

**RESOLUTION NO. 6034****RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE APPROVING THE AMENDED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE, WHICH DETAILS THE OBLIGATIONS OF THE REDEVELOPMENT AGENCY AND THE CITY OF SAN JOSE, AS IT RELATES TO THE LOW AND MODERATE INCOME HOUSING FUND, IN ORDER TO COMPLY WITH THE PROVISIONS OF SECTION 34169 OF THE HEALTH AND SAFETY CODE**

**WHEREAS**, on June 28, 2011, the Governor approved AB 26 and AB 27, on June 29, 2011, the Secretary of State chaptered those bills, and on June 30, 2011, the Governor signed the State budget bill. As a result, most of the Redevelopment Agency of the City of San Jose's ("Agency") new redevelopment activities have been suspended since June 30<sup>th</sup>, except for those activities related to the performance of enforceable obligations and those related to future actions that a successor agency may be required to take; and

**WHEREAS**, on July 18, 2011, the City of San Jose ("City") joined with the California Redevelopment Association, League of California Cities, and certain other parties and filed a petition for writ of mandate and an application for temporary stay in the Supreme Court of the State of California (the "Court"), challenging the constitutionality of AB 26 and AB 27, California Redevelopment Association v. Matosantos, No. S194861 (the "Action"). In the Action the petitioners sought, among other things, to invalidate AB 26 and AB 27 and to stay the enforcement of those provisions dissolving redevelopment agencies and requiring payment of the community remittance. The Court accepted original jurisdiction in the Action, granted a partial stay pending its resolution of the case but kept in place the moratorium on most new redevelopment activities and the requirement that redevelopment agencies adopt enforceable obligation payment schedules; and

**WHEREAS**, on August 23, 2011, the City Council and Agency Board adopted resolutions approving the Enforceable Obligations Payment Schedule ("EOPS") for the period covering July 1, 2011 to December 31, 2011 pursuant to Health and Safety Code Section 34169 (g) (1) that lists all of the obligations that are enforceable under the legislation; and

**WHEREAS**, on September 27, 2011, the City Council and Agency Board adopted resolutions approving an amended EOPS; and

**WHEREAS**, on December 29, 2011, the Court issued its final decision in the Action, (1) upholding most of AB 26 regarding the dissolution of redevelopment agencies and the transfer to successor agencies, (2) invalidating all of AB 27, and (3) extending various deadlines under AB 26 by four months

corresponding to the period the Court's stay was in effect, and in so doing extended the deadline for the automatic dissolution of redevelopment agencies, including the Agency, to February 1, 2012; and

**WHEREAS**, on January 24, 2012, the City Council affirmed its decision to serve as the Successor Agency for the Redevelopment Agency of the City of San Jose; and

**WHEREAS**, under the timelines of the legislation, modified by the Supreme Court in its decision, the Successor Agency must formally adopt a Recognized Obligation Payment Schedule ("ROPS") by March 1, 2012 for the period of January 1, 2012 to June 30, 2012. The ROPS process also requires certification from the County-Auditor Controller and approval by the Oversight Board; and

**WHEREAS**, since the EOPS is the basis for paying enforceable obligations until the first ROPS is approved, an amended EOPS is needed to ensure that payments can continue to be made between January 1, 2012 and the operative date of the ROPS; and

**WHEREAS**, staff recommends that the Agency Board approve the Amended Enforceable Obligation Payment Schedule, attached hereto, for the period from January 1, 2012 through June 30, 2012, which includes changes as specified in the memorandum to the City Council and Agency Board from the City Manager and Managing Director, dated January 25, 2012; and

**WHEREAS**, while AB 26 purports to invalidate most agreements between the City and Agency, it is the intent of the Agency Board and City Council to preserve the obligations between the City and Agency to the extent legally possible.

//  
//  
//  
//  
//

**NOW THEREFORE BE IT RESOLVED** THAT THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE HEREBY approves the Amended Enforceable Obligation Payment Schedule, attached hereto, updating the obligations of the Redevelopment Agency and the City of San Jose as it relates to the Low and Moderate Income Housing Fund, in order to comply with the provisions of Section 34169 of the Health and Safety Code.

ADOPTED this 31<sup>st</sup> day of January, 2012, by the following vote:

AYES:	CAMPOS, CHU, CONSTANT, HERRERA, KALRA, LICCARDO, NGUYEN, OLIVERIO, PYLE, ROCHA; REED.
NOES:	NONE.
ABSENT:	NONE.
ABSTAIN:	NONE.



CHUCK REED  
Chairperson

ATTEST:



DENNIS D. HAWKINS  
Secretary

Redevelopment Agency of the City of San Jose  
Second Amended Enforceable Obligation Payment Schedule  
January - June 2012

Attachment A  
Adopted on January 31, 2012

Project Name	Payee	Description of Work	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE (1)
<b>(A) Bonds</b>								
<i>Bonds Secured by 80% Funds</i>								
<b>Fixed Rate Senior Obligation</b>								
		Represents Agency issued bonds that are secured by 80% of future annual tax increment funds (Tax Allocation Bonds)						
Series 1993 (Merged Area Refunding)	Union Bank			545,850				545,850
Series 1997 (Merged Area)	Union Bank			161,585				481,585
Series 1999 (Merged Area)	Union Bank			306,850				306,850
Series 2002 (Merged Area)	Union Bank			296,213				296,213
Series 2003 (Merged Area)	Union Bank			3,114,007				3,114,007
Series 2004A (Merged Area)	Union Bank			4,644,770				29,284,770
Series 2005A (Merged Area)	Union Bank			3,261,399				3,261,399
Series 2005B (Merged Area)	Union Bank			1,676,500				22,221,500
Series 2006A (Taxable) (Merged Area)	Union Bank			375,725				375,275
Series 2006B (Merged Area)	Union Bank			1,540,750				1,540,750
Series 2006C (Merged Area)	Union Bank			9,568,571				9,568,571
Series 2006D (Merged Area)	Union Bank			6,848,975				7,478,975
Series 2007A (Taxable) (Merged Area)	Union Bank			359,168				2,409,168
Series 2007B (Merged Area)	Union Bank			4,486,263				4,486,263
Series 2008A (Merged Area)	Union Bank			853,853				4,258,853
Series 2008B (Merged Area)	Union Bank			2,667,759				2,667,759
<b>Fiscal Agent Fees</b>								
Series 1993 (Merged Area Refunding)	Union Bank	Fiscal Agent Services	10,190					
Series 1997 (Merged Area)	Union Bank			3,250				
Series 1999 (Merged Area)	Union Bank		3,070					
Series 2002 (Merged Area)	Union Bank			3,785				
Series 2003 (Merged Area)	Union Bank		3,250					
Series 2004A (Merged Area)	Union Bank			3,700				
Series 2005A & B (Merged Area)	Union Bank							
Series 2006A & B (Taxable) (Merged Area)	Union Bank							
Series 2006C & D (Merged Area)	Union Bank							
Series 2007A & B (Taxable) (Merged Area)	Union Bank							
Series 2008A (Merged Area)	Union Bank							
Series 2008B (Merged Area)	Union Bank							
<b>Variable Rate Subordinate Bonds</b>								
		Senior Subordinated Bonds (Tax Allocation Bonds) These bonds are secured by a reimbursement agreement from JP Morgan. See category E. Note: Remaining amount of obligation assumes interest at highest allowed variable rate.						
Series 1996A (Merged Area) (2)	US Bank		5,755	5,755	5,755	5,754	5,754	1,000,000
Series 1996B (Merged Area) (2)	US Bank		12,032	12,032	12,032	12,032	12,032	1,000,000
Series 2003A (Taxable) (Merged Area) (2)	US Bank		8,724	8,724	8,724	8,724	8,724	650,000
Series 2003B (Merged Area) (2)	US Bank		3,060	3,060	3,060	3,060	3,060	650,000
<b>Fiscal Agent Fees - Subordinate Obligations</b>								
LOC Fees	JP Morgan	Letter of Credit Fees including bank counsel fees	184,742		490,000			490,000
<b>Remarketing Fees</b>								
Series 1996A & B (Merged Area)	Citigroup Global Markets, Inc./Merrill Lynch	Remarketing Fees - Variable Rate Bonds	6,000			6,000		
Series 2003A (Taxable) (Merged Area)	JPMS LLC Cash Management	Remarketing Fees - Variable Rate Bonds	5,350			5,500		
Series 2003B (Merged Area)	Bank of America/Merrill Lynch	Remarketing Fees - Variable Rate Bonds	2,458			2,458		

**Redevelopment Agency of the City of San Jose  
Second Amended Enforceable Obligation Payment Schedule  
January - June 2012**

**Attachment A**  
Adopted on January 31, 2012

Project Name	Payee	Description of Work	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE (1)
Series 1996A & B (Merged Area)	Standard & Poors	Annual Analytical Review	1,000					3,500
<b>Other Subordinate Bonds</b>								
4th and San Fernando - Series 2001A	Wells Fargo	Two Agency Projects, the Convention Center and the 4th Street Garage, were financed by bonds issued by the SJ		1,681,396				1,681,417
4th and San Fernando - Series 2001A	Wells Fargo - Fiscal Agent Fees			2,200				
Convention Center - Series 2001F	US Bank			3,193,475				12,343,475
Convention Center - Series 2001F	US Bank	Fiscal Agent Fees						
<b>Bonds Secured by 20% Funds</b>								
<b>Senior Obligations</b>								
Series 1997E (AMT) (Merged Area)	Wells Fargo Bank	Housing Set-Aside Tax Allocation Bonds		497,356				837,356
Series 2003J (Taxable) (Merged Area)	Wells Fargo Bank			851,803				3,166,804
Series 2003K (Merged Area)	Wells Fargo Bank			123,558				353,558
Series 2005A (Merged Area)	Wells Fargo Bank			240,793				240,794
Series 2005B (Taxable) (Merged Area)	Wells Fargo Bank			2,894,835				5,999,836
Series 2010A-1 (Merged Area)	Wells Fargo Bank			1,427,391				1,427,391
Series 2010A-2 (Merged Area)	Wells Fargo Bank			55,575				55,575
Series 2010B (Taxable) (Merged Area)	Wells Fargo Bank			103,934				1,533,934
Series 2010C (Taxable) (Merged Area)	Wells Fargo Bank	Housing Set-Aside Tax Allocation Bond. Note: Remaining amount of obligation assumes interest at highest allowed variable rate.		1,116,603			1,089,344	2,425,000
<b>Fiscal Agent Fees</b>								
Series 1997E (AMT) (Merged Area)	Wells Fargo Bank (Fiscal Agent)	Fiscal Agent Fees for Housing Set-Aside Tax Allocation Bonds						
Series 2003J (Taxable) (Merged Area)	Wells Fargo Bank (Fiscal Agent)							
Series 2003K (Merged Area)	Wells Fargo Bank (Fiscal Agent)							
Series 2005A/B (Merged Area)	Wells Fargo Bank (Fiscal Agent)							
Series 2010A (Merged Area)	Wells Fargo Bank (Fiscal Agent)							
Series 2010B (Taxable) (Merged Area)	Wells Fargo Bank (Fiscal Agent)							
Series 2010C (Taxable) (Merged Area)	Wells Fargo Bank (Fiscal Agent)							
Subtotal for Category (A)			245,631	52,937,462	519,571	43,528	1,118,914	126,156,428
<b>(B) Loans</b>								
CSCDA - 2005 ERAF Loan	CSCDA	Debt incurred for payment to the State to fund schools through the Education Revenue Augmentation Fund (ERAF). The State will intercept the City's property tax revenues to the extent that the loan repayment are not made by the Agency.		1,237,989				1,239,186
CSCDA - 2006 ERAF Loan	CSCDA			1,007,258				1,007,342
SERAF Loan	City of San Jose	See details in Section (G) Low Moderate Fund Loans and City/Redevelopment Agency (H) Ice Centre, Sewage Treatment Plant and Park Trust Fund loans.						
Subtotal for Category (B)			0	2,245,247	0	0	0	2,246,528
<b>(C) Payments Required by Government/Law</b>								
AB1290	County of Santa Clara	Payments to various taxing entities		1,505,622				
AB1290	County of Santa Clara	Invoice received for 2011-2012 fiscal year						
County Tax Collection Admin Fees	County of Santa Clara	Tax Collection Admin Fee						2,318,000
Arena Pass-through	City of San Jose	Reimbursement to City per San José Arena Management Agreement	356,784					
May 2001 Amended & Restated Agreement between The County of Santa Clara and the Agency	County of Santa Clara	Annual formula based on tax increment growth						
Autumn Street Relocation	City of San Jose	Tenant relocation costs associated with properties transferred to the City in March 2011.						320,000

Redevelopment Agency of the City of San Jose  
Second Amended Enforceable Obligation Payment Schedule  
January - June 2012

Attachment A  
Adopted on January 31, 2012

Project Name	Payee	Description of Work	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE (1)
Property-Based Business Improvement District Payments	Property and Business Improvement District	Payment of Downtown San José Property-Based Business Improvement District assessments per the agreement between the City of San José and the San José Downtown Property Owner's Association.				74,142		
Markham Terrace	Charities Housing	Replacement housing obligation						4,335,903
Casa Feliz	Various tenants	Relocation payments to tenants relocated from the Casa Feliz affordable housing complex	1,000	1,000	1,000	1,000	1,000	1,000
<b>HUD 108 Loans</b>								
HUD Section 108 Note (Masson/Dr. Eu/Security)	Bank of New York	Debt incurred for U.S. Department of Housing and Urban Development (HUD) Section 108 Loans.	1,297	1,267	1,267	1,267	1,267	355,000
HUD Section 108 Note (CIM Block 3/ Central Place)	Bank of New York		7,373	7,373	7,373	7,373	7,383	600,000
HUD Section 108 Note (Story/King Retail)	Bank of New York		9,901	9,901	9,901	9,902	9,902	785,000
HUD 108 Loans	City of San Jose	Escrow funds for repayment of HUD loans (4)						
Subtotal for Category (C)			376,355	1,525,163	19,541	93,684	2,337,552	6,396,903
<b>(D) Judgments or Settlements</b>								
County of Santa Clara vs San José Redevelopment Agency	County of Santa Clara	Per March 2011 Settlement Agreement						
San José Redevelopment Agency vs Solis, Torrez dba Patty's Inn	Kenneth F. Solis or Bonnie C. Torrez dba Patty's Inn	Settlement Agreement & General Release	25,000			25,000		100,000
Subtotal for Category (D)			25,000	0	0	25,000	0	100,000
<b>(E) Legally Binding and Enforceable Agreements</b>								
<i>80% Fund Obligations</i>								
JP Morgan Reimbursement Agreements (2)	JP Morgan Chase Bank (2)	Supports the \$93,655,000 subordinate debt. See Section A.						
Civic Auditorium	Garden City Construction, Inc.	Contractor - Civic Auditorium Phase II						225,532
Adobe-Water Monitoring	AECOM Technical Services, Inc./State Water Resources Control Board	Adobe Water Monitoring Services	5,000	5,000	5,000	5,000	5,000	5,000
IDT Lease	Integrated Device Technology, Inc.	Parking Covenants-6024 Silver Creek Road						
IDT Lease	Integrated Device Technology, Inc.	Lease of Riparian Property						
ACE Charter School	ACE Charter School	OPA - New School Facility Assistance	185,373					
Corporate Expansion Program	Mission West Properties, LP	San Jose BioCenter Lease - 5941 Optical Ct.	32,935	32,935	32,935	32,935	32,935	32,935
Corporate Expansion Program	SVTC Solar, Inc.	Capital Equipment Acq. Assistance			250,000			
Corporate Expansion Program	SunPower, Inc.	Capital Equipment Acq. Assistance		500,000				
Corporate Expansion Program	Intermolecular, Inc.	Capital Equipment Acq. Assistance						80,000
Corporate Expansion Program	Shocking Technologies, Inc.	Capital Equipment Acq. Assistance						187,500
Corporate Expansion Program	Brocade Communications Systems, Inc.	Capital Equipment Acq. Assistance						
Edenvale Coop Agreement/Hitachi Development Agreement	City of San Jose	Edenvale Capital Improvements and Hellyer/Piercy assessments						
North San Pedro Housing	Swenson	U.S. Environmental Protection Agency Grant - Construction of infrastructure on a former urban brownfield site in downtown San Jose.						
North San Pedro Housing	First Community Housing per DDA with Swenson and NSPT	Affordable Housing Project-Construction		420,000	90,000	90,000	90,000	90,000
Block 3: Central Place Parking	The 88 Master/Residential Association	Garage Cost Sharing - Annual Estimate	20,659	20,659	20,659	20,659	20,659	25,000

Redevelopment Agency of the City of San Jose  
Second Amended Enforceable Obligation Payment Schedule  
January - June 2012

Attachment A  
Adopted on January 31, 2012

Project Name	Payee	Description of Work	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE (1)
NBD: Façade Improvements	Edwin Bruce Associates	Architectural Services	5,000	6,388				
NBD: Façade Improvements	T&C Corporation	Façade Grant Impvts.-301 East Santa Clara St.					65,000	
NBD: Façade Improvements	Michael P. & Suzette M. Sordello, Joseph B. & Davide B. Vieira & John Peichoto	Façade Grant Impvts.-1440 East Santa Clara St.					60,000	
NBD: Façade Improvements	Michael P. & Suzette M. Sordello, Joseph B. & Davide B. Vieira & John Peichoto	Façade Grant Impvts.-1430 East Santa Clara St.					38,000	
NBD: Façade Improvements	Lena and Alphonese Derosé and Anthony Cedolini	Façade Grant Impvts.-1005-1009 Lincoln Avenue					98,000	
NBD: Façade Improvements	Angela Green	Parking Lot & Landscaping Improvements - Owner Participation 3605 Union Avenue				25,000		
Japantown - Parking Lot Lease	Dobashi Kumata Partners	Parking Lot Lease - 575 North Sixth Street	3,714	3,714	3,714	3,714	3,714	3,714
The Alameda - Parking Lease	Gallo Family Real Estate Partnership	Parking Lot Lease - 173 N. Morrison Avenue						
The Alameda - Parking Lease	Gillick Family Partnership	Parking Lot Lease - The Alameda & Race St.	743	743	746	765	765	765
The Alameda - Parking Lease	Westminster Presbyterian Church	Parking Lot Lease - 1100 Shasta Avenue	663	663	683	683	683	683
Arena Employee Parking	West Coast Parking, Inc.	Parking Lease-W. Santa Clara Under 87	2,800	2,800	2,800	2,800	2,800	2,800
Arena Employee Parking	Classic Parking, Inc.	Parking Lease-364 W. Santa Clara Street	3,000	3,000	3,000	3,000	3,000	3,000
The Alameda - Parking Lease	Pro-Sweep, Inc.	Parking Lot Sweeping Services	500	500	500	500	500	500
Automatic Public Toilets	JCDecaux San Francisco, LLC & Utility Companies	Rental - Seven Automatic Public Toilets	140,717		146,351			146,351
Asset Management	Hill Enterprises	Handyman Services	2,000	2,000	2,000	2,000	2,000	2,000
Asset Management	Maniglia Landscape Services, Inc.	Property Maintenance Services	1,250	1,250	1,250	1,250	1,250	1,250
Asset Management	Flagship Facility Services, Inc.	Property Maintenance Services	2,000	2,000	2,000	2,000	2,000	2,000
Asset Management	Security Code 3, Inc.	Unnamed Security Services	1,200	1,200	1,200	1,200	1,200	1,200
Asset Management	CA Window Cleaning	Window Cleaning Services	180					
Real Estate & Relocation Services	Comerstone Earth Group, Inc.	Environmental & Geotechnical Services (3)		5,000	5,000	5,000		
Real Estate & Relocation Services	Keyser Marston Associates, Inc.	Real Estate Valuation & Financial Consulting (3)				5,000		5,000
Miraido	Comerstone Earth Group, Inc.	Environmental & Testing Services	10,170					
Competitive Art Capital Fund	The Tabard Theatre Company	Property Use - 29 North San Pedro St.	3,000	3,000	3,000	2,500		
Autumn Street Infrastructure	HMH Engineers, Inc.	Surveying & Engineering Services					5,000	
Autumn Street Infrastructure	David J. Powers & Associates, Inc.	NEPA Environmental Assessment	10,768	25,000				
Center for Employment Training Facility Renovation	Artik Art & Architecture	Architectural & Cost Estimating Services		13,600				
Center for Employment Training	Center for Employment Training (CET)	Owner Participation - Agency assistance to match CET's federal grant to rehab and renovate the property at 701 Vine Street			237,500			
San Pedro Square Urban Market	Urban Markets, LLC	Building Rehab & Loan Agreement				600,000		
San Jose Innovation Center	RSTP Investments, LLC	Lease - 100 East Santa Clara Street	39,895	39,895	39,895	39,895	39,895	39,895
North San Pedro Housing - Prop 1C	Community Towers, LLC	Purchase of APN: 259-34-034			515,706			
North San Pedro Housing - Prop 1C	Legacy Bassett Partners	Purchase of APN: 259-51-006			2,094,191			
North San Pedro Housing - Prop 1C	Green Valley Corporation	Purchase of APN: 259-31-073/74/75			151,096			
North San Pedro Housing - Prop 1C	St. James Enterprises, LP	Purchase of APN: 259-32-001/2/3/4			617,514			
4th Street Garage Tenant Improvements	Flames Eatery & Bar	Agency Assistance - Shell Improvements			26,000			
NBD: Marketing	San Jose Silicon Valley Chamber of Commerce	Marketing Services-Promotion of Events				34,717		

Redevelopment Agency of the City of San Jose  
Second Amended Enforceable Obligation Payment Schedule  
January - June 2012

Attachment A  
Adopted on January 31, 2012

Project Name	Payee	Description of Work	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE (1)
San Jose Downtown Association	San Jose Downtown Association	Marketing/Promotional & Public Space Programming Services	67,440		46,140			36,980
Small Business Assistance	Hispanic Chamber of Commerce of Silicon Valley	Small Business Assistance - Training, Counseling & Networking					20,000	
NBD Program Operations	East Santa Clara Street Business Association	Promotional & Marketing Activities	4,975					525
NBD Program Operations	Japantown Business Association	Promotional & Marketing Activities	999					1,538
NBD Program Operations	North 13th Street Business Association	Promotional & Marketing Activities	5,000					5,000
NBD Program Operations	Story Road Business Association	Promotional & Marketing Activities						5,000
NBD Program Operations	The Alameda Business Association	Promotional & Marketing Activities	5,000					
NBD Program Operations	West San Carlos Street Business Association	Promotional & Marketing Activities	1,798					3,202
NBD Program Operations	Winchester Business Association	Promotional & Marketing Activities						4,422
Purchase & Sale Agreement	Brandenburg/Green Valley	Estimated closing costs in connection with the sale of Agency property located at 193 East Santa Clara Street, San Jose, CA.		9,975				
Purchase & Sale Agreement	Vendor or Contractor	Escrow funds for CET Properties Environmental Clean-Up (4)						
Escrow Agreement	Vendor or Contractor	Escrow funds for future San Jose Martin Luther King, Jr. Library Capital Improvements and Upgrades (4)						
Disposition and Development Agreement	CIM California Urban Real Estate Fund LP	Escrow funds in connection with the Block 3 Project (4)						
SNI: 13th Street - Watson Park	Joseph J. Albanese, Inc.	Remediation and Phase I Improvements	37,647	37,647	37,647	37,647	37,647	37,647
SNI: Spartan Keyes Public Art	Marta Thoma	Artwork fabrication and installation	10,666	10,666	10,667	10,667	10,667	10,667
SNI: Blackford - Underwood Multi-Family Exterior Program	RBF Consulting	Urban planning and landscape design services						1,246
<b>20% Fund Obligations</b>								
Belovida at Newbury Park - Loan 1	Belovida at Newbury Park, L.P.	Construction loan for 180 unit affordable rental development	2,511,772	143,743	138,369	138,369	138,369	138,369
Roundtable	Unity Care	Acquisition rehabilitation project of an 8-unit rental development	208,540					
Brookwood Terrace Family Apartments (5)	Brookwood Terrace Family Apartments, L.P.	Construction loan for 84 unit affordable rental development						1,034,395
North 4th - Loan 2 (5)	First Community Housing	100 Unit (99 Affordable) Housing Project					3,376,123	
Orvieto (5)	ROEM	92 Unit Affordable Housing Project						1,603,455
Ford and Monterey (5)	Eden Housing, Inc.	75 Unit Family Affordable Housing Project	250,000	250,000	240,000	250,000	250,000	
Subtotal for Category (E)			3,575,403	1,541,377	4,725,562	1,315,300	4,305,206	3,737,570
<b>(F) Administration of Operation</b>								
Personnel	Personnel Staff	Personnel costs for redevelopment operations	125,000	125,000	125,000	125,000	125,000	125,000
Personnel - Severance Benefits	Current Staff	Severance payments upon termination of redevelopment	490,800					
Personnel - Unemployment Benefits	Former Staff	Ongoing Unemployment benefits of former staff			170,000			170,000
City Support Services	City of San José	Legal Services, Human Resources, Finance, City Manager's Office, Agenda Services & Records (7)	58,333	58,333	58,333	58,333	58,333	58,333
City Hall Lease	City of San José	Leased space -14th Floor Tower (Coop Agmt.)	8,333	8,333	8,333	8,333	8,333	8,333

**Redevelopment Agency of the City of San Jose**  
**Second Amended Enforceable Obligation Payment Schedule**  
January - June 2012

**Attachment A**  
Adopted on January 31, 2012

Project Name	Payee	Description of Work	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE (1)
Agency Activities	Kane Ballmer & Berkman	Legal Services on an as-needed basis	3,356	3,356	3,356	3,356	3,356	3,356
Agency Activities	Best Best & Krieger LLP	Legal Services on an as-needed basis	5,712	5,712	5,712	5,712	5,712	5,712
Agency Activities	Chang, Ruthenberg & Long PC	Tax Counsel Services on an as-needed basis	4,642	4,642	4,642	4,642	4,642	4,642
Agency Bond Activities	Jones Hall	Legal Services on an as-needed basis	8,033	8,033	8,033	8,033	8,033	8,033
Annual Financial Audit	Macias, Gini & O'Connell, LLP	Financial Audit Services				8,000	15,000	15,000
Agency's Operations	Concern: EAP Employee Assistance	Design, implementation and maintenance of an employee assistance program.						
Agency's Employee Benefit Plan	EFLEXGROUP, Inc.	Administration of Agency's Employee Benefit Plan.	152	152	152	152	152	152
Agency's Financial System	Systems Management, Inc.	JD Edward's Technical Support Services	0	2,000	2,000	2,000	2,000	2,000
Employee Transition Services	Lee Hecht Harrison LLC	Transition employment services for laid off employees.		3,000	3,000	3,000		
Agency's Retirement and Deferred Compensation Plans	Standard Retirement Services, Inc.	Investment administration services	2,078					2,500
Agency's Retirement and Deferred Compensation Plans	Stancorp Investment Advisers, Inc.	Investment services	4,494					25,000
Agency's Operations	AT&T Mobility	Monthly service for cell phone usage for designated Agency employees.	223	223	223	223	223	223
Agency's Operations	ADP, Inc.	Services associated with the processing of the Agency's payroll.	250	250	250	250	250	250
Agency's Operations	Value Business Products	Office supplies/equipment on an as-needed basis.	500	500	500	500	500	500
Agency's Operations	CDW-Government, Inc.	Computer and printer supplies on an as-needed basis.	1,000	500	500	500	500	500
Agency's Operations	Progent Corporation	Information technology network system assessment in connection with the Agency's IT environment.		2,500	2,500	2,500	2,500	2,500
Agency's Operations	Urban Analytics, LLC	Fiscal consultant services including analysis of tax increment data.	21,075					8,925
Agency's Operations	Canon Business Solutions/CBS Newcal, Inc.	Monthly lease and usage of copiers	2,000	2,000	2,000	2,000	2,000	2,000
Agency's Operations	Pitney Bowes Global Financial	Lease of postage meter machine			800			800
Agency's Operations	Oracle America, Inc.	JD Edward's Software Update License & Support	8,900				8,900	
Agency's Operations	Rosenow Spevacek Group, Inc.	Financial analyses, including AB1290, in connection with tax increment assessment and reporting documentation.				5,000		
Agency's Operations	Ross Financial	Financial advisor		65,000				45,000
Agency's Operations	Misc Vendors	Travel, training, communications	2,500	2,500	2,500	2,500	2,500	2,500
Agency's Lease Obligations/Asset Management (6)	Misc Vendors	Utilities, Security, Insurance, Maintenance for Agency Properties	5,500	5,500	5,500	5,500	5,500	5,500
Subtotal for Category (F)			752,882	297,535	403,335	245,535	253,435	496,760
<b>(G) Amounts Borrowed from 20%</b>								
Low Moderate Income Fund Loan 1	City of San Jose	SERAF Loan Agreement (6) Principle amount is \$40 million	125,863	125,863	125,863	125,863	125,863	125,863
Low Moderate Income Fund Loan 2	City of San Jose	SERAF Loan Agreement (6) Principle amount is \$12.8 million	4,000	4,000	4,000	4,000	4,000	4,000
SERAF Loan Monitoring Fee	City of San Jose	SERAF Loan Agreement						
Subtotal for Category (G)			129,863	129,863	129,863	129,863	129,863	129,863
<b>Total Enforceable Obligations</b>			<b>5,105,133</b>	<b>58,676,647</b>	<b>5,797,872</b>	<b>1,852,910</b>	<b>8,144,971</b>	<b>139,264,052</b>
<b>(H) City/Redevelopment Agency Agreements</b>			<i>Remaining Obligations</i>					

**Redevelopment Agency of the City of San Jose**  
**Second Amended Enforceable Obligation Payment Schedule**  
January - June 2012

**Attachment A**  
Adopted on January 31, 2012

Project Name	Payee	Description of Work	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE (1)
Hillview Playground	City of San Jose	Repayment of loan for Hillview Playground renovation	200,000					
Deferred Parkland Fee	City of San Jose	Park impact fee payments for affordable housing projects						
- Reach V of the Los Gatos Creek Trail	City of San Jose	Final link of the Los Gatos Creek Trail to downtown	1,281,000					
- Spartan Keyes Parkland Reserve	City of San Jose	Funds would be pooled with others to purchase parkland in the Spartan Keyes community	1,533,000					
- Rincon South/Rosemary Garden Parkland Reserve	City of San Jose	Funds would be pooled with others to purchase parkland in the Rincon South/Rosemary Garden area	285,600					
- Antonio Balemino Park	City of San Jose	Development of the Antonio Balemino Park, which is currently vacant undeveloped park land	2,341,500					
- Three Creeks Trail	City of San Jose	Purchase of property for the alignment of the Three Creeks Trail	2,190,300					
- Park Infrastructure Repair (District 4)	City of San Jose	General park infrastructure repair in District 4	138,050					
			<i>Remaining Obligations</i>					
- Park Infrastructure Repair (District 5)	City of San Jose	General park infrastructure repair in District 5	191,100					
- Park Infrastructure Repair (District 9)	City of San Jose	General park infrastructure repair in District 9	99,050					
Parking Fund Loan	City of San Jose (8)	Loans to Agency for various redevelopment purposes including debt service payments on 4th Street Garage	6,800,000					
Parking Fund Loan II	City of San Jose (8)		6,728,394					
Montague/680	City of San Jose	Commitment between City and Agency as a part of the North San Jose settlement agreement with Santa Clara County	11,000,000					
Montague Widening	City of San Jose		4,000,000					
North San Jose Contribution for Phase III, IV Transportation Mitigations	City of San Jose	Agency commitment to the North San Jose mitigation package	15,000,000					
Fund 450 Projects/Programs	City of San Jose	Agency funds transferred to City Departments for services identified in Project Services Memorandums	1,177,623					
Japantown Corp Yard Agreement	City of San Jose	Agreement requires that project savings be refunded to the City	168,205					
Autumn Street Extension Project	City of San Jose	Conveyance of real property located at 406 N. Autumn Street	630,000					
HUD 108 Loan	City of San Jose - Community Development Block Grant Program	Loan to the Agency to cover debt service payments on Section 108 loans	1,805,587					
SERAF Loan	City of San Jose/Ice Centre Revenue Fund (8)		2,012,128					
SERAF Loan	City of San Jose/Sewage Treatment Plant Connection Fee Fund (8)		5,030,320					
SERAF Loan	City of San Jose/Subdivision Park Trust Fund (8)		3,018,192					
<b>Total : City/Redevelopment Agency Agreements</b>			<b>65,630,049</b>					
<b>Footnotes</b>								
(1) Debt payments in the month of June reflect the cash need to cover the cost of August payments.								
(2) On October 24, 2011 JP Morgan Chase Bank agreed to extend the 2003 and 1996 Letters of Credit to July 1, 2012 without changing the terms of the reimbursement agreements in effect. If the extension of the letter of credit is not granted, \$93,655,000 would be due in full.								
(3) Master contract for services related to disposition of Agency-owned properties.								
(4) Includes interest earned as of December 31, 2011. Additional interest will be accrued based on escrow agreement.								
(5) The Financing Authority owns the land on this property.								
(6) Insurance and maintenance obligations for properties owned or leased by the Agency, and City as follows:								
<u>Agency as Lessor:</u>								
(a) San Jose Stage: 490 South First Street, San Jose, CA								
(b) Bio Center (Contents): 5941 Optical Court, Suite 200, San Jose, CA								
(c) Pacific Carwash: 21 North First Street, San Jose, CA								
(d) Comedy Club: 62 South Second Street, San Jose, CA								

Redevelopment Agency of the City of San Jose  
Second Amended Enforceable Obligation Payment Schedule  
January - June 2012

Attachment A  
Adopted on January 31, 2012

Project Name	Payee	Description of Work	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE (1)
(e) Flames: 88 South Fourth Street, San Jose, CA								
(f) San Jose Credit Union: 88 South Fourth Street, San Jose, CA								
(g) Two Fish Design: 366 South First Street, San Jose, CA								
(h) FedEx Office: 93 East San Carlos Street, San Jose, CA								
(i) Camera 3: 288 South Second Street, San Jose, CA								
<u>Agency Property Use Agreement:</u>								
(a) Downtown Association (Kaled Art Gallery): 88 South Fourth Street, San Jose, CA								
<u>Agency as Lessee:</u>								
(a) Landlord: City of San Jose: 93 East San Carlos Street, San Jose, CA (2nd/San Carlos Street Garage)								
(b) Landlord: City of San Jose: 88 South Fourth Street, San Jose, CA								
(c) City Hall (Contents): 200 East Santa Clara Street 14th Floor, San Jose, CA								
(d) Landlord: Dobashi Family: 575 North 6th Street, San Jose, CA (Japantown Parking Lot)								
(e) Landlord: Gillick Family: Race-Alameda Parking Lot, San Jose, CA								
(f) Landlord: Gallo Family: 173 North Morrison Street, San Jose, CA								
<u>City of San José Housing Department as Owner:</u>								
(a) Sycamore Terrace								
(b) Willow Glen Woods								
(c) Ford and Monterey								
(d) Vermont House								
(e) The Haven								
(f) Japantown								
(7) Salaries, benefits including pension obligations.								
(8) Includes principal and interest earned to date. Additional interest will be accrued based on loan agreement.								
<b>Completed Obligations</b>								
<i>80% Fund Obligations:</i>								
Hoffman Via Monte Community Center	Almaden Recreation Club, Inc.	Settlement Agreement & Release (HOA) - 5647 Gallup Drive & 1171 Mesa Drive						
Autumn Street Infrastructure	Civil Engineering Associates	Civil Engineering Services						
NBD Program Operations	New City America, Inc.	Establishment of the proposed West San Carlos Community Benefit Improvement District						
Asset Management	Bill's Tree Care and Landscape	Professional Tree Care Services						
Asset Management	Gutter Cleaning Roofing Services	Roofing Services						
Corporate Expansion Program	Berg & Berg Developers, LLP	Capital Equipment Acq. Assistance						
Real Estate & Relocation Services	Fawzy Ismail	Relocation - 545 W. San Fernando Street						
Real Estate & Relocation Services	Hulberg & Associates, Inc.	Appraisal Services (2)						
Real Estate & Relocation Services	Associated Right of Way Services, Inc.	Relocation Consulting Services (2)						
Real Estate & Relocation Services	Keyser Marston Associates, Inc.	Real Estate Transaction Services (2)						
Real Estate & Relocation Services	Cameghi-Blum & Partners, Inc.	Appraisal Services (2)						
Real Estate & Relocation Services	Colliers Parrish International, Inc.	Appraisal Services (2)						
Civic Auditorium	BCI Builders, Inc.	Contractor - Civic Auditorium Phase I Impts.						
Civic Auditorium	Buccaneer Demolition	Contractor - Civic Auditorium Phase II Impts.						
San Jose Municipal Stadium	Devcon Construction, Inc.	Contractor - Transformer Replacement						
Downtown Office & Retail Recruitment	Almaden Press, Inc.	Printing Services						
NID: Landscape Improvement	Anderson's Tree Care Specialists, Inc.	Tree Establishment Services						
NBD: Façade Improvements	Tucker Construction, Inc.	Façade Grant Impvts.: 215-221 Jackson Street						

**Redevelopment Agency of the City of San Jose**  
**Second Amended Enforceable Obligation Payment Schedule**  
January - June 2012

**Attachment A**  
Adopted on January 31, 2012

Project Name	Payee	Description of Work	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE (1)
NBD: Façade Improvements	Tucker Construction, Inc.	Façade Grant Impvts.: 1710-1720 Ocala Avenue						
African American Community Center	African American Cultural Center LLC	Design, site selection & acquisition costs						
Purchase & Sale Agreement	Sobrato	Closing costs in connection with the sale of Agency property located at 150 South Second Street, San Jose, CA.						
Purchase & Sale Agreement	Next Realty	Closing costs in connection with the sale of Agency property located at 35 South Second Street, San Jose, CA.						
Corporate Expansion Program	Maxim Integrated Products, Inc.	Capital Equipment Acq. Assistance						
Corporate Expansion Program	SunPods, Inc.	Capital Equipment Acq. Assistance						
NBD Program Operations	Alum Rock Village Business Association	Promotional & Marketing Activities						
NBD Program Operations	Calle Willow Business Association	Promotional & Marketing Activities						
Agency's Operations	Iron Mountain	Permanent storage of Agency's records.						
Agency's Operations	ARC	Scanning and blueprinting services on an as-needed basis.						
Administration of the Enterprise Zone	State of California Housing & Community Development Department	Implementation of the Enterprise Zone areas located within redevelopment project areas						
<i>20% Fund Obligations:</i>								
Paragon Partners	Paragon Partners	Relocation services						
North 4th - Loan 1	First Community Housing	100 Unit (99 Affordable) Housing Project						
Belovida at Newbury Park - Loan 2	Belovida at Newbury Park, L.P.	Bridge loan for 180 unit affordable rental development						
San Carlos Bowl Town Homes	San Carlos Bowl Town Homes	32 For-sale Units - 16 Affordable Units						
Kings Crossing	Charities Housing	94 Unit Affordable Housing Project						
Archer Studios	Charities Housing	41 affordable units for special needs individuals						
Rosemary Family Apartments	First and Rosemary Family Housing	182 affordable units for families						
Rosemary Senior Apartments	First and Rosemary Senior Housing	103 affordable units for seniors						
Unity Care - Roundtable	Unity Care Group	8 Units affordable to emancipated youth						
Cheryl Sutton Design	Cheryl Sutton Design	Public Outreach & Marketing Services						
NHSSV	NHSSV	Homebuyer Education						
NHSSV	NHSSV	Homebuyer Education						
San José Family Shelter	Family Supportive Housing	35 shelter beds for homeless families						
Julian/Lucretia Repayment	Affordable housing grantee	Expenditures of tax exempt bond proceeds per bond covenants						
Rehabilitation Program Loans and Grants	Amerinational	Funding for Rehabilitation Program Loans and Grants						
McCreery Courtyards	San José Pacific Associates, L.P.	Construction financing						
San Carlos Seniors	San Carlos Willard Associates	95 Unit Senior Project						
Homebuyer Loan	Christopher Andrews	Teacher Homebuyer Loan						
Cornestone at Japantown	CORE/EAH	52 affordable family units						
<i>20% Fund Obligations Transferred to the City as Successor Housing Agency:</i>								
Amerinational	Amerinational	Loan servicing and monitoring						
Associated Right of Way	Associated Right of Way	Relocation services						
California Housing Partnership	California Housing Partnership	Consultant for MF project refinancing						
Cameghi-Blum	Cameghi-Blum	Real Estate Appraisals for MF projects						
CB Richard Ellis	CB Richard Ellis	Real Estate Appraisals for MF projects						
Daniel Lopez	Daniel Lopez	MF Project Underwriting Consultant						
Hulberg & Associates	Hulberg & Associates	Real Estate Appraisals for MF projects						
Keyser Marston	Keyser Marston	Consultant for Inclusionary Obligation						
Project Sentinel	Project Sentinel	Homebuyer Education						
Ross Financial	Ross Financial	Bond Consultant - MF projects						

**Redevelopment Agency of the City of San Jose**  
**Second Amended Enforceable Obligation Payment Schedule**  
January - June 2012

**Attachment A**  
Adopted on January 31, 2012

Project Name	Payee	Description of Work	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE (1)
Associated Right of Way	Associated Right of Way	Relocation services						
Buis Construction	Buis Construction	Construction oversight of MF projects						
Keyser Marston	Keyser Marston	DDA and 33433 Consultant						
Affordable Housing - Planning and Admin	City of San José	Housing Department staffing costs						
Affordable Housing - Program Implementation	City of San José	Housing Department staffing costs						
Housing Department Asset Management	Misc Vendors	Property insurance and maintenance						
Housing Department Rent	City of San José	Payments to City for office space						
Ricoh	Ricoh	Copier/scanner						
MK Partners	MK Partners	MF (multifamily) database development						
Salesforce	Salesforce	Software licensing						