County of San Luis Obispo



REDEVELOPMENT AGENCIES

2025 - 2026

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.

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FORMER REDEVELOPMENT AGENCY PROPERTY TAX REVENUE FOR 2025/2026

	ASSESSED VALUES			RECAP OF TOTAL				
	SECURED	UTILITY	TOTAL SEC'D	UNSEC	TOTAL A/V	TAX AMOUNTS TO RPTTF		
		(ROVER BEACH REI	DEVELOPMENT	PROJECT			
Base Year 1	996-97							
Frozen Base Value	80,461,536	0	80,461,536	3,297,917	83,759,453	2,843,498	CY Increment	
Current Year Value	356,426,232	0	356,426,232	11,683,066	368,109,298	(9,844)	Prior Year Adjmt	
Incrmt/Decrmt Value	275,964,696	0	275,964,696	8,385,149	284,349,845	2,833,654	Total Adj'd Increment	
			FIVE CITIES REDE	VELOPMENT PR	OJECT			
Base Year 1	987-88		Dissolve	d 3/2/2020				
			PASO ROBLES RED	EVELOPMENT P	PROJECT			
Base Year 1	986-87							
Frozen Base Value	123,422,199	100,800	123,522,999	14,019,621	137,542,620	9,727,547	CY Increment	
Current Year Value	1,016,060,885	198,400	1,016,259,285	94,038,090	1,110,297,375	(349,753)	Prior Year Adjmt	
Incrmt/Decrmt Value	892,638,686	97,600	892,736,286	80,018,469	972,754,755	9,377,794	Total Adj'd Increment	
		Al	RROYO GRANDE RE	DEVELOPMENT	PROJECT			
Base Year 1	996-97							
Frozen Base Value	108,721,778	141,040	108,862,818	14,219,858	123,082,676	3,669,788	CY Increment	
Current Year Value	450,963,829	291,240	451,255,069	38,806,311	490,061,380	(22,953)		
Incrmt/Decrmt Value	342,242,051	150,200	342,392,251	24,586,453	366,978,704	3,646,835	Total Adj'd Increment	
			ATASCADERO RED	EVELOPMENT P	ROJECT			
Base Year 1	998-99							
Frozen Base Value	258,107,375	0	258,107,375	23,611,074	281,718,449	8,782,826	CY Increment	
Current Year Value	1,116,429,306	0	1,116,429,306	43,571,640	1,160,000,946	(40,116)	Prior Year Adjmt	
Incrmt/Decrmt Value	858,321,931	0	858,321,931	19,960,566	878,282,497	8,742,710	Total Adj'd Increment	
	CDC	N/ED DEACH	INDUCTRIAL FAILE	ANCEMENT DED	TVELORMENT DDO	IFCT		
Base Year 20		VEK BEACH	INDUSTRIAL ENHA	AINCEIVIEINI KED	EVELOPMENT PRO	JECI		
		כדח כ	12 E16 1E2	1 062 004	40 400 226	026 122	Curr Vr Increment	
Frozen Base Value	43,543,375	3,077	43,546,452	4,862,884	48,409,336	836,432	Curr Yr Increment	
Current Year Value	123,416,714	404,447	123,821,161	8,231,330	132,052,491	(1,743)	Prior Year Adjmt	
Incrmt/Decrmt Value	79,873,339	401,370	80,274,709	3,368,446	83,643,155	834,689	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 must be reported in whole dollars.					
	Report Type:	Actual				
	Allocation Period:					
	ROPS Allocation Cycle:					
	County:	San Luis Obispo				
		Suc	cessor Agency	to Former Rede	velopment Age	ency
Line #	Description	Countywide Totals	Arroyo Grande - 14	Atascadero - 17	El Paso De Robles - 100	Grover Beach 130
	RPTTF Deposits - Entering the deposits by source is optional.	0				
	Secured & Unsecured Property Tax Increment (TI) Supplemental & Unitary Property TI	11,240,333 541,336	1,642,130 64,424	3,779,330 182,865	4,245,802 175,806	1,573,072 118,241
	Penalty Assessment Revenue	041,336	04,424	102,003	173,000	110,241
5	Other - Interest	8,600	1,084	3,519	2,782	1,214
6		0	0	0		
	Total RPTTF Deposits (sum of lines 1:6)	11,790,268	1,707,637	3,965,713	4,424,391	1,692,527
-	Total RPTTF Available to Fund CAC Administrative Costs and Passthroughs	11,790,268	1,707,637	3,965,713	4,424,391	1,692,527
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. Administrative Distributions:					
	Administrative Fees to CAC	24,627	2,630	11,908	7,039	3,049
	SB 2557 Administrative Fees	376,071	54,938	126,456	142,027	52,650
15	Total Administrative Distributions (sum of lines 11:14)	400,698	57,568	138,365	149,067	55,699
	Passthrough Distributions:					
	City	358,184	56,734	145,849	116,349	39,252
	County City &/or County - Other	1,329,899	115,957	212,454	880,597	120,891
	Special Districts	165,750	20,391	38,173	69,447	37,738
	K-12 School - Tax Portion	460,332	112,330	258,796	·	89,206
22	K-12 School - Facilities Portion	1,591,041	147,092	338,728	988,409	116,812
	K-12 School - Other	0	0	0	0	0
24 25	Community College - Tax Portion Community College - Facilities Portion	81,546 218,920	21,642 23,919	42,718 47,215	128,792	17,186 18,994
	Community College - Other	210,920	23,919	47,213	120,792	10,994
	County Office of Education - Tax Portion	15,885	4,012	8,553	0	3,320
28	County Office of Education - Facilities Portion	349,061	66,001	147,062	76,327	59,671
	County Office of Education - Other	0	0	0	0	0
	Education Revenue Augmentation Fund (ERAF)	0	0	0	0	0
	Other Total Passthrough Distributions (sum of lines 17:31)	4,570,617	568,077	1,239,549	2,259,920	503,071
	Total Administrative and Passthrough Distributions (line 15 plus 32)	4,971,316	625,645	1,377,913	2,408,987	558,770
	Total RPTTF Available to Fund Successor Agency (SA) Enforceable Obligations (EOs) (line 8 minus 33) Finance Approved RPTTF for Distribution to SA:	6,818,952	1,081,992	2,587,800	2,015,404	1,133,757
	Non-Admin EOs	2,168,785	192,499	639,145	1,114,016	223,125
37	Admin Allowance	40,840	6,000	29,340	0	5,500
38	Less Prior Period Adjustments (PPA) (Enter as a negative number)	(1,287)	0	(1,287)		0
	Total Finance Approved RPTTF for Distribution (sum of lines 36:38)	2,208,338	198,499	667,198	1,114,016	228,625
40	CAC Distributed ROPS RPTTF Non-Admin EOs	2,167,498	192,499	637,858	1,114,016	223,125
	Admin Allowance	40,840	6,000	29,340	1,114,010	5,500
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
	Total CAC Distributed RPTTF for SA EOs (line 41 plus 42) Total ROPS Only RPTTF Balance Available for Distribution to ATEs	2,208,338 4,610,614	198,499	667,198 1,920,602	1,114,016 901,388	228,625 905,132
	(line 34 minus 44:47)	4,010,014	883,493	1,720,002	701,388	705,132
	RPTTF Distributions to ATEs:	050.040	14/07:	252.703	010 100	120.001
	Cities Counties	850,943 952,540	146,874 183,553	353,701 338,598	218,138 239,358	132,231 191,031
	Special Districts	177,725	32,281	60,843	14,157	70,443
53	K-12 Schools	1,791,519	324,835	804,156	348,759	313,770
	Community Colleges	284,055	57,049	121,056	50,844	55,107
	County Office of Education Total ERAE Plags broak out the ERAE amounts into the following	168,338	33,803	71,747	30,132	32,656
	Total ERAF - Please break out the ERAF amounts into the following categories, if possible (sum of lines 57:59) Total RPTTF Distributions to ATEs (sum of lines 50:56) - Total residual	385,494 4,610,615	105,097 883,493	1,920,603	901,388	109,894 905,132
	distributions must equal total residual balance as shown on line 48.					
	Total Residual Distributions to K-14 Schools (sum of lines 53:56)	2,629,406	520,784	1,167,461	429,735	511,427
62	Percentage of K-14 Schools to Residual Distributions (line 61/60)	57%	59%	61%	48%	57%

	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:					
	Allocation Period: ROPS Allocation Cycle:					
		San Luis Obispo)			
		Suc	cessor Agency	to Former Rede	velopment Age	ency
Line #	Description	Countywide Totals	Arroyo Grande - 14	Atascadero - 17	El Paso De Robles - 100	Grover Beach
	RPTTF Deposits - Entering the deposits by source is optional. Secured & Unsecured Property Tax Increment (TI)	12,049,886	1,735,619	41// 704	4.450.259	1,697,126
	Supplemental & Unitary Property TI	598,782	99,960			
	Penalty Assessment Revenue	0		2077100	2,220	77,110
5	Other - Interest	41,116	6,219	14,004	14,933	5,959
6	Other	0				
7 8	Total RPTTF Deposits (sum of lines 1:6) Total RPTTF Available to Fund CAC Administrative Costs and	12,689,783 12,689,783	1,841,798 1,841,798		4,607,513 4,607,513	
	Passthroughs	12,007,703	1,041,770	4,437,744	4,607,513	1,002,320
	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.					
	Administrative Distributions: Administrative Fees to CAC	23,099	2,828	6,224	11,129	2,918
	SB 2557 Administrative Fees	23,099	2,028	0,224	11,129	2,718
	Total Administrative Distributions (sum of lines 11:14)	23,099	2,828	6,224	11,129	2,918
16	Passthrough Distributions:					
	City	392,725		163,071	127,928	T.
	County City &/or County - Other	1,414,429	125,156	, -	914,648	
	Special Districts	178,679	_	_	72,133	
	K-12 School - Tax Portion	513,149	121,408		0	
22	K-12 School - Facilities Portion	1,883,505	158,980	386,350	1,211,547	126,627
	K-12 School - Other	0	_	_	C	
24	Community College - Tax Portion	90,744	23,390		100.007	,
25 26	Community College - Facilities Portion Community College - Other	221,123	25,853 0	53,853	120,826	
	County Office of Education - Tax Portion	17,701	4,338	ū	0	_
28	County Office of Education - Facilities Portion	370,520	70,686	164,341	71,606	63,887
	County Office of Education - Other	0				
	Education Revenue Augmentation Fund (ERAF)	0				
	Other Total Passthrough Distributions (sum of lines 17:31)	5,082,574	612,830	1,406,893	2,518,687	544,164
	Total Administrative and Passthrough Distributions (line 15 plus 32)	5,105,673	615,658			
	Total RPTTF Available to Fund Successor Agency (SA) Enforceable	7,584,110	1,226,140		2,077,697	
35	Obligations (EOs) (line 8 minus 33) Finance Approved RPTTF for Distribution to SA:					
	Non-Admin EOs	1,672,619	195,649	1,166,935	250,910	59,125
37	Admin Allowance	31,650	6,000	20,150	0	5,500
38	Less Prior Period Adjustments (PPA) (Enter as a negative number)	0				0
39	Total Finance Approved RPTTF for Distribution (sum of lines 36:38)	1,704,269	201,649	1,187,085	250,910	64,625
40	CAC Distributed ROPS RPTTF Non-Admin EOs	1,672,619	195,649	1,166,935	250,910	59,125
	Admin Allowance	31,650	6,000	20,150	200,710	
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	0			
	Total CAC Distributed RPTTF for SA EOs (sum of lines 41:43)	1,704,269	201,649			·
	Total ROPS Only RPTTF Balance Available for Distribution to ATEs (line 34 minus 44:47) RPTTF Distributions to ATEs:	5,879,841	1,024,491	1,837,743	1,826,787	1,190,821
50	Cities	1,124,721	170,243		442,087	173,967
51	Counties	1,273,178	212,762	323,997	485,092	
	Special Districts K-12 Schools	217,004	37,417 376,848	58,218 769,470	28,692 706,807	
	Community Colleges	357,560			103,042	
	County Office of Education	211,898		•	61,067	42,963
56	Total ERAF - Please break out the ERAF amounts into the following	429,548	121,821	163,148	0	144,580
	categories, if possible (sum of lines 57:59) Total RPTTF Distributions to ATEs (sum of lines 50:56) - Total residual distributions must equal total residual balance as shown on line 48.	5,879,841	1,024,491	1,837,743	1,826,787	
61	Total Residual Distributions to K-14 Schools (sum of lines 53:56)	3,264,939				
62	Percentage of K-14 Schools to Residual Distributions (line 61/60)	56%	59%	61%	48%	57%

	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:					
	ROPS Allocation Cycle:					
	County:	San Luis Obispo)			
		Succ	cessor Agency	to Former Rede	velopment Age	encv
Line #	Description	Countywide Totals	Arroyo Grande - 14	Atascadero - 17	El Paso De Robles - 100	Grover Beach - 130
1	RPTTF Deposits - Entering the deposits by source is optional.	0				
2	Secured & Unsecured Property Tax Increment (TI)	12,049,886	1,735,619	4,166,784	4,450,358	1,697,126
3	Supplemental & Unitary Property TI	502,512	24,910	203,759	162,906	110,938
4	Penalty Assessment Revenue	0	0 700	7 1 4 1	0	0.7/4
5	Other - Interest	30,025	2,792	7,141	17,327	2,764
7	Total RPTTF Deposits (sum of lines 1:6)	12,582,423	1,763,321	4,377,683	4,630,590	1,810,828
8	Total RPTTF Available to Fund CAC Administrative Costs and	12,582,423	1,763,321	4,377,683	4,630,590	1,810,828
	Passthroughs	,,	1,1.00,100	1,511,755	1,000,000	1,010,020
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: Administrative Fees to CAC	26,765	4,246	9,096	9,254	4,168
12	SB 2557 Administrative Fees	453,928	65,383	156,950	167,646	63,948
	Total Administrative Distributions (sum of lines 11:14)	480,692	69,630	166,046	176,900	68,116
16	Passthrough Distributions:	.55,072	57,000	.55,540	5,700	33,110
17	City	388,393	58,509	160,890	127,928	41,066
18	County	1,414,146	122,035	240,420	918,767	132,924
19	City &/or County - Other	0	0	0	0	0
20	Special Districts	178,278	21,464	43,201	72,458	41,156
21	K-12 School - Tax Portion	508,375	118,362	292,872		97,141
22	K-12 School - Facilities Portion	1,271,053	154,992	383,347	605,510	127,204
	K-12 School - Other Community College - Tax Portion	0 89,862	22.803	0 48.344	0	18.714
25	Community College - Facilities Portion	216,940	25,204	53,434	117,617	20,685
26	Community College - Other	0	0	0	0	0
27	County Office of Education - Tax Portion	17,532	4,229	9,679	0	3,624
28	County Office of Education - Facilities Portion	366,120	69,045	163,162	69,704	64,209
29	County Office of Education - Other	0	0	0	0	0
30	Education Revenue Augmentation Fund (ERAF)	0	0	0	0	0
31	Other	0	0	0	0	0
	Total Passthrough Distributions (sum of lines 17:31)	4,450,701	596,644	1,395,350	1,911,984	546,723
33	Total Administrative and Passthrough Distributions (line 15 plus 32)	4,931,393	666,274	1,561,396	2,088,884	614,840
34	Total RPTTF Available to Fund Successor Agency (SA) Enforceable Obligations (EOs) (line 8 minus 33)	7,651,030	1,097,048	2,816,288	2,541,707	1,195,988
35	Finance Approved RPTTF for Distribution to SA:					
36	Non-Admin EOs Admin Allowance	1,979,999	193,649	446,315	1,115,910	224,125
37	Less Prior Period Adjustments (PPA) (Enter as a negative number)	37,720 (2,710)	6,000	26,220 (2,710)	U	5,500
39			199,649	469,825	1 115 010	229,625
	Total Finance Approved RPTTF for Distribution (sum of lines 36:38)	2,015,009	177,047	407,025	1,115,910	227,625
40	CAC Distributed ROPS RPTTF Non-Admin EOs	1,977,289	193,649	443,605	1,115,910	224,125
42	Admin Allowance	37,720	6,000	26,220	1,113,710	5,500
	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
44	Total CAC Distributed RPTTF for SA EOs (line 41 plus 42)	2,015,009	199,649	469,825	1,115,910	229,625
48	Total ROPS Only RPTTF Balance Available for Distribution to ATES (line 34 minus 44:47)	5,636,021	897,399	2,346,463	1,425,797	966,363
49	RPTTF Distributions to ATEs:					
50	Cities	1,067,452	149,124	432,106	345,046	141,176
51	Counties	1,182,619	186,368	413,685	378,611	203,955
52	Special Districts	204,711	32,775	74,334	22,394	75,208
53 54	K-12 Schools Community Colleges	2,199,228 345,131	330,099 57,973	982,473 147,899	551,659 80,424	334,997 58,835
55	County Office of Education	204,534	34,351	87,656	47,662	34,865
56	Total ERAF - Please break out the ERAF amounts into the following	432,346	106,709	208,310	0	117,328
	categories, if possible (sum of lines 57:59) Total RPTTF Distributions to ATEs (sum of lines 50:56) - Total residual	5,636,021	897,399	2,346,463	1,425,797	966,363
	distributions must equal total residual balance as shown on line 48.	3,181,239	529,132	1,426,338	679,745	
	Total Residual Distributions to K-14 Schools (sum of lines 53:56) Percentage of K-14 Schools to Residual Distributions (line 61/60)	56%	529,132	61%	48%	546,024 57%