant to approved Fiscal Agreements; payments to taxing agencies pursuant to Section 33676 Health & Safety Code; and charges by the County Auditor-Controller
2. Bonded Indebtedness: Principal and interest due on outstanding bonded indebtedness, including the first debt payment in FY 12/13. Includes funds to retire the debt the Agency owes to the County Special Revenue Account for prior affordable housing and redevelopment initiatives.
3. Bond Redemption Purchase & Defeasance Program: Unspent bond proceeds allocated to retire outstanding bonds.
4. Facade Improvement Program Loans/Grants: Financial assistance to downtown businesses and property owners for façade improvements.
5. Property Holding Costs: Property maintenance costs for 189/199 Parker; 1.5 acre Town Plaza site and the 2.1acre site on Willow/San Pablo Avenue.
6. Assessment District Study: To identify mechanism for funding Parker Avenue landscaping once establishment period ends.
7. Parker Ave. Capitalized Replacement: See #2 in projects with encumbered revenue below.
8. Abatement Attorney- County Counsel: A pro-rata share of County Counsel expenses for an attorney devoted solely to code enforcement activities.
9. Community Preservation Program: A pilot program to address blight on vacant properties, boarded up properties, and apartment units in disrepair.
10. Community Preservation Assistance (foreclosed homes): Costs associated with the acquisition/renovation of foreclosed homes. Program may work in coordination with the Neighborhood Stabilization Program.
11. Town Plaza Mixed Use: Funds to implement a mixed-use project to act as a catalyst for economic development and private investment in the downtown area. Funds may be designated for activities such as property acquisition, property management, development of financing plans and development costs, market research, pre-development costs, infrastructure, or site preparation costs.
12. Administration: Salaries, services, supplies, and equipment in support of Agency program and project implementation.
13. Transfer to Successor Agency: Unallocated funds to be transferred to the Successor Agency.

PROJECTS WITH ENCUMBERED REVENUES

1. Parker Avenue Improvements: Encumbered funds for the Contra Costa County Public Works Department for design/construction engineering for Parker Avenue improvements as specified in the Downtown/Waterfront Specific Plan, and to construct the project.
2. Parker Avenue Capitalized Replacement: Funds to replace physically or economically obsolete elements associated with Parker Avenue.

3. Downtown Area Infrastructure Improvements: Funds to continue replacing physically or economically obsolete infrastructure elements in the downtown area.
4. Rodeo Creek Plan Implementation: Funds to complete Phase I improvements of the Rodeo Creek Watershed Vision Plan
5. Waterfront Infrastructure: Encumbered funds to provide financial consultant services for the Waterfront Marina.
6. Waterfront Infrastructure—Rodeo Sanitary District: Funds to allow the Rodeo Sanitary District to undertake a preliminary assessment of sewer line options for an extension of service to the waterfront.
7. Haz Mat Waterfront Remediation-Rodeo Marina LLC: Funds to continue analyzing environmental contamination, marina restoration/maintenance, and financial feasibility for future waterfront revitalization

C. INDEBTEDNESS: RODEO

The Agency has incurred approximately \$91.8 million in debt as of June 30, 2011 including:

- \$0.5 million in contractual obligation for EBRPD improvements;
- \$29.4 million in principal and interest for Tax Allocation Bonds issued in 1999, and 2007.
- \$22.8 million in Low/Moderate Income Housing Funds; and
- \$25.3 million contractual obligation pursuant to fiscal agreements.
- \$1.0 million for Town Square account payable
- \$12.8 million for professional services and administrative services.

1/9/2012

V MONTALVIN MANOR REDEVELOPMENT PROJECT AREA

A. Revenues/Expenses FY 11/12

Revenues and proposed expenditures are as shown:

	Tax Increments		Bond Proceeds		Other Revenue	TOTAL
	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Capital Funds</u>	<u>Housing Funds</u>		
Payments to Other Agencies						
Property Tax Admin Charge	\$1,000					\$1,000
Fiscal Agreements/33676 Payments	\$17,300					\$17,300
Debt Service						
Bonded Indebtedness - Capital Projects	\$52,900		\$92,100			\$145,000
Bonded Indebtedness - Housing Projects		\$23,253		\$32,747		\$56,000
Aug 2012 Bonded Indebtedness - Capital	\$896				\$90,409 g	\$91,305
Aug 2012 Bonded Indebtedness - Housing		\$37,475				\$37,475
Bond Redemption, Purchase & Defeasance Prog			\$504,424	\$515,968		\$1,020,392
Special Revenue Account Debt repayment	\$282,702					\$282,702
Administration	\$30,000 f					\$30,000
Transfer to Successor Agency		\$82,093	\$0			\$82,093
TOTALS	\$384,798 a	\$142,821 b	\$596,524 c	\$548,715 c	\$90,409	\$1,763,267

a: Capital Funds include

Annual Increment	\$80,296
Fund Balance	\$302,605
Debt Service Fund Balance	\$927
Interest earnings	\$970
Total	\$384,798

\$0

b: Housing Funds include

Annual Increment	\$20,074
Fund Balance	\$121,285
Debt Service Fund Balance	\$330
Interest earnings	\$1,132
Total	\$142,821

\$0

c: Bond Proceeds

Capital Project Proceeds	\$596,524
Housing Project Proceeds	\$548,715
Total	\$1,145,239

d: Additional encumbrances available for expenditure, but not listed in the budget are:

	<u>Capital Funds</u>	<u>Housing Funds</u>	<u>Bond Capital Funds</u>	<u>Bond Housing Funds</u>	<u>Other Revenue</u>	<u>TOTAL</u>
Transit Access Project			\$363,482		\$384,500 h	\$747,982
Housing Rehabilitation		\$10,550		\$0		\$10,550
Total Encumbered	\$0	\$10,550	\$363,482	\$0	\$384,500	\$758,532

e: Cash balances of 6/30/11 are:

\$302,605	\$131,835	\$960,006	\$548,715
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f: Includes salaries, benefits, DCD overhead, space rent, and RDA contracts for administrative services outside of DCD.

g: Loan from Special Revenue Acct. subject to a board authorization after RDA dissolves.

h: Transportation for Livable Communities funds

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B. PROJECT DESCRIPTION: MONTALVIN MANOR

1. Payments to other Agencies: Statutory pass-thru payments to taxing agencies pursuant to Section 33607.5 of the California Health & Safety Code; and charges of the County Auditor-Controller.
2. Bonded Indebtedness: Principal and interest due on outstanding bonded indebtedness incurred, including the first debt payment in FY 12/13. Includes funds to retire the debt the Agency owes to the County Special Revenue Account for prior affordable housing and redevelopment initiatives.
3. Bond Redemption Purchase & Defeasance Program: Unspent bond proceeds allocated to retire outstanding bonds.
4. Administration: Salaries, services, supplies, and equipment in support of project implementation.
5. Transfer to Successor Agency: Unallocated funds to be transferred to the Successor Agency.

PROJECTS WITH ENCUMBERED REVENUES

1. Transit Access Project: Funds for costs associated with the installation Pedestrian enhancements along San Pablo Avenue and Kay Road.
2. Housing Rehabilitation: Housing Funds to develop and implement a program to rehabilitate existing housing in Montalvin Manor for low and moderate-income households.

C. INDEBTEDNESS: MONTALVIN MANOR

The Agency has incurred approximately \$21.6 million in debt as of June 30, 2011 including:

- Loans from the County of Contra Costa totaling \$0.9 million.
- Bonded Indebtedness from 2007 Tax Allocation Bond issue totaling \$5.3 million.
- Low and Moderate Income Housing Fund obligations of \$5.9 million;
- Contractually obligated fiscal agreement of \$7.9 million; and
- \$1.6 million for project area improvements

SECTION 3 – WORK PROGRAM FOR FISCAL YEAR 2011/12

The work program of Contra Costa County Redevelopment Agency for fiscal year 2011/12 is directed at continuing the implementation of the Contra Costa Centre Area Redevelopment Plan and Specific Plan, and the Redevelopment Plans for North Richmond, Bay Point, Rodeo, and Montalvin Manor, and the Pittsburg/Bay Point BART Station Area Specific Plan and Rodeo Downtown/Waterfront Specific Plan.

Specific goals, objectives and tasks of the Agency for fiscal year 2011/12 are outlined below:

I. **Contra Costa Centre Redevelopment Project Area:**

Goal 1: Secure necessary financing to implement the Plan.

- A. Secure remaining funds from developers under terms of Disposition and Development Agreements (DDA's).
- B. Facilitate property transfers as appropriate to expedite project/program implementation.
- C. Amend and implement final agreements necessary to achieve feasible development of Areas 11/12 (BART property), including asset management to realize revenue due.

Goal 2: Continue access and infrastructure improvements necessary to allow construction to begin and to serve completed buildings.

- A. Continue to transfer property as necessary to facilitate public improvements.
- B. Secure property dedications as specified in DDA's or development approvals.
- C. Evaluate need for new rights-of-way and, if necessary, pursue acquisition.
- D. Complete planning for the construction of the Walden Green Phase II in Iron Horse Corridor. Planning includes identification of an ongoing source of maintenance funding for the improvements through a community-based evaluation process. The project is also expected to begin construction during FY 11/12.
- E. Provide funding for local circulation and safety enhancements. Design of improvements is expected to be complete in FY 11/12, with construction completed by second quarter 2012. Grant funds being sought for enhancements on the Treat Boulevard overcrossing of I-680.

Goal 3: Continue to evaluate Specific Plan Implementation.

- A. Continue to implement a Transportation Demand Management (TDM) Program.
 - 1. Coordinate with Contra Costa Centre Association for program development.
 - 2. Coordinate the implementation of TDM with the completion and occupancy of buildings.
- B. Implement, with the Contra Costa Centre Association, a Child Care Affordability Program.
- C. Coordinate implementation of the BART Transit Village, consistent with the approved Final Development Plan for the BART Joint Development Property (Areas 11/12).
- D. Create and implement, in partnership with the Contra Costa Centre Association and BART, a Wayfinding program in the area.

Goal 4: Facilitate the Development of Affordable Housing.

- A. Provide financial assistance, as provided for in DDA's, to facilitate the delivery of affordable housing in the Park Regency project, Coggins Square, the BART Transit Village, and 1250 Las Juntas Way.

- B. Undertake property transfers necessary to facilitate the additional development of affordable housing in the area, including:
 - 1. Implementing a plan of finance for the development of the BART Transit Village as a mixed income residential/mixed-use property (Block C).
 - 2. Implementing a coordinated program with the City of Walnut Creek for determining a development type, developer, plan of finance, and schedule for the Agency owned property at 1250 Las Juntas Way.

II. **North Richmond Redevelopment Project Area**

Goal 1: Implementation of the North Richmond Redevelopment Plan.

- A. Monitor and provide support for private development within the Project Area.
- B. Continue to work with the North Richmond Municipal Advisory Council (MAC) in implementing the Plan and to attend monthly community meetings.
- C. Work with County Public Works staff in implementing a North Richmond Area of Benefit to include Project Area road improvements and other potential funding sources.
- D. Continue to work with the County's Workforce Development Board, local service providers, and other governmental agencies to offer specialized training and a revamped first source hiring program.
- E. Undertake directed economic development activities, including direct business attraction using financial assistance, and indirect assistance via financing area wide drainage/infrastructure improvements to facilitate private economic investment.
- F. Work with County Administrator and other County Department staff to implement an abatement revolving loan fund program for North Richmond.
- G. Continue the plan of Unified Development (Heritage Point) to acquire and redevelop six contiguous parcels along Fred Jackson Way into a mix of commercial and residential amenities.
- H. Seek to leverage Agency resources by submitting applications for federal/state/local grants.
- I. Continue to work with North Richmond Green (formerly the Beautification Committee) and the North Richmond Waste & Recovery Mitigation Committee to address cross-jurisdictional issues such as code enforcement, abandoned vehicle abatement, trash collection, graffiti removal and other clean up activities.
- J. Continue to refine the permitting process for developers, businesses, and local property owners with the goal of simplifying entitlement procedures in order to prepare the area for long term growth.
- K. Work with the County Administrator and other County departments to evaluate the proposed Indian Gaming facility, and develop community mitigations to build into a State Compact should the proposal go forward.
- L. Continue the work necessary to complete the North Richmond Industrial Area General Plan Amendment, Specific Plan, and Environmental Impact Report (EIR) to transform over 200 acres of underutilized land into a new residential neighborhood consisting of parks, open space, residential housing, mix-use development, commercial/retail outlets, public amenities and infrastructure improvements. This initiative is expected to be released in 2012.
- M. Continue to work with Public Works staff to complete improvements and community safety improvements by upgrading the pedestrian railroad crossing at 7th Street and

Market Avenue to include construction of new curb, gutters, sidewalks, and drainage modifications.

Goal 2: Monitor related public improvements in the Project Area.

- A. Continue to monitor progress of the Professionally Accredited Levee Program to remove areas in North Richmond from FEMA designated Flood Zones.
- B. Continue to support the Resident Deputy Program and other law enforcement activities including, but not limited to: illegal dumping, graffiti abatement, litter/trash abatement, and the surveillance of private development sites.

Goal 3: Commence infrastructure improvements necessary to allow construction to begin and to serve existing structures.

- A. Initiate property acquisition and disposition where required to facilitate public improvements.
- B. Adopt joint resolutions and finalize the memorandum of understanding with the City of Richmond to expand Richmond's Enterprise Zone into the unincorporated community of North Richmond.
- C. Implement necessary infrastructure improvements to promote economic development activities.
- D. Work with County Public Works staff to implement a comprehensive Infrastructure Improvement Program for the employment generating area north of Parr Boulevard. This initiative will help gauge the level of community/property owner support for participation in a public-private partnership to finance additional improvements. The plan of finance may consider local public finance tools (assessment proceedings, special tax districts, etc.), federal and/or state funds, redevelopment funds, and developer fees.
- E. Complete the feasibility analysis of the Precise Alignment for the North Richmond Truck Route Project, including project costs, right-of-way acquisitions, and environmental clearances for CEQA/NEPA. The Precise Alignment serves as the basis for pursuing a Federal earmark, as well as other project funding from Federal, State, and local governmental funding sources.
- F. Continue to explore grant funding to expand the streetscape improvements along Fred Jackson Way between Grove Avenue and Wildcat Creek and an ongoing funding source to maintain these improvements.

Goal 4: Facilitate the development of affordable housing.

- A. Continue to work with appropriate private, public, and non-profit organizations and, participate in the development of affordable housing and implementation of the Agency's inclusionary housing requirement for new subdivisions such as Signature Properties' Nove site and the Heritage Point Mixed-Use Development.
- B. Facilitate affordable homeownership opportunities through the resale of the Parkway Estates units, Youthbuild homes, Bella Flora homes (KB Home), First Time Homebuyer Program, IDA (Individual Deposit Account) Program, and the Neighborhood Stabilization Program (NSP)
- C. Continue to work with the Housing Authority to evaluate the reuse of the Las Deltas Housing Development, including the numerous scattered sites and vacant public housing units.
- D. Continue to support the development of Community Housing Development Corporation of North Richmond (CHDC) by providing project based capacity building financial assistance, and a commercial rehabilitation loan to renovate CHDC's office in order to expand service delivery to local residents.

III. Bay Point Redevelopment Project Area

Goal 1: Implementation of the Bay Point Redevelopment Plan.

- A. Continue to work with the Bay Point Municipal Advisory Council in implementing the Redevelopment Plan.
- B. Monitor and provide support for private development within the Project Area.
- C. Continue to work with the County Counsel, District V Office, and Building Inspection Division to address code enforcement and abatement activities in Bay Point.
- D. Continue implementation of the Pittsburg/Bay Point BART Station Area Specific Plan, Development Zone 2 and a portion of Development Zone 3.
- E. Monitor remediation of the Shell pond, on the PG&E property east of the Bay Point Marina.
- F. Implement economic development activities, including a strategic plan for the marina and waterfront area, monitoring the conditions of approval for a business park, implement Enterprise Zone in partnership with the City of Pittsburg, and participate in regional economic development efforts.
- G. Continue to work on the Agency's website (ccreach.org) and use it as a tool for providing information to residents, developers and other interested parties.

Goal 2: Monitor related public improvements in the Project Area.

- A. Monitor the status of the planned relocation of the Contra Costa Fire District's Station 86 (Bay Point).
- B. Monitor updates to the Capital Road Improvement Program, the priority list for the underground utility program, and modifications to the Bay Point Area of Benefit (AOB) Program. Continue to seek grant funding for infrastructure improvements.
- C. Monitor infrastructure improvements to Willow Pass Road.
- D. Monitor implementation of transportation priorities identified in the Port Chicago Highway Mitigation program.
- E. Monitor planning and development of the Great California Delta Trail.
- F. Monitor master plan process for Ambrose Park Improvements.

Goal 3: Facilitate infrastructure improvements necessary to allow construction to begin and to serve existing structures.

- A. Work on the design and identify funding opportunities for implementing the Bailey Road Bicycle and Pedestrian Improvement Project.
- B. Explore alternative alignments for improvements to Willow Pass Road, Bailey to Pittsburg City limits.
- C. Explore funding opportunities for capital improvements needed to implement the BART Specific Plan, including improvements to Bailey Road and Willow Pass Road.
- D. Implement the improvements identified in the infrastructure study for the Bella Vista/Home acres neighborhood, as opportunities become available.
- E. Complete improvements to Bailey Road, between State Route 4 and Leland, in conjunction with the City of Pittsburg.

Goal 4: Facilitate the development of affordable housing.

- A. Work with appropriate non-profit and for-profit organizations in developing affordable housing, and actively participate in development activities where able.
- B. Continue to work with the non-profit developer (Habitat for Humanity) on the development of property for single-family residences on an infill site.
- C. Work with Youth Homes to develop an Agency-owned site into a group home, completing the relocation of the facility from Orbisonia Heights.
- D. Implement programs to improve the quality of the existing housing stock including the housing rehabilitation program.

IV. Rodeo Redevelopment Project Area

Goal 1: Implementation of the Rodeo Redevelopment Plan.

- A. Monitor and provide support as appropriate for private development within the Project Area.
- B. Work with the Public Works Department to develop and implement a program to identify and install infrastructure improvements that will help revitalize the Marina and downtown Rodeo area.
- C. Work with the Public Works Department in implementing the West County Area of Benefit (AOB) and in identifying other sources of funding for road improvements that would promote the revitalization of Rodeo.
- D. Continue to work with the Public Works Department to develop a maintenance funding mechanism for the newly reconstructed Parker Avenue improvements.
- E. Work with County Service Area R-10 and the East Bay Regional Park District to develop and begin park and recreation plans and programs. Evaluate and initiate implementation of projects as specified in the Specific Plan for the downtown and waterfront areas.
- F. Continue working to complete the Rodeo Waterfront Predevelopment Assessment Program as recommended in the Rodeo Downtown/Waterfront Strategic Planning process.
- G. Work with the Rodeo Sanitary District to complete the construction of the public sewer line to provide service to the Rodeo Marina.
- H. Continue property assemblage as opportunities become available and pursue development of the Town Square mixed-use project as market conditions warrant.
- I. Implement programs to improve the quality of the existing housing stock including the housing rehabilitation program.
- J. Complete the marketing collateral materials to market commercial and residential sites in the Rodeo Redevelopment Project Area, and develop marketing tools as specified in the marketing plan.
- H. Continue to work with the owners of the Willow Hawthorne site to pursue development as market conditions improve.
- I. Continue working with New Horizons Career Development Center to improve service delivery and job development activities.
- J. Continue working with the Rodeo Chamber of Commerce, RMAC, R-10 and Rodeo Sanitary District to draw people to the Rodeo community.

V. Montalvin Manor Redevelopment Project Area:

Goal 1: Redevelopment Plan Implementation.

- A. Work with the Redevelopment Advisory Committee to develop a long-term strategic plan for achieving Plan goals.
- B. Continue to implement actions outlined in the Montalvin Manor Pedestrian and Transit Access Improvement Strategy.
- C. Work with County Department of Public Works to assess drainage and traffic calming issues.
- D. Improve the quality of the existing housing stock by continuing the Redevelopment Housing Rehabilitation Loan Program, and the Neighborhood Stabilization Program (NSP).

EXAMINATION OF ACHIEVEMENTS FOR FISCAL YEAR 2011

The Redevelopment Agency, during fiscal year 2010/11, continued to implement its Redevelopment Plans.

I. Contra Costa Centre Redevelopment Project Area

- A. Blocks A, B, and E of the Contra Costa Centre Transit Village were completed and the residential units fully leased.
- B. Infrastructure Improvements: Engineering/design was ongoing for circulation and alternative mode improvements in the area. The Iron Horse Trail Pedestrian/Bicycle Overcrossing was completed and opened to the public. A community design program for a Shortcut Path to the neighborhoods east of the Station Area (David/Minert Rd) was delayed due to policing concerns of the Walnut Creek City Council and other budget issues. Major construction work was completed for the core infrastructure and placemaking infrastructure associated with the BART Transit Village Project. Staff continues to work with commercial property owners to develop and implement an area wide wayfinding program. The Agency continued to work with BART on implementing Station enhancements.
- C. Private Development: The Agency worked with private developers to business agreements including a Disposition and Development Agreement, Ground Leases, a Construction Agreement, and a Financial Assistance Agreement.

II. North Richmond Redevelopment Project Area

- A. Development: Agency staff continues to work with the community, County staff, and a consultant to develop and implement the North Richmond Industrial Area General Plan Amendment/Specific Plan and related EIR. The Specific Plan process involves transforming approximately 200 acres of land bounded by Wildcat Creek, San Pablo Creek, Richmond Parkway, and the Union Pacific railroad tracks into a new residential neighborhood. Several critical milestones were achieved, including community consensus on a preferred alternative concept, tentative approval for a secondary access road off of the Richmond Parkway, and a proposed swap of the North Richmond Ballfield. Agency staff worked with several private and non-profit developers in facilitating infill housing on scattered sites. Staff continued work on the Heritage Point Mixed-Use Development to assemble parcels along Third Street in order to redevelop and complete the Phase II of the North Richmond Town Center. Six properties have been acquired and three of the structures demolished. The Agency continued to provide funding and assisted with the leveraging of federal funds to initiate the First Time

Homebuyers and Individual Deposit Account Programs for first time homebuyers. Agency staff worked with several private property owners to plan and implement construction of commercial/industrial development within the employment generating area of the community. Agency staff continues to work with the County Housing Authority to explore planning options and alternatives to revitalize the 224 unit Las Deltas public housing development.

- B. Infrastructure: The Agency initiated work with Public Works staff to affirm previous findings and implement a comprehensive area-wide infrastructure improvement program for the area. Agency staff continues to pursue funding to continue Fred Jackson Way (3rd Street) improvements from Grove to Wildcat Creek. Staff continues to work with the cities of Richmond and San Pablo, and local stakeholders to complete environmental clearances to develop a Precise Alignment for the North Richmond Truck Route Project. The Agency continues to improve community safety by upgrading the pedestrian railroad crossing at 7th and Market Avenue to include construction of new curb, gutters, sidewalks, driveways and drainage modifications. Agency staff continues to work with the Public Works Department, County Flood Control District, and WRT to remove homeowners out of the flood plain and to find solutions for levee accreditation and compliance with FEMA's new Flood Plain Maps. Agency staff worked with the County Public Works Department to complete construction of the pocket park in the Parkway Estates Development.
- C. General: The Agency has collaborated on community improvement initiatives with the North Richmond Waste and Recovery Mitigation Fee Committee, a joint County/City board. Agency staff, along with CHDC and the City of Richmond, continues to support the North Richmond Green Campaign and its effort to eradicate blight, graffiti removal, and illegal dumping. Agency staff continues to work with private, nonprofit and other County departments to implement an information system for available programs and services. Agency continues to provide a revolving abatement loan program to remove unsafe structures and prevent squatters from occupying foreclosed homes. Through a grant, the Agency continues to support the Young Adult Empowerment Center with new office furniture, bullet resistant lighting, and upgrades to the security system. Agency continues to bolster police services by partially supporting two resident deputy positions exclusively for the North Richmond community.
- D. Economic Development: The Agency continues to spearhead the First Source Hiring Program working with other County departments and local service providers. The Agency continues to partner with the City of Richmond to expand the Richmond Enterprise Zone into the employment generating area north of Parr Boulevard. The Agency continued to work with CHDC to renovate its offices and expand service delivery functions. The Agency continues to explore temporary uses with organic growers for vacant or underutilized land within the industrial area and parts of the North Richmond Specific Plan. The Agency continues to work with the Federal Deposit Insurance Corporation (FDIC) and CHDC to offer tax return assistance to North Richmond residents under the VITA (Volunteer Income Tax Assistance) Program. The Agency continues to explore partnership opportunities with The California Endowment (10 Year Pledge) to transform the area into a safe and healthy neighborhood. Agency continues to work with Local Initiatives Support Corporation (LISC) to implement the 4th Edition of the North Richmond Housing Memorandum of Understanding.

III. Bay Point Redevelopment Project Area

- A. Development: Agency staff continued to work with non-profit and private developers interested in affordable housing development throughout the Project Area. Staff continued to work with a property owner to comply with conditions of approval for a light-industrial business park. Agency staff continues to work with the new property owner to develop a hotel on property previously owned by the county. Staff has made significant

progress on the Orbisonia Heights land assemblage program, the first step in implementing the BART Specific Plan. To date 44 of 45 parcels have been acquired. Approximately 30 structures have been demolished to date.

- B. Infrastructure: Staff continues to work on the design of the gap closure in the Delta DeAnza Regional Trail through Bay Point. Staff continued to identify funding sources for infrastructure improvements on Willow Pass Road and Bailey Road. Staff worked with the City of Pittsburg on the design of infrastructure improvements to Bailey Road, between State Route 4 and Leland Road.
- C. Economic Development: Staff continues to make marketing information available on the Agency's website (ccreach.org). Staff continued to work with project applicants to facilitate review of land use proposals. Staff has been working with the Bay Point Chamber of Commerce. Staff monitored the status of enterprise zones with the State. The Targeted Employment Area for the Enterprise Zone was approved by the State.
- D. General: Staff continues to work with County Counsel, District V Office, Building Inspection, Environmental Health, and the Sheriff's Department to address code enforcement and abatement activities in the Bay Point Project Area.

IV. Rodeo Redevelopment Project Area

- A. Development: Agency staff continues to work with private developers interested in residential, mixed-use, and commercial development in the Project Area. Agency staff continues to work with the owners of the Rodeo Marina to facilitate development and create a sense of place. Agency continues to pursue acquisition of the Windmill Bar parcel at the Town Center site.
- B. Infrastructure: Agency staff continues to work with Public Works in evaluating the possibility of establishing an assessment that would provide ongoing maintenance for Parker Avenue improvements. Agency staff also worked with Public Works to develop a proposed program to identify and install infrastructure improvements that will help revitalize the downtown area and Rodeo Marina. Agency staff worked with the Rodeo Sanitary District on annexation of the waterfront marina and downtown area into its service area.
- C. Economic Development: Staff completed collateral materials to enhance image of, and to stimulate economic development activities in Rodeo. Staff continues to explore private investors for the Development of the Town Plaza site which is the town center. Staff continues to work with Rodeo Sanitary District to amend the scope that would supply Downtown Rodeo and the Waterfront Marina with a connection to the Sanitary District.
- D. General: The Agency contributed funds to augment CDBG-R grant funds to make improvements to the Lefty Gomez recreation building. The Agency initiated a Predevelopment Assessment at the Rodeo Waterfront including a Brownfield environmental site assessment, a marina study, and a financial analysis. The Agency continues to work with the East Bay Regional Park District for future implementation of Lone Tree Park. The Agency worked in cooperation with the Public Works Department and the Contra Costa Resource Conservation District and the community to prepare a Rodeo Creek Watershed Vision Plan and implement the first phase of the plan.
- E. Agency staff and the Building Inspection-Neighborhood Preservation Program implemented a housing rehabilitation program for the Redevelopment Project Areas in Montalvin Manor, North Richmond, Bay Point, and Rodeo.

V. Montalvin Manor Redevelopment Project Area

- A. On June 16, 2009 the Board of Supervisor approved the Planned-Unit District (P-1) Re-zoning for Montalvin Manor and on June 23, 2009 approved the Montalvin Manor Building Permit Amnesty Program Ordinance to address non-permitted construction (i.e. garage conversions, car ports, room additions, roof conversion, 2nd story additions). The Building Permit Amnesty Program officially began on July 23, 2009 and was extended on July 27, 2010 to terminate on December 31, 2010. During the Amnesty Program period, over 80 applications were received, with over 50 receiving a building permit for previously un-permitted construction/renovations to single-family residential dwellings.
- B. Agency staff and the Building Inspection-Neighborhood Preservation Program continued with the implementation of the Redevelopment Housing Rehabilitation Program for the Redevelopment Project Areas in Montalvin Manor, North Richmond, Bay Point, and Rodeo. Four home rehabilitation loans were made to Montalvin Manor homeowners during FY 2009/10. Unfortunately, due to budget constraints stemming from the economic recession and housing foreclosure crisis, the Redevelopment Housing Rehabilitation Program has been cancelled. The Program is expected to continue once redevelopment revenue improves to a point where it can be supported.
- C. The design/engineering plans and the environmental reviews for the San Pablo Avenue and Kay Road pedestrian access and safety improvements were completed. Construction of the improvements to San Pablo Avenue and Kay Road is expected to start sometime during August/September 2011.

SECTION 4 – BLIGHT PROGRESS REPORT

Health and Safety Code Section 33080.1(d) requires the preparation of an annual progress report of the Agency in addressing blight. This report provides specific activities and expenditures of the Agency in FY 11 in addressing blighting conditions.

Contra Costa Centre

Blight removal activities of the Agency are intended to achieve/support sustainable development/transit-oriented development including transportation and circulation improvements; urban design enhancements; and affordable housing:

- Transportation and circulation improvements – Major expenditures associated with the Robert I. Schroeder Pedestrian and Bicycle Overcrossing were made to complete the construction and open the overcrossing to the public. Improvements related to the area's Transportation Demand Management (TDM) program were also made;
- Enhancements to the Avalon Walnut Creek Transit Village project were made including lighting, landscaping, town plaza, and street furniture. Additional landscaping initiatives related to Walden Green and the Hookston Station area were also undertaken; and
- Achievement of social equity goals has been achieved via the production of mixed income housing supported by the Agency including the Park Regency Apartments, Coggins Square, and the Avalon Walnut Creek Transit Village Project.

North Richmond

Blight removal activities of the Agency are intended to address the lack of road, drainage and utility improvements in the employment areas of North Richmond; enhancements to the existing residential area through the provision of social, recreational, and employment and training enhancements; and the provision of affordable housing:

- A major effort to replan a portion of the light industrial area was undertaken. The intent is to create a residential and mixed-use area with the full complement of community facility and services. Planning includes a major truck route initiative to remove obnoxious odors and emissions from residential neighborhood areas. Improvements to Market Ave. in the existing neighborhood were undertaken.
- Initiatives to address illegal dumping and community-oriented policing were funded to address two issues that continue to blight the area.
- Project scoping for a future infrastructure initiative serving the employment area were completed, and will be undertaken in the future; and
- Major blight removal was accomplished via the acquisition of four of six properties on Third Street for a future affordable housing and retail project. A Master Developer for a future new construction project was identified, and will be a major initiative of the Agency in the future.

Bay Point

Blight removal activities of the Agency are intended to achieve sustainable/transit-oriented near the Pittsburgh/Bay Point BART Station; address issues associated with the underutilized waterfront; pursuing employment opportunities; stabilizing neighborhoods negatively affected by the mortgage foreclosure problem; and achieving affordable housing:

- A primary initiative of the Agency is the assemblage of a seven-acre development site near the BART Station. The area was characterized by substandard structures and deficient infrastructure. The area will be a future mixed-use transit-oriented development project;
- Employment opportunities will be enhanced by the establishment of an Enterprise Zone, an partnership with the City of Pittsburgh;
- Infrastructure in the Bella Vista area was the subject of a preliminary engineering program. Budgetary constraints will postpone implementation; and
- Road and circulation improvements were focused on the BART Station Area/Bailey Road Corridor.

Rodeo

Blight removal activities of the Agency are intended to address infrastructure deficiencies in the downtown and waterfront area; hazardous materials issues on the waterfront; stabilizing neighborhoods negatively affected by the mortgage foreclosure problem; and achieving affordable housing:

- A primary initiative of the Agency, establishment of an anchor mixed-use development in the downtown, has been hampered by the downturn in the economy.
- Waterfront hazardous materials remediation is ongoing in partnership with property interests;
- Major infrastructure upgrades to the downtown area and waterfront were negotiated and are currently undergoing design engineering. Construction is expected in 2012.

Montalvin Manor

Blight removal in this largely built-out neighborhood focus on improving the quality of substandard residences, improving the quality of existing community facilities and parks, and improving area circulation for vehicles, pedestrians and bicycles. The neighborhood is also in need of stabilization due to the adverse affects of the housing foreclosure issue:

- Major improvements to the areas deteriorated sidewalks were undertaken;
- Pedestrian and bicycle improvements along San Pablo Ave and Kay Road have been designed and will be constructed in the next fiscal year;
- An amnesty program to incentivize property owners to legalize previously unpermitted work was undertaken. It had a substantial positive affect on the quality of the housing stock; and
- A housing rehabilitation program to finance housing improvements was initiated. Its future will be impacted by the substantial loss of property values in the area.

SECTION 5 – LOAN STATUS REPORT

Health and Safety Code Section 33080.1(e) requires the preparation of an annual status report of loans the Agency has made in an amount greater than or equal to \$50,000, that in the previous fiscal year were in default, or not in compliance with the terms of the loan approved by the redevelopment agency.

The Contra Costa County Redevelopment Agency has no loans greater than or equal to \$50,000 that were in default, or out of compliance with the terms of the loan in the previous fiscal year 2010/11.

SECTION 6 – PROPERTY STATUS REPORT

Health and Safety Code Section 33080.1(f) requires the preparation of an annual report of property owned by the Agency. This report satisfies the requirement to disclose the status of properties owned.

Project Area	Property Address	Assessor's Parcel Number(s)	Acquisition Year	Purpose	Status
Contra Costa Centre					
	1250 Las Juntas Way	148-180-050	2003	Housing	Land held for resale
	1250 Las Juntas Way	148-180-051	2003	Housing	Land held for resale
	1250 Las Juntas Way	148-180-052	2003	Housing	Land held for resale
	Iron Horse Corridor	147-050-043	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	147-050-044	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	147-050-047	1986	Trail	Restricted-Transportation
	Buskirk Avenue	148-100-056	1986	Road right-of-way	Restricted-Transportation
	Iron Horse Corridor	148-120-012	1984	Trail	Restricted-Transportation
	Iron Horse Corridor	148-180-047	1985	Trail	Restricted-Transportation
	Iron Horse Corridor	148-180-048	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	148-180-049	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	148-221-016	1984	Trail	Restricted-Transportation
	Iron Horse Corridor	148-221-030	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	148-360-014	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	148-360-024	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	148-360-031	1986	Trail	Restricted-Transportation
	Iron Horse Corridor	172-100-038	1984	Trail	Restricted-Transportation
North Richmond					
	1820 6th St	409-132-015	2004	Housing	Land held for resale
	1711 4th St.	409-261-015	2004	Housing	Land held for resale
	305 Chesley	* 409-080-013	2009	Housing	Land held for resale
	1534 3rd St	* 409-080-014	2009	Housing	Land held for resale
	1546 3rd St	* 408-080-020	2009	Housing	Land held for resale
	304 Grove	* 409-080-001	2010	Housing	Land held for resale
	1542 3rd St	* 409-080-016	2010	Housing	Land held for resale
* Heritage Point land assemblage					
Bay Point					
	187 N Broadway	096-041-026	2003	Housing	Land held for resale
	195 N Broadway	096-041-001	2003	Housing	Land held for resale
	199 N Broadway	096-041-013	2003	Housing	Land held for resale
	96 Enes Ave	# 097-037-007	2007	Housing	Deed restricted held for resale
	231 Amerson Ave	# 097-270-021	1995	Housing	Land held for resale

235 Amerson Ave	#	097-270-022	1995	Housing	Land held for resale
Amerson Ave	#	097-270-018	1995	Housing	Land held for resale
235 Amerson Ave	#	097-270-076	1998	Housing	Land held for resale
Mims Ave	#	097-270-074	2001	Housing	Land held for resale
Canal Rd	@	097-270-078	1998	Commercial	Land held for resale
Canal Rd	@	097-270-080	2001	Commercial	Land held for resale
Bel Air Lane		097-270-056	1993	Housing	Land held for resale
610 S Broadway	^	094-013-001	2006	Housing	Land held for resale
585 S Broadway	^	094-015-010	2005	Housing	Land held for resale
581 Bailey Rd	^	094-012-035	2006	Housing	Land held for resale
690 S Broadway	^	094-026-002	2007	Housing	Land held for resale
51 Maylard St	^	094-014-011	2007	Housing	Land held for resale
668 S Broadway	^	094-013-005	2007	Housing	Land held for resale
560 S Broadway	^	094-012-024	2007	Housing	Land held for resale
590 S Broadway	^	094-012-027	2007	Housing	Land held for resale
670 S Broadway	^	094-013-006	2007	Housing	Land held for resale
641 S Broadway	^	094-014-012	2007	Housing	Land held for resale
551 S Broadway	^	094-015-013	2007	Housing	Land held for resale
541 S Broadway	^	094-015-014	2007	Housing	Land held for resale
591 S Broadway	^	094-015-027	2007	Housing	Land held for resale
650 S Broadway	^	094-013-003	2007	Housing	Land held for resale
660 S Broadway	^	094-013-004	2007	Housing	Land held for resale
651 S Broadway	^	094-014-013	2007	Housing	Land held for resale
570 S Broadway	^	094-012-025	2008	Housing	Land held for resale
540 S Broadway	^	094-012-022	2008	Housing	Land held for resale
631 Bailey Rd	^	094-013-007	2008	Housing	Land held for resale
680 S Broadway	^	094-026-001	2008	Housing	Land held for resale
550 S Broadway	^	094-012-023	2008	Housing	Land held for resale
495 Wollam	^	094-015-006	2008	Housing	Land held for resale
661 S Broadway	^	094-014-014	2008	Housing	Land held for resale
498 Wollam	^	094-016-002	2008	Housing	Land held for resale
681 Bailey Rd	^	094-026-005	2008	Housing	Land held for resale
580 S Broadway	^	094-012-026	2008	Housing	Land held for resale
671 S Broadway	^	094-014-001	2009	Housing	Land held for resale
571 S Broadway	^	094-014-010	2009	Housing	Land held for resale
611 Bailey Rd	^	094-013-010	2009	Housing	Land held for resale
605 Bailey Rd	^	094-013-011	2009	Housing	Land held for resale
620 S Broadway	^	094-013-002	2009	Housing	Land held for resale
581 S Broadway	^	094-015-011	2009	Housing	Land held for resale
571 S Broadway	^	094-015-012	2010	Housing	Land held for resale
591 Bailey Rd	^	094-015-036	2010	Housing	Land held for resale
530 S Broadway	^	094-012-021	2001	Housing	Land held for resale
531 Bailey Rd	^	094-012-030	2001	Housing	Land held for resale
541 Bailey Rd	^	094-012-031	2001	Housing	Land held for resale
551 Bailey Rd	^	094-012-032	2001	Housing	Land held for resale
561 Bailey Rd	^	094-012-033	2001	Housing	Land held for resale
571 Bailey Rd	^	094-012-034	2001	Housing	Land held for resale
Memorial Way	^	094-015-028	2001	Housing	Land held for resale
621 Bailey Rd	^	094-013-008	2008	Housing	Land held for resale
615 Bailey Rd	^	094-013-009	2010	Housing	Land held for resale

671 Bailey Rd	^	094-026-006	2010	Housing	Land held for resale
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Amerson/Mims Ave. land assemblage

@ Canal Road land assemblage

^ Orbisonia Heights land assemblage

Rodeo

Railroad Ave	>	357-161-001	2005	Housing	Land held for resale
Railroad Ave	>	357-161-002	2005	Housing	Land held for resale
223 Parker Ave	>	357-161-013	2006	Housing	Land held for resale
710 Willow Ave		357-120-074	1998	Housing	Land held for resale

> Town Plaza land assemblage

Corrected 1-10-12

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SECTION 7 - LIST OF TIME LIMIT EXPIRATIONS

	Contra Costa Centre*	North Richmond	Bay Point	Rodeo	Montalvin Manor
Adoption Date	7/10/84	7/14/84	12/29/87	7/10/90	7/8/03
Ordinance Number	84-30	87-50	87-102	90-50	2003-23
Debt Establishment	Deleted	Deleted	Deleted	Deleted	7/8/23
Plan Effectiveness	7/10/29	7/14/28	12/29/28	7/10/31	7/8/34
Debt Repayment	7/10/36	7/14/38	12/29/38	7/10/41	7/8/49
Bond Debt Limit	\$160 Million **	\$30 million	\$60 million	\$60 million	\$50 million
Cumulative Tax Increment	\$423 million**	\$60 million	\$116 million	\$125 million	not required
Cumulative Tax Increment (through FY09/10)***	\$83.7 million	\$21.5 million	\$36.3 million	\$19.8 million	\$2.8 million
Last Date of Plan Amendment	7/18/06	6/3/08	5/20/08	7/18/06	7/18/06

*Formerly Pleasant Hill BART

**Combined for Original and Amended RDA

***Disclosure statement for FY 09/10 (3/31/11 Filing)

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE Per AB 26 - Section 34167 and 34169 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
					Aug**	Sept	Oct	Nov	Dec	
1) 1999 Tax Allocation Bonds	US Bank NA	Bonds issue to fund non-housing projects	23,639,945	1,521,587	1,132,672				388,915	1,521,587
2) 1999 Tax Allocation Bonds	US Bank NA	Bonds issue to fund housing projects	4,896,495	259,755	183,723				76,032	259,755
3) 2003A Tax Allocation Bonds	US Bank NA	Bonds issue to fund non-housing projects	12,036,673	501,174	324,718				176,456	501,174
4) 2007A/AT/B Tax Allocation Bonds	US Bank NA	Bonds issue to fund non-housing projects	155,590,706	5,381,317	3,275,417				2,085,900	5,381,317
5) 2007A/AT/B Tax Allocation Bonds	US Bank NA	Bonds issue to fund housing projects	27,862,963	943,571	556,507				387,064	943,571
6) Project Improvement Loan	Contra Costa County	Loan for affordable housing project	4,766,773	4,611,773					4,766,773	4,766,773
7) Project Improvement Loan	Contra Costa County	Loan for project administration	1,042,767	779,067					779,067	779,067
8) Financial Assistance	Park Regency	Agency assistance	3,300,000	550,000						
9) Financial Assistance	Bridge Housing	Agency assistance	2,000,000	100,000	100,000					100,000
10) Financial Assistance	AvalonBay	Agency assistance	44,036,198	1,265,000						
11) Loan Program	CHDC of NR	Commercial rehabilitation loan program	150,000	150,000						
12) Contract for Wayfinding Prog	Sasak Associates	Pedestrian signage	18,317	18,317		5,754	3,365		22,089	22,089
13) Contract for Wayfinding Prog	Contra Costa County	Pedestrian signage	538,700	538,700		4,228		1,977	235	9,354
14) Hookston Station Remediation	UPJ/Helix Remediation Fd	Remediation of hazardous material	3,575,000	225,000					14,146	518,349
15) Hookston Station Remediation	Proj Navigator/J Teves	Administrator of haz-mat remediation fund	17,608	11,800						
16) Iron Horse Trail Overcrossing	Contra Costa County	Construction of pedestrian overcrossing	308,077	308,077				3,392		3,392
17) Placemaking Transit Village	AvalonBay	Placemaking improvements (ie parks, etc)	1,359,698	1,359,698	42,119				238,409	281,528
18) Placemaking Transit Village	AvalonBay	Placemaking station and bus intermodal	2,175,989	2,175,989						
19) BART Replacement Garage	AvalonBay	BART patron replacement parking structure	198,573	198,573						
20) Contract for Planning Activities	Opticos	Transit Village architect	13,500	13,500						
21) Contract for Planning Activities	Allan D Kolin & Assoc	Transit Village consultant	40,000	40,000						
22) Contract for Planning Activities	Harris & Associates	Transit Village inspection services	42,480	42,480						
23) Contract for Busn Relocation	Assoc Right of Way	Hookston Station relocation services	25,000	25,000						
24) Contract for Development	Keyser Marston Assoc	Financial services for property development	60,000	60,000					755	755
25) Contra Costa County	Tax Collector	Property Tax Administration	134,200	134,200						
26) Contract for Improvements	Contra Costa Centre Assoc	Transportation Demand Mgmt Prog	35,000	35,000						
27) Contract for Community Imprv	Contra Costa County	Walden Green II	426,485	426,485	8,907	7,430	4,371	1,573		22,281
28) Contract for Capital Imprv	Contra Costa County	Infrastructure improvements	1,246,342	986,342		7,091		1,510		1,246,342
29) Contract for Flood Control	Contra Costa County	Replace/improve existing culvert	200,000	200,000						
30) Contract for Relocation Consultant	Overland Pacific & Culter	Coordinate resident relocation (BP/NR)	20,403	20,403	844					844
Totals - This Page			289,355,880	22,670,808	5,624,907	24,503	7,736	8,452	276,634	16,358,529
Totals - Page 2			28,608,948	4,838,700	73,812	152,632	86,362	233,785	10,416,297	3,217,197
Totals - Page 3			8,829,764	6,662,213	219,910	139,781	44,914	140,644	2,621,068	1,445,375
Totals - Page 4										
Totals - Other Obligations			172,731,000	2,678,000						
Grand total - All Pages			499,525,592	36,849,721	5,918,629	316,916	139,012	382,861	501,538	21,021,101

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE Per AB 26 - Section 34167 and 34169 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
					Aug**	Sept	Oct	Nov	Dec	
1) Bond Redemption	US Bank	Purchase & Defeasance Program	22,119,120							
2) Contract for Housing Development	Habitat for Humanity	Assist for-sale affordable housing	193,606							
3) Contract for Improvements	City of Pittsburg	BART Specific Plan Implementation	332,828	168,413				173,380		173,380
4) Loan from Wildcat/San Pablo	Contra Costa County	Project Improvement	200,000							
5) Contract for Improvements	Contra Costa County	3rd Street enhancement	51,677	61,677						
6) Contract for Pre-apprentice	CHDC of NR	Pre-apprentice partnership program	134,946	134,946						
7) Contract for GPASpecific Plan	Craig Communications	Public outreach support	450	450						
8) Contract for GPASpecific Plan	Wallace Roberts & Todd	Implement GPA/Specific Plan/EIR	95,896	12,423			12,860	20,174	7,265	450
9) Contract for Improvements	Contra Costa County	Market Street pedestrian improvements	21,478	1,108		2,241	18,131			52,722
10) Contract for Redevelopment	Contra Costa County	Truck route implementation	132,232			8,305		4,779	1,072	21,478
11) Contract for Improvements	Contra Costa County	Industrial infrastructure improvement	1,240,000	1,240,000		3,024		19,097	11,590	132,232
12) Contract for CHDC initiatives	CHDC of NR	Project support initiatives	44,000	44,000						1,240,000
13) Fiscal Agreement	EBRPD	Project Improvement	500,000							
14) Contract for Improvements	Contra Costa County	Parker Avenue Improvements	54,026	54,026						
15) Contract for Improvements	Contra Costa County	Parker Avenue Improvements	40,000	20,000					54,026	54,026
16) Contract for Consultant	Kayser Marston Assoc	Financial services for waterfront	13,000	13,000					20,000	
17) Chamber of Commerce	Chamber of Commerce	Festival improvements to community	3,609							
18) Contract for Economic Imprv	Rodeo Sanitary District	Sewer line undertaking	853,634	887,724	34,090	23,323	4,640	2,311	7,580	
19) Contract for Improvements	Contra Costa County	Replace obsolete infrastructure elements	1,100,000	780,000		7,754	2,480	6,374		96,944
20) Contract for Economic Imprv	Rodeo Marina LLC	Waterfront environmental assess,emts	10,163	10,163						1,100,000
21) Contract for Improvements	Contra Costa County	Rodeo Creek implementation	4,492	4,492						
22) Contract for Improvements	Contra Costa County	Pedestrian improvements SPI/Kay roads	363,482	363,482						
23) Utilities	PGE, Golden State	Utilities for 96 Enes	957	396	32	32	32	31	15	4,492
24) Contract for legal services	Fraser & Associates	Legal services	310,658	204,190		29,611	9,550	2,943	6,001	88,993
25) Contract for financial analysis	Goldfarb & Lipman	Financial analysis	44,140	12,615		1,525	2,150			33
26) Contract for website	Lighthouse Computer Grp	Website management	20,781	20,781						175
27) Contract for accounting	MGO CPA LLP	Special accounting services	175,000	175,000	13,243	30,043	25,376			48,105
28) Contract for translation services	California Translation Int'l	Language translation services	18,330	18,330					29,990	4,725
29) Contract for debt policies	Stone & Youngberg	Development of debt policies	2,000	2,000					16,000	114,652
30) Contract for financial advisor	Public Financial Mgmt	Financial advisor for Tax Allocation Bond	100,000	100,000		25,783				
31) Contract for legal services	Kulak Rock LLP	Legal services for IRS audit	10,485	10,485		10,350				25,783
32) Lease or office space	CCC GSD	Office Space	33,000	33,000		7,462	2,663	3,189	3,189	10,350
33) Property maintenance	CCC GSD	Property maintenance	28,000	19,100	2,876	3,179	1,837	1,037	2,000	18,692
34) License agreement	Parcel Quest	I-TRAC reports	10,000	10,000						12,928
35) Trustee fees	US Bank	Annual administration fees 35ATAB	10,500	750					856	856
36) Trustee fees	US Bank	Annual administration fees 98TAB	37,486	2,205						750
37) Trustee fees	US Bank	Annual administration fees 03ATAB	73,425	3,338			3,013			
38) Trustee fees	US Bank	Annual administration fees 03BTAB	57,750	2,625			2,650			3,013
39) Trustee fees	US Bank	Annual administration fees 07TAB	124,800	4,800	4,800					2,650
40) License agreement	DAC	Document repository	38,000	1,500						4,800
41) Accounting fees	CCC Auditor-Controller	Accounting management	4,000	4,000			1,000			
Totals - This Page			28,608,948	4,838,700	73,812	152,632	86,362	233,765	69,558	3,217,197

All

Per AB 26 - Section 34167 and 34169 (*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
					Aug**	Sept	Oct	Nov	Dec	Jan	
1) Treasurer fees	CCC Treasurer	Cash management	2,037	2,037							
2) IT support	CCC DCD	Computer management	107,900	107,900			466				2,037
3) Legal fees	CCC Counsel	Legal services	77,619	77,619						1,571	107,900
4) Employee costs	Employees of Agency	Payroll for employees	2,111,020	1,377,709	175,659	34,182	35,656		13,437	30,000	77,619
5) Code Compliance fees	CCC Counsel	Code compliance	50,000	50,000							639,678
6) Technical assistances	CCC Public Works	Technical assistance support	40,000	40,000						50,000	50,000
7) Property taxes	Tax Collector	Property taxes on properties	107,970	107,970						40,000	40,000
8) Transportation planning services	Contra Costa County	Technical assistance	20,000	20,000				13,479			13,479
9) Property holding costs	Bothaine	Weed abatement	220,000	22,000						20,000	20,000
10) Relocation, maintenance	Various	Relocation, Youth Home, etc.	600,000	600,000			3,700		1,100		4,800
11) Relocation	John Steneking	Relocation	8,000	8,000							-
12) SERAF	Housing Fund	SERAF fy 2010-11 payment	497,022								-
13) Resident Deputy	CCC Sheriff	Resident deputy/legal dumping officer	228,500	228,500						228,500	228,500
14) Child Care	Various	Child care funds	607,518								-
15) Homebuyer Resale	Various	Costs associated with resale	249,000	249,000							-
16) Comm Preservation/Foreclosure	Various	Employees/professional services	478,019	478,019	10,023	2,948	1,474	5,098	6,000	6,000	31,543
17) Housing Rehabilitation	Various	Employees/professional services	20,000	20,000	7,584	2,914	1,608	5,360	6,000	6,000	29,368
18) Youth Homes	Various	Employees/professional services	310,000	310,000	3,688						75,898
19) Orisonta Heights	Various	Employees/relocation/Youth Home	600,000	600,000	8,474						62,474
20) Homebuyer Resale	Various	Employees/professional services	9,000	8,000	2,948	2,278	804	3,860	4,000	4,000	17,680
21) Heritage Point Redevelopment	Various	Employees/professional services	208,700	75,000	4,680	1,608	402	3,530	4,000	4,000	18,230
22) Los Deltas Feasibility	Various	Employees/professional services	40,000	40,000	1,608	670	288	523	1,000	1,000	5,069
23) Enterprise Zone	Various	Employees/professional services	50,000	50,000	1,474	402	134	915	1,000	1,000	4,925
24) Feçade Program	Various	Town Plaza	25,213	25,213	3,752	1,208	402	3,007	4,000	4,000	16,367
25) Heritage Point Land	Various	Acquisitions	650,000	650,000							-
26) Parker Capital Replacement	Contra Costa County	Parker Capital Replacement	30,000	30,000							-
27) Landscaping	Various	Donated funds for landscaping	5,818								-
28) NPP	Nick's Construction	Housing Rehabilitation	10,550	10,550							-
29) Housing Business Relocation	Various	Housing Business Relocation	820,000	820,000							-
30) Placemaking Civic Use	Various	Placemaking Civic Use	200,000	200,000							-
31) Walden II Remediation	Various	Walden II Remediation	93,668	93,668							-
32) Specific Plan	Various	Specific Plan	19,209	19,209							-
33) Walden I Upgrade	Various	Walden I Upgrade	25,000	25,000							-
34) Trid City Remediation	Various	Trid City Remediation	105,000	105,000							-
35) Marketing	Various	Marketing	30,000	30,000							-
36) 1250 Las Juntas	Various	1250 Las Juntas	75,000	75,000							-
40) Transit Village Consultant	Various	Transit Village Consultant	100,000	100,000							-
Totals - This Page			8,829,764	6,692,213	219,910	139,781	44,914	140,644	155,346	744,780	1,445,375

OTHER OBLIGATION PAYMENT SCHEDULE Per AB 26 - Section 34167 and 34169 (**)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
					Aug**	Sept	Oct	Nov	Dec	
1) Bay Point / Section 33676	Various ***	Payments per former CRL 33676	32,990,000	616,000						-
2) Bay Point / Section 33401	Contra Costa Fire	Payments per former CRL 33401	18,168,000	329,000						-
3) Bay Point / Statutory Payments	Various ****	Payments per CRL 33607.5 and .7	3,050,000	-						-
4) Contra Costa Centre / 33676	Various ****	Payments per former CRL 33676	6,949,000	151,000						-
5) Contra Costa Centre / 33401	Contra Costa Fire	Payments per former CRL 33401	3,987,000	112,000						-
6) Contra Costa Centre / 33401	Superintendent Schools	Payments per former CRL 33401	228,000	8,000						-
7) Contra Costa Centre / 33401	County Mosquito Abate	Payments per former CRL 33401	75,000	2,000						-
8) Contra Costa Centre / Statutory	Various ***	Payments per CRL 33607.5 and .7	53,887,000	654,000						-
9) Montalvin / Statutory	Various ***	Payments per CRL 33607.5	4,363,000	22,000						-
10) North Richmond / 33676	Various ***	Payments per CRL 33607.5	13,305,000	258,000						-
11) North Rich / Statutory Payments	Various ****	Payments per CRL 33607.5 and .7	5,141,000	-						-
12) Rodeo / 33676	Various ****	Payments per former CRL 33676	11,794,000	174,000						-
13) Rodeo / 33401	Rodeo Fire Dist	Payments per former CRL 33401	11,920,000	228,000						-
14) Rodeo / 33401	County Mosquito Abate	Payments per former CRL 33401	183,000	4,000						-
15) Rodeo / 33401	Superintendent Schools	Payments per former CRL 33401	1,994,000	37,000						-
16) Rodeo / 33401	CC Community College	Payments per former CRL 33401	4,708,000	87,000						-
17)										-
18)										-
19)										-
20)										-
21)										-
22)										-
23)										-
24)										-
25)										-
26)										-
27)										-
28)										-
Totals - Other Obligations			172,731,000	2,678,000	-	-	-	-	-	-

*** All payment amounts are estimates