

# Orange Countywide Oversight Board

Agenda Item No. 4c

Date: 1/28/2025

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 2025-26 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 2025-26.

The enforceable obligations included in ROPS 25-26 total \$793,066 (\$590,184 for 25-26 A and \$202,882 for 25-26 B).

RPTTF funds requested to cover trustee fees (item #13) totals \$1,750 requested for 25-26 A. There is no request for item #13 in 25-26 B. RPTTF funds for continuing disclosure fees of \$3,250 (item # 30) is requested for 25-26 B. There is no request for item # 30 in 25-26 A.

RPTTF funds totaling \$357,888 (\$206,756 for 25-26 A and \$151,132 for 25-26 B) is requested for 2016 Tax Allocation Refunding Bonds principal and interest payments (items # 43 and #44).

RPTTF obligation #50 was previously approved for payment in ROPS 23-24; however, the payment for this obligation was not made in FY 23-24, and, as this funding is currently available and appropriated in the Successor Agency account, staff is requesting authorization to make this obligation payment in FY 25-26, per the instructions staff received on this obligation from the Department of Finance (DOF).

The La Habra Successor Agency request a total of \$97,000 for Fiscal Year 2025-26 Administration Budget as follows:

**La Habra Successor Agency  
Preliminary Administrative Budget  
ROPS 25-26**

<b>Administrative Budget</b>	<b>FY 25-26</b>
Salaries and benefits	
Community Development Director (5%)	13,570
Director of Finance (5%)	14,415
Housing and Econ Dev Manager (5%)	11,015
CD Secretary (5%)	5,914
Deputy Director of Finance (5%)	12,086
Attorney Fees	40,000
<b>Total Administrative Budget</b>	<b>\$ 97,000</b>

The direct payroll of Director of Community and Economic Development, the Community Development and Economic Development Administrative Assistance (CD Secretary) is budgeted at 5%. 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 5%. 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 5%. 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 attorney fee of \$40,000 is budgeted for FY 2025-26. It represents a retainer fee for potential legal services and litigation relating to Successor Agency's affairs such as disposal of property, ROPS Meet and Confer, etc.

The Successor Agency approved a Resolution No. XXX, on January 21, 2025 approving and adopting the Recognized Obligation Payment Schedule for the period of July 1, 2025- June 30, 2026. A motion was approved to forward the Recognized Obligation Payment Schedule to the Countywide Oversight Board for approval.

#### Impact on Taxing Entities

The proposed ROPS 25-26 will reduce RPTTF to the taxing entities in the amount of \$793,066. This amount is equal to the total RPTTF request for 25-26 A and 25-26 B as outlined through enforceable obligations and administrative cost.

#### Staff Contact(s)

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

#### Attachments

1. Proposed Countywide Oversight Board Resolution
2. ROPS 25-26
3. Placeholder for Pending Successor Agency Resolution

**RESOLUTION OF THE ORANGE COUNTYWIDE OVERSIGHT BOARD  
RESOLUTION NO. 25-009**

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)*  
25-26 A-B FOR THE ANNUAL FISCAL PERIOD OF JULY 1, 2025 TO JUNE 30, 2026,  
INCLUDING THE FY 25-26 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 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 24-25 A-B fiscal period of July 1, 2025 to June 30, 2026 (“ROPS 24-25 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, 2025; and

**WHEREAS**, the ROPS 25-26, in the form required by DOF, is attached as Exhibit A and the Fiscal Year (“FY”) 25-26 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 25-26 A-B and desires to approve it and authorize and direct the Successor Agency staff to transmit the ROPS 25-26 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 25-26 A-B submitted therewith and incorporated by this reference, including the FY 25-26 administrative budget included herewith.

**SECTION 3.** The Orange Countywide Oversight Board authorizes transmittal of the ROPS 25-26 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 25-26 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 25-26) - Summary**  
**Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** La Habra

**County:** Orange

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 333,178</b>	<b>\$ -</b>	<b>\$ 333,178</b>
B Bond Proceeds	-	-	-
C Reserve Balance	333,178	-	333,178
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 257,006</b>	<b>\$ 202,882</b>	<b>\$ 459,888</b>
F RPTTF	208,506	154,382	362,888
G Administrative RPTTF	48,500	48,500	97,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 590,184</b>	<b>\$ 202,882</b>	<b>\$ 793,066</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 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

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 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$3,045,034		\$793,066	\$-	\$333,178	\$-	\$208,506	\$48,500	\$590,184	\$-	\$-	\$-	\$154,382	\$48,500	\$202,882
13	Trustee Fees	Fees	11/01/2000	10/01/2032	Bank of New York	Trustee Fees	LHRA	1,750	N	\$1,750	-	-	-	1,750	-	\$1,750	-	-	-	-	-	\$-
24	Administrative Costs	Admin Costs	01/01/2014	10/01/2032	Various	Operations	LHRA	97,000	N	\$97,000	-	-	-	-	48,500	\$48,500	-	-	-	-	48,500	\$48,500
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 Principal	Bonds Issued After 12/31/10	12/13/2016	10/01/2032	Bank of New York	Bond Obligation	LHRA	2,252,500	N	\$277,500	-	-	-	162,500	-	\$162,500	-	-	-	115,000	-	\$115,000
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	357,356	N	\$80,388	-	-	-	44,256	-	\$44,256	-	-	-	36,132	-	\$36,132
50	1001 Imperial Hwy Purchase Loan Interest (Item 12 In Previous ROPS)	City/County Loan (Prior 06/28/11), Property transaction	06/15/2009	07/05/2038	City of La Habra	Promissory Note (Remaining Interest)	LHRA	333,178	N	\$333,178	-	333,178	-	-	-	\$333,178	-	-	-	-	-	\$-

**La Habra**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	<b>Fund Sources</b>					<b>Comments</b>
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
<b>1</b>	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.	2,228	153,144	-	6,201	408,034	PPA □ \$402,025 (FY22-23) □ \$3,005 (FY23-24) □ \$3,004 (FY24-25)
<b>2</b>	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller	-	310,620	-	-	1,637,180	
<b>3</b>	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>	-	305,000	-	-	2,029,798	
<b>4</b>	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	-	-	-	-	6,009	PPA □ \$3,005 (FY23-24) □ \$3,004 (FY24-25)
<b>5</b>	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		<b>No entry required</b>			9,407	
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/23)</b> <b>C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>	<b>\$2,228</b>	<b>\$158,764</b>	<b>\$-</b>	<b>\$6,201</b>	<b>\$-</b>	

**La Habra**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

<b>Item #</b>	<b>Notes/Comments</b>
13	
24	
30	
43	
44	
50	This obligation was previously approved for payment in ROPS 23-24. However, the payment for this obligation was not made in FY 23-24. The funding for this obligation is readily available in the Successor Agency account. The Successor Agency is simply requesting an authorization to make the obligation payment in FY 25-26.



**RESOLUTION NO. SA 2025-01**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LA HABRA APPROVING AND ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026 (ROPS 25-26) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(l) 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(l)(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(l)(2), the Successor Agency is required to prepare the ROPS covering the period of July 1, 2025 through June 30, 2026 (ROPS 25-26). The DOF released the ROPS 25-26 template in November 2024 and all successor agencies must submit their ROPS to the DOF by February 1, 2025; and

**WHEREAS**, pursuant to Health and Safety Code Section 34179.7(o)(1), the ROPS 25-26 will cover the period of July 1, 2025 through June 20, 2026; successor agencies must submit an oversight board approved annual ROPS to the DOF and the County Auditor-Controller by February 1, 2025; and

**WHEREAS**, Health and Safety Code Section 34177(l)(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, to 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 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 the invalid provision or application and, to this end, the provisions of this Resolution are 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.

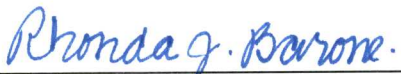
**Section 6. Certification.** The Successor Agency Secretary shall certify to the adoption of this Resolution.

**Section 7. Effective Date.** This Resolution shall be effective immediately 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 21st day of January 2025.

  
\_\_\_\_\_  
Rose Espinoza  
Successor Agency Chair

ATTEST:

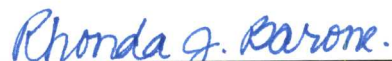
  
\_\_\_\_\_  
Rhonda J. Barone, CMC  
Secretary

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

I, Rhonda J. Barone, Secretary for the Successor Agency to the La Habra Redevelopment Agency, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. SA 2025-01 introduced and adopted at a regular meeting of the Successor Agency to the La Habra Redevelopment Agency held on the 21st day of January 2025.

AYES: DIRECTORS: Espinoza, Medrano, Gomez, Lampkin, Nigsarian  
NOES: DIRECTORS: None  
ABSTAIN: DIRECTORS: None  
ABSENT: DIRECTORS: None

Witness my hand and the official seal of the City of La Habra this 21st day of January, 2025.

  
\_\_\_\_\_  
Rhonda J. Barone, CMC  
Secretary

**Attachment 1**

**Recognized Obligation Payment Schedule  
July 1, 2025 through June 30, 2026**

[Attached behind this cover page]

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary**  
**Filed for the July 1, 2025 through June 30, 2026 Period**

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

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 333,178</b>	<b>\$ -</b>	<b>\$ 333,178</b>
B Bond Proceeds	-	-	-
C Reserve Balance	333,178	-	333,178
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 257,006</b>	<b>\$ 202,882</b>	<b>\$ 459,888</b>
F RPTTF	208,506	154,382	362,888
G Administrative RPTTF	48,500	48,500	97,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 590,184</b>	<b>\$ 202,882</b>	<b>\$ 793,066</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 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

Item #	Notes/Comments
13	
24	
30	
43	
44	
50	This obligation was previously approved for payment in ROPS 23-24. However, the payment for this obligation was not made in FY 23-24. The funding for this obligation is readily available in the Successor Agency account. The Successor Agency is simply requesting an authorization to make the obligation payment in FY 25-26.





Transmitted via e-mail

March 1, 2024

Miranda Cole-Corona, Manager of Housing and Economic Development  
City of La Habra  
110 East La Habra Boulevard  
La Habra, CA 90631

### **2024-25 Annual Recognized Obligation Payment Schedule**

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of La Habra Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2024 through June 30, 2025 (ROPS 24-25) to the California Department of Finance (Finance) on January 23, 2024. Finance has completed its review of the ROPS 24-25.

Based on a sample of line items reviewed and application of the law, Finance approves all the items listed on the ROPS 24-25 at this time.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2021 through June 30, 2022 (ROPS 21-22) period. The ROPS 21-22 prior period adjustment (PPA) will offset the ROPS 24-25 Redevelopment Property Tax Trust Fund (RPTTF) distribution. The amount of RPTTF authorized includes the PPA resulting from the County Auditor-Controller's review of the PPA form submitted by the Agency.

The Agency's maximum approved RPTTF distribution for the reporting period is \$488,134, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2024 through December 31, 2024 period (ROPS A period), and one distribution for the January 1, 2025 through June 30, 2025 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 24-25 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

This is our final determination regarding the obligations listed on the ROPS 24-25. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 24-25 form submitted by the Agency and this determination letter will be posted on our website:

<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This determination is effective for the ROPS 24-25 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Please direct inquiries to [RedevelopmentAdministration@dof.ca.gov](mailto:RedevelopmentAdministration@dof.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Cheryl L. McCormick". The signature is written in a cursive style.

Cheryl L. McCormick, CPA  
Chief, Office of State Audits and Evaluations

cc: Jack Ponvanit, Deputy Director of Finance, City of La Habra  
Christopher Ranftl, Administrative Manager I, Property Tax Unit, Orange  
County  
Kathy Tavoularis, Countywide Oversight Board Representative

**Attachment**

<b>Approved RPTTF Distribution July 2024 through June 2025</b>			
	<b>ROPS A</b>	<b>ROPS B</b>	<b>Total</b>
RPTTF Requested	\$ 214,882	\$ 211,256	\$ 426,138
Administrative RPTTF Requested	32,500	32,500	65,000
<b>Total RPTTF Requested</b>	<b>247,382</b>	<b>243,756</b>	<b>491,138</b>
<b>RPTTF Authorized</b>	<b>214,882</b>	<b>211,256</b>	<b>426,138</b>
<b>Administrative RPTTF Authorized</b>	<b>32,500</b>	<b>32,500</b>	<b>65,000</b>
ROPS 21-22 prior period adjustment (PPA)	(3,004)	0	(3,004)
<b>Total RPTTF Approved for Distribution</b>	<b>\$ 244,378</b>	<b>\$ 243,756</b>	<b>\$ 488,134</b>

**Recognized Obligation Payment Schedule (ROPS 24-25) - Summary  
Filed for the July 1, 2024 through June 30, 2025 Period**

**Successor Agency:** La Habra

**County:** Orange

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>24-25A Total (July - December)</b>	<b>24-25B Total (January - June)</b>	<b>ROPS 24-25 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>	\$ 247,382	\$ 243,756	\$ 491,138
F RPTTF	214,882	211,256	426,138
G Administrative RPTTF	32,500	32,500	65,000
<b>H Current Period Enforceable Obligations (A+E)</b>	\$ 247,382	\$ 243,756	\$ 491,138

**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 24-25) - ROPS Detail**  
**July 1, 2024 through June 30, 2025**

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 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$3,100,994		\$491,138	\$-	\$-	\$-	\$214,882	\$32,500	\$247,382	\$-	\$-	\$-	\$211,256	\$32,500	\$243,756
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	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
13	Trustee Fees	Fees	11/01/2000	10/01/2032	Bank of New York	Trustee Fees	LHRA	2,500	N	\$2,500	-	-	-	-	-	\$-	-	-	-	2,500	-	\$2,500
24	Administrative Costs	Admin Costs	01/01/2014	10/01/2032	Various	Operations	LHRA	65,000	N	\$65,000	-	-	-	-	32,500	\$32,500	-	-	-	-	32,500	\$32,500
30	General Operations	Fees	06/01/2011	10/01/2032	Various	Operations	LHRA	2,000	N	\$2,000	-	-	-	-	-	\$-	-	-	-	2,000	-	\$2,000
43	2016 Tax Allocation Refunding Bonds Principal	Bonds Issued After 12/31/10	12/13/2016	10/01/2032	Bank of New York	Bond Obligation	LHRA	2,577,500	N	\$325,000	-	-	-	162,500	-	\$162,500	-	-	-	162,500	-	\$162,500
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	453,994	N	\$96,638	-	-	-	52,382	-	\$52,382	-	-	-	44,256	-	\$44,256

**La Habra**  
**Recognized Obligation Payment Schedule (ROPS 24-25) - Report of Cash Balances**  
**July 1, 2021 through June 30, 2022**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.								
A	B	C	D	E	F	G	H	
		<b>Fund Sources</b>						
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>		
	<b>ROPS 21-22 Cash Balances (07/01/21 - 06/30/22)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	<b>Comments</b>	
1	<b>Beginning Available Cash Balance (Actual 07/01/21)</b> RPTTF amount should exclude "A" period distribution amount.	2,228	145,544	-	6,568	407,974		
2	<b>Revenue/Income (Actual 06/30/22)</b> RPTTF amount should tie to the ROPS 21-22 total distribution from the County Auditor-Controller	-	297,600	-	(367)	1,585,587		
3	<b>Expenditures for ROPS 21-22 Enforceable Obligations (Actual 06/30/22)</b>	-	290,000	-	-	1,585,526		
4	<b>Retention of Available Cash Balance (Actual 06/30/22)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	-	-	-	-	405,030		
5	<b>ROPS 21-22 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 21-22 PPA form submitted to the CAC			<b>No entry required</b>			3,005	
6	<b>Ending Actual Available Cash Balance (06/30/22)</b> <b>C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>	<b>\$2,228</b>	<b>\$153,144</b>	<b>\$-</b>	<b>\$6,201</b>	<b>\$-</b>		

**La Habra**  
**Recognized Obligation Payment Schedule (ROPS 24-25) - Notes**  
**July 1, 2024 through June 30, 2025**

<b>Item #</b>	<b>Notes/Comments</b>
12	
13	
24	
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Transmitted via e-mail

March 10, 2023

Miranda Cole-Corona, Manager of Housing and Economic Development  
City of La Habra  
110 East La Habra Boulevard  
La Habra, CA 90631

### **2023-24 Annual Recognized Obligation Payment Schedule**

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of La Habra Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2023 through June 30, 2024 (ROPS 23-24) to the California Department of Finance (Finance) on January 25, 2023. Finance has completed its review of the ROPS 23-24.

Based on a sample of line items reviewed and application of the law, Finance approves all of the items listed on the ROPS 23-24 at this time.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2020 through June 30, 2021 (ROPS 20-21) period. The ROPS 20-21 prior period adjustment (PPA) will offset the ROPS 23-24 Redevelopment Property Tax Trust Fund (RPTTF) distribution. The amount of RPTTF authorized includes the PPA resulting from the County Auditor-Controller's review of the PPA form submitted by the Agency.

The Agency's maximum approved RPTTF distribution for the reporting period is \$832,106, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2023 through December 31, 2023 period (ROPS A period), and one distribution for the January 1, 2024 through June 30, 2024 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 23-24 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

This is our final determination regarding the obligations listed on the ROPS 23-24. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.



The ROPS 23-24 form submitted by the Agency and this determination letter will be posted on our website:

<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This determination is effective for the ROPS 23-24 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Please direct inquiries to Todd Vermillion, Supervisor, or Garrett Fujitani, Staff, at (916) 322-2985.

Sincerely,



JENNIFER WHITAKER  
Program Budget Manager

cc: Jack Ponvanit, Deputy Director of Finance, City of La Habra  
Christopher Ranftl, Administrative Manager I, Property Tax Unit, Orange County  
Kathy Tavoularis, Countywide Oversight Board Representative

<b>Approved RPTF Distribution July 2023 through June 2024</b>			
	<b>ROPS A</b>	<b>ROPS B</b>	<b>Total</b>
RPTF Requested	\$ 549,359	\$ 220,632	\$ 769,991
Administrative RPTF Requested	32,560	32,560	65,120
<b>Total RPTF Requested</b>	<b>581,919</b>	<b>253,192</b>	<b>835,111</b>
<b>RPTF Authorized</b>	<b>549,359</b>	<b>220,632</b>	<b>769,991</b>
<b>Administrative RPTF Authorized</b>	<b>32,560</b>	<b>32,560</b>	<b>65,120</b>
ROPS 20-21 Prior Period Adjustment (PPA)	(3,005)	0	(3,005)
<b>Total RPTF Approved for Distribution</b>	<b>\$ 578,914</b>	<b>\$ 253,192</b>	<b>\$ 832,106</b>

**Recognized Obligation Payment Schedule (ROPS 23-24) - Summary  
Filed for the July 1, 2023 through June 30, 2024 Period**

**Successor Agency:** La Habra

**County:** Orange

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>23-24A Total (July - December)</b>	<b>23-24B Total (January - June)</b>	<b>ROPS 23-24 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>\$ 581,919</b>	<b>\$ 253,192</b>	<b>\$ 835,111</b>
F RPTTF	549,359	220,632	769,991
G Administrative RPTTF	32,560	32,560	65,120
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 581,919</b>	<b>\$ 253,192</b>	<b>\$ 835,111</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 23-24) - ROPS Detail**  
 July 1, 2023 through June 30, 2024

A Item #	B Project Name	C Obligation Type	D Agreement Execution Date	E Agreement Termination Date	F Payee	G Description	H Project Area	I Total Outstanding Obligation	J Retired	K ROPS 23-24 Total	L ROPS 23-24A (Jul - Dec)				M ROPS 23-24B (Jan - Jun)				W 23-24B Total				
											L Bond Proceeds	M Reserve Balance	N Other Funds	O RPTTF	P Bond Proceeds	Q Reserve Balance	R Other Funds	S RPTTF		T Bond Proceeds	U Reserve Balance	V Other Funds	W RPTTF
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 Loan Agreement	LHRA	\$3,866,604	Y	\$835,111	\$-	\$-	\$-	\$549,359	\$32,560	\$-	\$-	\$220,632	\$32,560	\$253,192			
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 Loan Agreement	LHRA	-	Y	\$-	\$-	\$-	\$-	-	-	-	-	-	-	\$-			
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	-	Y	\$-	\$-	\$-	\$-	-	-	-	-	-	-	\$-			
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	333,178	N	\$333,178	-	-	333,178	-	-	-	-	-	-	-	\$-		
13	Trustee Fees	Fees	11/01/2000	10/01/2032	Bank of New York	Trustee Fees	LHRA	2,500	N	\$2,500	-	-	-	-	-	-	-	2,500	-	-	\$2,500		
24	Administrative Costs	Admin Costs	01/01/2014	10/01/2032	Various	Operations	LHRA	65,120	N	\$65,120	-	-	-	-	32,560	-	-	-	32,560	-	\$32,560		
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 Principal	Bonds Issued After 12/31/10	12/13/2016	10/01/2032	Bank of New York	Bond Obligation	LHRA	2,897,500	N	\$320,000	-	-	157,500	-	-	-	-	162,500	-	-	\$162,500		
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	565,056	N	\$111,063	-	-	58,681	-	-	-	-	52,382	-	-	\$52,382		

**La Habra**  
**Recognized Obligation Payment Schedule (ROPS 23-24) - Report of Cash Balances**  
**July 1, 2020 through June 30, 2021**  
 (Report Amounts in Whole Dollars)

A	B	C				D		E		F		G		H
		C		D		E		F		G				
		Fund Sources		Fund Sources		Fund Sources		Fund Sources		Fund Sources				
Bond Proceeds		Reserve Balance		Other Funds		RPTTF						Comments		
Bonds issued on or before 12/31/10		Bonds issued on or after 01/01/11		Prior ROPS RPTTF and Reserve Balances retained for future period(s)		Rent, grants, interest, etc.		Non-Admin and Admin						
	<b>ROPS 20-21 Cash Balances (07/01/20 - 06/30/21)</b>													
1	<b>Beginning Available Cash Balance (Actual 07/01/20)</b> RPTTF amount should exclude "A" period distribution amount.	2,228	143,029	-	6,724	454,810								
2	<b>Revenue/Income (Actual 06/30/21)</b> RPTTF amount should tie to the ROPS 20-21 total distribution from the County Auditor-Controller	-	287,515	-	(156)	1,266,703								
3	<b>Expenditures for ROPS 20-21 Enforceable Obligations (Actual 06/30/21)</b>	-	285,000	-	-	1,313,539								
4	<b>Retention of Available Cash Balance (Actual 06/30/21)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	-	-	-	-	404,969								
5	<b>ROPS 20-21 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 20-21 PPA form submitted to the CAC					3,005								
6	<b>Ending Actual Available Cash Balance (06/30/21)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$2,228	\$145,544	\$-	\$6,568	\$-								

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

**La Habra**  
**Recognized Obligation Payment Schedule (ROPS 23-24) - Notes**  
**July 1, 2023 through June 30, 2024**

<b>Item #</b>	<b>Notes/Comments</b>
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