

# Orange Countywide Oversight Board

Agenda Item No. 6g

Date: 1/25/2022

From: Successor Agency to the La Habra Redevelopment Agency

Subject: Resolution of the Countywide Oversight Board Approving Annual Recognized Obligation Payment Schedule (ROPS) and Administrative Budget

Recommended Action:

Approve resolution approving FY 2022-23 ROPS and Administrative Budget for the La Habra Successor Agency

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The La Habra Successor Agency requests approval of the Recognized Obligation Payment Schedule (ROPS) and Administrative Budget for Fiscal Year 2022-23.

The enforceable obligations included in ROPS 22-23 total \$2,039,205 (\$1,325,177 for 22-23 A and \$714,028 for 22-23 B).

RPTTF funds requested will cover payments for the 1998 COP B/C Loan, executed on September 15, 1998 between the City and the Redevelopment Agency. The payments for the 1998 B/C loan include debt service principal payment (item # 1) and debt service interest payment (item # 2). Total RPTTF funds related to the 1998 B/C loan is \$466,600 requested for 22-23 A. There is no request for item #1 and 2 for 22-23 B.

RPTTF funds requested will cover the loan payment between the City and the Redevelopment Agency for the purchase of 1001 Imperial Loan (item # 11) dated September 11, 2007 and interest (item # 12). The total RPTTF funds related to 1001 Imperial Highway item # 11 is \$571,700 requested for 22-23 A. The total RPTTF funds related to item # 12, interest, is \$430,000 requested for 22-23 B.

RPTTF funds requested to cover trustee fees (item #13) totals \$10,000 (\$7,500 for 22-23 A and \$2,500 for 22-23 B). RPTTF funds for continuing disclosure fees of \$3,250 (item # 30) is requested for 22-23 B. There is no request for item # 30 in 21-22 A.

RPTTF funds totaling \$4333,463 (\$217,281 for 22-23 A and \$216,182 for 22-23 B) is requested for 2016 Tax Allocation Refunding Bonds principal and interest payments (items # 43 and 44).

The La Habra Successor Agency request a total of \$124,192 for Fiscal Year 2022-23 Administration Budget as follows:

<b>Administrative Budget</b>	<b>FY 22-23</b>
Salaries and benefits	
Community Development Director (11%)	24,323
Director of Finance (5%)	12,473
Housing and Econ Dev Manager (14%)	26,026
CD Secretary (11%)	11,305
Deputy Director of Finance (11%)	22,333
Annual Audit	1,600
Attorney Fees	3,000
Consultant Fee	1,500
Administrative Overhead	21,630
<b>Total Administrative Budget</b>	<b>\$ 124,192</b>

The direct payroll of Director of Community and Economic Development, the Community Development and Economic Development Administrative Assistance (CD Secretary) is budgeted at 11%. The percentages account for time spent participating in meetings, and reviewing and approving staff reports and other items related to Successor Agency business.

The direct payroll of the Housing and Economic Development Manager is budgeted at 14%. The cost represents time expected to spend on Successor Agency related affairs such as processing, coordinating and negotiating disposition of remaining properties, preparing staff reports, attending and presenting reports to the Successor Agency as well as Oversight Board.

The direct payroll of the Deputy Director of Finance is budgeted at 11%. The cost represents time expected to spend on preparing, reconciling, and submitting ROPS and Prior Period Adjustment Form required by the County and the State Department of Finance (DOF). This cost also accounts for time spent on coordinating and responding to the County and DOF when questions arise in the ROPS reviewing process.

The direct payroll of the Finance Director is budgeted at 5%. The cost represents time spent participating in meetings and reviewing and approving documents related to the Successor Agency.

The cost of an annual audit is allocated to the Successor Agency based on the proportionate share of the Successor Agencies assets to the City's entire assets which is approximately 2%. Annual audit cost of \$1,600 represents 2% of the annual audit contract of \$80,000.

The attorney fee of \$3,000 is budgeted for FY 2022-23. It represents a retainer fee for potential legal services relating to Successor Agency's affairs such as disposal of property, ROPS Meet and Confer, etc.

The consultant fee of \$1,500 represents the cost for property tax consulting services such as tax increment projections, cash flow projections, and monitor distribution of tax-sharing revenues. This cost is allocated to the Successor agency based on the proportionate share of the Successor Agency assessed property values to the entire City's assessed property values, which is approximately 10%.

Administrative overhead of \$21,630 represents administrative support services provided by the City to the Successor Agency such as City Council, City Manager, City Clerk, and financial services (accounting, banking, accounts payable, etc.).

The Successor Agency approved a Resolution No. XXX, on January 18, 2022 approving and adopting the Recognized Obligation Payment Schedule for the period of July 1, 2022- June 30, 2023. A motion was approved to forward the Recognized Obligation Payment Schedule to the Countywide Oversight Board for approval.

The proposed ROPS 22-23 will reduce RPTTF to the taxing entities in the amount of \$2,039,205. This amount is equal to the total RPTTF request for 21-22 A and 21-22 B as outlined through enforceable obligations and administrative cost.

Staff Contact(s)

Miranda Cole-Corona, Economic Development and Housing Manager  
[mcole@lahabra.ca.gov](mailto:mcole@lahabra.ca.gov)  
(562) 383-4110

Attachments

1. Proposed Countywide Oversight Board Resolution
2. ROPS 21-22
3. Placeholder for Pending Successor Agency Resolution

**RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD  
RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD WITH  
OVERSIGHT OF THE SUCCESSOR AGENCY TO THE LA HABRA REDEVELOPMENT  
AGENCY *APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS)*  
22-23 A-B FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2022 TO JUNE 30, 2023,  
INCLUDING THE FY 22-23 ADMINISTRATIVE BUDGET, SUBJECT TO SUBMITTAL  
TO, AND REVIEW BY THE STATE DEPARTMENT OF FINANCE (DOF) PURSUANT TO  
DISSOLUTION LAW, AND AUTHORIZING POSTING AND TRANSMITTAL THEREOF

**WHEREAS**, the FORMER La Habra Redevelopment Agency (“Former Agency”) was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Section 33000, *et seq.*, and previously authorized to transact business and exercise powers of a redevelopment agency pursuant to action of the City Council of the City of La Habra (“City”); and

**WHEREAS**, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and wind down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484 and by other subsequent legislation (“Dissolution Law”); and

**WHEREAS**, as of February 1, 2012 the Agency was dissolved pursuant to the Dissolution Law, and as a separate public entity, corporate and policy the Successor Agency to the La Habra Redevelopment (“Successor Agency”) administers the enforcement obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs, all subject to the review and approval by a seven-member oversight board; and

**WHEREAS**, pursuant to Health and Safety Code Section 34179(j) on July 1, 2018 the Orange Countywide Oversight Board (“Oversight Board”) has jurisdiction over the Successor Agency and all other successor agencies in Orange County; and

**WHEREAS**, every oversight board, both the prior local oversight board and this newly established Orange Countywide Oversight Board, have fiduciary responsibilities to the holders of enforceable obligations and to the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of the Dissolution Law; and

**WHEREAS**, Section 34177(m), 34177(o) and 34179 provide that each ROPS is submitted to, review and approved by the Successor Agency and then reviewed and approved by the Orange Countywide Oversight Board final review and approval by the State Department of Finance (“DOF”); and

**WHEREAS**, Section 34177(l) and 34177(o) of the Dissolution Law requires that the annual ROPS for the 21-22 A-B fiscal period of July 1, 2022 to June 30, 2023 (“ROPS 22-23 A-B”) shall be submitted to the DOF by the Successor Agency, after approval by the Orange Countywide Oversight Board, no later than February 1, 2022; and

**WHEREAS**, the ROPS 22-23, in the form required by DOF, is attached as Exhibit A and the Fiscal Year (“FY”) 21-22 Administrative Budget is attached as Exhibit B, and both attachments are fully incorporated by this reference; and

**WHEREAS**, the Orange Countywide Oversight Board has reviewed and considered the Successor Agency’s ROPS 22-23 A-B and desires to approve it and authorize and direct the Successor Agency staff to transmit the ROPS 22-23 A-B to the DOF, with copies to the County Executive Officer (“CEO”), County Auditor-Controller (“CAC”), and the State Controller’s Office (“SCO”) as required under the Dissolution Law;

NOW, THEREFORE, BE IT RESOLVED BY THE ORANGE COUNTYWIDE OVERSIGHT BOARD:

**SECTION 1.** The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

**SECTION 2.** The Orange Countywide Oversight Board hereby approves ROPS 22-23 A-B submitted therewith and incorporated by this reference, including the FY 22-23 administrative budget included herewith.

**SECTION 3.** The Orange Countywide Oversight Board authorizes transmittal of the ROPS 22-23 A-B to the DOF, with copies to the CEO, the CAC, and the SCO.

**SECTION 4.** The City of La Habra’s Finance Director or authorized designee is directed to post this Resolution, including the ROPS 22-23 A-B, on the City/Successor Agency website pursuant to the Dissolution Law.

**SECTION 5.** Under Section 34179(h), written notice and information about certain actions taken by the Orange Countywide Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF’s choosing. The Orange Countywide Oversight Board’s action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review.

**SECTION 6.** The Clerk of the Board shall certify to the adoption of this Resolution.

**Recognized Obligation Payment Schedule (ROPS 22-23) - Summary**  
**Filed for the July 1, 2022 through June 30, 2023 Period**

**Successor Agency:** La Habra

**County:** Orange

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>22-23A Total (July - December)</b>	<b>22-23B Total (January - June)</b>	<b>ROPS 22-23 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 1,325,177</b>	<b>\$ 714,028</b>	<b>\$ 2,039,205</b>
F RPTTF	1,263,081	651,932	1,915,013
G Administrative RPTTF	62,096	62,096	124,192
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 1,325,177</b>	<b>\$ 714,028</b>	<b>\$ 2,039,205</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**La Habra**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail**  
**July 1, 2022 through June 30, 2023**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$5,834,939		\$2,039,205	\$-	\$-	\$-	\$1,263,081	\$62,096	\$1,325,177	\$-	\$-	\$-	\$651,932	\$62,096	\$714,028
1	1998 COP B/C Loan Debt Service Principal	City/County Loan (Prior 06/28/11), Other	09/15/1998	09/01/2022	City of La Habra	1998 COP B/C Future Principal on Loan Agreement	LHRA	455,000	N	\$455,000	-	-	-	455,000	-	\$455,000	-	-	-	-	-	\$-
2	1998 COP B/C Loan Debt Service Interest	City/County Loan (Prior 06/28/11), Other	09/15/1998	09/01/2022	City of La Habra	1998 COP B/C Future Interest on Loan Agreement	LHRA	11,600	N	\$11,600	-	-	-	11,600	-	\$11,600	-	-	-	-	-	\$-
11	1001 Imperial purch Loan Principal	City/County Loan (Prior 06/28/11), Property transaction	06/15/2009	07/05/2038	City of La Habra	Promissory Note (Due in June 2014)	LHRA	571,700	N	\$571,700	-	-	-	571,700	-	\$571,700	-	-	-	-	-	\$-
12	1001 Imperial purch Loan Interest	City/County Loan (Prior 06/28/11), Property transaction	06/15/2009	07/05/2038	City of La Habra	Promissory Note (Due in June 2014)	LHRA	763,178	N	\$430,000	-	-	-	-	-	\$-	-	-	-	430,000	-	\$430,000
13	Trustee Fees	Fees	11/01/2000	10/01/2032	Bank of New York	Trustee Fees	LHRA	10,000	N	\$10,000	-	-	-	7,500	-	\$7,500	-	-	-	2,500	-	\$2,500
24	Administrative Costs	Admin Costs	01/01/2014	10/01/2032	Various	Operations	LHRA	124,192	N	\$124,192	-	-	-	-	62,096	\$62,096	-	-	-	-	62,096	\$62,096
30	General Operations	Fees	06/01/2011	10/01/2032	Various	Operations	LHRA	3,250	N	\$3,250	-	-	-	-	-	\$-	-	-	-	3,250	-	\$3,250
43	2016 Tax Allocation Refunding	Bonds Issued After 12/	12/13/2016	10/01/2032	Bank of New York	Bond Obligation	LHRA	3,207,500	N	\$310,000	-	-	-	152,500	-	\$152,500	-	-	-	157,500	-	\$157,500

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
	Bonds Principal	31/10																					
44	2016 Tax Allocation Refunding Bonds Interest	Bonds Issued After 12/31/10	12/13/2016	10/01/2032	Bank of New York	Bond Obligation	LHRA	688,519	N	\$123,463	-	-	-	64,781	-	\$64,781	-	-	-	58,682	-	\$58,682	



**La Habra**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Notes**  
**July 1, 2022 through June 30, 2023**

Item #	Notes/Comments
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## RESOLUTION NO. 2022-01

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LA HABRA, CALIFORNIA, APPROVING AND ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2022 THROUGH JUNE 30, 2023 (ROPS 22-23), PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(I) AND 34177(O)

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of La Habra ("Successor Agency") elected to become the Successor Agency to the Redevelopment Agency of the City of La Habra by Resolution No. 5508 on January 12, 2012; and

**WHEREAS**, Health and Safety Code Section 34177(I)(2), as modified by the Supreme Court decision in California Redevelopment Association, et al. v. Ana Matosantos, et al., Case No S194861 and Section 34177 (m), requires the Successor Agency to prepare a Recognized Obligation Payment Schedule ("ROPS"); and

**WHEREAS**, Senate Bill 107 changed the ROPS period from six months to twelve months from July 1 to June 30 of each year. To maintain continuity of Redevelopment Property Tax Trust Fund (RPTTF) distributions, the annual ROPS will continue to separate the A Period (July 1 through December 31) and the B Period (January 1 through June 30); and

**WHEREAS**, pursuant to Health and Safety Code Section 34177(m)(1)(A), provides that the Successor Agency shall complete the ROPS in the manner provided by the California State Department of Finance (DOF). Pursuant to Health and Safety Code Section 34177(I)(2), the Successor Agency is required to prepare the ROPS covering the period of July 1, 2022 through June 30, 2023 (ROPS 22-23). The DOF released the ROPS 22-23 template on November 30, 2021 and all successor agencies must submit their ROPS to the DOF by February 1, 2022; and

**WHEREAS**, pursuant to Health and Safety Code Section 34179.7(o)(1), the ROPS 22-23 will cover the period of July 1, 2022 through June 30, 2023; Successor Agency must submit an oversight board approved annual ROPS to the DOF and the County Auditor-Controller by February 1, 2022; and

**WHEREAS**, Health and Safety Code Section 34177(I)(2) requires the Successor Agency to submit the ROPS to the Orange Countywide Oversight Board for approval; and

**WHEREAS**, Health and Safety Code Section 34180(g) requires the Orange Countywide Oversight Board to approve the Successor Agency's establishment of the ROPS prior to the Successor Agency acting upon the ROPS; and

**WHEREAS**, pursuant to Health and Safety Code Section 34177(1)(2), the Successor Agency is required to submit a copy of the ROPS approved by the Orange Countywide Oversight Board, the Orange County Auditor Controller, the California State Controller and the California State Department of Finance, and to post the ROPS on the Successor Agency's website.

**NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LA HABRA DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2. CEQA Compliance.** The approval of the ROPS through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The Successor Agency Secretary is authorized and directed to file Notice of Exemption with the appropriate official of the County of Orange, California within five (5) days following the date of adoption of this Resolution.

**Section 3. Approval of ROPS.** The Successor Agency hereby approves and adopts the ROPS, in substantially the form attached to this Resolution as Attachment 1, as required by Health and Safety Code Section 34177.

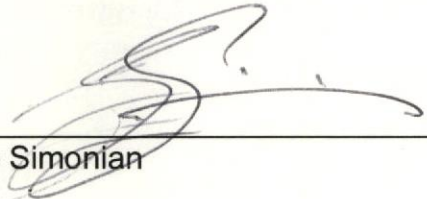
**Section 4. Transmittal of ROPS.** The City Manager/Executive Director is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS, including submitting the ROPS approved by the Successor Agency to the Orange Countywide Oversight Board for approval and subsequent submittal to the Orange County Auditor Controller, the California State Controller and the California State Department of Finance along with the posting of the ROPS on the Successor Agency's website, and making any non-substantive changes to the ROPS required by the Orange Countywide Oversight Board, Orange County Auditor Controller or the Department of Finance.

**Section 5. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without severable. The Successor Agency declares that the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 6. Certification.** The Successor Agency Secretary shall certify to the adoption of this Resolution.

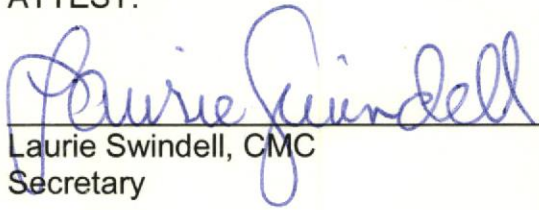
**Section 7. Effective Date.** The Resolution shall be effective immediate upon approval by the Successor Agency.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Successor Agency to the La Habra Redevelopment Agency on the 18th day of January 2022.



Steve Simonian  
Chair

ATTEST:

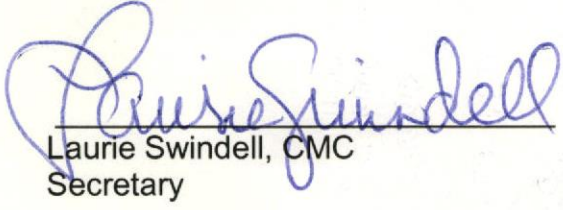
  
Laurie Swindell, CMC  
Secretary

STATE OF CALIFORNIA )  
CITY OF LA HABRA ) ss  
COUNTY OF ORANGE )

I, Laurie Swindell, Secretary for the Successor Agency to the Redevelopment Agency of the City of La Habra, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2022-01 introduced and adopted at a regular meeting of the Successor Agency to the Redevelopment Agency of the City of La Habra held on the 18th day of January 2022.

AYES: DIRECTORS: Simonian, Espinoza, Medrano  
NOES: DIRECTORS: NONE  
ABSTAIN: DIRECTORS: NONE  
ABSENT: DIRECTORS: Gomez

Witness my hand and the official seal of the City of La Habra this 18th day of January, 2022.

  
Laurie Swindell, CMC  
Secretary

**Attachment 1**

**Recognized Obligation Payment Schedule  
July 1, 2022 through June 30, 2023**

[Attached behind this cover page]

**Recognized Obligation Payment Schedule (ROPS 22-23) - Summary**  
**Filed for the July 1, 2022 through June 30, 2023 Period**

**Successor Agency:** La Habra  
**County:** Orange

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>22-23A Total (July - December)</b>	<b>22-23B Total (January - June)</b>	<b>ROPS 22-23 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 1,325,177</b>	<b>\$ 714,028</b>	<b>\$ 2,039,205</b>
F RPTTF	1,263,081	651,932	1,915,013
G Administrative RPTTF	62,096	62,096	124,192
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 1,325,177</b>	<b>\$ 714,028</b>	<b>\$ 2,039,205</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
 Name Title

/s/ \_\_\_\_\_  
 Signature Date



A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)			ROPS 22-23B (Jan - Jun)			ROPS 22-23B (Jan - Jun)			22-23B Total		
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	22-23A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Bonds Principal	31/10																				
44	2016 Tax Allocation Refunding Bonds Interest	Bonds Issued After 12/31/10	12/13/2016	10/01/2032	Bank of New York	Bond Obligation	LHRA	688,519	N	\$123,463	-	-	-	64,781	-	\$64,781	-	-	-	58,682	-	\$58,682



**La Habra**  
**Recognized Obligation Payment Schedule (ROPS 22-23) - Notes**  
**July 1, 2022 through June 30, 2023**

Item #	Notes/Comments
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