

TO: James App, City Manager  
FROM: Robert A. Lata, Community Development Director  
SUBJECT: Redevelopment Implementation Plan Update  
DATE: December 21, 2004

Needs: For the Redevelopment Agency to consider a mandatory update of the Redevelopment Implementation Plan.

- Facts:
1. State Law requires that the Redevelopment Agency adopt an Implementation Plan and update it every 5 years. The current Implementation Plan was adopted in December 1999; it must be updated by December 31, 2004.
  2. Per State Law, the Implementation Plan must include objectives for expenditures of regular redevelopment funds (tax increment revenues) and the Low and Moderate Income Housing (LMIH) Funds (20% of all tax increment revenues) and indicate how such expenditures will eliminate blight.
  3. The Draft Implementation Plan is scheduled to be reviewed by the Redevelopment Project Area Committee (PAC) on December 15. The PAC's recommendations will be verbally reported to the Council at the December 21 meeting.
  4. Per California Health and Safety Code Section 33490(b), adoption of a Redevelopment Implementation Plan is not a "project" that is subject to the California Environmental Quality Act.

Analysis and  
Conclusion:

The Redevelopment Agency has previously indicated that it desires to reduce the amount of debt that it has accrued. Therefore, the Implementation Plan (Page 21) indicates that it is unlikely that any new projects be undertaken in the next five years from Agency resources other than the LMIH Fund.

Chapter V of the Draft Implementation Plan, which addresses the LMIH Fund, offers "priorities" for spending LMIH funds (page 30). These priorities reflect recent discussions by the City Council regarding providing assistance to low income housing projects. These priorities are consistent with Land Use Element and Housing Element policies.

Policy  
Reference: California Redevelopment Law; General Plan

Fiscal  
Impact: The purpose of the Implementation Plan is to set forth priorities for expenditures of the Redevelopment and LMIH Funds.

Options: After accepting any public testimony on the status of the Implementation Plan, that the Redevelopment

Agency take one of the following options:

- a. Adopt Resolution No. RA 04-XX to approve the 2004 Implementation Plan.
- b. Amend, modify, or reject the foregoing option.

Prepared By:

Ed Gallagher  
Housing Programs Manager

Attachments:

1. Resolution No. RA 04-XX Adopting an Updated Redevelopment Implementation Plan
2. Draft Redevelopment Implementation Plan
3. Public Notice Affidavit

ED\REDEV\IMPLEMENTATION PLAN\04 UPDATE\IRDA REPORT 122104

RESOLUTION NO. RA 05-

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF PASO ROBLES  
ADOPTING THE REDEVELOPMENT AGENCY ANNUAL REPORT  
FOR FISCAL YEAR 2004

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WHEREAS, California Redevelopment Law requires that a Redevelopment Agency Board approve an annual report pursuant to the requirements of the California Health and Safety Code; and

WHEREAS, California Redevelopment Law further requires that the approved annual report be presented to the City Council.

BE IT RESOLVED that the Redevelopment Agency Annual Report for the fiscal year 2004 attached herewith as Exhibit "A" is approved.

PASSED AND ADOPTED by the Redevelopment Agency Board of the City of El Paso de Robles this 4th day of January, 2005 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Gary Nemeth, Chairman

Attest:

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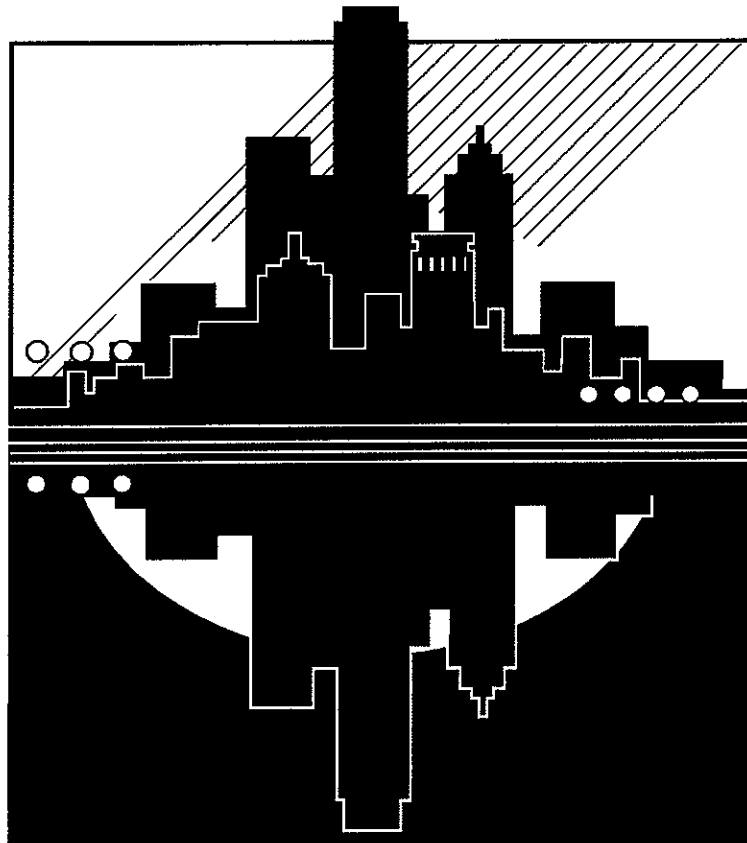
James L. App, Secretary

**EL PASO DE ROBLES  
REDEVELOPMENT AGENCY**

**ANNUAL REPORT**

**FOR THE**

**FISCAL YEAR ENDING JUNE 30, 2004**



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- V. Statement of Indebtedness**

**State Controller's Annual Report  
of  
Financial Transactions**

**El Paso De Robles Redevelopment Agency**

**Redevelopment Agencies Financial Transactions Report**

**General Information**

Fiscal Year **2004**

Members of the Governing Body			
	Last Name	First Name	Middle Initial
Chairperson	Finigan	George	
Member	Picanco	Duane	
Member	Mecham	Frank	
Member	Nemeth	Gary	
Member	Heggarty	Jim	
Member			
Member			
Member			
Member			
Member			
Member			

**Mailing Address**

Street 1 1000 Spring Street

Street 2

City Paso Robles State CA Zip 93446-2599

Phone (805) 237-3999  Is Address Changed?

Agency Officials				
	Last Name	First Name	Middle Initial	Phone
Executive Director	App	James	L	(805) 237-3888
Fiscal Officer	Compton	Michael	J	(805) 237-3999
Secretary	App	James	L	(805) 237-3888

Report Prepared By		Independent Auditor	
Firm Name	Moss, Levy & Hartzheim		
Last	Sorenson		
First	Jennifer		
Middle Initial			
Street	1000 Spring Street		
City	Paso Robles		
State	CA		
Zip Code	93446-2599		
Phone	(805) 237-3999		

**El Paso De Robles Redevelopment Agency  
Redevelopment Agencies Financial Transactions Report**

**Achievement Information (Unaudited)**

Fiscal Year 2004

**Indicate Only Those Achievements Completed During the Fiscal Year of this Report as a Direct Result of the Activities of the Redevelopment Agency.**

Please provide a description of the agency's activities/accomplishments during the past year.

*(Please be specific, as this information will be the basis for possible inclusion in the publication.)*

**Activity Report**

Community Development Block Grant Program:

During FY 04, the Federal Department of Housing and Urban Development (HUD) approved a \$381,645 Community Development Block Grant (CDBG) program for the City (CDBG Program Year 2003). Authorized activities included: \$139,822 to supplement 1998, 2000,2001, and 2002 CDBG funds to add an elevator and disabled-accessible restroom in the Carnegie Library Building; \$74,273 to supplement 2001 and 2002 CDBG funds to rehabilitate the Municipal Pool's changing room building; \$8,000 for a Seismic Mitigation Program to make grants to owners of unreinforced masonry buildings to reimburse them for the costs of structural engineering analyses and seismic retrofit construction plans; \$26,000 to install an LED-lighted in-roadway crosswalk system at 24th and Oak Streets; \$24,000 to operate a motel voucher program for the homeless; \$6,300 to operate an after-school program for teens; \$2,000 to operate a health screening program for low income women; \$5,000 to operate a health screening program for low income seniors; \$3,600 to operate a teen pregnancy program; \$6,100 to operate a drug and alcohol counseling program; \$3,000 to operate a literacy program; \$7,250 to operate a mentoring program for "at-risk" children; and \$76,300 for grant administration and "capacity building" activities.

With the exception of the locations of some of the homeless and other public services programs, all of the CDBG-funded activities are located within the Redevelopment Project Area. "Capacity building" activities included staff time for a variety of activities that support development and preservation of affordable housing throughout the City.

Enter the amount of square footage completed this year by building type and segregated by new or rehabilitated construction.	<b>Square Footage Completed</b>	
	<b>New Construction</b>	<b>Rehabilitated</b>
Commercial Buildings	0	0
Industrial Buildings	0	0
Public Buildings	0	0
Other Buildings	0	0
<b>Total Square Footage</b>	<b>0</b>	<b>0</b>
Enter the Number of Jobs Created from the Activities of the Agency	0	0
Types Completed		

A=Utilities B=Recreation C=Landscaping D=Sewer/ Storm E=Streets/ Roads  
F=Bus/Transit



**El Paso De Robles Redevelopment Agency  
Redevelopment Agencies Financial Transactions Report**

**Achievement Information (Unaudited)**

Commercial Development  
None in FY 04

**Public Infrastructure**  
13th Street Bridge Expansion: In FY 04, construction commenced on an expansion of the 13th Street Bridge to add two vehicle lanes, bike lanes, a second pedestrian path, and improvements to approaching roadways. This project is presently the most critical transportation system improvement in the Project Area and in the City. This bridge forms the primary link between the downtown core and the East Side of the City. The cost of this program is about \$20 million, of which \$750,000 comes from state grant funds, and \$19.25 million to come from a variety of local funds including: Measure D98 funds and development fees. No redevelopment funds will be used for this project.

**Housing-Related Activities**  
Canyon Creek Apartments: In FY 04 Peoples' Self Help Housing Corp. (PSHHC) commenced construction of 68 apartment units for low income families at the southwest corner of Nicklaus Drive and Oak Hills Road. This project is being assisted with a loan of \$300,000 in LMIH funds and a grant of \$250,000 in federal HOME funds. The primary financing is federal tax credits.  
Creekside Gardens Senior Apartments: In FY 04, PSHHC commenced construction of 29 apartment units for low income seniors at the northwest corner of Nicklaus Drive and Oak Hills Road. This project is being assisted with a grant of \$635,000 in LMIH funds and a grant of \$225,000 in federal HOME funds. The primary financing is a grant of \$2.28 million in federal Section 202 Funds from the US Department of Housing and Urban Development for this project.  
CalHome Mortgage Assistance Program: In FY 04, the City of Paso Robles made 5 deferred-payment second mortgage loans to first-time, lower income homebuyers using CalHome Program grant funds from the California Department of Housing and Community Development. For each loan, the Redevelopment Agency approved a grant of \$500 to help offset loan administrative costs.

**El Paso De Robles Redevelopment Agency  
 Redevelopment Agencies Financial Transactions Report**

**Audit Information**

Fiscal Year 2004

Was the Report Prepared from Audited Financial Data, and Did You Submit a Copy of the Audit?

Yes

Indicate Financial Audit Opinion

Unqualified

If Financial Audit is not yet Completed, What is the Expected Completion Date?

If the Audit Opinion was Other than Unqualified, State Briefly the Reason Given

Was a Compliance Audit Performed in Accordance with Health and Safety Code Section 33080.1 and the State Controller's Guidelines for Compliance Audits, and Did You Submit a Copy of the Audit?

Yes

Indicate Compliance Audit Opinion

Unqualified

If Compliance Audit is not yet Completed, What is the Expected Completion Date?

If compliance opinion includes exceptions, state the areas of non-compliance, and describe the agency's efforts to correct.

**El Paso De Robles Redevelopment Agency  
 Redevelopment Agencies Financial Transactions Report**

**Project Area Report**

**Fiscal Year**     2004

**Project Area Name**

El Paso Robles Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

**Activity Report**

Canyon Creek Apartments:  
 Commenced construction of 68 apartments units for low income families.

Creekside Gardens Senior Apartments:  
 Commenced construction of 29 apartment units for low income seniors.

CalHome Mortgage Assistance Program:  
 The City made 5 deferred-payment second mortgage loans to first-time, lower income homebuyers. The RDA approved a grant of \$500 to help offset loan administration costs.

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

11/1/1987

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

**Established Time Limit :**

Repayment of Indebtedness (Year Only)

2037

Effectiveness of Plan (Year Only)

2027

New Indebtedness (Year Only)

2007

Size of Project Area in Acres

1,036

Percentage of Land Vacant at the Inception of the Project Area

29.0

*Health and Safety Code Section 33320.1 (xx.x%)*

Percentage of Land Developed at the Inception of the Project Area

71.0

*Health and Safety Code Section 33320.1 (xx.x%)*

Objectives of the Project Area as Set Forth in the Project Area Plan

RICP

*(Enter the Appropriate Code(s) in Sequence as Shown)*

R = Residential    I = Industrial    C = Commercial    P = Public    O = Other

**El Paso De Robles Redevelopment Agency  
Redevelopment Agencies Financial Transactions Report**

**Assessed Valuation Data**

**Fiscal Year 2004**

Project Area Name

El Paso Robles Project Area

Frozen Base Assessed Valuation

138,124,069

Increment Assessed Valuation

182,104,678

Total Assessed Valuation

320,228,747

**El Paso De Robles Redevelopment Agency  
 Redevelopment Agencies Financial Transactions Report**

**Pass-Through / School District Assistance**

**Fiscal Year** 2004

**Project Area Name** El Paso Robles Project Area

**Tax Increment Pass Through Detail**

Amounts Paid To Taxing Agencies Pursuant To: Other Payments

	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County	358,038			\$358,038		
Cities				\$0		
School Districts	55,986	183,973		\$239,959		
Community College Districts	30,687	24,688		\$55,375		
Special Districts		28,236		\$28,236		
<b>Total Paid to Taxing Agencies</b>	<b>\$444,711</b>	<b>\$236,897</b>	<b>\$0</b>	<b>\$681,608</b>	<b>\$0</b>	<b>\$0</b>

<b>Net Amount to Agency</b>	<b>\$1,209,255</b>
Gross Tax Increment Generated	1,890,863

Agency Name: \_\_\_\_\_  
**Redevelopment Agencies Financial Transactions Report**

**Capital Improvement Detail**

Fiscal Year	Project Area Name	Description	Name of Taxing Agency	Amount	Code Section
2004					

**El Paso De Robles Redevelopment Agency  
 Redevelopment Agencies Financial Transactions Report**

**Summary of the Statement of Indebtedness - Project Area**

Fiscal Year	Project Area Name	
2004	El Paso Robles Project Area	
	Tax Allocation Bond Debt	11,933,640
	Revenue Bonds	
	Other Long Term Debt	
	City/County Debt	
	Low and Moderate Income Housing Fund	33,251,142
	Other	63,819,777
	<b>Total</b>	<b>\$109,004,559</b>
	Available Revenues	2,206,781
	<b>Net Tax Increment Requirements</b>	<b>\$106,797,778</b>

**El Paso De Robles Redevelopment Agency**

**Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year**

**Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	Tax Allocation Bonds
Year of Authorization	1996
Principal Amount Authorized	3,630,000
Principal Amount Issued	3,630,000
Purpose of Issue	Project Funding
Maturity Date Beginning Year	1996
Maturity Date Ending Year	2021
<b>Principal Amount Unmatured Beginning of Fiscal Year</b>	<b>\$3,085,000</b>
Adjustment Made During Year	<input type="text"/>
Adjustment Explanation	<input type="text"/>
Interest Added to Principal	<input type="text"/>
Principal Amount Issued During Fiscal Year	<input type="text"/>
Principal Amount Matured During Fiscal Year	90,000
Principal Amount Defeased During Fiscal Year	<input type="text"/>
<b>Principal Amount Unmatured End of Fiscal Year</b>	<b>\$2,995,000</b>
Principal Amount in Default	<input type="text"/>
Interest In Default	<input type="text"/>

**Bond Types Allowed:**

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other



**El Paso De Robles Redevelopment Agency**

**Redevelopment Agencies Financial Transactions Report**

Agency Long-Term Debt

**Fiscal Year**  **Project Area Name**

Forward from Prior Year	<input type="text" value="Yes"/>
Bond Type	Tax Allocation Bonds
Year of Authorization	2000
Principal Amount Authorized	4,090,000
Principal Amount Issued	4,090,000
Purpose of Issue	Loans, Bridge Expansion & Improvements
Maturity Date Beginning Year	2000
Maturity Date Ending Year	2027
Principal Amount Unmatured Beginning of Fiscal Year	\$3,870,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	60,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$3,810,000
Principal Amount In Default	
Interest In Default	

**Bond Types Allowed:**  
 Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

**El Paso De Robles Redevelopment Agency  
 Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Revenues**

**Fiscal Year** 2004      **Project Area Name** El Paso Robles Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>		1,890,863			\$1,890,863
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	27	13,038	6,885		\$19,950
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	162,378	66,397	404		\$229,179
<b>Total Revenues</b>	<b>\$162,405</b>	<b>\$1,970,298</b>	<b>\$7,289</b>	<b>\$0</b>	<b>\$2,139,992</b>

**El Paso De Robles Redevelopment Agency  
 Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year** 2004      **Project Area Name** El Paso Robles Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	3,746				\$3,746
Professional Services	82,242				\$82,242
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

**El Paso De Robles Redevelopment Agency  
 Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Expenditures**

**Fiscal Year** 2004  
**Project Area Name** El Paso Robles Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		362,860			\$362,860
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing			384,730		\$384,730
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	87,024	1,245,375	73,014		\$1,405,413
<b>Debt Principal Payments:</b>					
Tax Allocation Bonds and Notes		150,000			\$150,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
<b>Total Expenditures</b>	\$173,012	\$1,758,235	\$457,744	\$0	\$2,388,991
<b>Excess (Deficiency) Revenues over (under) Expenditures</b>	(\$10,607)	\$212,063	(\$450,455)	\$0	(\$248,999)

**El Paso De Robles Redevelopment Agency**  
**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

**Fiscal Year** 2004  
**Project Area Name** El Paso Robles Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In			350,203		\$350,203
Operating Transfers Out					\$0
Tax Increment Transfers Out		350,203			\$350,203
<i>(To the Low and Moderate Income Housing Fund)</i>					
<b>Total Other Financing Sources (Uses)</b>	\$0	(\$350,203)	\$350,203	\$0	\$0

**El Paso De Robles Redevelopment Agency**  
**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Other Financing Sources**

Fiscal Year 2004  
 Project Area Name El Paso Robles Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$10,607)	(\$138,140)	(\$100,252)	\$0	(\$248,999)
Equity, Beginning of Period	\$52,697	\$938,521	\$837,554	\$0	\$1,828,772
Prior Period Adjustments		260,488			\$260,488
Residual Equity Transfers					\$0

Other(Specify)	A	B	C	D	E	Refresh
<b>Total</b>						

Other Total					
<b>Equity, End of Period</b>	\$42,090	\$1,060,869	\$737,302	\$0	\$1,840,261

**El Paso De Robles Redevelopment Agency  
Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Assets and Other Debits**

Fiscal Year	2004	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
<b>Assets and Other Debits</b>								
Cash and Imprest Cash		169,910		395,052				\$564,962
Cash with Fiscal Agent		852,503						\$852,503
Tax Increments Receivable								\$0
Accounts Receivable		48,975						\$48,975
Accrued Interest Receivable								\$0
Loans Receivable	42,090			342,250				\$384,340
Contracts Receivable								\$0
Lease Payments Receivable								\$0
Unearned Finance Charge								\$0
Due from Capital Projects Fund								\$0
Due from Debt Service Fund								\$0
Due from Low/Moderate Income Housing Fund								\$0
Due from Special Revenue/Other Funds								\$0

**El Paso De Robles Redevelopment Agency  
 Redevelopment Agencies Financial Transactions Report**

Fiscal Year	Balance Sheet - Assets and Other Debits					Total
	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	
2004						
Investments						\$0
Other Assets						\$0
Investments: Land Held for Resale						\$0
Allowance for Decline in Value of Land Held for Resale						\$0
Fixed Assets: Land, Structures, and Improvements					1,871,238	\$1,871,238
Equipment						\$0
Amount Available in Debt Service Fund					6,805,000	\$6,805,000
Amount to be Provided for Payment of Long-Term Debt						\$0
<b>Total Assets and Other Debits</b>	\$42,090	\$1,071,388	\$737,302	\$0	\$6,805,000	\$10,527,018

*(Must Equal Total Liabilities, Other Credits, and Equities)*



**El Paso De Robles Redevelopment Agency  
 Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Liabilities and Other Credits**

Fiscal Year	2004	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
<b>Liabilities and Other Credits</b>								
Accounts Payable			10,519					\$10,519
Interest Payable								\$0
Tax Anticipation Notes Payable								\$0
Loans Payable								\$0
Other Liabilities								\$0
Due to Capital Projects Fund								\$0
Due to Debt Service Fund								\$0
Due to Low/Moderate Income Housing Fund								\$0
Due to Special Revenue/Other Funds								\$0
Tax Allocation Bonds Payable						6,805,000		\$6,805,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds								\$0
All Other Long-Term Debt								\$0
<b>Total Liabilities and Other Credits</b>		\$0	\$10,519	\$0	\$0	\$6,805,000		\$6,815,519

**El Paso De Robles Redevelopment Agency  
Redevelopment Agencies Financial Transactions Report**

**Balance Sheet - Liabilities and Other Credits**

Fiscal Year	2004	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
<b>Equities</b>								
Investment in General Fixed Assets							1,871,238	\$1,871,238
Fund Balance Reserved	42,090	1,060,869	342,250					\$1,445,209
Fund Balance Unreserved-Designated			395,052					\$395,052
Fund Balance Unreserved-Undesignated								\$0
<b>Total Equities</b>	\$42,090	\$1,060,869	\$737,302	\$0			\$1,871,238	\$3,711,499
<b>Total Liabilities, Other Credits, and Equities</b>	\$42,090	\$1,071,388	\$737,302	\$0	\$6,805,000		\$1,871,238	\$10,527,018

**El Paso De Robles Redevelopment Agency**

**Redevelopment Agencies Financial Transactions Report**

**Statement of Income and Expenditures - Summary, Combined Transfers In/Out**

Fiscal Year	2004
Operating Transfers In	\$0
Tax Increment Transfers In	\$350,203
Operating Transfers Out	\$0
Tax Increment Transfers Out	\$350,203

**Annual Report of Housing Activity  
of  
Community Redevelopment Agencies**

HCD REPORT OF REDEVELOPMENT AGENCY HOUSING ACTIVITY FOR  
FY ENDING: 06/30/04

Agency Name and Address:

Paso Robles Redevelopment Agency  
1000 Spring Street  
Paso Robles, CA 93446

County of Jurisdiction:

San Luis Obispo

Health & Safety Code Section 33080.1 requires agencies to annually report on their Low & Moderate Income Housing Fund and housing activities for the Department of Housing and Community Development (HCD) to annually report on agencies' activities in accordance with Section 33080.6. Section 33080.3 specifies agencies must send this form, HCD Schedules, and an Audit report to the State Controller

Please answer each question below. Your answers determine which HCD SCHEDULES must be completed in order for the agency to fulfill the statutory requirement to report LMIHF housing activity and fund balances for the reporting period.

1. Check one of the items below to identify the Agency's status at the end of the reporting period:  
 New (Agency formation occurred during reporting year. No financial transactions were completed).  
 Active (Financial and/or housing transactions occurred during the reporting year)  
 Inactive (No financial and/or housing transactions occurred during the reporting year). ONLY COMPLETE ITEM 7  
 Dismantled (Agency adopted an ordinance to dissolve itself). ONLY COMPLETE ITEM 7
2. How many adopted project areas did the agency have during the reporting period? 1  
How many project areas were merged during the reporting period? 0  
If the agency has one or more adopted project areas, complete SCHEDULE HCD-A for each project area.  
If the agency has no adopted project areas, DO NOT complete SCHEDULE HCD-A.
3. Within an area outside of any adopted redevelopment project area(s): (a) did the agency destroy or remove any dwelling units or displace any households over the reporting period, (b) does the agency intend to displace any households over the next reporting period, (c) did the agency permit the sale of any owner-occupied unit prior to the expiration of land use controls over the reporting period, and/or (d) did the agency execute a contract or agreement for the construction of any affordable units over the next two years?  
 Yes (any question). Complete SCHEDULE HCD-B.  
 No (all questions). DO NOT complete SCHEDULE HCD-B.
4. Did the agency have any funds in the Low & Moderate Income Housing Fund during the reporting period?  
 Yes. Complete SCHEDULE HCD-C.  
 No. DO NOT complete SCHEDULE HCD-C.
5. During the reporting period, were housing units completed within a project area and/or assisted by the agency outside a project area?  
 Yes. Complete all applicable HCD SCHEDULES D1-D7 for each housing project completed and HCD SCHEDULE E.  
 No. DO NOT complete HCD SCHEDULES D1-D7 or HCD SCHEDULE E.
6. Indicate whether HCD financial and housing activity information has been reported using method A and/or B checked below:  
 A. Forms. All required HCD SCHEDULES A, B, C, D1-D7, and E are attached.  
 B. On-line (<http://www.hcd.ca.gov/rda/>) "Lock Report" date: \_\_\_\_\_ . HCD SCHEDULES not required.  
(lock date is shown under "Admin" Area and "Report Change History")
7. To the best of my knowledge: (a) the representations made above and (b) agency information reported are correct.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Agency Representative

James L. App, Secretary, Paso Robles Redevelopment Agency

\_\_\_\_\_  
Title

(805) 237-3888

\_\_\_\_\_  
Telephone Number

**DRAFT**

**IF NOT REQUIRED TO REPORT, SUBMIT ONLY THIS PAGE.**

**IF REQUIRED TO REPORT, SUBMIT THIS PAGE AND:  
APPLICABLE HCD FORMS (SCHEDULES A-E) and/or PROOF OF ELECTRONIC REPORTING**

**SUBMIT THIS AND ALL OTHER FORMS WITH A COPY OF THE AUDIT REPORT TO THE STATE CONTROLLER:**

***Division of Accounting and Reporting  
Local Government Reporting Section  
3301 C Street, Suite 500- Sacramento, CA 95816***

**SCHEDULE HCD-A**  
**Inside** Project Area Activity  
for Fiscal Year that Ended 06/30/04

Agency Name: Paso Robles Redevelopment Agency Project Area Name: Redevelopment Project Area  
Preparer's Name, Title: Ed Gallagher, Housing Programs Manager Preparer's E-Mail Address: ed@prcity.com  
Preparer's Telephone No: (805) 237-3970 Preparer's Facsimile No: (805) 237-3904

**GENERAL INFORMATION**

1. Project Area Information
- a. 1. Year 1<sup>st</sup> plan for project area was adopted: 1987
  - 2. Year that plan was last amended (if applicable): 2004
  - 3. Was plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)? Yes  No
  - 4. Current expiration of plan: 11 / 30 / 28  
Mo/day/ yr
  - b. If project area name has changed, give previous name(s) or number: \_\_\_\_\_
  - c. Year(s) of any mergers of the project area: \_\_\_\_\_  
Identify former project areas that merged: \_\_\_\_\_
  - d. Year(s) project area plan was amended involving real property that either:
    - (1) Added property to plan: \_\_\_\_\_
    - (2) Removed property from plan: \_\_\_\_\_

2. Affordable Housing Replacement and/or Inclusionary or Production Requirements (Section 33413).

Pre-1976 project areas not subsequently amended after 1975: Pursuant to Section 33413(d), only Section 33413(a) replacement requirements apply to dwelling units destroyed or removed after 1995. The Agency can choose to apply all or part of Section 33413 to a project area plan adopted before 1976. If the agency has elected to apply all or part of Section 33413, provide the date of the resolution and the applicable Section 33413 requirements addressed in the scope of the resolution.

Date:      /      /      Resolution Scope (applicable Section 33413 requirements): \_\_\_\_\_  
mo day yr

Post-1975 project areas and geographic areas added by amendment after 1975 to pre-1976 project areas: Both replacement and inclusionary or production requirements of Section 33413 apply.

**NOTE:**

**Amounts to report on HCD-A lines 3a(1), 3b-3f, and 3i. can be taken from what is reported to the State Controller's Office (SCO) on the Statement of Income and Expenditures as part of the Redevelopment Agency's Financial Transactions Report, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below:**

**Transfers-In from other internal funds: Report the amount of transferred funds on applicable HCD-A, lines 3a-j. For example, report the amount transferred from the Debt Service Fund to the Housing Fund for the deposit of the required set-aside percentage/amount by reporting gross tax increment on HCD-A, Line 3a(1) and report the Housing Fund's share of expenditures for debt service on HCD-C, Line 4c. Do not report "net" funds transferred from the Debt Service Fund on HCD-A, Line 3a(3) when reporting debt service expenditures on HCD-C, Line 4c.**

Other Sources: Non-GAAP (Generally Accounting Pinciples) revenues such as from land sales for those agencies using the Land Held for Resale method to record land sales should be reported on HCD-A Line 3d. Housing fund receipts for the repayment of loan principal should be included on HCD-A Line 3h.

**Project Area Housing Fund Revenues and Other Sources**

3. Report all revenues and other sources of funds from this project area which accrued to the Housing Fund over the reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on Line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should also be reported on Line 3j.

Enter on Line 3a(1) the full 100% of gross Tax Increment allocated prior to applicable pass through of funds and deductions for fees (refer to Sections 33401, 33446, & 33676). Compute the required minimum percentage (%) of gross Tax Increment and enter the amount on Line 3a(2)(A) or 3a(2)(B). Next, report the amount of Tax Increment set-aside before any exemption and/or deferral (if amount set-aside is less than required minimum (%), explain the difference). If any amount of Tax Increment was exempted or deferred, in addition to completing lines 3a(4) and/or 3a(5), complete Line 4 and/or Line 5. To determine the amount of Tax Increment deposited to the Housing Fund [Line 3a(6)], subtract allowable amounts exempted [Line 3a(4)] or deferred [Line 3a(5)] from the actual amount allocated to the Housing Fund [Line 3a(3)].

a. Tax Increment:

(1) 100% of Gross Allocation: \$ 1,751,016

(2) Calculate only 1 set-aside amount: either (A) or (B) below:

(A) 20% required by 33334.2 (Line 3a(1) x 20%): \$ 350,203

(B) 30% required by 33333.10(g) (Line 3a(1) x 30%): \$ 0  
(Senate Bill 211, Chapter 741, Statutes of 2001)

(3) Amount of set-aside (Line 3a(2)) allocated to Housing Fund \$ 350,203 \*

\* If, pursuant to Section 33334.3(i), less than the minimum % of Gross Tax Increment (see 3a(2) above) is being allocated from this project area, identify the project area(s) contributing the difference. Explain any other reason(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(4) Amount Exempted [Health & Safety Code Section 33334.2] (if there is an amount exempted, also complete question #4, next page): (\$ 0)

(5) Amount Deferred [Health & Safety Code Section 33334.6] (if there is an amount deferred, also complete question #5, next page): (\$ 0)

(6) Total deposit to the Housing Fund [result of Line 3a(3) through 3a(5)]: \$ 350,203

b. Interest Income: \$ 6,884

c. Rental/Lease Income (*combine amounts separately reported to the SCO*): \$ 0

d. Sale of Real Estate: \$ 0

e. Grants (*combine amounts separately reported to the SCO*): \$ 0

f. Bond Administrative Fees: \$ 0

g. Deferral Repayments (also complete Line 5c(2) on the next page): \$ 0

h. Loan Repayments: \$ 8,593

i. Debt Proceeds: \$ 0

j. Other Revenue(s) [Explain and identify amount(s)]:

\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_ \$ 0

k. Total Project Area Receipts Deposited to Housing Fund (add lines 3a(6). through 3j.): \$ 365,680

**Exemption(s)**

4. a. If an exemption was claimed on Page 2, Line 3a(4) to deposit less than the required amount, complete the following information:

Check only one of the Health and Safety Code Sections below providing a basis for the exemption:

- Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- Section 33334.2(a)(2): Less than the minimum set-aside % (20% or 30%) is sufficient to meet the need.
- Section 33334.2(a)(3): Community is making substantial effort equivalent in value to minimum set-aside % (20% or 30%) and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

**Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993 but contracts entered into prior to May 1, 1991 may not be subject to the exemption sunset.**

Other: Specify code section and reason(s): \_\_\_\_\_

b. For any exemption claimed on Page 2, Line 3a(4) and/or Line 4a above, identify:

Date that initial (1<sup>st</sup>) finding was adopted:      /      /      Resolution #      Date sent to HCD:      /      /       
mo day yr mo day yr

Adoption date of reporting year finding:      /      /      Resolution #      Date sent to HCD:      /      /       
mo day yr mo day yr

**Deferral(s)**

5. a. Specify the authority for deferring any set-aside on Line 3a(5). Check only one Health and Safety Code Section boxes:

- Section 33334.6(d): Applicable to project areas approved before 1986 in which the required resolution was sent to HCD before September 1986 regarding needing tax increment to meet existing obligations. Existing obligations can include those incurred after 1985, if net proceeds were used to refinance pre-1986 listed obligations.

**Note: The deferral previously authorized by Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.**

Other: Specify code Section and reason: \_\_\_\_\_

b. For any deferral claimed on Page 2, Line 3a(5) and/or Line 5a above, identify:

Date that initial (1<sup>st</sup>) finding was adopted:      /      /      Resolution #      Date sent to HCD:      /      /       
mo day yr mo day yr

Adoption date of reporting year finding:      /      /      Resolution #      Date sent to HCD:      /      /       
mo day yr mo day yr

c. A deferred set-aside pursuant to Section 33334.6(d) constitutes indebtedness to the Housing Fund. Summarize the amount(s) of set-aside deferred over the reporting year and cumulatively as of the end of the reporting year:

Fiscal Year	Amount Deferred This Reporting FY	Amount of Prior Deferrals Repaid During Reporting FY	Cumulative Amount Deferred (Net of Any Amount(s) Repaid)
(1) Last Reporting FY			\$
(2) This Reporting FY	\$	\$	\$ * *

*\* The cumulative amount of deferred set-aside should also be shown on HCD-C, Line 8a.*

If the prior FY cumulative deferral shown above differs from what was reported on the last HCD report (HCD-A and HCD-C), indicate the amount of difference and the reason:

Difference: \$ \_\_\_\_\_ Reason(s): \_\_\_\_\_



**Deferral(s) (continued)**

5. d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes  No
- If yes, by what date is the deficit to be eliminated? \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 mo day yr
- If yes, when was the original plan adopted for the claimed deferral? \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 mo day yr
- Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 mo day yr
- When was the last amended plan adopted for the claimed deferral? \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 mo day yr
- Identify Resolution # \_\_\_\_\_ Date Resolution sent to HCD \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 mo day yr

**Actual Project Area Households Displaced and Units and Bedrooms Lost Over Reporting Year:**

6. a. **Redevelopment Project Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Project Activity	Number of Households/Units/Bedrooms				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly	0	0	0	0	0
Households Permanently Displaced - Non Elderly	0	0	0	0	0
Households Permanently Displaced -Total	0	0	0	0	0
Units Lost (Removed or Destroyed) and Required to be Replaced	0	0	0		0
Bedrooms Lost (Removed or Destroyed) and Required to be Replaced	0	0	0		0
Above Moderate Units Lost That Agency is Not Required to Replace				0	0
Above Moderate Bedrooms Lost That Agency is Not Required to Replace				0	0

- b. **Other Activity.** Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 6a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year:

Other Activity	Number of Households				
	VL	L	M	AM	Total
Households Permanently Displaced - Elderly	0	0	0	0	0
Households Permanently Displaced - Non Elderly	0	0	0	0	0
Households Permanently Displaced - Total	0	0	0	0	0

- c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on lines 6a. and 6b. **NOT APPLICABLE**

Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Name of Agency Custodian \_\_\_\_\_  
 mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.



**Sales of Owner-Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls**

9. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, to the unit sold.

a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

Yes

\$	? Total Proceeds From Sales Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Sold Over Reporting Year					

b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

Yes

\$	? Total LMIHF Spent On Equal Units Over Reporting Year	Number of Units			
<b>SALES</b>		<b>VL</b>	<b>L</b>	<b>M</b>	<b>Total</b>
Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

**Affordable Units to be Constructed Inside the Project Area Within Two Years**

10. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

**DO NOT REPORT ANY UNITS ON THIS SCHEDULE A THAT ARE REPORTED ON OTHER HCD-As, B, OR Ds.**

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
			\$	\$				
			\$	\$				
			\$	\$				

Please attach a separate sheet of paper to list additional information.

SCHEDULE HCD-B

Outside Project Area Activity

for Fiscal Year that Ended 06/30/04

Agency Name: Paso Robles Redevelopment Agency Project Area Name: Redevelopment Project Area

Preparer's Name, Title: Ed Gallagher, Housing Programs Manager Preparer's E-Mail Address: ed@prcity.com

Preparer's Telephone No: (805) 237-3970 Preparer's Facsimile No: (805) 237-3904

Actual Households Displaced and Units and Bedrooms Lost Outside of Project Area(s) Over Reporting Year

1. a. Redevelopment Project Activity. Pursuant to Sections 33080.4(a)(1) and (a)(3), report by income category the number of elderly and nonelderly households permanently displaced and the number of units and bedrooms removed or destroyed, over the reporting year, (refer to Section 33413 for unit and bedroom replacement requirements).

Table with 6 columns: Activity, VL, L, M, AM, Total. Rows include Households Permanently Displaced (Elderly, Non Elderly, Total), Units Lost, Bedrooms Lost, and Above Moderate Units/Bedrooms Lost.

b. Other Activity. Pursuant to Sections 33080.4(a)(1) and (a)(3) based on activities other than the destruction or removal of dwelling units and bedrooms reported on Line 1a, report by income category the number of elderly and nonelderly households permanently displaced over the reporting year.

Table with 6 columns: Activity, VL, L, M, AM, Total. Rows include Households Permanently Displaced (Elderly, Non Elderly, Total).

c. As required in Section 33413.5, identify, over the reporting year, each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and/or bedrooms impacting the households reported on lines 1a. and 1b. NOT APPLICABLE

Date / / Name of Agency Custodian
mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Estimated Households Outside of Project Area(s) to be Permanently Displaced Over Current Fiscal Year:**

2. a. As required in Section 33080.4(a)(2) for a redevelopment project of the agency, estimate, over the current fiscal year, the number of elderly and nonelderly households, by income category, expected to be permanently displaced. (Note: actual displacements will be reported for the next reporting year on Line 1).

**Estimated Permanent Displacements**

**Number of Households**

Activity	VL	L	M	AM	Total
Households Permanently Displaced - Elderly	0	0	0	0	0
Households Permanently Displaced - Non Elderly	0	0	0	0	0
Households Permanently Displaced - Total	0	0	0	0	0

- b. As required in Section 33413.5, for the current fiscal year, identify each replacement housing plan required to be adopted before the permanent displacement, destruction, and/or removal of dwelling units and bedrooms impacting the households reported on 2a.  
**NOT APPLICABLE**

Date      /      /       
mo day yr

Name of Agency Custodian \_\_\_\_\_

Date      /      /       
mo day yr

Name of Agency Custodian \_\_\_\_\_

Please attach a separate sheet of paper listing any additional housing plans adopted.

**Sales of Owner-Occupied Units Outside of Project Area(s) Prior to the Expiration of Land Use Controls**

3. Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not limited to an equity sharing program, agencies may permit the sale of owner-occupied units prior to the expiration of the period of the land use controls established by the agency. Agencies must deposit sale proceeds into the Low and Moderate Income Housing Fund and within three (3) years from the date the unit was sold, expend funds to make another unit equal in affordability, at the same income level, as the unit sold.

- a. Sales. Did the agency permit the sale of any owner-occupied units during the reporting year?

No

<input type="checkbox"/> Yes	\$ _____	? Total Proceeds From Sales Over Reporting Year	Number of Units			
	<b>Income Level</b>		VL	L	M	Total
	Units Sold Over Current Reporting Year					

- b. Equal Units. Were reporting year funds spent to make units equal in affordability to units sold over the last three reporting years?

No

<input type="checkbox"/> Yes	\$ _____	? Total LMIHF spent on Equal Units Over Reporting Year	Number of Units			
	<b>Income Level</b>		VL	L	M	Total
	Units Made Equal This Reporting Yr to Units Sold Over This Reporting Yr					
	Units Made Equal This Reporting Yr to Units Sold One Reporting Yr Ago					
	Units Made Equal This Reporting Yr to Units Sold Two Reporting Yrs Ago					
	Units Made Equal This Reporting Yr to Units Sold Three Reporting Yrs Ago					

**Affordable Units to be Constructed Outside of Project Area(s) Within Two Years From Date of Agreement or Contract**

4. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units to be financed by any federal, state, local, or private source in order for construction to be completed within two years from the date of the agreement or contract executed over the reporting year. Identify the project and/or contractor, date of the executed agreement or contract, and estimated completion date. Specify the amount reported as an encumbrance on HCD-C, Line 6a. and/or any applicable amount designated on HCD-C, Line 7a. such as for capital outlay or budgeted funds intended to be encumbered for project use within two years from the reporting year's agreement or contract date.

**DO NOT REPORT ANY UNITS SHOWN ON SCHEDULES HCD As OR Ds.**

Col A Name of Project and/or Contractor	Col B Agreement Execution Date	Col C Estimated Completion Date (w/in 2 yrs of Col B)	Col D Sch C Amount Encumbered [Line 6a]	Col E Sch C Amount Designated [Line 7a]	VL	L	M	Total
			\$ _____	\$ _____				
			\$ _____	\$ _____				

**SCHEDULE HCD-C**

Agency-wide Activity

for Fiscal Year that Ended 06/30/04

Agency Name: Paso Robles Redevelopment Agency Project Area Name: Redevelopment Project Area  
 Preparer's Name, Title: Ed Gallagher, Housing Programs Manager Preparer's E-Mail Address: ed@prcity.com  
 Preparer's Telephone No: (805) 237-3970 Preparer's Facsimile No: (805) 237-3904

**Low & Moderate Income Housing Funds**

Report on the "status and use of the agency's Low and Moderate Income Housing Fund." Most information reported here should be based on information reported to the State Controller.

1. <b>Beginning Balance</b> (Use " <b>Net Resources Available</b> " from last fiscal year report to HCD)	\$ <u>1,287,372</u>
a. <u>If Beginning Balance requires adjustment(s), identify the reason and amount for each adjustment:</u> Use < \$ > for negative amounts or amounts to be subtracted	
<u>Mis-reported prior year balance</u>	\$ <u>(412,445)</u>
_____	\$ _____
_____	\$ _____
b. <b>Total Adjustment(s)</b> (indicate whether positive or <negative>)	\$ <u>(412,445)</u>
c. <b>Adjusted Beginning Balance</b> [Beginning Balance plus + or minus <-> Total Adjustment(s)]	<u>874,927</u>
<hr/> <hr/>	
2. <b>Project Area(s) Receipts and Housing Fund Revenues</b>	
a. All Project Areas. Total Deposits [Sum of amount(s) from Line 3k, HCD-A(s)]	\$ <u>365,681</u>
b. Other revenues not reported on Schedule HCD-A(s) [Identify source(s) and amount(s)]:	
<u>Miscellaneous</u>	\$ <u>404</u>
_____	\$ _____
_____	\$ _____
c. <b>Total Housing Fund Revenues</b>	\$ <u>404</u>
<hr/> <hr/>	
3. <b>Total Resources</b> (Line 1c. + Line 2a + Line 2c.)	\$ <u>1,241,012</u>
<hr/> <hr/>	

**NOTES:**

Many amounts to report as Expenditures and Other Uses (beginning on the next page) should be taken from amounts reported to the State Controller's Office (SCO). Review the SCO's Redevelopment Agencies Financial Transactions Report.

Housing Fund "transfers-out" to other internal Agency funds: Report the specific use of all transferred funds on applicable lines 4a.-k of Schedule C. For example, transfers from the Housing Fund to the Debt Service Fund for the repayment of principal and interest of debt proceeds deposited to the Housing Fund should be reported on the applicable item comprising HCD-C Line 4c, providing tax increment (gross and deposit amounts) were reported on Sch-As. External transfers out of the Agency should be reported on HCD-C Line 4j (e.g.: transfer of excess surplus to the County Housing Authority).

Other Uses: Non-GAAP (Generally Accepted Accounting Principles) recording of expenditures such as land purchases for agencies using the Land Held for Resale method to record land purchases should be reported on HCD-C Line 4a(1). Funds spent resulting in loans to the Housing Fund should be included in HCD-C lines 4b., 4f., 4g., 4h., and 4i as appropriate.

*The statutory cite pertaining to Community Redevelopment Law (CRL) is provided for preparers to review to determine the appropriateness of Low and Moderate Income Housing Fund (LMIHF) expenditures and other uses. HCD does not represent that line items identifying any expenditures and other uses are allowable. CRL is accessible on the Internet [website: <http://www.leginfo.ca.gov/> (California Law)] beginning with Section 33000 of the Health and Safety Code.*

**4. Expenditures, Loans, and Other Uses**

a. <u>Acquisition of Property &amp; Building Sites [33334.2(e)(1)] &amp; Housing [33334.2(e)(6)]:</u>			
(1) Land Purchases ( <i>Investment – Land Held for Resale</i> ) *	\$	0	
(2) Housing Assets ( <i>Fixed Asset</i> ) *	\$	0	
(3) Acquisition Expense	\$	0	
(4) Operation of Acquired Property	\$	0	
(5) Relocation Costs	\$	0	
(6) Relocation Payments	\$	0	
(7) Site Clearance Costs	\$	0	
(8) Disposal Costs	\$	0	
(9) Other [Explain and identify amount(s)]:			
	\$		
	\$		
	\$		0
* Reported to SCO as part of Assets and Other Debts			
(10) <b>Subtotal Property/Building Sites/Housing Acquisition (Sum of Lines 1 – 9)</b>	\$		0
b. <u>Subsidies from Low and Moderate Income Housing Fund (LMIHF):</u>			
(1) 1 <sup>st</sup> Time Homebuyer Down Payment Assistance	\$		
(2) Rental Subsidies	\$		
(3) Purchase of Affordability Covenants [33413(b)2(B)]	\$		
(4) Other [Explain and identify amount(s)]:			
CalHome Loan Program	\$	338,750	
	\$		
	\$		
(5) <b>Subtotal Subsidies from LMIHF (Sum of Lines 1 – 4)</b>	\$		338,750
c. <u>Debt Service [33334.2(e)(9)].</u> If paid from LMIHF, report LMIHF's share of debt service. If paid from Debt Service Fund, ensure "gross" tax increment is reported on HCD-A(s) Line 3a(1).			
(1) Debt Principal Payments			
(a) Tax Allocation, Bonds & Notes	\$		
(b) Revenue Bonds & Certificates of Participation	\$		
(c) City/County Advances & Loans	\$		
(d) U. S. State & Other Long-Term Debt	\$		
(2) Interest Expense	\$		
(3) Debt Issuance Costs	\$		
(4) Other [Explain and identify amount(s)]:			
	\$		
	\$		
	\$		
(5) <b>Subtotal Debt Service (Sum of Lines 1 – 4)</b>	\$		0
d. <u>Planning and Administration Costs [33334.3(e)(1)]:</u>			
(1) Administration Costs	\$	122,480	
(2) Professional Services ( <u>non project specific</u> )	\$		
(3) Planning/Survey/Design ( <u>non project specific</u> )	\$		
(4) Indirect Nonprofit Costs [33334.3(e)(1)(B)]	\$		
(5) Other [Explain and identify amount(s)]:			
	\$		
	\$		
	\$		
(6) <b>Subtotal Planning and Administration (Sum of Lines 1 – 5)</b>	\$		

**4. Expenditures, Loans, and Other Uses (continued)**

e. On/Off-Site Improvements [33334.2(e)(2)] <i>Complete item 13</i>	\$	0
f. Housing Construction [33334.2(e)(5)]	\$	384,730
g. Housing Rehabilitation [33334.2(e)(7)]	\$	0
h. Maintenance of Mobilehome Parks [33334.2(e)(10)]	\$	0
i. Preservation of At-Risk Units [33334.2(e)(11)]	\$	0
j. Transfers Out of Agency		
(1) For Transit village Development Plan (33334.19)	\$	_____
(2) Excess Surplus [33334.12(a)(1)(A)]	\$	_____
(3) Other (specify code section authorizing transfer and amount)		
A. Section _____	\$	_____
B. Section _____	\$	_____
Other Transfers Subtotal	\$	_____
(4) Subtotal Transfers Out of Agency (Sum of j(1) through j(3))	\$	0

k. Other Expenditures, Loans, and Uses [Explain and identify amount(s)]:

	\$	_____
	\$	_____
	\$	_____

Subtotal Other Expenditures, Loans, and Uses \$ \_\_\_\_\_

**l. Total Expenditures, Loans, and Other Uses (Sum of lines 4a.-k.)** \$ 845,960

**5. Net Resources Available [End of Reporting Fiscal Year]**

[Page 1, Line 3, Total Resources minus Total Expenditures, Loans, and Other Uses on Line 4.l.] \$ 395,052

**6. Encumbrances and Unencumbered Balance**

a. **Encumbrances.** Amount of Line 5 reserved for future payment of legal contract(s) or agreement(s). See Section 33334.12(g)(2) for definition.  
*Refer to item 10 on Sch-A(s) and item 4 on Sch-B.*

\$ \_\_\_\_\_

b. **Unencumbered Balance** (Line 5 minus Line 6a). Also enter on Page 4, Line 11a.

\$ 395,052

**7. Designated/Undesignated Amount of Available Funds**

A **Designated** From Line 6b. -Budgeted/planned to use near-term  
*Refer to item 10 on Sch-A(s) and item 4 on Sch-B*

\$ \_\_\_\_\_

b. **Undesignated** From Line 6b- Not yet budgeted/planned to use

\$ 395,052

**8. Other Housing Fund Assets (not included as part of Line 5)**

a. Indebtedness from Deferrals of Tax Increment (Sec. 33334.6)  
[refer to Sch-A(s), Line 5c (2)].

\$ \_\_\_\_\_

b. Value of Land Purchased with Housing Funds and Held for  
Development of Affordable Housing. *Complete Sch-C item 14.*

\$ \_\_\_\_\_

c. Loans Receivable for Housing Activities

\$342,250

d. Residual Receipt Loans (periodic/fluctuating payments)

\$ \_\_\_\_\_

e. ERAF Loans Receivable (all years) (Sec. 33681)

\$ \_\_\_\_\_

f. Other Assets [Explain and identify amount(s)]:

\$ \_\_\_\_\_

\$ \_\_\_\_\_

**g. Total Other Housing Fund Assets (Sum of lines 8a.-f.)**

\$ 342,250

**9. TOTAL FUND EQUITY**[Line 5 (Net Resources Available) +8g (Total Other Housing Fund Assets)] \$ 737,302

Compare Line 9 to the below amount reported to the SCO (Balance Sheet of Redevelopment Agencies Financial Transactions Report. [Explain differences and identify amount(s)]:		
	\$	_____
	\$	\$ _____
ENTER LOW-MOD FUND TOTAL EQUITIES (BALANCE SHEET) REPORTED TO SCO	\$	_____



**Excess Surplus Information**

Pursuant to Section 33080.7 and Section 33334.12(g)(1), report on Excess Surplus that is required to be determined on the first day of a fiscal year. Excess Surplus exists when the Adjusted Balance exceeds the greater of: (1) \$1,000,000 or (2) the aggregate amount of tax increment deposited to the Housing Fund during the prior four fiscal years. Section 33334.12(g)(3)(A) and (B) provide that the Unencumbered Balance can be adjusted for: (1) any remaining revenue generated in the reporting year from unspent debt proceeds and (2) if the land was disposed of during the reporting year to develop affordable housing, the difference between the fair market value of land and the value received.

The Unencumbered Balance is calculated by subtracting encumbrances from Net Resources Available. "Encumbrances" are funds reserved and committed pursuant to a legally enforceable contract or agreement for expenditure for authorized redevelopment housing activities [Section 33334.12(g)(2)].

For Excess Surplus calculation purposes, carry over the prior year's HCD Schedule C Adjusted Balance as the Adjusted Balance on the first day of the reporting fiscal year. Determine which is larger: (1) \$1 million or (2) the total of tax increment deposited over the prior four years. Subtract the largest amount from the Adjusted Balance and, if positive, report the amount as Excess Surplus.

**10. Excess Surplus:**

Complete Columns 2, 3, 4, & 5 to calculate Excess Surplus for the reporting year. Columns 6 and 7 track prior years' Excess Surplus.

<u>Column 1</u>	<u>Column 2</u>	<u>Column 3</u>	<u>Column 4</u>	<u>Column 5</u>	<u>Column 6</u>	<u>Column 7</u>
4 Prior and Current Reporting Years	Total Tax Increment Deposits to Housing Fund	Sum of Tax Increment Deposits Over Prior Four FYs	Current Reporting Year 1 <sup>st</sup> Day Adjusted Balance	Current Reporting Year 1 <sup>st</sup> Day Excess Surplus Balances	Amount Expended/Encumbered Against FY Balance of Excess Surplus as of End of Reporting Year	Remaining Excess Surplus for Each Fiscal Year as of End of Reporting Year
4 Rpt Yrs Ago FY 99/00	\$ 252,398			\$	\$	\$
3 Rpt Yrs Ago FY 00/01	\$ 211,250			\$	\$	\$
2 Rpt Yrs Ago FY 01/02	\$ 260,488			\$	\$	\$
1 Rpt Yr Ago FY 02/03	\$ 299,993			\$	\$	\$
<b>CURRENT Reporting Year</b> FY 03/04		Sum of Column 2 \$ 1,024,129	Last Year's Sch C Adjusted Balance \$ 1,287,372	Col 4 minus: larger of Col 3 or \$1mm (report positive \$) \$ 263,243	\$	\$

**11. Reporting Year Ending Unencumbered Balance and Adjusted Balance:**

a. Unencumbered Balance (End of Year) [Page 3, Line 6b] \$ 395,052

b. If eligible, adjust the Unencumbered Balance for:

(1) **Debt Proceeds** [33334.12(g)(3)(B)]:

Identify unspent debt proceeds and related income remaining at end of reporting year \$ 0

(2) **Land Conveyance Losses** [(33334.12(g)(3)(A))]:

Identify reporting year losses from sales/grants/leases of land acquired with low-mod funds, if 49% or more of new or rehabilitated units will be affordable to lower-income households \$ 0

**12. Adjusted Balance** (for next year's determination of Excess Surplus) [Line 11a minus sum of 11b(1) and 11b(2)] \$ 395,052

**Note: Do not enter Adjusted Balance in Col 4. It is to be reported as next year's 1st day amount to determine Excess Surplus**

a. If there is remaining Excess Surplus from what was determined on the first day of the reporting year, describe the agency's plan (as specified in Section 33334.10) for transferring, encumbering, or expending excess surplus:

\_\_\_\_\_

\_\_\_\_\_

b. If the plan described in 12a. was adopted, enter the plan adoption date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
mo day yr

**Miscellaneous Uses of Funds**

13. If an amount is reported in 4e., pursuant to Section 33080.4(a)(6), report the total number of very low-, low-, and moderate-income households that directly benefited from expenditures for onsite/offsite improvements which resulted in either new construction, rehabilitation, or the elimination of health and safety hazards. (Note: If Line 4e of this schedule does not show expenditures for improvements, no units should be reported here.) **NOT APPLICABLE**

Income Level	Households Constructed	Households Rehabilitated	Households Benefiting from Elimination of Health and Safety Hazard	Duration of Deed Restriction
Very Low				
Low				
Moderate				

14. If the agency is holding land for future housing development (refer to Line 8b), summarize the acreage (round to tenths, do not report square footage), zoning, date of purchase, and the anticipated start date for the housing development. **NOT APPLICABLE**

Site Name/Location*	No. of Acres	Zoning	Purchase Date	Estimated Date Available	Comments

Please attach a separate sheet of paper listing any additional sites not reported above.

15. Section 33334.13 requires agencies which have used the Housing Fund to assist mortgagors in a homeownership mortgage revenue bond program, or home financing program described in that Section, to provide the following information:

a. Has your agency used the authority related to definitions of income or family size adjustment factors provided in Section 33334.13(a)?

Yes  No  Not Applicable

b. Has the agency complied with requirements in Section 33334.13(b) related to assistance for very low-income households equal to twice that provided for above moderate-income households?

Yes  No  Not Applicable

16. Did the Agency use non-LMIHF funds as matching funds for the Federal HOME or HOPE program during the reporting period?

YES  NO

If yes, please indicate the amount of non-LMIHF funds that were used for either HOME or HOPE program support.

HOME \$ \_\_\_\_\_ HOPE \$ \_\_\_\_\_

17. Pursuant to Section 33080.4(a)(11), the agency shall maintain adequate records to identify the date and amount of all LMIHF deposits and withdrawals during the reporting period. To satisfy this requirement, the Agency should keep and make available upon request any and all deposit and withdrawal information. **DO NOT SUBMIT ANY DOCUMENTS/RECORDS.**

Has your agency made any deposits to or withdrawals from the LMIHF? Yes  No

If yes, identify the document(s) describing the agency's deposits and withdrawals by listing for each document, the following (attach additional pages of similar information below as necessary):

Name of document (e.g. ledger, journal, etc.): General Ledger  
Name of Agency Custodian (person): Michael J. Compton  
Custodian's telephone number: (805) 237-3999  
Place where record can be accessed: 1000 Spring Street, Paso Robles CA 93446

Name of document (e.g. ledger, journal, etc.): \_\_\_\_\_  
Name of Agency Custodian (person): \_\_\_\_\_  
Custodian's telephone number: \_\_\_\_\_  
Place where record can be accessed: \_\_\_\_\_

18. **Use of Other (non Low-Mod Funds) Redevelopment Funds for Housing**

Please briefly describe the use of any non-LMIHF redevelopment funds (i.e., contributions from the other 80% of tax increment revenue) to construct, improve, assist, or preserve housing in the community.

\$225,000 in HOME funds for Creekside Gardens; \$250,000 in HOME funds for Canyon Creek Apartments; \$700,000 in HOME funds for Oak Park Senior Housing; \$498,900 in federal Economic Development Initiative Funds for Oak Park Senior Housing; \$500,000 in CalHome funds for First-Time Homebuyer Assistance loans to low income households.

19. **Suggestions/Resource Needs**

Please provide suggestions to simplify and improve future agency reporting and identify any training, information, and/or other resources, etc. that would help your agency to more quickly and effectively use its housing or other funds to increase, improve, and preserve affordable housing?

20. **Annual Monitoring Reports of Previously Completed Affordable Housing Projects/Programs (H&SC 33418)**

Were all Annual Monitoring Reports received for all prior years' affordable housing projects/programs?: Yes  No

## 21. Project Achievement and HCD Director's Award for Housing Excellence

Project achievement information is optional but can serve important purposes: Agencies' achievements can inform others of successful redevelopment projects and provide instructive information for additional successful projects. Achievements may be included in HCD's Annual Report of Housing Activities of California Redevelopment Agencies to assist other local agencies in developing effective and efficient programs to address local housing needs.

In addition, HCD may select various projects to receive the Director's Award for Housing Excellence. Projects may be selected based on criteria such as local affordable housing need(s) met, resources utilized, barriers overcome, and project innovation/complexity, etc.

Project achievement information should only be submitted for one affordable residential project that was completed within the reporting year as evidenced by a Certificate of Occupancy. The project must not have been previously reported as an achievement.

*To publish agencies' achievements in a standard format, please complete information for each underlined category below addressing suggested topics in a narrative format that does not exceed two pages (see example, next page). In addition to submitting information with other HCD forms to the State Controller, please submit achievement information on a 3.5 inch diskette and identify the software type and version. For convenience, the diskette can be separately mailed to: HCD Policy Division, 1800 3<sup>rd</sup> Street, Sacramento, CA 95814 or data can be emailed by attaching the file and sending it to: [atorrens@hcd.ca.gov](mailto:atorrens@hcd.ca.gov) or [rlevy@hcd.ca.gov](mailto:rlevy@hcd.ca.gov).*

### AGENCY INFORMATION

- Project Type (Choose one of the categories below and one kind of assistance representing the primary project type):

#### New/Additional Units (Previously Unoccupied/Uninhabitable):

- New Construction to own
- New Construction to rent
- Rehabilitation to own
- Rehabilitation to rent
- Adaptive Re-use
- Mixed Use Infill
- Mobilehomes/Manufactured Homes
- Mortgage Assistance
- Transitional Housing
- Other (describe)

#### Existing Units (Previously Occupied)

- Rehabilitation of Owner-Occupied
- Rehabilitation of Tenant-Occupied
- Acquisition and Rehabilitation to Own
- Acquisition and Rehabilitation to Rent
- Mobilehomes/Manufactured Homes
- Payment Assistance for Owner or Renter
- Transitional Housing
- Other (describe)

- Agency Name:
- Agency Contact and Telephone Number for the Project:

### DESCRIPTION

- Project Name
- Clientele served [owner, renter, income group, special need (e.g. large family or disabled), etc.]
- Number and type of units and location, density, and size of project relative to other projects, etc.
- Degree of affordability/assistance rendered to families by project, etc.
- Uniqueness (land use, design features, additional services/amenities provided, funding sources/collaboration, before/after project conversion such as re-use, mixed use, etc.)
- Cost (acquisition, clean-up, infrastructure, conversion, development, etc.)

### HISTORY

- Timeframe from planning to opening
- Barriers/resistance (legal/financial/community, etc.) that were overcome
- Problems and creative solutions found
- Lessons learned and/or recommendations for undertaking a similar project

### AGENCY ROLE AND ACHIEVEMENT

- Degree of involvement with concept, design, approval, financing, construction, operation, and cost, etc.
- Specific agency and/or community goals and objectives met, etc.

# **ACHIEVEMENT EXAMPLE**

## **Project Type: NEW CONSTRUCTION- OWNER OCCUPIED**

\_\_\_\_\_  
Redevelopment Agency  
Contact: Name (Area Code) Telephone #

Project/Program Name: \_\_\_\_\_ Project or Program

### Description

During the reporting year, construction of 12 homes was completed. \_\_\_\_\_ Enterprises, which specializes in community self-help projects, was the developer, assisting 12 families in the construction of their new homes. The homes took 10 months to build. The families' work on the homes was converted into "sweat equity" valued at \$15,000. The first mortgage was from CHFA. Families were also given an affordable second mortgage. The second and third mortgage loans were funded by LMIHF and HOME funds.

### History

The \_\_\_\_\_ (City or County) of \_\_\_\_\_ struggled for several years over what to do about the \_\_\_\_\_ area. The \_\_\_\_\_ tried to encourage development in the area by rezoning a large portion of the area for multi-family use, and twice attempted to create improvement districts. None of these efforts were successful and the area continued to deteriorate, sparking growing concern among city officials and residents. At the point that the Redevelopment Agency became involved, there was significant ill will between the residents of the \_\_\_\_\_ and the (City or County). The \_\_\_\_\_ introduced the project in \_\_\_\_\_ with discussions of how the Agency could become involved in improving the blighted residential neighborhood centering on \_\_\_\_\_. This area is in the core area of town and was developed with disproportionately narrow, deep lots, based on a subdivision plat laid in 1950. Residents built their homes on the street frontages of \_\_\_\_\_ and \_\_\_\_\_ leaving large back-lot areas that were landlocked and unsuitable for development, having no access to either avenue. The Agency worked with 24 property owners to purchase portions of their properties. Over several years, the Agency purchased enough property to complete a tract map creating access and lots for building. Other non-profits have created an additional twelve affordable homes.

### Agency Role

The Agency played the central role. The \_\_\_\_\_ Project is a classic example of successful redevelopment. All elements of blight were present: irregular, land-locked parcels without access; numerous property owners; development that lagged behind that of the surrounding municipal property; high development cost due to need for installation of street improvements, utilities, a storm drain system, and undergrounding of a flood control creek; and a low-income neighborhood in which property sale prices would not support high development costs. The Agency determined that the best development for the area would be single-family owner-occupied homes. The Agency bonded its tax increment to fund the off-site improvements. A tract map was completed providing for the installation of the street improvements, utilities, storm drainage, and the undergrounding of \_\_\_\_\_ Creek. These improvements cost the Agency approximately \$1.5 million. In lieu of using the eminent domain process, the Agency negotiated with 22 property owners to purchase portions of their property, allowing for access to the landlocked parcels. This helped foster trust and good will during the course of the negotiations. The Project got underway once sufficient property was purchased.

**SCHEDULE HCD-D1  
GENERAL PROJECT/PROGRAM INFORMATION**

For each different Project/Program (area/name/agency or nonagency dev/rental or owner), complete a D1 and applicable D2-D7.

**Examples:**

- 1: 25 minor rehab (Nonagency Dev): Area 1: 15 Owner; Area 2: 6 Rental; & Outside: 4 Rental. Complete 3 D-1s & 3 D-5s.
- 2: 20 sub rehab (nonrestricted): Area 3: 4 Agy Dev. Rentals; 16 Nonagency Dev. Rentals. Complete 2 D-1s & 2 D-5s.
- 3: 15 sub rehab (restricted): Area 4: 15 Nonagency Dev, Owner. Complete 1 D-1 & 1 D-3.
- 4: 10 new (Outside). 2 Agy Dev (restricted Rental), 8 Nonagency Dev (nonrestricted Owner) Complete 2 D-1s, 1 D-4, & 1 D-5.

Name of Redevelopment Agency: Paso Robles Redevelopment Agency  
 Identify Project Area or specify "Outside": Redevelopment Project Area  
 General Title of Housing Project/Program: Several Privately-developed units (8 separate permits)  
 Project/Program Address (optional): \_\_\_\_\_  
 Street: \_\_\_\_\_ City: \_\_\_\_\_ ZIP: \_\_\_\_\_

Owner Name (optional): \_\_\_\_\_

Total Project/Program Units: # 15 Restricted Units: # 0 Unrestricted Units: # 15

**For projects/programs with no RDA assistance, do not complete any of below or any of HCD D2-D6. Only complete HCD-D7.**

Was this a federally assisted multi-family rental project [Gov't Code Section 65863.10(a)(3)]?  YES  NO

Number of units occupied by ineligible households (e.g. ineligible income/# of residents in unit) at FY end # \_\_\_\_\_

Number of bedrooms occupied by ineligible persons (e.g. ineligible income/# of residents in unit) at FY end # \_\_\_\_\_

Number of units restricted for special needs: (number must not exceed "Total Project Units") # \_\_\_\_\_

Number of units restricted that are serving one or more Special Needs: # \_\_\_\_\_  Check, if data not available

(Note: A unit may serve multiple "Special Needs" below. Sum of all the below can exceed the "Number of Units" above)

# _____ DISABLED (Mental)	# _____ FARMWORKER (Permanent)	# _____ TRANSITIONAL HOUSING
# _____ DISABLED (Physical)	# _____ FEMALE HEAD OF HOUSHOLD	# _____ ELDERLY
# _____ FARMWORKER (Migrant)	# _____ LARGE FAMILY (4 or more Bedrooms)	# _____ EMERGENCY SHELTERS (allowable use <i>only</i> with "Other Housing Units Provided - Without LMIHF" Sch-D6)

**Affordability and/or Special Need Use Restriction Term (enter day/month/year using digits, e.g. 07/01/2002):**

	Replacement Housing Units	Inclusionary Housing Units	Other Housing Units Provided	
			With LMIHF	Without LMIHF
Restriction Start Date				
Restriction End Date				

**Funding Sources:**

Redevelopment Funds: \$ \_\_\_\_\_  
 Federal Funds: \$ \_\_\_\_\_  
 State Funds: \$ \_\_\_\_\_  
 Other Local Funds: \$ \_\_\_\_\_  
 Private Funds: \$ \_\_\_\_\_  
 Owner's Equity: \$ \_\_\_\_\_  
 TCAC/Federal Award: \$ \_\_\_\_\_  
 TCAC/State Award: \$ \_\_\_\_\_  
 Total Development/Purchase Cost: \$ \_\_\_\_\_

**Check all appropriate form(s) below that will be used to identify all of this Project's/Program's Units:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Replacement Housing Units<br>(Sch HCD-D2) | <input type="checkbox"/> Inclusionary Units:<br><input type="checkbox"/> Inside Project Area (Sch HCD-D3)<br><input type="checkbox"/> Outside Project Area (Sch HCD-D4) | <input type="checkbox"/> Other Housing Units Provided:<br><input type="checkbox"/> With LMIHF (Sch HCD-D5)<br><input type="checkbox"/> Without LMIHF (Sch HCD-D6)<br><input checked="" type="checkbox"/> No Agency Assistance (Sch HCD-D7) |
|--|---|--|

**SCHEDULE HCD-D7**

**HOUSING UNITS PROVIDED (NO AGENCY ASSISTANCE)**

*(units not claimed on Schedule D-2,3,4,5,6)*

Agency: Paso Robles Redevelopment Agency

Redevelopment Project Area Name, or "Outside": Redevelopment Project Area

Housing Project Name: Several Privately-developed units (8 separate permits)

**NOTE:** On this form, only report UNITS NOT REPORTED on HCD-D2 through HCD-D6 for project/program units that have not received any agency assistance. Agency assistance includes either financial assistance (LMIHF or other agency funds) or nonfinancial assistance (design, planning, etc.) provided by agency staff. In some cases, of the total units reported on HCD D1, a portion of units in the same project/program may be agency assisted (reported on HCD-D2 through HCD-D6) whereas other units may be unassisted by the agency (reported on HCD-D7).

The intent of this form is to: (1) reconcile any difference between total project/program units reported on HCD-D1 compared to the sum of all the project's/program's units reported on HCD-D2 through HCD-D6, and (2) account for other (nonassisted) housing units provided inside a project area that increases the agency's inclusionary obligation. Reporting nonagency assisted projects outside a project area is optional, if units do not make-up any part of total units reported on HCD-D1.

**HCD-D7 Reporting Examples**

**Example 1 (reporting partial units):** A new 100 unit project was built (reported on HCD-D1, Inside or Outside a project area). Fifty (50) units received agency assistance [30 affordable LMIHF units (reported on either HCD-D2, D3, D4, or D5) and 20 above moderate units were funded with other agency funds (reported on HCD-D6)]. The remaining 50 (privately financed and developed market-rate units) must be reported on HCD-D7 to make up the difference between 100 reported on D1 and 50 reported on D2-D6).

**Example 2 (reporting all units):** Inside a project area a condemned, historic property was substantially rehabilitated (multi-family or single-family), funded by tax credits and other private financing without any agency assistance.

Check whether Inside or Outside Project Area in completing applicable information below:

Inside Project Area

Enter the number for each applicable activity:

**New Construction Units:**

14	Building Permit No.'s/date of issuance of certificate of occupancy/# units: B00-0114/02-09-04/5 units; B02-0367/01-14-04/1 unit; B02-0606/03-03-04/2 units; B02-0609/03-03-04/2 units; B-02-0732/04-22-04/2 units; B03-0027/10-24-03/1 unit; B03-0275/01-26-04/1 unit
----	--

**Substantial Rehabilitation Units:**

1	Building Permit No.'s/date of issuance of certificate of occupancy/# units: B04-0773/05-12-04/1 unit
---	---

**Total Units:**

15	
----	--

Outside Project Area

Enter the number for each applicable activity:

**New Construction Units:**

**Substantial Rehabilitation Units:**

**Total Units:**

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

Replacement Housing Units (Sch HCD-D2)

Inclusionary Units:

Inside Project Area (Sch HCD-D3)

Outside Project Area (Sch HCD-D4)

Other Housing Units Provided:

With LMIHF (Sch HCD-D5)

Without LMIHF (Sch HCD-D6)

**NOT APPLICABLE**

**SCHEDULE HCD-E**

**CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION  
BASED ON SPECIFIED HOUSING ACTIVITY DURING THE REPORTING YEAR**

Agency: Paso Robles Redevelopment Agency

Name of Project or Area (if applicable, list "Outside" or "Summary": Redev. Project Area

*Complete this form to report activity separately by project or area or to summarize activity for the year. Report all new construction and/or substantial rehabilitation units from Forms D2 through D7 that were: (a) developed by the agency and/or (b) developed only in a project area by a nonagency person or entity.*

<b>PART I [H&amp;SC Section 33413(b)(1)] AGENCY DEVELOPED UNITS DURING THE REPORTING YEAR BOTH INSIDE AND OUTSIDE OF A PROJECT AREA</b>	
1. New Units Developed by the Agency	0
2. Substantially Rehabilitated Units Developed by the Agency	0
3. Subtotal - Baseline of Agency Developed Units (add lines 1 & 2)	0
4. Subtotal of Increased Inclusionary Obligation (Line 3 x 30%) (see Notes 1 and 2 below)	0
5. Very-Low Inclusionary Obligation Increase Units (Line 4 x 50%)	0
<b>PART II [H&amp;SC Section 33413(b)(2)] NONAGENCY DEVELOPED UNITS DURING THE REPORTING YEAR ONLY INSIDE A PROJECT AREA</b>	
6. New Units Developed by Any Nonagency Person or Entity	14
7. Substantially Rehabilitated Units Developed by Any Nonagency Person or Entity	1
8. Subtotal - Baseline of Nonagency Developed Units (add lines 6 & 7)	15
9. Subtotal of Increased Inclusionary Obligation (Line 8 x 15%) (see Notes 1 and 2 below)	2
10. Very-Low Inclusionary Obligation Increase (Line 9 x 40%)	1
<b>PART III REPORTING YEAR TOTALS</b>	
11. Total Increase in Inclusionary Obligation (add lines 4 and 9)	2
12. Very-Low Inclusionary Obligation Increase (add lines 5 and 10) (Line 12 is a subset of Line 11)	1

**NOTES:**

- Section 33413(b)(1), (2), and (4) require agencies to ensure that applicable percentages (30% or 15%) of all (market-rate and affordable) "new and substantially rehabilitated dwelling units" are made available at affordable housing cost within 10-year planning periods. Market-rate units: units not assisted with low-mod funds and jurisdiction does not control affordability restrictions. Affordable units: units generally restricted for the longest feasible time beyond the redevelopment plan's land use controls and jurisdiction controls affordability restrictions. Agency developed units: market-rate units can not exceed 70 percent and affordable units must be at least 30 percent; however, all units assisted with low-mod funds must be affordable. Nonagency developed (project area) units: market-rate units can not exceed 85 percent and affordable units must be at least 15 percent.*
- Production requirements may be met on a project-by-project basis or in aggregate within each 10-year planning period. The percentage of affordable units relative to total units required within each 10-year planning period may be calculated as follows:*

$$\text{AFFORDABLE units} = \frac{\text{Market-rate} \times (.30 \text{ or } .15)}{(.70 \text{ or } .85)} \quad \text{TOTAL units} = \frac{\text{Market-rate or Affordable}}{(.70 \text{ or } .85) \quad (.30 \text{ or } .15)}$$



**Statement of Accomplishments  
and  
Activities**

# **2003/2004 REDEVELOPMENT ANNUAL REPORT**

## **ACCOMPLISHMENTS AND ACTIVITIES**

During the Fiscal Year 2003/2004, the Redevelopment Agency of the City of Paso Robles and the City continued to promote and fund several activities targeted at improving the Project Area. A brief description of these activities is as follows:

### **A. *Community Development Block Grant Program***

During Fiscal Year 03/04, the Federal Department of Housing and Urban Development (HUD) approved a \$381,645 Community Development Block Grant (CDBG) program for the City (CDBG Program Year 2003). Authorized activities included:

- \$139,822 to supplement 1998, 2000, 2001, and 2002 CDBG funds to add an elevator and disabled-accessible restroom in the Carnegie Library Building;
- \$74,273 to supplement 2001 and 2002 CDBG funds rehabilitate the Municipal Pool's Changing Room building;
- \$8,000 for a Seismic Mitigation Program to make grants to owners of unreinforced masonry buildings to reimburse them for the costs of structural engineering analyses and seismic retrofit construction plans;
- \$26,000 to install an LED-lighted in-roadway crosswalk system at 24<sup>th</sup> and Oak Streets;
- \$24,000 to operate a motel voucher program for the homeless;
- \$6,300 to operate an after-school program for teens;
- \$2,000 to operate a health screening program for low income women;
- \$5,000 to operate a health screening program for low income seniors;
- \$3,600 to operate a teen pregnancy program;
- \$6,100 to operate a drug and alcohol counseling program;
- \$3,000 to operate a literacy program;
- \$7,250 to operate a mentoring program for "at-risk" children; and
- \$76,300 for grant administration and "capacity building" activities.

With the exception of the locations of some of the homeless and other public services programs, all of the CDBG-funded activities are located within the Redevelopment Project Area. "Capacity building" activities included staff time for a variety of activities that support development and preservation of affordable housing throughout the City.

### **B. *Commercial Development***

None in Fiscal Year 2003/2004.

**C. *Public Infrastructure***

**13th Street Bridge Expansion:** In Fiscal Year 03/04, construction commenced on an expansion of the 13th Street Bridge to add two vehicle lanes, bike lanes, a second pedestrian path, and improvements to approaching roadways. This project is presently the most critical transportation system improvement in the Project Area and in the City. This bridge forms the primary link between the downtown core and the East Side of the City. The cost of this program is about \$20 million, of which \$750,000 comes from state grant funds, and \$19.25 million to come from a variety of local funds including Measure D98 funds and development fees. No redevelopment funds will be used for this project.

**D. *Housing-Related Activities***

1. **Canyon Creek Apartments:** In Fiscal Year 03/04 Peoples' Self-Help Housing Corp. (PSHHC) commenced construction of 68 apartment units for low income families at the southwest corner of Nicklaus Drive and Oak Hills Road. This project is being assisted with a loan of \$300,000 in LMIH funds and a grant of \$250,000 in federal HOME funds. The primary financing is federal tax credits.
2. **Creekside Gardens Senior Apartments:** In Fiscal Year 03/04, PSHHC commenced construction of 29 apartment units for low income seniors at the northwest corner of Nicklaus Drive and Oak Hills Road. This project is being assisted with a grant of \$635,000 in LMIH funds and a grant of \$225,000 in federal HOME funds. The primary financing is a grant of \$2.28 million in federal Section 202 Funds from the US Department of Housing and Urban Development for this project.
3. **CalHome Mortgage Assistance Program:** In Fiscal Year 03/04, the City of Paso Robles made 5 deferred-payment second mortgage loans to first-time, lower income homebuyers using CalHome Program grant funds from the California Department of Housing and Community Development. For each loan, the Redevelopment Agency approved a grant of \$500 to help offset loan administration costs.

## **Audit Report and Financial Statements**

**REDEVELOPMENT AGENCY OF THE  
CITY OF EL PASO DE ROBLES  
BASIC FINANCIAL STATEMENTS  
June 30, 2004**

REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES  
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June 30, 2004

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# MOSS, LEVY & HARTZHEIM

CERTIFIED PUBLIC ACCOUNTANTS

**PARTNERS:**

ROBERT M. MOSS, C.P.A.\*  
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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
City of El Paso De Robles Redevelopment Agency  
El Paso De Robles, California

We have audited the accompanying financial statements of the governmental activities and each major fund of the Redevelopment Agency of the City of El Paso De Robles (Agency), a component unit of the City of El Paso De Robles, California (City), as of and for the fiscal year ended June 30, 2004, as listed in the foregoing table of contents. These financial statements are the responsibility of the Agency's management. Our responsibility is to express opinions on these basic financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency, as of June 30, 2004, and the respective changes in financial position thereof, and budgetary comparison for the RDA Special Revenue Fund and the RDA Low and Moderate Fund for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

The Agency has not presented management's discussion and analysis that the Governmental Accounting Standard Board have determined is necessary to supplement, although not required to be part of, the basic financial statements.

In accordance with *Government Auditing Standards*, we have also issued a report dated October 20, 2004, on our consideration of the Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

MOSS, LEVY & HARTZHEIM

October 20, 2004

REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES  
 STATEMENT OF NET ASSETS  
 June 30, 2004

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Current assets:	
Cash and investments	\$ 564,962
Accounts receivable	48,975
Loans receivable	384,340
Restricted cash and investments:	
Held by fiscal agent	852,503
Capital assets:	
Nondepreciable	10,033
Depreciable assets, net	<u>1,526,188</u>
Total assets	<u>3,387,001</u>
 <b>LIABILITIES:</b>	
Current liabilities:	
Accounts payable and accrued liabilities	10,519
Interest payable	178,233
Long-term debt liabilities:	
Due within one year	160,000
Due in more than one year	<u>6,645,000</u>
Total liabilities	<u>6,993,752</u>
 <b>NET ASSETS</b>	
Restricted	1,445,209
Unrestricted	<u>(5,051,960)</u>
Total net assets (deficit)	<u>\$ (3,606,751)</u>

The notes to the financial statements are an integral part of this statement.



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**REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES**  
**STATEMENT OF ACTIVITIES**  
For the Fiscal Year Ended June 30, 2004

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Functions/Programs	Expenses	Program Revenues			Total Program Revenues
		Charges for Services	Operating Grants and Contributions	Operating Grants and Contributions	
Governmental activities:					
Community development	\$ 1,700,085	\$ -	\$ -	\$ -	\$ -
Total governmental activities	<u>\$ 1,700,085</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

General revenues:

Property taxes

Investment earnings

Miscellaneous

Transfers

Total general revenues and transfers

Change in net assets

Net assets (deficit) - beginning of fiscal year

Net assets (deficit) - end of fiscal year

The notes to the financial statements are an integral part of this statement.

---

Net (Expense)  
Revenue  
and Changes  
in Net Assets

Governmental  
Activities

\$ (1,700,085)

(1,700,085)

1,890,863

19,949

48,184

(395,134)

1,563,862

(136,223)

(3,470,528)

\$ (3,606,751)

REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES  
 GOVERNMENTAL FUNDS  
 BALANCE SHEET  
 June 30, 2004

	Major Funds			Total Governmental Funds
	Low and Moderate Special Revenue Fund	RDA Special Revenue Fund	Debt Service Fund	
<b>ASSETS</b>				
Cash and investment	\$ 395,052	\$ -	\$ 169,910	\$ 564,962
Accounts receivable			48,975	48,975
Loan receivable	342,250	42,090		384,340
Restricted investments:				
Held by fiscal agent			852,503	852,503
<b>Total assets</b>	<u>\$ 737,302</u>	<u>\$ 42,090</u>	<u>\$ 1,071,388</u>	<u>\$ 1,850,780</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Accounts payable and accrued liabilities	\$ -	\$ -	\$ 10,519	\$ 10,519
<b>Total liabilities</b>			10,519	10,519
<b>Fund Balances:</b>				
<b>Reserved:</b>				
Long-term receivables and advances	342,250	42,090		384,340
Debt service			1,060,869	1,060,869
<b>Total reserved</b>	<u>342,250</u>	<u>42,090</u>	<u>1,060,869</u>	<u>1,445,209</u>
<b>Unreserved:</b>				
Designated	395,052			395,052
Undesignated				
<b>Total unreserved</b>	<u>395,052</u>			<u>395,052</u>
<b>Total fund balances</b>	<u>737,302</u>	<u>42,090</u>	<u>1,060,869</u>	<u>1,840,261</u>
<b>Total liabilities and fund balances</b>	<u>\$ 737,302</u>	<u>\$ 42,090</u>	<u>\$ 1,071,388</u>	<u>\$ 1,850,780</u>

The notes to the financial statements are an integral part of this statement.

**REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS - BALANCE SHEET**  
**TO THE STATEMENT OF ACTIVITIES**  
 June 30, 2004

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Total fund balances - governmental funds \$ 1,840,261

In governmental funds, only current assets are reported. In the statement of net assets, all assets are reported, including capital assets and accumulated depreciation.

Capital asset at historical costs	\$	1,871,238
Accumulated depreciation		<u>(335,017)</u>

Net 1,536,221

In governmental funds, interest on long-term debt is not recognized until the period in which it matures and is paid. In government-wide statements of net assets, it is recognized in the period that it is incurred. (178,233)

Long-term liabilities: In governmental funds, only current liabilities are reported. In the statement of net assets, all liabilities, including long-term liabilities, are reported. Long-term liabilities relating to governmental activities consist of:

1996 Tax Allocation Bonds	\$	2,995,000
2000 Tax Allocation Bonds		<u>3,810,000</u>

Total (6,805,000)

Total net assets, governmental activities \$ (3,606,751)

The notes to the financial statements are an integral part of this statement.

**REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES**  
**GOVERNMENTAL FUNDS**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
For the Fiscal Year Ended June 30, 2004

	Major Funds			
	Low and Moderate Special Revenue Fund	RDA Special Revenue Fund	Debt Service Fund	Total Governmental Funds
<b>Revenues:</b>				
Taxes	\$ 350,203	\$ -	\$ 1,540,660	\$ 1,890,863
Uses of money and property	6,885	26	13,038	19,949
Other	404		47,780	48,184
<b>Total revenues</b>	<b>357,492</b>	<b>26</b>	<b>1,601,478</b>	<b>1,958,996</b>
<b>Expenditures:</b>				
<b>Current:</b>				
Community development	384,730	173,012	742,259	1,300,001
<b>Debt service:</b>				
Principal			150,000	150,000
Interest and fiscal charges			362,860	362,860
<b>Total expenditures</b>	<b>384,730</b>	<b>173,012</b>	<b>1,255,119</b>	<b>1,812,861</b>
Excess of revenues over (under) expenditures	(27,238)	(172,986)	346,359	146,135
<b>Other Financing Sources (Uses):</b>				
Transfer to City of El Paso De Robles	(73,014)		(503,116)	(576,130)
Transfer from City of El Paso De Robles		162,379	18,617	180,996
<b>Total other financing sources (uses)</b>	<b>(73,014)</b>	<b>162,379</b>	<b>(484,499)</b>	<b>(395,134)</b>
Excess of revenues and other financing over (under) expenditures and other uses	(100,252)	(10,607)	(138,140)	(248,999)
Fund balances, July 1, 2003	837,554	52,697	1,199,009	2,089,260
Fund balances, June 30, 2004	\$ 737,302	\$ 42,090	\$ 1,060,869	\$ 1,840,261

The notes to the financial statements are an integral part of this statement.

**REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES**  
**RECONCILIATION OF THE STATEMENT OF**  
**REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF**  
**GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
For the Fiscal Year Ended June 30, 2004

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Total net changes in fund balances - governmental funds	\$ (248,999)
Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which additions to capital outlay of \$0, is less than depreciation expense \$(37,224) in the period.	(37,224)
In governmental funds, repayments of long-term debt are reported as expenditures. In the government-wide statements, repayments of long-term debt are reported as reductions of liabilities.	<u>150,000</u>
Change in net assets of governmental activities	<u>\$ (136,223)</u>

The notes to the financial statements are an integral part of this statement.

**REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES**  
**LOW AND MODERATE FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -**  
**BUDGET AND ACTUAL**  
**For the Fiscal Year Ended June 30, 2004**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues:</b>				
Taxes	\$ 319,000	\$ 319,000	\$ 350,203	\$ 31,203
Investment earnings			6,885	6,885
Other			404	404
<b>Total revenues</b>	<b>319,000</b>	<b>319,000</b>	<b>357,492</b>	<b>38,492</b>
<b>Expenditures:</b>				
Community development	319,000	1,011,100	384,730	626,370
<b>Total expenditures</b>	<b>319,000</b>	<b>1,011,100</b>	<b>384,730</b>	<b>626,370</b>
Excess of revenues over (under) expenditures		(692,100)	(27,238)	664,862
<b>Other Financing Sources (Uses):</b>				
Transfer out to City of El Paso de Robles	(85,400)	(85,400)	(73,014)	12,386
<b>Total other financing sources (uses)</b>	<b>(85,400)</b>	<b>(85,400)</b>	<b>(73,014)</b>	<b>12,386</b>
Excess revenues and other financing sources over (under) expenditures and other financing uses	(85,400)	(777,500)	(100,252)	677,248
Fund balance - July 1, 2003	837,554	837,554	837,554	
Fund balance - June 30, 2004	<u>\$ 752,154</u>	<u>\$ 60,054</u>	<u>\$ 737,302</u>	<u>\$ 677,248</u>

The notes to the financial statements are an integral part of this statement.



**REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES**  
**RDA SPECIAL REVENUE FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -**  
**BUDGET AND ACTUAL**  
For the Fiscal Year Ended June 30, 2004

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues:</b>				
Investment earnings	\$ -	\$ -	\$ 26	\$ 26
Total other financing sources (uses)			26	26
<b>Expenditures:</b>				
Community development	75,000	75,000	173,012	(98,012)
Total expenditures	75,000	75,000	173,012	(98,012)
Excess of revenues over (under) expenditures	(75,000)	(75,000)	(172,986)	(97,986)
<b>Other Financing Sources (Uses):</b>				
Transfer from City of El Paso De Robles	45,500	45,500	162,379	116,879
Total other financing sources (uses)	45,500	45,500	162,379	116,879
Excess of revenues and other financing over (under) expenditures and other uses	(29,500)	(29,500)	(10,607)	18,893
Fund balance - July 1, 2003	52,697	52,697	52,697	
Fund balance - June 30, 2004	\$ 23,197	\$ 23,197	\$ 42,090	\$ 18,893

The notes to the financial statements are an integral part of this statement.

# REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES

## NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2004

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### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of Redevelopment Agency (Agency) of the City of El Paso De Robles, California, and (City) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental agencies. The Governmental Accounting Standards Boards (GASB) is the accepted standard setting body for establishing governmental accounting principles. The more significant of the City's accounting policies are described below.

#### A. Reporting Entity

The Agency is a blended component unit of the City. The Agency was created by the City of El Paso De Robles City Council (City Council) in 1988. The City Manager acts as the Agency's Executive Director and the City Council acts as the governing commission, which exerts significant influence over its operations. The primary purpose of the Agency is to eliminate blighted areas by encouraging the development of residential, commercial, industrial, recreational, and public facilities.

Funds for redevelopment projects are provided from various sources, including incremental property tax revenues and tax allocation bonds.

#### B. Description of Funds

The accounts of the Agency are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled. The minimum number of funds is maintained consistent with legal and managerial requirements.

#### C. Government – wide Financial Statements

The Agency's government-wide financial statements include a Statement of Net Assets and a Statement of Activities. These statements present summaries of governmental activities for the Agency. The Agency does not have any business-type activities, therefore only governmental activities are reported.

These basic financial statements are presented on an "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all of the Agency's assets and liabilities, including capital assets and long-term liabilities, are included in the accompanying Statement of Net Assets. The Statement of Activities presents changes in net assets. Under the accrual basis of accounting, revenues are recognized in the period in which the liability is incurred.

Certain types of transactions are reported as program revenues for the Agency in three categories: (1) charges for services, (2) operating grants and contributions, and (3) capital grants and contributions.

Certain eliminations have been made as prescribed by GASB Statement No. 34 in regards to interfund activities, payables, and receivables.

#### D. Fund Financial Statements

Fund financial statements include a Balance Sheet and a Statement of Revenues, Expenditures, and Changes in Fund Balances for all major governmental funds. An accompanying schedule is presented to reconcile and explain the differences in fund balances as presented in these statements to the net assets presented in the government-wide financial statements. The Agency has presented all funds as majors.

All governmental funds are accounted for on a spending or "current financial resources" measurement focus and the modified accrual basis of accounting. Accordingly, only current assets and current liabilities are included on the Balance Sheet. The Statement of Revenues, Expenditures, and Changes in Fund Balances present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balances. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period.

**REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES**

**NOTES TO BASIC FINANCIAL STATEMENTS**

June 30, 2004

---

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**D. Fund Financial Statements (Continued)**

Revenues are recorded when received in cash, except that revenues subject to accrual (generally 60 days after fiscal year-end) are recognized when due. The primary revenue sources, which have been treated as susceptible to accrual by the Agency, are increment property tax, intergovernmental revenues, other taxes, interest revenues, rental revenues, and certain charges for services. Expenditures are recorded in the accounting period in which the related fund liability is incurred.

Deferred revenues arise when potential revenues do not meet both the "measurable" and "available" criteria for recognition in the current period. Deferred revenues also arise when the government received resources before it has a legal claim to them, as when grant monies are received prior to incurring qualifying expenditures. In subsequent periods when both revenue recognition criteria are met or when the government has a legal claim to the resources, the deferred revenue is removed from the balance sheet and revenue is recognized.

The Reconciliation of the Governmental Funds Financial Statements to the Government-wide Financial Statements are provided to explain the differences created by the integrated approach of GASB Statement No. 34.

**E. Use of Restricted/Unrestricted Net Assets**

When an expense is incurred for purposes for which both restricted and unrestricted net assets are available, the Agency's policy is to apply restricted net assets first.

**F. Use of Estimate**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumption that affect the reported amounts of assets, liabilities, revenues, expenditures or expenses as appropriate. Actual results could differ from those estimates.

**G. Property Tax Revenues**

Incremental property tax revenues represent property taxes in each project area arising from increased assessed valuations over base valuations established at the inception of the project area. Incremental property taxes from each project area accrue to the Agency until all liabilities and commitments of the project area have been repaid (including cumulative funds provided or committed by the Agency). After all such indebtedness has been repaid, all property taxes from the project area revert back to the various taxing authorities.

**H. Low and Moderate Fund**

The California Health and Safety Code requires Agency project area to deposit 20% of allocated incremental property tax revenues (or 20% of net bond proceeds plus 20% of incremental revenues in excess of debt service payments on the bond) into a Low and Moderate Fund. This money is restricted for the purpose of increasing and improving the community's supply of low and moderate income housing. The Agency accounts for these revenues in a special revenue fund.

**I. Capital Assets**

The Agency's capital assets are capitalized at historical cost or estimated historical costs. Agency policy has set the capitalization threshold for reporting capital assets at \$5,000. Gifts or contributions of capital assets are recorded at fair value when received. Depreciation is recorded on a straight-line basis over the useful lives of these assets as follows:

Infrastructure	25 years
Structures and improvements	15 years
Equipment	5-20 years

REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2004

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

J. Net Assets

**Government-wide Financial Statements**

Invested in Capital Assets, Net of Related Debt – This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that attributed to the acquisition, construction, or improvement of the capital assets.

Restricted Net Assets – external creditors, grantors, contributors, or laws or regulations of other governments restrict this amount.

Unrestricted Net Assets – This amount is all net assets that do not meet the definition of “invested in capital assets, net of related debt” or “restricted” net assets.

**Fund Financial Statements**

Fund Equity – Reservations of fund balances of governmental funds are created to either satisfy legal covenants, including State laws, that require a portion of the fund equity be segregated or identify the portion of the fund equity not available for future expenditures.

NOTE 2 - CASH AND INVESTMENTS

Cash and investments at June 30, 2004 consisted of the following:

Cash and investments pooled with the City	\$ 564,962
Restricted cash and investments with fiscal agent	<u>852,503</u>
Total cash and investments	<u>\$ 1,417,465</u>

The Agency has pooled its cash and investments with the City in order to achieve a higher return on investment. Certain restricted funds, which are held and invested by independent outside custodians through contractual agreements, are not pooled. These restricted funds include cash with fiscal agents.

See the City’s Comprehensive Annual Financial Report for disclosures related to cash and investments and the related custodial risk categorization.

NOTE 3 – LOANS RECEIVABLE

Housing Assistance Loans

The Agency has loaned \$3,500 to one local family to rehabilitate a home in the redevelopment area. The terms of the agreement specify that the family does not have to make payments on the loan. If a family moves or transfers the property, the loan balance becomes immediately payable to the Agency. The balance of the loan at June 30, 2004 is \$3,500.

Façade Rehabilitation Loans

The Agency has loaned \$74,866 to 8 local businesses for façade rehabilitation. The terms of the agreements do not specify monthly payments on the loans. If the business is sold, the loan balance becomes immediately payable. The balance of the loans at June 30, 2004 is \$42,090.

Cal-Home Loan Program

The Agency during the year loaned \$338,750 to eligible participants as part of the Cal-Home Loan Program. The balance of the loans at June 30, 2004 is \$338,750.

**REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES**

**NOTES TO BASIC FINANCIAL STATEMENTS**

June 30, 2004

**NOTE 4 – CAPITAL ASSETS**

Changes in capital assets during the year ended June 30, 2004, were as follows:

	<u>Balance</u> <u>July 1, 2003</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance</u> <u>June 30, 2004</u>
Land	\$ 10,033	\$ -	\$ -	\$ 10,033
Buildings and improvements	<u>1,861,205</u>	<u>          </u>	<u>          </u>	<u>1,861,205</u>
	1,871,238			1,871,238
Accumulated depreciation	<u>(297,793)</u>	<u>(37,224)</u>	<u>          </u>	<u>(335,017)</u>
Net capital assets	<u>\$ 1,573,445</u>	<u>\$ (37,224)</u>	<u>\$ -</u>	<u>\$ 1,536,221</u>

**NOTE 5 – LONG-TERM DEBT**

**Tax Allocation Bonds**

*Changes in Long-Term Debt Obligations* - Following is a summary of changes in general long-term debt obligations during the 2003/2004 fiscal year:

	<u>Balance</u> <u>July 1,</u> <u>2003</u>	<u>Debt</u> <u>Issued</u>	<u>Debt</u> <u>Retired</u>	<u>Balance</u> <u>June 30,</u> <u>2004</u>	<u>Current</u> <u>Portion</u>
Tax Allocation Refunding Bonds, Series 1996	\$ 3,085,000	\$ -	\$ 90,000	\$ 2,995,000	\$ 95,000
Tax Allocation Refunding Bonds, Series 2000	<u>3,870,000</u>	<u>          </u>	<u>60,000</u>	<u>3,810,000</u>	<u>65,000</u>
Totals	<u>\$ 6,955,000</u>	<u>\$ -</u>	<u>\$ 150,000</u>	<u>\$ 6,805,000</u>	<u>\$ 160,000</u>

Tax Allocation Refunding Bonds, Series 1996

On September 1, 1996, the El Paso De Robles Community Redevelopment Agency adopted a resolution authorizing the sale of \$3,630,000 in aggregate principal amount of Paso Robles Redevelopment Project 1996 Tax Allocation Refunding Bonds. The bonds mature in amounts from \$85,000 to \$255,000, annually payable on July 1 of each year to 2021. Interest rates vary from 4.5% to 5.625%. The balance of outstanding bonds at June 30, 2004 is \$2,995,000.

The annual debt service requirement for the 1996 Tax Allocation Bonds outstanding at June 30, 2004, were as follows:

<u>Fiscal</u> <u>Year Ended June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2005	\$ 95,000	\$ 159,333	\$ 254,333
2006	100,000	154,798	254,798
2007	100,000	149,998	249,998
2008	120,000	144,548	264,548
2009	125,000	138,360	263,360
2010-2014	755,000	580,275	1,335,275
2015-2019	975,000	371,694	1,346,694
2020-2022	<u>725,000</u>	<u>37,519</u>	<u>762,519</u>
Totals	<u>\$ 2,995,000</u>	<u>\$ 1,736,525</u>	<u>\$ 4,731,525</u>

**REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
 June 30, 2004

**NOTE 5 – LONG-TERM DEBT (Continued)**

Tax Allocation Refunding Bonds, Series 2000

On October 1, 2000, the El Paso De Robles Community Redevelopment Agency adopted a resolution authorizing the sale of \$4,090,000 in aggregate principal amount of Paso Robles Redevelopment Project 2000 Tax Allocation Refunding Bonds. The bonds mature in amounts from \$20,000 to \$485,000 annually payable on July 1 of each year to 2027. Interest rates vary from 2.625% to 5.0%. The balance of outstanding bonds at June 30, 2004 is \$3,810,000.

The annual debt service requirement for the Tax Allocation Refunding Bonds, Series 2000 outstanding at June 30, 2004, were as follows:

<u>Fiscal Year Ended June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2005	\$ 65,000	\$ 193,607	\$ 258,607
2006	65,000	190,901	255,901
2007	65,000	188,155	253,155
2008	75,000	185,161	260,161
2009	65,000	182,135	247,135
2010-2014	360,000	863,602	1,223,602
2015-2019	455,000	766,511	1,221,511
2020-2024	860,000	625,386	1,485,386
2025-2028	<u>1,800,000</u>	<u>196,659</u>	<u>1,996,659</u>
Totals	<u>\$ 3,810,000</u>	<u>\$ 3,392,117</u>	<u>\$ 7,202,117</u>

**NOTE 6 - DEFEASED DEBT**

On December 1, 1991, the El Paso De Robles Community Redevelopment Agency adopted a resolution authorizing the sale of \$3,500,000 in aggregate principal amount of Paso Robles Redevelopment Project 1991 Tax Allocation Bonds. The bonds mature in amounts from \$70,000 to \$90,000 annually payable on July 1 of each year to 2006. An additional number of term bonds mature on July 1, 2021, in the principal amount of \$2,445,000. Interest rates vary from 6.60% to 7.25%. During the 1996-1997 fiscal year, the bonds were defeased by placing proceeds of the Tax Allocation Refunding Bonds, Series 1996 in an irrevocable trust to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the Agency's financial statements. At June 30, 2004, \$2,650,000 of bonds outstanding are considered defeased.

**NOTE 7 - COMMITMENTS**

Fiscal Agreements

Other Agencies

The Agency has entered into fiscal agreements with all agencies which levy property taxes within the Project area in order to alleviate the financial burden or detriment as a result of growth inducing aspects of the Redevelopment Project. The fiscal agreements with the San Luis Obispo County Air Pollution Control District, the San Luis Obispo County Flood Control and Water Conservation District, and the Paso Robles Cemetery District provide that these taxing agencies shall receive all property tax increment as if the Agency did not exist. With regard to the County of San Luis Obispo, 100% of their tax increment shall be paid to the Agency through fiscal year 1997 or until \$10 million is received by the Agency, whichever occurs first. Beginning in fiscal year 1998, the County shall receive 25% of their tax increment through fiscal year 2002 unless the \$10 million maximum obligation is achieved. Beginning in fiscal year 2002, the County shall receive 75% of their tax increment until such time as the \$10 million maximum obligation is met, the County shall receive 100% of their tax increment. The fiscal agreements with the San Luis Obispo County Superintendent of Schools and the San Luis Obispo County Community College District require that 50% of their tax increment after deductions for the 2% annual growth in tax increment and the set aside for the low and moderate income housing fund be placed in a trust fund to be used for projects of mutual benefit.

**REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES**

**NOTES TO BASIC FINANCIAL STATEMENTS**

June 30, 2004

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**NOTE 7 – COMMITMENTS (continued)**

Paso Robles Union School District

The fiscal agreement with the Paso Robles School District (District) contains the following provisions: (1) District shall receive its 2% annual growth in tax increment, (2) District shall receive all voter approved tax levies for existing or future bonded indebtedness above the 1% maximum tax levy, (3) the balance of all property tax increment shall be paid to the Agency until such time as there is sufficient tax increment to support the annual debt service for a bond issue totaling \$10 million, (4) following the year in which the \$10 million bond obligation is met, the District shall have the option of receiving 25% of the net proceeds of any subsequent bond issues or receiving that portion of tax increment necessary to support a bond issue if the principal amount were to be increased by 33 1/3%, (5) the District shall receive 38.5% of tax increment beyond that amount needed to service the \$10 million bond requirement and any subsequent bond issues, (6) the District and Agency agree to use an amount not to exceed 50% of the tax increment generated for the low and moderate income housing fund or \$2.5 million, whichever is less, to reconstruct, construct or rehabilitate new or existing child care facilities for the benefit of low and moderate income residents.

Reimbursement Agreement

On November 1, 1993, the Agency and the City of El Paso De Robles entered into a reimbursement agreement, whereby the Agency agrees to reimburse the City for the cost of the new library building since it was determined that the library is essential to redevelopment of the areas included within the Redevelopment project, and has a general benefit to the City and its residents. The annual reimbursements are based on the debt service payments to be made by the City under the 1993 Capital Facilities Financing Project Certificates of Participation (\$4,700,000 portion related to the library) issued by the City on December 7, 1993. The Agency will use tax increment revenues if and when available, to reimburse the City. Annual debt service payments scheduled to be made to the City range from \$139,777 in June 1994 to \$321,740 in December 2023. The Agency will record reimbursement expenditure in each year as paid.



# MOSS, LEVY & HARTZHEIM

CERTIFIED PUBLIC ACCOUNTANTS

**PARTNERS:**

ROBERT M. MOSS, C.P.A.\*  
RONALD A. LEVY, C.P.A.\*  
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## REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Directors  
City of El Paso De Robles Redevelopment Agency  
El Paso De Robles, California

We have audited the financial statements of the governmental activities and each major fund, of the City of El Paso De Robles Redevelopment Agency (the Agency), a component unit of the City of El Paso De Robles (City), as of and for the fiscal year ended June 30, 2004, and have issued our report thereon dated October 20, 2004. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

### Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Agency's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. Such provisions include those provisions of laws and regulations identified in the Guidelines for *Compliance Audits of California Redevelopment Agencies* issued by the State Controller. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management and the State Controller and is not intended to be and should not be used by anyone other than these specified parties.

MOSS, LEVY & HARTZHEIM

*Moss, Levy & Hartzheim*  
October 20 2004



# STATEMENT OF INDEBTEDNESS - CONSOLIDATED


FILED FOR THE 2004-05 TAX YEAR

Cover Page

Name of Redevelopment Agency: Paso Robles Redevelopment Agency  
 Name of Project Area: Paso Robles Redevelopment Agency

	Line	Current	
		Total Outstanding Debt	Principal/Interest Due During Tax Year
<b>Balances Carried Forward From:</b>			
Fiscal Period - Totals	(1)	109,004,559	1,586,847
Post Fiscal Period - Totals	(2)		
Grand Totals	(3)	109,004,559	1,586,847
Available Revenues	(4)	2,206,781	
Net Requirement	(5)	106,797,778	

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. From B may be filed at the option of the agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code Section 33675(c)(2). This is optional for each agency and is not a requirement for filing the Statement of Indebtedness. The Reconciliation Statement is to include indebtedness from Form A only.

Certification of Chief Financial Officer: Pursuant to Section 33675 (b) of the Health and Safety Code, I hereby certify that the above is a true and accurate Statement of Indebtedness for the above named agency.	Michael J. Compton Name  Signature Dir. of Admin Services Title 9/21/04 Date
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**STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS**  
**FILED FOR THE 2004-05 TAX YEAR**

Name of Redevelopment Agency  
 Name of Project Area

**Paso Robles Redevelopment Agency**  
 Paso Robles Redevelopment Agency

For Indebtedness Entered into as of June 30, 2004

Debt Identification	Original Data						Current	
	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year	
(A) 1996 TA Refunding Bonds	Sep-96	3,630,000	25 yrs	5.51%	3,041,097	4,731,523	254,333	
(B) Tax Sharing Agrmt-Cuesta College	Jul-88	N/A	Open	N/A	0	5,254,550	57,100	
(C) Tax Sharing Agrmt-SLO Co. Schools	Jul-88	N/A	Open	N/A	0	3,114,039	33,840	
(D) Tax Sharing Agrmt-SLO County	Jul-88	N/A	Open	N/A	0	36,910,550	415,320	
(E) Tax Sharing Agrmt-Paso Schools	Jul-88	N/A	Open	N/A	0	15,629,738	155,443	
(F) Housing Set Aside	Jul-88	N/A	Open	N/A	0	33,251,142	379,450	
(G) Tax Sharing Agrmts-100% Pass Thru	Jun-98	N/A	Open	N/A		2,910,900	32,754	
(H) 2000 TA Bonds	Oct-00	4,090,000	27 yrs	5.33%	4,039,938	7,202,117	258,607	
(I)								
(J)								
<b>Sub Total,</b>								
<b>Totals Forward</b>						109,004,559	1,586,847	
<b>Totals, Fiscal Year Indebtedness</b>						109,004,559	1,586,847	

**Purpose of Indebtedness:**

- (A) Refund 1991 Tax Allocation Bonds
- (B) Per tax sharing agreement
- (C) Per tax sharing agreement
- (D) Per tax sharing agreement
- (E) Per tax sharing agreement
- (F) Pursuant to H & S Code Section 39334.2
- (G) Per tax sharing agreement
- (H) Repay internal loans, contributions to Niblick Bridge expansion & So River Rd improvements
- (I)
- (J)

**STATEMENT OF INDEBTEDNESS - POST FISCAL YEAR INDEBTEDNESS ONLY**  
**FILED FOR THE 2004-05 TAX YEAR**

Form B  
(Optional)

Name of Redevelopment Agency: Paso Robles Redevelopment Agency  
 Name of Project Area: Paso Robles Redevelopment Agency

For Indebtedness Entered into as of June 30, 2004

Debt Identification	Original Data					Current		
	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year	
(A)								
(B)								
(C)								
(D)		<b>NOT APPLICABLE</b>						
(E)								
(F)								
(G)								
(H)								
(I)								
(J)								
Sub Total, Page								
Totals Forward From All Other Pages								
Totals, Fiscal Year Indebtedness								

Purpose of Indebtedness:

- (A) \_\_\_\_\_
- (B) \_\_\_\_\_
- (C) \_\_\_\_\_
- (D) \_\_\_\_\_
- (E) \_\_\_\_\_
- (F) \_\_\_\_\_
- (G) \_\_\_\_\_
- (H) \_\_\_\_\_
- (I) \_\_\_\_\_
- (J) \_\_\_\_\_

**RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS**

Name of Agency Paso Robles Redevelopment Agency  
 Name of Project Area Paso Robles Redevelopment Agency

Tax Year 2003-2004 Reconciliation Dates: From July 1, 2003 To June 30, 2004

SOI, Page and line: Prior Yr	Debt Identification:		Outstanding Debt All Beginning Indebtedness	Adjustments		Amounts Paid Against Indebtedness from:		Remaining Balance (A+B-C-D-E)
	Brief Description	Increase (Attach Explanation)		Decreases (Attach Explanation)	Tax Increment	Other Funds		
Pg 1 Line A	Pg 1 Line A	1996 TA Refunding Bonds	4,985,066			253,543		4,731,523
Pg 1 Line B	Pg 1 Line B	Tax Sharing Agreement-Cuesta College	2,542,789	2,761,200		49,439		5,254,550
Pg 1 Line C	Pg 1 Line C	Tax Sharing Agreement-SLO Co. Schools	1,506,950	1,636,388		29,299		3,114,039
Pg 1 Line D	Pg 1 Line D	Tax Sharing Agreement-SLO County	17,770,782	19,516,344		376,576		36,910,550
Pg 1 Line E	Pg 1 Line E	Tax Sharing Agreement-Paso Schools	7,851,091	7,893,918		115,271		15,629,738
Pg 1 Line F	Pg 1 Line F	Housing Set Aside	15,959,140	17,292,002				33,251,142
Pg 1 Line G	Pg 1 Line G	Tax Sharing Agreements-100% Pass thru	1,401,469	1,539,129		29,698		2,910,900
Pg 1 Line H	Pg 1 Line H	2000 TA Bonds	7,458,295			256,178		7,202,117
TOTAL-THIS PAGE			59,475,582	50,638,981	0	1,110,004	0	109,004,559
TOTALS FORWARD			0	0	0	0	0	0
GRAND TOTALS			59,475,582	50,638,981	0	1,110,004	0	109,004,559

**NOTE:** This form is to reconcile the previous Statement of Indebtedness to the current one being filed. However, since the reconciliation period is limited by law to a July 1 - June 30 fiscal year period, only those items included on the SOI Form A is to be included on this document. To assist in following each item of indebtedness from one SOI to the next, use page and line number references from each SOI that the item of indebtedness is listed on. If the indebtedness is new to this fiscal year, enter "new" in the "Prior Yr" page and line columns. Column F must equal the current SOI, Form A Total Outstanding Debt column.

**ADJUSTMENT EXPLANATIONS:**

Pg 1	Line B	Extension of RDA from 2027 to 2038
Pg 1	Line C	Extension of RDA from 2027 to 2038
Pg 1	Line D	Extension of RDA from 2027 to 2038
Pg 1	Line E	Extension of RDA from 2027 to 2038
Pg 1	Line F	Extension of RDA from 2027 to 2038
Pg 1	Line G	Extension of RDA from 2027 to 2038

## CALCULATION OF AVAILABLE REVENUES

<b>Paso Robles Redevelopment Agency</b>	<b>AGENCY NAME</b>
<b>Paso Robles Redevelopment Agency</b>	<b>PROJECT AREA</b>

TAX YEAR 2003-2004  
 RECONCILIATION DATES: JULY 1, 2003 TO JUNE 30, 2004

Beginning Balance, Available Revenues (See Instructions)	1.	<u>1,414,383</u>
Tax Increment Received - Gross All Tax Increment Revenues, to include any Tax Increment passed through to other local taxing agencies.	2.	<u>1,890,845</u>
All other Available Revenues Received (See Instructions)	3.	<u>11,557</u>
Revenues from any other source, included in Column E of the Reconciliation Statement, but not included in (1-3) above	4.	<u>                    </u>
Sum of Lines 1 through 4	5.	<u>3,316,785</u>
Total amounts paid against indebtedness in previous year. (D + E on Reconciliation Statement)	6.	<u>1,110,004</u>
Available Revenues, End of Year (5 - 6) FORWARD THIS AMOUNT TO STATEMENT OF INDEBTEDNESS, COVER PAGE, LINE 4	7.	<u><u>2,206,781</u></u>

### NOTES

**Tax Increment Revenues:**

The only amount(s) to be excluded as Tax Increment Revenue are any amounts passed through to other local taxing agencies pursuant to Health and Safety Code Section 33676. Tax Increment Revenue set-aside in the Low and Moderate Income Housing Fund will be washed in the above calculation, and therefor omitted from Available Revenues at year end.

**Item 4. above:**

This represents any payments from any source other than Tax Increment OR available revenues. For instance, an agency funds a project with a bond issue. The previous SOI included a Disposition Development Agreement (DDA) which was fully satisfied with these bond proceeds. The DDA would be shown on the Reconciliation Statement as fully repaid under the "other" column (Col E), but with funds that were neither Tax Increment, nor "Available Revenues" as defined. The amounts used to satisfy this DDA would be included on line 4 above in order to accurately determine ending "Available Revenues."