

PRELIMINARY DRAFT OF THE INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34169(h) *
 (Board Approved Projects/Admin)

Project Name / Debt Obligation	Payee	Description	Total Due During Fiscal Year	Payments by Period		Total
				10/1/11 to 12/31/11	1/1/12 to 6/30/12	
1 Silverado Community Center	OC Parks	Construction of a Community Center	12,000,000.00	12,000,000.00		\$ 12,000,000.00
2 Silverado Trail Head	OC Parks	Construction of a Recreational Facility	3,000,000.00		3,000,000.00	\$ 3,000,000.00
3 Emergency Shelter	OC Community Resources	Affordable Housing	5,000,000.00		5,000,000.00	\$ 5,000,000.00
4 Affordable Housing	Developers	Construction of affordable housing	4,563,094.00		4,563,094.00	\$ 4,563,094.00
5 The Ranch Project	Rancho Mission Viejo LLC.	Affordable Housing	10,000,000.00	10,000,000.00		\$ 10,000,000.00
6 Community Stabilization Prog.	County of Orange	Project Area Improvement Program	7,800,000.00	2,000,000.00	5,800,000.00	\$ 7,800,000.00
7 Animal Control Facility	OC Animal Care	Construction of an Animal Control Facil.				\$ -
8 Stoneybrook Drain Improvement	OC Public Works	Drainage Improvement Project				\$ -
9 Colonia Storm Drain Project	OC Public Works	Drainage Improvement Project				\$ -
10 El Modena Community Cntr.	OC Community Resources	Community Center Rehabilitation	3,000,000.00		3,000,000.00	\$ 3,000,000.00
11 Orange-Olive Alleyway	OC Public Works	Roadway/Drainage Improvement	640,000.00	640,000.00		\$ 640,000.00
12 Modjeska Olive Storm Drain	OC Public Works	Drainage Improvement Project				\$ -
13 Modjeska Grade Improvement	OC Public Works	Roadway Improvement Project				\$ -
14 Inter-Canyon Bridge Improv.	OC Public Works	Bridge Improvements	888,566.00	888,566.00		\$ 888,566.00
15 Trabuco Creek Road	OC Public Works	Roadway Improvement Project	800,000.00	800,000.00		\$ 800,000.00
16 Magnolia Ave. Access Ramps	OC Public Works	Roadway Improvement Project				\$ -
17 Midway City Storm Drain	OC Public Works	Drainage Improvement Project				\$ -
19 Kline Drive Improvements	OC Public Works	Roadway/Drainage Improvement	774,000.00	774,000.00	744,000.00	\$ 744,000.00
20 Utility Undergrounding Project	City of Newport Beach	Undergrounding of Utility Poles	1,495,559.00	1,495,559.00	1,495,559.00	\$ 1,495,559.00
21 Sewer Improvement Project	Costa Mesa Sanitary District	Sewer Improvements along Bristol Street	449,643.00	449,643.00	449,643.00	\$ 449,643.00
22 Agency Administration	County of Orange	Staff Salaries, Benefits, etc.	2,500,000.00	1,250,000.00	1,250,000.00	\$ 60,000.00
23 The Ranch Project - Consultant	Rosenow Spevacek Group	Consultant Services related to Ranch Project	75,000.00	35,000.00	35,000.00	\$ 70,000.00
24 Redevelopment Consultant Services	Rosenow Spevacek Group	Redevelopment Consultant	115,000.00	57,500.00	57,500.00	\$ 115,000.00
25 Redevelopment Legal Services	Burke, Williams/ Goldfarb & Lipman	Legal Services	60,000.00	30,000.00	30,000.00	\$ 60,000.00
TOTAL			\$ 53,160,862.00	\$ 27,701,066.00	\$ 25,424,796.00	\$ 50,685,862.00

* This Preliminary Draft of the Initial Recognized Obligation Payment Schedule (IROPs) is to be adopted by the redevelopment agency no later than September 30, 2011.

Name of Redevelopment Agency:
Project Area(s)

Orange County Development Agency
Santa Ana Heights/Neighborhood Development and Preservation Project

PRELIMINARY DRAFT OF THE INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34169(h) *
(Affordable Housing Projects)

Project Name / Debt Obligation	Payee	Description	Total Due During Fiscal Year	Payments by Period		
				10/1/11 to 12/31/11	1/1/12 to 6/30/12	Total
1 Birch Hills Apartment Homes	Jamboree Housing Corp	Affordable Housing Development	3,800,000.00	3,800,000.00		\$ 3,800,000.00
2 Stonegate Apt Homes	Katella Family Housing Partners, L.P.	Affordable Housing Development	891,900.00	891,900.00		\$ 891,900.00
3 Stonegate Apt Homes II	Katella II Family Housing Partners, L.P.	Affordable Housing Development	565,200.00	565,200.00		\$ 565,200.00
4 Avenida Villas Apartments	AMCAL Avenida Fund, L.P.	Affordable Housing Development	1,894,627.00	1,894,627.00		\$ 1,894,627.00
5 Buena Vista Apartments	C&C Development and OHDC	Affordable Housing Development	2,740,112.00	2,740,112.00		\$ 2,740,112.00
6 Tomer Hills Apartment	Jamboree Housing Corp	Affordable Housing Development	2,000,000.00	2,000,000.00		\$ 2,000,000.00
7 Tustin Facility	Orange County Social Services Agency	Affordable Housing Development	4,500,000.00	4,500,000.00		\$ 4,500,000.00
8						\$ -
9						\$ -
10						\$ -
11						\$ -
12						\$ -
13						\$ -
14						\$ -
15						\$ -
16						\$ -
17						\$ -
18						\$ -
19						\$ -
20						\$ -
21						\$ -
TOTAL			\$ 16,391,839.00			\$ 16,391,839.00

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Project Area(s)

Orange County Development Agency
Santa Ana Heights/Neighborhood Development and Preservation Project

PRELIMINARY DRAFT OF THE INITIAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34169(h) *
(Debt Service Santa Ana Heights)

Project Name / Debt Obligation	Payee	Description	Total Due During Fiscal Year	Payments by Period			Total
				10/1/11 to 12/31/11	1/1/12 to 6/30/12		
1							
2003 OCDA Tax Allocation Refunding Bonds	US Bank	Refund and defease 1993 OCDA Santa Ana Heights Tax Allocation Rev Bonds	\$ 2,956,665.00	2,309,113.75	647,551.25	\$ 2,956,665.00	
2	OC Flood	Per Pass Through Agreement	\$ 251,649.62	146,642.12	108,007.50	\$ 254,649.62	
3	OC Flood	Per Pass Through Agreement	\$ 9,210.50	9,210.50		\$ 9,210.50	
4	Low Mod District	Per Redevelopment Law	\$ 2,187,717.70			\$ -	
5	Low Mod Income Housing Fund	Per Redevelopment Law	\$ 10,095.12	10,095.12		\$ 10,095.12	
6	Low Mod Income Housing Fund	Per Redevelopment Law	\$ 10,095.12			\$ -	
OCDA Surplus Transfer	OCDA Operating Fund 173	Per OCDA's Budget and Work Program	\$ 2,000,000.00		2,000,000.00	\$ 2,000,000.00	
7	General Fund (Budget Control 016)	Per Health and Safety Code 33670.9	\$ 4,000,000.00		4,000,000.00	\$ 4,000,000.00	
8			\$ -			\$ -	
9			\$ -			\$ -	
10			\$ -			\$ -	
11			\$ -			\$ -	
12			\$ -			\$ -	
13			\$ -			\$ -	
14			\$ -			\$ -	
15			\$ -			\$ -	
16			\$ -			\$ -	
17			\$ -			\$ -	
18			\$ -			\$ -	
19			\$ -			\$ -	
20			\$ -			\$ -	
21			\$ -			\$ -	
TOTAL			\$ 11,415,337.94	\$ 2,475,061.49	\$ 6,755,558.75	\$ 9,230,620.24	

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