

County of San Luis Obispo



REDEVELOPMENT AGENCIES

2019 – 2020

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 2018-19 A & B.....	2
Recognized Obligation Payment Schedule (ROPS) Redevelopment Property Tax Trust Fund (RPTTF) Distributions for 2019-20 A.....	4

FORMER REDEVELOPMENT AGENCY PROPERTY TAX REVENUE FOR 2019/2020

	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	1,781,125	CY Increment
Current Year Value	255,146,527	0	255,146,527	6,725,458	261,871,985	1,601	Prior Year Adjmt
Incrmt/Decrmt Value	174,684,991	0	174,684,991	3,427,541	178,112,532	<u>1,782,726</u>	Total Adj'd Increment
FIVE CITIES REDEVELOPMENT PROJECT							
Base Year 1987-88							
Frozen Base Value	12,426,921	0	12,426,921	938,947	13,365,868	1,858,706	CY Increment
Current Year Value	176,103,667	0	176,103,667	23,132,770	199,236,437	(5,367)	Prior Year Adjmt
Incrmt/Decrmt Value	163,676,746	0	163,676,746	22,193,823	185,870,569	1,853,339	Total Adj'd Increment
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	6,772,259	CY Increment
Current Year Value	757,925,346	155,000	758,080,346	56,688,230	814,768,576	(111,780)	Prior Year Adjmt
Incrmt/Decrmt Value	634,503,147	54,200	634,557,347	42,668,609	677,225,956	6,660,479	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	2,543,232	CY Increment
Current Year Value	348,129,964	242,700	348,372,664	29,033,109	377,405,773	15,831	Prior Year Adjmt
Incrmt/Decrmt Value	239,408,186	101,660	239,509,846	14,813,251	254,323,097	2,559,063	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	5,531,195	CY Increment
Current Year Value	803,508,594	0	803,508,594	31,329,330	834,837,924	(11,652)	Prior Year Adjmt
Incrmt/Decrmt Value	545,401,219	0	545,401,219	7,718,256	553,119,475	5,519,543	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	685,108	Curr Yr Increment
Current Year Value	91,711,566	295,699	92,007,265	24,912,874	116,920,139	(1,248)	Prior Year Adjmt
Incrmt/Decrmt Value	48,168,191	292,622	48,460,813	20,049,990	68,510,803	683,860	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 2018 - December 2018

ROPS Redevelopment Property Tax Trust Fund (RPTTF) Allocation Cycle: 18-19A

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)	7,987,685	1,012,851	2,381,469	960,800	2,753,473	879,094
3	Supplemental & Unitary Property TI	414,940	61,386	144,097	41,828	150,035	17,594
4	Interest Earnings/Other	4,544	545	1,540	502	1,431	526
5	Penalty Assessments	-	-	-	-	-	-
6	Total RPTTF Deposits (sum of lines 2:5)	8,407,169	1,074,782	2,527,106	1,003,129	2,904,938	897,214
7	Total RPTTF Balance Available to Fund CAC Administrative Costs and Passthroughs	8,407,169	1,074,782	2,527,106	1,003,129	2,904,938	897,214
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	23,832	3,019	6,979	2,984	7,976	2,874
11	SB 2557 Administration Fees	298,391	37,796	88,967	35,899	102,894	32,836
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)	322,223	40,815	95,946	38,882	110,869	35,710
14	Passthrough Distributions-						
15	City Passthrough Payments	194,988	35,647	92,802	22,753	43,786	-
16	County Passthrough Payments	1,091,631	63,408	110,638	61,253	578,256	278,077
17	Special District Passthrough Payments	140,506	11,151	19,868	18,988	45,603	44,895
18	K-12 School Passthrough Payments - Tax Portion	241,957	61,329	134,695	45,933	-	-
19	K-12 School Passthrough Payments - Facilities Portion	1,245,954	80,309	176,283	60,148	593,903	335,311
20	Community College Passthrough Payments - Tax Portion	42,897	11,816	22,232	8,849	-	-
21	Community College Passthrough Payments - Facilities Portion	129,679	13,059	24,572	9,781	80,120	2,147
22	County Office of Education - Tax Portion	8,311	2,189	4,451	1,670	-	-
23	County Office of Education - Facilities Portion	210,604	39,025	89,629	33,194	47,482	1,273
24	Education Revenue Augmentation Fund (ERAF)	-	-	-	-	-	-
25	Total Passthrough Distributions (sum of lines 15:24)	3,306,526	317,934	675,170	262,569	1,389,150	661,703
26	Total Administrative and Passthrough Distributions (sum of lines 13 and 25)	3,628,750	358,749	771,117	301,451	1,500,019	697,413
27	Total RPTTF Balance Available to Fund Successor Agency (SA) Enforceable Obligations (EOs) (line 6 - 26)	1,755,989		1,755,989	701,678	1,404,919	199,801
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	2,028,860	483,942	874,003	100,000	570,915	-
30	Admin EOs	181,470	15,000	51,470	40,000	75,000	-
31	Total Finance Approved RPTTF for Distribution (sum of lines 29 plus 30)	1,711,388		925,473	140,000	645,915	-
32	CAC Distributed ROPS RPTTF						
33	Non-Admin EOs	2,028,860	483,942	874,003	100,000	570,915	-
34	Admin EOs	181,470	15,000	51,470	40,000	75,000	-
35	Insufficient RPTTF available to fund Finance Approved items in "A" ROPS (line 31 minus 36)	-	-	-	-	-	-
36	Total CAC Distributed RPTTF for SA EOs (sum of lines 33 plus 34)	2,210,330	498,942	925,473	140,000	645,915	-
37	Pension Override/State Water Project Override Revenues pursuant to HSC 34183 (a) (1) (B)	-	-	-	-	-	-
38	Total ROPS Only RPTTF Balance Available for Distribution to ATEs (line 27 minus 36 minus 37) -	1,852,057	(498,942)	830,516	561,678	759,004	199,801
39	RPTTF Distributions to ATEs						
40	Cities	899,522	48,457	175,894	88,280	464,034	122,857
41	Counties	308,034	43,349	148,267	116,418	-	-
42	Special Districts	79,386	7,625	26,639	45,123	-	-
43	K-12 Schools	778,945	50,775	305,802	191,122	231,246	-
44	Community Colleges	176,854	8,918	46,044	33,566	40,012	48,314
45	County Office of Education	54,544	-	-	2,202	23,712	28,630
46	Total ERAF - Please break out the ERAF amounts into the following categories if possible. (sum of lines 47:49)	270,803	57,967	127,869	84,967	-	-
47	ERAF - K-12	-	-	-	-	-	-
48	ERAF - Community Colleges	-	-	-	-	-	-
49	ERAF - County Offices of Education	-	-	-	-	-	-
50	Total RPTTF Distributions to ATEs (sum of lines 40:46) - Total residual distributions must equal the total residual balance as shown on line 43	2,568,090	217,090	830,516	561,678	759,004	199,801
51	Total Residual Distributions to K-14 Schools (sum of lines 43:46):	1,281,147	117,659	479,716	311,857	294,970	76,944
52	Percentage of Residual Distributions to K-14 Schools	49.9%	54.2%	57.8%	55.5%	38.9%	38.5%
53	Comments:						

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 2019 - June 2019

ROPS Redevelopment Property Tax Trust Fund (RPTTF) Allocation Cycle: 18-19B

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)	8,716,968	1,138,468	2,572,697	1,107,390	2,999,666	898,747
3	Supplemental & Unitary Property TI	319,830	22,857	90,842	53,989	139,833	12,310
4	Interest Earnings/Other	18,866	2,347	5,682	2,241	6,642	1,954
5	Penalty Assessments	-	-	-	-	-	-
6	Total RPTTF Deposits (sum of lines 2:5)	9,055,663	1,163,671	2,669,220	1,163,620	3,146,141	913,010
7	Total RPTTF Balance Available to Fund CAC Administrative Costs and Passthroughs	9,055,663	1,163,671	2,669,220	1,163,620	3,146,141	913,010
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	10,174	1,301	2,803	1,860	2,899	1,310
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)	10,174	1,301	2,803	1,860	2,899	1,310
14	Passthrough Distributions-						
15	City Passthrough Payments	217,327	38,562	97,878	25,315	55,572	-
16	County Passthrough Payments	1,180,556	71,658	123,197	77,912	625,256	282,533
17	Special District Passthrough Payments	152,999	12,604	22,127	23,361	49,310	45,597
18	K-12 School Passthrough Payments - Tax Portion	275,528	69,240	149,954	56,333	-	-
19	K-12 School Passthrough Payments - Facilities Portion	1,327,229	90,667	196,362	73,766	625,749	340,684
20	Community College Passthrough Payments - Tax Portion	48,955	13,339	24,763	10,852	-	-
21	Community College Passthrough Payments - Facilities Portion	140,437	14,744	27,370	11,995	84,074	2,253
22	County Office of Education - Tax Portion	9,487	2,472	4,957	2,058	-	-
23	County Office of Education - Facilities Portion	228,134	42,084	94,576	40,313	49,826	1,335
24	Education Revenue Augmentation Fund (ERAF)	-	-	-	-	-	-
25	Total Passthrough Distributions (sum of lines 15:24)	3,580,652	355,371	741,185	321,906	1,489,787	672,403
26	Total Administrative and Passthrough Distributions (sum of lines 13 and 25)	3,590,825	356,672	743,989	323,766	1,492,686	673,713
27	Total RPTTF Balance Available to Fund Successor Agency (SA) Enforceable Obligations (EOs) (line 6 - 26)	2,732,231	807,000	1,925,232	839,854	1,653,455	239,298
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	2,574,653	151,256	1,002,421	253,428	1,167,548	-
30	Admin EOs	168,270	15,000	38,270	40,000	75,000	-
31	Total Finance Approved RPTTF for Distribution (sum of lines 29:34)	2,742,923	166,256	1,040,691	293,428	1,242,548	-
32	CAC Distributed ROPS RPTTF-						
33	Non-Admin EOs	2,574,653	151,256	1,002,421	253,428	1,167,548	-
34	Admin EOs	168,270	15,000	38,270	40,000	75,000	-
35	Insufficient RPTTF in "A" Period for Finance Approved RPTTF to be Funded in "A" Period (See line 35 in "A" ROPS)	-	-	-	-	-	-
36	Total CAC Distributed RPTTF for SA EOs (sum of lines 33, plus 34, plus 35)	2,742,923	166,256	1,040,691	293,428	1,242,548	-
37	Pension Override/State Water Project Override Revenues pursuant to HSC 34183 (a) (1) (B)	-	-	-	-	-	-
38	Total ROPS 16-17B Only RPTTF Balance Available for Distribution to ATEs (line 27 minus 36 minus 37)	2,721,915	640,744	884,541	546,426	410,907	239,298
39	RPTTF Distributions to ATEs						
40	Cities	855,712	125,382	192,592	89,622	301,634	146,482
41	Counties	398,158	133,474	156,713	107,772	-	199
42	Special Districts	96,259	23,475	28,157	44,023	-	605
43	K-12 Schools	786,762	205,306	320,544	178,883	81,788	241
44	Community Colleges	190,611	36,058	48,254	31,417	17,257	57,624
45	County Office of Education	44,375	-	-	-	10,227	34,147
46	Total ERAF - Please break out the ERAF amounts into the following categories if possible. (sum of lines 47:49)	350,039	117,050	138,281	94,708	-	-
47	ERAF - K-12	-	-	-	-	-	-
48	ERAF - Community Colleges	-	-	-	-	-	-
49	ERAF - County Offices of Education	-	-	-	-	-	-
50	Total RPTTF Distributions to ATEs (sum of lines 40:46) - Total residual distributions must equal the total residual balance as shown on line 38.	2,721,915	640,744	884,541	546,426	410,907	239,298
51	Total Residual Distributions to K-14 Schools (sum of lines 43:46)	1,371,786	358,413	507,079	305,009	109,273	92,012
52	Percentage of Residual Distributions to K-14 Schools	50.4%	55.9%	57.3%	55.8%	26.6%	38.5%
53	Comments:						

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 2019 - December 2019

ROPS Redevelopment Property Tax Trust Fund (RPTTF) Allocation Cycle: 19-20A

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)	8,716,967	1,138,468	2,572,697	1,107,390	2,999,665	898,747
3	Supplemental & Unitary Property TI	601,862	89,729	206,071	152,687	137,983	15,392
4	Interest Earnings/Other	14,294	1,849	4,203	1,864	5,008	1,371
5	Penalty Assessments	-	-	-	-	-	-
6	Total RPTTF Deposits (sum of lines 2:5)	9,333,122	1,230,046	2,782,971	1,261,940	3,142,656	915,509
7	Total RPTTF Balance Available to Fund CAC Administrative Costs and Passthroughs	9,333,122	1,230,046	2,782,971	1,261,940	3,142,656	915,509
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	12,314	1,713	3,518	1,667	4,040	1,376
11	SB 2557 Administration Fees	308,596	40,257	91,089	39,195	106,226	31,829
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)	320,910	41,970	94,607	40,862	110,266	33,205
14	Passthrough Distributions-						
15	City Passthrough Payments	226,794	40,875	102,133	28,214	55,572	-
16	County Passthrough Payments	1,192,274	74,544	127,257	82,097	624,887	283,489
17	Special District Passthrough Payments	155,903	13,112	22,857	24,901	49,281	45,753
18	K-12 School Passthrough Payments - Tax Portion	287,066	71,884	155,013	60,169	-	-
19	K-12 School Passthrough Payments - Facilities Portion	1,368,513	94,130	202,749	78,789	651,010	341,837
20	Community College Passthrough Payments - Tax Portion	51,009	13,849	25,570	11,591	-	-
21	Community College Passthrough Payments - Facilities Portion	145,819	15,307	28,260	12,812	87,188	2,253
22	County Office of Education - Tax Portion	9,877	2,564	5,121	2,192	-	-
23	County Office of Education - Facilities Portion	239,613	44,557	98,719	43,332	51,671	1,335
24	Education Revenue Augmentation Fund (ERAF)	-	-	-	-	-	-
25	Total Passthrough Distributions (sum of lines 15:24)	3,676,869	370,822	767,677	344,095	1,519,608	674,667
26	Total Administrative and Passthrough Distributions (sum of lines 13 and 25)	3,997,779	412,792	862,283	384,957	1,629,874	707,873
27	Total RPTTF Balance Available to Fund Successor Agency (SA) Enforceable Obligations (EOs) (line 6 - 26)	2,737,941	817,254	1,920,687	876,983	1,512,782	207,637
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	2,075,058	157,019	628,591	368,174	921,274	-
30	Admin EOs	183,018	15,000	15,840	27,178	125,000	-
31	Less PPAs - Amount should be entered as a negative number.	(253,508)	(131,856)	(94,295)	(27,357)	-	-
32	Total Finance Approved RPTTF for Distribution (sum of lines 29 plus 30)	2,258,076	172,019	644,431	395,352	1,046,274	-
33	CAC Distributed ROPS RPTTF						
34	Non-Admin EOs	2,075,058	157,019	628,591	368,174	921,274	-
35	Admin EOs	183,018	15,000	15,840	27,178	125,000	-
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)	2,258,076	172,019	644,431	395,352	1,046,274	-
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) -	3,077,267	645,235	1,276,256	481,631	466,508	207,637
40	RPTTF Distributions to ATEs						
41	Cities	942,056	126,026	267,909	79,746	340,674	127,700
42	Counties	456,413	134,347	228,384	93,682	-	-
43	Special Districts	103,489	23,628	41,031	38,792	-	37
44	K-12 Schools	942,361	205,984	487,818	154,433	94,125	-
45	Community Colleges	206,841	36,178	73,461	27,123	19,909	50,170
46	County Office of Education	41,529	-	-	-	11,799	29,730
47	Total ERAF - Please break out the ERAF amounts into the following categories if possible. (sum of lines 47:49)	384,579	119,072	177,652	87,854	-	-
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	3,077,267	645,235	1,276,256	481,631	466,508	207,637
52	Total Residual Distributions to K-14 Schools (sum of lines 43:46):	1,575,310	361,234	738,932	269,411	125,834	79,900
53	Percentage of Residual Distributions to K-14 Schools	51.2%	56.0%	57.9%	55.9%	27.0%	38.5%

54 **Comments:**