

**INITIAL
OVERSIGHT BOARD MEETING**
for the
City of San Bernardino as Successor Agency
to the
Redevelopment Agency of the City of San Bernardino

**AGENDA
MONDAY, APRIL 9, 2012, 11:00 A.M.**

Economic Development Agency Board Room
201 North "E" Street, Suite 301, San Bernardino, CA 92401
(909) 663-1044

MAYOR CALLS MEETING TO ORDER

1. Introduction of Board Members
2. Election of Chair and Vice Chair
3. Introduction of Staff
4. Public Comments: A three-minute limitation shall apply to each member of the public who wishes to address the Oversight Board on a matter not on the agenda. No member of the public shall be permitted to "share" his/her three minutes with any other member of the public. (Usually any items heard under this heading are referred to staff for further study, research, completion and/or future Oversight Board action).
5. Oversight Board Administrative Action
 - a. Designate a meeting time and place
 - b. Designate Director of Administrative Services as contact for the Department of Finance and responsible for official record keeping
 - c. Designate City Clerk as filing officer
6. Redevelopment Agency dissolution overview
7. Approve Recognized Obligation Payment Schedule ("ROPS") for former Redevelopment Agency for February 1 through June 30, 2012
8. Upcoming Oversight Board items/pending requirements
 - July through December ROPS
 - Administrative budget for Successor Agency through June 30, 2012
 - Asset Identification
 - Audit of Successor Agency
 - SANBAG v. SBJPFA

9. Additional Supporting Documents

- Five Year Implementation Plan
- Overview of ABX1 26

10. Adjournment

The next meeting will take place on Monday, April 23, 2012, 11:00 am in the Economic Development Agency Board Room.

AFFIDAVIT OF POSTING AGENDA

OVERSIGHT BOARD

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) SS
CITY OF SAN BERNARDINO)

I, Lorraine Wyche, HEREBY DECLARE that on **Friday, April 6, 2012**, being the Secretary, caused to be posted copies of the Initial Oversight Board for the City of San Bernardino as Successor Agency to the Redevelopment Agency of the City of San Bernardino agenda.

Said agenda was posted at the hour of **10:40 a.m.**, in the window of the lobby across from the City's bulletin board located in the City Hall Breezeway, City Hall, 300 North "D" Street, San Bernardino, California; and at **10:25 a.m.**, on the bulletin board located in the hallway adjacent to the Economic Development Agency Board Room, 201 North "E" Street, San Bernardino, California.

Said agenda is for the initial meeting of the Oversight Board for the City of San Bernardino as Successor Agency to the Redevelopment Agency of the City of San Bernardino to be held **Monday, April 9, 2012** at the following location: Economic Development Agency Board Room, 201 North "E" Street, Suite 301, San Bernardino, California.

BY: 
Lorraine Wyche, Secretary

MEETING DATE: 04-09-12

OVERSIGHT BOARD
FOR THE CITY OF SAN BERNARDINO AS SUCCESSOR AGENCY
TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO

TO: OVERSIGHT BOARD MEMBERS

DATE: APRIL 9, 2012

FROM: EMIL A. MARZULLO, INTERIM EXECUTIVE DIRECTOR

ITEM NO: 5

SUBJECT: OVERSIGHT BOARD ADMINISTRATIVE ACTIONS

ISSUE:

The issues before the Oversight Board are the proposed schedule and location of meetings and designation of officials responsible for certain duties relative to the Oversight Board.

RECOMMENDATIONS:

That the Oversight Board:

1. Agree to meet on the second and fourth Mondays of each month at 11:00 am;
2. Approve the Economic Development Agency Board Room as the location for meetings of the Oversight Board;
3. Designate Teri Baker, Director of Administrative Services, as the formal contact for the State Department of Finance; and
4. Designate Teri Baker, Director of Administrative Services or her designee as the official responsible for the custody and safe keeping of all official records; compliance with the Ralph M. Brown Act related to the preparation, posting, and distribution of Agendas, minutes, and supporting materials, as appropriate; and
5. The City Clerk as filing officer duties pursuant to the Political Reform Act of 1974, as amended.

BACKGROUND:

The City of San Bernardino, as Successor Agency to the Redevelopment Agency of the City of San Bernardino, has a significant amount of work to accomplish in order to wind down the existing redevelopment activities. Given the large volume of anticipated items that will require Oversight Board consideration, it is recommended that meetings occur two times per month in order to effectuate the requirements of AB1X 26 in a timely and efficient manner. However, due to the time frame required for submittal of certain items to the State Department of Finance (DOF), more frequent meetings may be necessary during the first few months.

Going forward, a regular time must be set in accordance with the Brown Act, and a resolution prepared for the second meeting.

Sufficient facilities at the Economic Development Agency have been identified for use by the Oversight Board to conduct regular meetings. It is recommended that all meetings be conducted at the Economic Development Agency to allow for consistency for the general public.

Pursuant to Section 34179(h) of the Health and Safety Code, the DOF may review oversight board actions. The Oversight Board is required to designate an official to whom the DOF may make formal requests to review Board actions. Given that the Successor Agency and Oversight Board items for consideration will be prepared and submitted by the Economic Development Agency, it is recommended that Teri Baker, Director of Administrative Services, serve as the official contact for the DOF.

All Oversight Board meetings are public meetings subject to the Brown Act. It is recommended that the Director of Administrative Services or her designee, be responsible for agendas and minutes, and retaining all records for Oversight Board meetings.

On December 29, 2011, the Supreme Court upheld the major provisions of AB1X 26 and invalidated AB1X 27 in its entirety. The effect of the ruling is that redevelopment agencies throughout the State have been abolished and will not be able to be resurrected under the provisions of AB1X 27. As part of the Court ruling, certain time frames for dissolution activities were extended and the dissolution of the Agency became effective on February 1, 2012. The City of San Bernardino is the Successor Agency to its Agency pursuant to Council actions taken on January 9, 2012. The Housing Authority of the City of San Bernardino is the Successor Housing Agency pursuant to actions taken on January 23, 2012.

Pursuant to Health & Safety Code Sections 34179-34181, the City as Successor Agency is required to have an Oversight Board comprised of seven members. The Oversight Board has the discretion to direct the Successor Agency to undertake certain actions including the disposition of assets and properties of the Agency and the winding down of Agency affairs.

A majority attendance constitutes a quorum and a majority vote of the entire Oversight Board is required for the Oversight Board to approve an action. The State Department of Finance (DOF) may review actions of the Oversight Board and, as such, all actions will not be effective for three business days. The DOF may make a request for information/clarification within three days. If such a request is made, the DOF will have ten days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration. In the event that the DOF returns the Oversight Board action for reconsideration, the Oversight Board will be required to resubmit the modified action for DOF approval.

While the wind down of Redevelopment has already been initiated through the cancellation of funding for several programs and projects there are still many active projects that must be completed. Additionally, the Agency purchased many properties that were acquired to eliminate blight and facilitate economic growth. These properties are either under contract for development, awaiting development, or are intended to be transferred to the City for their continued use as public facilities. A comprehensive report on the former agency's programs, projects, and assets will be provided at an upcoming meeting.

There are many existing long term contracts, loan guarantees, and other commitments as well. All of the currently identified commitments have been listed on the Agency's Recognized Obligation Payment Schedule (ROPS). Additionally, Staff will continue to research old contracts to add any additional obligations that may have been overlooked.

The Oversight Board has a term of four years and at the conclusion of the four years, another Oversight Board will be appointed to wind down Redevelopment activities County-wide. To avoid losing local control to the County-wide Oversight Board, it is the intent of Staff to wind down all Agency activities expeditiously.

Oversight Board
 Redevelopment Dissolution Overview
 April 9, 2012

AGENCY BACKGROUND

First Project Area Established In 1958

- › Eliminate Blight
- › Revitalize Communities
- › Provide Affordable Housing
- › Fuel Economic Growth
- › Community and Neighborhood Improvements

AGENCY BACKGROUND (CONT.)

14 PROJECT AREAS THROUGHOUT CITY

- › CENTRAL CITY PROJECTS (MEADOWBROOK/CENTRAL CITY, CENTRAL CITY EAST AND CENTRAL CITY SOUTH)
- › CENTRAL CITY NORTH
- › CENTRAL CITY WEST
- › STATE COLLEGE
- › SOUTHEAST INDUSTRIAL PARK
- › NORTHWEST
- › TRI-CITY
- › SOUTH VALLE
- › UPTOWN
- › MT. VERNON CORRIDOR
- › 40TH STREET

OVERSIGHT BOARD (CONT.)

Oversight Board To:

- ▶ Oversee Successor Agency
- ▶ Dispose Of Agency Assets Expeditiously In A Manner Aimed At Maximizing Value
- ▶ Wind Down Agency Affairs
- ▶ Review And Approve The Continuing Recognized Obligations Payment Schedule (ROPS)

STATE DEPARTMENT OF FINANCE

California State Department Of Finance
Regulates The Oversight Board

- ▶ May Request Information On Any Action Within 3 Days
- ▶ 10 Subsequent Days To Reject An Action Or Return For Reconsideration
- ▶ Modified Actions Must Be Resubmitted For Review

AGENCY WIND DOWN

- ▶ Wind Down Already Initiated By Cancelling Certain Programs & Projects
- ▶ Projects Underway Are Being Completed
- ▶ Many Properties Acquired To Eliminate Blight & Facilitate Economic Growth Need To Be Disposed

AGENCY PROPERTIES

AB1X26 Provides For Disposition:

- › Housing Assets Transferred To Successor Housing Agency
- › Public Facilities Transferred To Appropriate Governmental Agency
- › Existing Contracts Must Be Honored
- › All Other Properties To Be Disposed Of Expeditiously In A Manner Which Maximizes Value

ADDITIONAL CONSIDERATIONS

- › Many Contracts, Loan Guarantees, & Other Commitments Exist
- › All Known Commitments Are Listed On The Agency's Recognized Obligation Payment Schedule
- › Recognized Obligation payment Scheduled To Be Updated Every Six Months And Presented For Oversight Board Approval

AGENDA

- › Oversight Board Administration Actions
- › Recognized Obligation Payments Schedule For The Period From February 1, 2012 To June 30, 2012

Oversight Board Committee Meeting Agenda

Recognized Obligation Payment Schedule

April 9, 2012

Page Number 2

By April 15, 2012, a second ROPS for the period from July 1, 2012 to December 31, 2012 must be prepared and submitted to the County Auditor Controller. The July to December ROPS will be presented for Oversight Board consideration at the next meeting.

Attachment:

- Exhibit A – Recognized Obligation Payment Schedule

Name of Redevelopment Agency: City of San Bernardino Redevelopment Agency
 Project Area(s) 14 project Areas

DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 TOTALS

Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						
						Jan	Feb	March	April	May	June	Total
Totals - BONDED INDEBTEDNESS - Page 2				\$ 366,250,087.09	\$ 40,543,579.43	\$ 1,622,155.00	\$ -	\$ 329,875.00	\$ 9,740,162.18	\$ 3,383,784.00	\$ 1,905,272.75	\$ 17,075,748.93
Totals - PASS THROUGHGS - Page 3				\$ 18,384,537.00	\$ 2,485,439.66	\$ -	\$ -	\$ -	\$ 1,241,940.13	\$ -	\$ -	\$ 1,241,940.13
Totals - LOANS - Page 4				\$ 42,837,088.30	\$ 30,089,902.80	\$ 55,972.00	\$ 387,177.90	\$ 11,055,972.00	\$ 16,305,972.00	\$ 850,000.00	\$ -	\$ 28,655,093.90
Totals - CONTRACTS - Page 5				\$ 569,975,683.05	\$ 382,983,725.32	\$ 2,067,349.14	\$ 4,085,311.99	\$ 2,135,886.67	\$ 2,325,528.74	\$ 6,776,137.10	\$ 9,193,476.58	\$ 26,679,163.01
Totals - PURCHASE ORDERS - Page 6				\$ 455,107.00	\$ 413,173.00	\$ 68,862.17	\$ 68,862.17	\$ 68,862.17	\$ 68,862.17	\$ 68,862.17	\$ 68,862.17	\$ 413,173.02
Totals - HOUSING - Page 7				\$ 401,406,375.00	\$ 27,781,076.00	\$ 2,181,756.32	\$ 2,181,756.32	\$ 2,981,756.32	\$ 2,181,756.32	\$ 2,181,756.32	\$ 2,981,756.45	\$ 14,690,538.05
Totals - ONGOING OPERATIONS - Page 8				\$ 35,121,387.90	\$ 10,533,333.53	\$ 797,499.80	\$ 738,499.80	\$ 742,419.80	\$ 750,642.80	\$ 2,655,642.80	\$ 1,317,182.94	\$ 7,007,987.94
Totals - OTHER OBLIGATIONS - Page 9				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL				\$ 1,434,430,265.34	\$ 494,830,229.74	\$ 6,793,594.43	\$ 7,461,608.18	\$ 17,314,771.96	\$ 32,614,864.34	\$ 15,916,182.39	\$ 15,466,550.89	\$ 95,763,644.98

- RPTTF Redevelopment Property Tax Trust Fund
- CDBG Community Development Block Grant
- PBID Parking and Business Improvement District Taxes
- LMIH Low and Moderate Income Housing Fund

Project Areas

- M/CC Merged Central City Projects (Meadowbrook/Central City)
- CCE Central City East
- CCS Central City South
- SV South Valle
- CCN Central City North
- MTV Mt. Vernon Corridor
- SC State College
- SEIP Southeast Industrial Park
- NW Northwest
- TRI Tri-City
- UP Uptown
- 40TH 40th Street
- IVDA Inland Valley Development Agency

DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 BONDED INDEBTEDNESS

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						
									Jan	Feb	March	April	May	June	Total
BONDED INDEBTEDNESS															
1	5445	6/19/1995	IVDA 1995H Highland Lutheran Hsing	US Bank	Bonds for Senior Housing Complex	RPTTF	2,066,431.25	199,068.75	48,418.75						\$ 48,418.75
2	5444	6/19/1995	MTV 1995R Casa Ramona	US Bank	Bonds for Ramona Senior Complex	RPTTF	1,842,137.50	134,971.88	44,100.00						\$ 44,100.00
3	5500, 96-366, J-41	12/2/1996	M/CC 1996COP	US Bank	Bonds issued to rehab/update City Hall	RPTTF	11,056,785.00	1,006,615.00	763,257.50						\$ 763,257.50
4	5513, 97-214, J-42	7/14/1997	M/CC 1997A Bond	US Bank	Pub Fac Lease Revenue Refunding Bonds	RPTTF	1,843,875.00	923,125.00		43,875.00					\$ 43,875.00
5	5538	3/2/1998	M/CC 1998A TAB	US Bank	Bonds for Central City Projects	RPTTF	12,809,602.50	1,434,567.50	279,737.50						\$ 279,737.50
6	5538	3/2/1998	M/CC 1998B TAB	US Bank	Bonds for Central City Projects	RPTTF	6,563,973.75	661,238.75	148,016.25						\$ 148,016.25
7	CDC/1999-3, 1999-30, J-45, CDC/1999-21, 1999-157, J-47	2/15/1999 and 6/21/1999	SV,M/CC, CCN 1999COP	US Bank	Bonds for South Valle, Bldg 201, PD HQ	RPTTF	14,536,200.00	1,126,850.00			286,000.00				\$ 286,000.00
8	CDC/2002-13, 2002-81, J-51	3/4/2002	MTV 2002A TAB	US Bank	Bonds for Mt Vernon projects	RPTTF	5,436,667.50	261,656.25						92,343.75	\$ 92,343.75
9	CDC/2001-53, 2001-355, J-49	11/19/2001	SC,CCN, SEIP, NW, TRI, UP, SV 2002 TAB	US Bank	Bonds for SC, CCN, SEIP, NW, TRI, UP, and SV	RPTTF	34,190,342.00	2,523,056.00				1,824,028.00			\$ 1,824,028.00
10	CDC/2001-54, 2001-356, J-30	11/19/2001	SC, CCN, SEIP, NW, TRI, UP, SV 2005A TAB	US Bank	Forward Purchase - Bonds for SC, CCN, SEIP, NW, TRI, UP, and SV	RPTTF	60,594,835.90	5,021,088.30				1,225,447.63			\$ 1,225,447.63
11	CDC/2001-54, 2001-356, J-30	11/19/2001	SC, CCN, SEIP, NW, TRI, UP, SV 2005B TAB	US Bank	Forward Purchase - Bonds for SC, CCN, SEIP, NW, TRI, UP, and SV	RPTTF	22,643,750.94	1,912,546.00				460,207.55			\$ 460,207.55
12	CDC/2006-8, 2006-85, J-52	3/20/2006	CCN 2006LM	US Bank	Downtown 5th & G Area - Bonds for Low and Moderate Income Housing projects	LMIHF	33,613,926.25	2,692,960.00					2,003,980.00		\$ 2,003,980.00
13	By Virtue of Item 12	3/20/2006	CCN 2006 LM Bond Issue	Housing Fund	Downtown 5th & G Street area, repayment to low-mod fund, successor agencies's obligation to repay the Low and Moderate Income Housing Fund	RPTTF	25,678,000.00	12,418,236.00				1,379,804.00	1,379,804.00	1,379,804.00	\$ 4,139,412.00
14	CDC/2010-63, 2010-386, J-56	12/6/2010	CCN, M/CC, NW 2010A Recovery Zone	US Bank	Bonds for Recovery Zone	RPTTF	13,610,387.50	717,450.00				443,725.00			\$ 443,725.00
15	CDC/2010-63, 2010-386, J-56	12/6/2010	NW 2010B TAB	US Bank	Bonds for Northwest projects	RPTTF	8,628,600.00	370,150.00				270,075.00			\$ 270,075.00
	DELETE	DELETE	DELETE 20% to LMIHF DELETE	Housing Dept DELETE	Transfers 20% of TI to Housing, successor agencies's obligation to repay the Low and Moderate Income Housing Fund DELETE ENTIRE ITEM PER BETSY		69,010,072.00	7,407,500.00				3,703,750.00			\$ 3,703,750.00
16	CDC/2009-61	10/5/2009	SC, UP, CCN, M/CC, CCE, CCS, SEIP, TRI CMB \$15,000,000	CMB Infrastructure Group	Loan Agreement for (1) sbx (2) courthouse sewer line relocation (3) solar project (4) La Placita (5) I-215/University Interchange project	RPTTF	19,450,000.00	787,500.00	196,875.00			196,875.00		196,875.00	\$ 590,625.00
17	CDC/2011-10	3/3/2011	CCE, CCS, CCN, M/CC CMB \$10,000,000	CMB Infrastructure Group	Loan Agreement for Projects Under Funding Agreement	RPTTF	12,887,500.00	525,000.00	131,250.00			131,250.00		131,250.00	\$ 393,750.00
18	CDC/2010-53, 2010-331	9/20/2010	IVDA CMB \$8,000,000	CMB Infrastructure Group	Loan Agreement for public infrastructure located along "E" Street and Inland Center Drive	RPTTF	9,785,000.00	420,000.00	10,500.00			105,000.00		105,000.00	\$ 315,000.00
TOTAL BONDED INDEBTEDNESS							\$ 366,250,087.09	\$ 40,543,579.43	\$ 1,622,155.00	\$ -	\$ 329,875.00	\$ 9,740,162.18	\$ 3,383,784.00	\$ 1,905,272.75	\$ 17,075,748.93

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- IVDA Inland Valley Development Agency

DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 PASS THROUGHS

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						
									Jan	Feb	March	April	May	June	Total
PASS THROUGHS/COUNTY															
1			Pass throughs	Taxing Agencies	Pass through payments to other taxing entities /See Attachment 1	RPTTF	18,384,537.00	2,485,439.66				1,241,940.13			\$ 1,241,940.13
TOTAL PASS THROUGHS							\$ 18,384,537.00	\$ 2,485,439.66	\$ -	\$ -	\$ -	\$ 1,241,940.13	\$ -	\$ -	\$ 1,241,940.13

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DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 LOANS

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month							
									Jan	Feb	March	April	May	June	Total	
LOANS																
1	5546	6/15/1998	CCN Cinema S108	Bank of NY	HUD Section 108 Loan, Cinema Project	RPTTF	4,411,591.20	694,720.90		134,675.00						\$ 134,675.00
2	2006-271	7/24/2006	IVDA Arden Guthrie Section 108	Bank of NY	HUD Section 108 Loan, North Arden Guthrie	RPTTF	10,325,497.10	735,461.90		196,530.90						\$ 196,530.90
3	CDC/2007-6	3/5/2007	IVDA Arden Guthrie Loan	Housing Fund	conversion of properties to commercial	RPTTF	11,000,000.00	11,000,000.00			11,000,000.00					\$ 11,000,000.00
4	CDC/2010-25	5/5/2010	M/CC Carousel Mall Note	Citizens Business Bank	Loan Agreement, purchase of Carousel Note	RPTTF	16,250,000.00	16,809,720.00	55,972.00	55,972.00	55,972.00	16,305,972.00				\$ 16,473,888.00
5	CDC/2010-28	5/17/2010	SEIP Auto Plaza Loan - Reader Board	Citizens Business Bank	\$850k Certificate of Deposit w/ Citizens Bank	RPTTF	850,000.00	850,000.00					850,000.00			\$ 850,000.00
TOTAL LOANS							\$ 42,837,088.30	\$ 30,089,902.80	\$ 55,972.00	\$ 387,177.90	\$ 11,055,972.00	\$ 16,305,972.00	\$ 850,000.00	\$ -		\$ 28,655,093.90

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DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 CONTRACTS/IDDAs/OPAs

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
									Jan	Feb	March	April	May	June	
Merged Area B															
1	CDC/2010-30	6/7/2010	NW, SC, CCW, MTV, UP, 40th Merged Area B-EIR	RBF	EIR -Merged Area B (ongoing)	RPTTF	25,000.00	25,000.00	DELETE \$	DELETE \$	DELETE \$	DELETE \$	DELETE \$	25,000.00	\$ 25,000.00
2	CDC/2010-20	6/7/2010	NW, SC, CCW, MTV, UP, 40th Merged Area B-Plan Amendment	Rosenow Spewacek Grp	Plan Amendment for Merger B document (ongoing)	RPTTF	25,000.00	25,000.00	DELETE \$	DELETE \$	DELETE \$	DELETE \$	DELETE \$	25,000.00	\$ 25,000.00
Downtown Streetscape Project 4th St, Phase 1															
3	CDC/2010-42, 2011-25	7/19/2010	M/CC & CCN	AECOM	4th Street Construction Drawings	RPTFF	35,000.00	35,000.00	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.35	\$ 35,000.00
4	TBD	TBD	M/CC & CCN	SB EDC	Construction Implementation	Obligated Bond Proceeds	2,500,000.00	1,250,000.01	\$ DELETED	\$ DELETED	\$ DELETED	416,666.67	416,666.67	416,666.67	\$ 1,250,000.01
5	SB EDC 80047	12/8/2011	M/CC & CCN	AECOM*	Engineering-Intersection Bulb-outs	Obligated Bond Proceeds	11,000.00	32,500.00	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.35	\$ 11,000.00
6	SB EDC 80042	11/30/2011	M/CC & CCN	KOA, Inc.*	Traffic Study	Obligated Bond Proceeds	14,366.00	14,366.00	DELETE \$	DELETE \$	3,125.00	3,125.00	3,125.00	3,125.00	\$ 12,500.00
7	SB EDC 80005	9/9/2011	M/CC	Andy Gump	Temporary Portable Restroom rental	RPTFF	50,000.00	29,480.35	2,890.62	2,890.62	2,890.62	2,890.62	2,890.62	2,890.62	\$ 17,343.72
Theater Square Design and Construction															
8	CDC/2011-24	5/2/2011	CCN	Vanir Construction Management, Inc.	Construction Management Services for Theater Square - (Ongoing under construction)	Obligated Bond Proceeds	24,242.00	24,242.00	19,422.00	5,000.00					\$ 24,422.00
9	SB EDC 80072	1/26/2012	CCN	Vanir Construction Management, Inc.	Construction Management Services for Theater Square	Obligated Bond Proceeds	84,497.61	84,497.61		DELETE \$	21,124.61	21,124.33	21,124.33	21,124.34	\$ 84,497.61
10	CDC/2011-23	5/2/2011	CCN	AECOM	Design for landscape and lighting	Obligated Bond Proceeds	12,066.68	12,066.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,097.00	\$ 12,097.00
11	CDC/2011-20	3/21/2011	CCN	Ludwig Engr Inc	Engineering design for infrastructure	Obligated Bond Proceeds	3,814.44	3,814.44				1,800.00	1,814.00		\$ 3,614.00
11	SB EDC 80030	10/18/2011	CCN	Ludwig Engineering	Preparation of Condo Map & Final Map	Obligated Bond Proceeds	30,000.00	30,000.00	16,989.25		1,257.00			10,149.75	\$ 28,396.00
12	SB EDC 80070	1/26/2012	CCN	Ludwig Engr Assoc	Engineering design for infrastructure	Obligated Bond Proceeds	50,210.00	50,210.00	DELETE \$	DELETE \$	438.00	16,591.00	16,591.00	16,590.00	\$ 50,210.00
13	SB EDC 80058	1/1/2012	CCN	Ludwig Engr Inc	Survey staking	Obligated Bond Proceeds	35,000.00	35,000.00			7,282.76			27,717.24	\$ 35,000.00
14	SB EDC 80044	12/1/2011	CCN	Kanpp & Assoc	Structural analysis	Obligated Bond Proceeds	6,000.00	6,000.00			1,200.00		1,200.00	100.00	\$ 2,500.00
15	SB EDC 80033	11/3/2011	CCN	City of San Bernardino	Permit Fees	Obligated Bond Proceeds	5,000.00	5,000.00						6,000.00	\$ 5,000.00
16	SB EDC 80023	10/20/2011	CCN	Los Angeles Engineering	construction	Obligated Bond Proceeds	2,906,158.15	2,906,158.15		380,053.00	500,000.00	500,000.00	750,000.00	766,105.00	\$ 2,896,158.00
17	SB EDC Lease	1/4/2012	CCN	Regal Cinema	Construction Entities	RPTTF	4,643,000.00	4,643,000.00		1,000,000.00			3,643,000.00		\$ 4,643,000.00
18	SB EDC Lease	1/4/2012	CCN	Regal Cinema	Various	RPTTF	229,000.00	?????????							
19	SB EDC 80057	1/12/2012	CCN	City of San Bernardino	Regal TI Building Permit Fees	RPTTF	45,754.28	45,754.28	45,754.28						\$ 45,754.28
20	SB EDC 80085	2/28/2012	CCN	Allison Mechanical, Inc.	HVAC repair	RPTTF	50,000.00	50,000.00				16,666.00	16,666.00	16,668.00	\$ 50,000.00
21	SB EDC 80060	1/17/2012	CCN	Kiley Company	Summary Appraisal for CinemaStar 4 theater	RPTTF	4,500.00	4,500.00			4,500.00				\$ 4,500.00
22	SB EDC 80081	2/17/2012	CCN	SB Municipal Water Department	Theater Square water lines	Obligated Bond Proceeds	20,990.00	20,990.00			20,990.00				\$ 20,990.00
23	SB EDC 80082	2/17/2012	CCN	SB Municipal Water Department	Theater Square water lines acquisition services	Obligated Bond Proceeds	47,250.00	47,250.00			47,250.00				\$ 47,250.00
24	SB EDC 80073	1/24/2012	CCN	BB Architects	CinemaStar architectural services	Obligated Bond Proceeds	25,000.00	25,000.00	7,478.75					17,521.25	\$ 25,000.00
25	SB EDC 80059	1/13/2012	CCN	Terra Nova Planning & Research	Regal Theater Project record review	RPTTF	6,000.00	6,000.00	6,000.00						\$ 6,000.00
26	SE EDC 80086	3/20/2012	CCN	First American Fund Control, Inc.	Fund Control Fee per Regal Fund Control Agmnt	RPTTF	9,975.00	9,975.00				9,975.00			\$ 9,975.00
27	SB EDC 80038	11/22/2011	CCN	Blrd Refrigeration Co	Relocation of ice machines	RPTTF	8,650.00	8,650.00	838.06						\$ 850.00
28	SB EDC 800xx	4/5/2012	CCN	Allison Mechanical Inc.	TS HVAC Replace/Controller/HVAC	RPTTF	357,000.00	357,000.00				225,000.00	132,000.00		\$ 357,000.00
29	SB EDC 800xx	4/5/2012	CCN	Inland Valley Roofing Inc.	Roof repair - Theater Square	RPTTF	24,750.00	24,750.00						24,750.00	\$ 24,750.00
30	SB EDC 800xx	4/5/2012	CCN	Quiel Brothers	Signage removal - Theater Square	RPTTF	1,200.00	1,200.00				1,200.00			\$ 1,200.00
31	SB EDC 80015	10/12/2011	CCN	Bradco Environmental	Palm Tree removal and recycle	Obligated Bond Proceeds	46,865.00	46,865.00						7,029.75	\$ 46,865.00
32	SB EDC 800xx	TBD	CCN	TBD	Parking lot light repair	Obligated Bond Proceeds	45,000.00	45,000.00						45,000.00	\$ 45,000.00
33	SB EDC 800xx	TBD	CCN	LA Engineering	Parking lot resurfacing	Obligated Bond Proceeds	50,000.00	50,000.00						50,000.00	\$ 50,000.00
Northwest Street Improvements															
34	CDC/2011-32	6/20/2011	NW	Ludwig Engr Inc	Engineering/Construction Management	Obligated Bond Proceeds	300,720.00	300,720.00	50,120.00	50,120.00	50,120.00	50,120.00	50,120.00	50,120.00	\$ 300,720.00
35	CDC/2011-33	6/20/2011	NW	Transtech	Engineering/Construction Management	Obligated Bond Proceeds	196,739.00	196,739.00	13,666.00	13,666.00	13,666.00	13,666.00	13,666.00	13,670.00	\$ 82,000.00
36	TBD	TBD	NW	SB EDC	Construction Implementation	Obligated Bond Proceeds	2,700,000.00	2,700,000.00						2,700,000.00	\$ 2,700,000.00
	DELETE	DELETE		DELETE	DELETE	DELETE	DELETE \$	DELETE \$						DELETE \$	DELETE \$
37															
38	TBD	TBD	NW	SB EDC	park improvements	Obligated Bond Proceeds	950,000.00	950,000.00						950,000.00	\$ 950,000.00

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Commercial/Retail Marketing										RPTTF	97,206.25	23,793.75			2,793.75	7,000.00	7,000.00	.0000	\$ 23,793.75
39	SB EDC 80071	1/26/2012	ALL	Commercial/Retail Marketing	The Franssen Co	Commercial/Retail marketing	RPTTF												\$ 2,779.28
40	SB EDC 80021	10/18/2011	ALL	Commercial/Retail Marketing	The Franssen Co	Commercial/Retail marketing	RPTTF	50,000.00	50,000.00		2,779.28								\$ -
Mt Vernon Street Improvements																			\$ 110,000.00
41	2008-146	5/5/2008	MTV	ARCO Offsite Improvements	A&A Holdings	Dev Agreement for Street Improvements	RPTTF	400,000.00	110,000.00										\$ 15,007.62
42	SB EDC 80014	9/9/2011	MTV	ARCO NW Cor 5th & Mt Vernon Ave	Krueper Engr	Signal and St improvements at 5th and Mt. Vernon	Obligated Bond Proceeds	28,843.00	28,843.00		3,000.00	3,000.00	4,000.00	5,007.62					\$ 1,170,000.00
43	TBD	TBD	MTV	Mt Vernon Street Improvements	SB EDC	Construction Implementation	Obligated Bond Proceeds	1,170,000.00	1,170,000.00										\$ -
43	SB EDC 800xx	TBD	MTV	Mt Vernon Street Improvements	TBD	Painting fire hydrants/curb painting	Obligated Bond Proceeds	TBD	TBD										\$ -
State Courthouse Sewer Relocation and St Improvements																			\$ 126,484.00
44	CDC/2008-43, CDC/2009-16	11/7/2008 and 5/4/2009	CCE	sewer relocation	Willdan Engineering	Sewer design and construction management	RPTTF	126,484.00	126,484.00										\$ 150,000.00
45	TBD	TBD	CCE	State Agreement for Courthouse for Street Improvements	SB EDC	Offsite Improvements Const/Eng	CMB Bond Proceeds	2,500,000.00	150,000.00										\$ -
INCO - 5th and H St																			\$ 12,000.00
46	SB EDC 80043	12/1/2011	CCN	INCO - 5th and H St	Pacific Heritage Inc	Site maintenance	RPTTF	23,476.33	12,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$ 70,000.00
47	TBD	TBD	CCN	Soil Remediation - Phase II	Brown and Caldwell	5th and H Street (INCO Property)	RPTTF	360,000.00	70,000.00	DELETE \$	\$ -								
Façade Grants																			\$ 10,000.00
48	CDC/2011-51	7/18/2011	UP	Façade Grants	LNL Computers	improvements to payee's property	RPTTF	10,000.00	10,000.00										\$ 10,000.00
49	CDC/2011-51	7/18/2011	MTV	Façade Grants	Elliott Precision Block Co	improvements to payee's property	RPTTF	10,000.00	10,000.00										\$ 4,750.00
50	CDC/2011-51	7/18/2011	SEIP	Façade Grants	Interstate Battery Systems	improvements to payee's property	RPTTF	4,750.00	4,750.00										\$ 10,000.00
51	CDC/2011-51	7/18/2011	CCN	Façade Grants	Sweet Dream Realty	improvements to payee's property	RPTTF	10,000.00	10,000.00				10,000.00						\$ 9,579.50
52	19424	1/5/2012	UP	Façade Grants	Legacy Post Acute Rehab Center	improvements to payee's property	RPTTF	9,579.50	9,579.50	9,579.50									\$ 7,511.91
53	19423	1/11/2012	UP	Façade Grants	Discount Furniture	improvements to payee's property	RPTTF	7,511.91	7,511.91	7,511.91									\$ -
Cinema Property(see Ongoing Operations - Property Maintenance (Operational))																			\$ 7,405.00
54	SB EDC 80036	11/1/2011	CCN	Cinema Property	Design West Engr	Fire alarm and fire sprinkler design	RPTTF	25,000.00	25,000.00								7,405.00		\$ 50,000.00
55	SB EDC 80075	2/13/2012	CCN	Cinema Property	Doyle Wheat	caretaker	RPTTF	50,000.00	50,000.00	DELETE \$		3,840.00	15,386.00	15,386.00	15,388.00	15,388.00	8,333.00	8,334.00	\$ 25,000.00
56	SB EDC 80084	2/23/2012	CCN	Cinema Property	Design West Engr	meetings/revisions to fire alarm and sprinkler plans	RPTTF	25,000.00	25,000.00				8,333.00	8,333.00	8,334.00				\$ 30,000.00
57	SB EDC 80049	12/5/2011	CCN	Cinema Property	Vanir Construction Management, Inc.	construction coordination/inspection of payment requests with Regal	RPTTF	30,000.00	30,000.00					30,000.00					\$ -
State College Street Improvements																			\$ -
DELETE	DELETE			State College Street Improvements	SB EDC DELETE ENTIRE ITEM	Various Construction Street Improvements	DELETE	DELETE \$	DELETE \$										DELETE \$
Other Contracts/DDAs/OPAs																			\$ -
58	TBD	TBD	CCN	Theatre Productions	The Booking Group (Contracts due after 6/2/1012)	Beauty and the Beast/no cancellation	RPTTF	445,400.00											\$ -
59	TBD	TBD	CCN	Theatre Productions	The Booking Group (Contracts due after 6/2/1012)	Shrek/no cancellation	RPTTF	280,200.00											\$ -
60	TBD	TBD	CNN	Theatre Productions	Columbia Artist Theatricals (Contracts due after 6/2/1012)	Blueman Group/no cancellation	RPTTF	199,250.00											\$ -
61	TBD	TBD	CCN	Theatre Productions	Paradise Artist (Contracts due after 6/2/1012)	Righteous Bros./no cancellation	RPTTF	45,000.00											\$ -
62	UNK	UNK	CNN	California Theatre	Theatrical Arts International	Management of California Theatre - Productions	RPTTF	925,196.00	925,196.00	87,250.00	314,446.00								\$ 401,696.00
63	UNK	UNK	CCN	EDA Sponsored Production	Theatrical Arts International	Management of EDA Sponsored Production	RPTTF	2,163,900.00	2,163,900.00	200,000.00	763,900.00								\$ 963,900.00
64	UNK	UNK	CCN	Sturges Theatre	Theatrical Arts International	Management of Sturges - Productions	RPTTF	730,128.00	730,128.00	72,183.00	224,847.00								\$ 297,030.00
65	SB EDC 80030	10/18/2011	CCN	Yavtz Sale & Purchase Agreement	Ludwig Engr Inc	Condo Map Tr 18833	RPTTF	11,406.75	11,406.75					11,406.75					\$ 11,406.75
66	CDC/2006-42, 2006/346	6/18/2006	SC	Hillwood DDA/OPA	Hillwood Properties	Tax sharing Agreements	RPTTF	1,274,000.00	676,692.00	326,692.00				350,000.00					\$ 676,692.00
67	CDC/2002-30	10/7/2002	TRI	BP CA-Site Remediation	BP CA	Tax sharing Agreements	RPTTF	865,000.00	169,288.00										\$ 169,288.00
68	CDC/2008-11	3/17/2008	NW	Young Electric Sqn Co.	YESCO	Tax sharing Agreement/OPA	RPTTF	261,761.00	36,000.00										\$ 36,000.00
69	CDC/2007-15, 2007-185	6/4/2007	IVDA	Peris Campus Plaza	ICO Development	Tax sharing Agreements	RPTTF	2,561,761.00	45,609.00										\$ 45,609.00
70	CDC/2004-49, 2004-386	8/16/2004	CCE	SB County Bldg - TADS	Waterman Holdings LLC	Tax sharing Agreements	RPTTF	1,690,000.00	51,615.00	21,615.00				30,000.00					\$ 51,615.00
71	CDC/2001-5, 2001-58	1/22/2001	MTV	Yellow Freight DDA	Yellow Freight DDA	Tax sharing Agreements	RPTTF	160,000.00	160,000.00										\$ 160,000.00
72	CDC/2002-38	12/2/2002	NW	Mapel	Mapel	Tax sharing Agreements/OPA	RPTTF	30,000.00	10,800.00										\$ 10,800.00
73	CDC/2011-31	6/20/2011	IVDA	Litium and Associates EIR	Litium and Assoc	EIR - Arden and Guthrie Props	RPTTF	70,000.00	70,000.00	11,666.67	11,666.67	11,666.67	11,666.67	11,666.67	11,666.67	11,666.67	11,666.67	200,000.00	\$ 200,000.00
74	CDC/2011-50	7/18/2011	CCN	In-N-Out Burger - New Facility	In-N-Out Burger	Soil Remediation - Escrow Account	RPTTF	200,000.00	200,000.00										\$ 15,021.78
75	Closed Session	9/18/2006	MCC	Woolworth Bldg	Reynolds San Bernardino	Purchase of Woolworth Bldg	RPTTF	566,724.15	30,043.57	2,503.63	2,503.63	2,503.63	2,503.63	2,503.63	2,503.63	2,503.63	2,503.63	2,503.63	\$ 3,700,000.00
76	CDC/2011-9	3/3/2011	All	Capital Project Funding Agrmnt	SBEDC	Funding Agreement for CIP Projects See Attachment 3	RPTTF	525,000,000.00	7,400,000.00	616,666.66	616,666.66	616,666.66	616,666.66	616,666.66	616,666.66	616,666.66	616,666.66	616,666.66	\$ 89,052.00
77	CDC/2011-49	7/11/2011	SC	Construction Management	Allwest Development	University Parkway	CMB Bond Proceeds	89,052.00	89,052.00	14,842.00	14,842.00	14,842.00	14,842.00	14,842.00	14,842.00	14,842.00	14,842.00	14,842.00	\$ 780,000.00
78	CDC/2010-70	12/20/2010	SC	Infrastructure Watson OPA	Watson Properties	OPA, housing-Retail project infrastructure, relocation	CMB Bond Proceeds	780,000.00	780,000.00	130,000.00	130,000.00	130,000.00	130,000.00	130,000.00	130,000.00	130,000.00	130,000.00	250,000.00	\$ 250,000.00
79	Closed Session	5/2/2011	CCN	Salvation Army	Salvation Army	Grant	RPTTF	1,000,000.00	250,000.00										\$ 450,000.00
80	2333	12/17/1970	MCC	Mall Maintenance	SB EDC	Reciprocal Easement Agreement	RPTTF	900,000.00	900,000.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00	\$ 450,000.00
81	2011-292	11/10/2011	CCS	Downtown Transit Center - Rialto & E	Omnitrans	Multi Jurisdictional Agreement	RPTTF	3,500,000.00	250,000.00										\$ 250,000.00
82	SB EDC 80068	1/26/2012	CCS	2nd Street Improvements	NBI	Replace sidewalk, curb and gutter between G & F St	RPTTF	835,376.00	835,376.00			78,413.47	288,401.86						\$ 49,950.00
83	SB EDC 80062	1/19/2012	CCS	Stadium - Parking Lot	Transtech	Rehab of Parking Lot	RPTTF	49,950.00	49,950.00	49,950.00									\$ -
84	SB EDC 80051	12/13/2011	CCS	Stadium - Irrigation	W. Wood & Assoc Development	Irrigation Improvement for Arrowhead Stadium	RPTTF	49,864.00	49,864.00										\$ 2,073.60
85	SB EDC 80055	1/11/2012	CCS	Stadium - Lighting	Sierra Pacific Electrical	Re-wiring and repair to parking lot lights	RPTTF	20,736.00	20,736.00	18,662.40									\$ 11,683.00
86	SB EDC 80083	2/24/2012	CCS	Stadium - Turf	W. Wood & Assoc Development	Installation synthetic turf	RPTTF	11,683.00	11,683.00				11,683.00						\$ 75,990.05
87	SB EDC 80065	1/12/2012	CCS	Stadium - Parking Lot	Braughton Construction	Construction of Stadium Parking Lot Improvements	RPTTF	317,285.00	317,285.00	87,666.75				153,628.20					\$ 317,285.00
88	CDC/2009-55, 2009-326	9/21/2009	SC, UP, CCN, M/CC, CCS, SEIP, TRI	SB/Omnitrans Bus Line	City/Contractors	Bus permits/infrastructure/Cooperative Agreement	RPTTF	3,500,000.00	350,000,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	\$ 600,000.00
89	SB EDC 80078	1/26/2012	NW	Ann Shirells Park	Pacific Mobile	Modular Acq, Modular Modification and site work	RPTTF	257,654.00	257,654.00		158,096.00	24,889.50	24,889.50	24,889.50	24,889.50	24,889.50	24,889.50	24,889.50	\$ 5,600.00
90	SB EDC 80054	12/20/2011	NW	Ann Shirells Park	Inland Valley Roofing, Inc.	Roof Repair	RPTTF	27,195.00	27,195.00										\$ 49,959.00
91	SB EDC 80056	1/12/2012	NW	Ann Shirells Park	Transtech	Various Improvements	RPTTF	49,959.00	49,959.00	49,959.00									\$ 8,118.20
92	SB EDC 80013	8/29/2011	CCN	F Street Parking Lot	NBI Gen Contractors	New Parking Lot on F Street between 5th & 4th St	RPTTF	249,023.00	249,023.00										\$ 10,775.00
93	SB EDC 80061	1/19/2012	CCN	F Street Parking Lot	NBI Gen Contractors	Security fencing & gate	RPTTF	10,775.00	10,775.00	10,775.00									\$ 30,820.00
94	SB EDC 80077	2/14/2012	M/CC	Anderson Bldg															

DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 PURCHASE ORDERS

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						
									Jan	Feb	March	April	May	June	Total
PURCHASE ORDERS															
1			Purchase Orders	Various	Encumbered budgeted Purchases	See Attachment 2	455,107.00	413,173.00	68,862.17	68,862.17	68,862.17	68,862.17	68,862.17	68,862.17	\$ 413,173.02
TOTAL PURCHASE ORDERS							\$ 455,107.00	\$ 413,173.00	\$ 68,862.17	\$ 413,173.02					

RPTTF Redevelopment Property Tax Trust Fund
 CDBG Community Development Block Grant
 PBID Parking and Business Improvement District Taxes
 LMIHF Low and Moderate Income Housing Fund

Project Areas

- M/CC Merged Central City Projects (Meadowbrook/Central City)
- CCE Central City East
- CCS Central City South
- SV South Valle
- CCN Central City North
- MTV Mt. Vernon Corridor
- SC State College
- SEIP Southeast Industrial Park
- NW Northwest
- TRI Tri-City
- UP Uptown
- 40TH 40th Street
- IVDA Inland Valley Development Agency

Project Area(s)

14 project Areas

DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 HOUSING

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month							
									Jan	Feb	March	April	May	June	Total	
HOUSING																
1	CDC/2009-36	7/20/2009	IVDA	MECH	MECH	Developer Agreement - 19th & Sunrise	LMIHF	\$ 2,000,000.00	\$ 800,000.00	66,666.67	66,666.67	66,666.67	66,666.67	66,666.67	66,666.65	\$ 400,000.00
2	CDC/2009-58	9/21/2009	ALL	Affordable Housing Solutions	AHS	RDA sub-recipient agmt w/ AHS	LMIHF	\$ 2,000,000.00	\$ 800,000.00	66,666.67	66,666.67	66,666.67	66,666.67	66,666.67	66,666.65	\$ 400,000.00
3	CDC/2009-63A	11/16/2009	IVDA	Shober Consulting	Shober Consulting	relocation consultant - 19th and Sunrise	LMIHF	\$ 344,500.00	\$ 241,150.00	20,095.83	20,095.83	20,095.83	20,095.83	20,095.83	20,095.85	\$ 120,575.00
4	CDC/2009-64	11/16/2009	IVDA	Del Richardson & Associates	DRA	acquisition consultant - 19th and Sunrise Project	LMIHF	\$ 108,500.00	\$ 75,950.00	6,329.17	6,329.17	6,329.17	6,329.17	6,329.17	6,329.15	\$ 37,975.00
5	CDC/2009-68	12/21/2009	ALL	Affordable Housing Solutions	AHS	RDA sub-recipient agmt w/ AHS amended	LMIHF	\$ 1,000,000.00	\$ 400,000.00	33,333.33	33,333.33	33,333.33	33,333.33	33,333.33	33,333.35	\$ 200,000.00
6	CDC/2009-68	12/21/2009	IVDA	MECH	MECH	Amended Agreement - 19th & Sunrise	LMIHF	\$ 2,000,000.00	\$ 800,000.00	66,666.67	66,666.67	66,666.67	66,666.67	66,666.67	66,666.65	\$ 400,000.00
7	CDC/2010-1	1/4/2010	ALL	RSG	RSG	housing loan and covenant monitoring services	LMIHF	\$ 97,500.00	\$ 32,500.00	2,708.33	2,708.33	2,708.33	2,708.33	2,708.33	2,708.35	\$ 16,250.00
8	18286	4/7/2010	40TH	CPSI	CPSI	Acquisition/Relocation consultant - 49th St	LMIHF	\$ 25,000.00	\$ 25,000.00	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.35	\$ 12,500.00
9	CDC/2010-45	8/2/2010	ALL	Oldtimers	Oldtimers Foundation	Mobilehome Park Rehab loan Agreement	LMIHF	\$ 552,000.00	\$ 184,000.00	15,333.33	15,333.33	15,333.33	15,333.33	15,333.33	15,333.35	\$ 92,000.00
10	CDC/2010-45	8/2/2010	ALL	Oldtimers	Oldtimers Foundation	Elderly/Special Needs Grant Repair Agreement	LMIHF	\$ 108,000.00	\$ 36,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	\$ 18,000.00
11	CDC/2010-43	8/2/2010	ALL	Neighborhood Housing Services of the Inland Empire	NHSIE	Single Family Beautification Grant Agreement	LMIHF	\$ 2,354,625.00	\$ 784,875.00	65,406.25	65,406.25	65,406.25	65,406.25	65,406.25	65,406.25	\$ 392,437.50
12	CDC/2010-43	8/2/2010	ALL	Neighborhood Housing Services of the Inland Empire	NHSIE	Single Family Rehabilitation Loan Agreement	LMIHF	\$ 862,500.00	\$ 287,500.00	23,958.33	23,958.33	23,958.33	23,958.33	23,958.33	23,958.35	\$ 143,750.00
13	CDC/2010-43	8/2/2010	ALL	Neighborhood Housing Services of the Inland Empire	NHSIE	Homebuyer Education Program-Agreement	LMIHF	\$ 90,000.00	\$ 30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 15,000.00
14	CDC/2010-44	8/2/2010	ALL	Inland Housing Development Corp.	IHDC	Single Family Beautification Grant Agreement	LMIHF	\$ 1,811,250.00	\$ 603,750.00	50,312.50	50,312.50	50,312.50	50,312.50	50,312.50	50,312.50	\$ 301,875.00
15	CDC/2010-44	8/2/2010	ALL	Inland Housing Development Corp.	IHDC	Single Family Rehabilitation Loan Agreement	LMIHF	\$ 862,500.00	\$ 287,500.00	23,958.33	23,958.33	23,958.33	23,958.33	23,958.33	23,958.35	\$ 143,750.00
16	CDC/2010-52	9/20/2010	ALL	AmeriNational	AmeriNational	housing loan portfolio administration and monitoring	LMIHF	\$ 90,000.00	\$ 30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 15,000.00
17	CDC/2010-55	10/18/2010	ALL	Affordable Housing Solutions	AHS	RDA sub-recipient agmt w/ AHS amended	LMIHF	\$ 4,000,000.00	\$ 1,600,000.00	133,333.33	133,333.33	133,333.33	133,333.33	133,333.33	133,333.35	\$ 800,000.00
18	CDC/2010-57	11/1/2010	IVDA	MECH	MECH	Amended Agreement - 19th & Sunrise	LMIHF	\$ 1,600,000.00	\$ 1,600,000.00			800,000.00			800,000.00	\$ 1,600,000.00
19	CDC/2010-64	12/6/2010	IVDA	Lugo Senior Apts	Meta Housing	acq., predev., rehab. Loan with Meta Housing Corp.	LMIHF	\$ 6,500,000.00	\$ 1,300,000.00	108,333.33	108,333.33	108,333.33	108,333.33	108,333.33	108,333.35	\$ 650,000.00
20	CDC/2011-11	3/3/2011	ALL	Affordable Housing Solutions	AHS	Housing Capitalization Agreement See Attachment 4	LMIHF	\$ 375,000,000.00	\$ 17,862,851.00	1,488,570.92	1,488,570.92	1,488,570.92	1,488,570.92	1,488,570.92	1,488,570.95	\$ 8,931,425.55
TOTAL HOUSING								\$ 401,406,375.00	\$ 27,781,076.00	\$ 2,181,756.32	\$ 2,181,756.32	\$ 2,981,756.32	\$ 2,181,756.32	\$ 2,181,756.32	\$ 2,981,756.45	\$ 14,690,538.05

RPTTF Redevelopment Property Tax Trust Fund
 CDBG Community Development Block Grant
 PBID Parking and Business Improvement District Taxes
 LMIHF Low and Moderate Income Housing Fund

Project Areas

- MICC Merged Central City Projects (Meadowbrook/Central City)
- CCE Central City East
- CCS Central City South
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DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 ONGOING OPERATIONS

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
									Jan	Feb	March	April	May	June	
ONGOING OPERATIONS															
1	CDC/2011-51	7/18/2011	ALL Salary	Employees	Salary/benefits	RPTTF	10,650,464.00	5,325,232.00	443,769.33	443,769.33	443,769.33	443,769.33	443,769.33	443,769.33	2,662,615.98
2	CDC/2011-51	7/18/2011	ALL PERS Liability	PERS	Retirement Liability	RPTTF	476,297.00	476,297.00	39,691.42	39,691.42	39,691.42	39,691.42	39,691.42	39,691.42	238,148.52
3	CDC/2011-51	7/18/2011	ALL Employee Accrual Payouts	Various employees	Employee Accruals, VSL	RPTTF	456,637.00	456,637.00							456,637.00
4	CDC/2011-51	7/18/2011	ALL Other Post Employment Benefit	Various employees	Retiree Benefits per Policy/Proc-CDC	RPTTF	1,158,338.00	814,358.00	3,185.00	3,185.00	3,185.00	3,185.00	3,185.00	3,185.00	19,110.00
5	AB 1x 26	6/29/2011	ALL 5% SA Administration	Successor Agency	Per AB1x 26 Admin to Successor Agency	Administrative Cost Allowance	1,900,000.00	1,900,000.00							1,900,000.00
6	CDC/2011-51	7/18/2011	ALL Computer Options	Computer Options, Inc	IT Service Contract, LAN server maint	RPTTF	36,000.00	36,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	36,000.00
7	BC468955	9/7/2011	MCC Litigation (Placo v RDA)	Lewis Brisbois	Foreclosure litigation expenses - Panattoni	RPTTF	350,000.00	200,000.00	33,333.33	33,333.33	33,333.33	33,333.33	33,333.33	33,333.35	200,000.00
8	CDC/2011-51	7/18/2011	ALL Development Agreement/Mall	Panattoni Dev Company	2010 Assignment Agreement/Dev Mall	DELETE									
9	CIVDS1106467	5/20/2011	ALL Laserfiche	Complt Paperless Solutns	Laserfiche maintenance & Doc supprt	RPTTF	1,870.00	1,870.00							1,870.00
10	2011-70	3/21/2011	ALL Litigation (Peart v. City of SB)	Lewis Brisbois	Legal Representation for Litigation	RPTTF	25,000.00	25,000.00	4,166.66	4,166.66	4,166.66	4,166.66	4,166.66	4,166.70	25,000.00
11	2012-59	3/6/2012	City, IVDA Litigation (Glen Aire MHP Corp v City SB)	Lockwood & Arias	Legal Representation for Litigation	RPTTF	50,000.00	50,000.00	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.35	50,000.00
12	CDC/2011-51	7/18/2011	ALL GIS Licensed Software	Endeman Lincoln Turek Heater	Legal Representation for Litigation	LMIHF	50,000.00	3,000.00					1,000.00	1,000.00	3,000.00
13	CDC/2011-51	7/18/2011	ALL Financial Software	City of San Bernardino	GIS software maintenance (1/3)	RPTTF	25,433.00	25,433.00							25,433.00
14	CDC/2011-51	7/18/2011	ALL Financial Software	Springbrook	Final Pymnt/Annual License Fee	RPTTF	67,600.00	67,600.00							67,600.00
15	CDC/2011-51	7/18/2011	ALL Financial Software	ICCS	Former Financial Software License	RPTTF	6,600.00	6,600.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	6,600.00
16	2011-6	1/10/2011 and Award on 8/22/2011	ALL Investment Funds	Citizens Business Bank	Investment Funds Fee	RPTTF	168,000.00	168,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	84,000.00
17	19365	10/20/2011 - SB EDC	ALL Grant Obligation - Sustainable Communities Grant (SCG)	Various	Develop a comprehensive plan for the City to become an environmentally sustainable community	RPTTF	300,760.00								\$ -
18	19361	10/20/2011 - SB EDC	ALL Grant Obligation - Sustainable Communities Grant (SCG)	MVR Consulting	Project and Grant Management, Public Outreach, Web Development & Administration	RPTTF	64,240.00	12,000.00			3,920.00	2,143.00	2,143.00	2,143.00	10,349.00
19	19362	10/20/2011 - SB EDC	ALL Grant Obligation - Sustainable Communities Grant (SCG)	Knott's Family Agency dba SB Green Alliance	Community engagement activities and outreach	RPTTF	50,000.00	4,500.00					1,500.00	1,500.00	1,500.00
20	SWRCB 10-105 550	6/9/2011	MCC Grant Obligation - Orphan Site Cleanup Fund (OSCF)	University Enterprises Corp at CSUSB	Research & technical review including land use, transportation and water plan review, community survey development	RPTTF	80,000.00	6,000.00					2,000.00	2,000.00	6,000.00
21	UNKNOWN	UNKNOWN	ALL Grant Obligation - CPUC CASF - Broadband	Various	Montgomery Ward Garage - Conduct assessment work for investigation of unauthorized release from UST and prepare Site Assessment & SVE Pilot Test Report with the Remedial Action Plan.	RPTTF	138,188.00	0.00							\$ -
22	UNKNOWN	UNKNOWN	ALL Grant Obligation - CPUC CASF - Broadband	Various	Develop a Broadband Infrastructure and Access Plan for the Inland Empire (Riverside & San Bernardino counties)	RPTTF	110,180.00	12,000.00					4,000.00	4,000.00	12,000.00
23	BF-96930501-0	10/1/2008	CCN, M/C, CCE, CCS	MVR Consulting	Project and Grant Management, Public Outreach, Web Development & Administration	RPTTF	49,820.00	4,500.00					1,500.00	1,500.00	4,500.00
24	CDC/2010-50	9/7/2010	SC, UP, CCN, M/C, CCS, SEIP, TRI	Various	Phase I & Phase II assessments on sites within downtown core area	RPTTF	305,002.87	35,100.00							9,100.00
25	2010-324, 8CA10910	9/20/2010 and Award on 3/24/2011	MCC, CCN	The Planning Center	Preparation of Transportation Overlay District to complement the SBX transit system	RPTTF	97,824.53	97,824.53	59,000.00						59,000.00
26	SB EDC 800xx	TBD	MCC Hazardous Waste Removal	Belshier Environmental Inc.	Removal of drums containing hazardous waste materials from the Montgomery Ward Garage	RPTTF	5,000.00	5,000.00						5,000.00	5,000.00
27	CDC/2011-51	7/18/2011	ALL Citizen Disaster Relocation	Various	Code Enforcement Disaster Relocation	LMIHF	62,500.00	62,500.00	10,416.66	10,416.66	10,416.66	10,416.66	10,416.66	10,416.70	62,500.00
PROPERTY MAINTENANCE (OPERATIONAL)															
1	CDC/2011-51	7/18/2011	CCS Baseball Stadium	Various	Repair and Maint of baseball stadium (25 yrs)	RPTTF	3,322,050.00	132,882.00	11,073.50	11,073.50	11,073.50	11,073.50	11,073.50	11,073.50	66,441.00
2	CDC/2011-51	7/18/2011	CCN California Theatre	Various	Repair and Maint of historic theatre (25 yrs)	RPTTF	7,500,000.00	300,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	150,000.00
3	CDC/2011-51	7/18/2011	CCN Sturges Theater	Various	Repair and Maint of historic theatre (25 yrs)	RPTTF	1,500,000.00	60,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	60,000.00
4	CDC/2011-51	7/18/2011	CCN Cinema property	Various	Repair /Maint of cinema theater (roof, AC) (25 yrs)	RPTTF	3,250,000.00	130,000.00	81,666.66	81,666.66	81,666.66	81,666.66	81,666.66	81,666.66	489,999.96
5	CDC/2011-51	7/18/2011	ALL Land and buildings owned	Various	Weed abate, maintain bids and prop. util (1 year)	RPTTF	230,583.50	230,583.50	38,430.58	38,430.58	38,430.58	38,430.58	38,430.58	38,430.58	230,583.48
6	CDC/2011-51	7/18/2011	SC Golf Course Ground lease	Various	Maintain golf course/utilities (25 yrs)	RPTTF	2,500,000.00	100,000.00	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.35	50,000.00
TOTAL ONGOING OPERATIONS							\$ 35,121,387.90	\$ 10,533,333.53	\$ 797,499.80	\$ 738,499.80	\$ 742,419.80	\$ 750,642.80	\$ 2,655,642.80	\$ 1,317,182.94	\$ 7,007,987.94

RPTTF Redevelopment Property Tax Trust Fund
 CDBG Community Development Block Grant
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* remainder of fiscal year - 1 year only

Project Areas

- MCC Merged Central City Projects (Meadowbrook/Central City)
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DRAFT
OTHER OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)

	CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
									January	February	March	April	May	
1)													\$ -	
2)													\$ -	
3)													\$ -	
4)													\$ -	
5)													\$ -	
6)													\$ -	
7)													\$ -	
8)													\$ -	
9)													\$ -	
10)													\$ -	
11)													\$ -	
12)													\$ -	
13)													\$ -	
14)													\$ -	
15)													\$ -	
16)													\$ -	
17)													\$ -	
18)													\$ -	
19)													\$ -	
20)													\$ -	
21)													\$ -	
22)													\$ -	
23)													\$ -	
24)													\$ -	
25)													\$ -	
26)													\$ -	
27)													\$ -	
28)													\$ -	
Totals - Other Obligations							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

RPTTF Redevelopment Property Tax Trust Fund
 CDBG Community Development Block Grant
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Project Areas

MCC Merged Central City Projects (Meadowbrook/Central City)
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Name of Redevelopment Agency: City of San Bernardino Redevelopment Agency
 Project Area(s) 14 project Areas

DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 TOTALS

Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
						Jan	Feb	March	April	May	June	
Totals - BONDED INDEBTEDNESS - Page 2				\$ 366,250,087.09	\$ 40,543,579.43	\$ 1,622,155.00	\$ -	\$ 329,875.00	\$ 9,740,162.18	\$ 3,383,784.00	\$ 1,905,272.75	\$ 17,075,748.93
Totals - PASS THROUGHGS - Page 3				\$ 18,384,537.00	\$ 2,485,439.66	\$ -	\$ -	\$ -	\$ 1,241,940.13	\$ -	\$ -	\$ 1,241,940.13
Totals - LOANS - Page 4				\$ 42,837,088.30	\$ 30,089,902.80	\$ 55,972.00	\$ 387,177.90	\$ 11,055,972.00	\$ 16,305,972.00	\$ 850,000.00	\$ -	\$ 28,655,093.90
Totals - CONTRACTS - Page 5				\$ 569,975,683.05	\$ 382,983,725.32	\$ 2,067,349.14	\$ 4,085,311.99	\$ 2,135,886.67	\$ 2,325,528.74	\$ 6,776,137.10	\$ 9,193,476.58	\$ 26,679,163.01
Totals - PURCHASE ORDERS - Page 6				\$ 455,107.00	\$ 413,173.00	\$ 68,862.17	\$ 68,862.17	\$ 68,862.17	\$ 68,862.17	\$ 68,862.17	\$ 68,862.17	\$ 413,173.02
Totals - HOUSING - Page 7				\$ 401,406,375.00	\$ 27,781,076.00	\$ 2,181,756.32	\$ 2,181,756.32	\$ 2,981,756.32	\$ 2,181,756.32	\$ 2,181,756.32	\$ 2,981,756.45	\$ 14,690,538.05
Totals - ONGOING OPERATIONS - Page 8				\$ 35,121,387.90	\$ 10,533,333.53	\$ 797,499.80	\$ 738,499.80	\$ 742,419.80	\$ 750,642.80	\$ 2,655,642.80	\$ 1,317,182.94	\$ 7,007,987.94
Totals - OTHER OBLIGATIONS - Page 9				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL				\$ 1,434,430,265.34	\$ 494,830,229.74	\$ 6,793,594.43	\$ 7,461,608.18	\$ 17,314,771.96	\$ 32,614,864.34	\$ 15,916,182.39	\$ 15,466,550.89	\$ 95,763,644.98

- RPTTF Redevelopment Property Tax Trust Fund
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Name of Redevelopment Agency: City of San Bernardino Redevelopment Agency
 Project Area(s) 14 project Areas

DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 BONDED INDEBTEDNESS

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
									Jan	Feb	March	April	May	June	
BONDED INDEBTEDNESS															
1	5445	6/19/1995	IVDA 1995H Highland Lutheran Hsing	US Bank	Bonds for Senior Housing Complex	RPTTF	2,066,431.25	199,068.75	48,418.75						\$ 48,418.75
2	5444	6/19/1995	MTV 1995R Casa Ramona	US Bank	Bonds for Ramona Senior Complex	RPTTF	1,842,137.50	134,971.88	44,100.00						\$ 44,100.00
3	5500, 96-366, J-41	12/2/1996	M/CC 1996COP	US Bank	Bonds issued to rehab/update City Hall	RPTTF	11,056,785.00	1,006,615.00	763,257.50						\$ 763,257.50
4	5513, 97-214, J-42	7/14/1997	M/CC 1997A Bond	US Bank	Pub Fac Lease Revenue Refunding Bonds	RPTTF	1,843,875.00	923,125.00			43,875.00				\$ 43,875.00
5	5538	3/2/1998	M/CC 1998A TAB	US Bank	Bonds for Central City Projects	RPTTF	12,809,602.50	1,434,567.50	279,737.50						\$ 279,737.50
6	5538	3/2/1998	M/CC 1998B TAB	US Bank	Bonds for Central City Projects	RPTTF	6,563,973.75	661,238.75	148,016.25						\$ 148,016.25
7	CDC/1999-3, 1999-30, J-45, CDC/1999-21, 1999-157, J-47	2/15/1999 and 6/21/1999	SV, M/CC, CCN 1999COP	US Bank	Bonds for South Valle, Bldg 201, PD HQ	RPTTF	14,538,200.00	1,126,850.00			286,000.00				\$ 286,000.00
8	CDC/2002-13, 2002-81, J-51	3/4/2002	MTV 2002A TAB	US Bank	Bonds for Mt Vernon projects	RPTTF	5,436,667.50	261,656.25					92,343.75		\$ 92,343.75
9	CDC/2001-53, 2001-355, J-49	11/19/2001	SC, CCN, SEIP, NW, TRI, UP, SV 2002 TAB	US Bank	Bonds for SC, CCN, SEIP, NW, TRI, UP, and SV	RPTTF	34,190,342.00	2,523,056.00				1,824,028.00			\$ 1,824,028.00
10	CDC/2001-54, 2001-356, J-30	11/19/2001	SC, CCN, SEIP, NW, TRI, UP, SV 2005A TAB	US Bank	Forward Purchase - Bonds for SC, CCN, SEIP, NW, TRI, UP, and SV	RPTTF	60,594,835.90	5,021,088.30				1,225,447.63			\$ 1,225,447.63
11	CDC/2001-54, 2001-356, J-30	11/19/2001	SC, CCN, SEIP, NW, TRI, UP, SV 2005B TAB	US Bank	Forward Purchase - Bonds for SC, CCN, SEIP, NW, TRI, UP, and SV	RPTTF	22,643,750.94	1,912,546.00				460,207.55			\$ 460,207.55
12	CDC/2006-8, 2006-85, J-52	3/20/2006	CCN 2006LM	US Bank	Downtown 5th & G Area - Bonds for Low and Moderate Income Housing projects	LMIHF	33,613,926.25	2,692,960.00					2,003,980.00		\$ 2,003,980.00
13	By Virtue of Item 12	3/20/2006	CCN 2006 LM Bond Issue	Housing Fund	Downtown 5th & G Street area, repayment to low-mod fund, successor agencies's obligation to repay the Low and Moderate Income Housing Fund	RPTTF	25,678,000.00	12,418,236.00							\$ 12,418,236.00
14	CDC/2010-63, 2010-386, J-56	12/6/2010	CCN, M/CC, NW 2010A Recovery Zone	US Bank	Bonds for Recovery Zone	RPTTF	13,610,387.50	717,450.00				443,725.00			\$ 443,725.00
15	CDC/2010-63, 2010-386, J-56	12/6/2010	NW 2010B TAB	US Bank	Bonds for Northwest projects	RPTTF	8,628,600.00	370,150.00				270,075.00			\$ 270,075.00
	DELETE	DELETE	DELETE	20% to LMIHF	DELETE	Housing Dept DELETE	69,010,072.00	7,407,500.00					3,703,750.00		\$ 3,703,750.00
16	CDC/2009-61	10/5/2009	SC, UP, CCN, M/CC, CCE, CCS, SEIP, TRI CCE, CCS, CCN, M/CC	CMB Infrastructure Group	Loan Agreement for (1) sbx (2) courthouse sewer line relocation (3) solar project (4) La Placita (5) I-215/University Interchange project	RPTTF	19,450,000.00	787,500.00	196,875.00			196,875.00		196,875.00	\$ 590,625.00
17	CDC/2011-10	3/3/2011	CCE, CCS, CCN, M/CC	CMB Infrastructure Group	Loan Agreement for Projects Under Funding Agreement	RPTTF	12,887,500.00	525,000.00	131,250.00			131,250.00		131,250.00	\$ 393,750.00
18	CDC/2010-53, 2010-331	9/20/2010	IVDA	CMB Infrastructure Group	Loan Agreement for public infrastructure located along "E" Street and Inland Center Drive	RPTTF	9,785,000.00	420,000.00	10,500.00			105,000.00		105,000.00	\$ 315,000.00
TOTAL BONDED INDEBTEDNESS							\$ 366,250,087.09	\$ 40,543,579.43	\$ 1,622,155.00	\$ -	\$ 329,875.00	\$ 9,740,162.18	\$ 3,383,784.00	\$ 1,905,272.75	\$ 17,075,748.93

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- UP Uptown
- 40TH 40th Street
- IVDA Inland Valley Development Agency

Name of Redevelopment Agency: City of San Bernardino Redevelopment Agency
 Project Area(s) 14 project Areas

DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 PASS THROUGHS

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month							
									Jan	Feb	March	April	May	June	Total	
PASS THROUGHS/COUNTY																
1			Pass throughs	Taxing Agencies	Pass through payments to other taxing entities /See Attachment 1	RPTTF	18,384,537.00	2,485,439.66				1,241,940.13				\$ 1,241,940.13
TOTAL PASS THROUGHS							\$ 18,384,537.00	\$ 2,485,439.66	\$ -	\$ -	\$ -	\$ 1,241,940.13	\$ -	\$ -	\$ 1,241,940.13	

RPTTF Redevelopment Property Tax Trust Fund
 CDBG Community Development Block Grant
 PBID Parking and Business Improvement District Taxes
 LMIHF Low and Moderate Income Housing Fund

Project Areas

- M/CC Merged Central City Projects (Meadowbrook/Central City)
- CCE Central City East
- CCS Central City South
- SV South Valle
- CCN Central City North
- MTV Mt. Vernon Corridor
- SC State College
- SEIP Southeast Industrial Park
- NW Northwest
- TRI Tri-City
- UP Uptown
- 40TH 40th Street
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Name of Redevelopment Agency: City of San Bernardino Redevelopment Agency
 Project Area(s) 14 project Areas

DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 LOANS

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month								
									Jan	Feb	March	April	May	June	Total		
LOANS																	
1	5546	6/15/1998	CCN Cinema S108	Bank of NY	HUD Section 108 Loan, Cinema Project	RPTTF	4,411,591.20	694,720.90		134,675.00					\$ 134,675.00		
2	2006-271	7/24/2006	IVDA Arden Guthrie Section 108	Bank of NY	HUD Section 108 Loan, North Arden Guthrie	RPTTF	10,325,497.10	735,461.90		196,530.90					\$ 196,530.90		
3	CDC/2007-6	3/5/2007	IVDA Arden Guthrie Loan	Housing Fund	conversion of properties to commercial	RPTTF	11,000,000.00	11,000,000.00			11,000,000.00				\$ 11,000,000.00		
4	CDC/2010-25	5/5/2010	M/CC Carousel Mall Note	Citizens Business Bank	Loan Agreement, purchase of Carousel Note	RPTTF	16,250,000.00	16,809,720.00	55,972.00	55,972.00	55,972.00	16,305,972.00			\$ 16,473,888.00		
5	CDC/2010-28	5/17/2010	SEIP Auto Plaza Loan - Reader Board	Citizens Business Bank	Loan Agreement, purchase of Carousel Note	RPTTF	850,000.00	850,000.00					850,000.00		\$ 850,000.00		
					\$850k Certificate of Deposit w/ Citizens Bank										\$ 28,655,093.90		
TOTAL LOANS									\$ 42,837,088.30	\$ 30,089,902.80	\$ 55,972.00	\$ 387,177.90	\$ 11,055,972.00	\$ 16,305,972.00	\$ 850,000.00	\$ -	\$ 28,655,093.90

RPTTF Redevelopment Property Tax Trust Fund
 CDBG Community Development Block Grant
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Project Areas

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- 40TH 40th Street
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DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 CONTRACTS/DDAs/IOPAs

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total	
									Jan	Feb	March	April	May	June		
Merged Area B																
1	CDC/2010-30	6/7/2010	NW, SC, CCW, MTV, UP, 40th	Merged Area B-EIR	RBF	EIR -Merged Area B (ongoing)	RPTTF	25,000.00	25,000.00	DELETE \$	DELETE \$	DELETE \$	DELETE \$	DELETE \$	25,000.00	\$ 25,000.00
2	CDC/2010-29	6/7/2010	NW, SC, CCW, MTV, UP, 40th	Merged Area B-Plan Amendment	Rosenow Spevacek Gip	Plan Amendment for Merger B document (ongoing)	RPTTF	25,000.00	25,000.00	DELETE \$	DELETE \$	DELETE \$	DELETE \$	DELETE \$	25,000.00	\$ 25,000.00
Downtown Streetscape Project 4th St, Phase 1																
3	CDC/2010-42, 2011-25	7/19/2010	MCC & CCN	Streetscape-4th St, Phase 1	AECOM	4th Street Construction Drawings	RPTTF	35,000.00	35,000.00	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.35	\$ 35,000.00
4	TBD	TBD	MCC & CCN	Streetscape-4th St, Phase 1	SB EDC	Construction Implementation	Obligated Bond Proceeds	2,500,000.00	1,250,000.01	\$ DELETED	\$ DELETED	\$ DELETED	416,666.67	416,666.67	416,666.67	\$ 1,250,000.01
5	SB EDC 80047	12/8/2011	MCC & CCN	Streetscape-4th St, Phase 1	SB EDC	Engineering-Intersection Bulb-outs	Obligated Bond Proceeds	11,000.00	32,500.00	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.35	\$ 11,000.00
6	SB EDC 80042	11/30/2011	MCC & CCN	Streetscape-4th St, Phase 1	AECOM*	Traffic Study	Obligated Bond Proceeds	14,366.00	14,366.00	DELETE \$	DELETE \$	3,125.00	3,125.00	3,125.00	3,125.00	\$ 12,500.00
7	SB EDC 80095	9/9/2011	MCC	SdX Bus Transfer Center	KOA, Inc.* Andy Gump	Temporary Portable Restroom rental	RPTTF	50,000.00	29,480.35	2,890.62	2,890.62	2,890.62	2,890.62	2,890.62	2,890.62	\$ 17,343.72
Theater Square Design and Construction																
8	CDC/2011-24	5/2/2011	CCN	Theater Square Design and Construction	Vanir Construction Management, Inc.	Construction Management Services for Theater Square - (Ongoing under construction)	Obligated Bond Proceeds	24,242.00	24,242.00	19,422.00	5,000.00					\$ 24,422.00
9	SB EDC 80072	1/26/2012	CCN	Theater Square Design and Construction	Vanir Construction Management, Inc.	Construction Management Services for Theater Square	Obligated Bond Proceeds	84,497.61	84,497.61		DELETE \$	21,124.61	21,124.33	21,124.33	21,124.34	\$ 84,497.61
10	CDC/2011-23	5/2/2011	CCN	Theater Square Design and Construction	AECOM	Design for landscape and lighting	Obligated Bond Proceeds	12,096.68	12,096.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,097.00	\$ 12,097.00
11	CDC/2011-20	3/21/2011	CCN	Theater Square Design and Construction	Ludwig Engr Inc	Engineering design for infrastructure	Obligated Bond Proceeds	3,814.44	3,814.44			1,800.00	1,814.00			\$ 3,614.00
11	SB EDC 80030	10/18/2011	CCN	Theater Square Design and Construction	Ludwig Engineering	Preparation of Condo Map & Final Map	Obligated Bond Proceeds	30,000.00	30,000.00	16,989.25		1,297.00			10,149.75	\$ 28,396.00
12	SB EDC 80070	1/26/2012	CCN	Theater Square Design and Construction	Ludwig Engr Assoc	Engineering design for infrastructure	Obligated Bond Proceeds	50,210.00	50,210.00	DELETE \$	DELETE \$	438.00	16,591.00	16,591.00	16,590.00	\$ 50,210.00
13	SB EDC 80058	1/1/2012	CCN	Theater Square Design and Construction	Ludwig Engr Inc	Survey staking	Obligated Bond Proceeds	35,000.00	35,000.00			7,282.76			27,717.24	\$ 35,000.00
14	SB EDC 80044	12/1/2011	CCN	Theater Square Design and Construction	Kanpp & Assoc	Structural analysis	Obligated Bond Proceeds	6,000.00	6,000.00			1,200.00			1,200.00	\$ 2,500.00
15	SB EDC 80033	11/3/2011	CCN	Theater Square Design and Construction	City of San Bernardino	Permit Fees	Obligated Bond Proceeds	5,000.00	5,000.00						5,000.00	\$ 5,000.00
16	SB EDC 80023	10/20/2011	CCN	Construction of Theater Square Infrastructure	Los Angeles Engineering	construction	Obligated Bond Proceeds	2,906,158.15	2,906,158.15		380,053.00	500,000.00	500,000.00	750,000.00	766,105.00	\$ 2,896,158.00
17	SB EDC Lease	1/4/2012	CCN	Regal Cinema	Construction Entities	Tenant Improvements for cinema	RPTTF	4,643,000.00	4,643,000.00		1,000,000.00					\$ 4,643,000.00
18	SB EDC Lease	1/4/2012	CCN	Regal Cinema	Various	Landlord work per Sec. 3.08(e) of Lease	RPTTF	229,000.00	229,000.00							\$ 45,754.28
19	SB EDC 80057	1/12/2012	CCN	Construction of Theater Square Infrastructure	City of San Bernardino	Regal T1 Building Permit Fees	RPTTF	45,754.28	45,754.28	45,754.28						\$ 45,754.28
20	SB EDC 80085	2/28/2012	CCN	Theater Square	Allison Mechanical, Inc.	HVAC repair	RPTTF	50,000.00	50,000.00				16,666.00	16,666.00	16,666.00	\$ 50,000.00
21	SB EDC 80060	1/17/2012	CCN	Theater Square	Kiley Company	Summary Appraisal for CinemaStar 4 theater	RPTTF	4,500.00	4,500.00				4,500.00			\$ 4,500.00
22	SB EDC 80081	2/17/2012	CCN	Theater Square	SB Municipal Water Department	Theater Square water lines	Obligated Bond Proceeds	20,990.00	20,990.00			20,990.00				\$ 20,990.00
23	SB EDC 80062	2/17/2012	CCN	Theater Square	SB Municipal Water Department	Theater Square water lines acquisition services	Obligated Bond Proceeds	47,250.00	47,250.00			47,250.00				\$ 47,250.00
24	SB EDC 80073	1/24/2012	CCN	Theater Square	BB Architects	CinemaStar architectural services	Obligated Bond Proceeds	25,000.00	25,000.00	7,478.75					17,521.25	\$ 25,000.00
25	SB EDC 80059	1/13/2012	CCN	Theater Square	Terra Nova Planning & Research	Regal Theater Project record review	RPTTF	6,000.00	6,000.00	6,000.00						\$ 6,000.00
26	SE EDC 80086	3/20/2012	CCN	Theater Square	First American Fund Control, Inc.	Fund Control Fee per Regal Fund Control Agmnt	RPTTF	9,975.00	9,975.00				9,975.00			\$ 9,975.00
27	SB EDC 80038	11/22/2011	CCN	Construction of Theater Square Infrastructure	Bird Refrigeration Co	Relocation of Ice machines	RPTTF	8,650.00	8,650.00	638.06						\$ 850.00
28	SB EDC 800xx	4/5/2012	CCN	HVAC System - Theater Square	Allison Mechanical Inc.	TS HVAC Replace/Controller/HVAC	RPTTF	357,000.00	357,000.00				225,000.00	132,000.00		\$ 357,000.00
29	SB EDC 800xx	4/5/2012	CCN	Theater Square - Roof	Inland Valley Roofing Inc.	Roof repair - Theater Square	RPTTF	24,750.00	24,750.00				1,200.00			\$ 24,750.00
30	SB EDC 800xx	4/5/2012	CCN	Theater Square - Signage	Quiet Brothers	Signage removal - Theater Square	RPTTF	1,200.00	1,200.00						7,029.75	\$ 46,865.00
31	SB EDC 80015	10/12/2011	CCN	Theater Square Design and Construction	Bradco Environmental	Palm Tree removal and recycle	Obligated Bond Proceeds	46,865.00	46,865.00						45,000.00	\$ 45,000.00
32	SB EDC 800xx	TBD	CCN	Theater Sq Parking - West	TBD	Parking lot light repair	Obligated Bond Proceeds	45,000.00	45,000.00						50,000.00	\$ 50,000.00
33	SB EDC 800xx	TBD	CCN	Theater Sq Parking - West	LA Engineering	Parking lot resurfacing	Obligated Bond Proceeds	50,000.00	50,000.00							\$ 50,000.00
Northwest Street Improvements																
34	CDC/2011-32	6/20/2011	NW	Northwest Street Improvements	Ludwig Engr Inc	Engineering/Construction Management	Obligated Bond Proceeds	300,720.00	300,720.00	50,120.00	50,120.00	50,120.00	50,120.00	50,120.00	50,120.00	\$ 300,720.00
35	CDC/2011-33	6/20/2011	NW	Northwest Street Improvements	Transtech	Engineering/Construction Management	Obligated Bond Proceeds	196,739.00	196,739.00	13,666.00	13,666.00	13,666.00	13,666.00	13,666.00	13,666.00	\$ 82,000.00
36	TBD	TBD	NW	Northwest Street Improvements	SB EDC	Construction Implementation	Obligated Bond Proceeds	2,700,000.00	2,700,000.00						2,700,000.00	\$ 2,700,000.00
37	DELETE	DELETE		Northwest Street Improvements and parks	DELETE	DELETE ENTIRE ITEM	DELETE	DELETE \$	DELETE \$						DELETE \$	DELETE \$
38	TBD	TBD	NW	Northwest Improvements & Parks	SB EDC	park improvements	Obligated Bond Proceeds	950,000.00	950,000.00						950,000.00	\$ 950,000.00

Contract ID	Effective Date	Agency	Contract Description	Contractor	Contract Type	Original Amount	Current Amount	Change	Balance	Balance	Balance	Balance	Balance	Balance	Balance	Balance	Balance	Balance
Commercial/Retail Marketing																		
39	SB EDC 80071	1/26/2012	ALL	Commercial/Retail Marketing	The Fransen Co	Commercial/Retail marketing	RPTTF	97,206.25	23,793.75									\$ 23,793.75
40	SB EDC 80021	10/18/2011	ALL	Commercial/Retail Marketing	The Fransen Co	Commercial/Retail marketing	RPTTF	50,000.00	50,000.00									\$ 2,779.28
Mt Vernon Street Improvements																		
41	2008-146	5/5/2008	MTV	ARCO Offsite Improvements	A&A Holdings	Dev Agreement for Street Improvements	RPTTF	400,000.00	110,000.00									\$ 110,000.00
42	SB EDC 80014	9/9/2011	MTV	ARCO NW Cor 5th & Mt Vernon Ave	Krueper Engr	Signal and St improvements at 5th and Mt. Vernon	Obligated Bond Proceeds	28,843.00	28,843.00			3000.00	3000.00	4000.00	5007.62			\$ 15,007.62
43	TBD	TBD	MTV	Mt Vernon Street Improvements	SB EDC	Construction Implementation	Obligated Bond Proceeds	1,170,000.00	1,170,000.00									\$ 1,170,000.00
43	SB EDC 800xx	TBD	MTV	Mt Vernon Street improvements	TBD	Painting fire hydrants/curb painting	Obligated Bond Proceeds	TBD	TBD									\$ -
State Courthouse Sewer Relocation and St Improvements																		
44	CDC/2008-43, CDC/2009-18	11/7/2008 and 5/4/2009	CCE	sewer relocation	Willdan Engineering	Sewer design and construction management	RPTTF	126,484.00	126,484.00									\$ 126,484.00
45	TBD	TBD	CCE	State Agreement for Courthouse for Street Improvements	SB EDC	Offsite Improvements Const/Eng	CMB Bond Proceeds	2,500,000.00	150,000.00									\$ 150,000.00
INCO - 5th and H St																		
46	SB EDC 80043	12/1/2011	CCN	INCO - 5th and H St	Pacific Heritage Inc	Site maintenance	RPTTF	23,476.33	12,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$ 12,000.00
47	TBD	TBD	CCN	Soil Remediation - Phase II	Brown and Caldwell	5th and H Street (INCO Property)	RPTTF	360,000.00	70,000.00	DELETE \$	70,000.00	\$ 70,000.00						
Façade Grants																		
48	CDC/2011-51	7/18/2011	UP	Façade Grants	LNL Computers	improvements to payee's property	RPTTF	10,000.00	10,000.00					10,000.00				\$ 10,000.00
49	CDC/2011-51	7/18/2011	MTV	Façade Grants	Elliott Precision Block Co	improvements to payee's property	RPTTF	10,000.00	10,000.00					10,000.00				\$ 10,000.00
50	CDC/2011-51	7/18/2011	SEP	Façade Grants	Interstate Battery Systems	improvements to payee's property	RPTTF	4,750.00	4,750.00					4,750.00				\$ 4,750.00
51	CDC/2011-51	7/18/2011	CCN	Façade Grants	Sweet Dream Realty	improvements to payee's property	RPTTF	10,000.00	10,000.00				10,000.00					\$ 10,000.00
52	19424	1/5/2012	UP	Façade Grants	Legacy Post Acute Rehab Center	improvements to payee's property	RPTTF	9,579.50	9,579.50	9,579.50								\$ 9,579.50
53	19423	1/11/2012	UP	Façade Grants	Discount Furniture	improvements to payee's property	RPTTF	7,511.91	7,511.91	7,511.91								\$ 7,511.91
Cinema Property(see Ongoing Operations - Property Maintenance (Operational))																		
54	SB EDC 80036	11/1/2011	CCN	Cinema Property	Design West Engr	Fire alarm and fire sprinkler design	RPTTF	25,000.00	25,000.00									\$ 25,000.00
55	SB EDC 80075	2/13/2012	CCN	Cinema Property	Dayle Wheat	caretaker	RPTTF	50,000.00	50,000.00			DELETE \$	3,840.00	15,386.00	15,386.00	15,386.00	8,333.00	\$ 25,000.00
56	SB EDC 80084	2/23/2012	CCN	Cinema Property	Design West Engr	meetings/revisions to fire alarm and sprinkler plans	RPTTF	25,000.00	25,000.00									\$ 30,000.00
57	SB EDC 80049	12/5/2011	CCN	Cinema Property	Vanir Construction Management, Inc.	construction coordinatin/inspection of payment requests with Regal	RPTTF	30,000.00	30,000.00									\$ 30,000.00
State College Street Improvements																		
	DELETE	DELETE		State College Street Improvements	SB EDC	DELETE ENTIRE ITEM	DELETE	DELETE \$	DELETE \$									\$ -
Other Contracts/DDAs/OPAs																		
58	TBD	TBD	CCN	Theatre Productions	The Booking Group (Contracts due after 6/2/1012)	Beauty and the Beast/no cancellation	RPTTF	445,400.00										\$ -
59	TBD	TBD	CCN	Theatre Productions	The Booking Group (Contracts due after 6/2/1012)	Shrek/no cancellation	RPTTF	280,200.00										\$ -
60	TBD	TBD	CNN	Theatre Productions	Columbia Artist Theatricals (Contracts due after 6/2/1012)	Bluesman Group/no cancellation	RPTTF	199,250.00										\$ -
61	TBD	TBD	CCN	Theatre Productions	Paradise Artist (Contracts due after 6/2/1012)	Righteous Bros./no cancellation	RPTTF	45,000.00										\$ 401,696.00
62	UNK	UNK	CNN	California Theatre	Theatrical Arts International	Management of California Theatre - Productions	RPTTF	925,196.00	925,196.00	87,250.00	314,446.00							\$ 963,900.00
63	UNK	UNK	CCN	EDA Sponsored Production	Theatrical Arts International	Management of EDA Sponsored Production	RPTTF	2,163,900.00	2,163,900.00	200,000.00	763,900.00							\$ 297,030.00
64	UNK	UNK	CCN	Sturges Theatre	Theatrical Arts International	Management of Sturges - Productions	RPTTF	730,128.00	730,128.00	72,183.00	224,847.00							\$ 11,406.75
65	SB EDC 80030	10/18/2011	CCN	Yavitz Sale & Purchase Agreement	Ludwig Engr Inc	Condo Map Tr 18833	RPTTF	11,406.75	11,406.75					350,000.00				\$ 676,692.00
66	CDC/2006-42, 2006/346	9/18/2006	SC	Hillwood DDA/OPA	Hillwood Properties	Tax sharing Agreements	RPTTF	1,274,000.00	676,692.00	326,692.00						95,000.00		\$ 169,288.00
67	CDC/2002-30	10/7/2002	TRI	BP CA-Ste Remediation	BP CA	Tax sharing Agreements	RPTTF	665,000.00	169,288.00							36,000.00		\$ 36,000.00
68	CDC/2008-11	3/17/2008	NW	Young Electric Sign Co.	YESCO	Tax sharing Agreement/OPA	RPTTF	261,761.00	36,000.00							45,609.00		\$ 45,609.00
69	CDC/2007-15, 2007-185	6/4/2007	NDA	Perris Campus Plaza	ICO Development	Tax sharing Agreements	RPTTF	2,561,761.00	45,609.00						30,000.00			\$ 51,615.00
70	CDC/2004-49, 2004-386	8/16/2004	CCE	SB County Bldg - TADS	Waterman Holdings LLC	Tax sharing Agreements	RPTTF	1,600,000.00	51,615.00	21,615.00						160,000.00		\$ 160,000.00
71	CDC/2001-5, 2001-58	1/22/2001	MTV	Yellow Freight DDA	Yellow Freight DDA	Tax sharing Agreements	RPTTF	160,000.00	160,000.00							10,800.00		\$ 10,800.00
72	CDC/2002-38	12/2/2002	NW	Mapei	Mapei	Tax sharing Agreements/OPA	RPTTF	30,000.00	10,800.00							200,000.00		\$ 200,000.00
73	CDC/2011-31	6/20/2011	NDA	Liburn and Associates EIR	Liburn and Assoc	EIR -Arden and Guthrie Props	RPTTF	70,000.00	70,000.00	11,666.67	11,666.67	11,666.67	11,666.67	11,666.67	11,666.67	200,000.00		\$ 200,000.00
74	CDC/2011-50	7/18/2011	CCN	In-N-Out Burger - New Facility	In-N-Out Burger	Soil Remediation -Escrow Account	RPTTF	200,000.00	200,000.00							2,503.63		\$ 15,021.78
75	Closed Session	9/18/2009	MCC	Woolworth Bldg	Reynolds San Bernardino	Purchase of Woolworth Bldg	RPTTF	566,724.15	30,043.57	2,503.63	2,503.63	2,503.63	2,503.63	2,503.63	2,503.63	2,503.63	616,666.66	\$ 3,700,000.00
76	CDC/2011-9	3/3/2011	All	Capital Project Funding Agrmnt	SBEDC	Funding Agreement for CIP Projects See Attachment 3	RPTTF	525,000,000.00	7,400,000.00	616,666.66	616,666.66	616,666.66	616,666.66	616,666.66	616,666.66	616,666.66	616,666.66	\$ 89,052.00
77	CDC/2011-49	7/11/2011	SC	Construction Management	Allwest Development	University Parkway	CMB Bond Proceeds	89,052.00	89,052.00	14,842.00	14,842.00	14,842.00	14,842.00	14,842.00	14,842.00	130,000.00		\$ 780,000.00
78	CDC/2010-70	12/20/2010	SC	Infrastructure Watson OPA	Watson Properties	OPA, housing-Retail project infrastructure, relocation	CMB Bond Proceeds	780,000.00	780,000.00	130,000.00	130,000.00	130,000.00	130,000.00	130,000.00	130,000.00	250,000.00		\$ 250,000.00
79	Closed Session	5/2/2011	CCN	Salvation Army	Salvation Army	Grant	RPTTF	1,000,000.00	250,000.00							75,000.00		\$ 450,000.00
80	2333	12/17/1970	MCC	Mall Maintenance	SB EDC	Reciprocal Easement Agreement	RPTTF	900,000.00	250,000.00							250,000.00		\$ 250,000.00
81	2011-292	11/10/2011	CCS	Downtown Trans Center - Riako & E	Omntrans	Multi-Jurisdictional Agreement	RPTTF	3,500,000.00	250,000.00							468,560.67		\$ 835,376.00
82	SB EDC 80068	1/26/2012	CCS	2nd Street Improvements	NBI	Replace sidewalks, curb and gutter between G & F St	RPTTF	835,376.00	835,376.00									\$ 49,950.00
83	SB EDC 80062	1/19/2012	CCS	Stadium - Parking Lot	Tranatech	Rehab of Parking Lot	RPTTF	49,950.00	49,950.00									\$ -
84	SB EDC 80051	12/13/2011	CCS	Stadium - Irrigation	W. Wood & Assoc Development	Irrigation Improvement for Arrowhead Stadium	RPTTF	49,864.00	49,864.00									\$ 2,073.60
85	SB EDC 80055	1/11/2012	CCS	Stadium - Lighting	Sierra Pacific Electrical	Re-wiring and repair to parking lot lights	RPTTF	20,736.00	20,736.00									\$ 11,683.00
86	SB EDC 80083	2/24/2012	CCS	Stadium - Turf	W. Wood & Assoc Development	Installation synthetic turf	RPTTF	11,683.00	11,683.00									\$ 317,285.00
87	SB EDC 80065	1/12/2012	CCS	Stadium - Parking Lot	Broughton Construction	Construction of Stadium Parking Lot Improvements	RPTTF	317,285.00	317,285.00									\$ 87,666.75
88	CDC/2009-55, 2009-326	9/21/2009	SC, UP, CCN, M/C, CCS, SEP, TRI	SB/Omntrans Bus Line	City/Contractors	Bus permits/infrastructure/Cooperative Agreement	RPTTF	3,500,000.00	350,000,000.00	100,000.00				100,000.00	100,000.00	100,000.00	100,000.00	\$ 600,000.00
89	SB EDC 80078	1/26/2012	NW	Ann Shiella Park	Pacific Mobile	Modular Acq, Modular Modification and site work	RPTTF	257,654.00	257,654.00									\$ 257,654.00
90	SB EDC 80054	12/20/2011	NW	Ann Shiella Park	Inland Valley Roofing, Inc.	Roof Repair	RPTTF	27,195.00	27,195.00									\$ 5,500.00
91	SB EDC 80056	1/12/2012	NW	Ann Shiella Park	Tranatech	Various Improvements	RPTTF	49,959.00	49,959.00									\$ 49,959.00
92	SB EDC 80036	8/29/2011	CCN	F Street Parking Lot	NBI Gen Contractors	New Parking Lot on F Street between 5th & 4th St	RPTTF	249,023.00	249,023.00									\$ 10,775.00
93	SB EDC 80061	1/19/2012	CCN	F Street Parking Lot	NBI Gen Contractors	Security fencing & gate	RPTTF	10,775.00	10,775.00									\$ 30,820.00
94	SB EDC 80077	2/14/2012	M/C	Carousal Mall	R & S Electrical	Light fixture and light replacement	RPTTF	30,820.00	30,820.00									\$ 48,650.00
95	SB EDC 80067	2/6/2012	M/C	Carousal Mall	R & S Electrical	Parking structure lighting fixtures	RPTTF	48,650.00	48,650.00									\$ 4,020.00
96	19421	1/13/2012	M/C	Fairview Ford Site	Ludwig Engr Inc	Plot map & legal description for easment on Fairview Ford Site	RPTTF	4,020.00	4,020.00					1,460.75				\$ 4,020.00
97	SB EDC 80074	2/8/2012	M/C	Carousal Mall	R & S Electrical	Mall Parking Lot Lighting	RPTTF	46,285.00	46,285.00									\$ 46,285.00
TOTAL CONTRACTS																		\$ 26,679,163.01

RPTTF Redevelopment Property Tax Trust Fund
CDBG Community Development Block Grant
PBID Parking and Business Improvem
LMHF Low and Moderate Income Housing Fund

SC State College
SEIP Southeast Industrial Park
NW Northwest
TRI Tri-City
UP Uptown
40TH 40th Street
MDA Inland Valley Development Agency

Name of Redevelopment Agency: City of San Bernardino Redevelopment Agency
 Project Area(s) 14 project Areas

DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 PURCHASE ORDERS

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total		
									Jan	Feb	March	April	May	June			
PURCHASE ORDERS																	
1			Purchase Orders	Various	Encumbered budgeted Purchases	See Attachment 2	455,107.00	413,173.00	68,862.17	68,862.17	68,862.17	68,862.17	68,862.17	68,862.17	68,862.17	\$ 413,173.02	
TOTAL PURCHASE ORDERS									\$ 455,107.00	\$ 413,173.00	\$ 68,862.17	\$ 68,862.17	\$ 68,862.17	\$ 68,862.17	\$ 68,862.17	\$ 68,862.17	\$ 413,173.02

RPTTF Redevelopment Property Tax Trust Fund
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 Project Area(s) 14 project Areas

DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 HOUSING

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						
									Jan	Feb	March	April	May	June	Total
HOUSING															
1	CDC/2009-36	7/20/2009	IVDA	MECH	Developer Agreement - 19th & Sunrise	LMIHF	\$ 2,000,000.00	\$ 800,000.00	66,666.67	66,666.67	66,666.67	66,666.67	66,666.67	66,666.65	\$ 400,000.00
2	CDC/2009-58	9/21/2009	ALL	Affordable Housing Solutions	AHS	RDA sub-recipient agmt w/ AHS	LMIHF	\$ 2,000,000.00	\$ 800,000.00	66,666.67	66,666.67	66,666.67	66,666.67	66,666.67	\$ 400,000.00
3	CDC/2009-63A	11/16/2009	IVDA	Shober Consulting	Shober Consulting	relocation consultant - 19th and Sunrise	LMIHF	\$ 344,500.00	\$ 241,150.00	20,095.83	20,095.83	20,095.83	20,095.83	20,095.83	\$ 120,575.00
4	CDC/2009-64	11/16/2009	IVDA	Del Richardson & Associates	DRA	acquisition consultant - 19th and Sunrise Project	LMIHF	\$ 108,500.00	\$ 75,950.00	6,329.17	6,329.17	6,329.17	6,329.17	6,329.17	\$ 37,975.00
5	CDC/2009-68	12/21/2009	ALL	Affordable Housing Solutions	AHS	RDA sub-recipient agmt w/ AHS amended	LMIHF	\$ 1,000,000.00	\$ 400,000.00	33,333.33	33,333.33	33,333.33	33,333.33	33,333.35	\$ 200,000.00
6	CDC/2009-68	12/21/2009	IVDA	MECH	Amended Agreement - 19th & Sunrise	LMIHF	\$ 2,000,000.00	\$ 800,000.00	66,666.67	66,666.67	66,666.67	66,666.67	66,666.67	66,666.65	\$ 400,000.00
7	CDC/2010-1	1/4/2010	ALL	RSG	RSG	housing loan and covenant monitoring services	LMIHF	\$ 97,500.00	\$ 32,500.00	2,708.33	2,708.33	2,708.33	2,708.33	2,708.33	\$ 16,250.00
8	18286	4/7/2010	40TH	CPSI	CPSI	Acquisition/Relocation consultant - 49th St	LMIHF	\$ 25,000.00	\$ 25,000.00	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	\$ 12,500.00
9	CDC/2010-45	8/2/2010	ALL	Oldtimers	Oldtimers Foundation	Mobilehome Park Rehab loan Agreement	LMIHF	\$ 552,000.00	\$ 184,000.00	15,333.33	15,333.33	15,333.33	15,333.33	15,333.33	\$ 92,000.00
10	CDC/2010-45	8/2/2010	ALL	Oldtimers	Oldtimers Foundation	Elderly/Special Needs Grant Repair Agreement	LMIHF	\$ 108,000.00	\$ 36,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	\$ 18,000.00
11	CDC/2010-43	8/2/2010	ALL	Neighborhood Housing Services of the Inland Empire	NHSIE	Single Family Beautification Grant Agreement	LMIHF	\$ 2,354,625.00	\$ 784,875.00	65,406.25	65,406.25	65,406.25	65,406.25	65,406.25	\$ 392,437.50
12	CDC/2010-43	8/2/2010	ALL	Neighborhood Housing Services of the Inland Empire	NHSIE	Single Family Rehabilitation Loan Agreement	LMIHF	\$ 862,500.00	\$ 287,500.00	23,958.33	23,958.33	23,958.33	23,958.33	23,958.33	\$ 143,750.00
13	CDC/2010-43	8/2/2010	ALL	Neighborhood Housing Services of the Inland Empire	NHSIE	Homebuyer Education Program-Agreement	LMIHF	\$ 90,000.00	\$ 30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 15,000.00
14	CDC/2010-44	8/2/2010	ALL	Inland Housing Development Corp.	IHDC	Single Family Beautification Grant Agreement	LMIHF	\$ 1,811,250.00	\$ 603,750.00	50,312.50	50,312.50	50,312.50	50,312.50	50,312.50	\$ 301,875.00
15	CDC/2010-44	8/2/2010	ALL	Inland Housing Development Corp.	IHDC	Single Family Rehabilitation Loan Agreement	LMIHF	\$ 862,500.00	\$ 287,500.00	23,958.33	23,958.33	23,958.33	23,958.33	23,958.33	\$ 143,750.00
16	CDC/2010-52	9/20/2010	ALL	AmeriNaitonal	AmeriNaitonal	housing loan portfolio administration and monitoring	LMIHF	\$ 90,000.00	\$ 30,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 15,000.00
17	CDC/2010-55	10/18/2010	ALL	Affordable Housing Solutions	AHS	RDA sub-recipient agmt w/ AHS amended	LMIHF	\$ 4,000,000.00	\$ 1,600,000.00	133,333.33	133,333.33	133,333.33	133,333.33	133,333.33	\$ 800,000.00
18	CDC/2010-57	11/1/2010	IVDA	MECH	MECH	Amended Agreement - 19th & Sunrise	LMIHF	\$ 1,600,000.00	\$ 1,600,000.00			800,000.00			\$ 1,600,000.00
19	CDC/2010-64	12/6/2010	IVDA	Lugo Senior Apts	Meta Housing	acq., predev., rehab. Loan with Meta Housing Corp.	LMIHF	\$ 6,500,000.00	\$ 1,300,000.00	108,333.33	108,333.33	108,333.33	108,333.33	108,333.33	\$ 650,000.00
20	CDC/2011-11	3/3/2011	ALL	Affordable Housing Solutions	AHS	Housing Capitalization Agreement See Attachment 4	LMIHF	\$ 375,000,000.00	\$ 17,862,851.00	1,488,570.92	1,488,570.92	1,488,570.92	1,488,570.92	1,488,570.92	\$ 8,931,425.55
TOTAL HOUSING							\$ 401,406,375.00	\$ 27,781,076.00	\$ 2,181,756.32	\$ 2,181,756.32	\$ 2,981,756.32	\$ 2,181,756.32	\$ 2,181,756.32	\$ 2,981,756.45	\$ 14,690,538.05

RPTTF Redevelopment Property Tax Trust Fund
 CDBG Community Development Block Grant
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Project Areas

- M/CC Merged Central City Projects (Meadowbrook/Central City)
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Name of Redevelopment Agency: City of San Bernardino Redevelopment Agency
 Project Area(s) 14 project Areas

DRAFT
RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169 (*)
 ONGOING OPERATIONS

CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Source of Funds	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month						Total
									Jan	Feb	March	April	May	June	
ONGOING OPERATIONS															
1	CDC/2011-51	7/18/2011	ALL	Salary	Employees	RPTTF	10,650,464.00	5,325,232.00	443,769.33	443,769.33	443,769.33	443,769.33	443,769.33	443,769.33	\$ 2,662,615.98
2	CDC/2011-51	7/18/2011	ALL	PERS Liability	PERS	RPTTF	476,297.00	476,297.00	39,691.42	39,691.42					\$ 238,148.52
3	CDC/2011-51	7/18/2011	ALL	Employee Accrual Payouts	Various employees	RPTTF	456,637.00	456,637.00							\$ 456,637.00
4	CDC/2011-51	7/18/2011	ALL	Other Post Employment Benefit	Various employees	RPTTF	1,158,338.00	814,358.00	3,185.00	3,185.00	3,185.00				\$ 19,110.00
5	AB 1x 26	6/29/2011	ALL	5% SA Administration	Successor Agency	RPTTF	1,900,000.00	1,900,000.00					1,900,000.00		\$ 1,900,000.00
6	CDC/2011-51	7/18/2011	ALL	Computer Options	Computer Options, Inc	RPTTF	36,000.00	36,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	\$ 36,000.00
7	BC468955	9/7/2011	M/CC	Litigation (Placo v RDA)	Lewis Brisbois	RPTTF	350,000.00	200,000.00	33,333.33	33,333.33	33,333.33	33,333.33	33,333.33	33,333.33	\$ 200,000.00
8	DELETE	DELETE	M/CC	Development Agreement/Mall	Panatoni Dev Company	RPTTF DELETE	1,870.00	1,870.00							\$ 1,870.00
9	CDC/2011-51	7/18/2011	ALL	Laserfiche	Complt Paperless Solutns	RPTTF	25,000.00	25,000.00	4,166.66	4,166.66	4,166.66	4,166.66	4,166.66	4,166.66	\$ 25,000.00
10	CIVDS1106467	5/20/2011	ALL	Litigation (Peart v. City of SB)	Lewis Brisbois	RPTTF	50,000.00	50,000.00	8,333.33	8,333.33	8,333.33				\$ 50,000.00
11	2011-59	3/5/2012	ALL	Litigation (Glen Aire MHP Corp v City SB)	Endeman Lincoln Turek Heater	LMHF	50,000.00	3,000.00							\$ 3,000.00
12	CDC/2011-51	7/18/2011	ALL	GIS Licensed Software	City of San Bernardino	RPTTF	25,433.00	25,433.00							\$ 25,433.00
13	CDC/2011-51	7/18/2011	ALL	Financial Software	Springbrook	RPTTF	67,600.00	67,600.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	\$ 6,600.00
14	CDC/2011-51	7/18/2011	ALL	Financial Software	ICCS	RPTTF	6,600.00	6,600.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	\$ 6,600.00
15	CDC/2011-51	7/18/2011	ALL	Investment Funds	Citizens Business Bank	RPTTF	168,000.00	168,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	\$ 84,000.00
16	2011-6	1/10/2011 and Award on 8/22/2011	ALL	Grant Obligation - Sustainable Communities Grant (SCG)	Various	RPTTF	300,760.00								\$ -
17	19365	10/20/2011 - SB EDC	ALL	Grant Obligation - Sustainable Communities Grant (SCG)	MVR Consulting	RPTTF	64,240.00	12,000.00			3,920.00	2,143.00	2,143.00	2,143.00	\$ 10,349.00
18	19361	10/20/2011 - SB EDC	ALL	Grant Obligation - Sustainable Communities Grant (SCG)	Knott's Family Agency dba SB Green Alliance	RPTTF	50,000.00	4,500.00				1,500.00	1,500.00	1,500.00	\$ 1,500.00
19	19362	10/20/2011 - SB EDC	ALL	Grant Obligation - Sustainable Communities Grant (SCG)	University Enterprises Corp at CSUSB	RPTTF	80,000.00	6,000.00				2,000.00	2,000.00	2,000.00	\$ 6,000.00
20	SWRCB 10-105 550	6/9/2011	M/CC	Grant Obligation - Orphan Site Cleanup Fund (OSCF)	Various	RPTTF	138,188.00	0.00							\$ -
21	UNKNOWN	UNKNOWN	ALL	Grant Obligation - CPUC CASF - Broadband	Various	RPTTF	110,180.00	12,000.00				4,000.00	4,000.00	4,000.00	\$ 12,000.00
22	UNKNOWN	UNKNOWN	ALL	Grant Obligation - CPUC CASF - Broadband	MVR Consulting	RPTTF	49,820.00	4,500.00				1,500.00	1,500.00	1,500.00	\$ 4,500.00
23	BF-96930501-0	10/1/2008	CCN, M/CC, CCE, CCS	Grant Obligation - EPA Brownfields	Various	RPTTF	305,002.87	35,100.00							\$ 9,100.00
24	CDC/2010-50	9/7/2010	SC, UP, CCN, M/CC, CCS, SEIP, TRI	Grant Obligation - Transportation Overlay District, San Bernardino	The Planning Center	RPTTF	97,824.53	97,824.53	59,000.00						\$ 59,000.00
25	2010-324, 8CA10910	9/20/2010 and Award on 3/24/2011	M/CC, CCN	Grant Obligation - Green Trees for the Golden State	Various	RPTTF	133,000.00	15,000.00						5,000.00	\$ 5,000.00
26	SB EDC 800xx	TBD	M/CC	Hazardous Waste Removal	Belshier Environmental Inc.	RPTTF	5,000.00	5,000.00	10,416.66	10,416.66	10,416.66	10,416.66	10,416.66	10,416.70	\$ 62,500.00
27	CDC/2011-51	7/18/2011	ALL	Citizen Disaster Relocation	Various	LMHF	62,500.00	62,500.00							\$ -
PROPERTY MAINTENANCE (OPERATIONAL)															
1	CDC/2011-51	7/18/2011	CCS	Baseball Stadium	Various	RPTTF	3,322,050.00	132,882.00	11,073.50	11,073.50	11,073.50	11,073.50	11,073.50	11,073.50	\$ 66,441.00
2	CDC/2011-51	7/18/2011	CCN	California Theatre	Various	RPTTF	7,500,000.00	300,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	\$ 150,000.00
3	CDC/2011-51	7/18/2011	CCN	Sturges Theater	Various	RPTTF	1,500,000.00	60,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	\$ 60,000.00
4	CDC/2011-51	7/18/2011	CCN	Cinema property	Various	RPTTF	3,250,000.00	130,000.00	81,666.66	81,666.66	81,666.66	81,666.66	81,666.66	81,666.66	\$ 489,999.98
5	CDC/2011-51	7/18/2011	ALL	Land and buildings owned	Various	RPTTF	230,583.50	230,583.50*	38,430.58	38,430.58	38,430.58	38,430.58	38,430.58	38,430.58	\$ 230,583.48
6	CDC/2011-51	7/18/2011	SC	Golf Course Ground lease	Various	RPTTF	2,500,000.00	100,000.00	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.35	\$ 50,000.00
							\$ 35,121,387.90	\$ 10,533,333.53	\$ 797,499.80	\$ 738,499.80	\$ 742,419.80	\$ 750,642.80	\$ 2,655,642.80	\$ 1,317,182.94	\$ 7,007,987.84

TOTAL ONGOING OPERATIONS

* remainder of fiscal year - 1 year only

RPTTF Redevelopment Property Tax Trust Fund
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Project Areas

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Name of Redevelopment Agency: _____

Project Area(s) _____

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

	CDC/Contract Number	Date	Project Area	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
									January	February	March	April	May	
1)														\$ -
2)														\$ -
3)														\$ -
4)														\$ -
5)														\$ -
6)														\$ -
7)														\$ -
8)														\$ -
9)														\$ -
10)														\$ -
11)														\$ -
12)														\$ -
13)														\$ -
14)														\$ -
15)														\$ -
16)														\$ -
17)														\$ -
18)														\$ -
19)														\$ -
20)														\$ -
21)														\$ -
22)														\$ -
23)														\$ -
24)														\$ -
25)														\$ -
26)														\$ -
27)														\$ -
28)														\$ -
Totals - Other Obligations							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

- RPTTF Redevelopment Property Tax Trust Fund
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CITY OF SAN BERNARDINO
REDEVELOPMENT AGENCY

ATTACHMENT 1 - PASS THROUGHS

Taxing Agency	State College	CC North	Uptown	CC West	Northwest	Mt. Vernon	SEIP	South Valle	Tri City	Fortieth St	TOTALS
San Bernardino County General Fund	\$ 41,808.58	\$ 2,148.88	\$ 332,740.08	negative	\$ 631,775.92	\$ 75,651.81	\$ 23,132.81	\$ 4,986.75	\$ 41,961.00	\$ 42,472.71	\$ 1,196,678.54
San Bernardino County Flood Control	\$ 7,934.79	\$ 407.84	\$ 47,835.19	negative	\$ 130,698.88	\$ 14,357.83	\$ 4,390.34	\$ 946.43	\$ 7,963.71	\$ 8,060.83	\$ 222,595.84
SB County Superintendent of Schools	\$ 1,682.57	\$ 86.48	\$ 265.74	negative	\$ 1,831.04	\$ 110,201.58	\$ 930.96	\$ 200.69	\$ 1,688.70	\$ 1,709.29	\$ 118,597.05
San Bernardino Community College	\$ 14,711.22	\$ 756.13	\$ 2,323.43	negative	\$ 16,009.35	\$ 26,619.65	\$ 8,139.76	\$ 1,754.69	\$ 14,764.85	\$ 14,944.9	\$ 100,023.98
San Bernardino City Unified School District	\$ 102,656.25	\$ 5,276.35	\$ 16,213.13	negative	\$ 111,714.80	\$ 227,055.48	\$ 56,800.01	\$ 12,244.40	\$ 103,030.49	\$ 104,286.95	\$ 739,277.86
Rialto Unified School District					\$ 682.00				\$ 1,559.40		\$ 682.00
Redlands Unified School District					\$ 162.00				\$ 4.63	\$ 4.69	\$ 162.00
Colton Unified School District					\$ 5.02	\$ 8.36	\$ 2.56	\$ 0.55	\$ 4.63	\$ 4.69	\$ 31.40
Inland Empire West Res Cons District	\$ 4.62	\$ 0.24	\$ 0.73	negative	\$ 5.02	\$ 8.36	\$ 2.56	\$ 0.55	\$ 4.63	\$ 4.69	\$ 105,831.59
San Bernardino Valley Municipal Water D	\$ 8,375.62	\$ 430.49	\$ 1,322.81	negative	\$ 9,114.70	\$ 16,635.53	\$ 4,634.26	\$ 999.00	\$ 55,810.51	\$ 8,508.67	\$ 2,485,439.66
TOTALS	\$ 177,173.65	\$ 9,106.41	\$ 400,701.11	negative	\$ 901,149.71	\$ 471,374.24	\$ 98,030.70	\$ 21,132.51	\$ 226,783.29	\$ 179,988.04	\$ 2,485,439.66

This includes almost two years pass through amounts as the only pass throughs paid in FY 2010/11 were those held by the County for the Northwest and the Uptown Project Areas for the County and the Flood Control District. The Agency is still responsible for paying the remainder of FY 2010/11 and then the pass throughs for FY 2011/12.

ATTACHMENT 2 - PURCHASE ORDERS

PO #	Name	Description	Source of Funds	Amount	
RDA					
19098	Dameron Comm.	Public Outreach	RPTTF	\$25,000	
19105	Ludwig Engr	lot line adjustment	RPTTF	\$13,600	
19134	Ludwig Engr	survey and research access to	Bond Proceeds	\$5,000	
19169	AECOM	on-going Urban Design	Bond Proceeds	\$11,087	
19193	Vanir	constructability review	Bond Proceeds	\$11,335	
19204	James David Oldman	sign marketing study	Bond Proceeds	\$20,250	
19206	Quiel Bros.	sign location study	Bond Proceeds	\$13,252	
19258	Design West	electrical plans for off-site of	Bond Proceeds	\$24,620	
19266	Basic Backflow	Prop Maintenance	RPTTF	\$4,500	
19276	Doyle Wheat	Theater Maintenance	RPTTF	\$13,030	
19291	Tierra West Advisors	Hsg, RDA Svcs	LMHF	\$15,000	
19310	Desmond and Louis	Adv Support/OBD	RPTTF	\$12,300	
19312	MVR	Grant Coordination	RPTTF	\$21,000	
19313	MVR	iphone app maint	RPTTF	\$5,000	
19324	Computer Options	IT Support	RPTTF	\$24,000	
19327	ARC	printing for Th Sq	Bond Proceeds	\$5,000	
19341	Goddard's	Prop Maint	RPTTF	\$1,000	
19413	Gladwell Gov Svcs	Doc Retention Prog	Admin	\$11,000	
					\$235,974
CATV					
19214	Jacqueline Martinez	Host	Restricted PEG 1%	\$23,656	
19272	Edgewise	Supplies	Restricted PEG 1%	\$4,606	
19292	Jimi Jimenez	Prod/Content	Restricted PEG 1%	\$17,278	
19304	James Trotter	Content	Restricted PEG 1%	\$16,300	
19326	Daniel Zarate	host	Restricted PEG 1%	\$23,017	
19345	Alejandro Villanueva	HS Profiles	Restricted PEG 1%	\$10,475	
19348	CQ Productions	Content/IE Explorer	Restricted PEG 1%	\$2,400	
19356	Atomicity	Content	Restricted PEG 1%	\$18,051	
19359	Atomicity	Content/Game Time	Restricted PEG 1%	\$12,975	
19360	Jasmine George	Host	Restricted PEG 1%	\$23,275	
19369	Lory Ryder	Content	Restricted PEG 1%	\$18,000	
19386	Jody Jackson	Prod/Content	Restricted PEG 1%	\$24,550	
19387	Mark Hartley	Host	Restricted PEG 1%	\$24,550	
					\$219,133
					<u>\$455,107</u>

RPTTF Redevelopment Property Tax Trust Fund

ATTACHMENT 4
HOUSING DEPARTMENT
AHS ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Contractor or Project	Program/Activity	Date of Execution	Total Dollar Amount	Total Due During Fiscal Year	Payments by month						Total
					Jan	Feb	March	April	May	June	
1 Fernando Portillo	professional consultant services	7/8/2011	\$150,000.00	\$50,000.00	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$25,000.02
2 New Turtle Island	construction management	7/8/2011	\$225,000.00	\$75,000.00	\$6,250.00	\$6,250.00	\$6,250.00	\$6,250.00	\$6,250.00	\$6,250.00	\$37,500.00
3 LBBS	legal services	1/19/2012	\$900,000.00	\$300,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$150,000.00
4 Time For Change	657 N. "F" St. - Phoenix Square	6/24/2011	\$450,000.00	\$450,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00	\$225,000.00
5 Dakeno	1433 Lynwood	5/6/2011	\$182,654.00	\$182,654.00	\$15,221.17	\$15,221.17	\$15,221.17	\$15,221.17	\$15,221.17	\$15,221.17	\$91,327.02
6 VPS	Residential Security Shields	8/26/2011	\$99,000.00	\$69,300.00	\$5,775.00	\$5,775.00	\$5,775.00	\$5,775.00	\$5,775.00	\$5,775.00	\$34,650.00
7 Mary's Mercy	1476 W 6th St	10/13/2011	\$139,000.00	\$139,000.00	\$11,583.33	\$11,583.33	\$11,583.33	\$11,583.33	\$11,583.33	\$11,583.33	\$69,499.98
8 RSG	Eligibility Determination	9/1/2011	\$75,000.00	\$25,000.00	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$12,499.98
9 RSG	HCD Report	9/30/2011	\$75,000.00	\$25,000.00	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$12,499.98
10 Condols	Environmental	9/21/2011	\$75,000.00	\$25,000.00	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$12,499.98
11 Benefield	Appraisal	10/3/2011	\$75,000.00	\$25,000.00	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$12,499.98
12 Barr & Clark	Environmental	9/21/2011	\$75,000.00	\$25,000.00	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$12,499.98
13 Appraisal RE	Appraisal	8/19/2011	\$75,000.00	\$25,000.00	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$12,499.98
14 American West	Appraisal	10/3/2011	\$75,000.00	\$25,000.00	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$12,499.98
15 Ambient	Environmental	9/21/2011	\$75,000.00	\$25,000.00	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$12,499.98
16 Alliance	Appraisal	8/15/2011	\$75,000.00	\$25,000.00	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$12,499.98
17 Rogers Anderson	tax fillings and audits	1/4/2012	\$45,000.00	\$27,000.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$13,500.00
18 AON, Inc.	Demolition Services - 19th & Sun	4/30/2010	\$324,000.00	\$129,600.00	\$10,800.00	\$10,800.00	\$10,800.00	\$10,800.00	\$10,800.00	\$10,800.00	\$64,800.00
19 CA Housing Foundation	1405 Lugo Acq/Rehab/Rental	11/10/2010	\$255,297.00	\$255,297.00	\$21,274.75	\$21,274.75	\$21,274.75	\$21,274.75	\$21,274.75	\$21,274.75	\$127,648.50
20 RDA	Acq/Reloc and New Construction of SFR - 49th St	3/3/2011	\$1,450,000.00	\$725,000.00	\$60,416.67	\$60,416.67	\$60,416.67	\$60,416.67	\$60,416.67	\$60,416.67	\$362,500.02
21 RDA	5th and Meridian	3/3/2011	\$1,500,000.00	\$1,050,000.00	\$87,500.00	\$87,500.00	\$87,500.00	\$87,500.00	\$87,500.00	\$87,500.00	\$525,000.00
22 RDA	Annual NOFA - Senior/Multi-Family projects	3/3/2011	\$6,000,000.00	\$6,000,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$3,000,000.00
23 RDA	Annual NOFA - mobile home redevelopment	3/3/2011	\$6,000,000.00	\$6,000,000.00	\$666,666.67	\$666,666.67	\$666,666.67	\$666,666.67	\$666,666.67	\$666,666.67	\$4,000,000.02
24 Morris Davis Insurance	AHS property liability insurance	3/3/2011	\$8,000,000.00	\$8,000,000.00	\$666,666.67	\$666,666.67	\$666,666.67	\$666,666.67	\$666,666.67	\$666,666.67	\$4,000,000.02
25 Jeff Howie	Inspection Services - rehab loans	3/3/2011	\$150,000.00	\$50,000.00	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$25,000.02
26 New Turtle Island	Inspection Services - rehab loans	3/3/2011	\$75,000.00	\$25,000.00	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$2,083.33	\$12,499.98
Total			\$20,899,951.00	\$17,777,851.00	\$1,481,487.56	\$1,481,487.56	\$1,481,487.56	\$1,481,487.56	\$1,481,487.56	\$1,481,487.56	\$8,888,925.36

ATTACHMENT 3
EXHIBIT "A"
PROJECTS

	Project/Program	Estimated Cost	Source	Project Area
	DOWNTOWN/CITY WIDE			
1	3 rd and Waterman/Armory site; demolition, site remediation and site preparation and installation of new utilities	\$ 1,500,000	5 YR IP	CCE
2	In-n-Out Burger – 5 th and "H" Street; site remediation, site preparation and adjacent utilities	\$ 750,000	DDA	CCN
3	Downtown Senior Community Center – expansion and upgrades to existing Senior Center	\$ 2,200,000	TBD	CCN
4	Seismic retrofit of California Theater	\$ 7,000,000	Eng Study	CCN
5	Other upgrades and rehab to California theater	\$ 5,000,000	Study	CCN
6	Acquisition, upgrade and expansion of Geothermal system to support public/private use	\$ 15,000,000	5 YR IP	CCS
7	Transit Center – "E" Street and Rialto	\$ 4,500,000	5 YR IP	CCS
8	Sidewalks/Infrastructure along 2nd Street, 3rd street, and Arrowhead Avenue - New State Courthouse	\$ 572,000	State Agreement	CCE
9	Seismic Retrofit – 5 Level Parking Structure adjacent to City hall	\$ 4,500,000	Study	M/CC
10	1 MW Solar Port Installation – 5 level Parking Structure adjacent to City Hall	\$ 5,000,000	Feasibility Study	M/CC
11	Redevelopment of Carousel Mall	\$ 15,000,000		M/CC
12	Site remediation of Carousel Mall Parking lot (EIR)	\$ 1,300,000	Study and ADA	M/CC
13	and enhancements of public area to include restaurant/retail pads and amenities	\$ 8,500,000	5 YR IP	CCN
14	5th Street and "E" Street mixed use (N side of 5th between "E" street and "D" street) Urban Block Plan	\$ 3,500,000	5 YR IP	CCN
15	Sidewalks/Infrastructure – SE Corner of "G" and 2 nd Streets ADA	\$ 228,000	5 YR IP	CCS
16	Parking lot construction – west side of "F" Street between 4th street & 5th Street	\$ 355,500	Eng Contract	CCN
17	ADA ramps and sidewalks – various locations citywide	\$ 5,000,000	CIP	CW in PA
18	Restore Warm Creek Channel east of new Courthouse	\$ 2,400,000	State Agreement	CCE
19	Investigate potential of railway grade separations at various locations.	\$ 250,000	Study	City Wide

**EXHIBIT "A"
PROJECTS**

20	Develop pathway from new Courthouse to Meadowbrook Park across Warm Creek Channel	\$ 750,000	State Agreement	CCE
21	Purchase of DGS vacant lot north of Caltrans building on east side of "E" Street	\$ 1,700,000	State Agreement	CCN
22	Acquisition and relocation of Salvation Army on 5 th Street	\$ 4,300,000	Dntwn Pln/Acq	CCN
23	Construct public restrooms "E" Street/Court Street Square	\$ 150,000	Dwntwn Plan	M/CC
24	Landscaping rehabilitation projects in Parks - new irrigation systems, turf, and other landscaping	\$ 5,400,000	Parks/Water Dpts	City Wide
25	Feldheym Library modernization	\$ 11,200,000	Study	CCN
26	New City Corporate Yard -relocation reuse	\$ 17,000,000	CIP	CCS
27	Downtown Core Vision/Action Plan Implementation: Land Use Implementation: Update the Zoning Overlay or develop new Downtown Specific Plan to implement envisioned land uses	\$ 500,000	5 YR IP	M/CC, CCN, E, S
28	Downtown Mixed Use: build infrastructure for mixed use housing/retail units on Agency-owned land near 5th and G St.	\$ 500,000	5 YR IP	CCN
29	Reuse of Downtown Vacant Hotel: Study the reuse of the existing vacant downtown hotel and convention center	\$ 85,000	Study Received	M/CC
30	Downtown Parking Lots Reconstruction: Improvements of parking lots at Church & D, West Side F St. Staging Lot, 5th and E, and 5th and F	\$ 300,000	5 YR IP	CCN
31	4 th Street from Arrowhead to H Street - Redesign/construct 4 th Street to 2 travel lanes with pedestrian friendly walking areas, limited vehicular access, restriping, and streetscape including, but not limited to: landscaping, medians, lighting, signage, signalization, public areas, water features	\$ 2,500,000	5 YR IP	M/CC
32	4th Street Landscaping and traffic calming devices installed	\$ 800,000	CIP	CCW
33	5 th Street from "E" Street to "H" Street - Freeway gateway and streetscape including, but not limited to: landscaping, medians, lighting, signage, signalization, public areas, water features	\$ 1,000,000	5 YR IP	CCN
34	Court Street from "E" Street to Arrowhead Avenue - Streetscape including, but not limited to: landscaping, medians, lighting, signage, signalization, public areas, water features	\$ 500,000	5 YR IP	M/CC

EXHIBIT "A"
PROJECTS

35	"E" Street from 5 th Street to 2 nd Street - Streetscape including, but not limited to: landscaping, medians, lighting, signage, signalization, public areas, water features	\$ 500,000	5 YR IP	CCN, M/CC
36	"F" Street - 5 th Street to 4 th Street - Streetscape including, but not limited to: landscaping, medians, lighting, signage, signalization, public areas, water features	\$ 500,000	5 YR IP	CCN
37	Streetscape 2 nd Street from I-215 to "E" Street - Freeway gateway and streetscape including, but not limited to: landscaping, medians, lighting, signage, signalization, public areas, water features	\$ 700,000	5 YR IP	M/CC
38a	Theater Square - public areas, utilities, water features development pads	\$ 750,000	5 YR IP	CCN
38b	Separate utilities from 20-Plex cinema building and the public area	\$ 75,000	Agreement	CCN
38c	Phase-1 for Theater Square - vehicular and pedestrian access to and from cinema to parking areas	\$ 75,000	5 YR IP	CCN
39	Upgrade Woolworth's building for private sale/lease	\$ 1,350,000	Bldg Codes	M/CC
40	Temporary Bus and Downtown Community Safety Office Infrastructure - streetscape, on-site vehicular infrastructure; public building renovations	\$ 500,000	5 YR IP	M/CC
41	Acquire the Central Metals properties on S. "G" Street, remediation	\$ 3,500,000	Study	CCS
42	Reacquire the property sold to Arrowhead Credit Union and purchase 10 additional lots asquired by the ACU	\$ 1,240,000	Agreement	CCS
43	Convention Center property repairs	\$ 1,500,000	Study/Damage	M/CC
44	2nd Street Bridge Repair over Warm Creek	\$ 570,000	CIP	CCE, M/CC
45	3rd Street and Arrowhead Ave corner improvements (signal and widening)	\$ 150,000	CIP	M/CC, CCE
46	Arrowhead Pavement Reconstruction (Orange Show Road to 8th Street)	\$ 3,200,000	CIP	M/CC, CCN, S, E
47	Sierra Way Pavement Reconstruction- from Cluster to 7th Street	\$ 1,200,000	CIP	CC/M/CCS
48	Waterman Ave Pavement Reconstruction - from 3rd Street to 7th Street	\$ 650,000	CIP	CCE
49	"H" St Pavement Reconstruction - from 3rd Street to 16th Street	\$ 1,600,000	CIP	CCN
50	"G" St Pavement Reconstruction - from Mill St to 13th St	\$ 250,000	CIP	M/CC, CCS&N
51	2nd Str Pavement Reconstruction - from Mt Vernon Ave to Sierra Way	\$ 2,300,000	CIP	M/CC, UT, CCS&E
52	5th St Pavement Reconstruction- from Pepper Ave to Waterman Ave	\$ 2,000,000	CIP	MTVCCW, N, E
53	"E" St sewer line replacement from Athol to Rialto Ave	\$ 475,000	CIP	M/CC, CCS
54	"G" St sewer line replacement from 4th St to 9th St	\$ 1,775,000	CIP	CCS
55	Arrowhead Ave sewer replacement - from Arrowhead Ave to 2nd St	\$ 180,000	CIP	CCE

**EXHIBIT "A"
PROJECTS**

56	Sierra Way storm drain installation - from 5th St to Warm Creek	\$ 1,650,000	CIP	CCE
57	Waterman Ave storm drain installation - from 6th St to 5th St	\$ 255,000	CIP	CCE
58	Warm Creek storm drain installation from Waterman Ave to 2nd St	\$ 2,300,000	CIP	CCE
59	Warm Creek storm drain installation from Athol to Mill St	\$ 1,875,000	CIP	CCS
60	Storm drain installation from Mill St to Lytle Creek (no street provided)	\$ 260,000	CIP	CCS
61	Pedestrian Signal on 3rd St at Mt View Ave	\$ 100,000	CIP	CCE
62	Irrigation system upgrades - head and line replacement and pump replacement at Seccombe Lake Park	\$ 250,000	CIP	CCE
63	Community Center upgrade - Hernandez Center	\$ 260,000	CIP	CCE,MTV
64	Replace and upgrade lighting from theft at ball fields, parking lots and general wiring	\$ 300,000	CIP	CityWide
65	Retrofit and upgrades street lights with LED lights	\$ 10,000,000	CIP	City Wide
66	Install fluorescent school signs at various locations	\$ 15,000	CIP	City Wide
67	Infrastructure Assessment: Assessment of infrastructure conditions and needs along Waterman Avenue Corridor	\$ 125,000	5 YR IP	City Wide
	TOTAL	\$ 171,670,500		
WARD 1				
1	Relocation of businesses on Mt. Vernon and 7 th Street	\$ 1,800,000		MTV
2	Mt. Vernon revitalization - 5 th Street to 9 th street; revitalization of street scapes, landscaping, signal lights, redesignation of parking, signal lights and cross-walk lights; reconstruction and upgrades to La Placita Park	\$750,000	CIP	MTV
3	Replace the Ruben Campos Community Center on 2nd Street	\$ 3,700,000	5 YR IP/CIP	MTV
4	Mt. Vernon Bridge replacement	\$ 2,500,000		MTV
5	Pioneer Memorial Cemetery landscape restoration	\$ 350,000	5 YR IP	IVDA
6	Highland Avenue and Baseline Corridor Improvements: Cooperative agreements with IVDA for acquisition and site clearance of various parcels along Highland Avenue and Baseline Street in advance of future redevelopment	\$ 180,000	5 YR IP	MTV

**EXHIBIT "A"
PROJECTS**

7	Mt. Vernon/Spruce Street Retail Center: Enter into an agreement with a developer for the sale of four (4) Agency parcels for the development of new retail space	\$ 500,000	5 YR IP	UT
8	La Placita: La Placita II Mixed Use: Enter into a Development Agreement with a developer for a 20-25 unit, mixed-use housing/retail transit-oriented development on 17 parcels on the south side of 2nd St. between K St. and Mt. Vernon Ave.	\$ 1,500,000	5 YR IP	UT
9	La Placita: La Placita I Shopping Center: Coordinate with La Placita on 2nd, LLC the completion of the new shopping center and tenant improvements	\$ 450,000	5 YR IP	MTV
10	5th Street Corridor Improvements: Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood	\$ 100,000		UT
11	Reader Board Signs for Inland Center Mall and newly leased cinema at 3rd and "I" Streets	\$ 750,000		CCW
12	Redevelopment of the parking lot, library, credit union building and adjoining residential properties located between West Spruce Street, to the north; West 5 th Street, to the south; North Garner Street, to the east and Mount Vernon Avenue, to the west.	\$ 4,500,000	CIP	MTV, CCW
13	5th and Mt Vernon Ave Corner Improvements	\$ 150,000	CIP	MTV, UT
14	"I" St Pavement reconstruction from Inland Center Dr to 3rd St	\$ 787,800	CIP	MTV, NW
15	Mt Vernon Ave Pavement reconstruction - from Johnston to Highland Ave	\$ 1,441,300	CIP	MTV, CCS
16	Mill St Pavement reconstruction - from Bordwell to Arrowhead Ave	\$ 1,046,300	CIP	MTV, NW, UT
17	Baseline St Pavement reconstruction - from Marin to Waterman Ave	\$ 1,795,200	CIP	UT
18	"I" St sewer realignment away from R-R tracks	\$ 1,500,000	CIP	MTV
19	5th St sewer replacement - from Gardena St to Tijuana St.	\$ 335,000	CIP	MTV
20	Harris St sewer replacement from south of 9th St	\$ 115,000	CIP	MTV, NW
21	Mt Vernon Ave sewer replacement from Mill St to Olive St	\$ 466,700	CIP	IVDA
22	N. I St sewer replacement from Magnolia Ave to 13th St	\$ 340,000	CIP	IVDA, NW
23	"I" St storm drain installation - from Reece to Evans St	\$ 1,500,000	CIP	TC
24	Del Rosa Ave storm drain installation from 9th St to Warm Creek	\$ 3,000,000	CIP	IVDA, TC

**EXHIBIT "A"
PROJECTS**

25	Mt Vernon storm drain installation - from Highland Ave to 5th St	\$ 5,625,000	CIP	NW,MTV
26	Tippecanoe Ave & Orange Show Rd Traffic Signal upgrade	\$ 500,000	CIP	SE
27	3rd Street Improvements - pavement replacement, sidewalk, curb and gutter, utilities	\$ 1,000,000	5YR IP	IVDA
28	Vanir Development-Mill Street	\$ 300,000	5YR IP	IVDA
29	Tippecanoe and Waterman corridor improvements	\$ 240,000	5 YR IP	IVDA
30	5th Street Corridor Improvements: Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood	\$ 100,000	Study	MTV
31	4th Street Landscaping and traffic calming devices installed	\$ 800,000	CIP	CCW
32	Tippecanoe Pavement Reconstruction (Harriman Place to Santa Ana River)	\$ 1,800,000	CIP	SE
33	Orange Show Rd Pavement Reconstruction (Tippecanoe to Santa Ana River)	\$ 306,000	CIP	SE
34	Relocate/reconstruct Fire Station 221-200 East 3rd Street	\$ 6,000,000	CIP	CCE
35	Remodel/ build Senior Center complex on G Street and 5th Street	\$ 3,500,000	VM	CCN
36	Replace sewer/drainage system on I Street, between Evans Street and 13th Street	\$ 2,500,000	VM	MTV
37	Install fencing and lighting around La Plaza Park	\$ 40,000	VM	MTV
	TOTAL	\$ 52,268,300		
WARD 2				
1	Highland Avenue and Baseline Corridor Improvements: Cooperative agreements with IVDA for acquisition and site clearance of various parcels along Highland Avenue and Baseline Street in advance of future redevelopment	\$ 360,000	5 YR IP	IVDA
2	Highland Avenue Corridor Improvements: Assembly/demolition/site clearance of various parcels of multiple owners to facilitate new development	\$ 500,000	5 YR IP	UT
3	Highland Avenue Corridor Improvements: Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood	\$ 140,000	5 YR IP	UT
4	Del Rosa Ave Pavement reconstruction- from 6th St to Baseline St	\$ 697,000	CIP	TC

**EXHIBIT "A"
PROJECTS**

5	Baseline St Pavement reconstruction - from Marin to Waterman Ave	\$ 1,795,200	CIP	MIV,NW,UT
6	Highland Ave Pavement reconstruction - from Pepper Ave to Waterman Ave	\$ 1,346,400	CIP	SC,NW,UT
7	Little Mt Drive Pavement reconstruction - from 27th St to Northpark Blvd	\$ 1,175,000	CIP	SC
8	13th St Sewer line replacement - from "H" to "G" and "G" from 13th St to 10th St	\$ 1,100,000	CIP	UT
9	Baseline St sewer replacement from Lugo Ave to Sierra Way	\$ 110,000	CIP	UT
10	"H" St sewer replacement from Virginia St to 13th St to 17th St	\$ 900,000	CIP	UT
11	Mira Monte Dr storm drain installation - from 30th St to 27th St	\$ 950,000	CIP	SC
12	13th St & Mt View Traffic Signal	\$ 225,000	CIP	UT
13	Tippecanoe and Waterman corridor improvements	\$ 240,000	5 YR IP	IVDA
14	"E" Street Park Development	\$ 5,000,000	CIP	CCN
15a	Perris Hill Specific Plan, relocate firing range	\$ 20,000,000	Spec Plan	IVDA
15b	Sale and Disposition of Perris Hill mtn top			
16	Upgrade Roosevelt Bowl	\$ 5,000,000	Study, ADA	IVDA
17	Baseline Corridor- 215 to Waterman facade and acquisition plan	\$ 10,000,000	Study	CCS
18	Signal light installation Waterman and 18th Street	\$ 250,000	Ward 2	IVDA
19	Street reconstruction intersection of Kenwood and 17th Street	\$ 100,000	Ward 2	IVDA
20	Curb and sidewalk infrastructure around San Bernardino High School	\$ 90,000	Ward 2	UT
21	Street reconstruction between Waterman and Pacific High School and Baseline and 18th Street	\$ 1,925,000	Ward 2	IVDA
22	Pavement reconstruction on 18th and Arrowhead	\$ 180,000	Ward 2	IVDA
23	Sewer replacement Highland Avenue and H Street	\$ 1,500,000	Ward 2	UT
24	Street widening on Gilbert and 21st W of Pacific High School	\$ 4,250,000	Ward 2	IVDA
	TOTAL	\$ 57,833,600		
WARD 3				
1	Construction railway grade separation on Hunts Lane south of Hospitality La	\$ 4,500,000	Study	IVDA
2	Mt. Vernon Bridge replacement	\$ 2,500,000	5 YR IP/CIP	IVDA
3	Redlands Blvd area development Specific Plan	\$ 240,000	5YR IP	SV
4	"E" Street Corridor improvements - infrastructure improvements, new	\$ 5,400,000	Study	CCS,IVDA,SEIP

**EXHIBIT "A"
PROJECTS**

5	Cooly Avenue Lighting reconstruction: Rewire existing lighting system	\$ 60,000	5 YR IP	SEIP
6	Hospitality Lane Corridor Improvement Study	\$ 75,000	5 YR IP	SEIP,TC
7	Carnegie Dr. Pavement reconstruction- from Hospitality Ln to Hospitality Ln	\$ 750,000	CIP	TC
8	Harriman Pl Pavement reconstruction -Hospitality Ln to Tippecanoe Ave	\$ 600,000	CIP	TC
9	Hospitality Lane Pavement reconstruction - from "E" St to Tippecanoe Ave	\$ 2,800,000	CIP	TC
10	Caroline St Pavement reconstruction - from Club Way to Artesia St	\$ 700,000	CIP	SV
11	Redlands Blvd Pavement reconstruction- from Hunts Ln to Gage Canal	\$ 180,000	CIP	SV
12	Waterman Ave Pavement reconstruction- from Redlands Blvd to Barton Rd	\$ 1,070,300	CIP	SV
13	"E" St Pavement reconstruction - from Hunts Ln to Hospitality Ln	\$ 650,000	CIP	SE
14	"I" St Pavement reconstruction - from Inland Center Dr to 3rd St	\$ 800,000	CIP	MTV,UT
15	Mt Vernon Ave Pavement reconstruction - from Johnston to Highland Ave	\$ 1,500,000	CIP	MTV,NW
16	Richardson St Pavement reconstruction - from Victoria Ave to Riverview Ave	\$ 500,000	CIP	SE
17	Mill St Pavement reconstruction - from Bordwell to Arrowhead Ave	\$ 1,100,000	CIP	MTV,CCS
18	Rialto Ave Pavement reconstruction - from Rancho Ave to Sierra Way	\$ 1,700,000	CIP	M/CC,UT,MTV
19	5th St Pavement reconstruction - from Pepper Ave to Waterman Ave	\$ 2,000,000	CIP	MTV,CCW,N,E
20	"I" St sewer realignment away from R-R tracks	\$ 1,500,000	CIP	UT
21	E St Sewer replacement - from Hospitality Ln to Mackay to Hunts Ln	\$ 1,800,000	CIP	SE
22	Mt Vernon Ave sewer replacement from Mill St to Olive St	\$ 500,000	CIP	MTV,NW
23	Redlands Blvd sewer replacement from Hunts to Club to Gardena	\$ 1,000,000	CIP	SV
24	Tippecanoe Ave storm drain installation- from Victoria Ave to Mission Zanja	\$ 36,000	CIP	SE
25	Auto Plaza Rd storm drain installation - from Freeway to Warm Creek	\$ 925,000	CIP	SE
26	"I" St storm drain installation from Grant St to Hazel St	\$ 185,000	CIP	MTV
27	Foothill Blvd storm drain installation - from Macy to Lytle Creek	\$ 350,000	CIP	MTV
28	Redlands Blvd & Gardena St Traffic Signal	\$ 200,000	CIP	SV
29	Tippecanoe Ave & Orange Show Rd Traffic Signal upgrade	\$ 500,000	CIP	SE
30	Acquire land and create Victoria Park, 5000 sq ft rec cntr, play area	\$ 1,000,000	TB	IVDA
31	Riverview area redo streets and gutters reconstruction	\$ 1,000,000	TB	SE
32	Auto Plaza Corridor Improvements - replace roads, landscaping	\$ 500,000	5 YR IP	SE
33	Tippecanoe and Waterman corridor improvements	\$ 240,000	5 YR IP	IVDA

**EXHIBIT "A"
PROJECTS**

34	San Bernardino Ave Pavement Reconstruction (Richardson to Tippecanoe)	\$ 700,000	CIP	SE
35	Rialto Ave Pavement Reconstruction - from Rancho Ave to Sierra Way	\$ 170,000	CIP	M/CC,UT,MTV
36	Inland Center Dr storm drain installation - to Lytle Creek	\$ 140,000	CIP	CCS
37	Rancho Ave and Rialto Ave corner dog park	\$ 1,000,000	Parks Dept	MTV
38	Relocate/reconstruct Fire Station 230 502 So. Arrowhead	\$ 6,000,000	CIP	CCS
	TOTAL	\$ 44,871,300		
WARD 4				
1	40 th Street Widening - Waterman East to County (landscaping, reconstruction of streets)	\$ 2,500,000	5 YR IP	Not in PA
2	40th St Pavement Rehab - from Electric Ave to Waterman Ave	\$ 397,800	CIP	40th
3	Kendall Dr Pavement Rehab - from University Pkwy to Castaways d-wy	\$ 1,077,100	CIP	SC
4	Sierra Way Pavement Rehab - from Ralston Ave to 44th St	\$ 317,000	CIP	40th
5	Sepulveda Ave storm drain installation from 37th St to 44th St	\$ 2,200,000	CIP	40th
6	40th Street Specific Plan-landscape, median islands, lighting	\$ 3,000,000	Study	40th
7	Wildwood Park Improvements, building improvement	\$ 5,000,000	Parks Dept	40th
8	Electric/ Pacific 40th St to North park trails development	\$ 4,500,000	Parks Dept	M 'B'
9	Waterman Corridor- 30th to 48th Streets project-landscaping, signage, infrastructure	\$ 10,000,000	Study	M 'B'
10	Pershing Street-Parkdale to 39th reconstruction	\$ 500,000	CIP	M 'B'
11	Edgerton-Waterman to Pershing reconstruction	\$ 300,000	CIP	M 'B'
12	Relocate/reconstruct Fire Station Station 227 - 282 W. 40th St.	\$ 6,000,000	CIP	40th
	TOTAL	\$ 35,791,900		
WARD 5				
1	I-215/University Interchange	\$ 24,000,000	5 YR IP/CIP	SC
2	Little Mountain trails and park development	\$ 10,500,000	CIP	SC
3	Little Mountain Drive Street Improvements: Installation of a southbound lane on the west side of Little Mountain Drive from 48th Street at Devil's Canyon Creek	\$ 750,000	CIP	SC
4	Highland Ave Pavement reconstruction - from Pepper Ave to Waterman Ave	\$ 1,346,400	CIP	SC,NW,UT

**EXHIBIT "A"
PROJECTS**

5	University Pkwy Pavement reconstruction - from Cajon Blvd to Northpark Blvd	\$ 532,500	CIP	SC
6	Northpark Blvd Pavement reconstruction - from Campus to Ladera	\$ 2,790,700	CIP	SC
7	Little Mt Drive Pavement reconstruction - from 27th St to Northpark Blvd	\$ 1,175,000	CIP	SC
8	Kendall Dr Pavement reconstruction- from University Pkwy to Castaways	\$ 1,077,100	CIP	SC
9	Little Mt Dr sewer replacement from Kendall Dr to Sheridan Rd	\$ 110,000	CIP	SC
10	Devil's Canyon Channel Improvements - from Western Channel to Little Mt	\$ 8,750,000	CIP	SC
11	Little Mt Dr storm drain installation from 30th St to 27 St	\$ 5,000,000	CIP	SC
12	Northpark Blvd Traffic Signal	\$ 200,000	CIP	SC
13	Irrigation system upgrade - booster pump replacement at Blair Park	\$ 82,791	CIP	Not in PA
	TOTAL	\$ 56,314,491		
WARD 6				
1	Paving on Hallmark Parkway near Lowe's	\$ 350,000	CIP	SC
2	Market Feasibility and Land Use Analyses of W Highland Ave./N Medical Center Dr. Intersection: Examine existing uses, ownerships, and zoning standards to identify development opportunity sites. Conduct market analyses for affordable housing, hospital uses, commercial reuse, etc.	\$ 100,000	Study	NW
3	West Highland Avenue Corridor Improvements: Assembly/demolition/site clearance of parcels along the south side of West Highland Ave., between Macy St. and California St. to facilitate new development	\$ 800,000	5 YR IP	NW
4	clearance of various parcels of multiple owners to facilitate new development	\$ 500,000	5 YR IP	NW
5	Highland Avenue Corridor Improvements: Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood	\$ 140,000	5 YR IP	NW
6	for infrastructure improvements to support future development in North Verdmont, including completion of Institution Rd to integrate/connect future Lytle Creek development into the City's retail market	\$ 720,000	5 YR IP	NW

**EXHIBIT "A"
PROJECTS**

7	I-210/State Street Corridor Infrastructure Improvements from State Street exit to Lytle Creek - the design/reconstruction of street including storm drains, sewer, streetscapes, landscaping, upgrade signage and signalization, utilities, curb and gutter, sidewalk; other development incentives	\$ 950,000	5 YR IP	NW
8	Medical Center Drive South of the Magnolia at Highland Project - sidewalk, curb and gutter; additional street lighting; undergrounding of utilities; upgrade to main sewer connection	\$ 450,000	study	NW
9	Highland Avenue west of Medical Center Drive - the design/reconstruction of street including storm drains, sewer, streetscapes, landscaping, upgrade signage and signalization, utilities, curb and gutter, sidewalk	\$ 1,000,000	Study	NW
10	West Highland Corridor Improvements between Macy Street and California Street - the design/reconstruction of street including storm drains, sewer, streetscapes, landscaping, upgrade signage and signalization, utilities, curb and gutter, sidewalk; façade improvements	\$ 800,000	Study	NW
11	Baseline at California - right-of-way easement, curb/gutter/sidewalk	\$ 350,000	5 YR IP	NW
12	Southeast corner of Highland and Medical Center Drive - sidewalk, curb and gutter; additional street lighting; undergrounding of utilities; upgrade to main sewer connection	\$ 830,000	Study	NW
13	Develop the northwest corner of Highland Avenue and State Street by acquiring and clearing the structures that are located between Highland Avenue and Adams Street and between State and Macy Streets	\$ 3,750,000	Study	NW
14	Delman Heights Community Center (replacement) synthetic turf football/soccer field, goals, all weather track, bleachers and score board	\$ 5,200,000	RVJ	Not in PA, MB'
15	KKC Little League field (new) score board & play ground with equipment	\$ 100,000	RVJ	NW
16	State Street-Construct new Street from 5th Street to Hansford Street	4,000,000	CIP	MTV,MW
17	Mt Vernon Ave Pavement reconstruction- from Johnston to Highland Ave	\$ 1,450,000	CIP	MTV,NW
18	Bld	\$ 2,000,000	CIP	NW
19	California St Pavement reconstruction - from Baseline St to Highland Ave	\$ 850,000	CIP	NW
20	5th St Pavement reconstruction - from Pepper Ave to Waterman Ave	\$ 2,000,000	CIP	MTV,CCW,N,E
21	Baseline St Pavement reconstruction - from Marin to Waterman Ave	\$ 1,800,000	CIP	MTV,NW,UT

EXHIBIT "A"
PROJECTS

22	Highland Ave Pavement reconstruction- from Pepper Ave to Waterman Ave	\$ 1,400,000	CIP	SC,NW,UT
23	Cajon Blvd Pavement reconstruction - from Majestic to Palm Ave	\$ 1,175,000	CIP	NW
24	Industrial Ave Pavement reconstruction - from Lexington to Palm	\$ 1,900,000	CIP	NW
25	University Pkwy Pavement reconstruction - from Cajon Blvd to Northpark E	\$ 550,000	CIP	SC
26	Lincoln Ave sewer improvements - install new sewer line	\$ 500,000	CIP	NW
27	11th St Sewer line replacement	\$ 2,600,000	CIP	NW
28	Mt Vernon Ave sewer replacement from Mill St to Olive St	\$ 475,000	CIP	MTV,NW
29	W. 16th St. sewer replacement from 16th to Turrel to Massachusetts Ave	\$ 740,000	CIP	NW
30	6th St storm drain installation - from Pepper Ave to Lytle Creek	\$ 2,500,000	CIP	MTV
31	Meridian Ave storm drain installation - from Holly to 6th St	\$ 280,000	CIP	MTV
32	Foothill Blvd storm drain installation - from Macy to Lytle Creek	\$ 317,500	CIP	MTV
33	Highland Ave storm drain installation - from Macy St to California St	\$ 1,250,000	CIP	NW
34	Medical Center Dr storm drain installation - from Cajon Blvd to Lytle Creek	\$ 8,000,000	CIP	NW
35	Mt Vernon storm drain installation - from Highland Ave to 5th St	\$ 5,625,000	CIP	NW/MTV
36	Baseline St storm drain installation - from Massachusetts Ave to Baseline St	\$ 2,000,000	CIP	MTV
37	Cajon Blvd storm drain installation - from Shelter Way to Palm Ave	\$ 4,500,000	CIP	NW
38	Medical Center Dr. & Magnolia Traffic Signal	\$ 200,000	CIP	NW
39	Splash Pads at Anne Shirrell's Park	\$ 365,000	CIP	NW
40	Annexation of vacant property just south of Anne Shirrell's Park	\$ 1,000,000	CIP	NW
41	Highland Ave and Muscupiabe Avenue Specific Plan	\$ 18,000,000	Study	M 'B'
42	Relocate/Reconstruct Fire Station 223 - 2121 Medical Center Dr.	\$ 6,000,000	CIP	NW
	TOTAL	\$ 87,517,500		
WARD 7				
1	40 th Street Widening - Waterman East to County (landscaping, reconstruction of streets)	\$ 2,500,000	Study	Not in PA
2	"E" Street at Marshall Blvd - Construct TOD Center and Parking	\$ 12,200,000	5 YR IP	Not in PA/MB'
3	Highland Avenue and Baseline Corridor Improvements: Cooperative agreements with IVDA for acquisition and site clearance of various parcels along Highland Avenue and Baseline Street in advance of future redevelopment	\$ 180,000	5 YR IP	IVDA

**EXHIBIT "A"
PROJECTS**

4	Highland Avenue Corridor Improvements: Assembly/demolition/site clearance of various parcels of multiple owners to facilitate new development	\$ 500,000	5 YR IP	IVDA
5	Highland Avenue Corridor Improvements: Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood	\$ 140,000	5 YR IP	IVDA
6	Highland Ave Pavement reconstruction - from Pepper Ave to Waterman Ave	\$ 1,346,400	CIP	SC,NW,UT
7	40th St Pavement reconstruction - from Electric Ave to Waterman Ave	\$ 397,800	CIP	40th
8	Arden Guthrie Area improvements	\$ 350,000	5 YR IP	IVDA
9	Highland Ave Corridor 215 to Waterman lanscape, acquisition and facade	\$ 10,000,000	Study	UT
	TOTAL	\$ 27,614,200		
	GRAND TOTAL ALL PROJECTS	\$ 533,881,791		

ADDITIONAL SUPPORTING DOCUMENTATION

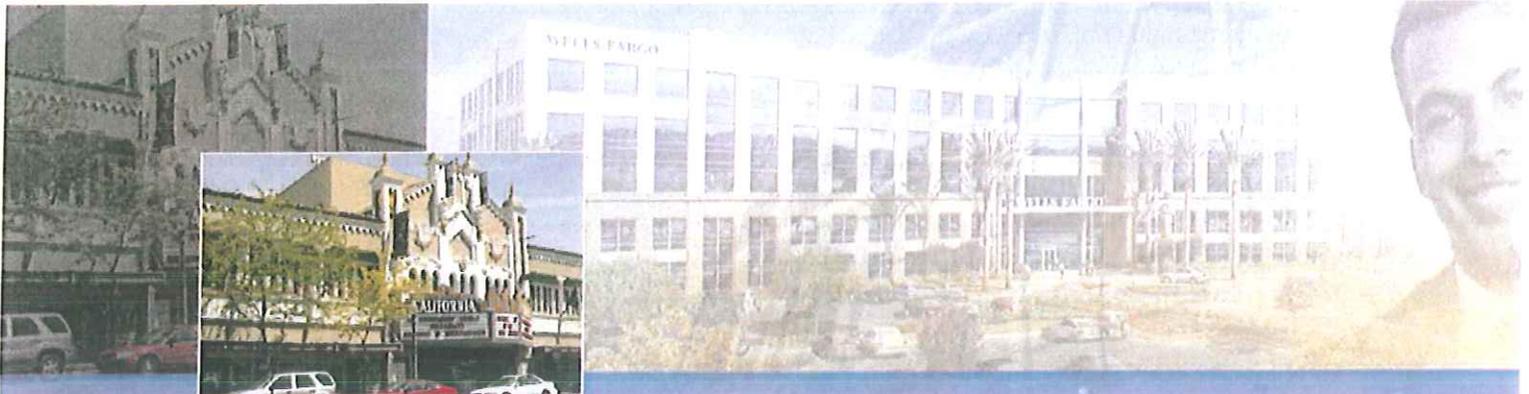


FIVE YEAR IMPLEMENTATION PLAN

REDEVELOPMENT AGENCY OF THE CITY OF SAN BERNARDINO

FY 2009-10 THROUGH 2013-14

ADOPTED DECEMBER 7, 2009 BY CDC RESOLUTION NOS. 2009-65 AND 2009-66



Economic Development Agency





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SAN BERNARDINO – GROWING LOCALLY AND GLOBALLY

“The City of San Bernardino Economic Development Agency is a focused, diversified organization whose mission is to enhance the quality of life for the citizens of San Bernardino by creating jobs, eliminating physical and social blight, supporting culture and the arts, developing a balanced mix of quality housing, along with attracting and assisting businesses both independent and through public-private partnerships.”

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INTRODUCTION

About This Implementation Plan

Every five years, redevelopment agencies are required to adopt implementation plans that establish five-year operational and financial work programs for carrying out the redevelopment and affordable housing responsibilities of the agencies. This Five Year Implementation Plan ("Implementation Plan") for the San Bernardino Redevelopment Agency ("Agency") covers the five-year planning period for fiscal years 2009-10 through 2013-14, and serves as a consolidated Implementation Plan for all 14 of the Agency's redevelopment project areas ("Project Areas"). This Implementation Plan also contains an Update to the Agency's Housing Compliance Plan ("Housing Compliance Plan") for meeting the Agency's affordable housing requirements for the current 10-year compliance period (FY 2004-05 to 2013-14), including obligations for producing, replacing, and expending funds for affordable housing.

LEGAL AUTHORITY

In 1993, the Legislature passed Assembly Bill 1290 (Chapter 942, Statutes of 1993), which enacted the California Community Redevelopment Law Reform Act and made sweeping changes to state redevelopment law (Health and Safety Code Section 33000 et seq.) ("CRL") in a major effort to increase both the effectiveness and accountability of redevelopment agencies. One notable statutory change was the addition of Article 16.5 (Section 33490 et seq.) to the CRL, which required redevelopment agencies to adopt five year implementation plans for all Project Areas on or before December 31, 1994, and every five years thereafter. CRL Section 33490(a) requires that the Implementation Plan contain:

- The Agency's goals and objectives, programs, and projects within the Project Area for the next five years, including estimated expenditures.
- An explanation of how the goals and objectives, programs, projects, and expenditures will eliminate blight and promote affordable housing within the Project Area.
- A specific section that addresses the Agency's housing responsibilities, including the Agency's Low and Moderate Income Housing Fund ("Housing Fund") and the Agency's requirements for producing and replacing affordable housing.

Given these required contents, the Implementation Plan can naturally serve as more than just a compliance document to adhere to the legal mandates of state law. The Implementation Plan provides the Agency an opportunity to thoughtfully craft a purposeful and deliberate strategy for the next five years.

OBJECTIVES OF THE IMPLEMENTATION PLAN

The Agency's objectives for this Implementation Plan are to:

- Establish focused redevelopment and housing strategies for the next five years that provide a roadmap for decision-making about resource allocation, budget, and community engagement.
- Create an administrative management tool for Agency staff that provides a measurable, track-able, and programmatic work plan for the execution of the Agency's operations.
- Provide educational and informative background about the role, powers, and tools of redevelopment agencies, and a historical overview of the Agency, its accomplishments, and the 14 Project Areas.



- Furnish data and information to fulfill the affordable housing compliance requirements of the CRL.

ORGANIZATION OF THE DOCUMENT

The contents of this Implementation Plan are organized into three distinct sections:

- **Section I: Overview and Background.** This section provides a narrative overview and background description of redevelopment in California, and a profile description of the Agency and the 14 Project Areas.
- **Section II: Redevelopment Strategic Plan.** This section outlines the Agency's redevelopment strategic plan for the next five years, including a comprehensive work program of projects and programs. It presents a new approach to the development of the Agency's five-year work program of redevelopment projects and programs. The work program is geographically organized into two regions of the City: (1) Area B, which contains Project Areas generally located west of the I-215 Freeway; and (2) Area A, which contains Project Areas generally located east of the I-215 Freeway. The projects and programs contained in the work program represent the strategic priorities of the Agency. The future implementation of each project or program is subject to funding availability and approval by the Agency.¹
- **Section III: Housing Compliance Plan Update.** This section contains the Agency's update to the housing compliance plan for the current 10-year compliance period (FY 2004-05 to 2013-14), including the production, replacement, and expenditure of funds for affordable housing. This section fulfills the requirements of CRL Sections 33413(b)(4) and 33490(a).

¹ CRL Section 33490(a)(1)(B) provides that the adoption of an implementation plan shall not constitute an approval of any specific program, project, or expenditure and shall not change the need to obtain any required approval of a specific program, project, or expenditure from the agency or community.



SECTION I: OVERVIEW & BACKGROUND

Redevelopment By the Numbers:

\$40.79 billion. Redevelopment's economic contribution to California in 2006-2007.

\$13. Every \$1 of redevelopment agency spending generates nearly \$13 in total economic activity.

303,946. Full and part time jobs created in just one year (2006-2007).

78,750 units of affordable housing built or rehabilitated since 1995 by redevelopment agencies.

18,522 units of low and moderate income housing expected to be built or refurbished over the next two years.

\$2 billion. State and local taxes generated through redevelopment construction activities in 2006-2007.

20% of property tax revenues generated from redevelopment activities must be used to increase supply of affordable housing.

2nd largest funder of affordable housing in California after the federal government.

Source: California Redevelopment Association

ABOUT REDEVELOPMENT

The Public Value & Benefit of Redevelopment

WHAT IS REDEVELOPMENT?

Redevelopment is a process created to assist city and county governments in eliminating blight from a designated area and to achieve the desired development, reconstruction, and rehabilitation of residential, commercial, and industrial uses. Redevelopment agencies possess unique tools to directly influence the private sector, reduce investment risk, and create or boost market confidence. Some of the tools available to redevelopment agencies include:

- Use of tax increment financing to fund public improvements and use of gap financing to provide financial assistance to qualifying developers for qualifying projects.
- Authority to acquire real property, and if necessary, use of eminent domain.
- Relocation assistance and replacement housing.
- Mitigation of environmental liabilities to property owners and developers through the Polanco Redevelopment Act (Health and Safety Code Sections 33459 - 33459.8).



Although these tools can jumpstart the revitalization process, by law, redevelopment is limited to areas of a city that are in a state of decline and are physically and economically blighted. To initiate redevelopment, the agency must satisfy certain requirements. These requirements are as follows:

- Establishment of a Project Area(s) in parts of a city that are physically and economically blighted.
- Establishment of debt as a prerequisite to the collection and expenditure of tax increment.
- Set aside 20 percent of tax increment revenue to increase, improve, and preserve the supply of housing for low- and moderate-income persons and families.
- At least 15 percent of all new and substantially rehabilitated dwelling units must be affordable to, and occupied by, persons or families of very low, low, and moderate income.

Satisfying these requirements, redevelopment agencies can use their tools to catalyze the revitalization of urban areas. Once redevelopment efforts establish momentum in the market, the private sector can then dictate its own course, thereby benefitting residents, business-owners, and visitors.

ROLE OF REDEVELOPMENT

In 1945, the State of California enacted the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.) ("CRL") to combat the deterioration of property and its effects on the tax base. Through the Redevelopment Act, cities were given authorization to establish redevelopment agencies which would have the legal authority and special tools to combat urban decay, or "blight." In 1952, California voters adopted Article XVI, Section 16 allowing tax increment financing to be used by the agencies for the redevelopment of blighted communities.



The goal of redevelopment to create safe and economically vibrant communities has remained steadfast since 1945. The mission of the Agency is to “enhance the quality of life for the citizens of San Bernardino by creating jobs, eliminating physical and social blight, supporting culture and the arts, developing a balanced mix of quality housing, along with attracting and assisting businesses both independent and through public-private partnerships.”

BLIGHT

The CRL emphasizes redevelopment’s role in eliminating blighting conditions in communities and takes great lengths to define blight. As defined by the CRL, blight constitutes physical and economic liabilities that affect the health, safety, and general welfare of a community. CRL Section 33030 describes a blighted area as being predominantly urbanized and substantially affected by the physical and economic properties of blight to such an extent that the community cannot reasonably be revived without redevelopment.

The CRL describes the physical and economic conditions that cause blight as follows:

Physical Conditions (CRL Section 33031(a))

- Buildings with serious code violations, dilapidation, or deterioration such that it is unsafe or unhealthy for a person to live or work.
- Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.
- Adjacent or nearby incompatible uses that prevent development.
- Existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes.



Property Not Located in City of San Bernardino

Economic Conditions (CRL Section 33031(b))

- Depreciated or stagnant property values.
- Impaired property values due to hazardous wastes.
- Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings in an area developed for urban use and served by utilities.
- A serious lack of commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores and banks.
- Serious residential overcrowding.
- An excess of bars, liquor stores, or adult-oriented businesses that have led to problems of public safety and welfare.
- A high crime rate that constitutes a threat to the public safety and welfare.



Property Not Located in City of San Bernardino

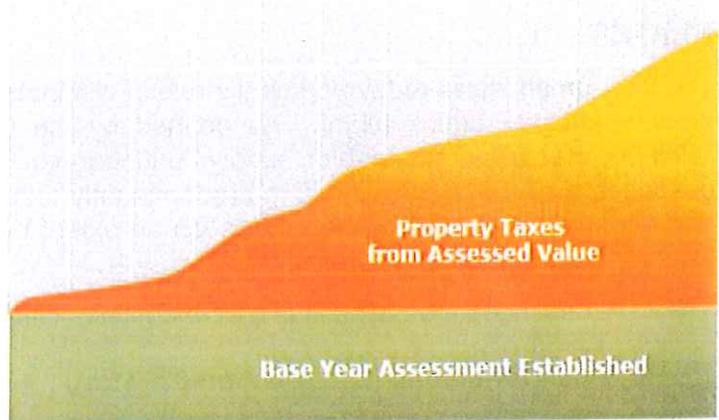


In accordance with the CRL, the existence of blight has been established in each of the 14 Project Areas requiring the use of redevelopment tools through the projects and programs established in this Five Year Implementation Plan.

TAX INCREMENT FINANCING

Figure I - 1

Tax increment financing is the primary source of funding used by agencies to initiate and oversee redevelopment projects and activities in a community. This financing method is based on the assumption that as an area is revitalized, more property tax will be generated. Upon adoption of a Project Area, the total current assessed value of all the properties within its boundaries is designated as the base year value (CRL Section 33328). As assessed values increase in the Project Area, tax increment revenue is generated by capturing the amount of value added since the base year value was established.



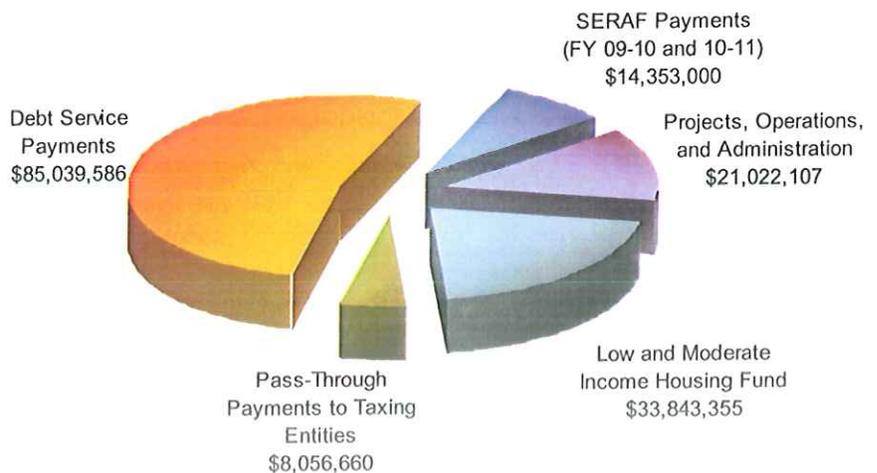
This increase in tax revenue, or tax increment, is used by the Agency for reinvestment back into the Project Area. Figure I-1 above graphically depicts the generation of tax increment in a Project Area.

20 Percent Housing Set-Aside

As required by the CRL, 20 percent of tax increment revenue must be set aside into a separate Low and Moderate Income Housing Fund ("Housing Fund") for the creation and preservation of affordable housing within the Project Area (CRL Section 33334.2). These funds may then be used for activities such as acquiring property, constructing on- and off-site improvements related to affordable housing development, constructing or rehabilitating affordable housing units, providing subsidies to ensure affordability, and issuing bonds. As a result of these requirements, redevelopment agencies are one of the primary entities producing affordable housing throughout the State of California.

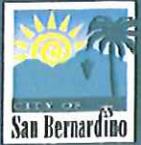
Figure I - 2

AGENCY ALLOCATION OF FY 09-10 TO FY 13-14 TAX INCREMENT REVENUES (GROSS TAX INCREMENT: \$162.3 M)



Pass-Through Payments

Redevelopment agencies are also required to use tax increment revenue to remit payments to affected taxing agencies (e.g., school districts, community college districts, the County) in the Project Area (CRL Section 33328). These



payments, known as “pass-throughs” represent 20 percent of the tax increment received which is used to alleviate any fiscal burden imparted on affected taxing entities caused by the redevelopment plan. The taxing entities benefitted by the pass-through payments include counties, cities, schools, and special districts. The CRL prescribes an allocation formula to calculate payments unless the Agency has negotiated pass-through agreements with the taxing entities.

State Takeaways – SERAF Payments

As shown in Figure I-2 on the previous page, the Agency is estimating that it will need to set aside approximately \$14,353,000² in fiscal years 2009-10 and 2010-11 for payments to the State’s Educational Revenue Augmentation Fund (“SERAF”). As in prior years during the State’s fiscal crises, the Legislature is relying on “takeaways” from local governments to help close the State’s massive budget gap in the form of revenue shifts. Statewide, \$2.05 billion in redevelopment funds will be shifted from redevelopment agencies to SERAF, which is intended to be distributed to schools to meet the State’s Proposition 98 obligations to education. \$1.7 billion will be shifted in fiscal year 2009-10. \$350 million will be shifted in fiscal year 2010-11. The Agency’s share is estimated to be \$11,900,000 in fiscal year 2009-10 and \$2,453,000 in fiscal year 2010-11.

Debt Service Payments and Discretionary Funds

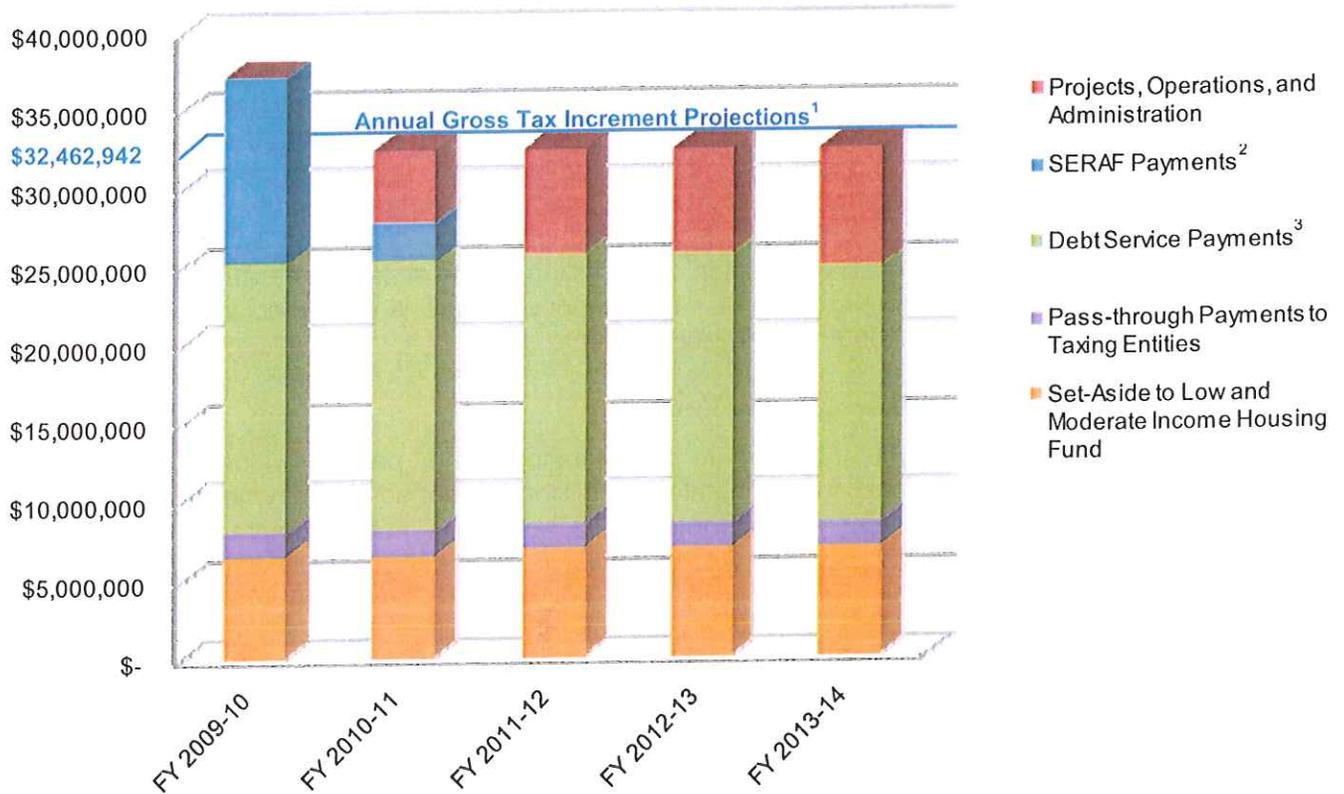
After the Agency’s 20 percent set aside to the Housing Fund, pass-throughs to affected taxing agencies, SERAF payments, and approximately \$85 million in debt service payments on the Agency’s bond obligations, approximately \$21 million (out of \$162.3 million in gross tax increment revenues) over the course of the next five fiscal years will be available to the Agency as discretionary funds for projects, operations, and administration. This does not include other income sources (e.g., interest income, rental income, Inland Valley Development Authority housing funds). Figure I-3 on the following page provides annual projections over the next five years of the Agency’s allocation of gross tax increment revenues toward revenue obligations (e.g., Housing Fund set-aside, pass-throughs, debt service, SERAF) and funding for projects, operations, and administration. As shown in the chart, SERAF payments in fiscal years 2009-10 and 2010-11 will have an immediate impact to funding available for projects, operations, and administration in those years.

² The Agency previously set aside approximately \$2.5 million in FY 2008-09 to make a potential ERAF payment that was included in the State’s 2008 budget package. The California Redevelopment Association (“CRA”) successfully litigated and blocked the 2008-09 ERAF shift. The funds are available to help make the potential FY 2009-10 SERAF payment if CRA’s new lawsuit challenging AB 26 4X is unsuccessful.



San Bernardino Redevelopment Agency
 Annual Tax Increment Allocations
 FY 2009-10 through FY 2013-14

Figure I - 3



Notes:

¹ Does not include other revenues sources such as interest income, rental income, etc. Assumes 0% annual growth rate.

² Does not factor in alternative SERAF payment methods.

³ Only includes debt service payments for obligations against tax increment revenues. Does not include transfers to the City.



WHAT IS A REDEVELOPMENT PLAN?

The redevelopment plan is a legal framework used by agencies for the long-term planning and implementation of revitalization activities in Project Areas. The plan establishes policies and financing methods to implement projects and sets the basic goals, powers, and limitations of agencies for conducting their redevelopment activities. Below is the general framework within which redevelopment plans are legally bound:

- The time limit to establish loans, advances, and indebtedness to be paid with the revenue from property taxes shall not exceed 20 years from the adoption date of the redevelopment plan (CRL Section 33333.2).
- Loans, advances, or indebtedness shall be repaid over a 45-year period from the adoption of the redevelopment plan.
- The effectiveness of a redevelopment plan shall not exceed 30 years from the adoption date.
- After the effectiveness of a redevelopment plan has expired, an agency shall have no authority to act pursuant to the redevelopment plan except to pay previously incurred indebtedness and to enforce existing covenants and contracts.
- An agency may commence eminent domain proceedings to acquire property within the Project Area for a period not to exceed 12 years from the adoption date.
- If a redevelopment plan authorizes the issuance of bonds, the redevelopment plan shall include a limit on the amount of bonded indebtedness that can be outstanding at one time.
- These time and financial limitations may be extended or increased only through an amendment to the redevelopment plan.

This Implementation Plan proposes a work program of redevelopment and housing activities that seek to accomplish the goals of the Agency within the legal framework established by the CRL and the Agency's adopted Redevelopment Plans for the 14 Project Areas.



ABOUT THE AGENCY

History and Profile

MISSION

San Bernardino – Growing Locally and Globally

"The City of San Bernardino Economic Development Agency is a focused, diversified organization whose mission is to enhance the quality of life for the citizens of San Bernardino by creating jobs, eliminating physical and social blight, supporting culture and the arts, developing a balanced mix of quality housing, along with attracting and assisting businesses both independent and through public-private partnerships."

HISTORY

The City of San Bernardino Common Council created the Redevelopment Agency in 1958 with the responsibility of initiating and managing redevelopment projects and activities within the Redevelopment Project Areas ("Project Areas") in the City of San Bernardino. The Common Council also established a Community Development Commission ("CDC"), composed of the Common Council Members, to act as the Board of Directors of the Agency. That same year, the CDC adopted the Meadowbrook Project Area, its first Project Area, with 13 additional Project Areas having been adopted since. The original Central City Project Area was adopted in 1965 and subsequently merged in 1970 with Meadowbrook as the Meadowbrook/Central City Project Area. In 1983, the Meadowbrook, Central City, Central City East, and Central City South Redevelopment Project Areas were merged pursuant to Health and Safety Code Section 33476. In 1986, the CDC adopted Ordinances MC-558, MC-559, MC-563, and MC-564 establishing consistent time and financial limits for those Project Areas. In total, the Agency manages the following 14 Project Areas:

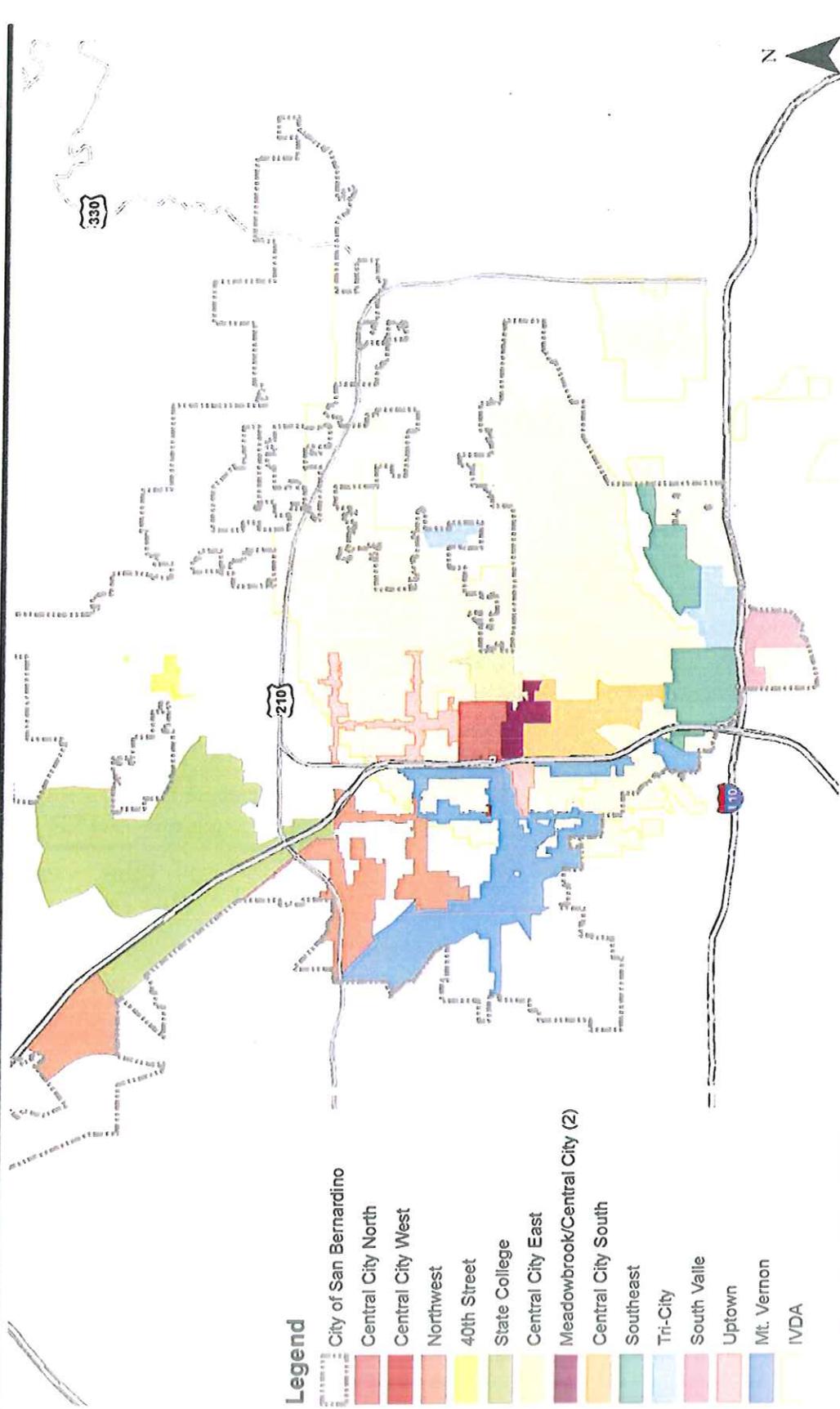
1. Meadowbrook/Central City (2)
 2. Central City East
 3. Central City South
 4. Central City North
 5. Central City West
 6. State College
 7. Southeast Industrial Park
 8. Northwest
 9. Tri-City
 10. South Valle
 11. Uptown
 12. Mt. Vernon
 13. 40th Street
- Merged Central City Projects (4)*

The following map depicts the 14 Project Areas.



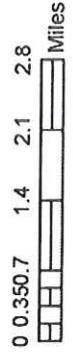
City of San Bernardino - Redevelopment Project Areas

Figure 1 - 4



Notes: IVDA boundaries extend beyond San Bernardino city limits.

Prepared by RSG, August 17, 2009





The Redevelopment Plans for the Project Areas set forth limitations with regard to collecting tax increment revenue, incurring bonded indebtedness, Redevelopment Plan effectiveness, and the use of eminent domain. Appendix 1 presents the time and financial limitations for each project area, including ordinances adopted by the Common Council for amendments to Redevelopment Plans. The following chart graphically illustrates the time limitations on the effectiveness of the Redevelopment Plans for each Project Area.

Figure I - 5

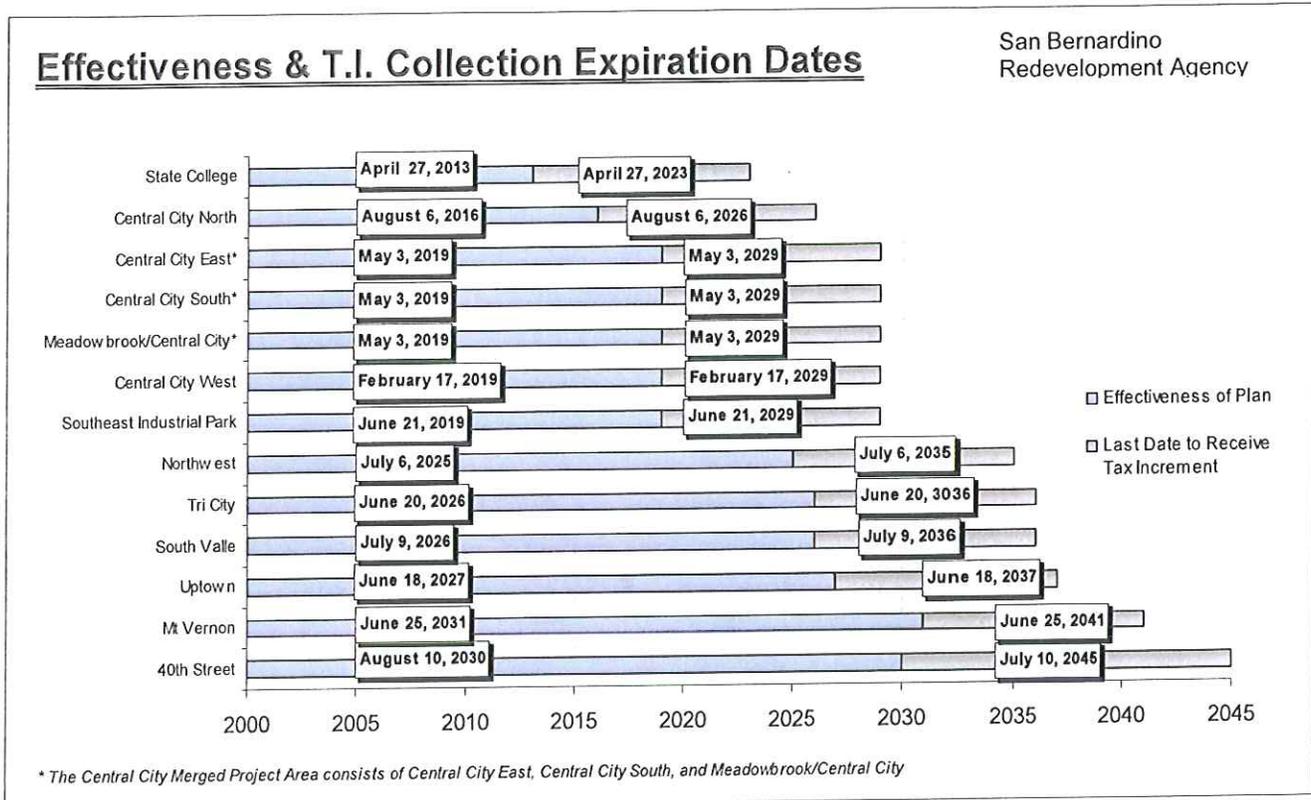


Table I-1 on the following page outlines all of the time and financial limitations of each Project Area as set forth in the respective Redevelopment Plans.



San Bernardino Redevelopment Agency

Project Area, Time & Financial Limitations

Table I - 1

Project Area	Effectiveness of Plan	Bonded Debt Limit	Last Date to Incur Debt ²	Eminent Domain Authority	Last Date to Receive Tax Increment	Limit on Receiving Tax Increment
State College	April 27, 2013	\$60,000,000	Eliminated	April 27, 2010	April 27, 2023	1.75 x Annual Maximum Debt Service
Central City North	August 6, 2016	\$40,000,000	Eliminated	August 6, 2013	August 6, 2026	1.75 x Annual Maximum Debt Service
Central City West	February 17, 2019	\$5,000,000	Eliminated	Expired	February 17, 2029	1.75 x Annual Maximum Debt Service
Southeast Industrial Park	June 21, 2019	\$60,000,000	Eliminated	Expired	June 21, 2029	1.75 x Annual Maximum Debt Service
Northwest	July 6, 2025	\$35,000,000	Eliminated	Expired	July 6, 2035	\$4,500,000 Annually
Tri City	June 20, 2026	\$18,000,000	Eliminated	Expired	June 20, 2036	\$60,000,000
South Valle	July 9, 2026	\$14,000,000	Eliminated	No Authority	July 9, 2036	1.75 x Annual Maximum Debt Service
Uptown	June 18, 2027	\$20,000,000	Eliminated	September 7, 2016	June 18, 2037	1.75 x Annual Maximum Debt Service
Central City Merged ¹						
Meadowbrook/Central City	May 3, 2019	\$50,000,000	Expired	January 17, 2014	May 3, 2029	1.75 x Annual Maximum Debt Service
Central City South	May 3, 2019	\$30,000,000	Expired	September 17, 2013	May 3, 2029	1.75 x Annual Maximum Debt Service
Central City East	May 3, 2019	\$25,000,000	Expired	January 3, 2014	May 3, 2029	1.75 x Annual Maximum Debt Service
Mt Vernon	June 25, 2031	\$100,000,000	Eliminated	November 1, 2013	June 25, 2041	\$950,000,000
40th Street	August 10, 2030	\$20,000,000	July 10, 2020	August 10, 2012	July 10, 2045	No Limit

¹ Limitations are as indicated for each constituent Project Area

² Time limits to incur debt were eliminated pursuant to 33333.6(e)(2)(B) following the enactment of SB 211 (Chapter 741, Statutes of 2007) in 2002

Source: Project Summary Charts - San Bernardino EDA



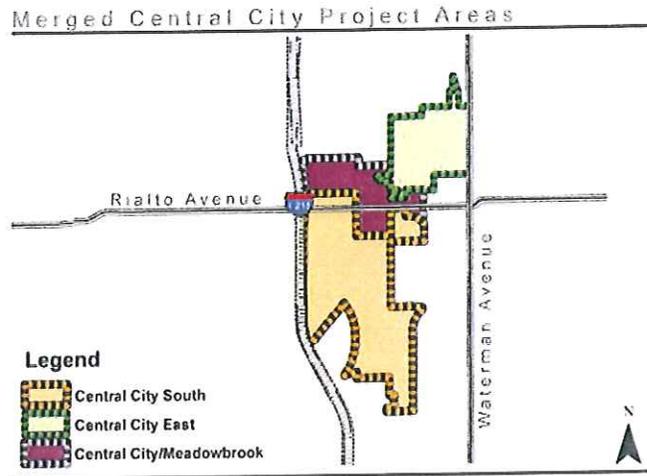
PROJECT AREA DESCRIPTIONS

Approximately one-quarter of the City, or 15.7 of 59.3 square miles, is contained within the 14 Project Areas. Descriptions of each Project Area are provided below.

Merged Central City Projects

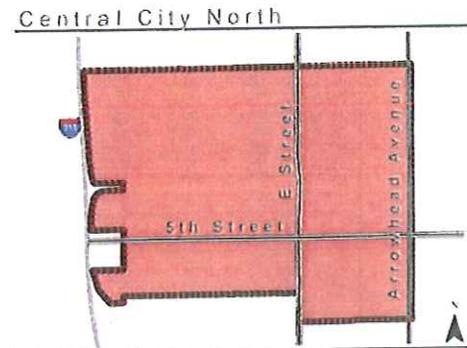
Central City Projects is the combination of three Project Areas encompassing 1,008 acres³, which were merged in 1983. The three Project Areas include the Meadowbrook/Central City, Central City East, and Central City South Project Areas. Consolidation occurred to allow for more efficient management of Agency resources.

Developments in the merged Project Area include various administrative offices for federal, state, county and city departments. The 55-acre Secombe Lake Urban Park and the 136-acre National Orange Show fairgrounds are both located in the Project Area. Court Street Square, at the corner of Court and "E" Streets, provide a covered outdoor stage for a variety of public activities throughout the year. The San Bernardino Stadium, a 5,000 seat facility which is home to the San Bernardino 66ers (Class "A" farm team for the Dodgers) is anchored by the Carousel regional mall.



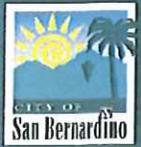
Central City North

The Central City North Project Area was adopted on August 6, 1973 and spans 278 acres. Located east of the I-215 Freeway near the City's Civic Center, Central City North is a mixture of retail, commercial, restaurant, professional service and single family residential uses. Since adoption, senior housing facilities, the City's main library, the 20-screen multi-plex theater, and the Stater Bros Central City Plaza have been developed. The California Theatre, a qualified national historic building which is home to the San Bernardino Symphony, has been renovated through the Agency as well.



Alongside the development of the commercial, arts, and residential uses in Central City North, the Project Area now includes the administrative offices for the City Unified School District, County Superintendent of Schools, Community College District, Social Security Administration, and other state agencies. The Project Area is also home to the Central Police Facility, which joins police staff, communications, and jail facilities, all under one roof. Within the Superblock, the eleven story consolidated office tower and parking garage for the State Department of Transportation, CalTrans, was completed.

³ Acreage calculations vary by source depending on inclusion of public right-of-ways.

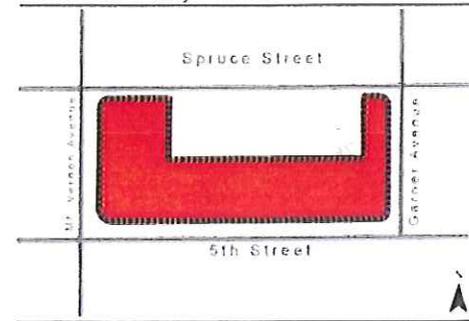


Central City West

The Central City West Project Area was adopted on February 17, 1976 and encompasses four acres. Located at the northeast corner of Fifth Street and Mount Vernon Avenue, Central City West has long been recognized as the gateway to the upper Mt. Vernon Avenue retail and commercial area.

The project is easily identified by its early Spanish motifs and architectural styling, entailing open space, tiled roofs and concrete plaza areas. Central City West is within walking distance to cultural amenities and specialty food restaurants.

Central City West

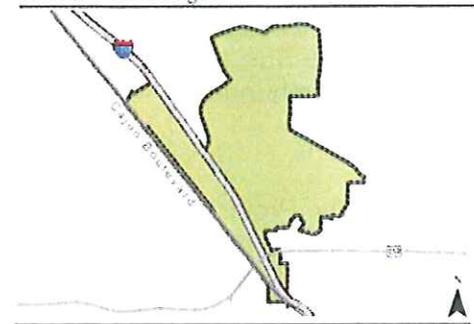


State College

Adopted on April 27, 1970, the State College Project Area spans 1,800 acres. The Project Area is located within the northwest sector of the city and consists of single and multi-family residential, open space, recreational, commercial and industrial uses.

The State College Project Area contains the 350-acre State College Business Park which is adjacent to the I-215 Freeway and University Parkway; making it an ideal place for distribution and manufacturing facilities. The Business Park includes the Sun Publishing Co., C Fine-Pack, Prime-Line Products, Color Tile, and Doane Pet Food Products. While several businesses exist in the park, vacant land is available for future development.

State College



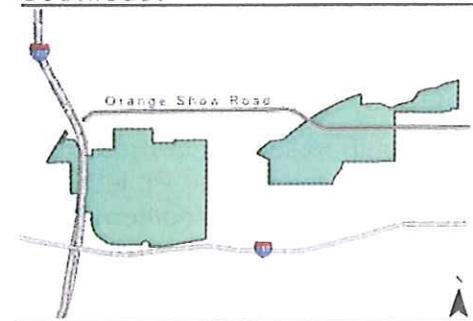
The California State University of San Bernardino is located near the foothills of the Project Area, which is also benefitted by proximity to the Shandin Hills Golf Course, which creates an attractive entrance into the City.

Southeast Industrial Park

The Southeast Industrial Park was adopted on June 21, 1976 with a total acreage of 870 acres. The Project Area is located in the southeast quadrant of the City and is divided into a 520 acre western section and a 350-acre eastern section. The western end is devoted primarily to commercial complexes and professional offices, while the eastern area is zoned for light industrial.

The western section is adjacent to the I-10 and I-215 Freeways interchange and offers a restaurant row, a mix of professional office complexes, a Hilton hotel with convention facilities and various motels, retail, commercial, and light industrial groups. West of the I-215 Freeway is the San Bernardino Auto Plaza.

Southeast



The eastern section has both I-10 Freeway and rail access and is in close proximity to the San Bernardino International Airport; making it ideal for distribution and manufacturing facilities. Vacant land is available for development.

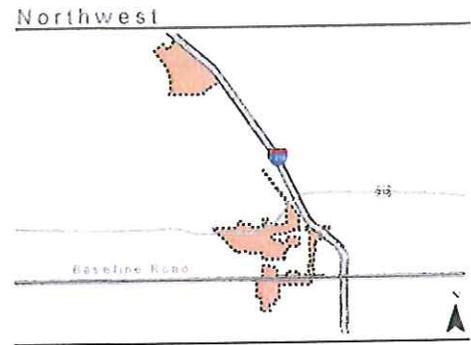


Northwest

The Northwest Project Area was adopted on July 6, 1982 and contains 1,500 acres. Located in the northwest quadrant of the City, the Project Area is divided into 940-acre Sub-area A and 560-acre Sub-area B.

Sub-area A is southwest of Cajon Boulevard, north of Seventh Street and west of the I-215 Freeway. The area focuses mainly on the commercial corridors along portions of Highland Avenue, Baseline, Medical Center Drive, and Mt. Vernon Avenue. San Bernardino Community Hospital and the Westside Shopping Center are major employers in the area.

Sub-area B is located north of the Devil Creek Diversion Channel, south of the I-215 Freeway, southeasterly of Palm Avenue, and fronting on both sides of Cajon Boulevard. The area is designated for industrial uses, with vacant land available for development. The industrial area is connected to the State College Business Park industrial area via a bridge that allows better access to the I-15 and I-215 Freeway interchange.

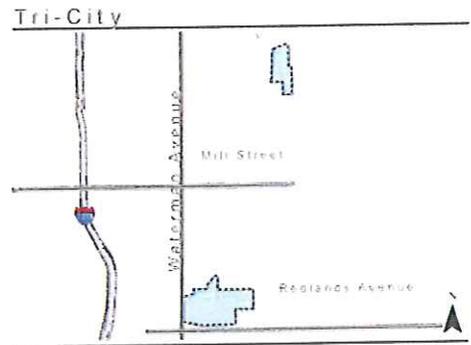


Tri-City

The Tri-City Project Area was adopted June 20, 1983 and contains 378 acres. Located in the southeast section of San Bernardino, the Tri-City Project Area is divided into two areas: Sub-area 1 and Sub-area 2.

Sub-area 1 spans 95 acres and is located west of Del Rosa Avenue and north of Sixth Street to Baseline. This sub-area is zoned for residential and is occupied by apartment units on a 12-acre site. The remainder of the land is owned and marketed by the Agency.

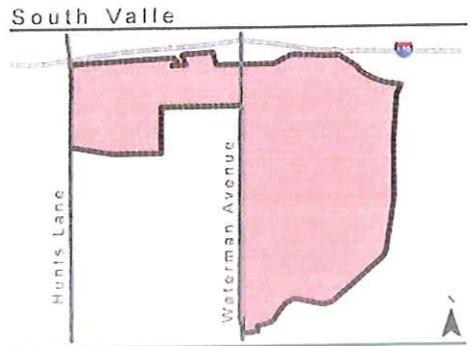
Sub-area 2 consists of 283 acres and is located east of Waterman Avenue, west of Tippecanoe Avenue, and north of the I-10 Freeway. This sub-area is highlighted by the Tri-City Corporate Center which is a mix of office, light industrial, retail, and commercial uses, including a variety of restaurants.

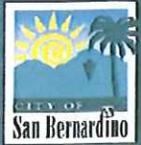


South Valle

The South Valle Project Area was adopted on July 9, 1984 and spans 289 acres. The Project Area is located south of the I-10 Freeway within the southern portion of the city limits. South Valle is adjacent to the commerce center of the Southeast Industrial Park and Sub-area 2 of the Tri-City Project Area.

South Valle is ideal for commercial and light industrial and is within the sphere of two commercial and industrial centers. The Project Area has rail service through the center with a transcontinental truck terminal located adjacent to the project at the southwest corner of Hunts Lane and Redlands Boulevard.





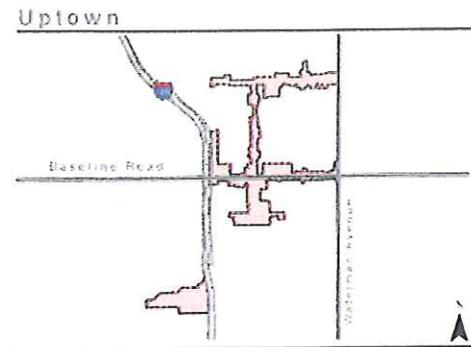
Uptown

Adopted on June 16, 1986, the Uptown Project Area encompasses 432 acres and is divided into two areas: Sub-area A and Sub-area B.

Sub-area A consists of 348 acres and encompasses the business corridors of "E" Street, Baseline, and Highland Avenue, which includes much of the City's service and retail operations.

Sub-area B is 84 acres and is bounded by Mt. Vernon Avenue, King Street, Rialto Avenue, and the I-215 Freeway. The Project Area is also adjacent to the Metrolink Commuter Station and Amtrak Train Depot.

Because of its location and variety of available space, the Uptown project is ideal for professional and specialized services. A majority of the City's small to mid-sized medical clinics, dental offices, laboratories, and related services are either in or adjacent to the Project Area.



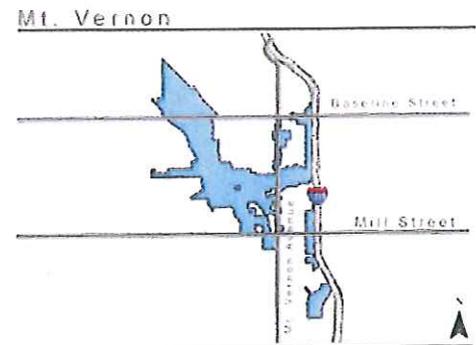
Mt. Vernon

The Mt. Vernon Project Area was adopted June 25, 1990 and contains 1,938 acres. The Mt. Vernon Corridor Project Area comprises portions of the City that once represented the city's cultural history. The Project Area consists of Sub-area A, Sub-area B, and Sub-area C.

Sub-area A is 1,722 acres and incorporates commercial uses along its main thoroughfares, Mt. Vernon Avenue and Foothill Boulevard. The northwest portion of the area is public flood control land.

Sub-area B is 115 acres and is generally located south of Rialto Avenue, west of the I-215 Freeway, north of Inland Center Drive, and east of "J" Street. This sub-area is a combination of commercial, industrial, residential, and public land uses.

Sub-area C is 101 acres and consists of flood control land adjacent and west of the I-215 Freeway and northwesterly of Orange Show Road/Auto Plaza Drive.

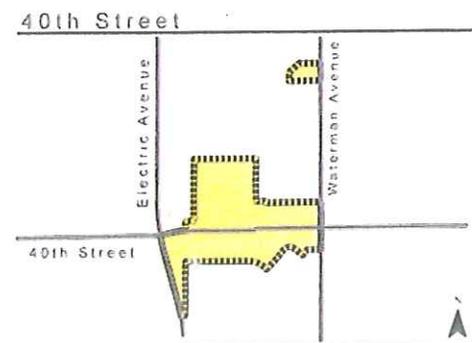


40th Street

The 40th Street Project Area was adopted July 20, 2000 and contains 432 acres. The plan is comprised of two non-contiguous areas known as Sub-area 1 and Sub-area 2.

Sub-area 1 is the larger of the two sub-areas and is generally bordered by 44th Street to the north, Sepulveda and Waterman Avenues to the east, Ralston Avenue and Sonora Street to the south, and Electric and Mountain Avenues to the west. The local neighborhood is served by a mix of retail and commercial uses. Residential uses are primarily north and south of 40th Street, and east of Sierra Way.

Sub-area 2 consists of multi-unit residential and vacant land just east of Sierra Way and along Waterman Avenue.



ACCOMPLISHMENTS

Achievements in Community Revitalization – Prior Five Year Period

THE HUB RETAIL CENTER

Part one of this two phase project along the I-10 corridor included the acquisition in 2002 of 35 properties to assemble sufficient land to accommodate a new Sam's Club, which had outgrown its current location, a few blocks to the west. This 135,000-square foot facility added an additional 130 employees to the existing workforce and attracted over \$30 million dollars of private investment to the community.

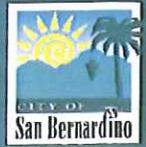


Following the successful relocation of this key anchor in 2003, the much more ambitious second phase of the Hub Retail Center commenced, including the widening of Tippecanoe Avenue, the realignment of Rosewood Avenue into Harriman Place, the undergrounding of utilities, and a new traffic signal at Tippecanoe Avenue and Harriman Place. In Phase II, 87 households were successfully relocated with many tenants becoming homeowners for the first time through generous relocation packages and the Agency's Mortgage Assistance Program. The relocation of these tenants made way for the new hospitality and retail center which now includes a Marriott Residence Inn and Fairfield Inn, and a myriad of new restaurants and retail outlets including BJ's Brewery, the Elephant Bar, Taco Bell, Coldstone Creamery, and T-Mobile. This development has been a classic redevelopment project eliminating severely blighted conditions, including substandard housing and major traffic congestion. Both Phase I and II resulted in increased sales tax, tax increment, and transient occupancy tax of approximately \$1.4 million annually for the City and Agency, and the creation of approximately 450 new jobs. The Agency's cost was approximately \$9.0 million for this endeavor, which was completed in 2006.

INLAND BEHAVIORAL HEALTH SERVICES

Downtown, which has seen challenges in attracting new development, was chosen as the site for a new medical facility for Inland Behavioral Health Services ("IBHS"), a community-based agency established in 1972 which became a federally Qualified Health Center in 2002. IBHS provides a full range of health care services to the medically underserved population of the City of San Bernardino including onsite primary health care, mental health treatment, programs for pregnant mothers and their children, as well as drug and alcohol treatment services, crisis intervention, counseling, drug diversion programs, and assistance programs for families facing homelessness. IBHS's patients are uninsured with 39% being Medi-Cal patients. With approximately 17,500 patients served annually, IBHS expects to double their annual patient count to 35,000 in the first year of operation of the new facility. The Agency was able to offer assistance to the new \$9.2 million, 28,340-square foot medical clinic at 655 North "D" Street through offsite improvements such as street widening, curbs, gutters, and sidewalks, and undergrounding of utilities. Completed in 2007, the project has attracted close to 400 well-paying medical and medical-related jobs to the Downtown area.





SAN BERNARDINO HISTORICAL AND PIONEER SOCIETY

Another project located in Downtown was an Agency grant in 2006 to the San Bernardino Historical and Pioneer Society. While small in economic terms, this project was large in terms of goodwill, enabling the Society to install a new roof to their historic 1891 Heritage House Museum, originally the home of Judge George E. Otis. Located on the corner of 8th and "D" Streets, which is the last remaining carriage corner lot in the City, the Historical and Pioneer Society Headquarters houses several important San Bernardino artifacts, and a library of early San Bernardino documents and records.



LA PLACITA

Adjacent to Downtown, the Agency entered into a Disposition and Development Agreement with La Placita in 2006 to take down the extremely blighted El Tigre strip center and construct a new shopping complex opposite the historic 1928 Sante Fe Railroad Depot, which itself has recently undergone \$14 million in rehabilitation and historic renovation. Adjacent to this is the San Bernardino Metrolink Station which provides regular train transportation to Los Angeles and the beach cities. La Placita has been



constructed in an architectural style which is sympathetic to the original railroad depot across the street, including design elements like fountains, balconies, and piazzas. The project consists of 100,000 square feet of retail shops and boutique stores anchored by a 45,000 square foot Superior supermarket. The Agency was instrumental in assembling the relevant properties, installation of a traffic signal, realignment of streets, and the installation of the curbs, gutters, and sidewalks. When all of the stores become operational, it is anticipated that approximately 120 jobs will be created with a \$26 million capital investment on the part of the developer.

MAPEI

To the north of the City in the University Industrial Park, the Agency disposed of 16 acres of land in 2006 to the Italian multinational company Mapei, who manufactures grout and adhesives for the construction and home improvement industries. Phase one consisted of a 120,000 square foot manufacturing and distribution center on 6 acres leaving an additional 10 acres for future expansion. The stunning building, which was designed by Italian Architect Raphael Grecco, has set a new benchmark in architectural design and houses a quality control laboratory and a regional sales office. Mapei is a truly international company with manufacturing and distribution facilities in over forty countries across every continent worldwide. They employ approximately 60 people at the San Bernardino facility.



ESSEX

As a result of the Orange Show Road extension to Waterman Avenue, the Agency owned a remnant property at the northwest corner of Orange Show Road and Waterman Avenue. The Agency entered into a Disposition and Development Agreement in 2004 for the sale of this property to the Essex Group for the construction of an office/industrial park of 222,000 square feet. The Essex Group constructed condominium units and two free standing buildings that have all been sold resulting in 33 new businesses at this corner and 164 new jobs.



AMAPOLA

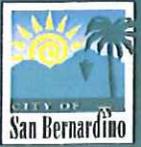
The west side of the City has historically faced challenges in attracting new development because of disadvantageous locations of freeway exits. The local restaurant chain Amapola Rico Taco, however, purposefully chose the southeast corner of Baseline and Mount Vernon Avenues to construct their new corporate headquarters and central commissary to serve the other restaurants in the chain. Not only did the Agency provide extensive counseling to the owners of the company in all aspects of design, engineering, and the development process, but also arranged for the financing of the project utilizing the Agency's Grow San Bernardino Fund through the National Development Council. Completed in 2005 this project has resulted in over 20 persons being employed at the facility, paved the way for three new Amapola outlets since the facility was built, and served as a catalyst for attracting further development to the area, including a new Walgreens pharmacy, a McDonalds restaurant, and a new shopping center on Mount Vernon Avenue.



PERRIS CAMPUS PLAZA PROJECT

The Agency entered into a Redevelopment Cooperation Agreement with the Inland Valley Development Agency ("IVDA") in 2007 to provide assistance, through an Owner Participation Agreement, to the Perris Campus Plaza Project, located in close proximity to the Orange Show Road development, opposite the San Bernardino International Airport. Assistance consisted of financial assistance to address unforeseen expenses incurred with widening of Tippecanoe Avenue and the completion of improvements to storm drains and flood control facilities as part of mitigation measures for the project. The project consisted of three buildings totaling 107,800 square feet and houses the Community Action Partnership of San Bernardino County (a food bank), the County of San Bernardino Weatherization Department, and the San Bernardino County Preschool Services Department. Over 200 people are employed in these three buildings.





ST. BERNADINE SENIOR HOUSING COMPLEX

Some of the more notable achievements in the Agency's Housing Division include the rehabilitation of 151 units at the St. Bernadine Senior Housing Complex at 550 West 5th Street. The project included the installation of an upgraded elevator, interior and exterior painting, new awnings, carpet, and covered carport. The Agency expended \$700,000 in federal HOME Funds for this project which was completed in 2007.



TELACU

The Agency entered into a Development and Disposition Agreement with TELACU Development, LLC in 2005 for the development and sale of 12 single family homes (6 affordable and 6 market rate units) for the 49th Street rehabilitation project. To facilitate the project, the Agency acquired a dilapidated but occupied 4-plex unit, 5 vacant 4-plex units, and 6 vacant parcels. The original residents were relocated to safe and sanitary housing elsewhere in the City. The Agency expended \$1.2 million from its Low and Moderate Income Housing Fund in the 40th Street Project Area and has since acquired, relocated, and demolished an additional four 4-plexes and one 10-plex for future Phase II development of 49th Street. To date, the Agency has expended a total of \$2.7 million from its Low and Moderate Income Housing Fund and \$500,000 in federal HOME funds.



GILBERT STREET

Under a Development Agreement with AHEPA National Housing Corporation Inc. and AHEPA Local Arrowhead 302 Chapter, a beautiful new 90-unit, senior housing complex was constructed at 377 East Gilbert Street near Saint Bernadine Hospital. The Agency expended \$1.3 million in federal HOME funds on this showcase project which was completed in 2009.



MEADOWBROOK PARK



In the Meadowbrook Park area of Downtown, the Agency acquired 11 dilapidated properties consisting of a neighborhood store, three 4-plexes, six single family homes, and two vacant parcels to assemble 13 lots. The tenants were relocated and structures demolished. The parcels were combined with 10 developer-owned lots for the construction of 23 single family homes. The Agency expended \$4.1 million from its Low and Moderate Income Housing Fund on this important slum clearance project. The project was completed in 2008.



SECTION II: REDEVELOPMENT STRATEGIC PLAN

REDEVELOPMENT PLAN GOALS

Community Reinvestment and Revitalization

This Implementation Plan establishes a programmatic work plan for implementing and achieving the goals of the Redevelopment Agency over the next five years. Those strategic goals are set forth in the Agency's adopted redevelopment plans for the 14 Project Areas, and are listed as follows.



LIVE

Develop Community Identity. Foster community identity by promoting an environment characterized by architectural and urban design principles, developed through the encouragement, guidance, and professional assistance to owner participants and redevelopers.



PLAY

Improve Quality of Life. Increase the variety of recreational opportunities available to the residents within the Project Areas.



WORK

Create a Stronger Local Economy. Create local job opportunities by attracting retail and other non-residential commercial and office uses, particularly along major thoroughfares.



INVEST

Invest, Promote, and Respect. Promote economic development in the Project Area(s) by providing an attractive, well-served, and well-protected environment. Encourage land disposition and development through land assembly and improved access to infrastructure and public services. Address incongruous land uses by developing landscape buffers and greenbelts.



ACCESS

Emphasize Infrastructure Improvements. Facilitate improvements to public infrastructure and facilities that serve the Project Areas, including installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks, and other public improvements.



GO

Improve and Develop Efficient Circulation Systems. Develop a circulation system that improves vehicular movement. Provide and regulate the provision of parking to meet the needs of residents and commercial businesses.



COLLABORATE

Encourage Community Engagement. Economically revitalize the Project Areas by supporting the cooperation and participation of residents, business owners, public agencies, and community organizations.



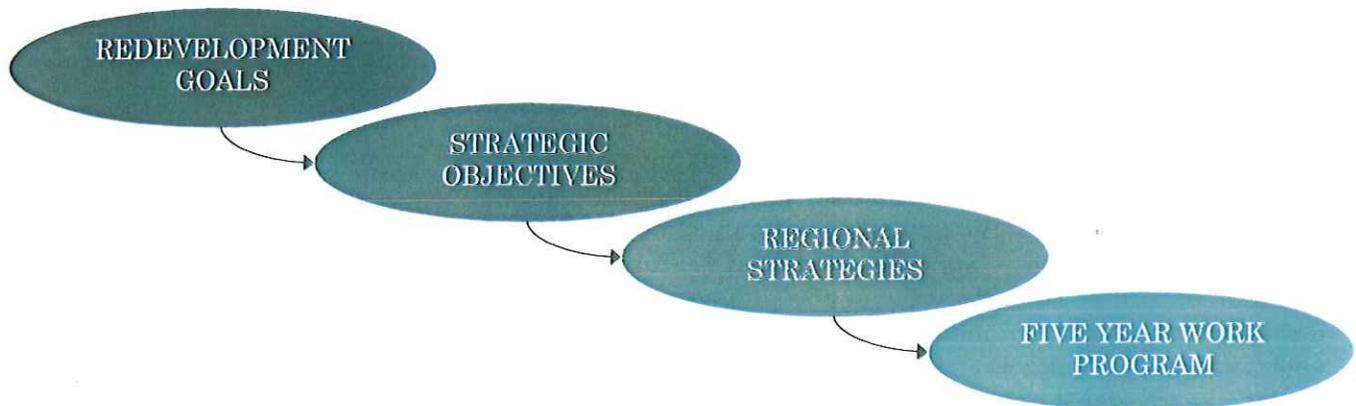
PRESERVE

Housing Accessible to All Families. Increase, improve, and preserve the supply of housing, especially housing affordable to very low, low, and moderate-income households. Increase home ownership in the residential portions of the Project Areas.

STRATEGIC PLANNING

Strategic Objectives and Regional Strategies

To implement the eight redevelopment goals of the Agency, this Redevelopment Strategic Plan establishes strategic objectives, regionally-focused strategies, and a five year action plan of projects and programs.



The core elements of this Implementation Plan are the five year work programs developed for two geographic regions of the City. The work programs share a common sequence of strategic objectives designed to create a logical and strategic plan for successful redevelopment.

STRATEGIC OBJECTIVES

Much of the Agency's success depends on its ability to time projects to market opportunities, anticipate and respond quickly to the needs of investors, and build bonding capacity to support new development and public improvements. The Agency's five year work programs are structured around three consistent strategic objectives intended to maximize the Agency's responsiveness to market opportunities, manage public and private risk, and facilitate the creation of public improvements and affordable housing.

Plans and Policies

Redevelopment is a catalyst and tool to pursuing a vision that is cast by City leaders through land use plans and policies. Long-range plans that support redevelopment activities provide policy direction to derive the greatest public benefit from redevelopment activities and projects, and discourage inefficient piecemeal development. By establishing land use objectives and policies, development standards, and design guidelines, the City sets the policy stage for redevelopment and helps create a reduced-risk environment that more readily attracts private investment. Land use plans and policies also provide the framework for planning and financing



infrastructure that will support new development. During the next five years, the development and adoption of updated land use plans and policies will be critical in the Downtown area where the City and Agency recently completed a long-range Downtown Core Vision/Action Plan. Updated General Plan and zoning regulations will provide tools for guiding redevelopment of the Downtown.

Public Infrastructure and Facilities

As land use plans and policies are crafted and updated to support the revitalization goals of the City, the City and Agency must determine how to proactively finance and build public infrastructure and facilities needed to support new development. Tax increment generated from new development can be leveraged toward public improvements and facilities that benefit the entire project area and neighborhood, and not just individual development projects. By upgrading infrastructure to create capacity that supports additional future development, the Agency will greatly advance the revitalization goals of the City while creating an environment that attracts capital and is more readily responsive to market opportunities. The City's main commercial corridors will be an important focus of this Implementation Plan.



Catalytic Projects

Redevelopment acts as a "sparkplug" in city revitalization efforts, creating just enough energy and momentum in a city's economic engine to let it rev up and run on its own. By strategically focusing and leveraging resources on key "catalyst projects," redevelopment can spark enough market confidence to attract private investment to a city's revitalization vision and plans. In the current economic downturn and depressed real estate market, distressed opportunity areas around the City have emerged containing vacant buildings and development-ready sites in key strategic locations along major corridors of the City. This Implementation Plan identifies strategies and projects targeting those distressed opportunity areas.

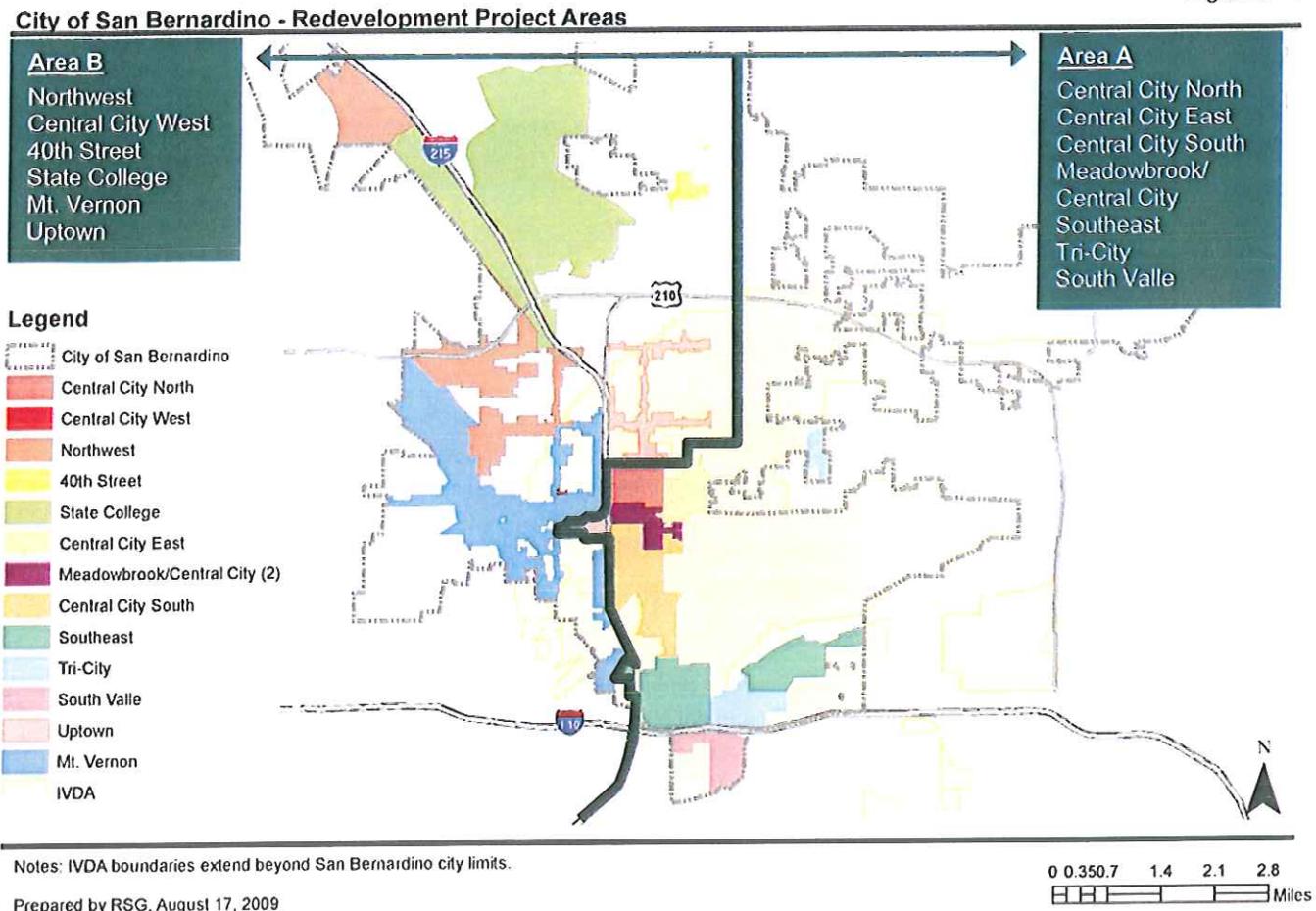




REGIONAL STRATEGIES AND WORK PROGRAMS

For purposes of this Implementation Plan, the Agency's 14 Project Areas are grouped into two geographic regions, Areas A and B, as shown below in Figure II-1.

Figure II - 1



A series of regional strategies were identified during the Agency's strategic planning process for the Implementation Plan. In addition to strategies that are specific to Areas A and B, citywide strategies affecting both regions were also identified. Under each strategy, specific projects and programs that implement the strategy are presented. The projects and programs contained in the work program represent the strategic priorities of the Agency. The future implementation of each project or program is subject to funding availability and approval by the Agency as described below.⁴

⁴ CRL Section 33490(a)(1)(B) provides that the adoption of an implementation plan shall not constitute an approval of any specific program, project, or expenditure and shall not change the need to obtain any required approval of a specific program, project, or expenditure from the agency or community.



FUNDING SOURCES

The Agency's redevelopment powers and resources provide the Agency a unique ability to collaborate with other stakeholder agencies (e.g., City, IVDA, Omnitrans, federal agencies) to leverage multiple funding sources toward projects and programs that achieve common strategic objectives. The following strategic work programs contain potential projects and programs and identify cost estimates and their funding sources. These cost estimates are general and non-specific estimates and are not yet approved or budgeted expenditures of the Agency. Cost estimates are based on one or more funding sources as defined below.

Funding Source	Definition
TIF	Tax Increment Financing
CIP	City Capital Improvement Program/Plan
DIF	City Development Impact Fees
PBID	Property-based Business Improvement District (as listed in the work programs, "PBID" may also include assessment districts, landscape and lighting districts, community facilities districts, etc.)
CDBG/108	Community Development Block Grant and Section 108 Loans (administered by the U.S. Department of Housing and Urban Development)
NSP	Neighborhood Stabilization Program (grant administered by the U.S. Department of Housing and Urban Development)
EPA	Federal Environmental Protection Agency grants
SB County	County of San Bernardino
IVDA	Inland Valley Development Authority
Omnitrans	Regional bus transit agency
AFBA	As Funding Becomes Available



REDEVELOPMENT WORK PROGRAM

Five Year Work Program for Reinvestment & Revitalization of Area B

AREA B WORK PROGRAM

The list below describes the proposed strategies, projects proposed, affected Project Area(s), Redevelopment Plan goals that would be achieved, projected timeframe, estimated costs and funding sources⁵, and the blighting conditions that would be alleviated in Area B, inclusive of Northwest, State College, Central City West, 40th Street, Uptown, and Mt. Vernon.

Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<p>STRATEGY B-1: AREA B PROJECT AREAS MERGER. The financial merger of the Northwest, State College, Central City West, 40th Street, Uptown, and Mt. Vernon Project Areas would allow the Agency to more effectively leverage and focus financial and staff resources to implement strategic initiatives and redevelopment projects located in Area B.</p> <p>□ Plan Amendments: Redevelopment Plan Amendments to financially merge Area B Project Areas and amend time and financial limits established by the plan.</p>	Plans & Policies	NW, SC, CCW, 40th, MV, UT	LIVE ACCESS PLAY WORK INVEST COLLABORATE PRESERVE	FY 09-10 thru FY 11-12	\$600,000 TIF	Physical and economic blighting conditions.

STRATEGY B-2: CAJON BOULEVARD CORRIDOR. The Cajon Boulevard Corridor runs parallel to the I-215 Freeway along the Northwest and State College Project Areas. The Corridor suffers from traffic congestion and high commercial-retail vacancy rates. An in-depth study to assess and address circulation deficiencies along the Corridor and University Parkway, including onramps to the I-215 Freeway, is essential to this Strategy. Vacancy rates should be monitored as an indicator of infrastructure deficiencies.

⁵ Costs and funding sources are subject to change, and completion of these projects may require future action by the Agency and other entities.

⁶ NW=Northwest, SC=State College, CCW=Central City West, 40th=40th Street, MV=Mt. Vernon, UT=Uptown, IYVA=Inland Valley Development Authority



Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<input type="checkbox"/> University Parkway/I-215 Project Study Report: Study Report for construction of direct connector ramp from University Parkway to Southbound I-215 Freeway.	Public Infrastructure & Facilities	SC	INVEST ACCESS GO	FY 09-10 thru FY 10-11	\$2,550,000 TIF CIP/DIF AFBA	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> I-215/University Pkwy Loop Construction: Construction of direct connector ramp from University Parkway to Southbound I-215 Freeway needed to relieve traffic in the Cal State area and promote the use of vacant distribution centers.	Public Infrastructure & Facilities	SC	INVEST ACCESS GO	FY 11-12 thru FY 13-14	\$5,000,000 TIF CIP/DIF AFBA	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Little Mountain Drive Street Improvements: Installation of a southbound lane on the west side of Little Mountain Drive from 48th Street at Devil's Canyon Creek. Funding from 1/2-Cent Sales Tax Fund.	Public Infrastructure & Facilities	SC	INVEST ACCESS GO	FY 10-11 thru FY 11-12	AFBA	Conditions that prevent or substantially hinder the viable use of property.

STRATEGY B-3: HIGHLAND AVENUE CORRIDOR WEST. The West Highland Avenue Corridor runs parallel to the SR-210 Foothill Freeway and contains the key intersection of West Highland Avenue and North Medical Center Drive which the Agency will examine for highest and best use, including alternative land use strategies.



Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<input type="checkbox"/> Market Feasibility and Land Use Analyses of West Highland Ave. / N Medical Center Dr. Intersection: Examine existing uses, ownerships, and zoning standards to identify development opportunity sites. Conduct market analyses for affordable housing, hospital uses, commercial reuse, etc.	Catalytic Projects	NW	LIVE INVEST PRESERVE	FY 10-11 thru FY 13-14	\$100,000 TIF	Depreciated or stagnant property values. Substandard lots in multiple ownership.
<input type="checkbox"/> West Highland Avenue Corridor Improvements: <ul style="list-style-type: none"> ▪ Identify buildings for preservation, demolition, renovation, and façade improvements. ▪ Assembly/demolition/site clearance of parcels along the south side of West Highland Ave., between Macy St. and California St. to facilitate new development. 	Catalytic Projects	NW	LIVE WORK INVEST ACCESS GO COLLABORATE	FY 09-10 thru FY 12-13 FY 09-10 thru FY 12-13	\$20,000 TIF \$800,000 TIF	Depreciated or stagnant property values. Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.

STRATEGY B-4: BASELINE STREET CORRIDOR WEST. The western half of the Baseline Street Corridor travels east-west between the I-215 Freeway and the City's western boundary. It is considered a *Distressed Opportunity Area* with opportunities for reuse of commercial and industrial properties along the Corridor.



Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<ul style="list-style-type: none"> □ Market Feasibility and Land Use Analyses: Examine existing uses, ownerships, and zoning standards to identify development opportunity sites. Conduct market analyses for commercial and industrial reuse. 	Catalytic Projects	NW, MV, UT	LIVE WORK INVEST	FY 10-11 thru FY 13-14	\$100,000 TIF	Depreciated or stagnant property values. High business vacancies, low lease rates, and abandoned buildings.
<ul style="list-style-type: none"> □ Baseline Street Corridor Improvements: <ul style="list-style-type: none"> ▪ Identify buildings for preservation, demolition, renovation, and façade improvements. ▪ Assembly/demolition/site clearance of various parcels with multiple owners to facilitate new development. ▪ Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood. 	Catalytic Projects	NW, MV, UT	LIVE ACCESS GO COLLABORATE WORK INVEST	FY 09-10 thru FY 12-13 FY 11-12 thru FY 13-14	\$20,000 TIF PBID \$500,000 TIF PBID	Depreciated or stagnant property values. Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.
<ul style="list-style-type: none"> □ Highland Avenue and Baseline Corridor Improvements: 	Catalytic Projects	IVDA	LIVE WORK INVEST	FY 11-12 thru FY 13-14	\$200,000 TIF PBID	Depreciated or stagnant property values.



Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<ul style="list-style-type: none"> Cooperative agreements with IVDA for acquisition and site clearance of various parcels along Highland Avenue and Baseline Street in advance of future redevelopment. Enter into a study agreement with a developer to study the feasibility of various types of development along the Highland Avenue and Baseline Corridors 			ACCESS GO COLLABORATE	FY 09-10 thru FY 13-14 FY 09-10 thru FY 13-14	\$720,000 IVDA PBID CIP AFBA \$200,000 IVDA PBID	Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.
<ul style="list-style-type: none"> Secure Tenants for Vacant Big Box Buildings: Assist in reuse of vacant big box buildings along 40th St. 	Catalytic Projects	40th	WORK INVEST	FY 10-11 thru FY 11-12	\$250,000 TIF PBID AFBA	High business vacancies, low lease rates, and abandoned buildings.

STRATEGY B-5: 40TH STREET REVITALIZATION STRATEGY. Adopted in 2000, the 40th Street Project Area consists of primarily commercial uses and includes limited multi-family residential. A focused revitalization strategy will a roadmap for both near- and long-term redevelopment opportunities.



Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<ul style="list-style-type: none"> □ Market Feasibility and Land Use Analyses and Revitalization Strategy: Examine existing uses, ownerships, and zoning standards to identify development opportunity sites. Conduct market analyses for commercial revitalization. Identify near- and long-term revitalization strategies based on market data and land use factors. 	Catalytic Projects	40th		FY 11-12 thru FY 13-14	\$100,000 TIF PBID AFBA	Depreciated or stagnant property values. High business vacancies, low lease rates, and abandoned buildings.
<ul style="list-style-type: none"> □ 40th Street Corridor Improvements: <ul style="list-style-type: none"> ▪ Assemble/demolition/site clearance of various parcels from multiple owners in order to facilitate new development. ▪ Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood. 	Catalytic Projects	40th		FY 11-12 thru FY 13-14	\$720,000 TIF PBID CIP AFBA	Depreciated or stagnant property values. Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.
<ul style="list-style-type: none"> □ Sierra Way Corridor Improvements: 	Catalytic Projects	40th		FY 11-12 thru FY 13-14	\$200,000 TIF PBID CIP AFBA	Depreciated or stagnant property



Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<ul style="list-style-type: none"> Assemble/demolition/site clearance of various parcels from multiple owners in order to facilitate new development. Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood. 				FY 11-12 thru FY 13-14 FY 11-12 thru FY 13-14	\$720,000 TIF PBID CIP AFBA \$200,000 TIF PBID	values. Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.
<p>STRATEGY B-6: MT. VERNON AVENUE CORRIDOR REVITALIZATION STRATEGY. The Mt. Vernon Avenue Corridor travels north-south between Highland Avenue and Grant Avenue and includes a myriad of land uses that present near- and long-term opportunities for redevelopment and affordable housing activities.</p>						
<ul style="list-style-type: none"> Mt. Vernon/Spruce Street Retail Center: Enter into an agreement with a developer for the sale of four (4) Agency parcels for the development of new retail space. 	Catalytic Projects	MV		FY 09-10 thru FY 10-11	\$500,000 TIF PBID CIP AFBA	Depreciated or stagnant property values. Conditions that prevent or substantially hinder the viable use of property.



Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<input type="checkbox"/> Mt. Vernon Bridge Replacement: Replacement to meet current seismic standards.	Public Infrastructure & Facilities	MV, IVDA	INVEST ACCESS GO INVEST ACCESS GO	FY 09-10 to FY 11-12	\$5,000,000 TIF PBID CIP	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> 5th & Mt. Vernon Street Parking Lot Rehabilitation: Seal coat, strip asphalt, and lighting upgrade.	Public Infrastructure & Facilities	CCW	INVEST ACCESS GO INVEST ACCESS GO	FY 09-10 thru FY 13-14	\$200,000 TIF PBID	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Mt. Vernon Avenue Corridor Improvements: <ul style="list-style-type: none"> ▪ Identify buildings for preservation, demolition, renovation, and façade improvements. ▪ Assembly/demolition/site clearance of various parcels of multiple owners to facilitate new development. ▪ Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood. 	Catalytic Projects	NW, MV	LIVE WORK INVEST ACCESS GO COLLABORATE	FY 09-10 thru FY 12-13 FY 11-12 thru FY 13-14	\$20,000 TIF PBID AFBA \$800,000 TIF PBID AFBA	Depreciated or stagnant property values. Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property.
				FY 11-12 thru FY 13-14	\$200,000 TIF PBID AFBA	Substandard lots in multiple ownership.



Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<input type="checkbox"/> Market Feasibility and Land Use Analyses and Revitalization Strategy: Examine existing uses, ownerships, and zoning standards to identify development opportunity sites. Conduct market analyses for commercial/ industrial uses. Identify near- and long-term revitalization strategies based on market data and land use factors.	Catalytic Projects	NW, MV		FY 11-12 thru FY 13-14	\$100,000 TIF	Depreciated or stagnant property values. High business vacancies, low lease rates, and abandoned buildings.
<input type="checkbox"/> IVDA Collaborative Discussions: Engage IVDA about collaborative strategies for Baseline Corridor reuse opportunities and infrastructure improvements.	Public Infrastructure & Facilities Catalytic Projects	IVDA		FY 11-12 thru FY 13-14	No Cost	Depreciated or stagnant property values. Conditions that prevent or substantially hinder the viable use of property.

STRATEGY B-7: FOOTHILL AVENUE WEST. This segment of Foothill Avenue travels east-west between Mt. Vernon Avenue and the City's western boundary. It contains multi-family housing that may be appropriate for acquisition and rehabilitation.



Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<input type="checkbox"/> Meridian Apartments Revitalization Project: Acquisition, demolition, and redevelopment of the Meridian Apartments.	Catalytic Projects	Outside Project Areas	LIVE INVEST PRESERVE	FY 10-11 thru FY 12-13	\$6,700,000 TIF NSP AFBA	Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Depreciated or stagnant property values. A high crime rate that constitutes a threat to the public safety and welfare.

STRATEGY B-8: OTHER STRATEGIC REDEVELOPMENT ACTIVITIES. Other Agency redevelopment projects and activities throughout Area B are established below.

<input type="checkbox"/> Business Relocation Assistance: Assist businesses to relocate.	Catalytic Projects	MV	LIVE WORK INVEST COLLABORATE	FY 09-10 thru FY 10-11	\$1,500,000 TIF PBID AFBA	Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership. A serious lack of commercial facilities that are normally found in neighborhoods.
<input type="checkbox"/> Inland Center Arco AM/PM: Complete development under an Owner Participation Agreement of an Arco AM/PM on Inland Center Drive to serve the underserved need of the west side with such a facility.	Catalytic Projects	MV	LIVE WORK INVEST COLLABORATE	FY 09-10 thru FY 10-11	\$50,000 TIF CIP	



Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<ul style="list-style-type: none"> □ La Placita I & II: <ul style="list-style-type: none"> ▪ La Placita II Mixed Use: Enter into a Development Agreement with a developer for a 20-25 unit, mixed-use housing/retail transit-oriented development on 17 parcels on the south side of 2nd St. between K St. and Mt. Vernon Ave. ▪ La Placita I Shopping Center: Coordinate with La Placita on 2nd, LLC the completion of the new shopping center and off-site improvements. ▪ La Placita I Tenant Improvement Assistance: Coordinate with La Placita on 2nd, LLC to provide tenant assistance to new shopping center tenants. 	Catalytic Projects	UT		FY 09-10 thru FY 11-12	\$1,500,000 TIF CIP AFBA	<p>Depreciated or stagnant property values.</p> <p>Dilapidated and deteriorating buildings.</p> <p>Conditions that prevent or substantially hinder the viable use of property.</p>
<ul style="list-style-type: none"> □ Highland Avenue Corridor Improvements: <ul style="list-style-type: none"> ▪ Assembly/demolition/site clearance of various parcels of multiple owners to facilitate new development. 	Catalytic Projects	NW, UT		FY 10-11 thru FY 13-14	\$1,470,000 TIF PBID AFBA	<p>Depreciated or stagnant property values.</p> <p>Dilapidated and deteriorating buildings.</p>



Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<ul style="list-style-type: none"> ▪ Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood. 				FY 10-11 thru FY 13-14	\$420,000 TIF PBID AFBA	Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.
<ul style="list-style-type: none"> □ Bice Property Development: Conduct feasibility analysis and seek a developer to develop the 100 acres of Agency-owned land on the north side of Little League Drive known as the Bice property. 	Catalytic Projects	Outside Project Areas	 LIVE  WORK  INVEST	FY 09-10 thru FY 13-14	\$100,000 TIF CIP DIF AFBA	Depreciated or stagnant property values within Project Areas. Conditions that prevent or substantially hinder the viable use of property within Project Areas.
<ul style="list-style-type: none"> □ Hoprock Retail Development: Continue to seek a developer to enter into a three-way agreement with the City and Agency for development of 60 acres of commercial space adjacent to the I-215 Freeway in the Verdement area. 	Catalytic Projects	Outside Project Areas	 LIVE  WORK  INVEST	FY 09-10 thru FY 13-14	\$150,000 TIF PBID AFBA	Depreciated or stagnant property values within Project Areas. Conditions that prevent or substantially hinder the viable use of property within Project Areas.
<ul style="list-style-type: none"> □ 5th Street Corridor Improvements: 	Catalytic Projects	MV	 LIVE  WORK  INVEST			Depreciated or stagnant property



Project/Description	Strategic Objective(s)	Project Area(s) ⁶	Goals Achieved	Projected Timeframe	Cost Estimates / Funding Sources	Blighting Conditions Alleviated
<ul style="list-style-type: none"> ▪ Assembly/demolition/site clearance of various parcels of multiple owners to facilitate new development. ▪ Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood. 				FY 10-11 thru FY 12-13 FY 10-11 thru FY 12-13	\$700,000 TIF CIP PBID AFBA \$200,000 TIF CIP	values. Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.
<input type="checkbox"/> I-210/State Street Corridor Improvements: Invest in property and offer incentives for development along the I-210/State St. exit west to Lytle Creek.	Catalytic Projects	NW		FY 10-11 thru FY 13-14	\$500,000 TIF CIP PBID AFBA	Conditions that prevent or substantially hinder the viable use of property
<input type="checkbox"/> North Vermont infrastructure Plan: Develop a plan and funding program for infrastructure improvements to support future development in North Vermont, including completion of Institution Rd to integrate/connect future Lytle Creek development into the City's retail market.	Public Infrastructure & Facilities	NW, SC		FY 10-11 thru FY 13-14	\$720,000 TIF CIP/DIF PBID AFBA	Conditions that prevent or substantially hinder the viable use of property



REDEVELOPMENT WORK PROGRAM

Five Year Work Program for Reinvestment & Revitalization of Area A

AREA A WORK PROGRAM

The list below describes the proposed strategies, projects proposed, affected Project Area(s), Redevelopment Plan goals that would be achieved, projected timeframe, estimated costs and funding sources⁷, and the blighting conditions that would be alleviated in Area A, inclusive of the Merged Central City Projects (Central City East, Central City South, Meadowbrook/Central City), Central City North, Southeast, Tri-City, and South Valle.

Project/Description	Strategic Objective(s)	Project Area(s) ⁸	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<p><input type="checkbox"/> Plan Amendments: Amendments to financially merge Area A Project Areas and for specified Project Areas: extend/ reinstate eminent domain authority; extend the expiration date of Project Areas; increase caps on tax increment/ indebtedness; and consolidate the existing redevelopment plans into a single Amended and Restate Redevelopment Plan.</p>	<p>Plans & Policies</p>	<p>CCN, CCP, SE, TC, SV</p>	<p> LIVE PLAY GO COLLABORATE INVEST PRESERVE </p>	<p>FY 09-10 thru FY 10-11</p>	<p>\$500,000 TIF</p>	<p>Physical and economic blighting conditions.</p>

STRATEGY A-1: AREA A PROJECT AREAS MERGER. The financial merger of the Merged Central City Projects (Central City East, Central City South, Central City/Meadowbrook), Central City North, Southeast, Tri-City, and South Valle Project Areas would allow the Agency to more effectively leverage and focus financial and staff resources to implement strategic initiatives and redevelopment projects located in Area A.

⁷ Costs and funding sources are subject to change, and completion of these projects may require future action by the Agency and other entities.
⁸ CCP=Merged Central City Projects, CCN=Central City North, SE=Southeast, TC=Tri-City, SV=South Valle, IVDA=Inland Valley Development Authority



Project/Description	Strategic Objective(s)	Project Area(s) [§]	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<p>STRATEGY A-2: DOWNTOWN CORE REVITALIZATION STRATEGY. In 2009, the City and Agency completed a Vision/Action Plan for the Downtown Core (bound by I-215, 6th St., Waterman Ave., and Riato Ave). This Work Program will facilitate the implementation of the Vision/Action Plan.</p>						
<ul style="list-style-type: none"> □ sbX Implementation: Facilitate implementation of the sbX Bus Rapid Transit Project in the Downtown Core, including transit-oriented development and brownfields assessment/remediation. 	<p>Public Infrastructure & Facilities Catalytic Projects</p>	CCN, CCP		<p>FY 09-10 thru FY 13-14</p>	<p>\$1,000,000 TIF CIP DIF</p>	<p>Conditions that prevent or substantially hinder the viable use of property.</p>
<ul style="list-style-type: none"> □ Downtown Core Vision/Action Plan Implementation: Facilitate redevelopment activities under the Downtown Core Vision/Action Plan through updated land use tools, public improvements, and retail development. ▪ Land Use Implementation: Update the Zoning Overlay or develop new Downtown Specific Plan to implement envisioned land uses. ▪ Infrastructure Improvements and Upgrades: Improvements/ upgrades necessary to support redevelopment, including a financing plan. 	<p>Plans & Policies Public Infrastructure & Facilities Catalytic Projects</p>	CCN, CCP		<p>FY 10-11 thru FY 12-13</p>	<p>\$300,000 TIF CIP</p>	<p>Depreciated or stagnant property values. Conditions that prevent or substantially hinder the viable use of property. High business vacancies, low lease rates, and abandoned buildings.</p>



Project/Description	Strategic Objective(s)	Project Area(s) ⁸	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<ul style="list-style-type: none"> ▪ Retail Development: Develop combined urban street retail that will leverage and complement the existing retail uses. 			LIVE WORK INVEST COLLABORATE	FY 10-11 thru FY 13-14	\$750,000 TIF CIP/DIF PBID CDBG AFBA	
<ul style="list-style-type: none"> □ Downtown Mixed Use: Acquisitions and development agreements to construct mixed-use residential-retail projects in the Downtown Core. ▪ Enter into an agreement with a developer to construct mixed use housing/retail units on Agency-owned land near 5th and G St. ▪ Acquisition/demolition/site clearance of abandoned gas station for development as mixed use housing/retail. 	Catalytic Projects	CCN		FY 09-10 thru FY 13-14	\$500,000 TIF CIP/DIF PBID	<p>Depreciated or stagnant property values.</p> <p>Conditions that prevent or substantially hinder the viable use of property.</p> <p>High business vacancies, low lease rates, and abandoned buildings.</p>
				FY 09-10 thru FY 10-11	\$360,000 TIF CIP/DIF PBID AFBA	



Project/Description	Strategic Objective(s)	Project Area(s) ⁸	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<ul style="list-style-type: none"> □ Theater District Implementation: Studies, improvements, and implementation activities to create a Downtown Theater District. ▪ Theater District Formation: Complete development of Phases 1 and 1A of the old CinemaStar building into the new Theater Cinema and I-max complex with adjacent retail/restaurant. ▪ Downtown Core Vision/Action Plan: Reinforce the California Theatre, Cinema Project, and the retail block on 4th street between "F" and "G" Streets, including building component study, seismic evaluation, exterior improvements, and District security system. 	<p>Public Infrastructure & Facilities</p> <p>Catalytic Projects</p>	CCN		<p>FY 09-10 thru FY 11-12</p> <p>FY 09-10 thru FY 13-14</p>	<p>\$200,000 TIF CIP PBID DIF AFBA</p> <p>\$540,000 TIF CIP PBID DIF AFBA</p>	<p>Dilapidated and deteriorating buildings.</p> <p>Conditions that prevent or substantially hinder the viable use of property.</p> <p>Depreciated or stagnant property values.</p> <p>Substandard lots in multiple ownership.</p> <p>A high crime rate that constitutes a threat to the public safety and welfare.</p>
<ul style="list-style-type: none"> □ Joint Acquisition of Bekins Building with SANBAG: Ownership of this site will help facilitate transit-oriented development. 	<p>Catalytic Projects</p>	CCP		<p>FY 09-10 thru FY 10-11</p>	<p>AFBA</p>	<p>Conditions that prevent or substantially hinder the viable use of property.</p>



Project/Description	Strategic Objective(s)	Project Area(s) ⁸	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<input type="checkbox"/> Reuse of Downtown Vacant Hotel: Study the reuse of the existing vacant downtown hotel and convention center.	Catalytic Projects	CCP	WORK INVEST INVEST	FY 09-10 thru FY 10-11	\$75,000 TIF	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Public Utility Improvements and Environmental Remediation for Court House Project: Relocate existing sewer line, remove existing storm drain, and complete environmental remediation of project site to facilitate construction of a new 350,000 square foot, 12-story Superior Court Building at 3rd Street and Arrowhead Avenue.	Public Infrastructure & Facilities Catalytic Projects	CCP	WORK INVEST ACCESS COLLABORATE	FY 09-10 thru FY 10-11	\$1,500,000 TIF	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Carousel Mall Redevelopment Project: Investigate possible new uses at Carousel Mall as identified in the Downtown Core Vision/Action Plan, including a potential new government center and urban retail uses to complement existing retail.	Catalytic Projects	CCP	LIVE WORK INVEST	FY 09-10 thru FY 13-14	\$200,000 TIF AFBA	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Heritage Square: Develop Court Street as the "Heritage Square" District as identified by the Downtown Core Vision/Action Plan.	Catalytic Projects	CCN	LIVE WORK INVEST	FY 09-10 thru FY 13-14	AFBA	Conditions that prevent or substantially hinder the viable use of property.



Project/Description	Strategic Objective(s)	Project Area(s) [§]	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<input type="checkbox"/> Parking Lot Rehab: Improvements of parking lots at Church & D, West Side F St. Staging Lot, 5th and E, and 5th and F.	Public Infrastructure & Facilities	CCN	INVEST ACCESS GO	FY 09-10 thru FY 11-12	\$60,000 TIF PBID CDBG	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Reconstruct Public Restrooms at E and Court St., Heritage Square, and Metrolink Station: Create needed public facilities to support transit uses.	Public Infrastructure & Facilities	CCN	INVEST ACCESS GO	FY 09-10 thru FY 11-12	\$72,000 AFBA	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Redevelopment of Former Military Facilities: Enter into an agreement with a developer for demolition/site clearance of former National Guard Center and U.S. Army Reserve Center at Third St. and Waterman Ave. for neighborhood-supporting retail uses.	Catalytic Projects	CCP	LIVE WORK INVEST	FY 10-11 thru FY 12-13	\$1,500,000 TIF AFBA	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Secombe Lake Village: Design study and feasibility analysis for development of 12.5 acres of land into mixed use development of high and low density residential with approximately 50,000 sq ft of retail on the northeast corner of Sierra Avenue and 5th St.	Catalytic Projects	CCP	LIVE WORK PLAY INVEST	FY 11-12 thru FY 13-14	\$1,250,000 TIF AFBA	Depreciated or stagnant property values. Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> County Government Center: Construct County Government Campus to revitalize Downtown.	Catalytic Projects	CCP	WORK INVEST	FY 12-13 thru FY 13-14	\$400,000,000 TIF SB County AFBA	Conditions that prevent or substantially hinder the viable use of property.



Project/Description	Strategic Objective(s)	Project Area(s) ⁸	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<input type="checkbox"/> Arrowhead Credit Union Headquarters Campus: Continue to work with Arrowhead Credit Union to acquire undeveloped and dilapidated properties to the west of the above site to provide additional space for a third building for the Arrowhead Central Credit Union Corporate headquarters campus site as well as access to "G" Street via Birch Court for the over 400 employees that will be employed at the site.	Catalytic Projects	CCP	WORK INVEST COLLABORATE	FY 12-13 thru FY 13-14	\$1,600,000 TIF AFBA	Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Depreciated or stagnant property values. Substandard lots in multiple ownership.
<input type="checkbox"/> Business and Marketing Plans for Strategic Areas: Development business plans and marketing strategies for future development of warehousing east of Waterman and area bound by Rialto Ave, Mill St., E St. and Waterman.	Catalytic Projects	IVDA	WORK INVEST	FY 09-10 thru FY 10-11	\$350,000 TIF IVDA AFBA	Conditions that prevent or substantially hinder the viable use of property.

STRATEGY A-3: TIPPECANOE AVENUE & 3RD STREET CORRIDORS. The Tippecanoe Avenue Corridor travels north-south between 3rd Street and the I-10 Freeway. The 3rd Street Corridor travels east-west between Waterman Avenue and Palm Avenue. Both Corridors serve the San Bernardino International Airport and are considered *Distressed Opportunity Areas* with opportunities for infrastructure improvements and airport-supporting commercial/industrial reuse.



Project/Description	Strategic Objective(s)	Project Area(s) ³	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<ul style="list-style-type: none"> □ Third Street Corridor Improvements: <ul style="list-style-type: none"> ▪ Cooperative agreements with IVDA for acquisition and site clearance of various parcels along the Third Street Corridor in advance of future redevelopment. ▪ Enter into a study agreement with a developer to study the feasibility of various types of development along the Third Street Corridor. 	Catalytic Projects	IVDA	LIVE ACCESS GO WORK INVEST COLLABORATE	FY 09-10 thru FY 13-14	\$1,000,000 IVDA AFBA	Depreciated or stagnant property values. Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.
<ul style="list-style-type: none"> □ Tippecanoe and Waterman Avenue Corridor Improvements: <ul style="list-style-type: none"> ▪ In anticipation of future cooperative agreements between the Agency and the IVDA Acquisition and site clearance of various parcels along Tippecanoe and Waterman Avenues in advance of future redevelopment. 	Catalytic Projects	IVDA	LIVE ACCESS GO WORK INVEST COLLABORATE	FY 09-10 thru FY 13-14	\$720,000 IVDA AFBA	Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.



Project/Description	Strategic Objective(s)	Project Area(s) ⁸	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<input type="checkbox"/> Arden Guthrie: Continue to work with developer to obtain necessary entitlements for the redevelopment of approx. 17 acres of Agency-owned property in the Arden Guthrie Area into new retail and restaurants adjacent to soccer complex.	Catalytic Projects	IVDA	WORK PLAY INVEST	FY 09-10 thru FY 12-13	\$350,000 IVDA AFBA	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Tippecanoe/Mountain View Corridor Improvements: Enter into a Project Study Agreement with a developer to study the feasibility of various types of development along the I-10 Corridor between Tippecanoe and Mountain View	Catalytic Projects	IVDA	LIVE WORK INVEST ACCESS GO COLLABORATE	FY 09-10 thru FY 13-14	\$200,000 IVDA AFBA	Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.
<input type="checkbox"/> Vanir Mill Street Development: Formalize an Owner Participation Agreement with the Vanir Corporation for the development of their property on Waterman and Mill St. into office/commercial.	Catalytic Projects	IVDA	WORK INVEST COLLABORATE	FY 10-11 thru FY 11-12	\$300,000 IVDA AFBA	Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.



Project/Description	Strategic Objective(s)	Project Area(s) [§]	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<p>STRATEGY A-4: HUNTS LANE REVITALIZATION STRATEGY. Hunts Lane, just south of the I-10 Freeway, is considered a <i>Distressed Opportunity Area</i> that would be greatly served through a grade separation of the rail line and the reuse of vacant buildings and properties as regional-serving commercial uses.</p>						
<p><input type="checkbox"/> Market Feasibility and Land Use Analyses and Revitalization Strategy: Examine existing uses, ownerships, and zoning standards to identify development opportunity sites. Conduct market analysis for commercial revitalization. Review opportunities for grade separation of the rail line. Identify near- and long-term revitalization strategies based on market data and land use factors</p>	<p>Public Infrastructure & Facilities Catalytic Projects</p>	<p>SV</p>	<p> LIVE WORK INVEST</p>	<p>FY 10-11 thru FY 12-13</p>	<p>\$275,000 AFBA</p>	<p>Depreciated or stagnant property values. Conditions that prevent or substantially hinder the viable use of property.</p>
<p>STRATEGY A-5: E STREET CORRIDOR REVITALIZATION STRATEGY. The E Street Corridor travels north-south along the eastern side of the I-215 Freeway. The Corridor is considered a <i>Distressed Opportunity Area</i> due to increased vacancies and business closings resulting from the current economic downturn. The declining Auto Park located near the I-215/I-10 freeway interchange is a key focus of this strategy.</p>						
<p><input type="checkbox"/> 201 E Street Solar Project: Solar Project at 201 North E St. to construct a 256kWh photovoltaic solar power system on the roof of the building.</p>	<p>Public Infrastructure & Facilities Catalytic Projects</p>	<p>CCP</p>	<p> WORK INVEST ACCESS</p>	<p>FY 09-10</p>	<p>\$1,400,000 TIF Tax Credits</p>	<p>Conditions that prevent or substantially hinder the viable use of property.</p>
<p><input type="checkbox"/> Auto Plaza Corridor Improvements:</p> <ul style="list-style-type: none"> Assembly/demolition/site clearance of various parcels of multiple owners to facilitate new development. 	<p>Catalytic Projects</p>	<p>SE</p>	<p> LIVE WORK INVEST GO COLLABORATE</p>	<p>FY 09-10 thru FY 11-12</p>	<p>\$500,000 TIF PBID AFBA</p>	<p>Depreciated or stagnant property values. Dilapidated and deteriorating buildings.</p>



Project/Description	Strategic Objective(s)	Project Area(s) ⁸	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<ul style="list-style-type: none"> ▪ Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood. 				FY 09-10 thru FY 11-12	\$200,000 TIF PBID AFBA	<p>Conditions that prevent or substantially hinder the viable use of property.</p> <p>Substandard lots in multiple ownership.</p>
<ul style="list-style-type: none"> □ E Street Corridor: <ul style="list-style-type: none"> ▪ Assembly/demolition/site clearance of various parcels from multiple owners to facilitate new development. 	Catalytic Projects	SE		FY 09-10 thru FY 11-12	AFBA	<p>Depreciated or stagnant property values.</p> <p>Dilapidated and deteriorating buildings.</p>
<ul style="list-style-type: none"> ▪ Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood. 		CCN, SE		FY 09-10 thru FY 11-12	AFBA	<p>Conditions that prevent or substantially hinder the viable use of property.</p> <p>Substandard lots in multiple ownership.</p>
<ul style="list-style-type: none"> ▪ Assembly/demolition/site clearance of various parcels in advance of future redevelopment that will support the surrounding neighborhood. 		CCN		FY 11-12 thru FY 13-14	AFBA	



Project/Description	Strategic Objective(s)	Project Area(s) [§]	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<input type="checkbox"/> Intermodal Transit Station: Design and construction of an Intermodal Transit Station located at the Southwest corner of Rialto and E St. on a vacant 4.5-acre parcel to replace current bus transit mall along 4th St.	Public Infrastructure & Facilities Catalytic Projects	CCP		FY 09-10 thru FY 12-13	\$500,000 TIF AFBA	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Market Feasibility and Land Use Analyses: Examine existing uses, ownerships, and zoning standards to identify development opportunity sites along the E Street Corridor. Conduct market analysis for commercial and industrial revitalization.	Catalytic Projects	CCN, CCP, SE, IVDA		FY 10-11 thru FY 12-13	\$100,000 TIF IVDA AFBA	Depreciated or stagnant property values. Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Infrastructure Assessment: Assessment of infrastructure conditions and needs along the E Street Corridor.	Public Infrastructure & Facilities	CCN, CCP, SE, IVDA		FY 10-11 thru FY 12-13	\$100,000 TIF CIP	Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Orange Show Road Hotel Development: Continue to work with BLBT Enterprises, LLC to acquire right-of-way for construction of a right turn lane at the northwest corner of E St. and Orange Show Road to accommodate the Conditions of Development for the 6-story, 128-room hotel on Orange Show Road just east of the I-215 Freeway.	Public Infrastructure & Facilities Catalytic Projects	IVDA		FY 11-12 thru FY 13-14	\$150,000 TIF IVDA	Conditions that prevent or substantially hinder the viable use of property. Conditions that prevent or substantially hinder the viable use of property.



Project/Description	Strategic Objective(s)	Project Area(s) ⁸	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<p>STRATEGY A-6: WATERMAN AVENUE CORRIDOR REVITALIZATION STRATEGY. The Waterman Avenue Corridor travels north-south between Baseline Avenue and 5th Street. It is considered a <i>Distressed Opportunity Area</i> with opportunities for infrastructure upgrades and affordable housing. Affordable housing projects are contained in Section III: Housing Compliance Plan Update.</p>						
<ul style="list-style-type: none"> □ Infrastructure Assessment: Assessment of infrastructure conditions and needs along Waterman Avenue Corridor. 	Public Infrastructure & Facilities	CCP, IVDA	INVEST ACCESS GO	FY 10-11 thru FY 11-12	\$125,000 TIF CIP IVDA	Conditions that prevent or substantially hinder the viable use of property.
<ul style="list-style-type: none"> □ Waterman Avenue Corridor Improvements: <ul style="list-style-type: none"> ▪ Assembly/demolition/site clearance of various parcels of multiple owners to facilitate new development. ▪ Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood. 	Catalytic Projects	SV	LIVE WORK INVEST ACCESS GO COLLABORATE	FY 10-11 thru FY 12-13	AFBA	Depreciated or stagnant property values. Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.
				FY 10-11 thru FY 12-13	\$200,000 TIF AFBA	



Project/Description	Strategic Objective(s)	Project Area(s) [§]	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<input type="checkbox"/> Waterman Commercial Corridor improvements: Revitalize commercial uses in this area from Highland to 17th St. in anticipation of future cooperative agreements between the Agency and the IVDA Acquisition and site clearance of various parcels along Waterman Ave. for future redevelopment.	Catalytic Projects	IVDA	WORK INVEST ACCESS GO COLLABORATE	FY 12-13 thru FY 13-14	\$200,000 TIF IVDA AFBA	Depreciated or stagnant property values. Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.
STRATEGY A-7: BASELINE STREET CORRIDOR EAST. The eastern half of the Baseline Street Corridor travels east-west between the I-215 Freeway and Del Rosa Avenue. It is considered a <i>Distressed Opportunity Area</i> with opportunities for reuse of commercial and industrial properties along the Corridor.						
<input type="checkbox"/> IVDA Collaborative Discussions: Engage IVDA about collaborative strategies for Baseline Corridor reuse opportunities and infrastructure improvements.	Public Infrastructure & Facilities Catalytic Projects	IVDA	LIVE WORK INVEST ACCESS GO COLLABORATE	FY 10-11 thru FY 13-14	\$10,000 TIF PBID	Depreciated or stagnant property values. Conditions that prevent or substantially hinder the viable use of property.
<input type="checkbox"/> Baseline Street Corridor Improvements: <ul style="list-style-type: none"> Assembly/demolition/site clearance of various parcels of multiple owners to facilitate new development. 	Catalytic Projects	IVDA	LIVE WORK INVEST ACCESS GO COLLABORATE	FY 10-11 thru FY 12-13	\$250,000 IVDA CIP AFBA	Depreciated or stagnant property values. Dilapidated and deteriorating buildings.



Project/Description	Strategic Objective(s)	Project Area(s) ⁸	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<ul style="list-style-type: none"> Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood. 				FY 10-11 thru FY 12-13	\$200,000 IVDA PBID	Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.

STRATEGY A-8: OTHER STRATEGIC REDEVELOPMENT ACTIVITIES. Other Agency redevelopment projects and activities throughout Area A are established below.

<ul style="list-style-type: none"> <input type="checkbox"/> Meadowbrook Park Water Project: High Groundwater/Liquefaction Mitigation Grant to utilize high potential groundwater for waterway leading to Meadowbrook Park with water features to be constructed at the park and Downtown locations. 	Public Infrastructure & Facilities	CCP	 	FY 09-10 thru FY 10-11	\$50,000 State Grant	Conditions that prevent or substantially hinder the viable use of property.
<ul style="list-style-type: none"> <input type="checkbox"/> Cooley Avenue Lighting Rehab: Rewire existing lighting system. 	Public Infrastructure & Facilities	SE	 	FY 09-10 thru FY 11-12	\$65,000 TIF	Conditions that prevent or substantially hinder the viable use of property.



Project/Description	Strategic Objective(s)	Project Area(s) [§]	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<input type="checkbox"/> Hospitality lane Corridor Improvements: <ul style="list-style-type: none"> Acquisition and site clearance of various parcels in the Hospitality Lane area for future redevelopment. Enter into a Project Study agreement with a developer to study the feasibility of various types of development. 	Catalytic Projects	TC		FY 10-11 thru FY 11-12	\$100,000 TIF PBID AFBA	Depreciated or stagnant property values. Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.
<input type="checkbox"/> Redlands Boulevard Corridor Improvements: <ul style="list-style-type: none"> Acquisition and site clearance of various parcels in the Hospitality Lane area for future redevelopment. Enter into a Project Study agreement with a developer to study the feasibility of various types of development. Develop Specific Plan to transition area to office/professional uses. Facilitate new retail development. 	Plans & Policies Catalytic Projects	SV		FY 10-11 thru FY 12-13	\$800,000 TIF PBID AFBA	Depreciated or stagnant property values. Dilapidated and deteriorating buildings. Conditions that prevent or substantially hinder the viable use of property. Substandard lots in multiple ownership.



REDEVELOPMENT WORK PROGRAM

Five Year Work Program for Reinvestment & Revitalization of All Project Areas

ALL PROJECT AREAS WORK PROGRAM

The list below describes the proposed strategies and projects that span across all Project Areas, including Redevelopment Plan goals that would be achieved, projected timeframe, estimated costs and funding sources⁹, and the blighting conditions that would be alleviated.

Project/Description	Strategic Objective(s)	Project Area(s) ¹⁰	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<p>STRATEGY ALL-1: IMPLEMENTATION OF SBX BUS RAPID TRANSIT PROJECT. The Agency will continue to partner with Omnitrans to implement the sbX Bus Rapid Transit Project throughout the Project Areas, including the construction of sbX stops.</p>						
<p><input type="checkbox"/> sbX Implementation: 15.7-mile transit project connecting northern part of the City (University Area) down Central "E" Street Corridor and along Hospitality Lane to the City of Loma Linda. Construction of sbX stops and brownfields assessment/remediation.</p>	<p>Public Infrastructure & Facilities</p>	<p>ALL</p>	<p>    WORK INVEST ACCESS   GO COLLABORATE </p>	<p>FY 09-10 thru FY 13-14</p>	<p>\$125,000 for Brownfields Assessment & Cleanup EPA TIF CIP Omnitrans</p>	<p>Conditions that prevent or substantially hinder the viable use of property.</p>
<p><input type="checkbox"/> sbX Transit-Oriented Development: Study and enter into development agreements for transit-oriented development projects along the sbX line.</p>	<p>Catalytic Projects</p>	<p>ALL</p>	<p>    WORK INVEST ACCESS   GO COLLABORATE </p>	<p>FY 09-10 thru FY 13-14</p>	<p>\$200,000 TIF CIP AFBA</p>	<p>Conditions that prevent or substantially hinder the viable use of property.</p>

⁹ Costs and funding sources are subject to change, and completion of these projects may require future action by the Agency and other entities.



Project/Description	Strategic Objective(s)	Project Area(s) ¹⁰	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<ul style="list-style-type: none"> Study – Transit Station Vision for Mixed Use Transit Station running from CSUSB to LLU. 	Public Infrastructure & Facilities Catalytic Projects	ALL		FY 11-12 thru FY 13-14	TIF AFBA	Conditions that prevent or substantially hinder the viable use of property.
<p>STRATEGY ALL-2: PROJECT AREA EXPANSION FEASIBILITY STUDY. The Agency will conduct a feasibility study for the possible expansion of the Project Areas.</p> <ul style="list-style-type: none"> Feasibility Study: Conduct windshield survey of study areas to determine feasibility for expansion of Project Areas. Consider NWPAC comments about north side of West Highland Ave. between State St. and California St. regarding annexation to the City and expansion of Project Areas. 						
	Plans & Policies	ALL		FY 10-11	\$75,000 TIF	Physical and economic blighting conditions.
<p>STRATEGY ALL-3: BROWNFIELDS REVITALIZATION PROGRAM. The Agency will continue to develop and implement a comprehensive Brownfields Revitalization Program that seeks and leverages funding for the assessment, remediation, and revitalization of environmentally contaminated properties.</p> <ul style="list-style-type: none"> Grant Funding: Pursue brownfields grant funding at US EPA, DTSC, RWQCB, etc. to assemble a citywide Brownfields Revitalization Program. 						
	Plans & Policies Public Infrastructure & Facilities Catalytic Projects	ALL		FY 09-10 thru FY 13-14	\$100,000 TIF EPA AFBA	Conditions that prevent or substantially hinder the viable use of property. Impaired property values due to hazardous wastes.



Project/Description	Strategic Objective(s)	Project Area(s) ¹⁰	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<ul style="list-style-type: none"> Property Owner Outreach: Develop and implement a outreach program that provides information, resources, and tools to property owners seeking cleanup of brownfields sites 	Plans & Policies	ALL	<p>LIVE INVEST COLLABORATE</p>	FY 09-10 thru FY 13-14	\$45,000 EPA TIF	Conditions that prevent or substantially hinder the viable use of property. Impaired property values due to hazardous wastes.
<p>STRATEGY ALL-4: ECONOMIC DEVELOPMENT STRATEGY. Prepare a citywide Economic Development Strategy that provides a comprehensive information handbook and roadmap for economic development activities in the City, including redevelopment, housing, public infrastructure and facilities, business attraction and retention, and civic engagement. The Implementation Plan will ultimately serve as a component of the City's overall Economic Development Strategy. The Strategy will include a comprehensive database of economic/market indicators that provide guidance for the development and implementation of near- and long-term strategies and work programs.</p>						
<ul style="list-style-type: none"> Economic Development Strategy: Retain a consultant to prepare an Economic Development Strategy. 	Plans & Policies	ALL	<p>LIVE PLAY WORK INVEST ACCESS GO COLLABORATE PRESERVE</p>	FY 10-11 thru FY 11-12	\$200,000 TIF	Physical and economic blighting conditions.
<p>STRATEGY ALL-5: BUSINESS ATTRACTION. Collaborate with major employers and educational institutions in the region to identify collaborative opportunities for the location of professional office and academic research facilities within Project Areas.</p>						
<ul style="list-style-type: none"> Outreach Campaign: Conduct outreach to major employers (e.g., ESRI) and academic institutions (e.g., CSUSB) for campus expansions within Project Areas. 	Catalytic Projects	ALL	<p>WORK INVEST COLLABORATE</p>	FY 09-10 thru FY 13-14	\$50,000 TIF	Depreciated or stagnant property values. Conditions that prevent or substantially hinder the viable use of property.

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Project/Description	Strategic Objective(s)	Project Area(s) ¹⁰	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<input type="checkbox"/> Bi-centennial Celebrations: Agency contribution to Bi-centennial Celebrations of the City of San Bernardino.	Catalytic Projects	ALL		FY 09-10 thru FY 13-14	\$10,000 TIF	Depreciated or stagnant property values.
<input type="checkbox"/> Business Improvement Grant Program: Continue to promote and administer the Agency's Business Improvement Grant Program (Facade Program).	Catalytic Projects	ALL		FY 09-10 thru FY 13-14	\$350,000 TIF	Depreciated or stagnant property values.
<input type="checkbox"/> Establish Land Banking Fund: Leverage private capital to purchase and hold land for long-term development purposes	Catalytic Projects	ALL		FY 09-10 thru FY 13-14	AFBA	Depreciated or stagnant property values.
<input type="checkbox"/> Grow San Bernardino Fund: Continue to administer the Agency's Grow San Bernardino SBA 7a Program in conjunction with the National Economic Development Council.	Catalytic Projects	ALL		FY 09-10 thru FY 13-14	\$500,000 TIF AFBA	Depreciated or stagnant property values.
<input type="checkbox"/> San Bernardino Valley Enterprise Zone: Continue to assist in the promotion of, and the implementation of, the San Bernardino Valley Enterprise Zone for the portion of the Enterprise Zone within the City and Project Areas.	Catalytic Projects	ALL		FY 09-10 thru FY 13-14	\$300,000 TIF	Depreciated or stagnant property values.



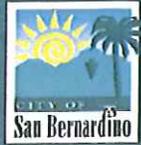
Project/Description	Strategic Objective(s)	Project Area(s) ¹⁰	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
STRATEGY ALL-6: OTHER STRATEGIC REDEVELOPMENT ACTIVITIES. Other Agency redevelopment projects and activities throughout All Project Areas are established below.						
<input type="checkbox"/> Study Auto Dealers Needs and Locations: City has lost over 50% of its Auto retailers. Study revitalization and strategic locations.	Catalytic Projects	ALL	 WORK  INVEST  COLLABORATE	FY 09-10 thru FY 10-11	\$50,000 TIF PBID	Physical conditions that limit the economic viability and use of land
<input type="checkbox"/> Geothermal System: Feasibility study for retrofitting and expanding the City's geothermal resources.	Public Infrastructure & Facilities	ALL	 INVEST  ACCESS	FY 09-10 thru FY 11-12	\$50,000 TIF	Public Improvement
<input type="checkbox"/> Monitor Vacancy Rates: Monitor retail vacancy rates along major corridors.	Public Infrastructure & Facilities	ALL	 WORK	FY 09-10 thru FY 13-14	\$50,000 TIF PBID	Abnormally high business vacancies.



Project/Description	Strategic Objective(s)	Project Area(s) ¹⁰	Goals Achieved	Projected Timeframe	Cost Estimates	Blighting Conditions Alleviated
<input type="checkbox"/> Public improvements: Install/upgrade signals; interconnecting and synchronizing existing traffic signals; traffic calming; right- of-way acquisition; new street construction; pavement new/rehab; street imps (s/w, c/g, ADA ramps, street lights, landscaping, drainage, irrigation); street realignment, widening, striping, elevation adjust; adjust D/Ws; sewer replacement/relocation; sewer study for sewer main; install/repair storm drain; channel widening; banner poles; bridge construction, reconstruction, repair; remove abandoned railroad tracks; construct grade separation; construct median; construct bike paths; sound walls.	Public Infrastructure & Facilities	ALL	 INVEST  ACCESS  GO	N/A	CIP DIF CDBG/108 AFBA	Public Improvements



SECTION III: HOUSING COMPLIANCE PLAN



INTRODUCTION

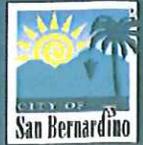
Overview of the Housing Compliance Plan

The CRL requires agencies to adopt an affordable housing compliance plan that identifies how the Agency will achieve the affordable housing production requirements for each Project Area. The compliance plan must be consistent with the jurisdiction's housing element and must also be reviewed and, if necessary, amended at least every five years in conjunction with the cyclical preparation of the housing element or the agency's five year implementation plan. This section of the Implementation Plan addresses specific requirements in the CRL with respect to prior affordable housing activities and the anticipated housing program for the current ten-year planning period (fiscal years 2004-05 through 2013-14) ("Compliance Period"). This Housing Compliance Plan amends the Affordable Housing Compliance Objectives adopted on January 22, 2007 and presents an updated affordable housing plan through the duration of the Compliance Period. Additionally, the Housing Compliance Plan details the Agency's Housing Goals and proposed work program during the Compliance Period and evaluates the Agency's affordable housing requirements for the next ten years (FY 2009-10 to 2018-19) and the life of the Redevelopment Plans.

The Agency is required to allocate 20% of the tax increment revenue it receives from the Project Areas to increase and improve housing affordable to very low, low, and moderate income households. The Housing Fund has been established for this revenue. The Agency has the authority to expend the Housing Fund either inside or outside the Project Areas and aggregate its housing production activities among all Project Areas to more effectively meet housing program objectives. This includes the area contained within the Inland Valley Development Agency ("IVDA") Redevelopment Project Area located within the City of San Bernardino jurisdictional boundaries. The Agency, with the adoption of its 2004 Housing Compliance Plan, has taken action to aggregate its new and substantially rehabilitated units among all Project Areas. The Agency will consider similar action at the Public Hearing to consider the adoption of this Implementation Plan. It is anticipated that, based upon the evidence provided, the Agency will find that the aggregation of its affordable housing obligations among its Project Areas is of benefit to the Project Areas and the community, and that such aggregation will not cause or exacerbate racial, ethnic, or economic segregation.

Redevelopment agencies use implementation plans to establish ten-year objectives to achieve compliance with the CRL in its affordable housing programs. These generally fall into three categories:

- **Housing Production** – Based on the number of housing units constructed or substantially rehabilitated over a ten-year period, a redevelopment agency must ensure that a percentage of these units are affordable to low and moderate income households.
- **Replacement Housing** – Another legal obligation of redevelopment agencies is to ensure that any housing units destroyed or removed as a result of an agency redevelopment project are replaced within four years.
- **Expenditures by Household Types** – Redevelopment agencies must meet specific requirements on the amount of Housing Funds spent over a ten-year period on housing affordable to very low income households, low income households, and housing for residents under the age of 65.



IVDA PROJECT AREA AND HOUSING POLICY WITH THE AGENCY

IVDA is a joint powers authority comprised of the Cities of Colton, Loma Linda, Redlands, and San Bernardino, and the County of San Bernardino (the "County"). The IVDA Project Area was adopted by ordinance of the IVDA on July 18, 1990. The IVDA Project Area covers approximately 14,000 acres within approximately 22,400 (assessor's) parcels. The majority of land within the IVDA Project Area falls within the City and County unincorporated territory, with somewhat smaller areas falling within the Cities of Colton, Loma Linda, and Redlands. The IVDA was formed in response to the federal government's decision to close the Norton Air Force Base. Under the CRL, specific authority was granted to these jurisdictions to form a redevelopment project area within three miles of the territory surrounding, adjacent to, or in proximity to the Norton Air Force Base. Base closures have a significant impact on the economy of the surrounding area and authority was granted to the IVDA and participating agencies to revitalize this area.

The IVDA and participating jurisdictions have entered into an agreement whereby said jurisdictions have agreed to administer IVDA's Low and Moderate Income Housing Funds to increase and improve the communities' supply of housing available at affordable housing costs to persons and families of very low, low, and moderate income households within their respective jurisdictional boundaries. Pursuant to the current IVDA affordable housing program, 20% housing set-aside funds are transferred by the IVDA to each participating jurisdiction which in turn use these funds for specific affordable housing development activities either within the portion of the IVDA Project Area located within their jurisdictional boundaries or elsewhere in the territorial jurisdiction of the participating jurisdiction. Each participating jurisdiction provides the IVDA with an annual written report on the member's use of such affordable housing funds.

Under the provisions of CRL Section 33413(b)(2)(ii), when a redevelopment agency produces an affordable housing unit outside its project area, an agency may only claim a 50% "inclusionary housing credit" for such a housing unit. On September 14, 2005 the IVDA adopted Resolution No. 2005-08 which permitted each member jurisdiction that adopts an acceptance resolution of the IVDA Inclusionary Housing Policy to receive 100% of the inclusionary/replacement housing credits for any developed or newly rehabilitated housing unit undertaken by the member jurisdiction or its duly formed redevelopment agency within the IVDA Project Area that is also within the territorial jurisdiction of such member jurisdiction.

The Agency on November 7, 2005 adopted Resolution No. CDC 2005-38, which accepted the IVDA Inclusionary Housing Policy. The Agency is now able to receive 100% of the inclusionary/replacement housing credits for developed or rehabilitated housing units within the IVDA Project Area. As such, this Implementation Plan encompasses both those units created/replaced within the San Bernardino Project Areas and the IVDA Project Area, collectively referred to as the "Project Areas."

Although the IVDA has been transferring its 20 percent housing set-aside funds annually to the Agency, it should be noted that the IVDA, the legislative body which controls its 20 percent set-aside, could make a finding and determination to withhold these funds at any time. Consequently, any and all IVDA funds should be treated and used as "estimates and projections." Future revenue streams from IVDA funds are uncertain and therefore restrict the Agency's bonding capacity if supported by tax increment revenue generated within the IVDA Project Area.



AGENCY'S FIVE YEAR AFFORDABLE HOUSING GOALS

Community Affordable Housing Focus

In conjunction with the Mayor and Council members, the Agency completed an Integrated Housing Strategy ("IHS") on October 20, 2008 to help focus implementation activities to meet the City's current and future housing needs. As a result of the IHS and the goals identified in the Redevelopment Plans, the following details the Agency's housing goals over the remainder of the Compliance Period:



HELP

Notice of Funding Availability. Create a more objective and consistent system for awarding funds for housing projects.



INVEST

Invest, Promote, and Produce. Promote affordable housing development in the Project Area(s) by providing housing resources for greater community sustainability. Efficiently and creatively expend scarce housing resources.



COLLABORATE

Encourage Community Engagement. Encourage private sector investment and development of affordable housing by supporting the cooperation and participation of residents, business owners, public agencies, and community organizations.



PRESERVE

Housing Accessible to All Families. Increase, improve, and preserve the supply of housing, especially housing affordable to very low, low, and moderate income households. Increase home ownership in the residential portions of the Project Areas.

AGENCY AFFORDABLE HOUSING FIVE YEAR STRATEGY

Affordable Housing Strategic Programs

The following describes the Strategic Programs the Agency will undertake to achieve its affordable housing goals in the Project Areas. The Strategic Programs were identified as part of the IHS and Agency staff input on additional needs since the IHS was prepared. The Strategic Programs, including the projects contained within, will be facilitated in all of the Project Areas to satisfy the Agency's affordable housing requirements pursuant to the CRL.

- **Affordable Housing Project Solicitation:** The Agency will allocate funds on an annual basis that will be used to review development proposals, provide project gap funding, improve housing stock, and ensure adequate affordable housing management. The purpose of this is to provide funding to address housing needs throughout the City as they arise while meeting affordable housing needs.



- **Single-Family Homeownership and Neighborhood Revitalization:** The Agency seeks to facilitate programs designed to enhance residential neighborhoods and promote responsible homeownership. This will create healthy and sustainable communities throughout the City.
- **Strategic Site Specific Development:** The Agency will explore opportunities to acquire specific strategically located sites for affordable multi-family and single family housing development. Sites will generally be chosen based on presence of blight or the potential of being a catalytic project spurring private investment.
- **Grant and Loan Procurement:** The Agency will seek grant and loan opportunities that can be immediately inserted into existing programs and projects in order to extend the Agency's delivery of housing production. By applying for specific grant and loan opportunities that integrate smoothly into existing Agency activities, the speed of new development will increase without additional cost to the Agency.

AFFORDABLE HOUSING WORK PROGRAM

The list below describes the proposed strategies and related projects for affordable housing across all Project Areas, including Housing Goals that would be achieved, projected timeframe, and estimated costs to implement each Strategic Program over the next five years.¹¹ Additional projects that are not listed may be implemented over the next five years in accordance with the Strategic Programs.

Project/Description	Housing Goals Achieved	Projected Timeframe
STRATEGIC PROGRAM H-1: AFFORDABLE HOUSING PROJECT SOLICITATION. A total of \$17,450,000 from the Housing Fund has been allocated towards this program over the remainder of the Compliance Period.		
<input type="checkbox"/> Notice of Funding Availability: Program that provides for affordable housing development by informing potential developers of the availability of housing funds from the Agency's various housing fund resources.		Ongoing
STRATEGIC PROGRAM H-2: SINGLE-FAMILY HOMEOWNERSHIP AND NEIGHBORHOOD REVITALIZATION. A total of \$15,760,000 from the Housing Fund has been allocated towards this program over the remainder of the Compliance Period.		
<input type="checkbox"/> Residential Revitalization Opportunities: Funds allocated to neighborhood housing projects to lessen blight and promote high quality affordable housing.		FY 12-13 thru FY 13-14
<input type="checkbox"/> Homebuyer Assistance Program: Citywide housing program that promotes home ownership through a deferred payment second trust deed loan targeted to income eligible home buyers.		Ongoing
<input type="checkbox"/> Code Compliance Receivership Program: Program that utilizes Section 17980.7 of the California Health and Safety Code to target blighted residences for rehabilitation and overall neighborhood revitalization.		Ongoing

¹¹ Costs are subject to change, and completion of these projects may require future action by the Agency.



Project/Description	Housing Goals Achieved	Projected Timeframe
<ul style="list-style-type: none"> ❑ Single Family Rehabilitation Program: Program provides grants of \$10,000 to income eligible homeowners for exterior rehabilitation within designated target areas. Grant may be used for exterior painting, landscaping, sprinklers, fencing, driveway, security lighting or roofing. 		Ongoing
<ul style="list-style-type: none"> ❑ Old Timers Grant Program: The Old Timers Foundation, a local non-profit corporation, performs minor and emergency repairs to low-income homeowners (80% and below median income). The repairs generally do not exceed \$1,600 per house. Eligibility requirements require that the applicant be a senior age 60, disabled, handicapped, or a recipient of Social Security Income. 		Ongoing
<p>STRATEGIC PROGRAM H-3: STRATEGIC SITE SPECIFIC DEVELOPMENT. A total of \$16,800,000 from the Housing Fund has been allocated towards this program over the remainder of the Compliance Period.</p>		
<ul style="list-style-type: none"> ❑ Land Acquisition, Relocation, and Demolition Program: Program that promotes ancillary development and site preparation activities for future development of Agency properties. 		Ongoing
<ul style="list-style-type: none"> ❑ 5th and Meridian Project: Project located along the 2600 block of W. 5th Street that is targeted for acquisition, tenant relocation, and a RFP soliciting an affordable housing developer. 		FY 09-10 thru FY 11-12
<ul style="list-style-type: none"> ❑ 49th Street Housing: Further acquisition and demolition for future housing development through the acquisition of blighted properties to be replaced by up to seven new affordable and market rate single family homes. 		FY 09-10 thru FY 11-12
<ul style="list-style-type: none"> ❑ 19th and Sunrise Project: Acquisition, relocation, rehabilitation and/or demolition of a series of blighted four-plexes to be followed by affordable rental housing and newly built for-sale single family homes. 		FY 09-10 thru FY 12-13
<ul style="list-style-type: none"> ❑ Magnolia-Highland Senior Housing: New construction of 80 units of affordable senior housing to be built on a previously blighted commercial site. This represents the first project from the Agency's NOFA program. 		FY 09-10 thru FY10-11
<p>STRATEGIC PROGRAM H-4: GRANT AND LOAN PROCUREMENT. A total of \$250,000 from the Housing Fund has been allocated towards this program over the remainder of the Compliance Period.</p>		
<ul style="list-style-type: none"> ❑ Tax Credit Procurement: Technical assistance funds allocated to develop and submit competitive low-income housing tax credit applications. 		Ongoing



Project/Description	Housing Goals Achieved	Projected Timeframe
<ul style="list-style-type: none"> ❑ Action Programs and Applications: Technical assistance funds allocated to secure federal, state and other affordable housing grants and related resources. 	   INVEST COLLABORATE PRESERVE	Ongoing
<p>STRATEGIC PROGRAM H-5: OTHER STRATEGIC HOUSING DEVELOPMENT ACTIVITIES. A total of \$3,337,670 from the Housing Fund has been allocated towards this program over the remainder of the Compliance Period.</p>		
<ul style="list-style-type: none"> ❑ Casa Ramona / Highland Stand by: Funds allocated on a stand-by basis to assist developer financing of an affordable senior housing project previously assisted with Agency housing set-aside funds. 	  INVEST PRESERVE	FY 09-10 thru FY 13-14
<ul style="list-style-type: none"> ❑ Utility Rebate Program: Program provides sewer, water, and refuse rebates to eligible owner-occupied households. 	 INVEST	Ongoing
<ul style="list-style-type: none"> ❑ Mobile Home Inspection Program: Funds used to pay a portion of the salary of a city building inspector whose job it is to identify health and safety violations in the city's network of mobile home parks and to cite those violators. 	 INVEST	Ongoing
<ul style="list-style-type: none"> ❑ Emergency Relocation/ Rent Assistance: Funds used by the City Attorney's Office to pay for emergency relocation of low-income tenants of residential rental properties cited for severe health and safety code violations. 	 INVEST	Ongoing
<ul style="list-style-type: none"> ❑ Casa Ramona Grant: Grant funds made available to an affordable senior housing project previously assisted with Agency housing set-aside funds. 	  INVEST PRESERVE	FY 09-10 thru FY 13-14



AFFORDABLE HOUSING COMPLIANCE BLUEPRINT FOR AGENCY HOUSING ACTIVITIES

The Housing Compliance Plan serves as a blueprint for current and future Agency activities within the Project Areas and outlines how it will meet its low and moderate income housing responsibilities and eliminate blight. This Housing Compliance Plan presents a summary of the Agency's inclusionary and replacement housing programs as mandated by Sections 33413(b)(4) and 33490(a)(2) and (3) of CRL Sections 33000 et seq. Specifically, it presents a forecast of the number of affordable housing units that may be required over the ten-year Compliance Period, and assesses the Agency's plans to facilitate the creation of the required number of affordable housing units within this timeframe.

Adoption of a Housing Compliance Plan does not constitute approval of any specific project, program, or expenditure, and it does not change the need to obtain any required approval of a specific program, project, or expenditure from the Agency or community. The Housing Compliance Plan is a general statement of direction rather than an unalterable course of action. As such, in order to effectuate its purposes due to unknown circumstances or new opportunities that arise from time to time, the Agency may amend the Housing Compliance Plan during the five-year term of the Implementation Plan at any point, including but not limited to the mid-term opportunity as required by CRL.

HOUSING PRODUCTION

Since 1976, redevelopment agencies have been required to assure that, for all units developed in a project area by entities other than an agency, at least 15% of these new or substantially rehabilitated dwelling units be made available at affordable costs to very low, low, or moderate income households. Of these affordable units, not less than 40% are required to be available at affordable costs to very low income households. These requirements are applicable to housing units as aggregated, and not on a project-by-project basis to each dwelling unit created or substantially rehabilitated unless so required by an agency.

These affordable housing production requirements differ for Agency-developed housing versus privately-developed housing. The CRL requires that at least 30% of all new or substantially rehabilitated units directly developed by an agency (within a project area) be available at affordable costs to households of very low, low, or moderate income. Of this 30%, not less than 50% are required to be available at affordable costs to very low income households. It is the practice of this Agency to enter into agreements with third party developers to build all affordable housing units in the Project Areas, and not directly develop housing. The Agency intends to continue this practice through the remaining life of the Redevelopment Plans. Appendix 2 provides a glossary of terms related to affordable housing covenants, affordability limits, and inclusionary unit satisfaction.

Table III-1 on the following page shows the total amount of affordable units that have been or are anticipated to be produced in the Project Areas. Those affordable units already produced have documented covenants appropriate to the time in which they were produced and have been counted towards the inclusionary requirements triggered by development in the Project Areas pursuant to CRL Section 33413(c)(1). These affordable units which have been counted towards inclusionary requirements cannot also be used to replace affordable units destroyed within the Project Areas. At this time, no affordable units produced outside the Project Area are expected to be counted towards inclusionary housing requirements. However, in the future, housing units restricted to lower income households produced outside the project Areas may be used towards satisfying inclusionary housing requirements on a 2-for-1 basis according to Section 33413(b)(2)(ii) of the CRL.



Production of Affordable Units
San Bernardino Economic Development Agency Table III - 1

	Total Affordable Units ¹	Very Low Units	Low & Moderate Units
Produced From Adoption through 6/30/2009	626	537	89
Projected To Be Produced From 7/1/2009 through the End of the Redevelopment Plans	404	163	241
Total Affordable Units Produced	1,030	700	330

¹ Does not include units that are to replace demolished affordable units

As of June 20, 2009, there have been 537 very low income and 89 low and moderate income units produced in the Project Areas since the adoption of the Redevelopment Plans. From July 1, 2009 through the termination of the Redevelopment Plans, it is projected that 163 very low and 241 low or moderate income restricted units will be produced. Therefore, throughout the entire life of the Redevelopment Plans, it is estimated that a total of 1,030 very low, low, or moderate income restricted units will have been produced in the Project Areas.

The Inclusionary Housing Obligations table on the following page (Table III-2) summarizes the production goals over various time periods as required by the CRL; a summary by Project Area may be found in Appendix 3. The number of affordable units required is based on statutory thresholds prescribed by the CRL, and the Agency is responsible for ensuring that the appropriate number of affordable units is created during the Compliance Period.

Pursuant to CRL Section 33413(d)(1), project areas adopted before 1976 are exempt from the production requirements previously described for very low, low, and moderate income housing ("inclusionary units"). This exemption is removed if a 10-year extension of the project area's effectiveness is adopted under CRL Section 33333.10. Meadowbrook / Central City, State College, and Central City North Project Areas were adopted in 1970 and 1973, respectively, and are being amended pursuant to CRL Section 33333.10. Therefore, housing units built in these Project Areas prior to the amendment do not generate inclusionary housing obligations. However, these Project Areas will generate an inclusionary obligation upon adoption of the 10-year extension. Since the Agency has aggregated its housing production obligations across all Project Areas, affordable units produced in these Project Areas may be used to satisfy obligations generated in other Project Areas in the City.

To estimate the number of housing units that need to be affordable to low and moderate income households, the Agency estimated the total number of units to be constructed or substantial rehabilitated in the Project Areas and applied formulas established in the CRL. The following inclusionary housing analysis takes into account all residential construction or substantial rehabilitation that occurred within the Project Areas since their adoptions to determine affordable housing production needs, and includes projections for the number of additional dwelling units to be constructed or



substantially rehabilitated during the Compliance Period, the next ten years, and over the life of the Redevelopment Plans. Appendix 4 shows a complete listing of all housing units counted towards the Agency's Inclusionary Housing Obligations through June 30, 2008 as well as the affordability covenants associated with each of the units.



Inclusionary Housing Obligations
 San Bernardino Economic Development Agency

Table III - 2

		Aggregate of All Project Areas				
		Units Privately Developed	Total Affordable Units Required ²	Very Low Units	Low & Moderate Units	
Adoption - 6/30/1994	Housing Units Developed ⁴ Adoption through 6/30/1994		901	138	58	80
	Affordable Units Built or Covenanted Adoption Through 6/30/1994			22	1	21
	Affordable Units Surplus (Deficit) Adoption Through 6/30/1994			(116)	(57)	(59)
1st 10 Yr. Period 7/1/1994 - 6/30/2004	Housing Units Developed ⁴ 7/1/1994 - 6/30/2004		253	45	22	23
	Affordable Units Built or Covenanted 7/1/1994 - 6/30/2004			498	447	51
	Affordable Units Surplus (Deficit) 7/1/1994 - 6/30/2004			453	425	28
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) ADOPTION THROUGH 6/30/2004				337	368	(31)
2nd 10 Yr. Period 7/1/2004 - 6/30/2014	1st 5 Yrs. 7/1/2004 - 6/30/2009	Housing Units Developed ⁴ 7/1/2004 - 6/30/2009	280	46	22	24
		Affordable Units Built or Covenanted 7/1/2004 - 6/30/2009		106	89	17
		Affordable Units Surplus (Deficit) 7/1/2004 - 6/30/2009		60	67	(7)
	2nd 5 Yrs. 7/1/2009 - 6/30/2014	Housing Units to Be Developed (Est.) ⁴ 7/1/2009 - 6/30/2014	251	43	22	21
		Affordable Units To Be Built or Covenanted (Est.) 7/1/2009 - 6/30/2014		404	163	241
		Affordable Unit Surplus (Deficit) Over 2nd 10 Year Compliance Period (Est.) 7/1/2004 - 6/30/2014		423	209	214
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH 6/30/2014				758	576	182
3rd 10 Yr. Period 7/1/2014 - 6/30/2019	Housing Units to Be Developed (Est.) ⁴ 7/1/2014 - 6/30/2019		190	32	15	17
	Affordable Units To Be Built or Covenanted (Est.) 7/1/2014 - 6/30/2019			0	0	0
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH 6/30/2019				726	561	165
7/1/2019 - End	Housing Units to Be Developed (Est.) ⁴ 7/1/2019 - End of Redevelopment Plans		268	44	22	22
	Affordable Units To Be Built or Covenanted (Est.) 7/1/2019 - End of Redevelopment Plans			0	0	0
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH THE END OF REDEVELOPMENT PLANS				+682	+539	+143

¹ Due to the proposed Amendment to the Redevelopment Plan which will extend the effectiveness of the Plan for the Project Area by 10 years, Project Area will begin to trigger inclusionary housing requirements in 2010-11 pursuant to CRL Section 33333.10.

² Pursuant to CRL Section 33413(d)(1), project areas adopted before 1976 are exempt from the requirement to restrict as affordable to very low, low, and moderate income households.

³ 15% of All Units Developed or Substantially Rehabilitated

⁴ Housing Units Developed / To be Developed include both newly constructed units and substantially rehabilitated units per CRL Section 33490(a)(2)(B).



Table III-2 shows that development over the past five years has generated a need for 22 very low and 24 low or moderate income restricted units. As 89 very low income units and 17 low and moderate income units were produced during this time, there remains a surplus of 67 very low income units but a deficit of 7 low or moderate income units. Development that is anticipated to occur over the next five years in the Project Areas will generate the need for 43 affordable units, 22 of which must be restricted to very low income households. The Agency further anticipates that during the same time period, 404 affordable units will be produced, 163 units of which are expected to be restricted to very low income households and 241 to low or moderate income households. Therefore, during the course of the current ten-year Compliance Period, it is estimated that the Project Areas will have produced a total surplus of 423 affordable units, 209 of which are very low and 214 are low or moderate units. Taking this surplus into account, it is projected that, from adoption of the Redevelopment Plans through June 30, 2014, the Project Areas will likely have a total surplus of 758 affordable units, 576 of which will be restricted to very low income households and 182 to low or moderate income households.

Through the remaining effective term of the Redevelopment Plans, the Agency has projected that the number of housing units that are to be produced will be based on historical development trends and amounts of available land in each of the Project Areas. During the first five years of the next Compliance Plan period, fiscal years 2014-15 through 2018-19, the Agency anticipates that development will generate the need for 15 very low and 17 low income units. Similarly, development that will occur from fiscal year 2018-19 through the term of the Redevelopment Plans will generate the need for 22 very low and 22 low income units. Taking into account the surplus of affordable units at the end of the current Compliance Plan Period, there will still remain a surplus of 539 very low and 143 low income units at the expiration of the Redevelopment Plans.

As described earlier in this Implementation Plan, the Agency anticipates development of affordable housing projects in the Project Areas over the Compliance Period that may result in sufficient units to meet the housing production goal. Included in Appendix 2 is a breakdown of projected housing production by Project Area. The fulfillment of the projected housing needs is anticipated to be accomplished through the completion of the programs listed in Work Program.



REPLACEMENT HOUSING

San Bernardino Economic Development Agency					
		# of Units	# of Bdrms	Very Low Units	Low & Mod Units
Through 6/30/2004	Demolished	366	714	272	94
	Replaced	1122	2314	751	371
	Surplus (Deficit)	756	1600	479	277
7/1/2004 - 6/30/2009	Demolished	187	333	80	107
	Replaced	40	81	11	29
	Surplus (Deficit)	(147)	(252)	(69)	(78)
Cumulative Surplus (Deficit) Through June 30, 2009		609	1348	410	199

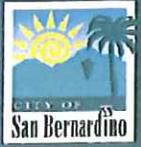
Source: San Bernardino Development Services Department

The CRL requires that whenever housing occupied by low and moderate income persons or households are destroyed as part of an Agency project, the Agency is responsible for ensuring that an equivalent number of replacement units are constructed or substantially rehabilitated. These units must provide at least the same number of bedrooms destroyed, and 100% of the replacement units must be affordable to the same income categories (very low, low, and moderate) as those removed. The Agency receives a full credit for replacement units created inside or outside the Project Areas. Table III-3 above summarizes the units that have been demolished and subsequently replaced in the Project Areas.

According to Agency records, there were 366 affordable units that were destroyed in the Project Areas from the adoption of the Redevelopment Plans through June 30, 2004. Of these, 272 units were occupied by very low and 94 were occupied by low or moderate income households. However, during the same time period, 751 very low and 371 low or moderate replacement units were built or covenanted in or outside the Project Areas, generating a surplus of 479 and 277 very low and low or moderate income affordable units, respectively.

Similarly, from July 1, 2004 through June 30, 2009, records show that 80 very low and 107 low or moderate income units were destroyed and were replaced by 11 very low and 29 low or moderate income units. This left a deficit for this period of 69 and 78 very low and low or moderate income affordable units, respectively. However, the surplus from the previous period was sufficiently large to offset this period's deficits. Therefore, from adoption of the Redevelopment Plans through June 30, 2009, there were a total of 609 more affordable units produced than were destroyed in the Project Areas. A complete listing of all the replacement units quoted in the above table can be found in Appendix 5.

During the remaining Compliance Period through June 30, 2014, the Agency anticipates one additional project that will result in the displacement or removal of affordable housing units in the Project Areas. The 5th and Meridian Avenue Project contains 68 housing units and a Replacement Housing Plan was adopted by the Agency on September 8, 2009. When the Agency purchased the property, 38 units were in such disrepair (lack of plumbing and electrical wiring) that they could not be inhabited without substantial rehabilitation and thus were not viable market units. Of the remaining 30 viable units, 29 very low income units and one moderate income unit will be removed from the housing market and will



need to be replaced by the Agency. As depicted in Table III-3, the Agency currently has a surplus of 609 replacement housing units that will be more than sufficient to replace displaced units resulting from the 5th and Meridian Project.

HOUSING PROGRAM CASH FLOW ANALYSIS

The Agency's primary source of funding for housing projects and programs is the annual deposit of 20% (30% in the M/CC and CNN Project Areas) of its tax increment revenue into a special housing set-aside fund. The CRL requires that these funds be used to increase, improve, and preserve the community's supply of housing available, at affordable housing cost, to persons and families of very low, low, and moderate incomes. Other sources of Housing Fund revenues include interest earnings, bond proceeds, IVDA housing revenue, loan repayments, and other miscellaneous revenue. The following table presents the Agency's Housing Fund projected cash flow over the next ten years. The first five years represent the remainder of the Compliance Period (FY 2004-05 through 2013-14) and the subsequent five years represent the beginning of the next compliance period (FY 2014-15 through 2023-24) and is included to assist the Agency with planning for future affordable housing projects and programs.

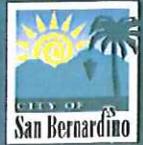


San Bernardino Redevelopment Agency
Five Year Implementation Plan: FY 2009-10 through 2013-14

Table III - 4

Housing Fund Cash Flow San Bernardino Redevelopment Project Areas	Remaining 2004-05 through 2013-14 Compliance Period										Beginning of the 2014-15 through 2023-24 Compliance Period									
	Tax Increment of 2% Growth Rate										Tax Increment of 2% Growth Rate									
	Year 6 2009-10	Year 7 2010-11	Year 8 2011-12	Year 9 2012-13	Year 10 2013-14	Year 10 Total	Year 11 2014-15	Year 12 2015-16	Year 13 2016-17	Year 14 2017-18	Year 15 2018-19	Year 15 Total	Year 16 2019-20	Year 17 2020-21	Year 18 2021-22	Year 19 2022-23	Year 20 2023-24			
Tax Increment Set Aside Revenue ^{1a,b}	\$4,537,734	\$23,291	\$41,259	\$49,334	\$18,960	\$4,537,734	\$138,124	\$52,940	\$45,118	\$88,077	\$138,124	\$37,874								
	6,492,588	6,492,588	6,704,207	6,704,207	6,704,207	33,097,798	6,219,063	6,088,087	6,193,288	6,300,593	6,410,044									
IVDA Housing Set Aside Fund ^{1b,2}	5,131,060	5,000,000	5,000,000	5,000,000	5,000,000	25,131,060	5,100,000	5,202,000	5,308,040	5,412,161	5,520,404									
Interest Income, Loans, & Misc.	807,282	1,505,417	1,505,417	1,505,417	1,505,417	6,828,949	1,505,417	1,505,417	1,505,417	1,505,417	1,505,417									
Bond Proceeds	3,700,000	-	-	-	-	3,700,000	-	-	-	-	-									
NSP Program Funds ³	-	-	-	-	-	-	-	-	-	-	-									
Other Transfers	-	287,734	287,734	287,734	287,734	1,150,936	-	-	-	-	-									
TOTAL	16,130,930	13,285,739	13,497,358	13,497,358	13,497,358	69,908,744	12,824,479	12,795,504	13,004,745	13,218,171	13,435,865									
TOTAL AVAILABLE FUNDS	20,866,664	13,309,000	13,538,617	13,546,692	13,516,339	74,446,478	12,962,603	12,848,444	13,049,863	13,266,247	13,473,739									
Debt Service ^{4,5,7}	2,693,858	2,695,460	2,692,960	2,693,991	2,695,804	13,472,073	2,698,116	2,695,648	2,693,398	2,697,003	2,693,843									
Loan/ Grant/ Compliance Monitoring	50,000	51,000	52,020	53,060	54,122	260,302	55,204	56,308	57,434	58,583	59,755									
Professional Legal/ Fiscal Consultant Services	150,000	150,000	150,000	150,000	150,000	750,000	200,000	200,000	200,000	200,000	200,000									
Operations, Administration, & Other Costs	995,982	1,065,777	1,338,769	1,375,126	1,412,755	6,188,409	1,083,609	1,113,638	1,123,221	1,175,054	1,209,225									
TOTAL	\$3,889,840	\$3,562,237	\$4,233,749	\$4,272,178	\$4,312,660	\$20,670,683	\$4,036,930	\$4,065,992	\$4,074,052	\$4,130,639	\$4,082,823									
NET REVENUE AVAILABLE FOR PROJECTS	\$16,776,825	\$9,346,793	\$9,304,868	\$9,274,514	\$9,203,658	\$53,775,794	\$8,325,674	\$8,782,852	\$8,975,811	\$9,175,608	\$9,410,916									
Affordable Housing Project Solicitation	4,000,000	3,450,000	3,500,000	3,500,000	3,000,000	17,450,000	2,300,000	2,000,000	2,000,000	2,000,000	2,000,000									
Single Family Homeownership and Neighborhood Revitalization	3,660,000	2,660,000	2,760,000	3,160,000	3,520,000	16,760,000	3,510,000	3,575,000	3,625,000	3,625,000	3,725,000									
Strategic Site-Specific Development	8,350,000	2,500,000	2,300,000	1,850,000	1,800,000	16,800,000	2,560,000	2,650,000	2,750,000	3,000,000	3,150,000									
Grant and Loan Procurement	50,000	50,000	50,000	50,000	50,000	250,000	50,000	50,000	50,000	50,000	50,000									
Other Expenditures and Uses	896,534	645,534	645,534	695,534	695,534	3,377,670	462,734	462,734	462,734	462,734	462,734									
TOTAL PROJECTS AND PROGRAM COSTS	\$16,755,534	\$9,305,534	\$9,255,534	\$9,255,534	\$9,085,534	\$53,637,670	\$8,872,734	\$9,337,734	\$9,887,734	\$9,387,734	\$9,887,734									
	\$23,291	\$41,259	\$40,334	\$18,960	\$138,124	\$138,124	\$52,940	\$45,118	\$88,077	\$37,874	\$23,182									

Notes
Financial Information for FY 2004-05 through FY 2006-07 is based on the Audit Report to the Financial Statement for each Year
^{1a} Future Tax increment revenue projections are based on 2009-10 preliminary assessed values.
^{1b} Future IVDA revenues are subject to IVDA annual authorization by IVDA Board. amounts are estimates from projections
² IVDA Revenues for FY 2004-05 through FY 2007-08 are included in the total revenues for the agency per the Audit Report.
³ NSP Program Fund revenue includes amount received from program for program administration.
⁴ Debt service information extracted from the Agency's long term debt schedule
⁵ Financial Information for FY 2007-08 is based on the 2007-08 Audit Report to the Financial Statements
⁶ Expenditure projections for Administrative Costs from FY2010-11 through FY 2018-19 based on average of prior projected amounts.
⁷ Expenditure projections for Administrative Costs from FY2010-11 through FY 2018-19 based on the following assumptions:
Operations, Administration, & Other Costs
⁸ Tax Increment Revenue Projections assume no growth from FY 2008-10 through FY 2013-14 and a 2% annual growth from FY 2014-15
⁹ Agency anticipates an amendment to CC North and Meadowbrook/C City redevelopment plan for 10 years. Financial projections amendment occurs in 2010-11 and the Agency deposits 30% of T I revenues to LMHIF beginning 2011-12



Due to the State's actions to take redevelopment funds to balance the State Budget, the Agency may be required to make Educational Revenue Augmentation Fund ("ERAF") payments during the planning period. In 2008, the State approved the prior budget contingent upon a \$350 million shift of tax increment monies from redevelopment agencies to be applied to ERAF. The California Redevelopment Association filed a lawsuit on behalf of all redevelopment agencies asserting that the take from redevelopment was unconstitutional. On April 30, 2009, a judgment in favor of redevelopment agencies was rendered, affirming that the take was unconstitutional and therefore illegal. The State has since dropped their appeal of the court decision.

Following this judgment, the State of California approved the FY 2009-10 budget egregiously relying on a \$2.05 billion ERAF shift from redevelopment agencies over the next two years. The additional shift to ERAF (referred to as the Supplemental Educational Revenue Augmentation Fund or "SERAF") is estimated to result in a payment of \$11,000,000 in 2009-10, and \$2,453,000 in 2010-11 from the Agency. The budget trailer bill, Assembly Bill 26 4x, contains a provision by which the Agency has the option to suspend its fiscal 2009-10 20% housing set-aside contribution in order to assist the ERAF shift in that year; however the loan will need to be repaid by June 30, 2015. If the Agency elects this option, the loan could potentially delay many of the housing programs and projects anticipated over the next five year period.

EXPENDITURES BY HOUSEHOLD TYPES

Effective January 2002, expenditure of housing set-aside revenues is subject to certain legal requirements. At a minimum, the Agency's Housing Fund revenue is to be expended in proportion to the community's need for very low and low income housing, as well as the proportion of the low income population under the age of 65. New legal requirements took effect in 2006 that modified the previous limitation on spending Housing Fund monies on households under the age of 65¹². Prior to 2006, Section 33334.4(b) of CRL required that an agency spend its Housing Fund monies "in at least the same proportion as the population under age 65 bears to the total population based on the most recent census." The 2006 changes provide a higher level of specificity to spend "in at least the same proportion as the number of low-income households with a member under age 65 bears to the total number of low-income households of the community as reported in the most recent census."

A community's proportionate need is based on statistics from the local regional planning agency, in this case the Southern California Association of Governments, to meet the requirement for affordable housing by category, and the US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy ("CHAS") allocation numbers. However, as data relating to low income persons under the age of 65 is not readily available from the US Census, the metric that closest approximates it is from the CHAS database which represents data of low income persons below the age of 62.

Table III-5 on the following page represents the minimum Housing Fund expenditure thresholds for very low and low income households and the maximum housing expenditure thresholds for households 62 years of age over the term of the Compliance Period. The moderate income category represents a maximum figure for expenditures for moderate income households, although such funds (within this category) can be spent on very low or low income households. The chart specifically details the Agency's Housing Fund expenditure during the first five years of the Compliance Period and the

¹² The intent of the legislation was to ensure that Housing Funds were not exclusively or extensively used by a community senior housing projects and programs.



projected expenditures during the remainder of the Compliance Period. The Agency anticipates meeting their Housing Fund targeting requirements by the end of the Compliance Period.

Housing Fund Proportional Expenditure Allocation								
City of San Bernardino								
Income Level	RHNA Allocation (Units) ¹	Targeting Requirement (% of Total)	2004-05 to 2008-09		2009-10 to 2013-14		2004-05 to 2013-14	
			Expenditure	%	Expenditure	%	Expenditure	%
Very-Low Income (<i>minimum</i>)	1,275	39.0%	\$5,373,649	23.2%	\$24,899,491	45.7%	\$30,273,140	39.0%
Low-Income (<i>minimum</i>)	913	27.9%	\$5,941,569	25.7%	\$15,736,374	28.9%	\$21,677,943	27.9%
Moderate-Income (<i>maximum</i>)	1,079	33.0%	\$11,817,582	51.1%	\$13,801,805	25.4%	\$25,619,387	33.0%
	3,267		\$23,132,801		\$54,437,670		\$77,570,471	
Age Category of Income Restricted Households	CHAS Allocation (Households) ²	Targeting Requirement (% of Total)	2004-05 to 2008-09		2009-10 to 2013-14		2004-05 to 2013-14	
			Expenditure	%	Expenditure	%	Expenditure	%
Non-Senior	25,431	82.7%	\$22,804,730	98.6%	\$41,379,251	76.0%	\$64,183,980	82.7%
Senior (<i>limitation</i>)	5,304	17.3%	\$328,071	1.4%	\$13,058,419	24.0%	\$13,386,490	17.3%
	30,735		\$23,132,801		\$54,437,670		\$77,570,471	

¹ Southern California Regional Housing Needs Assessment, Final 2007

² Data of low income households under the age of 65 is not readily available from the Census. The nearest metric for such Census data represents households under the age of 62 (available via the Comprehensive Housing Affordability Strategy at <http://socds.huduser.org/chas/index.htm>).

Source: SCAG; State of Cities Data System; and HUD

As shown in Table III-5, the Agency expended the majority of Housing Fund revenues on moderate and non-senior households during the first five years of the Compliance Period (FY 2004-05 through 2008-09). The Agency has projected \$54.4 million of Housing Fund expenditures for projects and programs implemented over the remainder of the Compliance Period (the second five years from FY 2009-10 through 2013-14). Future Housing Fund expenditures will be spent in the proportions detailed in Table III-5 to ensure that Housing Fund Proportional Allocation targets are met by the end of the Compliance Period. Although the Agency has a surplus of affordable housing units, the Housing Fund must be expended in a timely manner to avoid penalties due to the Agency incurring an excess surplus in the Housing Fund pursuant calculations defined in CRL Section 33334.10.¹³

PRIOR FIVE YEAR HOUSING FUND EXPENDITURES

Units Assisted by Housing Set Aside Fund

The CRL requires the Agency to report projects assisted by the Housing Fund to create extremely low, very low, and low income housing units over the past implementation plan period (FY 2004-05 through 2008-09). The CRL also requires a recap of the number, location, level of affordability, and the amount of Housing Funds expended on housing units. Table III-6 on the following page summarizes these statistics.

¹³ An excess surplus is any unencumbered or unexpended amount in the Agency's Housing Fund that exceeds \$1.0 million or the aggregate amount of housing tax increment deposited into the Housing Fund for the four preceding fiscal years.



Table III - 6
 Housing Fund Expenditures on Affordable Units 2004-05 through 2008-09
 San Bernardino Economic Development Agency

Projects & Programs ^{1, 2, 3}	Very Low Inc. Units		Housing \$ Spent on Very Low Inc. Units		Low Inc. Units		Housing \$ Spent on Low Inc. Units		Mod Inc. Units		Housing \$ Spent on Mod Inc. Units		Total Affordable Units		Total Housing Expenditures	
	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Central City Projects Homebuyer Assistance Program	0	0	\$0	\$0	0	0	\$0	\$0	3	3	\$310,440	\$310,440	3	3	\$310,440	\$310,440
IVDA Homebuyer Assistance Program	0	0	\$0	\$0	3	3	\$148,806	\$148,806	25	25	\$1,163,168	\$1,163,168	28	28	\$1,311,974	\$1,311,974
Outside Project Areas Homebuyer Assistance Program	0	0	\$0	\$0	10	10	\$512,533	\$512,533	79	79	\$4,316,668	\$4,316,668	89	89	\$4,829,201	\$4,829,201
State College Homebuyer Assistance Program	0	0	\$0	\$0	2	2	\$80,668	\$80,668	13	13	\$671,972	\$671,972	15	15	\$752,640	\$752,640
40th Street Homebuyer Assistance Program	0	0	\$0	\$0	1	1	\$49,813	\$49,813	7	7	\$348,688	\$348,688	8	8	\$398,500	\$398,500
Northwest Homebuyer Assistance Program	0	0	\$0	\$0	1	1	\$28,500	\$28,500	1	1	\$28,500	\$28,500	2	2	\$57,000	\$57,000
IVDA Senior Housing	10	10	\$57,500	\$57,500	10	10	\$57,500	\$57,500	0	0	\$0	\$0	20	20	\$115,000	\$115,000
Meadowbrook Park Homes Project	8	8	\$229,127	\$229,127	8	8	\$229,127	\$229,127	7	7	\$229,127	\$229,127	23	23	\$687,382	\$687,382
Housing Assistance Program	49	49	\$2,276,394	\$2,276,394	49	49	\$2,276,394	\$2,276,394	48	48	\$2,276,394	\$2,276,394	146	146	\$6,829,181	\$6,829,181
Utility Rebate Program	1595	1595	\$252,399	\$252,399	0	0	\$0	\$0	0	0	\$0	\$0	1595	1595	\$252,399	\$252,399
Rental/Relocation Assistance	497	497	\$192,406	\$192,406	498	498	\$192,406	\$192,406	497	497	\$192,406	\$192,406	1492	1492	\$577,219	\$577,219
Oldtimers Foundation	96	96	\$85,605	\$85,605	96	96	\$85,605	\$85,605	0	0	\$0	\$0	192	192	\$171,209	\$171,209
NHS Single Family Grant	220	220	\$2,208,738	\$2,208,738	221	221	\$2,208,738	\$2,208,738	220	220	\$2,208,738	\$2,208,738	661	661	\$6,626,215	\$6,626,215
NHS Mobile Home Grant Program	24	24	\$54,467	\$54,467	25	25	\$54,467	\$54,467	24	24	\$54,467	\$54,467	73	73	\$163,400	\$163,400
Lead Hazard Control Program	4	4	\$17,013	\$17,013	4	4	\$17,013	\$17,013	4	4	\$17,013	\$17,013	12	12	\$51,040	\$51,040
Total	2503	2503	\$5,373,649	\$5,373,649	928	928	\$5,941,569	\$5,941,569	928	928	\$11,817,582	\$11,817,582	4359	4359	\$23,132,801	\$23,132,801
Age Category																
Units for Seniors	106	106	\$143,105	\$143,105	107	107	\$184,966	\$184,966	0	0	\$0	\$0	213	213	\$328,071	\$328,071
Units for Families with Children	0	0	\$5,230,545	\$5,230,545	16	16	\$5,756,603	\$5,756,603	928	928	\$11,817,582	\$11,817,582	944	944	\$22,804,730	\$22,804,730
Total	106	106	\$5,373,649	\$5,373,649	123	123	\$5,941,569	\$5,941,569	928	928	\$11,817,582	\$11,817,582	1157	1157	\$23,132,801	\$23,132,801

¹ Exclusive of costs related to administration, planning, pre-development, design, demolition, or land acquisition.
² Expenditures and unit types of certain projects and programs were divided proportionally amongst income groups within guidelines of program.
³ Units assisted as detailed under Projects & Programs are located within the Project Areas unless otherwise specified.

Source: Housing and Community Development Reports; Agency Budget



Table III-6 above breaks down Housing Fund expenditures from the past five years by income category and age group. As also shown in the Housing Fund Proportional Expenditure Allocation table (Table III-5), \$5,373,649 (or 23.2%) of the Housing Fund was expended on very low income housing and \$5,941,569 (or 25.7%) was expended on low income housing. To comply with proportional expenditure allocation requirements per CRL Section 33334.4, the Agency will need to expend approximately \$24.9 million and \$15.7 million on very low and low income housing, respectively, over the next five years.

Similarly, \$328,071 (or 1.4%) of the Housing Fund was expended on people over the age of 62 over the past five years. Therefore, to comply with proportional expenditure requirements as outlined in Table III-5, **not more** than \$13.1 million of the \$54.4 million anticipated total expenditure on housing projects and programs can be expended on this population over the next five years.

Housing Units Constructed During Prior Implementation Plan Without Housing Set Aside Funds

Since fiscal year 2004-05, 78 affordable restricted units featuring long term covenants (affordable units with covenants of at least 45 years for ownership housing or 55 years for rental housing) have been created with funds other than tax increment. Of these, 48 were restricted to low, 22 were restricted to very low, and 8 were restricted to extremely low income households. Table III-7 below outlines the location, affordability breakdown, and funding source of these units.

Assessor Parcel Number	Project Information	Project Area	Affordability Level			Total Affordable Units	Funding Source	Amount of Assistance	Date Completed	Covenant Term
			Low	Very Low	Ext. Low					
AHEPA	377 East Gilbert St. (APN 0147-091-47)	IVDA	43	1	45	89	HOME	\$1,200,000	3/20/2009	55 Years



APPENDIX 1: PROJECT AREA TIME AND FINANCIAL LIMITATIONS



Redevelopment Plan Limits - Meadowbrook/ Central City	
Plan Adoption ¹	July 21, 1958
Limitation	Plan Limit
Time Limitations	
Acquisition of Land Through Eminent Domain ²	January 17, 2014
Final Date to Incur Indebtedness ³	Expired
Final Date to Collect Tax Increment Revenue ⁴	May 3, 2029
Effectiveness of Redevelopment Plan ⁵	May 3, 2019
Financial Limitations	
Outstanding Bonded Indebtedness Limit ⁶	\$50,000,000
Limit on Receiving Tax Increment	1.75 x Annual Maximum Debt Service
<p>¹ The City Council adopted the Meadowbrook Project Area on July 21, 1958 by Ordinance No. 2233. The Central City Project Area was adopted on February 23, 1965 by Ordinance No. 2649. In 1970, the Central City Project Area was merged with Meadowbrook per Ordinance No. 3059.</p> <p>² The City Council adopted Ordinance MC-1113 on December 17, 2001 re-instating the Agency's eminent domain authority for approximately 12 years.</p> <p>³ The Agency's time limit to incur debt expired January 9, 2002.</p> <p>⁴ The City Council adopted Ordinance MC-1300 on April 20, 2009 extending the previous time limit to collect tax increment by two years pursuant to SB 1045.</p> <p>⁵ The City Council adopted Ordinance MC-1300 on April 20, 2009 extending the redevelopment plan effectiveness by two years pursuant to SB 1045.</p> <p>⁶ Bonded indebtedness limit derived from total of both Meadowbrook and Central City limits</p>	
<p>Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG</p>	

Redevelopment Plan Limits - Central City East	
Plan Adoption ¹	May 3, 1976
Limitation	Plan Limit
Time Limitations	
Acquisition of Land Through Eminent Domain ²	January 3, 2014
Final Date to Incur Indebtedness ³	Expired
Final Date to Collect Tax Increment Revenue ⁴	May 3, 2029
Effectiveness of Redevelopment Plan ⁵	May 3, 2019
Financial Limitations	
Outstanding Bonded Indebtedness Limit	\$25,000,000
Limit on Receiving Tax Increment	1.75 x Annual Maximum Debt Service
<p>¹ In 1983 the Central City East Project Area was merged with the Central City Projects pursuant to Health & Safety Code Section 33476.</p> <p>² The City Council adopted Ordinance MC-1112 on December 3, 2001 re-instating the Agency's eminent domain authority for approximately 12 years.</p> <p>³ The Agency's time limit to incur debt expired January 9, 2002.</p> <p>⁴ The City Council adopted Ordinance MC-1302 on April 20, 2009 extending the previous time limit to collect tax increment by two years pursuant to SB 1045.</p> <p>⁵ The City Council adopted Ordinance MC-1302 on April 20, 2009 extending the redevelopment plan effectiveness by two years pursuant to SB 1045.</p>	
<p>Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG</p>	



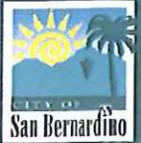
Redevelopment Plan Limits - Central City South	
Plan Adoption ¹	May 3, 1976
Limitation	Plan Limit
Time Limitations	
Acquisition of Land Through Eminent Domain ²	September 17, 2013
Final Date to Incur Indebtedness ³	Expired
Final Date to Collect Tax Increment Revenue ⁴	May 3, 2029
Effectiveness of Redevelopment Plan ⁵	May 3, 2019
Financial Limitations	
Outstanding Bonded Indebtedness Limit	\$30,000,000
Limit on Receiving Tax Increment	1.75 x Annual Maximum Debt Service
<p>¹ The City Council adopted the Project Area on May 3, 1976 by Ordinance No. 3572. In 1983 the Central City South Project Area was merged with the Central City Projects pursuant to Health & Safety Code Section 33476.</p> <p>² The City Council adopted Ordinance MC-1104 on September 17, 2001 re-instating the Agency's eminent domain authority for approximately 12 years.</p> <p>³ The Agency's time limit to incur debt expired January 9, 2002.</p> <p>⁴ The City Council adopted Ordinance MC-1301 on April 20, 2009 extending the previous time limit to collect tax increment by two years pursuant to SB 1045.</p> <p>⁵ The City Council adopted Ordinance MC-1301 on April 20, 2009 extending the redevelopment plan effectiveness by two years pursuant to SB 1045.</p> <p>Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG</p>	

Redevelopment Plan Limits - Central City North	
Plan Adoption ¹	August 6, 1973
Limitation	Plan Limit
Time Limitations	
Acquisition of Land Through Eminent Domain ²	August 6, 2013
Final Date to Incur Indebtedness ³	Eliminated
Final Date to Collect Tax Increment Revenue ⁴	August 6, 2026
Effectiveness of Redevelopment Plan ⁵	August 6, 2016
Financial Limitations	
Outstanding Bonded Indebtedness Limit	\$40,000,000
Limit on Receiving Tax Increment	1.75 x Annual Maximum Debt Service
<p>¹ The City Council adopted the Project Area on August 6, 1973 by Ordinance No. 3366.</p> <p>² The City Council adopted Ordinance MC-1182 on September 7, 2004 re-instating the Agency's eminent domain authority for approximately 9 years.</p> <p>³ The City Council adopted Ordinance MC-1154 on December 1, 2003 eliminating the time limit to incur debt pursuant to SB 211.</p> <p>⁴ The City Council adopted Ordinance MC-1294 on April 20, 2009 extending the previous time limit to collect tax increment by two years pursuant to SB 1045.</p> <p>⁵ The City Council adopted Ordinance MC-1294 on April 20, 2009 extending the redevelopment plan effectiveness by two years pursuant to SB 1045.</p> <p>Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG</p>	



Redevelopment Plan Limits - Central City West	
Plan Adoption ¹	February 17, 1976
Limitation	Plan Limit
Time Limitations	
Acquisition of Land Through Eminent Domain ²	Expired
Final Date to Incur Indebtedness ³	Eliminated
Final Date to Collect Tax Increment Revenue ⁴	February 17, 2029
Effectiveness of Redevelopment Plan ⁵	February 17, 2019
Financial Limitations	
Outstanding Bonded Indebtedness Limit	\$5,000,000
Limit on Receiving Tax Increment	1.75 x Annual Maximum Debt Service
¹ The City Council adopted the Project Area on February 17, 1976 by Ordinance No. 3553. ² The authority to acquire land through eminent domain expired January 9, 1999. ³ The City Council adopted Ordinance MC-1155 on December 1, 2003 eliminating the time limit to incur debt pursuant to SB 211. ⁴ The City Council adopted Ordinance MC-1295 on April 20, 2009 extending the previous time lime to collect tax increment by two years pursuant to SB 1045. ⁵ The City Council adopted Ordinance MC-1295 on April 20, 2009 extending the redevelopment plan effectiveness by two years pursuant to SB 1045. Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG	

Redevelopment Plan Limits - State College	
Plan Adoption ¹	April 27, 1970
Limitation	Plan Limit
Time Limitations	
Acquisition of Land Through Eminent Domain ²	April 27, 2010
Final Date to Incur Indebtedness ³	Eliminated
Final Date to Collect Tax Increment Revenue ⁴	April 27, 2023
Effectiveness of Redevelopment Plan ⁵	April 27, 2013
Financial Limitations	
Outstanding Bonded Indebtedness Limit	\$60,000,000
Limit on Receiving Tax Increment	1.75 x Annual Maximum Debt Service
¹ The City Council adopted the Project Area on April 27, 1970 by Ordinance No. 3067 ² The City Council adopted Ordinance MC-1146 on June 16, 2003 re-instating the Agency's eminent domain authority for approximately 7 years. ³ The City Council adopted Ordinance MC-1153 on December 1, 2003 eliminating the time limit to incur debt pursuant to SB 211. ⁴ The City Council adopted Ordinance MC-1293 on April 20, 2009 extending the previous time lime to collect tax increment by two years pursuant to SB 1045. ⁵ The City Council adopted Ordinance MC-1293 on April 20, 2009 extending the redevelopment plan effectiveness by two years pursuant to SB 1045. Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG	



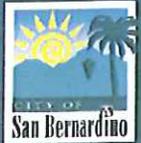
Redevelopment Plan Limits - Southeast Industrial Park	
Plan Adoption ¹	June 21, 1976
Limitation	
Time Limitations	
Acquisition of Land Through Eminent Domain ²	Expired
Final Date to Incur Indebtedness ³	Eliminated
Final Date to Collect Tax Increment Revenue ⁴	June 21, 2029
Effectiveness of Redevelopment Plan ⁵	June 21, 2019
Financial Limitations	
Outstanding Bonded Indebtedness Limit	\$60,000,000
Limit on Receiving Tax Increment	1.75 x Annual Maximum Debt Service
¹ The City Council adopted the Project Area on June 21, 1976 by Ordinance No. 3583. ² The authority to acquire land through eminent domain expired January 9, 1999. ³ The City Council adopted Ordinance MC-1156 on December 1, 2003 eliminating the time limit to incur debt pursuant to SB 211. ⁴ The City Council adopted Ordinance MC-1296 on April 20, 2009 extending the previous time limit to collect tax increment by two years pursuant to SB 1045. ⁵ The City Council adopted Ordinance MC-1296 on April 20, 2009 extending the redevelopment plan effectiveness by two years pursuant to SB 1045.	
<i>Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG</i>	

Redevelopment Plan Limits - Northwest	
Plan Adoption ¹	July 6, 1982
Limitation	
Time Limitations	
Acquisition of Land Through Eminent Domain ²	Expired
Final Date to Incur Indebtedness ³	Eliminated
Final Date to Collect Tax Increment Revenue ⁴	July 6, 2035
Effectiveness of Redevelopment Plan ⁵	July 6, 2025
Financial Limitations	
Outstanding Bonded Indebtedness Limit	\$35,000,000
Limit on Receiving Tax Increment	\$4,500,000 Annually
¹ The City Council adopted the Project Area on July 6, 1982 by Ordinance No. MC-189. ² The authority to acquire land through eminent domain expired July 6, 1994 ³ The City Council adopted Ordinance MC-1157 on December 1, 2003 eliminating the time limit to incur debt pursuant to SB 211. ⁴ The City Council adopted Ordinance MC-1297 on April 20, 2009 extending the previous time limit to collect tax increment by two years pursuant to SB 1045. ⁵ The City Council adopted Ordinance MC-1297 on April 20, 2009 extending the redevelopment plan effectiveness by two years pursuant to SB 1045.	
<i>Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG</i>	



Redevelopment Plan Limits - Tri City	
Plan Adoption ¹	June 20, 1983
Limitation	Plan Limit
Time Limitations	
Acquisition of Land Through Eminent Domain ²	Expired
Final Date to Incur Indebtedness ³	Eliminated
Final Date to Collect Tax Increment Revenue ⁴	June 20, 2036
Effectiveness of Redevelopment Plan ⁵	June 20, 2026
Financial Limitations	
Outstanding Bonded Indebtedness Limit	\$18,000,000
Limit on Receiving Tax Increment	\$60,000,000
¹ The City Council adopted the Project Area on June 20, 1983 by Ordinance No. MC-283. ² The authority to acquire land through eminent domain expired June 20, 1995 ³ The City Council adopted Ordinance MC-1158 on December 1, 2003 eliminating the time limit to incur debt pursuant to SB 211. ⁴ The City Council adopted Ordinance MC-1298 on April 20, 2009 extending the previous time limit to collect tax increment by two years pursuant to SB 1045. ⁵ The City Council adopted Ordinance MC-1298 on April 20, 2009 extending the redevelopment plan effectiveness by two years pursuant to SB 1045.	
Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG	

Redevelopment Plan Limits - South Valle	
Plan Adoption ¹	July 9, 1984
Limitation	Plan Limit
Time Limitations	
Acquisition of Land Through Eminent Domain ²	No Eminent Domain
Final Date to Incur Indebtedness ³	Eliminated
Final Date to Collect Tax Increment Revenue ⁴	July 9, 2036
Effectiveness of Redevelopment Plan ⁵	July 9, 2026
Financial Limitations	
Outstanding Bonded Indebtedness Limit	\$14,000,000
Limit on Receiving Tax Increment	1.75 x Annual Maximum Debt Service
¹ The City Council adopted the Project Area on July 9, 1984 by Ordinance No. MC-387. ² Eminent Domain was not established for South Valle. ³ The City Council adopted Ordinance MC-1159 on December 1, 2003 eliminating the time limit to incur debt pursuant to SB 211. ⁴ The City Council adopted Ordinance MC-1299 on April 20, 2009 extending the previous time limit to collect tax increment by one year pursuant to SB 1045. ⁵ The City Council adopted Ordinance MC-1299 on April 20, 2009 extending the redevelopment plan effectiveness by one year pursuant to SB 1045.	
Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG	



Redevelopment Plan Limits - Uptown	
Plan Adoption ¹	June 16, 1986
Limitation	Plan Limit
Time Limitations	
Acquisition of Land Through Eminent Domain ²	September 7, 2016
Final Date to Incur Indebtedness ³	Eliminated
Final Date to Collect Tax Increment Revenue ⁴	June 18, 2037
Effectiveness of Redevelopment Plan ⁵	June 18, 2027
Financial Limitations	
Outstanding Bonded Indebtedness Limit	\$20,000,000
Limit on Receiving Tax Increment	1.75 x Annual Maximum Debt Service
¹ The City Council adopted the Project Area on June 16, 1986 by Ordinance No. MC-527 ² The City Council adopted Ordinance MC-1183 on September 7, 2004 re-instating the Agency's eminent domain authority for approximately 12 years. ³ The City Council adopted Ordinance MC-1161 on December 1, 2003 eliminating the time limit to incur debt pursuant to SB 211. ⁴ The City Council adopted Ordinance MC-1205 on June 20, 2005 extending the previous time limit to collect tax increment by one year pursuant to SB 1045. ⁵ The City Council adopted Ordinance MC-1205 on June 20, 2005 extending the redevelopment plan effectiveness by one year pursuant to SB 1045.	
Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG	

Redevelopment Plan Limits - Mt. Vernon	
Plan Adoption ¹	June 25, 1990
Limitation	Plan Limit
Time Limitations	
Acquisition of Land Through Eminent Domain ²	November 1, 2013
Final Date to Incur Indebtedness ³	Eliminated
Final Date to Collect Tax Increment Revenue ⁴	June 25, 2041
Effectiveness of Redevelopment Plan ⁵	June 25, 2031
Financial Limitations	
Outstanding Bonded Indebtedness Limit	\$100,000,000
Limit on Receiving Tax Increment	\$950,000,000
¹ The City Council adopted the Project Area on June 25, 1990 by Ordinance No. MC-733. ² The City Council adopted Ordinance MC-1105 on October 1, 2001 extending the Agency's eminent domain authority for approximately 12 years. ³ The City Council adopted Ordinance MC-1160 on December 1, 2003 eliminating the time limit to incur debt pursuant to SB 211. ⁴ The City Council adopted Ordinance MC-1206 on June 20, 2005 extending the previous time limit to collect tax increment by one year pursuant to SB 1045. ⁵ The City Council adopted Ordinance MC-1206 on June 20, 2005 extending the redevelopment plan effectiveness by one year pursuant to SB 1045.	
Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG	



Redevelopment Plan Limits - 40th Street	
Plan Adoption ¹	July 10, 2000
Limitation	Plan Limit
Time Limitations	
Acquisition of Land Through Eminent Domain ²	August 10, 2012
Final Date to Incur Indebtedness ³	July 10, 2020
Final Date to Collect Tax Increment Revenue ⁴	July 10, 2045
Effectiveness of Redevelopment Plan ⁵	August 10, 2030
Financial Limitations	
Outstanding Bonded Indebtedness Limit	\$20,000,000
Limit on Receiving Tax Increment	No Limit
¹ The City Council adopted the Project Area on July 10, 2000 by Ordinance No. MC-1077. ² The City Council adopted Ordinance MC-1077 on July 10, 2000 establishing the Agency's eminent domain authority for 12 years. ³ The City Council adopted Ordinance MC-1077 on July 10, 2000 establishing the Agency's ability to incur debt for 20 years. ⁴ The City Council adopted Ordinance MC-1077 on July 10, 2000 establishing the Agency's ability to collect tax increment for 45 years ⁵ The City Council adopted Ordinance MC-1077 on July 10, 2000 establishing the redevelopment plans effectiveness at 30 years. Source: May 2009 Project Summary Sheet - San Bernardino Redevelopment Agency, 2006 Fiscal Consultants Report - RSG	



APPENDIX 2: GLOSSARY OF HOUSING TERMS



APPENDIX 2

Glossary of Housing Terms

There are many ways in which the Agency may create inclusionary units that satisfy the requirements outlined in CRL Section 33413 including new construction of for-sale and rental housing, substantial rehabilitation, and the purchase of covenants on multifamily rental housing.

New Construction & Substantial Rehabilitation: For-sale (affordable) inclusionary units or inclusionary multifamily rental housing may be created by assisting new construction or providing financing for purchasers of new housing, and by substantially rehabilitating such units per the Law definition. To be counted toward the Agency inclusionary unit need, for sale units must be covered by a 45-year affordability covenant and rental units by a 55-year affordability covenant.

Substantial rehabilitation occurs when the after rehabilitation value of a dwelling is increased by at least 25%. Substantially rehabilitated units must be covenanted for a 45 or 55- year period depending on whether it is a rental or for-sale unit.

Purchase of Covenants: The Agency may use the Housing Fund to subsidize multifamily units that are not substantially rehabilitated or newly constructed, by the purchase of an affordability covenant. The affordability covenants on multifamily units would restrict such units for a period of 55 years. Such units must be occupied by and affordable to very low and low income households. The Agency may only meet up to 50% of their required inclusionary unit need in this manner. Furthermore, 50% of the covenants purchased must be affordable to very low and low income households. Inclusionary units secured by the Agency through the purchase of covenants, substantial rehabilitation, and new construction that are located within the Project Area boundaries can be counted on a one-for-one basis. If the units are located outside of the Project Area they only receive one-half ($\frac{1}{2}$) credit (counted on a two-for-one basis). Mutual self-help housing units receive a $\frac{1}{3}$ credit towards satisfying inclusionary unit production requirements.

Mutual Self-help Housing: Mutual self-help housing refers to very low or low income, owner-occupied housing units where residents have contributed at least 500 hours of work on the unit to ensure safe and sanitary housing. Mutual self-help housing units must be deed restricted for at least 15 years. Each housing production unit must have a covenant recorded with the county pursuant to CRL Section 33334.3 in order to be counted.

DURATION OF AFFORDABILITY COVENANTS

Prior to January 1, 2002: for no less than the period of land use controls established in the redevelopment plan.

After January 1, 2002: for the longest feasible time, but not less than 55 years for rental housing and 45 years for owner occupied housing.

Under CRL Section 33413, rental housing units may be replaced prior to the expiration of the 55-year period with equally affordable and comparable rental units in another location within the City if (i) the replacement units are available for occupancy prior to the displacement of any persons residing in the subject units and (ii) the comparable replacement units are not developed using moneys in the Housing Fund.



Under CRL Section 33413, owner-occupied units may be sold prior to the expiration of the 45-year period for a price in excess of what would otherwise be allowed if the units are subject to an equity sharing agreement or some other program that protects the Agency's investment of Housing Fund moneys. The Agency must deposit the excess proceeds in the Housing Fund and within three years from the date of the sale of the units, spend funds to make affordable an equal number of units at the same income level as the units sold. Only the units originally assisted by the Agency can be counted towards the Agency's obligations under Section 33413.

AFFORDABILITY INCOME AND COST LEVELS

Section 50052.5 of Health and Safety Code defines affordable housing cost as:

- Extremely Low – Not more than 30% of 30% of the County median household income.
- Very Low - Not more than 30% of 50% of the County median household income.
- Low - Not more than 30% of 70% (or 30% of 60% for rental projects) of the County median household income.
- Moderate - Not more than 35% of 110% (or 30% of 120% for rental projects) of the County median household income.

The following tables detail affordable housing costs for rental and ownership units, as well as the number of households by income category, in San Bernardino based on the 2009 San Bernardino County Area Median Income.



Affordable Housing Analysis for Rental Units			
City of San Bernardino			
	Very Low Income	Low Income	Moderate Income
County Median Income (4 Person Household)	\$64,500	\$64,500	\$64,500
% of County Median Income	50%	70%	110%
Annual Gross Income	\$32,250	\$45,150	\$70,950
% of Income to Housing	30%	30%	35%
Annual Housing Cost	\$9,675	\$13,545	\$24,833
Monthly Housing Cost	\$806	\$1,129	\$2,069
Less: Utilities	(\$157)	(\$157)	(\$157)
Available for Monthly Rent	\$649	\$972	\$1,912
Median Rent for a 3 Bedroom Unit ¹	\$1,200	\$1,200	\$1,200
Unfunded Gap (between affordable and median rent)	\$551	\$228	N/A

¹ Zilpy.com

Source: State Income Limits for 2009 published by the California Department of Housing and Community Development; and Zilpy.com

Affordable Housing Analysis for Ownership Units				
City of San Bernardino				
		Very Low Income	Low Income	Moderate Income
County Median Income (4 Person Household)		\$64,500	\$64,500	\$64,500
% of County Median Income		50%	70%	110%
Annual Gross Income		\$32,250	\$45,150	\$70,950
% of Income to Housing		30%	30%	35%
Annual Housing Cost		\$9,675	\$13,545	\$24,833
Monthly Housing Cost		\$806	\$1,129	\$2,069
Less: Property Taxes	1.15%	(\$56)	(\$101)	(\$234)
Insurance	0.30%	(\$53)	(\$53)	(\$53)
HOA fees		(\$200)	(\$200)	(\$200)
Utilities		(\$157)	(\$157)	(\$157)
Available for Mortgage		\$341	\$618	\$1,426
Qualified Mortgage (30 year amortizing loan)	6.50%	\$53,931	\$97,775	\$225,638
Down Payment	5.00%	\$2,838	\$5,146	\$11,876
Total Affordable Home Price		\$56,769	\$102,921	\$237,514
Median Cost of SFR in City of San Bernardino		\$91,288	\$91,288	\$91,288
Unfunded Gap (between affordable price and median cost)		\$34,519	N/A	N/A

Source: State Income Limits for 2009 published by the California Department of Housing and Community Development

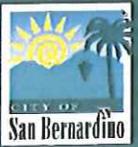


Number Households by Income Category			
City of San Bernardino			
Income Category¹	Income²	Households	% of Total
Very Low	Less than \$34,999	31,040	55.04%
Low	\$35,000 - \$49,900	9,202	16.32%
Moderate	\$50,000 - \$74,999	8,929	15.83%
Above Moderate	More than \$75,000	7,220	12.80%
Total		56,391	100.00%

¹ Based upon a four person household and a median income of \$64,500.

² Very low, low, and moderate incomes may not exceed \$33,300, \$53,300, and \$77,400 respectively. Ranges may not be exact due to the format of available Census data.

Source: State Income Limits for 2009 published by the Californing Department of Housing and Community Development; and 2000 US Census Data



**SAN BERNARDINO COUNTY
 2009 Affordable Income Limits**

(Income figures based on Department of Housing and Community Development Income Limits dated April 2, 2009)

1 Person Household		2 Person Household		3 Person Household		4 Person Household	
Median Income:	\$45,150	Median Income:	\$51,600	Median Income:	\$58,050	Median Income:	\$64,500
Income Category	Annual Income						
Very Low	\$23,300	Very Low	\$26,650	Very Low	\$29,950	Very Low	\$33,300
Low	\$37,300	Low	\$42,650	Low	\$47,950	Low	\$53,300
Moderate	\$54,200	Moderate	\$61,900	Moderate	\$69,650	Moderate	\$77,400

5 Person Household		6 Person Household		7 Person Household		8 Person Household	
Median Income:	\$69,650	Median Income:	\$74,800	Median Income:	\$80,000	Median Income:	\$85,150
Income Category	Annual Income						
Very Low	\$35,950	Very Low	\$38,650	Very Low	\$41,300	Very Low	\$43,950
Low	\$57,550	Low	\$61,850	Low	\$66,100	Low	\$70,350
Moderate	\$83,600	Moderate	\$89,800	Moderate	\$96,000	Moderate	\$102,150



APPENDIX 3: HOUSING PRODUCTION TABLES



APPENDIX 3
Inclusionary Housing Obligations
San Bernardino Economic Development Agency

	40th Street				Central City East				Central City North ¹				Central City South			
	Units Privately Developed	Total Affordable Units Required ³	Very Low Units	Low & Moderate Units	Units Privately Developed	Total Affordable Units Required ³	Very Low Units	Low & Moderate Units	Units Privately Developed	Total Affordable Units Required ³	Very Low Units	Low & Moderate Units	Units Privately Developed	Total Affordable Units Required ³	Very Low Units	Low & Moderate Units
Housing Units Developed ⁴ Adoption through 6/30/1994	0	0	0	0	197	30	12	18	0	0	0	0	11	2	1	1
Affordable Units Built or Covenanted Adoption through 6/30/1994	0	0	0	0		0	0	0		0	0	0		0	0	0
Affordable Units Surplus (Deficit) Adoption through 6/30/1994	0	0	0	0		(30)	(12)	(18)		0	0	0		(2)	(1)	(1)
Housing Units Developed ⁴ 7/1/1994 - 6/30/2004	1	1	1	0	1	1	1	0	0	0	0	0	0	0	0	0
Affordable Units Built or Covenanted 7/1/1994 - 6/30/2004	0	0	0	0		0	0	0		226	222	4		0	0	0
Affordable Units Surplus (Deficit) 7/1/1994 - 6/30/2004	(1)	(1)	(1)	0		(1)	(1)	0		226	222	4		0	0	0
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) ADOPTION THROUGH 6/30/2004		(1)	(1)	0		(31)	(13)	(18)		226	222	4		(2)	(1)	(1)
Housing Units Developed ⁴ 7/1/2004 - 6/30/2009	12	2	1	1	18	3	2	1	0	0	0	0	0	0	0	0
Affordable Units Built or Covenanted 7/1/2004 - 6/30/2009	8	8	0	8		1	0	1		0	0	0		0	0	0
Affordable Units Surplus (Deficit) 7/1/2004 - 6/30/2009	6	(1)	(1)	7		(2)	(2)	0		0	0	0		0	0	0
Housing Units To Be Developed (Est.) ⁴ 7/1/2009 - 6/30/2014	10	2	1	1	15	3	2	1	52	8	4	4	0	0	0	0
Affordable Units To Be Built or Covenanted (Est.) 7/1/2009 - 6/30/2014	10	4	4	6		15	6	9		65	26	39		0	0	0
Affordable Unit Surplus (Deficit) Over 2nd 10 Year Compliance Period (Est.) 7/1/2004 - 6/30/2014	14	2	2	12		10	2	8		57	22	35		0	0	0
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH 6/30/2014		13	1	12		(21)	(11)	(10)		283	244	39		(2)	(1)	(1)
Housing Units To Be Developed (Est.) ⁴ 7/1/2014 - 6/30/2019	12	2	1	1	24	4	2	2	12	2	1	1	0	0	0	0
Affordable Units To Be Built or Covenanted (Est.) 7/1/2014 - 6/30/2019	0	0	0	0		0	0	0		0	0	0		0	0	0
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH 6/30/2019		11	0	11		(25)	(13)	(12)		281	243	38		(2)	(1)	(1)
Housing Units To Be Developed (Est.) ⁴ 7/1/2019 - End of Redevelopment Plans	26	4	2	2	0	0	0	0	16	3	2	1	0	0	0	0
Affordable Units To Be Built or Covenanted (Est.) 7/1/2019 - End of Redevelopment Plans	0	0	0	0		0	0	0		0	0	0		0	0	0
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH THE END OF REDEVELOPMENT PLANS		7	(2)	9		(25)	(13)	(12)		278	241	37		(2)	(1)	(1)

¹ Due to the proposed Amendment to the Redevelopment Plan which will extend the effectiveness of the Plan for the Project Area by 10 years, Project Area will begin to trigger inclusionary housing requirements in 2010-11 pursuant to CRL Section 33333.10.

² Pursuant to CRL Section 33413(d)(1), project areas adopted before 1976 are exempt from the requirement to restrict as affordable to very low, low, and moderate income households.

³ 15% of All Units Developed or Substantially Rehabilitated

⁴ Housing Units Developed / To be Developed include both newly constructed units and substantially rehabilitated units per CRL Section 33400(a)(2)(B).



APPENDIX 3
Inclusionary Housing Obligations
San Bernardino Economic Development Agency

	Central City West				Meadowbrook / Central City ¹				Mt. Vernon Corridor				Northwest			
	Total Affordable Units Privately Developed Required ²	Very Low Units	Low & Moderate Units	Total Affordable Units Privately Developed Required ²	Very Low Units	Low & Moderate Units	Total Affordable Units Privately Developed Required ²	Very Low Units	Low & Moderate Units	Total Affordable Units Privately Developed Required ²	Very Low Units	Low & Moderate Units	Total Affordable Units Privately Developed Required ²	Very Low Units	Low & Moderate Units	
Housing Units Developed ⁴ Adoption - 6/30/1994	6	1	0	0	0	0	100	6	9	15	6	9	111	7	10	
Affordable Units Built or Covananted Adoption Through 6/30/1994	0	0	0	0	0	0		0	2	2	0	2		1	1	
Affordable Units Surplus (Deficit) Adoption Through 6/30/1994	(1)	(1)	0	0	0	0		(6)	(7)	(13)	(6)	(7)		(16)	(9)	
Housing Units Developed ⁴ 7/1/1994 - 6/30/2004	0	0	0	0	0	0	13	2	1	3	2	1	66	5	6	
Affordable Units Built or Covananted 7/1/1994 - 6/30/2004	0	0	0	1	0	1		0	2	2	0	2		86	13	
Affordable Units Surplus (Deficit) 7/1/1994 - 6/30/2004	0	0	0	1	0	1		(2)	1	(1)	(2)	1		75	7	
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) ADOPTION THROUGH 6/30/2004	(1)	(1)	0	1	0	1		(8)	(6)	(14)	(8)	(6)		59	(2)	
Housing Units Developed ⁴ 7/1/2004 - 6/30/2009	0	0	0	0	0	0	11	1	1	2	1	1	36	3	3	
Affordable Units Built or Covananted 7/1/2004 - 6/30/2009	0	0	0	0	0	0		0	0	0	0	0		0	0	
Affordable Units Surplus (Deficit) 7/1/2004 - 6/30/2009	0	0	0	0	0	0		(1)	(1)	(2)	(1)	(1)		(6)	(3)	
Housing Units To Be Developed (Est.) ⁴ 7/1/2009 - 6/30/2014	0	0	0	5	1	0	10	1	1	2	1	1	79	5	7	
Affordable Units To Be Built or Covananted (Est.) 7/1/2009 - 6/30/2014	0	0	0	1	1	0		4	6	10	4	6		79	47	
Affordable Unit Surplus (Deficit) Over 2nd 10 Year Compliance Period (Est.) 7/1/2004 - 6/30/2014	0	0	0	0	0	0		2	4	6	2	4		61	37	
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH 6/30/2014	(1)	(1)	0	1	0	1		(6)	(2)	(8)	(6)	(2)		120	35	
Housing Units To Be Developed (Est.) ⁴ 7/1/2014 - 6/30/2019	0	0	0	3	1	0	11	1	1	2	1	1	29	2	3	
Affordable Units To Be Built or Covananted (Est.) 7/1/2014 - 6/30/2019	0	0	0	0	0	0		0	0	0	0	0		0	0	
Affordable Units Surplus (Deficit) Over 3rd 10 Year Compliance Period (Est.) 7/1/2004 - 6/30/2019	0	0	0	0	0	0		0	0	0	0	0		0	0	
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH 6/30/2019	(1)	(1)	0	0	(1)	1		(7)	(3)	(10)	(7)	(3)		115	32	
Housing Units To Be Developed (Est.) ⁴ 7/1/2019 - End of Redevelopment Plans	0	0	0	2	1	0	25	2	2	4	2	2	35	3	3	
Affordable Units To Be Built or Covananted (Est.) 7/1/2019 - End of Redevelopment Plans	0	0	0	0	0	0		0	0	0	0	0		0	0	
Affordable Units Surplus (Deficit) Over 4th 10 Year Compliance Period (Est.) 7/1/2004 - 6/30/2019	0	0	0	0	0	0		0	0	0	0	0		0	0	
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH THE END OF REDEVELOPMENT PLANS	(1)	(1)	0	(1)	(2)	1		(9)	(5)	(14)	(9)	(5)		109	29	

¹ Due to the proposed Amendment to the Redevelopment Plan which will extend the effectiveness of the Plan for the Project Area by 10 years, Project Area will begin to trigger inclusionary housing requirements in 2010-11 pursuant to CRL Section 33333.10.
² Pursuant to CRL Section 33413(d)(1), project areas adopted before 1976 are exempt from the requirement to restrict as affordable to very low, low, and moderate income households.
³ 15% of All Units Developed or Substantially Rehabilitated
⁴ Housing Units Developed / To be Developed include both newly constructed units and substantially rehabilitated units per CRL Section 33490(a)(2)(B).

San Bernardino Redevelopment Agency
Five Year Implementation Plan: FY 2009-10 through 2013-14



APPENDIX 3
Inclusionary Housing Obligations
San Bernardino Economic Development Agency

	South Valle					Southeast Industrial Park					State College 2					Tri City				
	Units Privately Developed	Affordable Units Required ³	Very Low Units	Low & Moderate Units	Total Units Required ³	Units Privately Developed	Affordable Units Required ³	Very Low Units	Low & Moderate Units	Total Units Required ³	Units Privately Developed	Affordable Units Required ³	Very Low Units	Low & Moderate Units	Total Units Required ³	Units Privately Developed	Affordable Units Required ³	Very Low Units	Low & Moderate Units	Total Units Required ³
Housing Units Developed ⁴ Adoption - 6/30/1994	72	11	5	6	1	1	1	1	0	0	0	0	0	0	365	55	22	33	0	0
Affordable Units Built or Covanted Adoption Through 6/30/1994		0	0	0	0		0	0	0	4		0	4			0	0	0	0	0
Affordable Units Surplus (Deficit) Adoption Through 6/30/1994		(11)	(5)	(6)	(1)		(1)	(1)	0	4		0	4			(55)	(22)	(33)		
Housing Units Developed ⁴ 7/1/1994 - 6/30/2004	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Units Built or Covanted 7/1/1994 - 6/30/2004		74	74	0	0		0	0	0	26		4	22			0	0	0	0	0
Affordable Units Surplus (Deficit) 7/1/1994 - 6/30/2004		74	74	0	0		0	0	0	26		4	22			0	0	0	0	0
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) ADOPTION THROUGH 6/30/2004		63	69	(6)	(1)		(1)	(1)	0	30		4	26			(55)	(22)	(33)		
Housing Units Developed ⁴ 7/1/2004 - 6/30/2009	74	12	5	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Units Built or Covanted 7/1/2004 - 6/30/2009		0	0	0	0		0	0	0	0		0	0			0	0	0	0	0
Affordable Units Surplus (Deficit) 7/1/2004 - 6/30/2009		(12)	(5)	(7)	0		0	0	0	0		0	0			0	0	0	0	0
Housing Units To Be Developed (Est.) ⁴ 7/1/2009 - 6/30/2014	50	8	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Units To Be Built or Covanted (Est.) 7/1/2009 - 6/30/2014		50	20	30	0		0	0	0	144		58	86			0	0	0	0	0
Affordable Unit Surplus (Deficit) Over 2nd 10 Year Compliance Period (Est.) 7/1/2004 - 6/30/2014		30	11	19	0		0	0	0	144		58	86			0	0	0	0	0
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH 6/30/2014		93	80	13	(1)		(1)	(1)	0	174		62	112			(55)	(22)	(33)		
Housing Units To Be Developed (Est.) ⁴ 7/1/2014 - 6/30/2019	62	10	4	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Units To Be Built or Covanted (Est.) 7/1/2014 - 6/30/2019		0	0	0	0		0	0	0	0		0	0			0	0	0	0	0
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH 6/30/2019		83	76	7	(1)		(1)	(1)	0	174		62	112			(55)	(22)	(33)		
Housing Units To Be Developed (Est.) ⁴ 7/1/2019 - End of Redevelopment Plans	86	13	6	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Units To Be Built or Covanted (Est.) 7/1/2019 - End of Redevelopment Plans		0	0	0	0		0	0	0	0		0	0			0	0	0	0	0
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH THE END OF REDEVELOPMENT PLANS		70	70	0	(1)		(1)	(1)	0	174		62	112			(55)	(22)	(33)		

¹ Due to the proposed Amendment to the Redevelopment Plan which will extend the effectiveness of the Plan for the Project Area by 10 years, Project Areas will begin to trigger inclusionary housing requirements in 2010-11 pursuant to CRL Section 33333.10.
² Pursuant to CRL Section 33413(d)(1), project areas adopted before 1976 are exempt from the requirement to restrict as affordable to very low, low, and moderate income households.
³ 10% of All Units Developed or Substantially Rehabilitated
⁴ Housing Units Developed / To Be Developed includes both newly constructed units and substantially rehabilitated units per CRL Section 33406(a)(2)(B).



APPENDIX 3
Inclusionary Housing Obligations
San Bernardino Economic Development Agency

	Uptown				IVDA in San Bernardino				Outside Project Areas			
	Units Privately Developed	Total Affordable Units Required ³	Very Low Units	Low & Moderate Units	Units Privately Developed	Total Affordable Units Required ³	Very Low Units	Low & Moderate Units	Total Affordable Units Required ³	Very Low Units	Low & Moderate Units	
Housing Units Developed ⁴ Adoption through 6/30/1994	38	6	3	3	0	0	0	0	0	0	0	
Affordable Units Built or Covananted Adoption Through 6/30/1994		5	0	5		10	1	9		0	0	
Affordable Units Surplus (Deficit) Adoption Through 6/30/1994		(1)	(3)	2		10	1	9		0	0	
Housing Units Developed ⁴ 7/1/1994 - 6/30/2004	8	3	2	1	164	26	11	15	0	0	0	
Affordable Units Built or Covananted 7/1/1994 - 6/30/2004		2	0	2		81	74	7		0	0	
Affordable Units Surplus (Deficit) 7/1/1994 - 6/30/2004		(1)	(2)	1		55	63	(8)		0	0	
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) ADOPTION THROUGH 6/30/2004		(2)	(5)	3		65	64	1		0	0	
Housing Units Developed ⁴ 7/1/2004 - 6/30/2009	5	1	1	0	124	20	9	11	0	0	0	
Affordable Units Built or Covananted 7/1/2004 - 6/30/2009		0	0	0		97	89	8		0	2	
Affordable Units Surplus (Deficit) 7/1/2004 - 6/30/2009		(1)	(1)	0		77	80	(3)		0	2	
Housing Units To Be Developed (Est.) ⁴ 7/1/2009 - 6/30/2014	5	1	1	0	25	4	2	2	0	0	0	
Affordable Units To Be Built or Covananted (Est.) 7/1/2009 - 6/30/2014		5	2	3		25	10	15		0	0	
Affordable Unit Surplus (Deficit) Over 2nd 10 Year Compliance Period (Est.) 7/1/2004 - 6/30/2014		3	0	3		98	88	10		0	0	
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH 6/30/2014		1	(5)	6		163	152	11		0	2	
Housing Units To Be Developed (Est.) ⁴ 7/1/2014 - 6/30/2019	5	1	1	0	32	5	2	3	0	0	0	
Affordable Units To Be Built or Covananted (Est.) 7/1/2014 - 6/30/2019		0	0	0		0	0	0		0	0	
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH 6/30/2019		0	(6)	6		158	150	8		0	2	
Housing Units To Be Developed (Est.) ⁴ 7/1/2019 - End of Redevelopment Plans	8	2	1	1	70	11	5	6	0	0	0	
Affordable Units To Be Built or Covananted (Est.) 7/1/2019 - End of Redevelopment Plans		0	0	0		0	0	0		0	0	
CUMULATIVE AFFORDABLE UNIT SURPLUS (DEFICIT) (Est.) ADOPTION THROUGH THE END OF REDEVELOPMENT PLANS		(2)	(7)	5		147	145	2		0	2	

¹ Due to the proposed Amendment to the Redevelopment Plan which will extend the effectiveness of the Plan for the Project Area by 10 years, Project Area will begin to trigger inclusionary housing requirements in 2010-11 pursuant to CRL Section 33333.10.

² Pursuant to CRL Section 33413(d)(1), project areas adopted before 1976 are exempt from the requirement to restrict as affordable to very low, low, and moderate income households.

³ 15% of All Units Developed or Substantially Rehabilitated

⁴ Housing Units Developed / To be Developed include both newly constructed units and substantially rehabilitated units per CRL Section 33488(e)(2)(B).



APPENDIX 4: INCLUSIONARY HOUSING UNIT INVENTORY



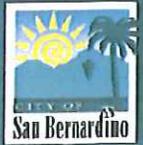
APPENDIX 4
 LIST OF INCLUSIONARY HOUSING UNITS
 SAN BERNARDINO ECONOMIC DEVELOPMENT AGENCY

Type	Projects	Project Area	# Units Very Low		# Units Low		# of Units Mod		Total # of Units W/ CCR's		Covenant Expiration Date
			Total	Credited	Total	Credited	Total	Credited	Total	Credited	
Through 1994											
Homebuyer Assistance	0266 E 27th Street	IVDA	1.0	1.0					1.0	1.0	11/28/2024
Homebuyer Assistance	0636 E Trenton Street	IVDA			1.0	1.0			1.0	1.0	12/12/2024
Homebuyer Assistance	1189 East Chestnut St	IVDA			1.0	1.0			1.0	1.0	3/7/2024
Homebuyer Assistance	1339 N Sierra Way	IVDA			1.0	1.0			1.0	1.0	3/17/2024
Homebuyer Assistance	1649 Seine Avenue	IVDA					1.0	1.0	1.0	1.0	11/23/2023
Homebuyer Assistance	2036 E 17th Street	IVDA					1.0	1.0	1.0	1.0	11/17/2024
Homebuyer Assistance	2604 E 29th Street	IVDA					1.0	1.0	1.0	1.0	12/20/2023
Homebuyer Assistance	2745 Lawrence Avenue	IVDA					1.0	1.0	1.0	1.0	11/3/2024
Homebuyer Assistance	2970 Harrison Street	IVDA					1.0	1.0	1.0	1.0	9/29/2024
Homebuyer Assistance	2980 Harrison Street	IVDA					1.0	1.0	1.0	1.0	2/25/2024
Homebuyer Assistance	0962 West 10th Street	MTV					1.0	1.0	1.0	1.0	12/21/2024
Homebuyer Assistance	1004 West 6th Street	MTV					1.0	1.0	1.0	1.0	2/12/2024
New Construction	1645 Susie Lane	NW					1.0	1.0	1.0	1.0	10/29/2023
Homebuyer Assistance	1405 West Keystone Dr	SC			1.0	1.0			1.0	1.0	1/27/2024
Homebuyer Assistance	5151 North Tamarron Court	SC					1.0	1.0	1.0	1.0	2/14/2024
New Construction	5560 Westwind Drive	SC					1.0	1.0	1.0	1.0	12/31/2023
Homebuyer Assistance	5569 North Magnolia	SC					1.0	1.0	1.0	1.0	1/7/2024
Homebuyer Assistance	1238-1254 Sierra	UPT			5.0	5.0			5.0	5.0	8/6/2023
	Subtotal		1.0	1.0	9.0	9.0	12.0	12.0	22.0	22.0	
1995 & 1996											
New Construction	1682 Pennsylvania Avenue	NW					1.0	1.0	1.0	1.0	6/12/2026
New Construction	1729 Pennsylvania Street	NW					1.0	1.0	1.0	1.0	4/28/2025
Homebuyer Assistance	1153 West Dover Dr	SC			1.0	1.0			1.0	1.0	8/10/2025
Homebuyer Assistance	1437 West Marshall Blvd	SC			1.0	1.0			1.0	1.0	3/25/2026
Homebuyer Assistance	1516 Yardley	SC			1.0	1.0			1.0	1.0	9/10/2026
Homebuyer Assistance	5072 Coyote Lane	SC					1.0	1.0	1.0	1.0	5/20/2026
Homebuyer Assistance	5523 North Cedar Drive	SC					1.0	1.0	1.0	1.0	2/6/2026
New Construction	5535 North Osborne Court	SC					1.0	1.0	1.0	1.0	4/24/2025
New Construction	5583 North Cedar Drive	SC					1.0	1.0	1.0	1.0	10/25/2025
Homebuyer Assistance	2273 North Lugo Avenue	UPT			1.0	1.0			1.0	1.0	10/11/2026
	Subtotal		0.0	0.0	4.0	4.0	6.0	6.0	10.0	10.0	
1997											
Homebuyer Assistance	1139 Hancock	NW			1.0	1.0			1.0	1.0	5/9/2027
	Subtotal		0.0	0.0	1.0	1.0	0.0	0.0	1.0	1.0	
1998											
New Construction	5536 Westwind Drive	SC			1.0	1.0			1.0	1.0	4/27/2028
	Subtotal		0.0	0.0	1.0	1.0	0.0	0.0	1.0	1.0	
1999											
Homebuyer Assistance	0603 West 8th Street	CCN			1.0	1.0			1.0	1.0	9/14/2029
Acquisit/Subst Rehab	1315 Windsor Drive	SC			1.0	1.0			1.0	1.0	1/2/2029
New Construction	1487 West Lake Placid Drive	SC			1.0	1.0			1.0	1.0	8/25/2010
	Subtotal		0.0	0.0	3.0	3.0	0.0	0.0	3.0	3.0	
2000											
Homebuyer Assistance	0721 East 2nd Street	CC			1.0	1.0			1.0	1.0	4/3/2010
Rental Affrd Covenant	0560 North F Street - Pioneer Pa	CCN	1.0	1.0					1.0	1.0	11/1/2055
Multi-Family Construction	1540 W Baseline - SB Senior Hs	NW	73.0	73.0			1.0	1.0	74.0	74.0	5/1/2055
Acquisit/Subst Rehab	1445 Kendall Drive	SC	1.0	1.0					1.0	1.0	10/25/2010
Acquisit/Subst Rehab	1458 Morgan Road	SC					1.0	1.0	1.0	1.0	12/18/2010
Acquisit/Subst Rehab	1466 Sheridan Road	SC					1.0	1.0	1.0	1.0	9/25/2010
Homebuyer Assistance	1470 Creekside Drive	SC					1.0	1.0	1.0	1.0	8/14/2010
Homebuyer Assistance	1478 Creekside Drive	SC					1.0	1.0	1.0	1.0	5/12/2010
Acquisit/Subst Rehab	1487 Lake Placid Road	SC			1.0	1.0			1.0	1.0	8/25/2010
Acquisit/Subst Rehab	1527 Sheridan	SC			1.0	1.0			1.0	1.0	9/1/2010
Homebuyer Assistance	1531 Sheridan Road	SC			1.0	1.0			1.0	1.0	5/16/2010
Acquisit/Subst Rehab	1565 West Windsor Street	SC					1.0	1.0	1.0	1.0	8/3/2010
Homebuyer Assistance	1579 Kendall Drive	SC			1.0	1.0			1.0	1.0	7/7/2010
Acquisit/Subst Rehab	4705 North Windsor	SC			1.0	1.0			1.0	1.0	10/2/2010
Homebuyer Assistance	5172 Lakewood Drive	SC			1.0	1.0			1.0	1.0	10/3/2010
	Subtotal		75.0	75.0	7.0	7.0	6.0	6.0	88.0	88.0	



APPENDIX 4 (Continued)
 LIST OF INCLUSIONARY HOUSING UNITS
 SAN BERNARDINO ECONOMIC DEVELOPMENT AGENCY

Type	Projects	Project Area	# Units Very Low		# Units Low		# of Units Mod		Total # of Units W/ CCR's		Covenant Expiration Date
			Total	Credited	Total	Credited	Total	Credited	Total	Credited	
2001											
Homebuyer Assistance	1380 48th Street # 105	SC	1.0	1.0					1.0	1.0	8/9/2011
Homebuyer Assistance	1462 Sheridan Road	SC			1.0	1.0			1.0	1.0	6/25/2011
New Construction	1468 Lake Placid Drive	SC	1.0	1.0					1.0	1.0	4/9/2011
Homebuyer Assistance	1494 Steamboat	SC	1.0	1.0					1.0	1.0	2/9/2011
	Subtotal		3.0	3.0	1.0	1.0	0.0	0.0	4.0	4.0	
2002											
Rental Affrd Covenant	0602 W 6th Street - Telacu I	CCN	74.0	74.0					74.0	74.0	1/7/2057
Rental Affrd Covenant	0750 West 4th St - Telacu II	CCN	74.0	74.0					74.0	74.0	12/16/2057
Acquisit/Subst Rehab	0664 West 16th Street	IVDA					1.0	1.0	1.0	1.0	8/5/2047
Acquisit/Subst Rehab	1180 Rialto Avenue	IVDA					1.0	1.0	1.0	1.0	4/9/2047
Acquisit/Subst Rehab	1326 Perris Street	IVDA					1.0	1.0	1.0	1.0	12/18/2047
Acquisit/Subst Rehab	1726 N Mountain View Ave	IVDA					1.0	1.0	1.0	1.0	8/15/2047
Homebuyer Assistance	2104 Sunrise Lane # 1-4	IVDA					1.0	1.0	1.0	1.0	4/25/2057
Acquisit/Subst Rehab	1272 West Union Street	MTV					1.0	1.0	1.0	1.0	9/9/2047
New Construction	1617 North Clyde Street	NW			1.0	1.0			1.0	1.0	12/18/2047
New Construction	1657 North Clyde Street	NW					1.0	1.0	1.0	1.0	12/18/2047
Acquisit/Subst Rehab	1856 West 17th Street	NW					1.0	1.0	1.0	1.0	12/20/2047
Acquisit/Subst Rehab	0348 West 13th Street	UPT					1.0	1.0	1.0	1.0	5/21/2047
	Subtotal		148.0	148.0	1.0	1.0	9.0	9.0	158.0	158.0	
2003											
Acquisit/Subst Rehab	1387 Sepulveda A & B	IVDA			1.0	1.0			1.0	1.0	1/2/2048
Acquisit/Subst Rehab	1550 North Pershing Avenue	IVDA					1.0	1.0	1.0	1.0	3/26/2048
Acquisit/Subst Rehab	1198 West 8th Street	MTV					1.0	1.0	1.0	1.0	1/23/2048
New Construction	1631 North Glenview Street	NW					1.0	1.0	1.0	1.0	2/21/2048
New Construction	1642 North Clyde Street	NW					1.0	1.0	1.0	1.0	1/10/2048
New Construction	1668 North Glenview Street	NW					1.0	1.0	1.0	1.0	1/31/2048
New Construction	1669 North Clyde Street	NW					1.0	1.0	1.0	1.0	1/20/2048
Acquisit/Subst Rehab	1804 West 17th Street	NW					1.0	1.0	1.0	1.0	1/24/2048
Acquisit/Subst Rehab	1842 West 17th Street	NW					1.0	1.0	1.0	1.0	1/24/1948
	Subtotal		0.0	0.0	1.0	1.0	8.0	8.0	9.0	9.0	
Through June 30, 2004											
Rental Affrd Covenant	0550 W 5th St - St. Bernardine P	CCN	147.0	147.0	2.0	2.0	1.0	1.0	150.0	150.0	5/4/2019
Rental Affrd Covenant	Telacu III -	SV	74.0	74.0					74.0	74.0	6/16/2059
	Subtotal		221.0	221.0	2.0	2.0	1.0	1.0	224.0	224.0	
Through June 30, 2005											
None											
Through 05/06											
None											
Through 06/07											
Homebuyer Assistance	155 E 2nd Street	IVDA					1.0	1.0	1.0	1.0	7/18/2051
Homebuyer Assistance	199 E King Street	IVDA					1.0	1.0	1.0	1.0	7/21/2051
Homebuyer Assistance	201 E King Street	IVDA					1.0	1.0	1.0	1.0	7/17/2051
Homebuyer Assistance	188 N Allen Street	IVDA					1.0	1.0	1.0	1.0	9/25/2051
	Subtotal		0.0	0.0	0.0	0.0	4.0	4.0	4.0	4.0	
Through 07/08											
None											

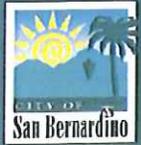


APPENDIX 4 (Continued)
 LIST OF INCLUSIONARY HOUSING UNITS
 SAN BERNARDINO ECONOMIC DEVELOPMENT AGENCY

Type	Projects	Project Area	# Units Very Low		# Units Low		# of Units Mod		Total # of Units W/ CCR's		Covenant Expiration Date
			Total	Credited	Total	Credited	Total	Credited	Total	Credited	
Through 08/09											
New Construction	280 E 49th Street	40th					1.0	1.0	1.0	1.0	12/9/2053
New Construction	263 49th Street	40th					1.0	1.0	1.0	1.0	12/3/2053
New Construction	284 E 49th Street	40th					1.0	1.0	1.0	1.0	12/10/2053
New Construction	275 E 49th Street	40th					1.0	1.0	1.0	1.0	12/15/2053
New Construction	283 E 49th Street	40th					1.0	1.0	1.0	1.0	11/19/2053
New Construction	271 E 49th Street	40th					1.0	1.0	1.0	1.0	6/4/2054
New Construction	279 East 49th Street	40th					1.0	1.0	1.0	1.0	12/2/2053
New Construction	267 East 49th Street	40th			1.0	1.0			1.0	1.0	11/14/2053
New Construction	148-150 E Third Street	CCE					1.0	1.0	1.0	1.0	9/26/2053
New Construction	1517 Lynwood Way	IVDA					1.0	1.0	1.0	1.0	5/5/2054
New Construction	1503 Lynwood Way	IVDA					1.0	1.0	1.0	1.0	2/25/2054
New Construction	1555 Lynwood Way	IVDA					1.0	1.0	1.0	1.0	12/5/2053
New Construction	377 E Gilbert St	IVDA	89.0	89.0					89.0	89.0	3/5/2064
New Construction	3225 Greystone	N/A					1.0	0.5	1.0	0.5	11/18/2053
New Construction	3249 Greystone Road	N/A					1.0	0.5	1.0	0.5	6/19/2054
New Construction	2530 Christine	N/A					1.0	0.5	1.0	0.5	9/4/2053
New Construction	6803 N Shannon Lane	N/A					1.0	0.5	1.0	0.5	7/9/2053
	Subtotal		89.0	89.0	1.0	1.0	15.0	13.0	105.0	103.0	
Adoption Through June 30, 2009	TOTAL		536	536	22	22	49	47	629.0	627.0	



APPENDIX 5: REPLACEMENT HOUSING TABLES



**APPENDIX 5
 INVENTORY OF REPLACEMENT HOUSING UNITS**

Address	Project Area	# of Units Applied	Total # of Bedrooms	Very-Low Units	Low Units	Moderate Units
Replacement Units Through 1999 (under 75% rule)						
2355 Osburn Rd. - Highland Lutheran - Eden Ctr	IVDA	50	50	25	25	
244 52nd st	No	1	2		1	
290 36th st	No	1	2			1
294 55th st	No	1	4			1
360 48th st	No	1	4			1
363 29th st	No	1	2	1		
388 Prospect ave	No	1	3		1	
1389 Alto ct	No	1	4			1
394 Prospect	No	1	3			1
424 Burney st	No	1	3			1
536 Dallas ave	No	1	4			1
537 Dallas ave	No	1	3			1
582 San Carlo ave	No	1	3	1		
583 Dallas ave	No	1	4			1
595 Dallas	No	1	4			1
597 Macy st	No	1		1		
655 Dallas ave	No	1	3	1		
717 La Porte ave	No	1	3			1
724 26th st	No	1	3			1
727 Ramona ave	No	1	2	1		
754 W Northpark Blvd	No	1	3		1	
795 Pepper ave	No	1	4			1
872 31st st	No	1	3			1
895 W Northpark Blvd	No	1	4			1
955 41st St	No	1	3			1
1005 Sunbrook dr	No	1	4	1		
1005 Suncrest Circle	No	1	4		1	
1022 Sunbrook	No	1	4	1		
1042 Suncrest dr	No	1	3		1	
1119 Montrose Ave	No	1	3		1	
1154 15th st	No	1	2	1		
1165 Mesa Verde ave	No	1	3		1	
1195 33rd st	No	1	3		1	
1197 Mesa Verde Ave	No	1	2		1	
1220 14th st	No	1	3	1		
1245 Lynwood dr	No	1	2		1	
1246 Edgemont dr	No	1	2			1
1250 Marshall Blvd	No	1	2		1	
1265 27th st	No	1	3	1		
1284 Edgemont dr	No	1	3			1
1288 Blackstone ave	No	1	2	1		
1423 Colorado ave	No	1	3		1	
1447 Temple st	No	1	4	1		
1488 9th st	No	1	4			1



**APPENDIX 5 (continued)
 INVENTORY OF REPLACEMENT HOUSING UNITS**

Address	Project Area	# of Units Applied	Total # of Bedrooms	Very-Low Units	Low Units	Moderate Units
1488 Temple	No	1	4	1		
1506 Union st	No	1	3	1		
1519 8th st - Ramona Senior Complex	No	44	44	22	22	
1594 California ave	No	1	3			1
1649 Davidson st	No	1	4	1		
1763 Pico ave	No	1	3	1		
2037 Lincoln dr	No	1	2	1		
2267 Greenwood st	No	1	3			1
2346 Elodam ct	No	1	3			1
2349 Atchison st	No	1	3	1		
2354 College ave	No	1	4			1
2419 Deanna dr	No	1	3		1	
2436 G st	No	1	2	1		
2524 E st	No	1	2	1		
2555 Berkeley ave	No	1	2	1		
2556 Union st	No	1	3	1		
2562 I st	No	1	3	1		
2611 F st	No	1	3		1	
2665 White Pine ave	No	1	4			1
2674 White Pine ave	No	1	3			1
2722 White Pine	No	1	4			1
2744 Duffy st	No	1	4	1		
2746 Duffy st	No	1	4	1		
2748 7th st	No	1	4	1		
2761 Genevieve	No	1	3	1		
2765 Arrowhead	No	1	3		1	
2772 Cincinnati st	No	1	3			1
2808 D st	No	1	2	1		
2814 Cincinnati st	No	1	3			1
2815 Gardena st	No	1	4			1
2832 Lincoln dr	No	1	2	1		
2845 Sepulveda ave	No	1	2		1	
2895 Lugo ave	No	1	2	1		
2895 Etiwanda ave	No	1	4			1
2909 Parkside pl	No	1	3		1	
2976 Pinon ct	No	1	3			1
3072 Davidson	No	1	3	1		
3076 Sierra Way	No	1	3		1	
3087 G st	No	1	2			1
3119 Genevieve st	No	1	2			1
3119 Casa Loma dr	No	1	3	1		
3128 Casa Loma dr	No	1	3	1		
3138 Rockford ave	No	1	3		1	
3164 F st	No	1	1	1		



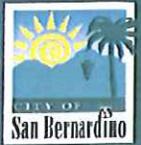
APPENDIX 5 (continued)
INVENTORY OF REPLACEMENT HOUSING UNITS

Address	Project Area	# of Units Applied	Total # of Bedrooms	Very-Low Units	Low Units	Moderate Units
3172 Mary Ann Lane	No	1	3			1
3174 Mansfield ave	No	1	2			1
3275 F st	No	1	2			1
3299 Conejo dr	No	1	2		1	
3389 Mayfield ave	No	1	2	1		
3405 Fairfax dr	No	1	4			1
3456 Sierra Way	No	1	3	1		
3479 Acacia ave	No	1	3			1
3588 Sepulveda ave	No	1	3			1
3655 Mayfield ave	No	1	3			1
3670 Camellia dr	No	1	2			1
3938 Conejo dr	No	1	3		1	
3979 Ferndale ave	No	1	3			1
4253 Mountain View Ave	No	1	3	1		
4579 Pershing	No	1	3			1
4609 Sepulveda ave	No	1	2			1
4724 Pershing ave	No	1	2	1		
4945 E st	No	1	3	1		
4946 Stoddard rd	No	1	4			1
4994 Mayfield ave	No	1	4		1	
5005 D st	No	1	4		1	
5215 Genevieve	No	1	2			1
5216 Revere ave	No	1	4			1
5227 Sierra Mesa rd	No	1	3			1
5294 H st	No	1	4			1
5394 Lantern Crest Dr	No	1	4			1
5473 Aster st	No	1	3		1	
5473 Jesse dr	No	1	3	1		
5534 Mayfield ave	No	1	4		1	
5537 Ladera rd	No	1	4			1
5547 Ladera ct	No	1	4			1
5557 Ladera Rd	No	1	3			1
5605 Surrey Lane	No	1	4			1
5825 Scoth Pine Way	No	1	4			1
5829 Merito Ave	No	1	3	1		
5964 Walnut ave	No	1	3			1
6254 Indigo pl	No	1	3			1
6424 Churchill st	No	1	3		1	
6947 Elmwood rd	No	1	2	1		
7675 Guthrie	No	1	3			1



**APPENDIX 5 (continued)
 INVENTORY OF REPLACEMENT HOUSING UNITS**

Address	Project Area	# of Units Applied	Total # of Bedrooms	Very Low-Units	Low-Units	Moderate-Units
Replacement Units From 1999 through June 30, 2004 (at 100% of same income type or lower)						
721 21st st	CC	1	3			1
123 2nd st	IVDA	1	3	1		
132 King St	IVDA	1	3	1		
185 2nd St	IVDA	1	3		1	
150 King St	IVDA	1	3		1	
120 Rialto Ave	IVDA	1	3	1		
162 Wabash	IVDA	5	6	4	1	
168 Allen St	IVDA	1	3		1	
174 Allen St	IVDA	1	3		1	
186 King St	IVDA	1	3		1	
192 King St	IVDA	1	3	1		
197 27th st	IVDA	1	2		1	
202 Temple st	IVDA	1	3	1		
230-234 E. 14th St (CCLM)	IVDA	1	2	1		
248-252 Wabash	IVDA	1	3			1
267 Olive st	IVDA	1	2	1		
355 23rd st	IVDA	1	6		1	
361 16th st	IVDA	1	3			1
395 Wabash Ave (CCLM)	IVDA	1	2	1		
415 23rd st	IVDA	1	3	1		
448 23rd st	IVDA	1	3	1		
636 Evans st	IVDA	1	3		1	
646 14th St (CCLM)	IVDA	1	4			1
668 14th St (CCLM)	IVDA	1	2	1		
831 K st	IVDA	1	2		1	
951 Crescent	IVDA	6	12	6		
1075 9th st	IVDA	1	3		1	
1090 15th St (CCLM)	IVDA	1	2	1		
1149 Rialto ave	IVDA	1	2		1	
1153 Congress	IVDA	1	4			1
1159 Rialto ave	IVDA	1	3	1		
1229 Rialto ave	IVDA	1	3		1	
1291 Lugo ave	IVDA	1	2		1	
1292 Genevieve St (CCLM)	IVDA	1	2	1		
1331 Mt. View	IVDA	3	3	3		
1359-1361 Oak st	IVDA	2	4	1		1
1364 9th st	IVDA	1	4	1		
1365 9th st	IVDA	1	2		1	
1375 Crescent ave	IVDA	1	3		1	
1441-1449 Mt View	IVDA	2	4	2		



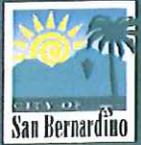
APPENDIX 5 (continued)
INVENTORY OF REPLACEMENT HOUSING UNITS

Address	Project Area	# of Units Applied	Total # of Bedrooms	Very-Low Units	Low Units	Moderate Units
1495 Mountain View (NHS)	IVDA	4	4	2	2	
1501-1503 Pershing	IVDA	2	4	2		
1556 Mt. View	IVDA	1	3	1		
1650 Sierra Way	IVDA	1	3		1	
1662 Sierra Way	IVDA	1	3	1		
1763 Conejo dr	IVDA	1	2		1	
2369 Leroy st	IVDA	1	3		1	
2696 Genevieve st	IVDA	1	3	1		
1139 Perris St (CCLM)	MTV	1	6	1		
222 Rancho Glen Aire	No	131	262	131		
2565 Foothill Sequoia	No	240	480	240		
135 San Anselmo	No	1	3		1	
109 E King St	No	1	3	1		
168 Whipple Mountain rd	No	1	2		1	
202-208 43rd st	No	2	4	1		1
207 28th st	No	1	2	1		
230 30th st	No	1	2	1		
235 Sidewinder Mtn Rd	No	1	3		1	
235 48th st	No	1	3	1		
236 44th st	No	1	2	1		
241 Larkspur dr	No	1	2			1
243 43rd st	No	1	2	1		
244 45th st	No	1	3	1		
245 Iris st	No	1	3	1		
249 Larkspur dr	No	1	2			1
252 48th st	No	1	4	1		
255 36th st	No	1	3		1	
256 Ardmore st	No	1	2		1	
264 44th st	No	1	2	1		
272 Larkspur dr	No	1	3			1
279 48th st	No	1	3	1		
281 27th st	No	1	3	1		
284 44th st	No	1	3			1
291 42nd st	No	1	3		1	
291 44st st	No	1	3	1		
298 39th st	No	1	2		1	
306 48th st	No	1	4			1
323 49th st	No	1	4			1
323 Country Club Lane	No	1	2			1
340 35th st	No	1	2			1
357 Terrace rd	No	1	4		1	
393 28th st.	No	1	2	1		
444 Rancho ave	No	1	4	1		
444 State st	No	1	4	1		
515 Country Club Lane	No	1	2			1
563 25th st	No	1	4		1	
572 25th st	No	1	2	1		
587 Lassen ave	No	1	3		1	
603 Meridian	No	1	3			1
603 Dallas ave	No	1	3		1	



**APPENDIX 5 (continued)
 INVENTORY OF REPLACEMENT HOUSING UNITS**

Address	Project Area	# of Units Applied	Total # of Bedrooms	Very-Low Units	Low Units	Moderate Units
624 28th st	No	1	3	1		
646 36th st	No	1	2		1	
720 Medical Center Dr.	No	1	3			1
734 Dallas ave	No	1	3			1
764 20th st	No	1	2	1		
764 Macy st	No	1	4	1		
772 21st st	No	1	2	1		
808 26th st	No	1	3			1
816 21st st	No	1	2	1		
818 26th st	No	1	2	1		
830 San Carlo	No	1	3		1	
839 30th st	No	1	2	1		
848 31st st	No	1	2			1
864 18th st	No	1	2	1		
872 29th st	No	1	3	1		
907 26th st	No	1	2	1		
908 25th st	No	1	2			1
919 28th st	No	1	2			1
934 Mirada Rd	No	1	2	1		
955 Pico ave	No	1	2	1		
971 27th st	No	1	2			1
1023 Sunbrook	No	1	4			1
1033 25th st	No	1	2		1	
1035 Western ave	No	1	3	1		
1043 24th st	No	1	2		1	
1053 Medical Center dr	No	1	2	1		
1059 56th st	No	1	4			1
1112 15th st	No	1	2	1		
1118 16th st	No	1	2	1		
1153 15th st	No	1	3		1	
1159 16th st	No	1	2		1	
1197 Cummings Way	No	1	2	1		
1221 Lomita rd	No	1	2	1		
1265 Oakwood dr	No	1	2	1		
1266 24th St.	No	1	3		1	
1270 24th st	No	1	3	1		
1275 34th st	No	1	3	1		
1279 Lomita rd	No	1	3	1		
1282 24th st	No	1	3	1		
1287 Colima rd	No	1	2		1	
1297 24th st	No	1	3		1	
1344 Maple st	No	1	3	1		
1349 Reece st	No	1	2	1		
1349 15th st	No	1	3		1	
1361 Arizona ave	No	1	3	1		
1363 13th st	No	1	2	1		
1364 35th st	No	1	3		1	
1415 10th st	No	1	2	1		
1442 Evans st	No	1	3	1		
1463 10th st	No	1	3	1		



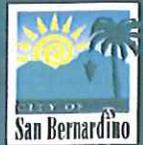
APPENDIX 5 (continued)
INVENTORY OF REPLACEMENT HOUSING UNITS

Address	Project Area	# of Units Applied	Total # of Bedrooms	Very-Low Units	Low Units	Moderate Units
1479 10th st	No	1	3	1		
1480 Marshall, Unit #13	No	1	3			1
1487 15th st	No	1	3		1	
1488 10th st	No	1	3			1
1531 Evans st	No	1	4		1	
1545 Alto dr	No	1	4			1
1557 21st st	No	1	2	1		
1570 21st st	No	1	3			1
1612 Colima rd	No	1	4	1		
1650 Porter st	No	1	3		1	
1690 19th st	No	1	3	1		
1708 Porter st	No	1	3		1	
1711 7th st	No	1	3	1		
1743 Herrington Ave	No	1	3		1	
1768 27th st	No	1	3	1		
1791 Mallory st	No	1	4		1	
1817 Porter st	No	1	3	1		
1820 Pico st	No	1	2	1		
1837 Virginia	No	1	4		1	
1850 Belmont ct	No	1	3			1
1879 Herrington ave	No	1	4			1
1889 Pico ave	No	1	1	1		
1905 Poplar st	No	1	3			1
1911 Deer Creek dr	No	1	3		1	
1955 Clark Mountain rd	No	1	3	1		
1957 14th st	No	1	3	1		
2026 Medical Center Dr	No	1	3	1		
2045 Universal ave	No	1	3			1
2049 15th st	No	1	3	1		
2054 Teak ct	No	1	2			1
2131 Chestnut st	No	1	3			1
2160 Rialto	No	61	61	61		
2170 Hanford st	No	1	3		1	
2180 Grand ave	No	1	3		1	
2195 Hanford	No	1	3	1		
2204 Mill st	No	1	4			1
2214 Chatka Lane	No	1	3	1		
2227 Oregon st	No	1	3	1		
2257 3rd st	No	1	3	1		
2270 Muscupiabe dr	No	1	2	1		
2277 Adams st	No	1	3			1
2321 Spruce st	No	1	3		1	
2330 Serrano rd	No	1	3	1		
2341 Walnut st	No	1	3		1	
2364 San Anselmo	No	1	3		1	
2365 Oregon st	No	1	2			1
2383 Duffy st	No	1	5	1		
2398 Victoria st	No	1	3		1	
2405 San Carlo	No	1	3	1		



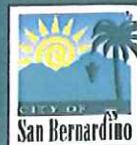
**APPENDIX 5 (continued)
 INVENTORY OF REPLACEMENT HOUSING UNITS**

Address	Project Area	# of Units Applied	Total # of Bedrooms	Very-Low Units	Low Units	Moderate Units
2406 6th st	No	1	3	1		
2423 6th st	No	1	3		1	
2426 San Anselmo ave	No	1	3	1		
2438 Victoria ave	No	1	4		1	
2454 Victoria ave	No	1	3			1
2460 Muscupiabe dr	No	1	3		1	
2462 Victoria st	No	1	5		1	
2473 Duffy st	No	1	4	1		
2476 San Benito ave	No	1	3	1		
2494 San Benito ave	No	1	3	1		
2504 Duffy st	No	1	4	1		
2534 Saint Elmo dr	No	1	3			1
2535 6th st	No	1	3			1
2542 Union st	No	1	4		1	
2543 Flores st	No	1	3		1	
2544 Poplar st	No	1	3	1		
2558 Duffy st	No	1	4			1
2564 Spruce st	No	1	4			1
2574 I st	No	1	3		1	
2576 Pennsylvania	No	1	3	1		
2602 Pennsylvania	No	1	3	1		
2618 Etiwanda ave	No	1	3		1	
2635 Cardamon st	No	1	4			1
2639 San Anselmo	No	1	4			1
2645 7th st	No	1	3			1
2645 Pleasant Way	No	1	3	1		
2648 Etiwanda ave	No	1	4			1
2656 Torrey Pine rd	No	1	4			1
2669 (White) Torrey Pine	No	1	4		1	
2674 Shadow Hills	No	1	1			1
2675 Shadow Hills Dr. #69	No	1	1			1
2686 Mill St - Rancho Meridian	No	142	142	67	39	36
2704 Serrano rd	No	1	3			1
2705 San Anselmo	No	1	4			1
2706 Stoddard	No	1	3	1		
2715 Sunflower ave	No	1	3			1
2716 5th st	No	1	3	1		
2717 6th st	No	1	4	1		
2718 Lincoln dr	No	1	2	1		
2740 Lincoln dr	No	1	3	1		
2745 I st	No	1	2			1
2748 D st	No	1	2			1
2748 H st	No	1	3	1		
2756 Berkeley ave	No	1	2	1		
2760 5th st	No	1	3	1		
2768 Victoria st	No	1	3	1		
2769 Davidson	No	1	2			1
2776 Genevieve st	No	1	3			1



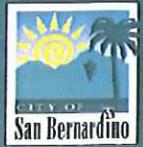
APPENDIX 5 (continued)
INVENTORY OF REPLACEMENT HOUSING UNITS

Address	Project Area	# of Units Applied	Total # of Bedrooms	Very-Low Units	Low Units	Moderate Units
2777 Ladera ave	No	1	3	1		
2783 Arrowhead	No	1	2	1		
2787 Serrano rd	No	1	2			1
2797 "H" st	No	1	2	1		
2798 Lincoln dr	No	1	2	1		
2805 Glenview ave	No	1	4			1
2807 "G" st	No	1	2			1
2808 Patterson Way	No	1	3		1	
2809 Davidson	No	1	2	1		
2811 Mountain View	No	1	3			1
2823 G st	No	1	2	1		
2836 7th st	No	1	4	1		
2839 Acacia ave	No	1	3	1		
2844 Belmont ave	No	1	2			1
2863 Etiwanda	No	1	4	1		
2865 Acacia ave	No	1	3		1	
2865 Colima rd	No	1	4			1
2875 Acacia ave	No	1	3		1	
2879 Pershing ave	No	1	2	1		
2888 Lugo ave	No	1	2	1		
2901 Garner ave	No	1	2		1	
2908 D st	No	1	4	1		
2908 H st	No	1	2		1	
2923 Gardena st	No	1	2	1		
2925 Pershing	No	1	3		1	
2925 Lugo ave	No	1	2	1		
2931 Mt. View ave	No	1	3	1		
2931 Havasu ct	No	1	4	1		
2936 F st	No	1	3	1		
2939 Sierra Way	No	1	3			1
2939 Sepulveda ave	No	1	2		1	
2943 I st	No	1	2			1
2946 Lincoln dr	No	1	3	1		
2947 Genevieve st	No	1	2		1	
2976 G st	No	1	2			1
3015 Sierra Way	No	1	2		1	
3016 Mountain View	No	1	2			1
3028 Pico ave	No	1	3	1		
3047 Davidson	No	1	2	1		
3057 Pico ave	No	1	3	1		
3079 California	No	1	2		1	
3085 Oregon st	No	1	3	1		
3094 Santolinas st	No	1	3	1		
3096 Stoddard st	No	1	2			1
3135 Hidalgo dr	No	1	3	1		
3151 Mountain View	No	1	2			1
3160 Sanchez st	No	1	3		1	
3164 Pershing ave	No	1	3			1
3327 Belle st	No	1	2			1
3364 Pershing	No	1	3	1		



**APPENDIX 5 (continued)
 INVENTORY OF REPLACEMENT HOUSING UNITS**

Address	Project Area	# of Units Applied	Total # of Bedrooms	Very-Low Units	Low Units	Moderate Units
3418 "E" st	No	1	2	1		
3423 Wall ave	No	1	3			1
3472 Mountain ave	No	1	3			1
3535 Arrowhead Ave	No	1	3			1
3539 Golden ave	No	1	2		1	
3548 "D" st	No	1	2			1
3567 Genevieve st	No	1	3	1		
3639 Sierra Way	No	1	3	1		
3649 Belle st	No	1	2			1
3782 Modesto dr	No	1	3	1		
3795 Camellia dr	No	1	2			1
3899 Sierra Way	No	1	3			1
3961 San Benito st	No	1	3			1
4116 Mountain Dr. (County)	No	1	2	1		
4276 Cristy ave	No	1	2		1	
4294 Don Pablo ct	No	1	3			1
4410 Sepulveda ave	No	1	3			1
4482 Acapulco st	No	1	4		1	
4531 Sepulveda ave	No	1	2	1		
4656 D st	No	1	3	1		
4718 D st	No	1	4	1		
4830 Christy ave	No	1	3	1		
5050 D st	No	1	3	1		
5536 Ladera rd	No	1	4			1
5648 Surrey Lane	No	1	3			1
5858 Jesse dr	No	1	3		1	
562 Union st	UPT	1	3	1		
Replacement Units From July 1, 2004 through June 30, 2009						
214 4th st	CCE	1	3			1
217 5th st	CCE	1	3			1
107 2nd st	IVDA	1	3			1
1227 Rialto ave	IVDA	1	1	1		
151 2nd st	IVDA	1	3			1
161 2nd st	IVDA	1	4			1
168 Allen st	IVDA	1	1			1
174 Allen st	IVDA	1	1			1
186 King st	IVDA	1	1			1
Highland Lutheran Senior Hsg	IVDA	20	20	10	10	
114 Via San Luis	No	1	3			1
2619 Via San Miguel	No	1	3			1
2635 Via San Miguel	No	1	4			1
2652 Via San Carlos	No	1	4			1
2655 Via San Miguel	No	1	3			1
2666 Via San Carlos	No	1	4			1
2669 Via San Miguel	No	1	4			1
2674 Via San Carlos	No	1	4			1
3224 Greystone rd	No	1	4			1
3248 Keystone rd	No	1	4			1
766 San Carlo ave	No	1	4			1



APPENDIX 6: DECEMBER 7, 2009 PUBLIC HEARING WRITTEN & VERBAL COMMENTS



PUBLIC COMMENTS AND RESPONSES

December 7, 2009 Public Hearing

WRITTEN COMMENTS

December 4, 2009 Letter from Seventh Street Developers

On November 12, 2009, a conference call with Emil Marzullo, Interim Executive Director, and staff was held with Craig Furniss of Seventh Street Developers to explain how their concerns or issues were addressed by the certain sections in the Draft Implementation Plan and that staff would monitor the specified area for any further blighting conditions or inappropriate land use conditions. A letter of comment was received by the Agency on December 4, 2009 from Craig Furniss of Seventh Street Developers, who wanted to be on record they had a commercial development in the 3rd Ward near the intersection of Waterman Avenue and Commercial Road, and had some recommendations for the Agency and City regarding the use of redevelopment funds and application of redevelopment efforts. When fully occupied, this development is expected to generate almost 350 jobs.

They recommend that the Agency focus on the opportunity to transform a portion of the Auto Plaza Center area into a medical services center. The negative appearance of some of the existing retail buildings along Waterman Avenue hurt the image of the area and tends to deter medical offices from locating there as well as the failing infrastructure consisting of numerous potholes and deteriorating pavement.

Another issue is they addressed is the need to upgrade access to high-speed Internet via fiber optic cable. The need to move electronic data quickly and easily is critical to attract and accommodate medical office facilities. With Loma Linda already locating some of its offices in the area, it would make sense to offer them the utilities that could expand their capabilities.

Finally, they are concerned where their tax increment will be spent.

The Agency reviewed these comments and they are addressed in the Implementation Plan under Programs for infrastructure upgrades and façade improvements as follows:

- **Market Feasibility and Land Use Analyses and Revitalization Strategy:**
Examine existing uses, ownerships, and zoning standards to identify development opportunity sites. Conduct market analysis for commercial revitalization. Review opportunities for grade separation of the rail line. Identify near- and long-term revitalization strategies based on market data and land use factors.
- **Waterman Avenue Corridor Improvements:**
Assembly/demolition/site clearance of various parcels of multiple owners to facilitate new development. FY 10-11 thru FY 12-13. Enter into a study agreement with a developer to study the feasibility of various types of development that would be of benefit to the surrounding neighborhood.
- **Public improvements:**
Install/upgrade signals; interconnecting and synchronizing existing traffic signals; traffic calming; right-of-way acquisition; new street construction; pavement new/rehab; street imp (s/w, c/g, ADA ramps, street lights, landscaping, drainage, irrigation); street realignment, widening,



striping, elevation adjust; adjust D/Ws; sewer replacement/relocation; sewer study for sewer main; install/repair storm drain; channel widening; banner poles; bridge construction, reconstruction, repair; remove abandoned railroad tracks; construct grade separation; construct median; construct bike paths; sound walls.

VERBAL COMMENTS RECEIVED BY STAFF DURING AND BEFORE 31-DAY COMMENT PERIOD PRIOR TO PUBLIC HEARING.

San Manuel Band of Mission Indians (the "Tribe")

Agency staff and the Mayor and Common Council members have been engaged in numerous discussions regarding the possibility and feasibility of redevelopment and development of the Tribe's holdings in the Downtown, specifically the former Penney Department Store and Tire/Battery/Auto Center in the Carousel Mall and other possible investments in the Downtown area and the area by their location of their casino by Victoria Avenue and Highland Avenue in the city. Currently, Agency staff and the Tribe have been working on determining if the former Penney Tire/Batter/Auto Center could be converted into a temporary Omnitrans transit/transfer station for bus patrons.

Discussions continue with Omnitrans staff to determine the bus scheduling changes that would be necessary to implement the temporary transit/transfer station in the Downtown and what other supportive service agencies and city departments would be able to utilize the facility as a community outreach center.

Housing Authority of the County of San Bernardino (the "County Housing Authority")

Agency staff had several meetings with the staff of the County Housing Authority to discuss the future plans of the County Housing Authority with regards to two of their large public affordable housing projects in the City of San Bernardino: 1) Waterman Gardens, and 2) Medical Center. The projects both total approximately 550 dwelling units within the city and are being studied as possible redevelopment and/or substantial rehabilitation projects. The new development being considered is a mixture of single-family and multiple-family residential uses, commercial office, retail/commercial, and retail/service land uses.

Additional subjects of discussion include the possibility of a joint-venture in the development of low/moderate income projects including senior housing, multiple-family housing, and single-family rehabilitation using non-profit development corporations or public financing authorities of both the Agency and the County Housing Authority, the development of joint projects using Neighborhood Stabilization Program funds to address the foreclosures in the city, and the development of projects on major corridors of the city to develop transit-oriented developments (TOD) .

Redevelopment Agency of the County of San Bernardino (the "County Redevelopment Agency") and the Inland Valley Development Authority ("IVDA")

During the past year, Agency staff and the Mayor and members of the Common Council have also had several meetings with the staff of the County Redevelopment Agency and two members of the Board of Supervisors regarding the future development and redevelopment of several County enclaves that are in the City's Sphere of Influence. Discussions and feasibility studies have been exchanged between the Agency and the County for the County enclave along 3rd Street and little 3rd Street by the northern entrance to the San Bernardino International Airport, regarding the lack of certain public improvements,



infrastructure, services, neighborhood identity, and deteriorated housing stock in the predominately low to moderate income area.

Discussions between the agencies (the City/Agency, County Redevelopment Agency, and IVDA) have included the joint use of tax increment proceeds from their respective Housing Fund Accounts and Redevelopment Fund Accounts for the rehabilitation and redevelopment of the area.

Another mutual interest area for the County and City includes the former County enclave of Arrowhead Springs Resort located at the northern boundary of the City accessed via Waterman Boulevard (State Highway 18 to Lake Arrowhead and Big Bear Lake). The 1,900-acre former resort hotel and grounds was an exclusive resort spa and recreation area for the early Hollywood stars and movie producers and is currently for sale to a buyer with the vision and commitment to refurbish/rehabilitate the hotel and spa to its former glory and vibrancy as a destination venue that would include affordable work-force housing, low to moderate income housing, and jobs in related commercial, office, recreational, and tourism developments.

The Waterman corridor through the 40th Street Redevelopment Project Area would be planned and redeveloped to provide a revitalized commercial corridor developed with mixed-use developments including affordable housing projects at certain transit-oriented districts.



Community Development Commission
(Mayor & Common Council)

Patrick J. Morris, Chairperson
Mayor

Esther Estrada, Commissioner
Council Member · Ward 1

Dennis J. Baxter, Commissioner
Council Member · Ward 2

Tobin Brinker, Commissioner
Council Member · Ward 3

Fred Shorett, Commissioner
Council Member · Ward 4

Chas A. Kelley, Commissioner
Council Member · Ward 5

Rikke Van Johnson, Commissioner
Council Member · Ward 6

Wendy McCammack, Commissioner
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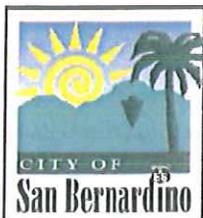
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**ASSEMBLY BILLS 1X 26 and 27: REDEVELOPMENT DISSOLUTION
AND PAYMENT BILLS:
SUMMARY AND KEY IMPLEMENTATION ISSUES**

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I. INTRODUCTION

On June 29, 2011, Governor Jerry Brown signed into law Assembly Bills 1X 26 and 1X 27. AB 1X 26 purports to eliminate all redevelopment agencies throughout California, and transfer responsibility for the wind-down of redevelopment agency activities to a “successor agency,” which in most cases will likely be the city or county that established the redevelopment agency. AB 1X 27 then provides that cities and counties can “voluntarily” make certain payments for the benefit of school entities in the redevelopment agency’s jurisdiction, and thereby save the redevelopment agency from dissolution.

AB 1X 26 and 1X 27 took effect immediately upon signature by the Governor. They have since been challenged by the California Redevelopment Association and League of California Cities through a petition for writ of mandate filed directly with the California Supreme Court on July 18, 2011. CRA and the League additionally requested a stay to halt implementation of these two bills. Notwithstanding the pending legal challenge, these two bills are currently valid law, and most agencies are beginning to make decisions regarding the implementation of the two bills. As agencies make those decisions, they need to be sure to take all steps required by the legislation, and they need to consider a number of issues that could arise as a result of their decisions. This paper does not analyze the many legal flaws in this new legislation, but instead summarizes the terms of the two bills, and then outlines implementation steps that must be taken and issues to be considered if the city or county¹ decides to make the required payments and allow the agency to survive, or the redevelopment agency is dissolved.

II. SUMMARY OF THE LEGISLATION²

A. ASSEMBLY BILL 1X 26: THE DISSOLUTION BILL

AB 1X 26 serves three primary purposes: First, it establishes a number of means for the State and county auditor-controllers to review and challenge or otherwise reverse the steps taken by many redevelopment agencies over the last several months to protect their funds and assets. Second, it requires redevelopment agencies to immediately suspend nearly all of their activities, except to continue to perform under existing obligations of the agency, limit future liability of the agency and to prepare for the impending dissolution and wind-down of the agency. Third, AB 1X 26 calls for the dissolution of redevelopment agencies, which will be replaced with “successor agencies” that will be charged with liquidating redevelopment agencies’ assets and winding down their operations under the supervision of “oversight boards” made up of appointees representing the interests of various taxing agencies in each redevelopment agency’s jurisdiction. The manner in which the bill implements each of these goals is discussed below.

¹ Throughout this paper, references to a “City” also apply to any county that has a redevelopment agency.

² Disclaimer: The Legislature is very likely going to consider clean up legislation that could make substantive or technical amendments to AB 1X 26 and 27. We will update this Summary if and when clean up legislation is passed.

1. Reviewing and Reversing Redevelopment Agency Actions

a. Extending Statutes of Limitation

AB 1X 26 includes a number of mechanisms that allow the State and county auditor-controllers to review, and in some cases challenge or reverse, redevelopment agency actions that have been taken since January 1, 2011 to protect redevelopment agency assets. First, the bill amends Sections 33500 and 33501 of the Health and Safety Code to provide that any agency actions taken by redevelopment agencies since January 1, 2011 that are subject to the validation statutes (such as plan adoptions and certain financings, including issuance of bonds), that were previously subject to a very short statute of limitations (either 30 or 90 days, depending on the action), instead may be challenged at any time within two years of the agency action.³ This change is presumably intended to give the State sufficient time to review the actions taken by redevelopment agencies and cities during the last several months to protect agency assets, and potentially take legal action to reverse the city and agency efforts.

b. State Controller Review of Agency Asset Transfers

The bill directs the State Controller to review the activities of all redevelopment agencies in the State to determine whether an asset transfer has occurred after January 1, 2011 between each redevelopment agency and the city or county that established it. If an asset transfer did occur and the agency that received the assets is not contractually committed to a third party to either spend or encumber those assets, the Controller shall order the available assets to be returned to the redevelopment agency or the successor agency. The legislation declares that the transfer of assets by a redevelopment agency that occurred between January 1, 2011 and the present is deemed to not be in furtherance of the Community Redevelopment Law and is unauthorized.⁴

c. County Auditor-Controller "Procedures Audit"

The auditor-controller of each county is required to conduct a "procedures audit" of each redevelopment agency in its county, to be completed by March 1, 2012.⁵ The audit is intended to establish the redevelopment agencies' assets and liabilities, to document and determine each agency's pass through payments, determine the amount and terms of any redevelopment agency debt, and to certify the initial Recognized Obligation Payment Schedule (described below in Section 4.e. of this paper).⁶ Each county auditor is required to provide the Controller's office with a copy of all audits performed pursuant to this requirement on or before March 15, 2012.⁷

³ Health & Safety Code §§33500, 33501. All statutory references in this memo are to the Health & Safety Code, as amended by AB 1X 26 and 27.

⁴ §34167.5.

⁵ §34182(a)(1).

⁶ §34182(a)(2).

⁷ §34182(b).

2. Suspension of Redevelopment Agency Activities

a. Prohibits Certain Activities

AB 1X 26 adds Part 1.8 to the Community Redevelopment Law. This new Part, which is entitled “Restrictions on Redevelopment Agency Operations,” is intended to immediately prevent redevelopment agencies from incurring new or expanding existing monetary or legal obligations. The new law includes an expansive list of actions that redevelopment agencies are prohibited from taking, which include the following:

i Agencies Cannot Incur New Indebtedness:

Agencies are prohibited from issuing or selling any bonds; incurring indebtedness payable from any agency income or revenues, including but not limited to tax increment; refinancing any existing bonds or indebtedness; taking out any new loans or advances from any source; encumbering any agency property; or pledging or encumbering any agency revenues or assets.⁸

ii Agencies Cannot Enter Into New Agreements or Make New Commitments:

Agencies are prohibited from making loans or advances or entering into agreements to provide funds or financial assistance of any sort to any person or entity for any purpose; entering into any contracts with, incurring obligations or making any commitments to any entity; amending or modifying any existing agreements, obligations or commitments with any entity for any purpose; forgiving all or any part of a loan balance owed to the agency; increasing deposits to the Low and Moderate Income Housing Fund beyond the minimum level that applied to it as of January 1, 2011; transferring funds out of the Housing Fund, except to meet the minimum housing related obligations that existed as of January 1, 2011; or disposing of any agency assets by any means for any purpose.⁹

iii Agencies Cannot Engage in Redevelopment Planning Activities:

Agencies cannot adopt, amend or merge a redevelopment plan; establish or expand boundaries for a redevelopment plan; designate a survey area or alter the boundaries of an existing survey area; approve any program, project or expenditure unless required by law; prepare, amend or modify a preliminary plan; prepare, amend or modify an implementation plan; prepare, amend or modify a relocation plan; prepare, amend or modify a redevelopment housing plan; take any steps toward the development, rehabilitation or construction of housing units unless required to do so by an enforceable obligation; make or modify any findings of blight or declarations that an area cannot be redeveloped by private

⁸ §34162. Section 34162(c) does allow for the issuance of “Emergency Refunding Bonds,” if those refunding bonds are the only available means to avoid a default on outstanding agency bonds. The emergency bonds may only be issued to provide funds for a single debt service payment that is due prior to October 1, 2011 and is more than 20 percent larger than a level debt service payment would be for that bond, and if the principal amount of the bonds is not increased. The emergency bonds must be approved by the county treasurer and the state treasurer.

⁹ §34163.

enterprise alone; provide any relocation assistance unless required by law; or provide any other financial assistance.¹⁰

iv Agencies are Prohibited From Taking Other Miscellaneous Actions:

There are other miscellaneous prohibited actions, including entering into new partnerships; becoming a member in a joint powers authority; imposing assessments; increasing compensation or providing bonuses to officers, employees or contractors; hiring new employees; bringing a validation action in connection with any bond issuance; initiating eminent domain proceedings; or preparing a draft environmental impact report.¹¹

3. Agency Responsibilities—From Present to Oct. 1, 2011

While Part 1.8 purports to prohibit all the activities described above, the legislation then states that until successor agencies (which are described below) are authorized to take over for the redevelopment agencies, redevelopment agencies shall do all of the following:

- Make all scheduled payments for “enforceable obligations” (defined below);
- Perform obligations required pursuant to any enforceable obligations;
- Set aside or maintain reserves required in connection with any agency bonds;
- Preserve all assets and records, and minimize all liabilities of the agency;
- Cooperate with successor agencies in transitioning the agencies’ obligations;
- Take all reasonable measures to avoid triggering a default under any enforceable obligation;
- Within 60 days of the effective date of the bill (August 27, 2011), adopt an “Enforceable Obligation Payment Schedule;”
- By September 30, 2011, prepare a preliminary draft of the initial “Recognized Obligation Payment Schedule” for the successor agency.¹²

a. **Enforceable Obligations—From Present to October 1, 2011**

AB IX 26 includes two separate definitions of “Enforceable Obligations”—one that applies from the effective date of the bill through the time when the

¹⁰ §34164.

¹¹ §34165.

¹² §34169.

successor agency takes over for the redevelopment agency, and a second definition that will apply once the successor agency has assumed the responsibilities of the redevelopment agency.¹³

i Enforceable Obligation—Definition Until October 1, 2011

For purposes of Part 1.8, which applies for the period of time that redevelopment agency activities are suspended (until the city adopts an ordinance committing to make the payment or the redevelopment agency dissolves), “enforceable obligation” includes any of the following:

- Any bonds, as defined by Health & Safety Code §33602, and bonds issued pursuant to Government Code §5850;
- Loans borrowed by the redevelopment agency for a lawful purpose, to the extent they are legally required to be repaid pursuant to a payment schedule or other mandatory repayment terms;
- Payments required by the federal government, preexisting obligations to the State or obligations imposed by State law;
- Judgments, settlements or binding arbitration decisions that bind the redevelopment agency;
- Any legally binding and enforceable agreement or contract that is not otherwise void as violating the debt limit or public policy;
- Contracts or agreements necessary for the continued administration or operation of the redevelopment agency, including agreements to purchase or rent office space, equipment and supplies.¹⁴

ii Enforceable Obligation Repayment Schedule

As noted above, the redevelopment agency is required to adopt an “Enforceable Obligation Payment Schedule” on or before August 27, 2011.¹⁵ After the enforceable obligation payment schedule is adopted, or August 27, 2011, whichever is sooner, the redevelopment agency cannot make a payment unless it is listed in the adopted Enforceable Obligation Payment Schedule.¹⁶ The Enforceable Obligation Payment Schedule must list all the Enforceable Obligations (as described above), and include the following information about each obligation:

- The project name associated with each obligation;

¹³ The second definition of “enforceable obligation,” which applies after the redevelopment agency is dissolved, is set forth in §34171(d) of the legislation, and is described on page 10 of this paper, in subsection III.A.4.f.

¹⁴ §34167(d).

¹⁵ §34169(g)(1).

¹⁶ §34167(h)(a).

- The payee (to whom the obligation is made);
- A short description of the nature of the consideration received by the agency for which the payment is being made;
- The amount of payments obligated to be made, by month, through December 2011.¹⁷

The schedule must be adopted at a public meeting, and must be posted on the agency or city website. The Enforceable Obligation Payment Schedule is subject to review by the State Department of Finance. In order to allow for review of the payment schedule by the Department of Finance, the agency approval of the schedule is not effective for three business days, pending a request for review by the Department of Finance.¹⁸ The agency is required to designate an official to whom the Department of Finance must make requests for review, and provide an e-mail address and phone number for that official. If the Department of Finance requests to review an agency's payment schedule, it shall have 10 days from the request to either approve the schedule or return it to the agency for reconsideration and this action shall not be effective until approved by the Department of Finance. If the Department of Finance returns the schedule to the agency, the agency must resubmit a modified schedule to the Department of Finance for approval, and the schedule will not be effective until approved. In other words, if the Department of Finance reviews and disapproves the agency's schedule, the agency will be unable to make any payments due under any of its enforceable obligations, until a new schedule is reviewed and approved by the Department of Finance.¹⁹

4. Dissolution of Redevelopment Agencies

a. Successor Agencies Take Over

Unless the provisions of AB 1X 27, as described below, are triggered by the adoption of an ordinance agreeing to make the required payment, each redevelopment agency will be dissolved and no longer exist as of October 1, 2011.²⁰ Except for those powers that are repealed by the new legislation, the authority and obligations of the dissolved redevelopment agency, along with all assets, property, contracts, leases, books and records are transferred to and thereafter vested with a "successor agency."²¹ The successor agency is the city or county that formed the redevelopment agency, unless the city or county elects not to serve as the successor entity.²² If the city or county does not want to serve as the successor agency, it must pass a resolution to that effect and file it with the county auditor-controller no later than September 1, 2011.²³ If the city or county opts to not serve as the successor agency, any other city, special district or county within the same county of the former redevelopment agency can serve as the successor agency by adopting a resolution to that effect and filing it with the county auditor-

¹⁷ §34169(g)(1).

¹⁸ §34169(g)(2).

¹⁹ §34169(i).

²⁰ §34172(a)(1).

²¹ §34173(b).

²² §§34171(j), 34173.

²³ §34173(d)(1).

controller.²⁴ The county auditor-controller will designate the first local agency that states its desire to serve as the successor agency.

If no local agency wishes to serve as the successor agency for a dissolved redevelopment agency, a “designated local authority” is formed to serve as the successor agency. Three residents of the county in which the redevelopment agency was located will be appointed by the Governor to serve as the governing board for the authority.²⁵

b. The Oversight Board

The Oversight Board for each successor agency must be formed by January 1, 2012. The Oversight Board must approve most major decisions by the successor agency and gives the successor agency direction in connection with the wind down of redevelopment agency activities. The Oversight Board consists of seven members, which are selected as follows:

- One member appointed by the county board of supervisors;
- One member appointed by the mayor for the city that formed the redevelopment agency²⁶;
- One member appointed by the largest special district in the jurisdiction of the redevelopment agency, based on property tax revenue;
- One member appointed by the county superintendent of schools, or if the superintendent is appointed, by the county board of education;
- One member appointed by the Chancellor of California Community Colleges;
- One member of the public appointed by the county board of supervisors; and
- One member representing the employees of the former redevelopment agency, selected from the employee organization representing the largest number of former redevelopment agency employees and appointed by the mayor.

The Oversight Board may direct the successor agency staff to carry out its direction and the successor agency shall pay for costs of the meeting of the Oversight Board.

²⁴ The legislation could be construed to mean that any city, county or special district in the same county as the redevelopment agency could opt to be the successor entity, if it files a resolution stating its desire to do so, even if the city does not adopt a resolution declining to be the successor agency. This is not the best reading of the statute, and the chance is remote that other agencies will want to serve as the successor agency. However, if a city chooses to dissolve and wants to serve as the successor agency, the safest practice is to adopt a resolution affirmatively stating that the city will serve as the successor agency.

²⁵ §34173(d)(3).

²⁶ The legislation makes reference to certain appointments by the mayor, and does not account for redevelopment agencies that could be formed by a county. In that instance, it is not clear if the county board of supervisors would appointment, and the board chair would be responsible for the additional appointments attributed to the mayor, or if the Oversight Board would be constituted in some other way.

The Oversight Board is considered a public body subject to the Brown Act, Public Records Act and Political Reform Act.²⁷

Starting on July 1, 2016, in each county where more than one oversight board was created because multiple agencies were dissolved, there will be only one Oversight Board from that date forward. The Oversight Board will have similar appointments, but the city and special district appointees will be appointed by committees representing the cities and special districts in the county, respectively, and the employee appointee will be appointed by the recognized employee organization representing the largest number of successor agency employees in the county.²⁸

c. Obligations of Successor Agencies

Starting on October 1, 2011, successor agencies are required to do all of the following²⁹:

- Make all payments due for enforceable obligations.
- Maintain reserves as required in connection with redevelopment agency bonds.
- Perform obligations required pursuant to any enforceable obligations.
- Remit all unencumbered redevelopment agency funds to the county auditor-controller for distribution to the other taxing entities. This includes the unencumbered balance of the Low and Moderate Income Housing Fund.
- Dispose of assets and property of the redevelopment agency. The successor agency is to do this “expeditiously and in a manner aimed at maximizing value.”
- Enforce the redevelopment agency’s rights for the benefit of the taxing entities (this includes collecting loans, rents and other revenues due to the agency).
- Effectuate the transfer of housing functions and assets to the appropriate entity (discussed below).
- Expeditiously wind down the agency’s affairs.
- Continue to oversee the development of agency properties until the contracted work has been completed or contractual obligations of the former redevelopment agency can be transferred to other parties.
- Prepare a proposed administrative budget for consideration by the Oversight Board.
- Prepare a “Recognized Obligation Payment Schedule” for each six month period of the fiscal year, as described in more detail below.

²⁷ §34179(e).

²⁸ §34179(j).

²⁹ §34177.

d. Administrative Budget

The successor agency must develop an administrative budget that is to be approved by the Oversight Board.³⁰ The allowable administrative costs to be included in the budget are limited to 5 percent of the property tax allocated to the successor agency for the 2011-12 fiscal year and up to 3 percent during each fiscal year thereafter, provided that if the percentage amount is less than \$250,000, the agency may spend up to \$250,000 on administrative expenses. The manner in which this section will be implemented is not clear. The successor agency will be allocated property tax to pay the amounts listed on its Recognized Obligation Payment Schedule. However, the successor agency, whether it is the city, county or some other taxing entity, will receive an additional amount of property taxes according to normal tax allocation formulas. Taken literally, the cap should be calculated based on the total amount of property tax received by the successor agency. However, these amounts are a cap, and the administrative budget is subject to approval by the Oversight Board. So the amounts available for administrative costs may be set lower than the cap, at the Oversight Board's discretion.

e. Recognized Obligation Payment Schedule

The successor agency is required to prepare a draft of the Recognized Obligation Payment Schedule by November 1, 2011. The Recognized Obligation Payment Schedule must list the minimum amounts that must be paid by the successor agency over a six month period to fulfill its Enforceable Obligations during that period, with the first schedule covering the period from January 1, 2012 to June 30, 2012. The schedule must also identify a source of payment for each recognized obligation from one or more of the following: (1) the Low and Moderate Income Housing Fund; (2) Bond Proceeds; (3) Reserve Balances; (4) Administrative Cost Allowance; (5) the Redevelopment Property Tax Trust Fund (former tax increment), but only to the extent no other source is available; or (6) other revenue sources. After January 1, 2011, only payments listed in the Recognized Obligation Payment Schedule may be made by the successor agency. Once it is adopted, this schedule will supersede the Statement of Indebtedness, which the redevelopment agency will no longer have to prepare. The initial draft must project dates and amounts of scheduled payments for each Enforceable Obligation for the remainder of the time the redevelopment agency would have been in existence. These projections are required to be reviewed and certified by the county auditor. Once it is certified, the Recognized Obligation Payment Schedule must be reviewed and approved by the Oversight Board, and is then submitted to the county auditor-controller, the State Controller and Department of Finance, and posted on the successor agency's website. This first schedule must be submitted to the auditor-controller, State Controller and Department of Finance by December 15, 2011. Future Recognized Obligation Payment Schedules only need to be approved by the Oversight Board, and submitted to the auditor-controller, State Controller and Department of Finance.³¹

Prior to January 1, 2012, the successor agency is authorized to make payments under the Enforceable Obligation Payment Schedule, which was adopted by the redevelopment agency prior to its dissolution. However, after January 1, 2012, all contracts

³⁰ §34177(j).

³¹ §34177(l).

entered into between the redevelopment agency and the city or county that created it are declared to be invalid by the legislation, and no longer binding on the successor agency, except for (1) written agreements to pay certain debt obligations in connection with issuance of bonds or (2) written agreements between the redevelopment agency and city or county that created it that provided loans or other startup fund for the agency that were entered into within two years of the formation of the agency.³² While the legislation implicitly indicates that redevelopment agencies could continue to act under these city-agency agreements prior to dissolution, it explicitly declares that these agreements are no longer valid after dissolution of the redevelopment agencies, and the successor agencies will not pay any amounts due under these agreements to the city or county. Therefore, to the extent that any of these city/county-agency agreements are included on the Enforceable Obligation Payment Schedule, the successor agency is directed to no longer make payments under those obligations.

f. Enforceable Obligation—Definition After October 1, 2011

Part 1.85, which applies after the redevelopment agency is dissolved, includes a separate definition of “enforceable obligations.”³³ While it is substantially similar to the definition referenced previously, there are a few distinctions. First, this second definition explicitly states that while legally binding agreements are enforceable obligations, the successor agency has the authority, with approval of the Oversight Board, to terminate existing agreements and provide necessary compensation or remediation under the contract. Second, this definition includes amounts owing to the Low and Moderate Income Housing Fund, provided that the repayment schedule is approved by the Oversight Board.³⁴

g. Continuation of Housing Obligations

The city or county that formed the redevelopment agency has the option to retain the housing assets and functions previously performed by the redevelopment agency. However, any unencumbered funds held in the Low and Moderate Income Housing Fund are transferred to the county auditor-controller to be disbursed amongst the other taxing entities.³⁵ If the city or county decides not to retain responsibility for performing housing functions previously performed by a redevelopment agency, the assets, liabilities, rights and responsibilities of the redevelopment agency shall be transferred to a local housing authority, or

³² §34171(d)(2). The legislation does provide that successor agencies and city or county can enter or reenter into agreements with the city or county that formed the agency upon obtaining the approval of its Oversight Board. §34178(a). This caveat was likely included to ensure the successor agency would have a means to retain the staff that served the redevelopment agency, if needed. However, in a case where the successor agency is the city or county, it is not at all clear how the city or county could enter into an agreement with itself, if it is serving as the successor agency.

³³ §34171(d).

³⁴ This addition to the definition of Enforceable Obligations is confusing, since the successor agency is required to remit unencumbered funds in the Low and Moderate Income Housing Fund to the county auditor controller for disbursement to the other taxing entities. It suggests, however, that if the redevelopment agency’s regular fund (its 800 percent fund) owes money to the housing fund as a result of a prior loan to make SERAF payments or for any other reason, the successor entity would be required to repay those loans to the entity that takes over the agency’s housing functions.

³⁵ §§34176(a), 34177(d).

if there is no local housing authority in the agency's jurisdiction, to the State Department of Housing and Community Development.³⁶

h. Oversight Board Authority

The successor agency must receive approval from the Oversight Board before taking any of the following actions³⁷:

- Establishing new repayment terms for any outstanding loans;
- Refunding of outstanding redevelopment agency debt to provide savings or avoid debt service spikes. The agency is not permitted to create additional debt or accelerate debt service;
- Setting aside reserves for outstanding agency bonds;
- Merging project areas;
- Continuing acceptance of grants or other financial assistance, if the assistance is conditioned on the provision of matching funds in an amount greater than five percent;
- If a city or county wishes to retain any property or other assets for future redevelopment activities, the city or county can reach a compensation agreement with the other taxing entities to provide them a share of the value of the property retained. This agreement must also be approved by the Oversight Board;
- Establish the Recognized Obligation Payment Schedule;
- Any agreement between the successor agency and the city or county that formed the redevelopment agency;
- An agreement of the successor agency to pledge, or enter into an agreement to pledge property tax revenues.³⁸

The Oversight Board is also required to direct the successor agency to do all of the following³⁹:

³⁶ §34176(b).

³⁷ §34180.

³⁸ The provision that provides that the oversight board must approve an agreement to pledge property tax revenues is not at all clear. It states that the property tax revenues would be pledged pursuant to Section 34178(b). This subdivision is the provision that allows for certain limited agreements between the redevelopment agency and city or county to remain in place, and the cross-reference does not make sense in this context. It is not at all clear that successor entities would have the ability to continue to pledge property tax revenues, other than to fulfill existing obligations.

³⁹ §34181.

- Dispose of all assets and property of the former redevelopment agency that were funded by tax increment. The Oversight Board may direct the successor agency to transfer ownership of certain public assets, such as roads, school buildings, parks and fire stations, to an appropriate public agency. The disposition of these public assets to the appropriate public agency is to be governed by the agreements that currently govern the use of the asset. It is not at all clear how this exception is to be implemented.
- Cease performance under any agreements that do not meet the definition of “Enforceable Obligations.”
- Transfer affordable housing responsibilities to the appropriate body (city, housing authority or HCD).
- Terminate any agreements between the redevelopment agency and any public entity providing funding for debt service obligations or for the construction or operation of facilities owned and operated by the public entities if the oversight board determines that early termination would be in the best interest of the taxing entities.
- Determine whether any agreements with private parties should be terminated or renegotiated to reduce liabilities and increase revenues to the taxing entities.

Any actions taken by the Oversight Board are subject to review by the Department of Finance, and as a result do not take effect for three business days after their approval. As did the redevelopment agency before it, the Oversight Board is required to provide telephone and email contact information to the Department of Finance, and the Department of Finance may request a review of any Oversight Board action. The Department of Finance has 10 days from the date of its request to either approve the Oversight Board action or return it to the Oversight Board for reconsideration. If the Department of Finance returns the action, it shall not become effective unless it is modified and approved by the Department of Finance.⁴⁰

i. Distribution of Tax Increment

Commencing on October 1, 2011, the redevelopment agency is dissolved, and Section 33670(b) of the Health & Safety Code (the section that calls for the distribution of tax increment to redevelopment agencies) is no longer in effect.⁴¹ The bill instead calls for the creation of a “Redevelopment Property Tax Trust Fund” that is administered by the successor agency, and a “Redevelopment Obligation Retirement Fund” that is administered by the successor agency.⁴²

Starting on October 1, 2011, the county auditor-controller is required to determine the amount of property taxes that would have been allocated to each redevelopment agency had the redevelopment agency not been dissolved. These amounts are placed in the Redevelopment Property Tax Trust Fund. On January 16 and June 1 of each year starting in

⁴⁰ §34179(h).

⁴¹ §34189.

⁴² §34170.5.

2012, the county auditor-controller is required to disburse the funds placed in the Redevelopment Property Tax Trust Fund in the following manner⁴³:

- First, to pay any amounts due to the other taxing agencies through statutory pass through payments or under existing pass through agreements.
- Second, to each successor agency to make the payments listed in its Recognized Obligation Payment Schedule. This amount is deposited in the successor agency's Redevelopment Obligation Retirement Fund.
- Third, to each successor agency to pay its administrative costs as set forth in an approved budget.
- Fourth, any money remaining in the Redevelopment Property Tax Trust Fund after the payments and transfers are distributed to the other taxing entities in each agency's jurisdiction.

If there is not a sufficient amount to pay the required debt service on any redevelopment agency bonded indebtedness after payment of the required pass-through payments, there is a procedure for the successor agency to request that the auditor-controller provide sufficient funding to make the required debt service payments, so long as the redevelopment agency has provided that the pass-through payments would be subordinate to the bonded debt in question. However, the successor agency must notify the auditor-controller that there will not be sufficient funds to make the debt service payment, and the auditor-controller must seek approval from the State Controller before additional funds will be provided.⁴⁴

The successor agency will not control the tax increment funds that were previously allocated to the redevelopment agency. Those funds will be controlled and distributed by the county auditor-controller, and the successor agency will only receive the amounts needed to pay its enforceable obligations over a six month period, and its budgeted administrative costs.

j. Dissolution of Redevelopment Agencies Established as a Joint Powers Authority

AB IX 26 provides that if a redevelopment agency is created as a joint powers authority, then the assets and liabilities of the redevelopment agency are allocated among the entities that formed the redevelopment agency.⁴⁵ If the joint powers agreement addresses the allocation of assets and liabilities, then the assets and liabilities are divided among the various entities based on the terms of that agreement.

If the joint powers agreement does not address the allocation of assets and liabilities, then each of the entities that created the redevelopment agency is allocated a proportionate share of the assets and liabilities of the agency based on the assessed value in the

⁴³ §34183(a).

⁴⁴ §34183(b).

⁴⁵ §34173(c).

portion of the project area in each entity's jurisdiction, as compared to the assessed value of the redevelopment agency's project area as a whole.

It is not clear how this second provision will be implemented. Redevelopment agency assets and liabilities cannot always be converted into a dollar amount. For example, most if not all agencies have ongoing contractual obligations (such as DDAs and OPAs) that could include both assets and liabilities, and obligations to take certain affirmative steps in furtherance of certain projects. While there are clearly costs associated with these types of obligations, it is not clear how those types of commitments should be divided up if the assets and liabilities of the agency will be distributed amongst the various members of the agency on a proportionate basis.

B. AB 1X 27—THE RECONSTITUTION BILL

AB 1X 27 adds Part 1.9 to the Community Redevelopment Law, creating an "Alternative Voluntary Redevelopment Program." The bill declares that, notwithstanding the dissolution provisions added by AB 1X 26, a redevelopment agency may continue to exist and carry out the provisions of the Community Redevelopment Law only upon the enactment of an ordinance by the city council or county board of supervisors declaring that it will comply the provisions of Part 1.9.⁴⁶ The ordinance must be enacted on or before November 1, 2011, unless the time for enactment is extended as provided for in the legislation. After the ordinance is adopted the city or county must notify the county auditor-controller, the State Controller and the Department of Finance of its intent to comply with Part 1.9. If the city or county intends to enact the ordinance after October 1, 2011, it must adopt a resolution to that effect and notify the Department of Finance, State Controller and county auditor-controller of its intent prior to October 1, 2011 in order to delay the dissolution of the redevelopment agency pursuant to Part 1.8 until November 1, 2011.⁴⁷

In order to comply with Part 1.9 and continue the existence of its redevelopment activities, the city or county is required to make certain payments to the county auditor-controller in the 2011-12 fiscal year, and each fiscal year thereafter.

1. Calculation of the 2011-12 Payment

For the 2011-12 fiscal year, the Department of Finance will calculate the payment for each city or county in the State in the following manner⁴⁸:

First, using the State Controller's 2008-09 annual report on redevelopment agencies, the Department of Finance will determine the "net tax increment" that is apportioned to each redevelopment agency, and the "net tax increment" that is apportioned to all redevelopment agencies throughout the State. For purposes of this calculation, "net tax increment" is the agency's tax increment revenue excluding amounts paid in pass-through payments and amounts used to be for tax allocation bonds and interest payments as specified in the Controller's report in

⁴⁶ §34193(a).

⁴⁷ §34193(b).

⁴⁸ §34194(b).

the 2008-09 fiscal year. The Department of Finance will use this information to determine each city's or county's "proportionate share" of the net tax increment received throughout the State.

Second, the Department of Finance will multiply each city's or county's proportionate share of the State-wide net tax increment by \$1,700,000,000, to determine what the city's or county's share of the total required payment would be, if based solely on net tax increment. This is the "net tax increment share."

Third, the Department of Finance will determine the "gross tax increment" that is apportioned to each redevelopment agency, and the gross amount that is apportioned to all redevelopment agencies in the State. This gross amount is also determined based on the 2008-09 State Controller's report, and includes amounts that are used for pass-through payments and tax allocation bond debt service payments. The Department of Finance uses this information to determine each city's or county's "proportionate share" of the gross amount received throughout the State.

Fourth, the Department of Finance multiplies each city's or county's proportionate share of the State-wide gross tax increment by \$1,700,000,000 to determine what each city's or county's share of the total required payment would be if based solely on gross tax increment. This is the "gross tax increment share."

Finally, the Department of Finance will average the net tax increment share and the gross tax increment share, and that average amount will be the payment that each city or county has to make for the 2011-12 fiscal year.

The Department of Finance is required to notify each city or county of the amount calculated for it on or before August 1, 2011, and notify each county auditor-controller of the amount determined for each city or county in its county.⁴⁹

2. Appeal of the 2011-12 Payment Calculation

Each city or county is entitled to appeal the calculation described above to the Director of the Department of Finance on or before August 15, 2011.⁵⁰ There are two permitted bases for appeal: (1) that the information in the Controller's report was in error, or (2) that the percentage of tax increment necessary to pay for tax allocation bonds and interest has increased by 10 percent or more over the percentage required for that purpose as described in the 2008-09 annual report. The Director is required to render a decision on the appeal by September 15, 2011, though she can extend the decision deadline until October 15, 2011 upon notification of the city or county and the county auditor controller. If the Director extends the deadline for her decision, then the city or county will have until December 1, 2011 to adopt the ordinance stating its intent to comply with Part 1.9.

If the Director approves the appeal because the amount required to make bond and interest payments has increased by 10 percent or more, then the Director will recalculate the city or county's payment amount by reducing the city or county's "net tax increment share" so

⁴⁹ The Department of Finance did release the calculations on August 1, 2011 as required.

⁵⁰ §34194(b)(2)(L).

that the current amount paid is no more than a 10 percent increase over the amount used in the calculation of the net tax increment share.⁵¹

3. Calculation of the Annual Payments Starting in 2012-13

Starting in the 2012-13 fiscal year, each city or county is required to make a payment equal to the sum of the following:

- A base payment that is equal to the city or county's payment in the 2011-12 fiscal year, multiplied by the ratio of \$400,000,000 to \$1,700,000,000. In other words, the payment amount will be based on the city or county's proportionate share of a \$400,000,000 annual payment, if all cities and counties in the State participated in this program. The base payment is adjusted on an annual basis based on the percentage growth or reduction in the "adjusted amount of property tax increment revenue." The "adjusted amount of property tax increment revenue" is the amount of tax increment received, less any amount paid in debt service or other payments based on debt incurred on or after November 1, 2011.⁵²
- An amount equal to 80 percent of the "total net school share" of any debt service or other payments for debt incurred on or after November 1, 2011, excluding debt service payable from the low and moderate income housing fund. The "total net school share" is the percentage amount of property tax increment revenues, less any pass through payments, that school entities would have received in absence of redevelopment, from the jurisdiction of the redevelopment agency. AB 1X 27 indicates that the Legislature intends to enact legislation that could reduce this second part of the annual payment, if the amounts are used for projects that advance the achievement of State-wide goals with respect to transportation, housing, economic development and job creation, environmental protection and remediation, and climate change.⁵³

The city or county is required to notify the Department of Finance, the State Controller and the county auditor-controller of the annual amount required on or before November 1 of each year. Each of these entities is authorized to audit and verify the amount calculated by the city or county. If any of these entities determines that the amount paid was miscalculated, the auditor-controller will adjust the next payment to reflect the correct amount of payment.⁵⁴

4. Timing of Payments

One half of each total payment is due by January 15 of each year, and the remaining half is due by May 15 of each year. Therefore, the first half of the 2011-12 payment must be made by January 15, 2012, with the remainder to be paid on May 15, 2012. The annual payments will be made in the same manner each year thereafter. If the city or county fails to

⁵¹ §34194(b)(2)(L)(ii).

⁵² §34194(c)(1).

⁵³ §34194(c)(2).

⁵⁴ §34194(c)(3).

make the payment by the required date the county auditor-controller will notify the Department of Finance, and the Department of Finance may determine that the redevelopment agency shall be subject to the dissolution provisions of Part 1.8 and Part 1.85.⁵⁵

5. Use of Payments

The amounts paid to the county auditor-controller by the city are primarily distributed amongst the school districts, county offices of education, charter schools and community college districts that serve the redevelopment agency project area, with a smaller amount going to special districts in the agencies' jurisdictions.⁵⁶ The distribution of funds in a manner that will purportedly benefit the project area is presumably intended to protect against assertions that the payments are not being used for a "redevelopment purpose," while at the same time giving the State a means to reduce its obligations to backfill minimum funding amounts owed to the schools.

6. Agency Funding to Pay Remittance Amount

As noted above, the amount to be paid under AB 1X 27 is paid by the city or county, and not the redevelopment agency. However, the legislation does provide that the city or county may enter into an agreement with the redevelopment agency whereby the agency can transfer a portion of its tax increment to the city or county in an amount not to exceed the amount required to be paid by the city or county, for the purpose of financing activities within the redevelopment project area that are related to accomplishing the redevelopment agency project goals.⁵⁷ For the 2011-12 fiscal year, the redevelopment agency is not required to make its allocation to the Low and Moderate Income Housing Fund. Before it may exempt itself from making this allocation, the redevelopment agency must make a finding that there are insufficient other moneys to meet its debt and other obligations, current priority program needs or its obligations under 34194.2.⁵⁸

7. City or County Failure to Make a Required Payment

If the city or county fails to make a required payment in any year, and the Department of Finance determines that the city or county should be subject to the dissolution provisions in Parts 1.8 and 1.85, then (1) the city or county will no longer be authorized to

⁵⁵ §34194(d).

⁵⁶ §34194.1.

⁵⁷ §34194.2. This requirement that the funding be used by the city for redevelopment purposes that benefit the project area is cause for some concern, in that it exposes the city to some risk that a tax payer could argue that the funds paid by the agency to the city must be used for the limited purposes set forth in the Community Redevelopment Law, and cannot be used simply to make the payment directly, or backfill the general fund for payments made by the city. However, if AB 1X 27 survives legal challenge, then cities and counties should argue that the Legislature has declared that the payments themselves in fact achieve a "redevelopment purpose," and that the city is therefore entitled to use the agency funds to make the payment directly. The Legislature clearly drafted the language this way to provide an argument that the funding is being used for a redevelopment purpose and therefore the use of funds for this purpose does not constitute a violation of Article 16, §16 of the California Constitution (the section that authorizes use of tax increment for redevelopment purposes only). If the legislation survives that challenge, cities and counties should be able to use the agency payment to make the remittance payments directly.

⁵⁸ §34194.3.

engage in the voluntary redevelopment program pursuant to Part 1.9 and the redevelopment agency will immediately be subject to the dissolution provisions; and (2) the State will be entitled to an assignment of any rights of the city or county to any payments from the redevelopment agency, including but not limited to payments from loan agreements.⁵⁹

III. ISSUES FOR CONSIDERATION IN IMPLEMENTING THE LEGISLATION

A. DECIDING WHETHER TO MAKE THE PAYMENT

As cities, counties and redevelopment agencies decide whether to make the payment or allow the agency to dissolve, there are a number of steps the city and agency must take in following either course of action, and a number of issues to be aware of as they proceed with implementation of the requirements of these two bills.

The decision of whether or not to make the required payment is largely a financial one. First, the city and agency must determine whether or not they have the ability to make the payment for 2011-12, and whether they will be able to make the payment in future years. Assuming that the agency can make the payment, the agency must weigh the benefit of continuing its redevelopment program and continuing to receive tax increment (less the required payments) against the additional general fund revenue that the city would receive in the event that the agency was dissolved. Cities, counties and agencies have access to the financial information necessary to calculate the payment for 2011-12 and the base payment for 2012-13.

A number of components of the calculations are unclear, and as a result financial consultants will not be able to predict the payments with complete certainty. Agencies are currently going through the appeal process, and there are a number of outstanding questions over the manner in which the Department of Finance has made the required calculations. However, the Department of Finance calculations for the 2011-12 payment and the base payment for 2012-13 that can be calculated from the Department of Finance numbers should give cities, counties and agencies the initial information necessary to make a policy decision on whether or not to adopt the ordinance and make the payment for at least the coming year.

In making this decision, however, there are a number of other issues that the agency and city should consider that are not easily quantifiable. If the city decides to adopt the ordinance, it will need to consider the additional amount that the agency is likely to pay to schools in future years, and how that amount will increase over time. If the agency dissolves, the city will have to consider what will happen to the agency's assets if it dissolves, including bond proceeds, agency-owned property and outstanding amounts owed to the redevelopment agency, among other things. The city will also have to consider additional liability exposure that it may assume as the successor agency, and additional financial obligations that it may take on if it assumes the agency's housing obligations. Lastly, under either approach, the city and agency need to be aware of all the steps and questions that will arise as a result of either option. These are discussed in greater detail below.

⁵⁹ §34195.

II. Issues for Consideration if the City Makes the Payment

1. The City Adopts the Payment Ordinance

Before the agency can continue to operate in a normal manner, the city must adopt the ordinance declaring that it will make the required payments. As soon as the ordinance is adopted,⁶⁰ the terms of the Dissolution Bill will no longer apply to the redevelopment agency, and the agency can continue normal operations. If the city is unable to adopt the ordinance prior to October 1, 2011, the city must first adopt a "resolution of intention" stating its intent to adopt the ordinance, and provide notice of the ordinance and the resolution if applicable to the county auditor, State Controller and Department of Finance. The resolution of intention, if adopted prior to October 1, 2011, will extend the deadline for adoption of the ordinance to November 1, 2011.

2. Adopt an Enforceable Obligation Payment Schedule

If the city is unable to adopt the ordinance by August 28, 2011 (60 days after the effective date of the legislation) then the agency will not be able to spend any funds unless it adopts an Enforceable Obligation Payment Schedule. The agency should therefore be prepared to adopt the Enforceable Obligation Payment Schedule if the city is not be able to adopt the ordinance prior to August 28. Any agency expenditures to be made between August 28 and December 31, 2011 must be included on the payment schedule, and the agency will need to comply with the payment schedule until the time that the city adopts its ordinance. The schedule should therefore be comprehensive and should include any and all payments the agency will have to make, including payments to the city. The redevelopment agency should be mindful, however, that the Department of Finance has the right to review and either approve or disapprove the schedule, with no express ability for the agency to appeal. If the Department of Finance refuses to approve the schedule the agency cannot make payments until the schedule is revised and approved by the Department of Finance. This could delay the agency's ability to make necessary payments and agencies should keep this possibility in mind when developing the schedule. Lastly, the agency must adopt the schedule at a public meeting and post it on the agency's website.

3. Prepare to Appeal the Department of Finance Payment Calculation

Cities, counties and agencies should be prepared to appeal the calculation of the payment that is received from the Department of Finance. Any appeals of the calculation must be submitted to the Director of the Department of Finance on or before August 15, 2011. The payment amount can be appealed and potentially reduced if the information in the Controller's

⁶⁰ The legislation declares that the terms of the Dissolution Bill no longer apply after the ordinance is "enacted," but does not specifically state what action constitutes the enactment of the ordinance. In discussing ordinances elsewhere in the California Codes, the Legislature has referred to the "adoption" of ordinances, or the "effective date" (30 days after adoption), but has not stated what constitutes enactment of a local ordinance. However, in the context of State legislation, the California Constitution makes clear that a statute is enacted when the Legislature or Governor takes the final affirmative step to pass a bill into law. (*See, e.g.,* Cal. Const. Art. IV, §§8(c), 10(a).) We think that, based on analogy to State legislative enactments, the most reasonable interpretation of this provision is that "enactment" refers to the final action taken by a city council or county board of supervisors on the ordinance, which is the adoption of the ordinance after second reading.

Report that serves as a basis for the payment calculation is in error, or if the percentage of tax increment necessary to pay for tax allocation bonds and interest payments has increased by 10 percent or more over the percentage needed based on the 2008-09 Controller's Report. This percentage increase could occur if the agency has issued new tax allocation bonds since 2008-09, if the debt service is structured in a way that it has increased significantly since 2008-09, or if the assessed values in the project area have decreased in relation to the agency's debt service paid on tax allocation bonds.⁶¹ Department of Finance will not factor these adjustments into their calculation, so agencies should be prepared to file their appeal as quickly as possible following the receipt of the payment amount.

4. Prepare October 1 Statement of Indebtedness

The redevelopment agency's statement of indebtedness is due on October 1, 2011. It is important for agencies to make sure that they include all debts of the agency going forward on this statement of indebtedness, including all debt owed to the city for administrative and overhead costs.

In future years the agency will have to pay to the school entities both the base amount, and an additional amount which is equal to 80 percent of the school entities' share of debt service payments paid on "new debt," excluding debt paid from the housing fund. The legislation defines "new debt" as any debt that is displayed on the statement of indebtedness filed after October 1, 2011 that was not displayed on the statement of indebtedness filed on October 1, 2011. The statement of indebtedness is not just limited to bonded indebtedness of the agency. It includes all debt that serves as a basis for the agency's receipt of tax increment. Any new debt added after October 1, 2011 will potentially increase the amount that agencies will have to pay schools under this new law. Agencies should therefore be sure to include all debt they have incurred on their 2011 statements of indebtedness. Additionally, to the extent that agencies are in the midst of transactions that would increase their indebtedness, they should complete those transactions if possible and include the debt on this year's statement of indebtedness to avoid the additional payment obligation.

⁶¹ Based on the appeal form released by Department of Finance, it does not appear that it will grant appeals based on reductions in assessed value in the project area, notwithstanding the bill language. However, agencies still have the option of appealing on this basis.

5. Agency and City May Enter Into Agreement

The legislation provides that the city must make the “voluntary” payment required under AB 1X 27. However, the redevelopment agency may enter into an agreement with the city that allows the agency to transfer a portion of its tax increment to the city that is equal to the amount the city must pay to the school entities. The legislation provides that this payment must be used to finance “activities within the project area that are related to accomplishing the redevelopment agency project goals.” This language is a cause for concern, because it suggests that the city may only use funds received from the agency pursuant to this agreement for limited purposes. There is, as a result, some risk that the city could be required to spend funds passed through by the agency in accordance with the Community Redevelopment Law. While we believe that the payments do not constitute redevelopment under Article 16, Section 16 of the California Constitution, agencies can credibly take the position that the State is mandating these payments in order for the redevelopment agency to survive, and as a result by allowing the city to backfill the payments to the county auditor with tax increment, the city, county and agency are spending those funds in furtherance of the redevelopment plan. Cities and agencies that are going to make the payment should make every effort to complete this agreement prior to October 1, 2011 and include the payments from the agency to the city on this year’s statement of indebtedness so that it is not construed as “new debt” triggering an additional payment to the schools.

6. Redevelopment Agencies Established Through Joint Powers Authorities Must Consider How Payment Is to Be Made

Redevelopment agencies that have been established pursuant to special legislation, for example, for certain military base reuse redevelopment projects, will have to give additional consideration to how to implement this legislation. While the legislation calculates payment amounts for all redevelopment agencies, it only allows that cities and counties can make the payments. A number of redevelopment agencies have been established by joint powers authorities pursuant to special legislation. AB 1X 27 does not address how payments applicable to these redevelopment agencies should be made. However, to the extent that these redevelopment agencies want to continue to operate, they should plan to make the payment to the county auditor, either through the joint powers authority or by allocating responsibility for the payment to the individual cities. The failure to include joint powers authorities was very likely an oversight, since the intent of the bill is clearly to enable all agencies to pay their share of the \$1.7 billion needed by the State to balance its budget. However, agencies established by joint powers authorities should be aware of this gap in the bill language and should be prepared to address it when adopting the ordinances that commit to make the payment, and in entering into the agreements that allow the redevelopment agency to pass that amount through to the entity or entities that actually make the required payments.

7. Failure to Make Future Year Payments

The city or county will not only have to make a payment in the first year, but will have to make annual payments thereafter during each year that the agency collects tax increment. As discussed above, each future payment amount is a sum of the agency’s proportionate share of \$400 million, adjusted on an annual basis based on increases or decreases in tax increment

received by the agency, plus an additional amount calculated based on the schools' proportionate share of new non-housing debt incurred by the redevelopment agency after October 1, 2011. The city or county must pay half the amount due each year before January 15 and half the amount before May 15. If the city or county fails to make the payment in the required time frames, the county auditor will alert the Director of the Department of Finance, and the Director can determine that the agency should be dissolved.

AB IX 27 additionally provides that if the city or county fails to make the required payment, the State shall be entitled to an assignment of any rights of the city or county to payments from the redevelopment agency, "for purposes of mitigating the fiscal impact to the State related to the failure of the city or county to make the required remittance payment." This provision is particularly odd because (1) the legislation provides that upon dissolution of the agency all city-county/agency agreements will be terminated, with two limited exceptions, and (2) the annual payments made after fiscal year 2011-12 do not benefit the State, so there is no need to mitigate the fiscal impact of dissolution. The annual payments after 2011-12 are not counted as property tax received by the schools, and as a result do not reduce the State's obligation to provide backfill funding to the schools pursuant to Proposition 8. As a result, there would not appear to be any fiscal impact to the State in need of mitigation if the agency dissolved in later years. Nevertheless, in the event that an agency plans to dissolve in future years, the city and agency should evaluate the status of any outstanding city-county/agency agreements, to get a sense of which of those agreements would be at risk if the agency were dissolved.

B. ISSUES FOR CONSIDERATION IF THE AGENCY IS GOING TO DISSOLVE

If the city is going to allow the agency to dissolve, there are a number of issues the agency will want to consider, and steps that must be taken as part of the dissolution process. The issues and steps to be taken are outlined below.

1. Adopt the Repayment Obligation Schedule

The agency will have to adopt the Repayment Obligation Schedule, as it is required to meet any existing commitments or making any required payments prior to dissolution. The agency should begin to prepare this schedule, and adopt it prior to August 28.

2. Conduct an Accounting of All Outstanding Contracts

The agency should review all outstanding contracts, determine what obligations of the agency remain, and determine whether it is likely that the successor agency will be in a position to fulfill the remaining obligations under these contracts. Many of the agency obligations will likely include performance of obligations under owner participation agreements, disposition and development agreements, and other commitments. This will be an important step in transitioning responsibility to the successor agency.

3. Evaluate Agency Assets

The agency may have a number of assets that are needed to fulfill outstanding obligations. Additionally the city may want or need to acquire certain properties owned by the agency to continue community projects. The legislation does provide a mechanism that, while not very clear, is intended to provide for the conveyance of certain "public assets" to the appropriate public agency.⁶² The city should take this provision into consideration when deciding how the assets should be distributed. The city should evaluate those assets and develop a strategy for retaining or acquiring the assets from the successor agency.

4. Consider Whether the City Wishes to Serve as the Successor Agency; Adopt Resolution Declaring Intent

The city does not have to serve as the successor agency. There is certainly some benefit to serving as the successor agency, in that the city staff will be able to implement the wind-down and have some control over that process. However, there is also additional risk that the city will absorb additional costs beyond the amount of funds that are available for administration and staffing. The legislation does state that the successor agency's liability is limited to the amount of property tax that it receives under the terms of the legislation.⁶³ However, if the successor agency is sued as a result of its efforts to wind down the redevelopment agency, it seems that the city (as successor agency) would have an obligation to defend that lawsuit. There does not appear to be a clear mechanism for the successor agency to provide the funding necessary to defend such a lawsuit, and the Oversight Board has a clear interest in minimizing the expenses of the successor agency, to increase the amount of property tax available for distribution to the other taxing agencies. The city could be put in a position where it is obligated to defend a lawsuit arising from decisions of the Oversight Board, because the city is technically the "successor agency." The city should weigh these factors when deciding whether or not to serve as the successor agency. Whether the city opts to serve as the successor entity or not, it should adopt a resolution declaring its intent as soon as possible, and in any event, prior to September 1.

5. Consider Whether to Retain Housing Assets and Functions

The city has the option of electing to "retain the housing assets and functions previously performed by the redevelopment agency."⁶⁴ However, the city will not receive any tax increment funds to perform the agency's housing functions. The city would likely receive money owed to the housing fund, including payment on any outstanding residual receipts, loans, and in all likelihood, loans owed to the Housing Fund, including money borrowed to make the SERAF payments to the State from the last budget cycle. If the city opts to retain these assets, it should be able to complete the implementation of pending projects, to the extent that the Agency

⁶² §34181(a).

⁶³ §34173(a).

⁶⁴ §34176(a).

has available and previously encumbered the funding for those projects. The city may have a dispute with the Oversight Board as to whether or not funds in the Low and Moderate Income Housing Fund that have not been disbursed have been encumbered or not, but the city should be in a position to protect those funds, if they are encumbered for a specific project and the developer has been acting in reliance on the availability of those funds.

In electing to retain the housing functions, the city would also retain responsibility for monitoring and enforcing the terms of any affordable housing covenants that were previously recorded for the benefit of the agency. However, the city would not receive low-mod funds to help pay the costs for monitoring and enforcement. There would be an added cost to the city to continue these responsibilities. Cities that assume the agency's housing assets and functions will be taking on added costs without a source of revenue to fund those costs, and potential risk of liability for failure to properly enforce outstanding covenants.

6. Joint Powers Authorities Will Have to Plan for Dissolution

For an agency that is established as a joint powers authority, the member entities should develop a plan regarding how to divide the assets and liabilities of the redevelopment agency. As discussed in Section II.A.4.j of this paper (on page 13) regarding the application of the dissolution bill to joint powers authorities, the legislation does not clearly outline how the agency's obligations, assets and liabilities will be divided amongst the member entities. It will likely take time to develop an appropriate way of dividing up the agency's assets and liabilities, and allocating responsibility to the member agencies, so joint powers authorities that think they will dissolve should commence this step as early as possible.