



**Alameda Public Financing Authority  
Local Agency Refunding Revenue Bonds  
(Harbor Bay CFD And Marina Village AD)  
Series 2010A and Subordinate Series 2010B**

**Continuing Disclosure Annual Report**

**Fiscal Year Ended: June 30, 2016**

**Main Office**

32605 Temecula Parkway, Suite 100  
Temecula, CA 92592  
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# **CITY OF ALAMEDA**

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**\$10,675,000 Alameda Public Financing Authority  
Local Agency Refunding Revenue Bonds  
Series 2010A  
(Harbor Bay CFD And Marina Village AD)**

**MATURED  
\$8,020,000 Alameda Public Financing Authority  
Local Agency Refunding Revenue Bonds  
Subordinate Series 2010B  
(Harbor Bay CFD And Marina Village AD)**

**DATED: July 22, 2010**

**SERIES 2010A CUSIP NOS.**

<u>MATURITY</u>	<u>CUSIP</u>	<u>MATURITY</u>	<u>CUSIP</u>
2016	010807AU9	2018	010807AW5
2017	010807AV7	2019	010807AX3

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# **1. INTRODUCTION**

This report provides information to the Electronic Municipal Market Access (the “EMMA”) in order to comply with the provisions contained in the Continuing Disclosure Agreement (the “CDA”) executed and delivered by the City of Alameda (the “City”) in connection with the issuance, by the Alameda Public Financing Authority (the “Authority”), of the Alameda Public Financing Authority Local Agency Refunding Revenue Bonds, Series 2010A and Subordinate Series 2010B (Harbor Bay CFD and Marina Village AD) in the aggregate principal amounts of \$10,675,000 and \$8,020,000 respectively (collectively the “Bonds”). The CDA was executed and delivered by the City for the benefit of the holders and beneficial owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12(b)(5).

## **2. CONTENT OF ANNUAL REPORT**

### **2.1 Audited Financial Statements**

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The Audited Financial Statements have been disseminated to EMMA under separate cover.

### **2.2 Principal Amount of Bonds Outstanding**

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The following table shows the principal amount of the Bonds outstanding:

<b>Series</b>	<b>Principal Amount</b>	<b>As of</b>
2010A	\$5,515,000	June 30, 2016

### **2.3 Reserve Fund**

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The Reserve Fund for the bonds is not held at the Authority. The underlying local issue has a reserve fund for the Special Tax Bonds. The following table shows the balance in the local District fund:

<b>Fund</b>	<b>Balance</b>	<b>Requirement<sup>(1)</sup></b>	<b>As of</b>
CFD 1 Reserve Fund	\$551,922.59	\$551,500	June 30, 2016

(1) Equal to 10% of the then outstanding principal amount of the Special Tax Bonds.

### **2.4 Assessed Value**

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The following table describes the total assessed value of the parcels subject to the Special Taxes as of January 1, 2016.

<b>District</b>	<b>Parcel Count</b>	<b>Total Assessed Value</b>
CFD 1 Harbor Bay	630	\$459,345,873

### **2.5 Value-to-Debt Ratio**

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The following table shows the value-to-debt ratio for the Districts:

<b>District</b>	<b>Assessed Value<sup>(1)</sup></b>	<b>Bonds Outstanding<sup>(2)</sup></b>	<b>Value-to-Debt Ratio</b>
CFD 1 Harbor Bay	\$459,345,873	\$5,515,000	83.29:1

(1) As of January 1, 2016.

(2) As of June 30, 2016.

## **2.6 Delinquency Information**

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The following table shows the Fiscal Year 2015/16 levy amount, delinquent amount, and delinquency rate for the Districts as of June 30, 2016.

<b>District</b>	<b>2015/16 Parcels Levied</b>	<b>2015/16 Dollars Levied</b>	<b>2015/16 Delinquent Parcel Count</b>	<b>2015/16 Delinquent Dollar Amount</b>	<b>2015/16 Delinquency Rate</b>
CFD 1 Harbor Bay	630	\$1,585,362.88	1	\$1,807.16	0.11%

## **2.7 Foreclosure Proceedings**

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As of June 30, 2016, there were no parcels within the Districts that were in foreclosure.

## **2.8 Property Ownership**

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As of September 2, 2014 the bonds for Reassessment District 10-1 (Marina Village) have matured.

## **2.9 Occupancy Status**

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As of September 2, 2014 the bonds for Reassessment District 10-1 (Marina Village) have matured.

## **2.10 CDIAC Reports**

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The annual reports to the California Debt and Investment Advisory Commission ("CDIAC") were filed on October 26, 2016. Please see Appendix A for a copy of the reports that comply with Government Code Sections 53359.5 of the California Government Code.

## **2.11 Senate Bill 165 Report**

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Please see Appendix B for the report that complies with Government Code sections 50075.1, 50075.3, 53410, and 53411 of the California Government Code.

### **3. SIGNIFICANT EVENTS**

#### **3.1 Significant Events**

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According to the CDA for the Bonds, significant events are as follows:

- (i) Principal and interest payment delinquencies
- (ii) Non-payment related defaults
- (iii) Unscheduled draws on debt service reserves reflecting financial difficulties
- (iv) Unscheduled draws on credit enhancements reflecting financial difficulties
- (v) Substitution of credit or liquidity providers, or their failure to perform
- (vi) Adverse tax opinions or events affecting the tax-exempt status of the security
- (vii) Modifications to rights of security holders
- (viii) Contingent or unscheduled bond calls
- (ix) Defeasances
- (x) Release, substitution, or sale of property securing repayment of the securities
- (xi) Rating changes

Notice for listed events described in subsections 5 (a)(viii) and (ix) of the CDA need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds pursuant to the Resolution.

## 4. CONCLUDING STATEMENT

This Continuing Disclosure Annual Report was prepared on behalf of the City of Alameda in accordance with the Continuing Disclosure Agreement of the Bonds, in order to provide required information to the marketplace as provided for under S.E.C. Rule 15c2-12(b)(5). Such required information may include, but not be limited to, annual financial information, certain operating information and disclosures concerning specific events.

NBS has relied upon information provided by sources which are believed to be reliable without independent verification. The reader understands and agrees that NBS is entitled to rely on all information and documents supplied to NBS by the City of Alameda or any of its agents or contractors and other government sources or proxies thereof as being accurate and correct and NBS will have no obligation to confirm that such information and documentation is correct and that NBS will have no liability to if such information is not correct.

The information contained within this report, has been reviewed, approved and authorized for dissemination to the EMMA by the City of Alameda.

City of Alameda



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Elena Adair, Finance Director

## **5. APPENDICES**

The following pages show the referenced Appendices listed in the content of the Annual Report for the fiscal year ended June 30, 2016.

## ***APPENDIX A: CDIAC REPORTS***

The following pages provide the annual filing of the California Debt and Investment Advisory Commission as was filed on October 16, 2016.

CDIAC #: 2010-0708

**STATE OF CALIFORNIA  
MARKS-ROOS YEARLY FISCAL STATUS REPORT  
FOR AUTHORITY ISSUE**

California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-0001  
(916) 653-3269 Fax (916) 654-7440

For Office Use Only

Fiscal Year \_\_\_\_\_

California Government Code Section 6599.1 requires that all issuers selling Marks-Roos bonds, which is part of the Marks-Roos Local Bond Pooling Act of 1985, after January 1, 1996 are required to report specific information to the Commission by October 30th of the current year and each year thereafter, until maturity.

## I. GENERAL INFORMATION

A. Authority Issuer		Alameda Public Financing Authority	
B. Name/ Title/ Series of Bond Issue		2010 Local Agy Ref RBs	
Senior Issue	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Subordinate Issue
		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
C. Project Name		Harbor Bay CFD No 1 & Marina Village AD No 10-1 Series A & B	
D. Date of Bond Issue		6/30/2010	
E. Original Principal Amount of Bonds		\$18,695,000.00	
F. Reserve Fund Minimum Balance Required	Yes <input type="checkbox"/>	Amount	\$0.00
		No	<input checked="" type="checkbox"/>
G. Total Issuance Costs		\$0.00	
(Report Issuance Costs only at initial filing)			

## II. FUND BALANCE FISCAL STATUS

Balances Reported as of:	6/30/2016		
A. Principal Amount of Bonds Outstanding	\$5,515,000.00		
B. Total Bond Reserve Fund	\$0.00		
Bond Reserve Cash	\$0.00	Bond Reserve Surety Bond	\$0.00
C. Capitalized Interest Fund	\$0.00		

### III. AUTHORITY FINANCIAL INFORMATION

#### A. Fees Paid for Professional Services (Annual Totals)

1. Type of Services	2. Amount of Fees
BK	\$3,200.00
DA	\$8,700.00
DISC	\$2,300.00
	\$0.00
	\$0.00

(Attach additional sheets if necessary.)

### B. Local Obligor

1. Issuer/Borrower	2. Bond Purchase (BP) or Loan (L)	3. Original Amount of Purchase/Loan (from Authority Issue)	4. Administration Fee (Charged to LOB) this FY
		\$	\$

Submitted:

Wednesday, October 26, 2016

11:12:50AM

CDIAC #: 2010-0708

**STATE OF CALIFORNIA  
MARKS-ROOS YEARLY FISCAL STATUS REPORT  
FOR AUTHORITY ISSUE**

California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-0001  
(916) 653-3269 Fax (916) 654-7440

For Office Use Only

Fiscal Year \_\_\_\_\_

**C. Investment Contracts**

**1. Terms of Investment Contracts**

**a. Final Maturity**

**b. Other (see Guidelines for explanation)**

2. Commission/Fee for Contract Total \$0.00

3. Interest Earnings on Contract Current \$0.00

D. Does this Agency participate in the County's Teeter Plan?

Yes ☐

No ☒

**IV. ISSUE RETIRED**

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.

(Indicate reason for retirement)

Matured ☐ Redeemed Entirely ☐ Other ☐

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

**V. NAME OF PARTY COMPLETING THIS FORM**

Name Adina McCargo

Title Senior Consultant

Firm/ Agency NBS

Address 32605 Temecula Parkway, Suite 100

City/ State/ Zip Temecula, CA 92592

Phone Number (800) 676-7516

E-Mail amccargo@nbsgov.com

Date of Report 10/26/2016

**VI. COMMENTS:**

Submitted:  
Wednesday, October 26, 2016  
11:12:50AM  
CDIAC #: 2010-0708

**STATE OF CALIFORNIA  
MARKS-ROOS YEARLY FISCAL STATUS REPORT  
FOR AUTHORITY ISSUE**

California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-0001  
(916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

Local Obligor (continued)

1. Issuer/Borrower	2. Bond Purchase (BP) or Loan (L)	3. Original Amount of Purchase/Loan (from Authority Issue)	4. Administration Fee (Charged to LOB) this FY

Submitted:

Wednesday, October 26, 2016

11:25:37AM

CDIAC #: 2010-0709

**STATE OF CALIFORNIA**  
**MARKS-ROOS YEARLY FISCAL STATUS REPORT**  
**FOR LOCAL OBLIGORS**

California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-0001  
Tel: (916) 653-3269 Fax (916) 654-7440

For Office Use Only

Fiscal Year \_\_\_\_\_

California Government Code Section 6599.1 requires that all issuers selling Marks-Roos bonds, which is part of the Marks-Roos Local Bond Pooling Act of 1985, after January 1, 1996 are required to report specific information to the Commission by October 30th of the current year and each year thereafter, until maturity.

**I. GENERAL INFORMATION**

A. Local Obligor Issuer Alameda CFD No 1

B. Name/ Title/ Series of Bond Issue 2010 Special Tax Ref Bonds

C. Project Name Harbor Bay

D. Date of Bond Issue/Loan 7/22/2010

E. Original Principal Amount of Bonds/Loan \$10,675,000.00

F. Reserve Fund Minimum Balance Required Yes ☒ Amount: \$551,500.00 No ☐

Part of Authority Reserve Fund Yes ☐ Percent of Reserve fund: 0.00% No ☒

G. Name of Authority that purchased debt Alameda Public Financing Authority

H. Date of Authority Bond(s) Issuance 7/22/2010

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of : 6/30/2016

A. Principal Amount of Bonds/Loan Outstanding \$5,515,000.00

B. Bond Reserve Fund \$668,545.35

C. Capitalized Interest Fund \$0.00

D. Administrative Fee Charged by Authority \$0.00

**III. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2016

A. Delinquency Rate 0.18%

B. Does this Agency participate in the County's Teeter Plan: Yes ☐ No ☒

C. Taxes Due \$1,585,362.88

D. Taxes Unpaid \$1,807.16

E. Have delinquent Taxes been reported: Yes ☒ No ☐

**IV. ISSUE RETIRED**

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements. (Indicate reason for retirement)

Matured ☐ Redeemed/Repaid Entirely ☐ Other ☐

If Matured, indicate final maturity date:

If Redeemed/Repaid Entirely, state refunding bond title/ Loan, and CDIAC#:

and redemption/repayment date:

If Other:

and date:

**V. NAME OF PARTY COMPLETING THIS FORM**

Name Adina McCargo

Title Senior Consultant

Firm/ Agency NBS

Address 32605 Temecula Parkway, Suite 100

City/ State/ Zip Temecula, CA 92592

Submitted:

Wednesday, October 26, 2016

11:25:37AM

CDIAC #: 2010-0709

**STATE OF CALIFORNIA**  
**MARKS-ROOS YEARLY FISCAL STATUS REPORT**  
***FOR LOCAL OBLIGORS***

California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-0001  
Tel: (916) 653-3269 Fax (916) 654-7440

For Office Use Only

Fiscal Year \_\_\_\_\_

Phone Number (800) 676-7516

Date of Report 10/26/2016

E-Mail amccargo@nbsgov.com

**VI. COMMENTS:**

Submitted:  
Wednesday, October 26, 2016  
10:50:18AM  
CDIAC #: 2010-0709

**STATE OF CALIFORNIA  
MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT**

California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-0001  
(916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

**I. GENERAL INFORMATION**

A. Issuer Alameda CFD No 1

B. Project Name Harbor Bay

C. Name/ Title/ Series of Bond Issue 2010 Special Tax Ref Bonds

D. Date of Bond Issue 7/22/2010

E. Original Principal Amount of Bonds \$10,675,000.00

F. Reserve Fund Minimum Balance Required Yes ☒ Amount \$551,500.00 No ☐

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: 6/30/2016

A. Principal Amount of Bonds Outstanding \$5,515,000.00

B. Bond Reserve Fund \$668,545.35

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$0.00

**III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX**

A. Assessed or Appraised Value Reported as of: 1/1/2016

☒ From Equalized Tax Roll

☐ From Appraisal of Property  
(Use only in first year or before annual tax roll billing commences)

B. Total Assessed Value of All Parcels \$459,345,873.00

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually \$1,585,362.88

B. Total Amount of Unpaid Special Taxes Annually \$1,807.16

C. Taxes are Paid Under the County's Teeter Plan? N

**V. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2016

A. Total Number of Delinquent Parcels: 3

B. Total Amount of Taxes Due on Delinquent Parcels: \$16,312.43  
(Do not include penalties, penalty interest, etc.)

**VI. FORECLOSURE INFORMATION FOR FISCAL YEAR**

(Aggregate totals, if foreclosure commenced on same date)

(Attach additional sheets if necessary.)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

Submitted:

Wednesday, October 26, 2016

10:50:18AM

CDIAC #: 2010-0709

**STATE OF CALIFORNIA  
MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT**

California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-0001  
(916) 653-3269 Fax (916) 654-7440

For Office Use Only

Fiscal Year \_\_\_\_\_

**VII. ISSUE RETIRED**

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.

(Indicate reason for retirement)

Matured ☐ Redeemed Entirely ☐ Other ☐

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

**VIII. NAME OF PARTY COMPLETING THIS FORM**

Name Adina McCargo

Title Senior Consultant

Firm/ Agency NBS

Address 32605 Temecula Parkway, Suite 100

City/ State/ Zip Temecula, CA 92592

Phone Number (800) 676-7516

Date of Report 10/26/2016

E-Mail amccargo@nbsgov.com

**IX. ADDITIONAL COMMENTS:**

## **APPENDIX B: SENATE BILL 165**

Senate Bill 165, filed with the Secretary of State on September 19, 2000, enacted the Local Agency Special Tax and Bond Accountability Act. This Act requires that any local special tax or local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to any local special tax measure or local bond measure adopted on or after January 1, 2001 in accordance with Section 50075.1 or Section 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation of the Special Tax District and others are handled through annual reports. This Section of this report intends to comply with Section 50075.3 or Section 53411 of the California Government Code that states:

“The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain all of the following:

- (a) The amount of funds collected and expended.
- (b) The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 or Section 53410.”

The requirements of the Act apply to the Funds of:

City of Alameda  
Community Facilities District No. 1 (Harbor Bay)  
July 22, 2010

### **Purpose of Special Tax**

The Harbor Bay Community Facilities District No. 1 (the “District”) was formed by the City of Alameda (the “City”) in 1989 to finance public facilities such as street improvements, storm drainage improvements, public park improvements, construction of fire protection facilities, and the acquisition of a school site. In 1996, the bonds were refunded and purchased by the Alameda Public Financing Authority Local Agency Revenue Bonds, 1996 Series A (the “Prior Revenue Bonds”). The Prior Revenue Bonds were refunded in July 2010 by the Alameda Public Financing Authority Local Agency Refunding Revenue Bonds, Series 2010A and Subordinate Series 2010B (the “Revenue Bonds”).

### **Reporting Requirements**

<b>Fund<sup>(1)</sup></b>	<b>Initial Deposit</b>	<b>06/30/2016 Balance</b>	<b>Expended Amount</b>
Reserve Fund <sup>(2)</sup>	\$1,067,500	\$551,922.59	\$0
Bond Fund <sup>(3)</sup>	47,350	2,073,160.62	1,429,650

- (1) CFD 1 (Harbor Bay) was refunded in July 2010 by the Alameda Public Financing Authority Local Agency Refunding Revenue Bonds. The funds listed along with their Initial Deposit are reported based upon the refunding issue.
- (2) The Reserve Requirement is equal to 10% of the then outstanding principal amount of the Special Tax Bonds. Excess funds are transferred to the Bond Fund.
- (3) Expended amount is equal to the debt service for 9/2/2015 and 3/2/2016.