

County of San Luis Obispo



REDEVELOPMENT AGENCIES

2022 – 2023

Prepared under the direction of
James W. Hamilton CPA, Auditor-Controller/Treasurer/Tax Collector

Redevelopment

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

Table of Contents

Former Redevelopment Agency Property Tax Revenue	1
Recognized Obligation Payment Schedule (ROPS) Redevelopment Property Tax Trust Fund (RPTTF) Distributions for 2021-22 A & B	2
Recognized Obligation Payment Schedule (ROPS) Redevelopment Property Tax Trust Fund (RPTTF) Distributions for 2022-23 A	4

FORMER REDEVELOPMENT AGENCY PROPERTY TAX REVENUE FOR 2022/2023

	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	2,244,510	CY Increment
Current Year Value	298,361,574	0	298,361,574	9,848,863	308,210,437	(12,656)	Prior Year Adjmt
Incrmt/Decrmt Value	217,900,038	0	217,900,038	6,550,946	224,450,984	<u>2,231,854</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	7,962,709	CY Increment
Current Year Value	861,759,457	198,400	861,957,857	71,855,801	933,813,658	(205,370)	Prior Year Adjmt
Incrmt/Decrmt Value	738,337,258	97,600	738,434,858	57,836,180	796,271,038	7,757,339	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	2,973,447	CY Increment
Current Year Value	390,768,352	291,240	391,059,592	29,367,855	420,427,447	(96,742)	Prior Year Adjmt
Incrmt/Decrmt Value	282,046,574	150,200	282,196,774	15,147,997	297,344,771	2,876,705	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	6,849,281	CY Increment
Current Year Value	931,703,697	0	931,703,697	34,942,865	966,646,562	(291,698)	Prior Year Adjmt
Incrmt/Decrmt Value	673,596,322	0	673,596,322	11,331,791	684,928,113	6,557,583	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	621,784	Curr Yr Increment
Current Year Value	103,238,368	388,172	103,626,540	6,961,213	110,587,753	(10,290)	Prior Year Adjmt
Incrmt/Decrmt Value	59,694,993	385,095	60,080,088	2,098,329	62,178,417	611,494	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 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:						

Recognized Obligation Payment Schedule (ROPS)							
Redevelopment Property Tax Trust Fund (RPTTF) Distributions (to be completed by County Auditor-Controllers (CACs) All values must be reported in whole dollars.							
	Report Type:	Actual					
	Allocation Period:	Jan 1 - Jun 30					
	ROPS Allocation Cycle:	2021-22B - 21					
	County:	San Luis Obispo					
Successor Agency to Former Redevelopment Agency							
Line #	Description	Countywide Totals	Arroyo Grande 14	Atascadero - 17	El Paso De Robles - 100	Grover Beach - 130	Pismo Beach - 255
1	RPTTF Deposits - Entering the deposits by source is optional.						
2	Secured & Unsecured Property Tax Increment (TI)	9,660,641	1,424,840	3,153,761	3,790,703	1,291,338	
3	Supplemental & Unitary Property TI	360,620	21,461	143,535	134,811	60,814	
4	Penalty Assessment Revenue	0	0	0	0	0	
5	Other: Interest	8,038	1,175	2,697	2,969	1,196	
6	Other	0					
7	Total RPTTF Deposits (sum of lines 1:6)	10,029,298	1,447,476	3,299,993	3,928,482	1,353,347	0
8	Total RPTTF Available to Fund CAC Administrative Costs and Passthroughs	10,029,298	1,447,476	3,299,993	3,928,482	1,353,347	0
9	RPTTF Distributions - Include all payments made pursuant to Health and Safety Code (HSC) Section 34183. Note the following distributions are not necessary listed in the priority order required by HSC 34183.						
10	Administrative Distributions:						
11	Administrative Fees to CAC	11,394	1,526	3,322	4,990	1,556	
12	SB 2557 Administrative Fees	0	0				
13	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 39.	0	0				
14	Other	0	0				
15	Total Administrative Distributions (sum of lines 11:14)	11,394	1,526	3,322	4,990	1,556	0
16	Passthrough Distributions:						
17	City	291,134	48,195	121,102	90,635	31,203	
18	County	1,135,355	96,426	166,662	781,796	90,471	
19	City &/or County - Other	0	0	0	0	0	
20	Special Districts	137,307	16,961	29,928	61,655	28,763	
21	K-12 School - Tax Portion	363,973	92,807	202,823		68,343	
22	K-12 School - Facilities Portion	1,246,664	121,527	265,593	770,053	89,492	
23	K-12 School - Other	0	0	0	0	0	
24	Community College - Tax Portion	64,541	17,879	33,495		13,167	
25	Community College - Facilities Portion	173,449	19,762	37,020	102,114	14,554	
26	Community College - Other	0	0	0	0	0	
27	County Office of Education - Tax Portion	12,548	3,309	6,705		2,533	
28	County Office of Education - Facilities Portion	284,896	55,894	120,912	60,517	47,573	
29	County Office of Education - Other	0					
30	Education Revenue Augmentation Fund (ERAF)	0					
31	Other	0					
32	Total Passthrough Distributions (sum of lines 17:31)	3,709,868	472,761	984,240	1,866,769	386,099	0
33	Total Administrative and Passthrough Distributions (line 15 plus 32)	3,721,262	474,286	987,562	1,871,759	387,655	0
34	Total RPTTF Available to Fund Successor Agency (SA) Enforceable Obligations (EOs) (line 8 minus 33)	6,308,035	973,190	2,312,430	2,056,723	965,692	0
35	Finance Approved RPTTF for Distribution to SA:						
36	Non-Admin EOs	1,863,620	196,840	1,186,990	409,290	70,500	
37	Admin Allowance	36,830	15,000	16,330	0	5,500	
38	Less Prior Period Adjustments (PPA) (Enter as a negative number)	0					
39	Total Finance Approved RPTTF for Distribution (sum of lines 36:38)	1,900,450	211,840	1,203,320	409,290	76,000	0
40	CAC Distributed ROPS RPTTF						
41	Non-Admin EOs	1,863,620	196,840	1,186,990	409,290	70,500	
42	Admin Allowance	36,830	15,000	16,330	0	5,500	
43	Insufficient RPTTF (See line 43 in "A" ROPS) Insufficient RPTTF in "A" Period for Finance Approved RPTTF to be Funded in "B" Period	0					
44	Total CAC Distributed RPTTF for SA EOs (sum of lines 41:43)	1,900,450	211,840	1,203,320	409,290	76,000	0
45	Pension Override/State Water Project Override Revenues pursuant to HSC 34183 (a) (1) (B)	0					
46	Other	0					
47	Other	0					
48	Total ROPS Only RPTTF Balance Available for Distribution to ATEs (line 34 minus 44:47)	4,407,585	761,350	1,109,110	1,647,433	889,692	0
49	RPTTF Distributions to ATEs:						
50	Cities	859,202	126,851	203,694	398,683	129,975	
51	Counties	979,485	158,515	195,732	437,465	187,773	
52	Special Districts	158,150	27,878	35,155	25,875	69,242	
53	K-12 Schools	1,689,718	279,242	464,644	637,413	308,418	
54	Community Colleges	266,080	49,041	69,946	92,926	54,167	
55	County Office of Education	157,684	29,059	41,456	55,071	32,099	
56	Total ERAF - Please break out the ERAF amounts into the following categories, if possible (sum of lines 57:59)	297,266	90,764	98,483	0	108,019	0
57	ERAF - K-12	0					
58	ERAF - Community Colleges	0					
59	ERAF - County Offices of Education	0					
60	Total RPTTF Distributions to ATEs (sum of lines 50:56) - Total residual distributions must equal total residual balance as shown on line 48.	4,407,585	761,350	1,109,110	1,647,433	889,692	0
61	Total Residual Distributions to K-14 Schools (sum of lines 53:56)	2,410,748	448,106	674,530	785,410	502,703	0
62	Percentage of K-14 Schools to Residual Distributions (line 61/60)	55%	59%	61%	48%	57%	#DIV/0!
63	Comments:						

Recognized Obligation Payment Schedule (ROPS) Redevelopment Property Tax Trust Fund (RPTTF) Distributions (to be completed by County Auditor-Controllers (CACs) All values must be reported in whole dollars.							
Report Type:		Actual					
Allocation Period:		Jul 1 - Dec 31					
ROPS Allocation Cycle:		2022-23A - 22					
County:		San Luis Obispo					
Line #	Description	Successor Agency to Former Redevelopment Agency					
		Countywide Totals	Aroyo Grande - 14	Atascadero - 17	El Paso De Robles - 100	Grover Beach - 130	Pismo Beach - 255
1	RPTTF Deposits - Entering the deposits by source is optional.	0					
2	Secured & Unsecured Property Tax Increment (TI)	9,660,641	1,424,840	3,153,761	3,790,703	1,291,338	0
3	Supplemental & Unitary Property TI	443,301	91,766	154,733	138,373	58,429	0
4	Penalty Assessment Revenue	0	0	0	0	0	0
5	Interest	1,431	197	493	542	199	0
6	Remaining Pismo Beach Balance after dissolution costs	136,315	0	0	0	0	136,315
7	Total RPTTF Deposits (sum of lines 1-6)	10,241,687	1,516,803	3,308,987	3,929,617	1,349,965	136,315
8	Total RPTTF Available to Fund CAC Administrative Costs and Passthroughs	10,241,687	1,516,803	3,308,987	3,929,617	1,349,965	136,315
9	RPTTF Distributions - Include all payments made pursuant to Health and Safety Code (HSC) Section 34183. Note the following distributions are not necessary listed in the priority order required by HSC 34183.						
10	Administrative Distributions:						
11	Administrative Fees to CAC	16,831	2,849	5,423	6,064	2,494	0
12	SB 2557 Administrative Fees	337,737	49,797	110,330	132,394	45,216	0
13	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 39.	0					0
14	Other	0					0
15	Total Administrative Distributions (sum of lines 11-14)	354,568	52,647	115,754	138,458	47,710	0
16	Passthrough Distributions:						
17	City	293,756	50,538	121,403	90,635	31,180	0
18	County	1,139,388	99,354	167,097	782,505	90,432	0
19	City &/or County - Other	0	0	0	0	0	0
20	Special Districts	137,927	17,476	30,003	61,711	28,737	0
21	K-12 School - Tax Portion	367,263	95,657	203,387	0	68,219	0
22	K-12 School - Facilities Portion	1,300,860	125,260	266,207	820,063	89,329	0
23	K-12 School - Other	0	0	0	0	0	0
24	Community College - Tax Portion	65,142	18,428	33,572	0	13,141	0
25	Community College - Facilities Portion	180,278	20,369	37,105	108,278	14,526	0
26	Community College - Other	0	0	0	0	0	0
27	County Office of Education - Tax Portion	12,657	3,411	6,722	0	2,524	0
28	County Office of Education - Facilities Portion	290,294	57,471	121,178	64,169	47,475	0
29	County Office of Education - Other	0	0	0	0	0	0
30	Education Revenue Augmentation Fund (ERAF)	0	0	0	0	0	0
31	Other	0	0	0	0	0	0
32	Total Passthrough Distributions (sum of lines 17-31)	3,787,563	487,964	986,674	1,927,362	385,563	0
33	Total Administrative and Passthrough Distributions (line 15 plus 32)	4,142,132	540,611	1,102,427	2,065,820	433,273	0
34	Total RPTTF Available to Fund Successor Agency (SA) Enforceable Obligations (EOs) (line 8 minus 33)	6,099,555	976,192	2,206,560	1,863,797	916,691	136,315
35	Finance Approved RPTTF for Distribution to SA:						
36	Non-Admin EOs	1,818,574	194,841	603,943	804,290	215,500	0
37	Admin Allowance	79,310	15,000	33,810	25,000	5,500	0
38	Less Prior Period Adjustments (PPA) (Enter as a negative number)	(33,055)	0	(33,055)	0	0	0
39	Total Finance Approved RPTTF for Distribution (sum of lines 36-38)	1,864,829	209,841	604,698	829,290	221,000	0
40	CAC Distributed ROPS RPTTF						
41	Non-Admin EOs	1,785,519	194,841	570,888	804,290	215,500	0
42	Admin Allowance	79,310	15,000	33,810	25,000	5,500	0
43	Insufficient RPTTF (line 39 minus 44) If there is insufficient RPTTF in "A" period, shortfall will be funded in "B" period, if possible.	0	0	0	0	0	0
44	Total CAC Distributed RPTTF for SA EOs (line 41 plus 42)	1,864,829	209,841	604,698	829,290	221,000	0
45	Pension Override/State Water Project Override Revenues pursuant to HSC 34183 (a) (1) (B)	0	0	0	0	0	0
46	Other	0	0	0	0	0	0
47	Other	0	0	0	0	0	0
48	Total ROPS Only RPTTF Balance Available for Distribution to ATEs (line 34 minus 44-47)	4,234,726	766,351	1,601,862	1,034,507	695,691	136,315
49	RPTTF Distributions to ATEs:						
50	Cities	795,763	127,685	294,190	250,353	101,633	21,902
51	Counties	906,056	159,556	282,691	274,707	146,828	42,273
52	Special Districts	156,134	28,062	50,773	16,248	54,143	6,908
53	K-12 Schools	1,644,556	281,076	671,075	400,264	241,167	50,974
54	Community Colleges	260,046	49,363	101,022	58,353	42,356	8,953
55	County Office of Education	154,110	29,249	59,874	34,582	25,100	5,305
56	Total ERAF - Please break out the ERAF amounts into the following categories, if possible (sum of lines 57-59)	318,062	91,360	142,237	0	84,465	0
57	ERAF - K-12	0	0	0	0	0	0
58	ERAF - Community Colleges	0	0	0	0	0	0
59	ERAF - County Offices of Education	0	0	0	0	0	0
60	Total RPTTF Distributions to ATEs (sum of lines 50-56) - Total residual distributions must equal total residual balance as shown on line 48.	4,234,726	766,351	1,601,862	1,034,507	695,691	136,315
61	Total Residual Distributions to K-14 Schools (sum of lines 53-56)	2,376,774	451,049	974,207	493,199	393,087	65,232
62	Percentage of K-14 Schools to Residual Distributions (line 61/60)	56%	59%	61%	48%	57%	48%
63	Comments: Pismo Beach is dissolved and all costs are accounted for. Distributing the remaining balance as residual to the contributing agencies.						