

Alameda County Redevelopment Agency Dissolution Summary and Chronology



Bill Summaries ABx1 26 and ABx1 27



- **June 28, 2011** -- The CA Legislature enacted ABx1 26 and ABx1 27 to significantly modify the California Community Redevelopment Law :
 - **ABx1 26** suspended all new redevelopment activities and incurrence of indebtedness, and would dissolve all redevelopment agencies effective October 1, 2011.
 - **ABx1 27** allowed redevelopment agencies to avoid dissolution if the County approved to opt in to a "voluntary alternative redevelopment program" requiring annual monetary contributions to schools & special districts.
- **August 11, 2011** -- The CA Supreme Court agreed to review the petition challenging the constitutionality of ABx1 26 and ABx1 27.

Dissolution Act December 29, 2011

- **December 29, 2011** – CA Supreme Court finds
 - ABx1 26 (Dissolution Act) *constitutional*
 - AB1x 27 (Alternative Redevelopment Program) *unconstitutional*
- The Court's decision means that all California redevelopment agencies, including the Alameda County Redevelopment Agency will be:
 - dissolved under the Dissolution Act
 - and none will have the opportunity to opt into continued existence under the Alternative Redevelopment Program Act

Successor Agency Formation

- **January 10, 2012** – Alameda County Board of Supervisors adopt resolution designating the County, through the Community Development Agency, to serve as the Successor Agency for both the former Redevelopment Agency & the Redevelopment Agency's Housing Agency, as provided for in the Dissolution Act.

RDA Dissolution Effective February 1, 2012

- **February 1, 2012** – the RDA will be dissolved and the RDA's non-housing funds and assets will then be turned over to the Successor Agency which will:
 - pay off the RDA's existing debts;
 - dispose of the RDA's properties and assets to help pay off debts and return revenues to the local taxing entities; and
 - wind up the affairs of the RDA.
- **The RDA's affordable housing assets**, other than its existing housing fund balance, will be turned over to the Successor Housing Agency to continue performing affordable housing activities. The RDA's affordable housing fund balance will be used to repay existing housing fund debts and/or remitted to the County Auditor-Controller for distribution to the Taxing Entities.

Dissolution Requirements

- State Controller may order assets improperly transferred to the County after January 1, 2011 to be returned to the RDA or Successor Agency
- RDA is dissolved and agreements between RDA and County are invalid.
- Successor Agency's Obligations:
 - Can only make payments listed on the Enforceable Obligation Payment Schedule (amended version adopted by the Board on January 24, 2012)
 - Suspend existing contracts pending determination of Oversight Board
 - Must expeditiously dispose of the RDA's properties (Alameda County RDA purchased a total of 12 parcels)
 - Prepares administrative budget for review by the Oversight Board

Dissolution Time Line

- **March 1, 2012** – Successor Agency prepares initial draft of Recognized Obligation Payment Schedule for the Enforceable Obligations of RDA (subject to review by Oversight Board).
- **April 15, 2012** – Successor Agency submits first Recognized Obligation Payment Schedule to State Controller and DOF for January 1, 2012 to June 30, 2012.
- **May 1, 2012** – Deadline for formation of Oversight Board of the Successor Agency.
- **June 1, 2012** – June 1, 2012 & each January 16 and June 1st thereafter: County Auditor-Controller transfers property tax equal to the approved Enforceable Obligations to the Successor Agency to make payments.
- **July 15, 2012** – County Auditor-Controller provides State Controller a copy of all audits performed on dissolved RDA's in Alameda County.
- **July 1, 2016** -- Consolidation of all Oversight Boards into one County-wide Oversight board in each county.

Successor Agency Oversight Board Composition

- **1 member appointed by the Board of Supervisors**
- **1 member appointed by the Alameda County Fire District** to represent the largest special district in the former RDA
- **1 member appointed by the county superintendent of education** to represent schools
- **1 member appointed by the Chancellor of the California Community Colleges** to represent community college districts
- **1 member of the public appointed by the Board of Supervisors.**
- **1 member representing the employees of the former redevelopment agency** appointed by the **President of the Board of Supervisors**
- **1 member representing the largest city by acreage in the territorial jurisdiction** of the former RDA -- Could be the City of Hayward, due to the Mt. Eden Sub Area of the Eden Project Area

Next Steps



- Complete active projects – Ashland Youth Center, Castro Valley Boulevard Streetscape Project and affordable housing developments
- Successor Agency to convene Oversight Board for approval of enforceable obligation payments
- Board of Supervisors to evaluate options to provide economic development and neighborhood revitalization to unincorporated communities