

**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY**

Special Meeting

Simi Valley City Hall
2929 Tapo Canyon Road
Simi Valley, CA 93063
August 28, 2012
9:00 a.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Agenda Review
5. Public Statements

Time allotted for public statements or comments on all items on the agenda. Each individual speaker is limited to three (3) minutes.

6. Approval of Minutes:

Consideration of Resolution Approving the Minutes of the June 4, 2012 Meeting of the Oversight Board

7. Consent Calendar: None

8. Continued Business: None

9. New Business:

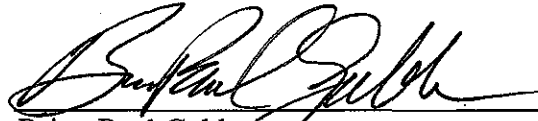
- 9A. Consideration of Resolution Approving the Recognized Obligations Payment Schedule (ROPS) for the period of January 1, 2013 through June 30, 2013

- 9B. Information Regarding the Due Diligence Review as Mandated by Assembly Bill 1484

OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY

August 28, 2012

10. Board Comments:
11. Adjournment: September 24, 2012



Brian Paul Gabler,
Director of Economic Development/
Assistant City Manager
Oversight Board Secretary

If any interested individual has a disability, which may require accommodation to participate in this meeting, please contact the City Manager's Office at 583-6701. Upon advance notification of the need for accommodation, reasonable arrangements will be made to provide accessibility to the meeting.

OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY

MEMORANDUM

August 28, 2012

TO: Oversight Board

FROM: Office of the City Manager, Simi Valley Successor Agency

SUBJECT: CONSIDERATION OF RESOLUTION APPROVING THE MINUTES OF
THE JUNE 4, 2012 MEETING OF THE OVERSIGHT BOARD

RECOMMENDATION

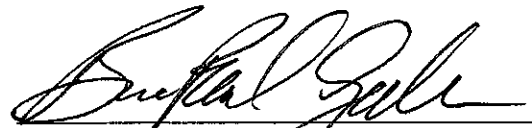
It is recommended the Oversight Board adopt a Resolution approving Minutes of the June 4, 2012 meeting of the Oversight Board.

BACKGROUND AND OVERVIEW

On June 27, 2012, the State of California approved Assembly Bill (AB) 1484 which is a trailer bill to the original 2011 Dissolution Act legislation. AB1484 made significant changes to how a Successor Agency and an Oversight Board will report information and conduct business. Included in this legislation is a new requirement that all actions of the Oversight Board be made through adoption of resolution.

FINDINGS AND ALTERNATIVES

As a result of new legislation (AB1484), all actions taken by the Oversight Board shall be adopted by resolution. Staff recommends the Oversight Board adopt the attached Resolution approving the Minutes of the June 4, 2012 meeting of the Oversight Board.



Brian Paul Gabler, Director of Economic
Development/Assistant City Manager

RESOLUTION NO.

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY APPROVING THE MINUTES OF THE JUNE 4, 2012 MEETING OF THE OVERSIGHT BOARD

WHEREAS, on June 27, 2012 the State of California Legislature passed and the Governor signed Assembly Bill 1484 which modifies how an oversight board may take action; and

WHEREAS, Assembly Bill 1484 dictates that all actions taken by an oversight board shall be adopted by resolution; and

WHEREAS, the Oversight Board for Successor Agency to Simi Valley Community Development Agency ("Oversight Board") held a duly noticed meeting on June 4, 2012; and

WHEREAS, the Oversight Board desires to approve the Minutes of the June 4, 2012 meeting.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Oversight Board finds and determines that the foregoing recitals are true and correct.

SECTION 2. The Oversight Board approves the Minutes of the June 4, 2012 meeting of the Oversight Board attached as Exhibit A.

SECTION 3. The Successor Agency shall maintain on file as a public record this Resolution and the Minutes as approved hereby.

PASSED and ADOPTED this

Mike Sedell, Chair of the Oversight Board
of the Successor Agency to Simi Valley
Community Development Agency

ATTEST:

Brian P. Gabler, Oversight Board Secretary

MINUTES OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY

Simi Valley, California

June 4, 2012

AGENDA
ITEM

1. Called to Order: 9:08 a.m.
2. Pledge of Allegiance: Led by Mike Sedell
3. Roll Call: Present: Abbe Berns, Bruce Hamous, Lowell Schultze, Mike Sedell,
Jeff Yaller, Iris Ingram (arrived at 9:20 a.m.)
Absent: Paul Derse

4. Agenda Review: None

5. Public Statements: None

6. Approval of Minutes:

ACTION: Board Member Schultze moved to approve the Minutes of the April 30, 2012 meeting of the Oversight Board; Board Member Berns seconded the motion. There being no objections, the motion carried through acclamation.

7. Consent Calendar: None

8. Continued Business: None

9. New Business:

9A. Consideration of Resolutions Confirming and Approving the Recognized Obligations Payment Schedules (ROPS) Approved by the California Department of Finance for the period of January 1, 2012 through June 30, 2012 and for the period of July 1, 2012 through December 31, 2012

Resolution No. OB 2012 - 08 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY CONFIRMING AND APPROVING THE RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE FOR THE PERIOD OF JANUARY 1, 2012 THROUGH JUNE 30, 2012

AGENDA
ITEM

ACTION: Board Member Hamous moved to adopt Resolution No. OB 2012-08; Board Member Berns seconded the motion. There being no objections, the motion carried through acclamation.

Resolution No. OB 2012 - 09 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY CONFIRMING AND APPROVING THE RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE FOR THE PERIOD OF JULY 1, 2012 THROUGH DECEMBER 31, 2012

ACTION: Board Member Schultze moved to adopt Resolution No. OB 2012-09; Board Member Hamous seconded the motion. There being no objections, the motion carried through acclamation.

9B. Consideration of Resolution Adopting a Conflict of Interest Code

Resolution No. OB 2012-10 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY ADOPTING A CONFLICT OF INTEREST CODE

ACTION: Board Member Hamous moved to adopt Resolution No. OB 2012-10; Board Member Schultze seconded the motion. There being no objections, the motion carried through acclamation.

9C. Consideration of a Resolution Directing the Transfer of Non-Housing Property to the Rancho Simi Recreation and Park District and Consideration of a Resolution Approving the Transfer of Housing Real Estate Assets to the City of Simi Valley

Board Member Ingram joins the meeting of the Oversight Board.

Resolution No. OB 2012-11 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY APPROVING THE TRANSFER OF HOUSING ASSETS TO THE CITY OF SIMI VALLEY

ACTION: Board Member Hamous moved to adopt Resolution No. OB 2012-11; Board Member Yaller seconded the motion. There being no objections, the motion carried through acclamation.

AGENDA
ITEM

Resolution No. OB 2012-12 - A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY DIRECTING THE TRANSFER OF ASSESSOR PARCEL NUMBER 616-0-090-290 TO THE RANCHO SIMI RECREATION AND PARK DISTRICT

ACTION: Board Member Schultze moved to adopt Resolution No. OB 2012-12; Board Member Yaller seconded the motion. There being no objections, the motion carried through acclamation.

9D. Status of Affordable Housing Projects Listed on the Recognized Obligations Payment Schedule and Report Regarding the Reorganization of the City's Housing Division

ACTION: Board Member Berns moved to receive and file the report; Board Member Schultze seconded the motion. There being no objections, the motion carried through acclamation.

9E. Update Concerning Alternate Oversight Board Members

No action was taken on this item.

10. Board Comments: None

11. Adjournment: Chair Sedell adjourned the meeting at 9:46 a.m. to a date uncertain. There being no objections, the motion carried through acclamation.

Mike Sedell, Chair of the Oversight Board to
the Successor Agency of the Simi Valley
Community Development Agency

Brian P. Gabler, Oversight Board Secretary

**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY**

MEMORANDUM

August 28, 2012

TO: Oversight Board

FROM: Office of the City Manager, Simi Valley Successor Agency

SUBJECT: CONSIDERATION OF RESOLUTION APPROVING THE RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE (ROPS) FOR THE PERIOD OF JANUARY 1, 2013 THROUGH JUNE 30, 2013

RECOMMENDATION

It is recommended the Oversight Board adopt a Resolution approving the Recognized Obligations Payment Schedule for the period of January 1, 2013 through June 30, 2013.

BACKGROUND AND OVERVIEW

Section 34177 of the Dissolution Act requires a Successor Agency to prepare a Recognized Obligations Payment Schedule (ROPS) for each six-month period. Successor Agencies were required to prepare an initial ROPS by March 1, 2012 covering the period from January 1, 2012 through June 30, 2012. Subsequent six-month periods coincide with the fiscal year (July 1 through December 31 and January 1 through June 30).

On June 27, 2012, the State of California approved Assembly Bill (AB) 1484 which is a trailer bill to the original 2011 Dissolution Act legislation (ABx1 26). AB1484 made significant changes to how a Successor Agency will report information and conduct business. With respect to the ROPS, AB1484 requires the ROPS covering the period of January 1, 2013 through June 30, 2013 to be approved by the Oversight Board and forwarded to the State Department of Finance prior to September 1, 2012. Should a Successor Agency fail to submit the ROPS document timely, the city that formed the redevelopment agency shall be subject to a civil penalty of \$10,000 per day that the ROPS is not submitted.

While minor in comparison, AB1484 also requires that the ROPS be submitted to the County Chief Administrative Officer, the County Auditor-Controller, and the State Department of Finance as the same time that the Successor Agency submits the document to the Oversight Board for their consideration.

FINDINGS AND ALTERNATIVES

At its meeting of April 30, 2012, the Oversight Board approved ROPS documents for the period of January 1, 2012 through June 30, 2012 and for the period of July 1, 2012 through December 31, 2012. As a result of these approvals, and the subsequent discussions between Successor Agency staff and representatives of the State Department of Finance, the ROPS for the former Simi Valley Community Development Agency were the first ROPS approved for Ventura County agencies and among the first in the State that received approval.

The ROPS attached for the Board's consideration covers the period of January 1, 2013 through June 30, 2013. The enforceable obligations contained in this ROPS are the same obligations contained in the two previous ROPS documents. However, the State has modified the format of the ROPS document since the last iteration with the latest version released to successor agencies for use on this ROPS on August 1, 2012. Included in the format change is a worksheet that requires the Successor Agency to report the payment status of enforceable obligations reported in the January 1, 2012 through June 30, 2012 ROPS. This worksheet is the last page of the ROPS document.

Staff has prepared a Resolution (page 4) for the approval of the January 1, 2013 through June 30, 2013 ROPS document. Staff recommends the Board approve the ROPS and adopt the attached Resolution.

Looking forward, the next ROPS (which will cover the period of July 1, 2013 through December 31, 2013) will include a new enforceable obligation. In accordance with the Dissolution Act, agreements between former redevelopment agencies and the city that created them were null and void and not considered to be enforceable obligations. With the adoption of AB1484, legislation now allows these agreements to be considered enforceable obligations if certain criteria is met. Such criteria includes approval of the January 1, 2013 through June 30, 2013 ROPS prior to September 1, 2012 and completion and approval by the Oversight Board of two Due Diligence reviews which document former redevelopment funds held by the Successor Agency. The Simi Valley Successor Agency expects to meet the benchmarks for these criteria and will be eligible to place the Loan Agreement between the City of Simi Valley and the former redevelopment agency on the next ROPS.

The following Alternatives are available to the Oversight Board:

1. Adopt a Resolution approving the Recognized Obligations Payment Schedule for the period of January 1, 2013 through June 30, 2013.
2. Provide further direction.

It is recommended the Oversight Board approve Alternative No. 1.

SUMMARY

Pursuant to ABx1 26, the Successor Agency is obligated to prepare a Draft ROPS and submit it to the Oversight Board for approval. Upon approval by the Oversight Board, the ROPS is submitted to the California Department of Finance, the State Controller's Office, and the County of Ventura. It is recommended the Oversight Board adopt a Resolution approving the ROPS for the period of January 1, 2013 through June 30, 2013.



Brian Paul Gabler, Director of Economic
Development/Assistant City Manager

RESOLUTION NO.

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE FOR THE PERIOD OF JANUARY 1, 2013 THROUGH JUNE 30, 2013

WHEREAS, the Oversight Board for Successor Agency to Simi Valley Community Development Agency ("Oversight Board" as applicable) has met and has duly considered a draft recognized obligation payment schedule for the period January 1, 2013 through June 30, 2013 in the form submitted by the Successor Agency (the "Draft ROPS"); and

WHEREAS, prior to its meeting on August 28, 2012, the members of the Oversight Board have been provided with copies of the Draft ROPS; and

WHEREAS, the Oversight Board has reviewed the Draft ROPS and those instruments, as necessary, referenced in the Draft ROPS; and

WHEREAS, the Oversight Board desires to express and memorialize its approval of the Draft ROPS as the Recognized Obligation Payment Schedule for the period January 1, 2013 through June 30, 2013 as duly approved by the Oversight Board.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Oversight Board finds and determines that the foregoing recitals are true and correct.

SECTION 2. The Oversight Board approves the Recognized Obligation Payment Schedule for the period January 1, 2013 through June 30, 2013 attached as Exhibit A.

SECTION 3. The Successor Agency is authorized and directed to submit the ROPS to the California Department of Finance.

SECTION 4. The Successor Agency is authorized to make minor modification to the approved Recognized Obligation Payment Schedule as necessary and as directed by the California Department of Finance and County Auditor-Controller.

SECTION 5. The Successor Agency shall maintain on file as a public record this Resolution and the ROPS as approved hereby.

PASSED and ADOPTED this

Mike Sedell, Chair of the Oversight Board
of the Successor Agency to Simi Valley
Community Development Agency

ATTEST:

Brian P. Gabler, Oversight Board Secretary

SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Filed for the January 1, 2013 to June 30, 2013 Period

Name of Successor Agency: Successor Agency to the Simi Valley Community Development Agency

	Total Outstanding Debt or Obligation
Outstanding Debt or Obligation	\$ 55,433,364
Current Period Outstanding Debt or Obligation	Six-Month Total
A Available Revenues Other Than Anticipated RPTTF Funding	2,861,061
B Anticipated Enforceable Obligations Funded with RPTTF	1,508,091
C Anticipated Administrative Allowance Funded with RPTTF	125,000
D Total RPTTF Requested (B + C = D)	1,633,091
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be the same amount as ROPS form six-month total</i>	\$ 4,494,152
E Enter Total Six-Month Anticipated RPTTF Funding <i>(Obtain from county auditor-controller)</i>	6,323,849
F Variance (E - D = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$ 4,690,758
Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments (as required in HSC section 34186 (a))	
G Enter Estimated Obligations Funded by RPTTF <i>(Should be the lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	3,073,219
H Enter Actual Obligations Paid with RPTTF	2,693,241
I Enter Actual Administrative Expenses Paid with RPTTF	250,000
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	129,978
K Adjusted RPTTF <i>(The total RPTTF requested shall be adjusted if actual obligations paid with RPTTF are less than the estimated obligation amount.)</i>	\$ 1,503,113

Certification of Oversight Board Chairman:
 Pursuant to Section 34177(m) of the Health and Safety code,
 I hereby certify that the above is a true and accurate Recognized
 Obligation Payment Schedule for the above named agency.

Mike Sedell	Chair
_____ Name	_____ Title
_____ Signature	_____ Date

Name of Successor Agency:
County:

Successor Agency to the Simi Valley Community Development Agency
Ventura

Oversight Board Approval Date: _____

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III)
January 1, 2013 through June 30, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source						
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF	Other	Six-Month Total
Grand Total:							\$ 55,433,384	\$ 5,259,680	\$ 2,861,081	\$ -	\$ -	\$ 125,000	\$ 1,508,091	\$ -	\$ 4,494,152
1	PD-S-964; Mehdi Humkar	December 10, 2007	55 years from sale date of the last affordable unit in project.	Eligible moderate-income households	Three condominium units affordable to Moderate-income first time homebuyer households. Downpayment assistance of \$75,000 for each 3-bedroom unit due upon first sale of each affordable unit. Additional \$9,000 initial administrative cost to oversee marketing, sale, and loan processing of units.	Merged WE/TC	234,000.00	0.00							
2	PD-S-942; Palmdale 47th LLC	April 4, 2005	45 years from sale date of the last affordable unit in project.	Eligible moderate-income households	Seven condominium units affordable to low-income first time home buyer households. Downpayment Assistance of \$50,000 for four 2-bedroom units and \$75,000 for three 3-bedroom units due upon the first sale of each affordable unit. Additional \$21,000 initial administrative cost to oversee marketing, sale, and loan processing of units.	Merged WE/TC	446,000.00	0.00							
3	PD-S-983; Casden Simi Valley LLC	January 28, 2008	45 years from sale date of the last affordable unit in project.	Eligible low-income households	Sixty-seven condominium units affordable to low-income first time home buyer households. Downpayment Assistance of \$49,412 for eight 1-bedroom units, \$98,824 for thirty 2-bedroom units, \$148,236 for fourteen 3-bedroom units, and \$197,648 for fifteen 4-bedroom units due upon the first sale of each affordable unit. Additional \$201,000 initial administrative cost to oversee marketing, sale, and loan processing of units.	Merged WE/TC	8,601,000.00	0.00							
4	PD-S-1001; SMV Patricia LLC	March 22, 2010	55 years from sale date of the last affordable unit in project.	Eligible low-income households	Four condominium units affordable to low-income first time home buyer households. Downpayment assistance of \$100,000 for two 2-bedroom unit and \$150,000 for two 3-bedroom units due upon the first sale of each affordable unit. Additional \$12,000 initial administrative cost to oversee marketing, sale, and loan processing of units.	Merged WE/TC	512,000.00	0.00							
5	CD-S-1012; Los Arboles/Royal & Corto LLC	October 7, 2010	October 7, 2065	Eligible low-income households	Five condominium units affordable to low-income first time home buyer households. Downpayment assistance of \$150,000 for four 3-bedroom units and \$200,000 for one 4-bedroom unit due upon the first sale of each affordable unit. Additionally \$15,000 initial administrative cost to oversee marketing, sale, and loan processing of units.	Merged WE/TC	815,000.00	350,000.00	350,000						350,000
6	Peppertree Apartments; Many Mansions	June 20, 2011	\$1,634,430 due 18 months from recordation date of Deed of Trust of Loan document. \$575,000 due 55 years from recordation date of Deed of Trust of Loan document.	Many Mansions	Twelve apartment units affordable to extremely low-income and low-income households. Two 1-bedroom units, seven 2-bedroom units and two 3-bedroom units will have rents restricted to the extremely low-income rent level, and one 1-bedroom unit will have rents restricted to the low-income rent level if Many Mansions is successful in obtaining a MHP-SH Loan. Additional \$35,600 in initial administrative costs related to overseeing construction, marketing plan, and income certification of prospective tenants.	Merged WE/TC	2,245,030.00	2,245,030.00	2,245,030						2,245,030
7	Peppertree Apartments; Many Mansions	June 20, 2011	55 years from recordation date of Deed of Trust of Loan document.	Many Mansions	Twelve apartment units affordable to extremely low-income and low-income households. Two 1-bedroom units and one 2-bedroom unit will have rents restricted to the extremely low-income rent level, six 2-bedroom units and two 3-bedroom units will have rents restricted to the very low-income rent level, and one 1-bedroom unit will have rents restricted to the low-income rent level if Many Mansions is successful in obtaining a HOME loan. Additional \$35,600 in initial administrative costs related to overseeing construction, marketing plan, and income certification of prospective tenants.	Merged WE/TC	484,137.00	0.00							
8	Parkview Units Cost of Ownership	n/a	n/a	Parkview HOA	Homeowners Association dues for owned units	Merged WE/TC	15,120.00	15,120.00	7,560.00						7,560
9	Simi Village Units Cost of Ownership	n/a	n/a	Simi Village HOA	Homeowners Association dues for owned units	Merged WE/TC	984.00	984.00	492.00						492
10	Le Parc Units Cost of Ownership	n/a	n/a	Le Parc HOA	Homeowners Association dues for owned units	Merged WE/TC	3,650.00	3,650.00	1,824.00						1,824
11	Housing Units Cost of ownership	n/a	n/a	Southern California Edison	Electrical cost for owned units	Merged WE/TC	960.00	960.00	480.00						480
12	Housing Units Cost of ownership	n/a	n/a	Southern California Gas	Natural gas cost for owned units	Merged WE/TC	360.00	360.00	180.00						180
13	de Leon Housing Unit Litigation	n/a	n/a	Stradling Yocca Carlson & Rauth	Legal costs involving disposition of restricted housing unit	Merged WE/TC	95,000.00	36,395.00	36,395.00						36,395
14	de Leon Housing Unit Litigation	n/a	n/a	Unit Purchaser	Legal costs involving disposition of restricted housing unit	Merged WE/TC	190,000.00	190,000.00	190,000.00						190,000

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Funding Source					Six-Month Total	
									LMIHF	Bond Proceeds	Reserve Balance	Admin Allowance	RPTTF		Other
15	Housing Unit Monitoring	n/a	n/a	City of Simi Valley	Monitoring of rental and owner-occupied units to insure continued eligibility by tenants and occupants. Ensuring conformance with covenants of Affordable Housing Agreements already in place.	Merged WE/TC	58,200.00	58,200.00	29,100.00						29,100
16	Union Pacific Lease	n/a	n/a	Union Pacific Railroad	Annual lease for land located at the northeast corner of Tapo Canyon Road and Los Angeles Avenue	Merged WE/TC	400.00	400.00					400		400
17	2003 Tax Allocation Bonds	February 20, 2003	September 1, 2030	US Bank	Bond Issue to fund non-housing projects	Merged WE/TC	41,359,123.00	2,101,781.00					1,500,891		1,500,891
18	2003 Tax Allocation Bonds	February 20, 2003	September 1, 2030	Willdan	Arbitrage Rebate calculation services	Merged WE/TC	20,700.00	1,150					1,150		1,150
19	2003 Tax Allocation Bonds	February 20, 2003	September 1, 2030	HdL	Continuing Disclosure document preparation	Merged WE/TC	40,500.00	2,250					2,250		2,250
20	2003 Tax Allocation Bonds	February 20, 2003	September 1, 2030	US Bank	Trustee Services Fee	Merged WE/TC	61,200.00	3,400					3,400		3,400
21	Administrative Costs	n/a	n/a	Successor Agency and Employees of Successor Agency	Employment Costs and Administrative Costs and Associated Costs of the Successor Agency	Merged WE/TC	250,000.00	250,000				125,000			125,000

Name of Successor Agency:
County:

Successor Agency to the Simi Valley Community Development Agency
Ventura

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III) -- Notes (Optional)
January 1, 2013 through June 30, 2013

Item #	Notes/Comments
1	Façade Renovation Grant, B/C Sinaloa Plaza LLC as Payee (ROPS I; RPTTF #1) has been paid off.
2	Façade Renovation Grant, K & J Auto Exchange as Payee (ROPS I; RPTTF #2) has been paid off.
3	Unfunded Retiree Obligation, Vested Employees/Retiress of the SVCDA as Payee (ROPS I; RPTTF #5) has been paid off.
4	Senior Rent Subsidy Program Contract, Area Housing Authority of the County of Ventura as Payee (ROPS I; Other #8) has been retired.
5	Mobile Home Rent Subsidy Program for Senior, Mobile Home owners within various mobile home parks as Payee (ROPS I; Other #9) has been retired.
6	Werner Home Rehabilitation Loan, Team Construction as Payee (ROPS I; Other #17) has been paid off.
7	Housing Employee Costs, Employees of Former Agency as Payee (ROPS I; Other #19) has been paid off.
8	Summary Page; Line E is estimate based upon property tax collections for FY 2011-12. Estimate provided at the direction of County of Ventura Office of the Auditor-Controller

Page/Form	Line	Project Name / Debt Obligation	Payee	Description/Project Scope	Project Area	LMIHF		Bond Proceeds		Reserve Balance		Admin Allowance		RPTTF		Other	
						Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual
Other	6	Peppertree Apartments; Many Mansions	Many Mansions	Twelve apartment units affordable to extremely low-income and low-income households. Two 1-bedroom units, seven 2-bedroom units and two 3-bedroom units will have rents restricted to the extremely low-income rent level, and one 1-bedroom unit will have rents restricted to the low-income rent level if Many Mansions is successful in obtaining a MHP-SH Loan . Additional \$35,600 in initial administrative costs related to overseeing construction, marketing plan, and income certification of prospective tenants.	Merged WE/TC												
Other	7	Peppertree Apartments; Many Mansions	Many Mansions	Twelve apartment units affordable to extremely low-income and low-income households. Two 1-bedroom units and one 2-bedroom unit will have rents restricted to the extremely low-income rent level, six 2-bedroom units and two 3-bedroom units will have rents restricted to the very low-income rent level, and one 1-bedroom unit will have rents restricted to the low-income rent level if Many Mansions is successful in obtaining a HOME loan . Additional \$35,600 in initial administrative costs related to overseeing construction, marketing plan, and income certification of prospective tenants.	Merged WE/TC												
Other	8	Senior Rent Subsidy Program Contract	Area Housing Authority of the County of Ventura	Provision of rental subsidies to up to 41 low-income Simi Valley Senior Citizens that are on the Section 8 Waiting List. The amount of the subsidies is determined by the Section 8 assistance formula.	Merged WE/TC	194,340	121,000										
Other	9	Mobile Home Rent Subsidy Program for Seniors	Mobile Home owners within the Susana Woods Mobile Home Park, Simi Country Estates Mobile Home Park, and Friendly Village Mobile Home Park	Provision of rental subsidies for Simi Valley low-income residents who own and occupy a mobile home. The subsidy covers up to 75% of rent increases that exceed 30% of the households income.	Merged WE/TC	6,120	5,791										
Other	10	Parkview Units Cost of Ownership	Parkview HOA	Homeowners Association dues for owned units	Merged WE/TC	7,560	7,560										
Other	11	Simi Village Units Cost of Ownership	Simi Village HOA	Homeowners Association dues for owned units	Merged WE/TC	480	480										
Other	12	Le Parc Units Cost of Ownership	Le Parc HOA	Homeowners Association dues for owned units	Merged WE/TC	1,824	1,823										
Other	13	Housing Units Cost of Ownership	Southern California Edison	Electrical cost for owned units	Merged WE/TC	480	480										
Other	14	Housing Units Cost of Ownership	Southern California Gas	Natural gas cost for owned units	Merged WE/TC	180	131										
Other	15	de Leon Housing Unit Litigation	Stradling Yocca Carlson & Rauth	Legal costs involving disposition of restricted housing unit	Merged WE/TC	95,000	58,605										
Other	16	de Leon Housing Unit Litigation	Unit Purchaser	Legal costs involving disposition of restricted housing unit	Merged WE/TC	190,000	-										
Other	17	Werner Home Rehabilitation Loan	Team Construction	Final payment on Home Rehabilitation Loan	Merged WE/TC	1,000	1,000										
Other	18	Housing Unit Monitoring	City of Simi Valley	Monitoring of rental and owner-occupied units to insure continued eligibility by tenants and occupants. Ensuring conformance with covenants of Affordable Housing Agreements already in place.	Merged WE/TC	29,100	8,278										
Other	19	Housing Employee Costs	Employees of Former Agency	Costs of Housing employees	Merged WE/TC	1,038,356	1,038,356										
Admin	1	Administrative Costs	Employees of Successor Agency	Employment Costs and Administrative Costs and Associated Costs of the Successor Agency	Merged WE/TC							250,000	250,000				

OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY

MEMORANDUM

August 28, 2012

TO: Oversight Board

FROM: Office of the City Manager, Simi Valley Successor Agency

SUBJECT: INFORMATION REGARDING THE DUE DILIGENCE REVIEW AS
MANDATED BY ASSEMBLY BILL 1484

RECOMMENDATION

It is recommended the Oversight Board receive and file this report.

BACKGROUND AND OVERVIEW

On June 27, 2012, the State of California legislature passed and the Governor approved Assembly Bill (AB) 1484 which is a trailer bill to the original 2011 Dissolution Act legislation. AB1484 made significant changes to how a Successor Agency will report information and conduct business. Included in this legislation is a new audit requirement that is referred to as the "Due Diligence Review" (Review). The timing of the Review's approval will require at least one and possible two special meetings of the Oversight Board.

FINDINGS AND ALTERNATIVES

The intent of the Review is to determine the unobligated fund balances available for transfer to taxing entities. AB1484 actually requires the preparation of two Reviews: one that addresses the Low and Moderate Income Housing Fund; and one that addresses non-Housing assets and revenues. The Review is required to be accomplished by a CPA that is selected by the Successor Agency and approved by the County Auditor-Controller. The cost of the Review is borne by the Successor Agency from the Administrative Budget. The Review is intended to cover the following items:

- Value of assets transferred from the former redevelopment agency to the successor agency as of February 1, 2012.
- Value of asset transfers from the redevelopment agency to the city since January 1, 2011.
- Revenue and expenditures for each of the 12 months ending June 30, 2011 and 2012 that reconciles a balance sheet of the successor agency as of June 30, 2012 back to the balance sheet of the former redevelopment agency as of June 30, 2010.

- An itemized listing of amounts that are legally restricted and cannot be provided to the taxing entities (i.e. bond funds).
- An itemized listing of all assets that are not cash and cash equivalents (i.e. securities, receivables from other parties).
- An itemized listing of any asset that is legally restricted to the payment of an enforceable obligation.
- A listing of all approved enforceable obligations.

According to AB1484, prior to October 1, 2012, the Review of the Low and Moderate Income Housing Fund must be submitted to the Oversight Board, the County Auditor-Controller, the State Controller, and the Department of Finance. Upon receipt, the Oversight Board shall convene a public comment session to take place at least five business days before the Oversight Board considers approval of the Review. Prior to October 15, 2012, the Oversight Board shall review, approve, and transmit the Review to the Department of Finance and the County Auditor-Controller.

For the non-Housing funds, the Oversight Board is to receive the Review by December 15, 2012, conduct the public comment session, and at least five days later review, approve, and transmit the Review to the Department of Finance and the Auditor-Controller no later than January 15, 2013.

The main problem in meeting the deadlines for the Low and Moderate Income Housing Fund review is the State of California, in conjunction with the California CPA Society, have not issued audit procedures to complete the Reviews. So while the Simi Valley Successor Agency has contracted with the accounting firm of Lance Soll Lunghard (LSL), with the County Auditor-Controller's consent, to conduct the Review, the LSL cannot start until the procedures are developed and approved. Under the CPA/State-imposed deadline, the procedures are to be completed and approved by August 31.

In order to meet the timeline dictated by AB1484, it is hoped that the Simi Valley Successor Agency will have the Review completed and available for the Oversight Board at their next regular meeting on September 24, 2012. At this meeting, the Oversight Board will be able to evaluate the Review and hold a public comment session. Subsequently, the Oversight Board will need to convene a Special Meeting prior to October 15 to consider and approve the Review for transmission to the requisite entities. If the Review is not available for the September 24th meeting, staff will contact the Board to discuss alternate meeting dates.

It is recommended the Oversight Board receive and file this report.



Brian Paul Gabler, Director of Economic
Development/Assistant City Manager