

RESOLUTION NO. RA 04-01

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF PASO ROBLES
ADOPTING THE REDEVELOPMENT AGENCY ANNUAL REPORT
FOR FISCAL YEAR 2003

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 2003 attached herewith as Exhibit "A" is approved.

PASSED AND ADOPTED by the Redevelopment Agency Board of the City of El Paso de Robles this 6th day of January 2004 by the following vote:

AYES: Heggarty, Mecham, Nemeth, Picanco and Finigan
NOES: None
ABSTAIN: None
ABSENT: None

George P. Finigan, Chairman

Attest:

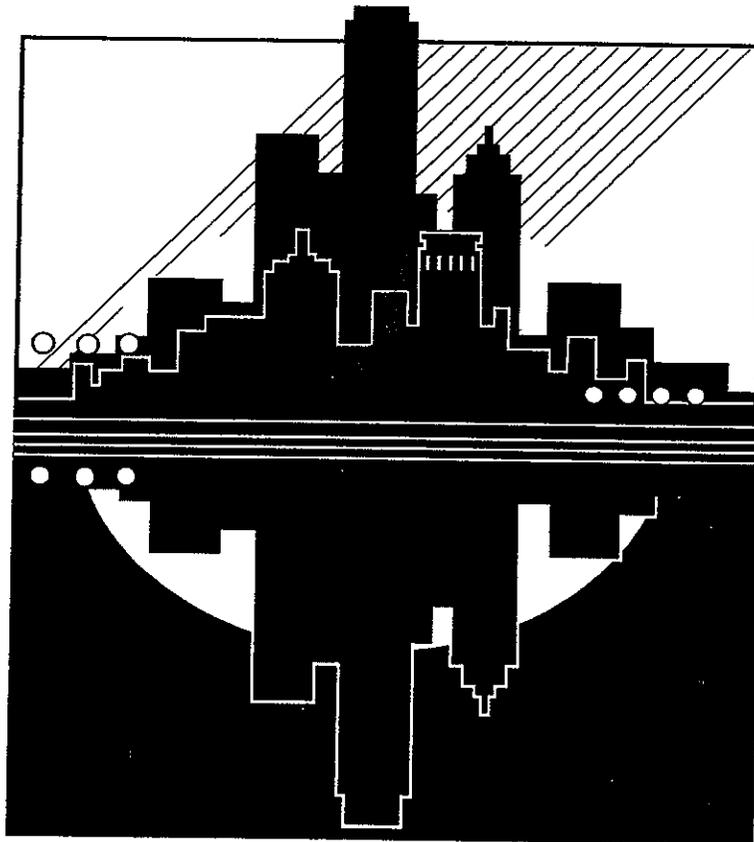
James L. App, Secretary

**EL PASO DE ROBLES
REDEVELOPMENT AGENCY**

ANNUAL REPORT

FOR THE

FISCAL YEAR ENDING JUNE 30, 2003



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

El Paso De Robles Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

General Information

Fiscal Year **2003**

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			

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	Levy
First	Ronald
Middle Initial	A
Street	802 East Main Street
City	Santa Maria
State	CA
Zip Code	93454
Phone	(805) 925-2579

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

Achievement Information (Unaudited)

Fiscal Year 2003

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 03, HUD approved a \$349,555 CDBG program for the city for various public projects, all within the Redevelopment Area. Authorized activities included \$36,350 to supplement 1998, 2000, and 2001 CDBG funds to add an elevator and disabled-accessible restroom in the Carnegie Library Building; \$79,695 to supplement \$100,592 in 2001 CDBG funds to rehabilitate the Municipal Pool's changing room building; \$20,610 to design 28th Street improvements adjacent to Oak Park Public Housing; \$51,000 to pave an alley in the Downtown; \$24,000 to install an LED-lighted in-roadway crosswalk system at 24th and Oak Streets; \$15,100 to supplement 1997, 1999, and 2001 CDBG funds to install ornamental street lights in the Downtown; \$24,000 to operate a motel voucher program for the homeless; \$2,000 to operate a health screening program for low income seniors; \$6,800 to operate a health screening program for low income women; \$4,000 to operate a drug and alcohol counseling program; \$2,500 to operate a literacy program; \$6,000 to operate a mentoring program for "at-risk" children; and \$69,900 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.

Commercial Development:
 None in fiscal year 2002/03

Square Footage Completed

Enter the amount of square footage completed this year by building type and segregated by new or rehabilitated construction.

New Construction

Rehabilitated

Commercial Buildings	0	0
Industrial Buildings	0	0
Public Buildings	0	0
Other Buildings	0	0
Total Square Footage	0	0
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)

Public Infrastructure:

13th Street Bridge Expansion: An expansion of the 13th Street Bridge to add two vehicle lanes, bike lanes, a second pedestrian path, and improvements to approaching roadways is now the most critical transportation system improvement needed in the Project Area and in the City. In FY 02/03, an environmental document was adopted and design plans were being prepared. Construction is expected to commence in 2004. 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.

Parking and Circulation Study: In FY 02/03, the City completed a study to assess options for improving parking and circulation in and through the Downtown. The City Council approved implementation of a first phase of minor improvements. The Council will consider future phases during preparation of the 2004 Budget. No redevelopment funds were used for this study.

Housing-Related Activities:

Habitat for Humanity: In FY 02/03, Habitat for Humanity completed construction of a single family home at 2947 Vine Street. This home, along with two others (at 2949 and 2951 Vine Street, which were completed in previous fiscal years) were assisted with a grant of up to \$35,000 in Low and Moderate Income Housing (LMIH) Funds to offset the costs of the City's building permit and development impact fees. (These three homes are outside of, but in close proximity to, the Redevelopment Project Area.) All three homes will be limited to purchase by low income households and built with "sweat equity" labor by the purchasers and volunteers.

Canyon Creek Apartments: In FY 00/01, the Redevelopment Agency entered into a Participation Agreement with Peoples' Self-Help Housing Corp. (PSHHC) to provide a loan of \$300,000 in LMIH funds to assist the development of 68 apartment units for low income families to be built at the southwest corner of Nicklaus Drive and Oak Hills Road. This project is also being assisted with a grant of \$250,000 in federal HOME funds. In FY 02/03, PSHHC worked to obtain an allotment of federal tax credits to complete the project financing portfolio. Federal Tax Credits were awarded in September 2003, after the close of the 02/03 FY.

Creekside Gardens Senior Apartments: In FY 02/03, the Redevelopment Agency

Achievement Information (Unaudited)

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

Achievement Information (Unaudited)

amended the Participation Agreement with PSHHC to provide a grant total of \$635,000 in LMH funds to assist the development of 29 apartment units for low income seniors to be built at the northwest corner of Nicklaus Drive and Oak Hills Road. This project is also being assisted with a grant of \$225,000 in federal HOME funds. PSHHC has received approval for a grant of \$2.28 million in federal Section 202 Funds from the US Department of Housing and Urban Development for this project. Approval of zoning permits occurred shortly after the close of the fiscal year. PSHHC obtained a building permit in April 2003 and plans to close the HUD loan an commence construction in early 2004.

CalHome Mortgage Assistance Program: In FY 02/03, the City of Paso Robles offered deferred-payment second mortgage loans to first-time, lower income homebuyers funded with a grant of \$500,000 from the California Department of Housing and Community Development under the CalHome Program. The Redevelopment Agency approved grants of \$500 per CalHome borrower to help offset loan administration costs. The first loan is due to be closed in December 2003.

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

Audit Information

Fiscal Year 2003

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 2003

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

Habitat for Humanity:
 Completed construction of single family home at 2947 Vine Street.

Canyon Creek Apartments:
 Continue agreement with Peoples' Self-Help Housing Corp. (PSHHC) to complete the project financing portfolio to complete the project.

Creekside Gardens Senior Apartments:
 To provide a grant total of \$635,000 in LMJH funds to assist the development of 29 apartment units for low income seniors.

CalHome Mortgage Assistance Program:
 The City offered deferred-payment second mortgage loans to first-time, lower income homebuyers funded with a grant of \$500,000 from the California Department of Housing and Community Development under the CalHome Program. The RDA approved grants of \$500 per CalHome borrower to help offset loan administrative costs.

Forwarded from Prior Year ?

Yes
 P

Enter Code for Type of Project Area Report

P = Standard Project Area Report
 L = Low and Moderate Income Housing Fund
 O = Other Miscellaneous Funds or Programs
 A = Administrative Fund
 M = Mortgage Revenue Bond Program
 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
Health and Safety Code Section 33320.1 (xx.x%)

29.0

Percentage of Land Developed at the Inception of the Project Area
Health and Safety Code Section 33320.1 (xx.x%)

71.0

Objectives of the Project Area as Set Forth in the Project Area Plan
(Enter the Appropriate Code(s) in Sequence as Shown)

RICP

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 2003

Project Area Name	El Paso Robles Project Area
Frozen Base Assessed Valuation	138,124,069
Increment Assessed Valuation	162,603,618
Total Assessed Valuation	300,727,687

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

Pass-Through / School District Assistance

Fiscal Year 2003

Project Area Name El Paso Robles Project Area

Amounts Paid To Taxing Agencies Pursuant To:

	Tax Increment Pass Through Detail			Other Payments		
	H & S Code Section 33401	H & S Code Section 33678	H & S Code Section 33807	Total	H & S Code Section 33446	H & S Code Section 33445.5
County	334,869			\$334,869		
Cities				\$0		
School Districts	52,133	170,746		\$222,879		
Community College Districts	28,772	22,913		\$51,685		
Special Districts		26,410		\$26,410		
Total Paid to Taxing Agencies	\$415,774	\$220,069	\$0	\$635,843	\$0	\$0
Net Amount to Agency				\$819,136		
Gross Tax Increment Generated				1,454,979		

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

Summary of the Statement of Indebtedness - Project Area

Fiscal Year	2003
Project Area Name	El Paso De Robles Project Area
Tax Allocation Bond Debt	12,443,361
Revenue Bonds	
Other Long Term Debt	
City/County Debt	
Low and Moderate Income Housing Fund	15,959,140
Other	31,073,081
Total	\$59,475,582
Available Revenues	
Net Tax Increment Requirements	\$59,475,582

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

Agency Long-Term Debt

Fiscal Year

Project Area Name

Forward from Prior Year	
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
Principal Amount Unmatured Beginning of Fiscal Year	\$3,170,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	85,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$3,085,000
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**

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	Repay internal loans, contrib to Niblick Bridge expansion & So River Rd Improvements
Maturity Date Beginning Year	2000
Maturity Date Ending Year	2027
Principal Amount Unmatured Beginning of Fiscal Year	\$3,890,000
Adjustment Made During Year	
Adjustment Explanation	
Interest Added to Principal	
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	20,000
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$3,870,000
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 2003

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>		1,454,979			\$1,454,979
Special Supplemental Subvention					
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	15	13,527	23,472		\$37,014
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	5,000	48,826	299,993		\$353,819
Total Revenues	\$5,015	\$1,517,332	\$323,465	\$0	\$1,845,812

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

Statement of Income and Expenditures - Expenditures

Project Area Name	Fiscal Year				Total
	2003	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	
Administration Costs		3,253			\$3,253
Professional Services		15,705			\$15,705
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 2003
 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		365,287			\$365,287
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing			323,207		\$323,207
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)		1,038,805			\$1,038,805
Debt Principal Payments:					
Tax Allocation Bonds and Notes		105,000			\$105,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$18,958	\$1,509,092	\$323,207	\$0	\$1,851,257
Excess (Deficiency) Revenues over (under) Expenditures	(\$13,943)	\$8,240	\$258	\$0	(\$5,445)

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

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year 2003

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				\$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					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
Total Other Financing Sources (Uses) <i>(To the Low and Moderate Income Housing Fund)</i>	\$0	\$0	\$0	\$0	\$0

El Paso De Robles Redevelopment Agency

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year: Project Area Name:

	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	(\$13,943)	\$8,240	\$258	\$0	(\$5,445)

Equity, Beginning of Period	\$66,640	\$930,281	\$928,403	\$0	\$1,925,324
Prior Period Adjustments					\$0
Residual Equity Transfers					\$0

Other(Specify)	A	B	C	D	E	Refresh
<input type="text"/>						
Total						

Other Total					
Equity, End of Period	\$52,697	\$938,521	\$928,661	\$0	\$1,919,879

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

Balance Sheet - Assets and Other Debits

Fiscal Year 2003	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
Assets and Other Debits							
Cash and Imprest Cash	10,696	67,536	916,568				\$994,800
Cash with Fiscal Agent		845,772					\$845,772
Tax Increments Receivable							\$0
Accounts Receivable		42,754					\$42,754
Accrued Interest Receivable							\$0
Loans Receivable	42,090		12,093				\$54,183
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**

Balance Sheet - Assets and Other Debits

Fiscal Year	2003	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
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							2,006,238	\$2,006,238
Equipment							81,011	\$81,011
Amount Available In Debt Service Fund						6,955,000		\$6,955,000
Amount to be Provided for Payment of Long-Term Debt								\$0
Total Assets and Other Debits		\$52,786	\$956,062	\$928,661	\$0	\$6,955,000	\$2,087,249	\$10,979,758

*(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	2003	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Liabilities and Other Credits								
Accounts Payable	89		17,541					\$17,630
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						6,955,000		\$6,955,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds								\$0
All Other Long-Term Debt								\$0
Total Liabilities and Other Credits	\$89		\$17,541	\$0	\$0	\$6,955,000		\$6,972,630

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

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2003	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
Equities								
Investment In General Fixed Assets							2,087,249	\$2,087,249
Fund Balance Reserved	52,697	938,521	12,093					\$1,003,311
Fund Balance Unreserved-Designated			916,568					\$916,568
Fund Balance Unreserved- Undesignated								\$0
Total Equities	\$52,697	\$938,521	\$928,661	\$0			\$2,087,249	\$4,007,128
Total Liabilities, Other Credits, and Equities	\$52,786	\$956,062	\$928,661	\$0	\$6,955,000		\$2,087,249	\$10,979,758

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

HCD REPORT OF REDEVELOPMENT AGENCY HOUSING ACTIVITY FOR
FY ENDING June / 30 / 2003

Agency Name and Address:

Redevelopment Agency of the City of El Paso de Robles

1000 Spring Street

Paso Robles, CA 93446

County of Jurisdiction:

San Luis Obispo

Health and Safety Code Section 33080.1 requires agencies to annually report 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 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 projects 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 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 the method 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 was: _____ . HCD SCHEDULES are 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, Executive Director, Paso Robles Redevelopment Agency
Title

(805) 237-3888
Telephone Number

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
P.O. Box 942850, Sacramento, CA 94250*



California Department of Housing and Community Development
Redevelopment Agency Reporting System
General Project Area Information Sch A, p1



You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > [Project Area General Info](#)

<< Previous

Page Agency: PASO ROBLES RDA Fiscal Year : 2002/2003 Prepared by: Ed Gallagher

- Admin
- Select Year
- FAQ
- User Info
- Status

For Project Area: PASO ROBLES PROJECT

1.a Project Area Information

- Print
- Logout

- 1. Year plan for project area was adopted:
- 2. Year that plan was last amended (if applicable):
- 3. Was Plan amended after 2001 to extend time limits per Senate Bill 211 (Chapter 741, Statutes of 2001)?:
- 4. Current expiration of redevelopment plan:

If the redevelopment plan for the subject project area was adopted before 1/1/76, and the agency has elected to apply all or part of Section 33413, identify the resolution date and scope (elected provisions): [Help?](#)

Date: (mm/dd/yyyy)*

* Note: If dd for the date is not available assume 01

Scope:



Redevelopment Agency Reporting System

Housing Fund Revenues & Other Resources Sch A, p2

You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity](#) > [Housing Fund Revenues](#)

<< Previous Agency: PASO ROBLES RDA Fiscal Year :2002/2003 Prepared by: Ed Gallagher

Page For Project Area: PASO ROBLES PROJECT

- Admin
- Select Year
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- Status

3. Project Area Housing Fund Revenues and Other Sources Instructions

NOTE:

Expenditures for debt service(HCD-C (Page 2, Line 4c.)) should be reported on Agency-wide Financial Information 4c.

a. Tax Increment

- Print
- Logout

(1) 100% of Gross:	\$1,454,979
(2) Calculate Only 1 set-aside amount (either (A) or (B) below):	
<input checked="" type="radio"/> (A) Minimum Deposit required by 33334.2 (Gross x 20%):	\$290,996
<input type="radio"/> (B) Minimum Deposit required by 33333.10(g) (Senate Bill 211, Chapter 741, Statutes of 2001)(Gross x 30%):	
(3) Tax Increment Allocated to Housing Fund:	\$299,993

If less than 20% of the Gross Tax Increment (see (2) above) is being set aside in this project area in accordance with Section 33334.3(i); identify the project area(s) contributing the difference in the box below:

Or

Explain below if less than 20% is being set aside for any other reason:

Less:

(4) Amount Exempted* :	(\$0)
(5) Amount Deferred* :	(\$0)

* If Amount Exempted or Amount Deferred is entered, after you SAVE, you need to go to Project Area Activity Menu and select Exemption(s) And/Or Deferral(s) to enter Sch A data.

(6) Total Deposit to the Housing Fund [Calculated from above, (3) - (4) - (5)]	\$299,993
---	-----------

b. Interest Income:	\$23,473
c. Rental/Lease Income:	
d. Sale of Real Estate:	
e. Grants:	
f. Bond Administrative Fees:	
g. Repayment of Prior Year Deferrals:	\$0

h. Loan Repayments:

i. Debt Proceeds:

j. Other Revenue:

(Specify)

k. Total Housing Fund Deposits for this Project Area (3a. through 3j.):

\$323,466

Save

Redevelopment Agency Reporting System - Housing Fund Revenues & Other Resources

California Department of Housing and Community Development



Redevelopment Agency Reporting System

Displacements and Losses over reporting Year Sch A, p4; Sch B, p1

You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > [Displacements & Losses](#)

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Page For Project Area: PASO ROBLES PROJECT

- Admin
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6. Actual Project Area Households Displaced and Units and Bedrooms Lost over Reporting Year

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 that are subject to the replacement requirements of Section 33413.

Income Level	VL	L	M	AM	Total
Households Removed - Elderly					0
Households Removed - Non Elderly					0
Households Removed - Total	0	0	0	0	0
Units Lost (Removed or Destroyed, and Required to be Replaced)					0
Bedrooms Lost (Removed or Destroyed, and Required to be Replaced)					0
Units Lost (Above Moderate: Not Required to be Replaced)					0
Bedrooms Lost (Above Moderate: Not Required to be Replaced)					0

- Print
- Logout

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

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

c. Identify each replacement housing plan adopted that is related to permanent displacement, destruction or removal of dwelling units or bedrooms during the reporting year and identified in paragraphs in a. and b. above:

Date*	Name of Agency Custodian

--	--

* Note - Date should be (mm/dd/yyyy) format. If dd for the date is not available assume 01

Note1 - Date and Custodian Name is mandatory for a record; if either is missing, new record will not be saved and existing record will be treated as a deletion

Note2 - Additional rows will be made available for data entry on Save, for Date/Name of Agency Custodian

Save

Redevelopment Agency Reporting System - Displacements and Losses over reporting Year

California Department of Housing and Community Development



Redevelopment Agency Reporting System

Estimate of Households Displaced over Current FY Sch A, p5; Sch B, p2

You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > Households Displaced

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Page Agency: PASO ROBLES RDA Fiscal Year : 2002/2003 Prepared by: Ed Gallagher

- Admin
- Select Year
- FAQ
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- Status
- Print
- Logout

For Project Area: PASO ROBLES PROJECT

Estimate of Households successfully saved

7. Project Area Households to be Permanently Displaced Over Current Fiscal Year

a. As required in Section 33080.4(a)(2), estimate the type and number of households, by income category, to be permanently displaced from this project area during the next reporting period:

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

b. Identify each replacement housing plan adopted that is related to permanent displacement, destruction or removal of dwelling units or bedrooms during the next reporting period and identified in paragraph a. above:

Date*	Name of Agency Custodian

* Note - Date should be (mm/dd/yyyy) format. If dd for the date is not available assume 01

Note1 - Date and Custodian Name is mandatory for a record; if either is missing, new record will not be saved and existing record will be treated as a deletion

Note2 - Additional rows will be made available for data entry on Save, for Date/Name of Custodian



California Department of Housing and Community Development
Redevelopment Agency Reporting System
New or Substantially Rehabilitated Dwelling Units Developed Within
This Project Area From Activities of Other Project Area(s) Sch A, p5



You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > [Rehabilitated Dwelling](#)

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Page Agency: PASO ROBLES RDA Fiscal Year : 2002/2003 Prepared by: Ed Gallagher

• Admin

For Project Area: PASO ROBLES PROJECT

• Select

Year

New Sub Rehabilitated Dwelling successfully saved

• FAQ

• User Info

• Status

• Print

• Logout

8. Pursuant to Section 33413(b)(2)(A)(v), agencies may choose one or more project areas to fulfill another project area's requirement to construct new or substantially rehabilitate dwelling units, provided the agency conducts a public hearing and finds, based on substantial evidence, that the aggregation of dwelling units in one or more project areas will not cause or exacerbate racial, ethnic, or economic segregation. If any dwelling units in this Project Area developed to partially or completely satisfy another project area's requirement to construct new or substantially rehabilitate dwelling units, please provide the following:

When was the initial finding adopted? (mm/dd/yyyy)*

Identify Resolution # . Date Resolution and facts sent to HCD

(mm/dd/yyyy)*:

Name of Other Project Area(s)**	VL	L	M	AM	Total
Select a Project Area <input type="text"/>	0				
Select a Project Area <input type="text"/>	0				
Select a Project Area <input type="text"/>	0				

* Note - If dd for the date is not available assume 01

** - mandatory field; if missing, new record will not be saved and existing record will be treated as a deletion

Note - Additional rows will be made available for data entry on Save



California Department of Housing and Community Development
Redevelopment Agency Reporting System
Sales of Owner-Occupied Units Prior to the Expiration of
Land Use Controls Sch A, p6; Sch B, p2

You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > Sales of Owner Occupied Units

<< Previous Page

• Admin Agency: PASO ROBLES RDA Fiscal Year :2002/2003 Prepared by: Ed Gallagher

• Select Year For Project Area: PASO ROBLES PROJECT

• FAQ

• User Info Sales of Owner Occupied Units successfully saved

• Status **9. Sales of Owner Occupied Units Inside the Project Area Prior to the Expiration of Land Use Controls**

• Print Section 33413(c)(2)(A) specifies that pursuant to an adopted program, which includes but is not an equity sharing program, agencies may permit the sales of owner-occupied units prior to the 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 of unit sale use the funds to make affordable an equal number of units at the same income level as the units sold.

• Logout

a. Report any sales of owner-occupied units during the reporting year.

	Proceed \$	VL	L	M	Total
Number of units sold in 2002/2003	\$0				0

b. Report expended funds in the reporting year to make affordable an equal number of over the last three years.

	Expended \$	VL	L	M	Total
Equivalent to offset unit 2002/2003 sales	\$0				0
Equivalent to offset unit 2001/2002 sales	\$0				0
Equivalent to offset unit 2000/2001 sales	\$0				0
Equivalent to offset unit 1999/2000 sales	\$0				0



California Department of Housing and Community Development
Redevelopment Agency Reporting System
Affordable Units to be Constructed Inside the Project Area
Within the Next Two Years Sch A, p6; Sch B, p2

You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > [Construction of Affordable Units](#)

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Page Agency: PASO ROBLES RDA Fiscal Year : 2002/2003 Prepared by: Ed Gallagher

- Admin
- Select Year
- FAQ
- User Info
- Status
- Print
- Logout

For Project Area: PASO ROBLES PROJECT

10. Affordable Housing Units Anticipated To Be Completed During the Next Two Years

Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income unit financed by any federal, state, local, or private source and constructed inside the project area, with **two years**. Identify any executed contract or agreement and specify the estimated completion date for future units and the amount of funds, if any, that make up Total Encumbrances reported on HCD Schedule C, Item 8. Also, for any unencumbered funds budgeted and designated on HCD Schedule C, Item 8 for project use, complete as much information as applicable.

Name of Contractor/Project**	Execution Date*	Est. Date of Completion*	Sch C Amt. Encumbered	Sch C Amt. Designated	VL	L
Oak Park Senior Hou	01/07/2003	12/31/2004	\$0	\$520,000	40	
			\$0	\$0		
			\$0	\$0		
			\$0	\$0		

* Note - Date should be (mm/dd/yyyy) format. If dd for the date is not available assume 01

** - mandatory field; if missing, new record will not be saved and existing record will be treated as a de

Note - Additional rows will be made available for data entry on Save



California Department of Housing and Community Development
Redevelopment Agency Reporting System
Affordable Units to be Constructed Outside the Project Area
Within the Next Two Years Sch A, p6; Sch B, p2

You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Area Activity Menu](#) > Construction of Affordable Units

<< Previous

Page Agency: PASO ROBLES RDA Fiscal Year :2002/2003 Prepared by: Ed Gallagher

- Admin

For Project Area: OUTSIDE PROJECT AREA

- Select Year

Construction of Affordable Units successfully saved

- FAQ

10. Affordable Housing Units Anticipated To Be Completed During the Next Two Years

- User

Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units financed by any federal, state, local, or private source and constructed outside the project area, within the next two years. Identify any executed contract or agreement and specify the estimated completion date for these future units and the amount of funds, if any, that make up Total Encumbrances reported on Schedule C, Item 8. Also, for any unencumbered funds budgeted and designated on HCD Schedule C for intended project use, complete as much information as applicable.

- Info

- Status

- Print

- Logout

Name of Contractor/Project**	Execution Date*	Est. Date of Completion*	Sch C Amt. Encumbered	Sch C Amt. Designated	VL	L	
Creekside Gardens	12/17/2002	12/16/2004	\$0	\$324,744	28	1	
			\$0	\$0			
			\$0	\$0			
			\$0	\$0			

* Note - Date should be (mm/dd/yyyy) format. If dd for the date is not available assume 01

** - mandatory field; if missing, new record will not be saved and existing record will be treated as a duplicate

Note - Additional rows will be made available for data entry on Save

Save



Redevelopment Agency Reporting System

Agency-wide Financial Information- Sch C, p1-4

You are Here: [Select Year](#) > [Schedule Menu](#) > Agency Wide Financials

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Agency: PASO ROBLES RDA

Fiscal Year :2002/2003

Prepared by: Ed Gallagher

Page

Low & Moderate Income Housing Funds

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

1. Beginning Balance: \$1,287,372

a. State the Amount of adjustment(s) (indicate whether positive or negative) and Explain it:

--

b. Total Adjustments: \$0

c. Adjusted Beginning Balance: \$1,287,372

2. Receipts and Housing Fund Revenues

a. All Project Areas Total Deposits: \$323,466

b. Specify Other Resources not reported on Schedule HCD-A(s):

--

c. Total Housing Fund Revenues : \$0

3. Total Resources : [Line 1c + 2a + 2c] \$1,610,838

4. Expenditures Subtotal: Sch C, p1-3 #4 \$414,314

5. Net Resources Available: \$1,196,524

6. Encumbrances and Unencumbered Balance

a. Encumbrances (End of Year): [Help?](#) \$0

b. Unencumbered Balance (End of Year): \$1,196,524

7. Designated/Undesignated Amount of Available Funds:

a. Unencumbered Designated:	\$1,160,344
b. Unencumbered Undesignated:	\$36,180

8. Other Housing Fund Assets: Sch C, p3 #6 \$0

9. **Total fund equity:** \$1,196,524

10. Reporting Year End Unencumbered and Adjusted Balance Instructions

a. Unencumbered Balance (End of Year):[Page 3, Line 6,b] \$1,196,524

b. If you are eligible to adjust the Unencumbered Balance (End of Year), identify the type and amount of the adjustment.

(1) Debt Proceeds: \$0

(2) Land Sales: \$0

c. Adjusted Unencumbered Balance: \$1,196,524

11. Excess Surplus Tax Increment Deposit Calculation:

1999/2000 - Tax Increment:	\$252,398
2000/2001 - Tax Increment:	\$211,250
2001/2002 - Tax Increment:	\$260,488
FY 02-03 Reporting Year Tax Increment:	\$299,993
Sum of 3 Prior Years' and Reporting Year Tax Increment:	\$1,024,129

12. **Excess surplus to track during fiscal year 2003-2004 is:** \$172,395

Your current excess surplus, calculated last fiscal year, is \$0

Save

Redevelopment Agency Reporting System - Agency-wide Financial Information

California Department of Housing and Community Development



Redevelopment Agency Reporting System

Agency-wide Expenditures Sch C

You are Here: [Select Year](#) > [Schedule Menu](#) > [Agency Wide Financials](#) > [Agency Wide Expenditure](#)

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The line items below over specific line items from the State Controller's Annual Report of Financial Transactions of Community Redevelopment Agencies to facilitate preparation of the report.

Dollar amounts for most items below from what reported on the State Controller's Annual Report of Financial Transactions of Community Redevelopment Agencies, Consolidated Income Statement, except for reclassifying of Transfers-Out to Internal Funds and the reporting of Other Uses as discussed below.

4. Expenditures and Other Uses

a. Property Acquisition

- (1) Land Assets (portion of Inc Stmt):
- (2) Housing Assets (portion of Inc Stmt):
- (3) Acquisition Expense:
- (4) Operation of Acquired Property:
- (5) Relocation Costs:
- (6) Relocation Payments:
- (7) Site Clearance Costs:
- (8) Disposal Costs:
- (9) Other:

Specify other:

(10) Property Acquisition Subtotal:

b. Subsidies from the LMIHF

- (1) 1st Time Homebuyer Down Payment Assistance:
- (2) Rental Subsidies:
- (3) Purchase of Affordability Cov. (33413(b)2(B):
- (4) Other:

Specify other:

Habitat 41; Creekside Gdn 310,256; Oak Park 12,910

(5) Subsidies from the LMIHF Subtotal: **\$323,207**

c. Debt Service (33334.2(e)(9))

(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:

Specify other:

(5) Debt Service Subtotal: **\$0**

d. Planning and Administration Costs (33334.3(e)(1))

(1) Administration Costs: **\$91,107**

(2) Professional Services (not project based):

(3) Planning, Survey/Design (not project based):

(4) Indirect Nonprofit Costs (33334.3(e)(1)(B)):

(5) Other:

Specify other:

(6) Planning and Administration Costs Subtotal: **\$91,107**

e. On/Off-Site Improvements (33334.2(e)(2)):

f. Housing Construction (33334.2(e)(5)):

g. Housing Rehabilitation (33334.2(e)(7)):

h. Maintenance of Mobilehome Parks (33334.2(e)(10)):

i. Preservation of At-Risk Units (33334.2(e)(11)):

j. Transfers Out of Agency

(1) For Use Outside Community:

(2) For Transit Village Development Plan (33334.19):

(3) Excess Surplus (33334.12(a)(1)(A)):

(4) Other:

Specify other:

<input type="text"/>	<input type="checkbox"/>
----------------------	--------------------------

(5) Transfers Out of Agency Subtotal:

k. Other

Specify other:

<input type="text"/>	<input type="checkbox"/>
----------------------	--------------------------

Total Expenditure:

Redevelopment Agency Reporting System - Agency Wide Expenditures
California Department of Housing and Community Development



California Department of Housing and Community Development
Redevelopment Agency Reporting System
Deposits to or Withdrawal from the LMIHF Sch C, p7



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LMIHF Deposits and Withdrawals successfully saved

17. LMIHF Deposits/Withdrawals

Pursuant to Section 33080.4(a)(11), the description of the agency's activities shall include the date amount of all deposits and withdrawals of moneys deposited to and withdrawn from the LMIHF during reporting period. The deposit and withdrawal information must be promptly submitted to HCD upon request, and/or made available to any member of the public upon request.

If your agency made any deposits to or withdrawals from the LMIHF, identify the document(s) describing the agency's activities by listing for each document, the following:

Document Name*	Document Date*	Custodian Name*	Custodian Phone	Where to Obtain
General Ledger Report	06/30/2003	Jennifer Sorenson	(805)237-3999	City of Paso Robles
Supporting Documents	06/30/2003	Jennifer Sorenson	(805)237-3999	City of Paso Robles

* - mandatory field; if missing, new record will not be saved and existing record will be treated as a deletion
Note - Additional rows will be made available for data entry on Save



California Department of Housing and Community Development

Redevelopment Agency Reporting System

Misc Information Sch C, p6,7



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Page

Misc. Information successfully saved

- Admin
- Select Year
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15. Use of the Housing Fund to assist mortgagors

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 NA

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 NA

16. Use of non-LMIHF funds as matching funds for the Federal HOME or HOPE program

If the Agency used non-LMIHF funds as matching funds for the Federal HOME or HOPE program during the reporting period, please indicate the amount of non-LMIHF funds that were used for either HOME or HOPE program support.

HOME \$0 HOPE \$0

18. Use of Other 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 Apts; \$100,000 in HOME funds for Oak Park Senior Housing.

19. Resource needs

What additional training, information, authority, or other resources would help your agency more quickly and effectively use its Housing Funds to increase, improve, and preserve affordable housing?

[Empty text box for resource needs]



Redevelopment Agency Reporting System

Use Restriction Dates Sch D1

You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Selector](#) > [Project Activity Menu](#) > [Use Restriction Dates](#)
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- Logout

For Project Area: OUTSIDE PROJECT AREA

For Project : Habitat for Humanity

Restriction Dates Successfully Saved

Enter appropriate dates: (mm/dd/yyyy)

Category	Inception	Termination
Replacement Housing Restriction Dates:		
Inclusionary Housing Restriction Dates:		
Other Housing Restriction Dates (with LMIHF):	09/20/2002	09/20/2012
Other Housing Restriction Dates (without LMIHF):		



California Department of Housing and Community Development



Redevelopment Agency Reporting System

General Project Information Sch D1

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Agency: PASO ROBLES RDA

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For Project Area: OUTSIDE PROJECT AREA

For Project : Habitat for Humanity

- Admin
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- Status
- Print
- Logout

Name:

Address:

City:

Zip:

Owner Name:

Description:

Yes Was this a federally assisted multi-family rental project identified in
 No Government Code 65863.10(a)(2)?



California Department of Housing and Community Development
Redevelopment Agency Reporting System
Project Funding Source Sch D1



You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Selector](#) > [Project Activity Menu](#) > [Funding Source](#)

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For Project Area: OUTSIDE PROJECT AREA

For Project : Habitat for Humanity

• Select
Year

Project Funding Source Successfully Saved

• FAQ

Redevelopment Funds:

\$10,044

• User Info

Federal Funds:

\$20,600

• Status

State Funds:

• Print

Other Local Funds:

• Logout

Private Funds:

\$120,000

Owner's Funds:

TCAC/Federal Award:

TCAC/State Award:

Total Development/Purchase Cost:

\$150,644

Save



California Department of Housing and Community Development



Redevelopment Agency Reporting System

Other Housing Units Provided With LMIHF Sch D5

You are Here: [Select Year](#) > [Schedule Menu](#) > [Project Area Selector](#) > [Project Selector](#) > [Project Activity Menu](#) > [Other Housing Units with LMIHF](#) > [Non-Agency Developed and Owner Occupied](#)

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Agency: PASO ROBLES RDA

Fiscal Year : 2002/2003

Prepared by: Ed Gallagher

Page

For Project Area: OUTSIDE PROJECT AREA

For Project : Habitat for Humanity

• Admin

Unit Inventory Successfully Saved

The units counted below are **Non-Agency Developed and Owner Occupied**

• Select

Year

New Construction Units (Non-Replacement/Non-Inclusionary)

• FAQ

Type of Unit

VLOW LOW MOD TOTAL INELG

• User Info

Elderly Units:

--	--	--	--	--

• Status

Non Elderly Units:

		1	1	
--	--	---	---	--

• Print

Total Elderly & Non Elderly Units:

		1	1	
--	--	---	---	--

• Logout

Substantial Rehabilitation Units (Non-Replacement/Non-Inclusionary)

Type of Unit

VLOW LOW MOD TOTAL INELG

Elderly Units:

--	--	--	--	--

Non Elderly Units:

--	--	--	--	--

Total Elderly & Non Elderly Units:

--	--	--	--	--

Non-Substantial Rehabilitation Units

Type of Unit

VLOW LOW MOD TOTAL INELG

Elderly Units:

--	--	--	--	--

Non Elderly Units:

--	--	--	--	--

Total Elderly & Non Elderly Units:

--	--	--	--	--

Acquisition of Units Only (Non acquisition of affordability covenants for inclusionary credit)

Type of Unit

VLOW LOW MOD TOTAL INELG

Elderly Units:

--	--	--	--	--

Non Elderly Units:

--	--	--	--	--

Total Elderly & Non Elderly Units:

--	--	--	--	--

Mobilehome Owner, Resident

Type of Unit	VLOW	LOW	MOD	TOTAL	INELG
Elderly Units:					
Non Elderly Units:					
Total Elderly & Non Elderly Units:					

Mobilehome Park Owner, Resident

Type of Unit	VLOW	LOW	MOD	TOTAL	INELG
Elderly Units:					
Non Elderly Units:					
Total Elderly & Non Elderly Units:					

Preservation (H&S 33334.2(e)(11), Public Assisted/Subsidized Rentals At Risk Of Market-Rate Conversion)

Type of Unit	VLOW	LOW	MOD	TOTAL	INELG
Elderly Units:					
Non Elderly Units:					
Total Elderly & Non Elderly Units:					

Subsidy (other than specified options here)

Type of Unit	VLOW	LOW	MOD	TOTAL	INELG
Elderly Units:					
Non Elderly Units:					
Total Elderly & Non Elderly Units:					

Other Assistance

Type of Unit	VLOW	LOW	MOD	TOTAL	INELG
Elderly Units:					
Non Elderly Units:					
Total Elderly & Non Elderly Units:					

Save



Redevelopment Agency Reporting System

Other Housing Units Provided (Without ANY Agency Assistance) Sch D7



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• Admin Agency: PASO ROBLES RDA Fiscal Year : 2002/2003 Prepared by: Ed Gallagher

• Select Year For Project Area: OUTSIDE PROJECT AREA For Project : Habitat for Humanity

• FAQ

• User Info **Non-Assisted Housing Units Successfully Updated**

• Status New Construction Units:

• Print Substantial Rehabilitation Units:

• Logout Total Units:

If agency did not provide any assistance to any part of project, identify:

Building Permit Number:

Building Permit Date:



Redevelopment Agency Reporting System

Project Inclusionary Obligations Sch E

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<< Previous

Agency: PASO ROBLES RDA

Fiscal Year : 2002/2003

Prepared by: Ed Gallagher

Page

For Project Area: OUTSIDE PROJECT AREA

For Project : Habitat for Humanity

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Project Calculation of Increase In Agency's Inclusionary Obligations For Activities During The Reporting Year 2002/2003 Sch E1

This form is Informational ONLY: Actual obligation is based on Implementation Plan

Part I	
[H&SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units Developed by the Agency	0
2. Substantially Rehabilitated Units Developed by the Agency	0
3. Subtotal - Baseline of Units Developed by the Agency (add lines 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units Developed by the Agency (Line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued This Year for Very-Low Income Units Developed by the Agency (Line 4 x 50%)	0
Part II	
[H&SC Section 33413(b)(2)] NONAGENCY DEVELOPED	
6. New Units Developed by Any Person or Entity Other Than the Agency	0
7. Substantially Rehabilitated Units Developed by Any Person or Entity Other Than the Agency	0
8. Subtotal - Baseline of Units Developed by Any Person or Entity Other Than the Agency (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this Year for Units Developed by Any Person or Entity Other Than the Agency (Line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued This Year for Very-Low Income Units by Any Person or Entity Other Than the Agency (Line 9 x 40%)	0
Part III - Totals	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add lines 4 and 9)	0
12. Total Increase in Very-Low Income Units Inclusionary Obligation During This Fiscal Year (add lines 5 and 10) <i>NOTE: LINE 12 IS A SUBSET OF LINE 11</i>	0

Redevelopment Agency Reporting System - Project Inclusionary Obligations

California Department of Housing and Community Development

**Statement of Accomplishments
and
Activities**

2002/2003 REDEVELOPMENT ANNUAL REPORT

ACCOMPLISHMENTS AND ACTIVITIES

During the Fiscal Year 2002/2003, 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 02/03, the Federal Department of Housing and Urban Development (HUD) approved a \$349,555 Community Development Block Grant (CDBG) program for the City. Authorized activities included: \$36,350 to supplement 1998, 2000, and 2001 CDBG funds to add an elevator and disabled-accessible restroom in the Carnegie Library Building; \$79,695 to supplement \$100,592 in 2001 CDBG funds rehabilitate the Municipal Pool's Changing Room building; \$ 20,610 to design 28th Street improvements adjacent to Oak Park Public Housing; \$51,000 to pave an alley in the Downtown; \$24,000 to install an LED-lighted in-roadway crosswalk system at 24th and Oak Streets; \$15,100 to supplement 1997, 1999, and 2001 CDBG funds to install ornamental street lights in the Downtown; \$24,000 to operate a motel voucher program for the homeless; \$2,000 to operate a health screening program for low income women; \$4,000 to operate a health screening program for low income seniors; \$6,800 to operate a drug and alcohol counseling program; \$2,500 to operate a literacy program; \$6,000 to operate a mentoring program for "at-risk" children; and \$69,900 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 2002/2003.

C. *Public Infrastructure*

13th Street Bridge Expansion: An expansion of the 13th Street Bridge to add two vehicle lanes, bike lanes, a second pedestrian path, and improvements to approaching roadways is now the most critical transportation system improvement needed in the Project Area and in the City. In Fiscal Year 02/03, an environmental document was adopted and design plans were being prepared. Construction is expected to commence in 2004. 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.

Parking and Circulation Study: In Fiscal Year 02/03, the City completed a study to assess options for improving parking and circulation in and through the Downtown. The City Council approved implementation of a first phase of minor improvements. The Council will consider future phases during preparation of the 2004 Budget. No redevelopment funds were used for this study.

D. *Housing-Related Activities*

1. **Habitat for Humanity:** In Fiscal Year 02/03, Habitat for Humanity completed construction of a single family home at 2947 Vine Street. This home, along with two others (at 2949 and 2951 Vine Street, which were completed in previous fiscal years) were assisted with a grant of up to \$35,000 in Low and Moderate Income Housing (LMIH) Funds to offset the costs of the City's building permit and development impact fees. (These three homes are outside of, but in close proximity to, the Redevelopment Project Area.) All three homes will be limited to purchase by low income households and built with "sweat equity" labor by the purchasers and volunteers.
2. **Canyon Creek Apartments:** In Fiscal Year 00/01, the Redevelopment Agency entered into a Participation Agreement with Peoples' Self-Help Housing Corp. (PSHHC) to provide a loan of \$300,000 in LMIH funds to assist the development of 68 apartment units for low income families to be built at the southwest corner of Nicklaus Drive and Oak Hills Road. This project is also being assisted with a grant of \$250,000 in federal HOME funds. In Fiscal Year 02/03, PSHHC worked to obtain an allotment of federal tax credits to complete the project financing portfolio. Federal Tax Credits were awarded in September 2003, after the close of the 02/03 Fiscal Year.
3. **Creekside Gardens Senior Apartments:** In Fiscal Year 02/03, the Redevelopment Agency amended the Participation Agreement with PSHHC to provide a grant of total of \$635,000 in LMIH funds to assist the development of 29 apartment units for low income seniors to be built at the northwest corner of Nicklaus Drive and Oak Hills Road. This project is also being assisted with a grant of \$225,000 in federal HOME funds. PSHHC has received approval for a grant of \$2.28 million in federal Section 202 Funds from the US Department of Housing and Urban Development for this project. Approval of zoning permits occurred shortly after the close of the fiscal year. PSHHC obtained a building permit in April 2003 and plans to close the HUD loan and commence construction in early 2004.
4. **CalHome Mortgage Assistance Program:** In Fiscal Year 02/03, the City of Paso Robles offered deferred-payment second mortgage loans to first-time, lower income homebuyers funded with a grant of \$500,000 from the California Department of Housing and Community Development under the CalHome Program. The Redevelopment Agency approved grants of \$500 per CalHome borrower to help offset loan administration costs. The first loan is due to be closed in December 2003.

Audit Report and Financial Statements

REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES
BASIC FINANCIAL STATEMENTS
June 30, 2003



MOSS, LEVY & HARTZHEIM · CERTIFIED PUBLIC ACCOUNTANTS
BEVERLY HILLS · SACRAMENTO · SANTA MARIA

REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES
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June 30, 2003

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MOSS, LEVY & HARTZHEIM

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*DENOTES PROFESSIONAL CORPORATION

INDEPENDENT AUDITORS' REPORT

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

We have audited the accompanying basic 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, 2003, 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, 2003, 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.

As described in Note 1 to the basic financial statements, the Agency adopted statements of the Governmental Accounting Standards Board No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*; No. 37, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments: Omnibus*; and No. 38, *Certain Financial Statement Note Discussion*.

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 7, 2003 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 grants. 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 3, 2003

REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES
STATEMENT OF NET ASSETS
June 30, 2003

	<u>Governmental Activities</u>
ASSETS	
Current assets:	
Cash and investments	\$ 1,164,181
Accounts receivable	42,754
Loans receivable	54,183
Restricted investments:	
Held by fiscal agent	845,772
Capital assets:	
Nondepreciable	10,033
Depreciable assets, net	<u>1,563,412</u>
Total assets	<u>3,680,335</u>
 LIABILITIES:	
Current liabilities:	
Accounts payable and accrued liabilities	17,630
Interest payable	178,233
Long-term debt liabilities:	
Due within one year	150,000
Due in more than one year	<u>6,805,000</u>
Total liabilities	<u>7,150,863</u>
 NET ASSETS	
Restricted	1,241,099
Unrestricted	<u>(4,711,627)</u>
Total net assets (deficit)	<u>\$ (3,470,528)</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, 2003

Functions/Programs	Expenses	Program Revenues			Total Program Revenues
		Charges for Services	Operating Grants and Contributions	Operating Grants and Contributions	
Governmental activities:					
General government	\$ 1,115,061	\$ -	\$ -	\$ -	\$ -
Interest on long term debt	365,173				
 Total governmental activities	 \$ 1,480,234	 \$ -	 \$ -	 \$ -	 \$ -

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

\$ (1,115,061)
(365,173)

(1,480,234)

1,715,467
37,014
53,826
(91,107)

1,715,200

234,966

(3,705,494)

\$ (3,470,528)

REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES
GOVERNMENTAL FUNDS
BALANCE SHEET
June 30, 2003

	Major Funds			
	Low and Moderate Special Revenue Fund	RDA Special Revenue Fund	Debt Service Fund	Total Governmental Funds
ASSETS				
Cash and investment	\$ 825,461	\$ 10,696	\$ 328,024	\$ 1,164,181
Accounts receivable			42,754	42,754
Loan receivable	12,093	42,090		54,183
Restricted investments:				
Held by fiscal agent			845,772	845,772
Total assets	<u>\$ 837,554</u>	<u>\$ 52,786</u>	<u>\$ 1,216,550</u>	<u>\$ 2,106,890</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ -	\$ 89	\$ 17,541	\$ 17,630
Total liabilities		<u>89</u>	<u>17,541</u>	<u>17,630</u>
Fund Balances:				
Reserved:				
Long-term receivables and advances	12,093	42,090		54,183
Debt service			1,199,009	1,199,009
Total reserved:		<u>42,090</u>	<u>1,199,009</u>	<u>1,253,192</u>
Unreserved:				
Designated	825,461			825,461
Undesignated		10,607		10,607
Total unreserved	<u>825,461</u>	<u>10,607</u>		<u>836,068</u>
Total fund balances	<u>825,461</u>	<u>52,697</u>	<u>1,199,009</u>	<u>2,077,167</u>
Total liabilities and fund balances	<u>\$ 837,554</u>	<u>\$ 52,786</u>	<u>\$ 1,216,550</u>	<u>\$ 2,106,890</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, 2003

Total fund balances - governmental funds \$ 2,089,260

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>(297,793)</u>

Net		1,573,445
-----	--	-----------

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	\$	3,085,000
2000 Tax Allocation Bonds		<u>3,870,000</u>

Total		<u>(6,955,000)</u>
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Total net assets, governmental activities		<u>\$ (3,470,528)</u>
---	--	-----------------------

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, 2003

	Major Funds			
	Low and Moderate Special Revenue Fund	RDA Special Revenue Fund	Debt Service Fund	Total Governmental Funds
Revenues:				
Taxes	\$ 299,993	\$ -	\$ 1,415,474	\$ 1,715,467
Uses of money and property	23,472	15	13,527	37,014
Other		5,000	48,826	53,826
Total revenues	<u>323,465</u>	<u>5,015</u>	<u>1,477,827</u>	<u>1,806,307</u>
Expenditures:				
Current:				
General government	323,207	18,958	735,672	1,077,837
Debt service:				
Principal			105,000	105,000
Interest and fiscal charges			368,427	368,427
Total expenditures	<u>323,207</u>	<u>18,958</u>	<u>1,209,099</u>	<u>1,551,264</u>
Excess of revenues over (under) expenditures	<u>258</u>	<u>(13,943)</u>	<u>268,728</u>	<u>255,043</u>
Other Financing Sources (Uses):				
Transfer to City of El Paso De Robles	<u>(91,107)</u>			<u>(91,107)</u>
Total other financing sources (uses)	<u>(91,107)</u>			<u>(91,107)</u>
Excess of revenues and other financing over (under) expenditures and other uses	(90,849)	(13,943)	268,728	163,936
Fund balances, July 1, 2002	<u>928,403</u>	<u>66,640</u>	<u>930,281</u>	<u>1,925,324</u>
Fund balances, June 30, 2003	<u>\$ 837,554</u>	<u>\$ 52,697</u>	<u>\$ 1,199,009</u>	<u>\$ 2,089,260</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 STATEMENT OF
REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended June 30, 2003

Total net changes in fund balances - governmental funds	\$ 163,936
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.	105,000
In governmental funds, interest of long-term debt is recognized in the period that it become due. In the government-wide statement of activities, it is recognized in the period that it is incurred. Unmatured interest owing at the end of the period, less matured interest paid during but owing from the prior period was:	<u>3,254</u>
Change in net assets of governmental activities	<u>\$ 234,966</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, 2003

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Taxes	\$ 243,600	\$ 243,600	\$ 299,993	\$ 56,393
Investment earnings	22,000	22,000	23,472	1,472
Total revenues	265,600	265,600	323,465	57,865
Expenditures:				
General government	1,253,800	1,253,800	323,207	930,593
Total expenditures	1,253,800	1,253,800	323,207	930,593
Excess of revenues over (under) expenditures	(988,200)	(988,200)	258	988,458
Other Financing Sources (Uses):				
Transfer out to City of El Paso de Robles	(45,500)	(45,500)	(91,107)	(45,607)
Total other financing sources (uses)	(45,500)	(45,500)	(91,107)	(45,607)
Excess revenues and other financing sources over (under) expenditures and other financing uses	(1,033,700)	(1,033,700)	(90,849)	942,851
Fund balance - July 1, 2002	928,403	928,403	928,403	
Fund balance - June 30, 2003	\$ (105,297)	\$ (105,297)	\$ 837,554	\$ 942,851

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, 2003

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Investment earnings	\$ -	\$ -	\$ 15	\$ 15
Miscellaneous revenues			5,000	5,000
Total other financing sources (uses)			5,015	5,015
Expenditures:				
General government	53,500	53,500	18,958	34,542
Total expenditures	53,500	53,500	18,958	34,542
Excess of revenues over (under) expenditures	(53,500)	(53,500)	(13,943)	39,557
Other Financing Sources (Uses):				
Transfer from City of El Paso De Robles	43,500	43,500		(43,500)
Total other financing sources (uses)	43,500	43,500		(43,500)
Excess of revenues and other financing over (under) expenditures and other uses	(10,000)	(10,000)	(13,943)	(3,943)
Fund balance - July 1, 2002	66,640	66,640	66,640	
Fund balance - June 30, 2003	\$ 56,640	\$ 56,640	\$ 52,697	\$ (3,943)

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, 2003

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. All internal balances in the Statement of Net Assets have been eliminated except those representing balances between the Agency activities and the City, which are presented as internal balances and eliminated in the total primary government column.

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, 2003

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 Fund 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, 2003

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.

K. Implementation of New GASB Pronouncements

In 2003, the Agency adopted new accounting standards in order to conform to the following Governmental Accounting Standards Board Statements:

- Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments.*
- Statement No. 37, *Basis Financial Statements and Management's Discussion and Analysis for State and Local Governments: Omnibus*
- Statement No. 38, *Certain Financial Statement Note Disclosures.*

GASB Statement No. 34, is a new financial reporting requirement for local governments in the United States. The Agency has implemented this pronouncement and has restricted much of the information that it has presented in the past. The main goal is to make the reports more comprehensive and easier to understand and use.

GASB Statement No. 37 address selected issues and amends GASB Statement No. 21, *Accounting for Escheat Property*, and No 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Government*. These Statements make selective changes including accounting for Escheat Property, Managements Discussion and Analysis, Capitalization of Construction – Period Interest, Modified Approach for Reporting Infrastructure, Program Revenues, and Major Fund Criteria.

GASB Statement No. 38 established and modifies disclosure requirements related to Summary of Significant Accounting Policies, actions taken to address violations of significant finance – related legal and contractual provisions, debt and lease obligations, short-term debt, disaggregation of receivable and payable balances, and interfund balances and transfers.

NOTE 2 - CASH AND INVESTMENTS

Cash and investments at June 30, 2003 consisted of the following:

Cash and investments pooled with the City	\$ 1,164,181
Cash and investments with fiscal agent	<u>845,772</u>
Total cash and investments	<u>\$ 2,009,953</u>

REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES
NOTES TO BASIC FINANCIAL STATEMENTS
 June 30, 2003

NOTE 2 - CASH AND INVESTMENTS (Continued)

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 \$12,093 to two local families to rehabilitate homes in the redevelopment area. The terms of the agreements specify that the families do not have to make payments on the loans. If a family moves or transfers the property, the loan balance becomes immediately payable to the Agency. The balance of the loans at June 30, 2003 is \$12,093.

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, 2003 is \$42,090.

NOTE 4 - CAPITAL ASSETS

Changes in capital assets during the year ended June 30, 2003, were as follows:

	Balance July 1, 2002	Additions	Reductions	Balance June 30, 2003
Land	\$ 10,033	\$ -	\$ -	\$ 10,033
Buildings and improvements	1,861,205	_____	_____	1,861,205
	1,871,238			1,871,238
Accumulated depreciation	(260,569)	(37,224)	_____	(297,793)
Net capital assets	<u>\$ 1,610,669</u>	<u>\$ (37,224)</u>	<u>\$ -</u>	<u>\$ 1,573,445</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 2002/2003 fiscal year:

	Balance July 1, 2002	Debt Issued	Debt Retired	Balance June 30, 2003	Current Portion
Tax Allocation Refunding Bonds, Series 1996	\$ 3,170,000	\$ -	\$ 85,000	\$ 3,085,000	\$ 90,000
Tax Allocation Refunding Bonds, Series 2000	3,890,600	_____	20,000	3,870,000	60,000
Totals	<u>\$ 7,060,000</u>	<u>\$ -</u>	<u>\$ 105,000</u>	<u>\$ 6,955,000</u>	<u>\$ 150,000</u>

REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2003

NOTE 5 – LONG-TERM DEBT (Continued)

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, 2003 is \$3,085,000.

The annual debt service requirement for the 1996 Tax Allocation Bonds outstanding at June 30, 2003, were as follows:

Fiscal Year Ended June 30	Principal	Interest	Total
2004	\$ 90,000	\$ 163,543	\$ 253,543
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
2009-2013	715,000	619,048	1,334,048
2014-2018	925,000	399,394	1,324,394
2019-2022	940,000	109,406	1,049,406
Totals	<u>\$ 3,085,000</u>	<u>\$ 1,900,068</u>	<u>\$ 4,985,068</u>

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, 2003 is \$3,870,000.

The annual debt service requirement for the Tax Allocation Refunding Bonds, Series 2000 outstanding at June 30, 2003, were as follows:

Fiscal Year Ended June 30	Principal	Interest	Total
2004	\$ 60,000	\$ 196,178	\$ 256,178
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
2009-2013	350,000	879,772	1,229,772
2014-2018	435,000	788,508	1,223,508
2019-2021	560,000	662,744	1,222,744
2024-2028	2,195,000	303,271	2,498,271
Totals	<u>\$ 3,870,000</u>	<u>\$ 3,588,297</u>	<u>\$ 7,458,297</u>

REDEVELOPMENT AGENCY OF THE CITY OF EL PASO DE ROBLES
NOTES TO BASIC FINANCIAL STATEMENTS
June 30, 2003

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, 2003, \$2,710,000 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.

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.*
CRAIG A. HARTZHEIM, C.P.A.*

802 EAST MAIN
SANTA MARIA, CA 93454
PHONE: (805) 925-2579
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*DENOTES PROFESSIONAL CORPORATION

**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 basic financial statements 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, 2003, and have issued our report thereon dated October 23, 2003. 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.

Compliance

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 grants, 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 that are required to be reported under *Government Auditing Standards*.

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 opinion 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 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.

This report is intended for the information of management and the State Controller. However, this report is a matter of public record and its distribution is not limited.

MOSS, LEVY & HARTZHEIM

October 3, 2003

Statement of Indebtedness



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

September 11, 2003

Marsha Stillman
Property Tax Manager
County of San Luis Obispo
Office of the Auditor-Controller
County Government Center, Room 300
San Luis Obispo, CA 93408

Re: Statement of Indebtedness

Dear Marsha:

Enclosed is the Paso Robles Redevelopment Agency's Statement of Indebtedness for the fiscal year ending June 30, 2003.

The Statement of Indebtedness was prepared in accordance with instructions as provided by the California Redevelopment Association.

Sincerely,

Michael J. Compton,
Director of Administrative Services

cc: James L. App, City Manager
City Council

enclosure

STATEMENT OF INDEBTEDNESS - CONSOLIDATED

FILED FOR THE 2003-04 TAX YEAR

Cover Page

Name of Redevelopment Agency
 Name of Project Area

Paso Robles Redevelopment Agency
Paso Robles Redevelopment Agency

	Line	Current	
		Total Outstanding Debt	Principal/Interest Due During Tax Year
Balances Carried Forward From:			
Fiscal Period - Totals	(1)	59,475,582	1,418,247
		(From Form A, Page 1 Totals)	
Post Fiscal Period - Totals	(2)		
		(From Form B Totals)	
Grand Totals	(3)	59,475,582	1,418,247
Available Revenues	(4)	1,414,383	
		From Calculation of Available Revenues, Line 7	
Net Requirement	(5)	58,061,199	

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 Dir. of Admin Services Title 9/14/03 Date
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STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS

FILED FOR THE 2003-04 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, 2003

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	4,985,066	253,543
(E) Tax Sharing Agrmt-Cuesta College	Jul-88	N/A	Open	N/A	0	2,542,789	47,339
(C) Tax Sharing Agrmt-SLO Co. Schools	Jul-88	N/A	Open	N/A	0	1,506,950	28,054
(D) Tax Sharing Agrmt-SLO County	Jul-88	N/A	Open	N/A	0	17,770,782	358,038
(E) Tax Sharing Agrmt-Paso Schools	Jul-88	N/A	Open	N/A	0	7,851,091	115,272
(F) Housing Set Aside	Jul-88	N/A	Open	N/A	0	15,959,140	331,587
(G) Tax Sharing Agrmts-100% Pass Thru	Jun-98	N/A	Open	N/A		1,401,469	28,236
(H) 2000 TA Bonds	Oct-00	4,090,000	27 yrs	5.33%	4,039,938	7,458,295	256,178
(I)							
(J)							
Sub Total, The To: Forward						59,475,582	1,418,247
From All Other Pages						0	0
Totals, Fiscal Year Indebtedness						59,475,582	1,418,247

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 33334.2
- (G) Per tax sharing agreement
- (H) Repay Internal loans, contributions to Milbick Bridge expansion & So River Rd Improvements
- (I)
- (J)

STATEMENT OF INDEBTEDNESS - POST FISCAL YEAR INDEBTEDNESS ONLY

FILED FOR THE 2003-04 TAX YEAR

Form B
(Optional)

Name of Redevelopment Agency
Name of Project Area

Paso Robles Redevelopment Agency
Paso Robles Redevelopment Agency

For Indebtedness Entered Into as of June 30, 2003

Debt Identification	Original Data				Current		
	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year
(A)							
(B)							
(C)	NOT APPLICABLE						
(D)							
(E)							
(F)							
(G)							
(H)							
(I)							
(J)							
Sub Total, This Page							
TC 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 2002-2003

Reconciliation Dates: From July 1, 2002 To June 30, 2003

SOI Page and line: Prior Yr	Debt Identification: Brief Description	A Outstanding Debt All Beginning Indebtedness	B Adjustments		D Amounts Paid Against Indebtedness from: Tax Increment	E Other Funds	F Remaining Balance (A-B-C-D-E)
			Increases (Attach Explanation)	Decreases (Attach Explanation)			
Pg 1 Line A	1996 TA Refunding Bonds	5,237,546			252,480		4,985,066
Pg 1 Line B	Tax Sharing Agreement-Cuesta College	2,559,910	34,564		51,685		2,542,789
Pg 1 Line C	Tax Sharing Agreement-SLO Co. Schools	1,517,086	20,484		30,630		1,506,950
Pg 1 Line D	Tax Sharing Agreement-SLO County	17,793,599	312,052		334,869		17,770,782
Pg 1 Line E	Tax Sharing Agreement-Paso Schools	8,052,349	0	9,009	192,249		7,851,091
Pg 1 Line F	Housing Set Aside	15,932,649	26,491				15,959,140
Pg 1 Line G	Tax Sharing Agreements-100% Pass thru	1,403,269	24,610		26,410		1,401,469
Pg 1 Line H	2000 TA Bonds	7,676,103			217,808		7,458,295
TOTAL-THIS PAGE		60,172,521	418,201	9,009	1,106,131	0	59,475,582
TOTALS FORWARD		0	0	0	0	0	0
GRAND TOTALS		60,172,521	418,201	9,009	1,106,131	0	59,475,582

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.

CALCULATION OF AVAILABLE REVENUES

Paso Robles Redevelopment Agency AGENCY NAME
Paso Robles Redevelopment Agency PROJECT AREA

TAX YEAR 2002-2003
 RECONCILIATION DATES: JULY 1, 2002 TO JUNE 30, 2003

Beginning Balance, Available Revenues (See Instructions)	1.	<u>828,045</u>
Tax Increment Received - Gross All Tax Increment Revenues, to include any Tax Increment passed through to other local taxing agencies.	2.	<u>1,681,428</u>
All other Available Revenues Received (See Instructions)	3.	<u>11,041</u>
Revenues from any other source, included in Column E of the Reconciliation Statement, but not included in (1-3) above	4.	_____
Sum of Lines 1 through 4	5.	<u>2,520,514</u>
Total amounts paid against indebtedness in previous year. (D + E on Reconciliation Statement)	6.	<u>1,106,131</u>
Available Revenues, End of Year (5 - 6) FORWARD THIS AMOUNT TO STATEMENT OF INDEBTEDNESS, COVER PAGE, LINE 4	7.	<u>1,414,383</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 therefore 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."