



April 10, 2026

Ross McCarthy, Director of Finance
City of Alameda
2263 Santa Clara Avenue, Room 220
Alameda, CA 94501

2026-27 Annual Recognized Obligation Payment Schedule

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Alameda Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2026 through June 30, 2027 (ROPS 26-27) to the California Department of Finance (Finance) on January 29, 2026. Finance has completed its review of the ROPS 26-27.

Based on a sample of line items reviewed and application of the law, Finance made the following determination:

- Item No. 28 – Independence Plaza Agreement in the requested amount of \$1,340,242 is not approved. The Agency provided an agreement between the former City of Alameda Redevelopment Agency and the City of Alameda Housing Authority (Agreement), dated July 6, 2010, and expiring on July 5, 2026. As the Agreement expires five days into the ROPS 26-27 period, the requested amounts of \$672,772 from the Redevelopment Property Tax Trust Fund (RPTTF) and \$667,470 from Other Funds are not allowed. To the extent the Agency can provide an executed contract beyond July 5, 2026, this item may be considered enforceable on a future ROPS.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2023 through June 30, 2024 (ROPS 23-24) period. The ROPS 23-24 prior period adjustment (PPA) will offset the ROPS 26-27 RPTTF distribution. The amount of RPTTF authorized includes the PPA resulting from the County Auditor-Controller's review of the PPA form submitted by the Agency.

The Agency's maximum approved RPTTF distribution for the reporting period is \$5,782,803, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2026 through December 31, 2026 period (ROPS A period), and one distribution for the January 1, 2027 through June 30, 2027 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 26-27 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Except for the adjusted item, Finance approves the remaining items listed on the ROPS 26-27 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 26-27, except items which are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days from the date of this letter. The Agency must use the RAD App to complete and submit its Meet and Confer request form. The Meet and Confer process and guidelines are available on our website:

http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 26-27. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 26-27 form submitted by the Agency and this determination letter will be posted on our website:

<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This determination is effective for the ROPS 26-27 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Please direct inquiries to RedevelopmentAdministration@dof.ca.gov.

Sincerely,

Originally signed by:

Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Nerissa Pon, Accounting Technician, City of Alameda
Trina Caballero, Division Chief, Tax Analysis Unit/Countywide Oversight
Board Representative, Alameda County

Attachment

Approved RPTTF Distribution July 2026 through June 2027			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 1,676,772	\$ 4,750,326	\$ 6,427,098
Administrative RPTTF Requested	84,280	84,280	168,560
Total RPTTF Requested	1,761,052	4,834,606	6,595,658
RPTTF Requested	1,676,772	4,750,326	6,427,098
<u>Adjustment(s)</u>			
Item No. 28	(672,772)	0	(672,772)
RPTTF Authorized	1,004,000	4,750,326	5,754,326
Administrative RPTTF Authorized	84,280	84,280	168,560
ROPS 23-24 Prior Period Adjustment (PPA)	(140,083)	0	(140,083)
Total RPTTF Approved for Distribution	\$ 948,197	\$ 4,834,606	\$ 5,782,803

ICC: Dunham, Kyumba, Takagi-Galamba, Standing Horse, McCormick

Final Path: LGU>Audits and Review>ROPS 26-27 Letters>Signed ROPS 26-27 Letters
PDF

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