

County of San Luis Obispo



REDEVELOPMENT AGENCIES

2021 – 2022

Prepared under the direction of
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Redevelopment

A redevelopment includes base year and current year assessed values and current property tax increment amounts for the former redevelopment agencies.

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FORMER REDEVELOPMENT AGENCY PROPERTY TAX REVENUE FOR 2021/2022

	ASSESSED VALUES					RECAP OF TOTAL	
	SECURED	UTILITY	TOTAL SEC'D	UNSEC	TOTAL A/V	TAX AMOUNTS TO RPTTF	
GROVER BEACH REDEVELOPMENT PROJECT							
Base Year 1996-97							
Frozen Base Value	80,461,536	0	80,461,536	3,297,917	83,759,453	2,028,070	CY Increment
Current Year Value	277,525,325	0	277,525,325	9,041,096	286,566,421	(13,989)	Prior Year Adjmt
Incrmt/Decrmt Value	197,063,789	0	197,063,789	5,743,179	202,806,968	<u>2,014,081</u>	Total Adj'd Increment
FIVE CITIES REDEVELOPMENT PROJECT							
Base Year 1987-88 Dissolved 3/2/2020							
PASO ROBLES REDEVELOPMENT PROJECT							
Base Year 1986-87							
Frozen Base Value	123,422,199	100,800	123,522,999	14,019,621	137,542,620	7,458,583	CY Increment
Current Year Value	822,377,317	155,000	822,532,317	60,868,759	883,401,076	122,822	Prior Year Adjmt
Incrmt/Decrmt Value	698,955,118	54,200	699,009,318	46,849,138	745,858,456	7,581,405	Total Adj'd Increment
ARROYO GRANDE REDEVELOPMENT PROJECT							
Base Year 1996-97							
Frozen Base Value	108,721,778	141,040	108,862,818	14,219,858	123,082,676	2,861,897	CY Increment
Current Year Value	379,960,351	242,700	380,203,051	29,069,271	409,272,322	(12,217)	Prior Year Adjmt
Incrmt/Decrmt Value	271,238,573	101,660	271,340,233	14,849,413	286,189,646	2,849,680	Total Adj'd Increment
ATASCADERO REDEVELOPMENT PROJECT							
Base Year 1998-99							
Frozen Base Value	258,107,375	0	258,107,375	23,611,074	281,718,449	6,315,805	CY Increment
Current Year Value	879,157,552	0	879,157,552	34,141,424	913,298,976	(8,284)	Prior Year Adjmt
Incrmt/Decrmt Value	621,050,177	0	621,050,177	10,530,350	631,580,527	6,307,521	Total Adj'd Increment
GROVER BEACH INDUSTRIAL ENHANCEMENT REDEVELOPMENT PROJECT							
Base Year 2003-2004							
Frozen Base Value	43,543,375	3,077	43,546,452	4,862,884	48,409,336	563,977	Curr Yr Increment
Current Year Value	96,332,627	285,642	96,618,269	8,188,712	104,806,981	4,617	Prior Year Adjmt
Incrmt/Decrmt Value	52,789,252	282,565	53,071,817	3,325,828	56,397,645	568,594	Total Adj'd Increment

Recognized Obligation Payment Schedule (ROPS) Redevelopment Property Tax Trust Fund (RPTTF) Distributions
(to be completed by County Auditor-Controllers (CACs) - all values should be reported in whole dollars)

Allocation Period: July 2020 - December 2020

ROPS Redevelopment Property Tax Trust Fund (RPTTF) Allocation Cycle: 20-21A

County : San Luis Obispo

Line #	Title of Former Redevelopment Agency:	Countywide Totals	Former Arroyo Grande RDA	Former Atascadero RDA	Former Grover Beach RDA	Former Paso Robles RDA	Former Pismo Beach RDA
1	RPTTF Deposits - Entering the deposits by source is optional.						
2	Secured & Unsecured Property Tax Increment (TI)	9,529,506	1,279,532	2,759,772	1,233,293	3,330,240	926,670
3	Supplemental & Unitary Property TI	321,047	73,236	80,665	76,077	75,226	15,843
4	Interest Earnings/Other	10,360	1,339	3,512	1,370	3,322	816
5	Penalty Assessments	-	-	-	-	-	-
6	Total RPTTF Deposits (sum of lines 2:5)	9,860,912	1,354,107	2,843,948	1,310,740	3,408,788	943,329
7	Total RPTTF Balance Available to Fund CAC Administrative Costs and Passthroughs	9,860,912	1,354,107	2,843,948	1,310,740	3,408,788	943,329
8	RPTTF Distributions - Include all payments made pursuant to Health and Safety Code (H&S) Section 34183. Note that the following distributions are not necessary listed in the priority order required by H&S 34183.						
9	Administrative Distributions-						
10	Administrative Fees to CAC	27,081	4,115	6,084	6,390	7,302	3,189
11	SB 2557 Administration Fees	317,301	42,563	91,909	41,054	110,902	30,874
12	SCO Invoices for Audit and Oversight - Funding should only be allocated for this purpose when there is sufficient RPTTF to fully fund the approved enforceable obligations as shown on line 31.	-	-	-	-	-	-
13	Total Administrative Distributions (sum of lines 10:12)	344,381	46,678	97,993	47,443	118,205	34,062
14	Passthrough Distributions-						
15	City Passthrough Payments	251,661	45,054	104,303	28,279	74,025	-
16	County Passthrough Payments	992,779	85,691	136,284	92,579	678,225	-
17	Special District Passthrough Payments	120,270	15,071	24,474	27,237	53,488	-
18	K-12 School Passthrough Payments - Tax Portion	313,923	82,570	165,892	65,461	-	-
19	K-12 School Passthrough Payments - Facilities Portion	1,105,840	108,123	217,164	85,718	694,835	-
20	Community College Passthrough Payments - Tax Portion	55,906	15,908	27,388	12,611	-	-
21	Community College Passthrough Payments - Facilities Portion	154,675	17,582	30,270	13,939	92,884	-
22	County Office of Education - Tax Portion	10,826	2,945	5,484	2,397	-	-
23	County Office of Education - Facilities Portion	250,204	48,956	100,670	45,532	55,046	-
24	Education Revenue Augmentation Fund (ERAF)	-	-	-	-	-	-
25	Total Passthrough Distributions (sum of lines 15:24)	3,256,083	421,900	811,928	373,752	1,648,503	-
26	Total Administrative and Passthrough Distributions (sum of lines 13 and 25)	3,600,465	468,578	909,921	421,196	1,766,708	34,062
27	Total RPTTF Balance Available to Fund Successor Agency (SA) Enforceable Obligations (EOs) (line 6 - 26)	2,819,556	885,529	1,934,027	889,544	1,642,080	909,267
28	Finance Approved RPTTF for Distribution - Include the total RPTTF approved for SA non-admin and admin costs. Should the RPTTF be insufficient to fund all approved amounts during the "A" period of the annual ROPS, the "A" period shortfall amount will be funded during the "B" period if sufficient RPTTF is available.						
29	Non-Admin EOs	2,145,833	193,636	830,945	206,963	914,289	-
30	Admin EOs	141,500	15,000	31,500	40,000	55,000	-
31	Less PPAs - Amount should be entered as a negative number.	(105,203)	-	(47,435)	(57,768)	-	-
32	Total Finance Approved RPTTF for Distribution (sum of lines 29 plus 30)	2,182,130	208,636	815,010	189,195	969,289	-
33	CAC Distributed ROPS RPTTF						
34	Non-Admin EOs	2,040,630	193,636	783,510	149,195	914,289	-
35	Admin EOs	141,500	15,000	31,500	40,000	55,000	-
36	Insufficient RPTTF available to fund Finance Approved items in "A" ROPS (line 31 minus 36)	-	-	-	-	-	-
37	Total CAC Distributed RPTTF for SA EOs (sum of lines 33 plus 34)	2,182,130	208,636	815,010	189,195	969,289	-
38	Pension Override/State Water Project Override Revenues pursuant to HSC 34183 (a) (1) (B)	-	-	-	-	-	-
39	Total ROPS Only RPTTF Balance Available for Distribution to ATEs (line 27 minus 36 minus 37) -	676,893	1,119,017	700,349	672,791	909,267	
40	RPTTF Distributions to ATEs						
41	Cities	1,060,958	135,211	243,183	114,513	436,569	131,482
42	Counties	730,175	140,026	198,370	137,999	-	253,780
43	Special Districts	158,038	24,628	35,640	56,300	-	41,470
44	K-12 Schools	1,344,218	211,364	413,218	231,646	181,976	306,014
45	Community Colleges	227,823	37,123	62,212	40,684	34,060	53,745
46	County Office of Education	53,585	-	-	1,552	20,185	31,848
47	Total ERAF - Please break out the ERAF amounts into the following categories if possible. (sum of lines 47:49)	412,593	128,542	166,394	117,657	-	-
48	ERAF - K-12	-	-	-	-	-	-
49	ERAF - Community Colleges	-	-	-	-	-	-
50	ERAF - County Offices of Education	-	-	-	-	-	-
51	Total RPTTF Distributions to ATEs (sum of lines 40:46) - Total residual distributions must equal the total residual balance as shown on line 43	3,987,390	676,893	1,119,017	700,349	672,791	818,339
52	Total Residual Distributions to K-14 Schools (sum of lines 43:46):	2,038,219	377,028	641,824	391,538	236,222	391,607
53	Percentage of Residual Distributions to K-14 Schools	51.1%	55.7%	57.4%	55.9%	35.1%	47.9%

Comments: Per DOF no passthrough distributions for former Pismo Beach RDA due to dissolution.

Recognized Obligation Payment Schedule (ROPS) Redevelopment Property Tax Trust Fund (RPTTF) Distributions
(to be completed by County Auditor-Controllers (CACs) - all values should be reported in whole dollars)

Allocation Period: January 2021 - June 2021

ROPS Redevelopment Property Tax Trust Fund (RPTTF) Allocation Cycle: 20-21 B

County : San Luis Obispo

Line #	Title of Former Redevelopment Agency:	Countywide Totals	Former Arroyo Grande RDA	Former Atascadero RDA	Former Grover Beach RDA	Former Paso Robles RDA	Dissolved Pismo Beach RDA	
1	RPTTF Deposits - Entering the deposits by source is optional.							
2	Secured & Unsecured Property Tax Increment (TI)	8,852,499	1,353,317	3,025,932	1,331,661	3,141,590		
3	Supplemental & Unitary Property TI	362,397	7,868	136,357	49,544	168,628		
4	Interest Earnings/Other	19,081	2,829	6,221	2,847	7,183		
5	Penalty Assessments	-	-	-	-	-	-	
6	Total RPTTF Deposits (sum of lines 2:5)	9,233,976	1,364,013	3,168,510	1,384,052	3,317,402	-	
7	Total RPTTF Balance Available to Fund CAC Administrative Costs and Passthroughs	9,233,976	1,364,013	3,168,510	1,384,052	3,317,402	-	
8	RPTTF Distributions - Include all payments made pursuant to Health and Safety Code (H&S) Section 34183. Note that the following distributions are not necessary listed in the priority order required by H&S 34183.							
9	Administrative Distributions-							
10	Administrative Fees to CAC	20,201	2,234	8,377	3,949	5,640	-	
11	SB 2557 Administration Fees	-	-	-	-	-	-	
12	SCO Invoices for Audit and Oversight - Funding should only be allocated for this purpose when there is sufficient RPTTF to fully fund the approved enforceable obligations as shown on line 31.	-	-	-	-	-	-	
13	Total Administrative Distributions (sum of lines 10:12)	20,201	2,234	8,377	3,949	5,640	-	
14	Passthrough Distributions-							
15	City Passthrough Payments	267,431	45,337	116,410	29,462	76,222	-	
16	County Passthrough Payments	999,414	89,770	156,445	93,943	659,256	-	
17	Special District Passthrough Payments	125,534	15,788	28,103	29,651	51,992	-	
18	K-12 School Passthrough Payments - Tax Portion	347,923	86,439	190,469	71,015	-	-	
19	K-12 School Passthrough Payments - Facilities Portion	1,106,571	113,189	249,413	92,993	650,976	-	
20	Community College Passthrough Payments - Tax Portion	61,788	16,653	31,454	13,681	-	-	
21	Community College Passthrough Payments - Facilities Portion	155,388	18,406	34,764	15,122	87,096	-	
22	County Office of Education - Tax Portion	11,990	3,082	6,297	2,611	-	-	
23	County Office of Education - Facilities Portion	268,586	52,658	115,428	48,883	51,616	-	
24	Education Revenue Augmentation Fund (ERAF)	-	-	-	-	-	-	
25	Total Passthrough Distributions (sum of lines 15:24)	3,344,625	441,322	928,783	397,363	1,577,157	-	
26	Total Administrative and Passthrough Distributions (sum of lines 13 and 25)	3,364,825	443,556	937,160	401,312	1,582,798	-	
27	Total RPTTF Balance Available to Fund Successor Agency (SA) Enforceable Obligations (EOs) (line 6 - 26)	5,869,151	920,457	2,231,350	982,740	1,734,604	-	
28	Finance Approved RPTTF for Distribution - Include the total RPTTF approved for SA non-admin and admin costs. Should the RPTTF be insufficient to fund all approved obligations during the "A" period of the annual ROPS, enter the amount of RPTTF available in the "B" period (if any) that will be distributed to fund the "A" period shortfall. See line 35 in "A" ROPS.							
29	Non-Admin EOs	2,080,320	195,104	989,186	373,875	522,155	-	
30	Admin EOs	85,520	15,000	15,520	-	55,000	-	
31	Less PPAs - Amount should be entered as a negative number.	-	-	-	-	-	-	
32	Total Finance Approved RPTTF for Distribution (sum of lines 29:34)	2,165,840	210,104	1,004,706	373,875	577,155	-	
33	CAC Distributed ROPS RPTTF-							
34	Non-Admin EOs	2,080,320	195,104	989,186	373,875	522,155	-	
35	Admin EOs	85,520	15,000	15,520	-	55,000	-	
36	Insufficient RPTTF in "A" Period for Finance Approved RPTTF to be Funded in "B" Period (See line 35 in "A" ROPS)	-	-	-	-	-	-	
37	Total CAC Distributed RPTTF for SA EOs (sum of lines 33, plus 34, plus 35)	2,165,840	210,104	1,004,706	373,875	577,155	-	
38	Pension Override/State Water Project Override Revenues pursuant to HSC 34183 (a) (1) (B)							
39	Total ROPS 16-17B Only RPTTF Balance Available for Distribution to ATEs (line 27 minus 36 minus 37)	3,703,311	710,353	1,226,644	608,865	1,157,449	-	
40	RPTTF Distributions to ATEs							
41	Cities	712,867	118,275	225,537	88,949	280,105	-	
42	Counties	800,042	147,803	216,382	128,503	307,353	-	
43	Special Districts	130,431	25,994	38,871	47,386	18,179	-	
44	K-12 Schools	1,433,392	260,730	513,763	211,068	447,832	-	
45	Community Colleges	225,488	45,790	77,341	37,069	65,287	-	
46	County Office of Education	133,629	27,132	45,838	21,967	38,692	-	
47	Total ERAF - Please break out the ERAF amounts into the following categories if possible. (sum of lines 47:49)	267,462	84,629	108,910	73,923	-	-	
48	ERAF - K-12	-	-	-	-	-	-	
49	ERAF - Community Colleges	-	-	-	-	-	-	
50	ERAF - County Offices of Education	-	-	-	-	-	-	
51	Total RPTTF Distributions to ATEs (sum of lines 40:46) - Total residual distributions must equal the total residual balance as shown on line 38.	3,703,311	710,353	1,226,644	608,865	1,157,449	-	
52	Total Residual Distributions to K-14 Schools (sum of lines 43:46)	2,059,971	418,281	745,852	344,027	551,811	-	
53	Percentage of Residual Distributions to K-14 Schools	55.6%	58.9%	60.8%	56.5%	47.7%	#DIV/0!	
54	Comments: Did not distribute Dissolved Pismo Beach RDA residuals as staff is still working on removing it from system							

Recognized Obligation Payment Schedule (ROPS) Redevelopment Property Tax Trust Fund (RPTTF) Distributions (to be completed by County Auditor-Controllers (CACs) - all values should be reported in whole dollars)							
Allocation Period: July 1, 2021 - December 31, 2021							
ROPS Allocation Cycle: 21-22A							
County: SAN LUIS OBISPO							
Line #	Title of Former Redevelopment Agency:	Countywide Totals	Former Arroyo Grande RDA	Former Atascadero RDA	Former Grover Beach RDA	Former Paso Robles RDA	Dissolved Pismo Beach RDA
1	RPTTF Deposits - Entering the deposits by source is optional.						
2	Secured & Unsecured Property Tax Increment (TI)	8,852,499	1,353,317	3,025,932	1,331,661	3,141,590	-
3	Supplemental & Unitary Property TI	526,611	50,626	124,503	34,863	316,618	-
4	Interest Earnings/Other	6,812	981	2,334	1,016	2,481	-
5	Penalty Assessments	-	-	-	-	-	-
6	Total RPTTF Deposits (sum of lines 2:5)	9,385,921	1,404,924	3,152,768	1,367,539	3,460,689	-
7	Total RPTTF Balance Available to Fund CAC Administrative Costs and Passthroughs	9,385,921	1,404,924	3,152,768	1,367,539	3,460,689	-
8	RPTTF Distributions - Include all payments made pursuant to Health and Safety Code (H&S) Section 34183. Note that the following distributions are not necessary listed in the priority order required by H&S 34183.						
9	Administrative Distributions:						
10	Administrative Fees to CAC	21,382	3,348	5,581	6,522	5,931	-
11	SB 2557 Administration Fees	307,003	46,889	104,931	46,164	109,019	-
12	SCO Invoices for Audit and Oversight - Funding should only be allocated for this purpose when there is sufficient RPTTF to fully fund the approved enforceable obligations as shown on line 31.	-	-	-	-	-	-
13	Total Administrative Distributions (sum of lines 10:12)	328,385	50,237	110,512	52,686	114,949	-
14	Passthrough Distributions:						
15	City Passthrough Payments	267,875	46,805	115,809	29,039	76,222	-
16	County Passthrough Payments	1,029,747	91,602	156,085	93,331	688,729	-
17	Special District Passthrough Payments	127,884	16,110	28,034	29,424	54,316	-
18	K-12 School Passthrough Payments - Tax Portion	348,625	88,138	190,047	70,440	-	-
19	K-12 School Passthrough Payments - Facilities Portion	1,196,212	115,414	248,751	92,239	739,809	-
20	Community College Passthrough Payments - Tax Portion	61,921	16,980	31,371	13,570	-	-
21	Community College Passthrough Payments - Facilities Portion	166,483	18,768	34,672	14,999	98,044	-
22	County Office of Education - Tax Portion	12,014	3,142	6,281	2,591	-	-
23	County Office of Education - Facilities Portion	275,394	53,620	115,150	48,518	58,105	-
24	Education Revenue Augmentation Fund (ERAF)	-	-	-	-	-	-
25	Total Passthrough Distributions (sum of lines 15:24)	3,486,155	450,580	926,200	394,150	1,715,225	-
26	Total Administrative and Passthrough Distributions (line 13 plus 25)	3,814,540	500,817	1,036,712	446,836	1,830,174	-
27	Total RPTTF Balance Available to Fund Successor Agency (SA) Enforceable Obligations (EOs) (line 6 minus 26)	3,020,163	904,107	2,116,056	920,703	1,630,515	-
28	Finance Approved RPTTF for Distribution: Include total RPTTF approved for SA non-admin and admin costs. Should the RPTTF be insufficient to fund all approved amounts during the "A" period of the annual ROPS, the "A" period shortfall amount will be funded during the "B" period if sufficient RPTTF is available.						
29	Non-Admin EOs	1,750,593	193,104	507,990	237,347	812,152	-
30	Admin EOs	53,660	15,000	33,160	5,500	-	-
31	Less PPAs - Amount should be entered as a negative number .	(146,470)	(79,711)	(66,759)	-	-	-
32	Total Finance Approved RPTTF for Distribution (sum of lines 29:31)	1,657,783	128,393	474,391	242,847	812,152	-
33	CAC Distributed ROPS RPTTF						
34	Non-Admin EOs	1,604,123	113,393	441,231	237,347	812,152	-
35	Admin EOs	53,660	15,000	33,160	5,500	-	-
36	Insufficient RPTTF available to fund Finance Approved items in "A" ROPS (line 31 minus 37)	-	-	-	-	-	-
37	Total CAC Distributed RPTTF for SA EOs (line 34 plus 35)	1,657,783	128,393	474,391	242,847	812,152	-
38	Pension Override/State Water Project Override Revenues pursuant to HSC 34183 (a) (1) (B)	-	-	-	-	-	-
39	Total ROPS Only RPTTF Balance Available for Distribution to ATEs (line 27 minus 37 minus 38)	3,913,598	775,714	1,641,665	677,856	818,363	-
40	RPTTF Distributions to ATEs:						
41	Cities	728,077	129,158	301,846	99,028	198,046	-
42	Counties	811,371	161,403	289,593	143,064	217,311	-
43	Special Districts	146,018	28,386	52,023	52,755	12,854	-
44	K-12 Schools	1,523,928	284,720	687,590	234,984	316,635	-
45	Community Colleges	240,942	50,003	103,508	41,270	46,161	-
46	County Office of Education	142,788	29,628	61,347	24,456	27,357	-
47	Total ERAF - Please break out the ERAF amounts into the following categories, if possible (sum of lines 48:50)	320,474	92,416	145,758	82,299	-	-
48	ERAF - K-12	-	-	-	-	-	-
49	ERAF - Community Colleges	-	-	-	-	-	-
50	ERAF - County Offices of Education	-	-	-	-	-	-
51	Total RPTTF Distributions to ATEs (sum of lines 41:47) - Total residual distributions must equal the total residual balance as shown on line 43.	3,913,598	775,714	1,641,665	677,856	818,363	-
52	Total Residual Distributions to K-14 Schools (sum of lines 44:47)	2,228,133	456,768	998,203	383,009	390,153	-
53	Percentage of Residual Distributions to K-14 Schools (line 52/51)	56.9%	58.9%	60.8%	56.5%	47.7%	#DIV/0!
54	Comments:						