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Sonoma County Superintendent of Schools

**STUDY OF REDEVELOPMENT AGENCIES (RDAs)  
AND  
THE IMPACT OF RDA REVENUE ON  
SCHOOL DISTRICTS IN SONOMA COUNTY**

**Prepared for the Sonoma County Office of Education**

**By**

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## Overview

In 2016, the Sonoma County Office of Education (SCOE) received several requests from school districts to provide estimates of redevelopment (RDA) funds. In the course of our review of RDA funding, we discovered that predicting RDA revenue is not possible due to the number of variables involved in this calculation. Instead, we have compiled the following information into a Study of redevelopment agencies (RDA) and the impact of RDA revenue on school districts in Sonoma County:

- An overview of the history of redevelopment agencies (RDAs) in California
- The impact of RDAs on school district funding
- The impact of the dissolution of RDAs on school district funding
- Variables used in the calculation of the distribution of RDA funds
- Range of potential scenarios for additional RDA revenue to be distributed to school districts.

The data used in this report was gathered from multiple sources including the California Department of Finance, County of Sonoma, and various successor agencies.

This Report is intended to inform and guide districts on how the RDA revenue sources may be realized. This Report is not intended to predict revenue that may be realized from the distribution of these funds.

### Districts Receiving RDA Revenue

Bellevue Union School District  
Cinnabar School District  
Cloverdale Unified School District  
Cotati-Rohnert Park Unified School District  
Guerneville School District  
Healdsburg Unified School District  
Monte Rio Union School District  
Old Adobe Union School District  
Petaluma City Elementary School District  
Petaluma Joint Union High School District  
Piner-Olivet Union School District

Roseland School District  
Santa Rosa City Elem. School District  
Santa Rosa City High School District  
Sebastopol Union School District  
Sonoma Valley Unified School District  
Waugh School District  
West Sonoma Co. High School District  
Windsor Unified School District  
Wright School District  
Sonoma County Office of Education

## **Acknowledgements**

The completion of this Study could not have been possible without the participation and assistance of many people whose names may not all be enumerated. Their contributions are sincerely appreciated and gratefully acknowledged. We would like to express our deep appreciation and indebtedness particularly to the following:

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Cesar Granados, Finance Manager, Town of Windsor

Special thanks to Paul Goldfinger, School Services of California, Fiscal Crisis & Management Assistance Team (FCMAT), and Public Economics, Inc. This Study contains excerpts from these sources on the history of redevelopment agencies and school finance.

# **History of Redevelopment in California**

## **Community Redevelopment Act of 1945**

California Redevelopment Agencies began in 1945 with the passage of the Community Redevelopment Act, which allowed local governments (cities and counties) to create a redevelopment agency (RDA). The Community Redevelopment Act resides within the State's Health and Safety Code. The intent of the Redevelopment Act was to take areas of blight and create urban renewal that included affordable housing.

Most RDAs relied on federal funding until 1952 when California voters passed Proposition 18 (Prop 18) pertaining to Community Redevelopment Projects. Under Prop 18 a financing structure was created called tax increment financing. This gave a city or county authority to distribute most of the property tax revenue growth for a project area to the related RDA in the form of tax increment revenue. Simply put, tax increment is the annual increase in property tax revenues in a redevelopment project area above a base year amount. The base year amount is set when the project area is established.

This new financing structure did not immediately create increased revenue for RDAs because the distribution of property taxes remained the same. Cities and counties distribute property tax revenues among many taxing agencies, so revenue given to one taxing agency reduces the amount available to other taxing agencies. School districts are the major recipient of local property tax revenues. There were few project areas identified in the 1950's and 1960's. By 1966 there were only 27 project areas identified in California.

Not until the 1970's and 1980's did cities and counties begin to take advantage of the Community Redevelopment Act with two high-profile state policy changes. The first was the enactment of SB 90 in 1972 which created Revenue Limits for school districts. The second was passage of Proposition 13 in 1978 which resulted in a cut in property taxes. Both policy changes resulted in more property taxes available for distribution to RDAs, thereby providing an incentive to create and expand redevelopment project areas. By 1976 the number of project areas in California totaled 229. In 1977 RDAs received 2% of statewide property tax revenues. In 1988 RDAs received 6% of the property taxes in California and by 2008 they received 12%.

## **SB 90 – Revenue Limit**

Prior to the enactment of SB 90 most of the revenues for school districts came from property taxes which were based on a fixed property tax rate established locally. When property values grew, so did the related property tax revenues. However, the significant disparities in the value of property between districts resulted in significant differences in per pupil property tax revenues. Districts in areas with high property values received more revenue per pupil than districts in areas with lower property values.

This property value disparity prompted the enactment of SB 90 that basically created revenue limits. A system was established which limited the amount of state and local revenue a district could receive. A school district is guaranteed an overall level of funding comprised of local property taxes and state aid. State aid was based on a school district's assessed value per ADA. A school district computes its revenue limit using a statutory formula. The amount of state aid a school district would receive is subtracted from the revenue limit and the balance was the maximum a school district could receive from property taxes.

Six years later Prop 13 was passed which impacted the revenue limit formula. Prop 13 limits a school district's property tax rate to 1%. This caused state law to be changed, reversing the order of what was subtracted from the revenue limit. Now a school district's property taxes are subtracted from the revenue limit first and the balance is state aid. This balance is considered the amount the state needs to fund or back fill a school district. Effective with the 2013-14 school year the revenue limit was replaced with Local Control Funding Formula (LCFF). Like the revenue limit formula, under LCFF a school district's property taxes are considered before state aid is determined.

Property tax revenues given to one taxing agency means less available for other taxing agencies. School districts received a significant portion of property taxes so when Revenue Limits (SB 90) came into play, allocating less property taxes to school districts, it meant more available to other taxing agencies including RDAs.

## **Proposition 13 – Tax Reform**

Prior to the passage of Proposition 13 (Prop 13) the property tax rate averaged just under 3% of market value. Property tax rates were independently established by local jurisdictions. In addition, there were no limits on increases for the tax rates and no limits to taxes based on assessed value. If a home in a neighborhood sold for a high price, neighboring homes could be reassessed based on the high price.

The passage of Prop 13 limits the property tax rate for all governmental agencies to 1% of a property's assessed value. When Prop 13 was originally enacted the property tax value was rolled back and frozen at the 1976 assessed value. Property tax increases are limited to no more than 2% a year. But once a property changes ownership, the property is reassessed at 1% of the sales price and the 2% annual cap applies to future years.

Much like the impact that SB 90 had on availability of property tax revenues to be distributed, tax reform under Prop 13 created additional limits on property tax revenues distributed to taxing agencies. School district's share of property taxes was reduced, providing additional property taxes to be distributed to others agencies, RDAs being one of them.

### **Pass-Through Payments and AB 1290**

Because taxing agencies, most significantly school districts, lose property tax dollars associated with redevelopment under tax increment financing, the Legislature allows school districts to receive a share of the tax increment to partly offset this loss. This share is a transfer of funds and because the funds passed through the RDA before going to the taxing agencies, it is called a pass-through payment.

Prior to 1994, RDAs were allowed to negotiate the amount of the pass-through payments to taxing agencies. In some cases, RDAs agreed to negotiate up to 100% pass-through payments. This meant the taxing agencies could receive their entire share of the property tax in pass-through payments. School districts, however, had less incentive to negotiate pass-through agreements because the state reimbursed them (back filled) for any lost property tax revenue. But this resulted in rapidly growing reimbursements paid by the state to school districts.

In response to the increase in redevelopment agencies' impact on other taxing entities, including the increase in the state support of school districts under revenue limits, the state passed Assembly Bill 1290 in 1993. Under AB 1290, negotiated agreements were replaced with a schedule of payments and it prohibited the creation of new agreements. Previously negotiated pass-through agreements, however, were still enforced.

Effective January 1, 1994, RDAs could no longer design special pass-through agreements. They had to follow an established formula. The formula delineates pass-through payment amounts for each taxing agency and are distributed to them based on a pre-determined proportionate share. In the case of school districts, 43.3% of the pass-

through payment received is considered property taxes subject to the revenue limit (now LCFF) and the remaining 56.7% is designated to fund facility needs. Even with the constraints of AB 1290, RDAs continued to establish new large project areas.

### **Education Revenue Augmentation Funds (ERAF)**

Between 1993 and 2010 the State attempted to require RDAs to transfer some of their revenues to schools and other taxing agencies through county wide accounts known as Education Revenue Augmentation Funds (ERAF) or the Supplemental Education Revenue Augmentation Fund (SERAF). These attempts were severely hampered when the voters approved Prop 22 in 2010, which limited the state's authority over redevelopment and prohibited new laws from shifting funds to schools or other agencies.

### **Dissolution of RDAs**

Proposition 22, The Local Taxpayer, Public Safety, and Transportation Protective Act (Prop 22) passed in November 2010. Opponents of Prop 22 claimed that the passage of this proposition would give money to Redevelopment Agencies at the expense of core services, such as public education, that are supported by the state budget. The passage of Proposition 22 prompted the Governor to call for the dissolution of RDAs in the Governor's 2011-12 Budget and it was incorporated in the State Budget Act SB 77. SB 77 failed passage by one vote and in the first extraordinary session the Assembly came up with a modified version of the Governor's proposal for RDAs in AB1X 26 which modified the Health and Safety Code to put an immediate freeze on RDA authority, called for their dissolution by October 2011, and outlined the process of how RDAs would be wound down. The Assembly also passed a second bill, AB1X 27 that provided means for RDAs to avoid dissolution by making transfers of revenues to school districts, thereby offsetting much of the fiscal impact on the State.

Within three weeks of the passage of AB1X 26 and 27, the California Redevelopment Association (CRA) and the League of California Cities challenged the constitutionality of the legislation. In December 2011, the State Supreme Court upheld ABX1 26 but found AB1X 27 to be unconstitutional because of the limits on the State to force RDAs to transfer funds under Prop 22. Per ABX1 26, RDAs officially lost all authority on February 1, 2012 to successor agencies. In most cases, the same cities and counties that created the RDAs became the successor agency.

## **Successor Agencies**

The successor agencies became responsible for the winding down, over time, of the RDAs. The winding down includes terminating or renegotiating RDA contracts; collecting revenues owed to the RDAs; making required payments; and expeditiously disposing of the former RDA assets in a manner to maximize value. Proceeds accrued by the successor agency that were not needed to pay for the obligations of the RDA were to be distributed to other local agencies as property tax revenues. Under the State Supreme Court ruling, property that was disposed of or transferred by the RDA after January 1, 2011, that was determined by the State Controller's Office to not be constitutionally owed to a third party, were disallowed. Successor agencies were allowed to maintain the housing functions with the exception of the RDAs Low and Moderate Income Housing Fund (LMIHF). AB 1585, passed in September 2012, gave back authority over LMIHF until 2015 at which time the funds were transferred to the State Housing and Community Development for low income housing programs.

## **Oversight Boards**

ABX1 26 established Oversight Boards to oversee the successor agencies' work in winding down the RDAs. The Oversight Board is made up of seven members; two appointed by the mayor, two appointed by the County Board of Supervisors, one appointed by the largest special district, one appointed by the County Superintendent of Schools, and one appointed by the State Chancellors Office. In Sonoma County, Dr. Steven D. Herrington, County Superintendent of Schools, appointed either the Deputy Superintendent of Business or himself to the Oversight Boards.

As part of the wind down, successor agencies were required to establish and have the Oversight Board approve Enforceable Obligation Payment Schedules (EOPS) as soon as the Oversight Board had a quorum appointed. The obligations approved in the EOPS established the basis for the Recognized Obligation Payment Schedule (ROPS) that were to be prepared by the successor agency and approved by the Oversight Board and the California State Department of Finance (DOF). Initially ROPS were required to be approved twice a year but SB 107, which was signed by Governor Brown in September 2015, changed the ROPS to annual reporting effective February 2016. In addition, Oversight Boards were to be consolidated as of 2016, but SB 107 delays the consolidation until July 2018. ROPS include the Bond Proceeds Funding, Reserve Balance Funding, Other Funding, Non-Administrative Costs, and Administrative Cost of the Successor Agency to determine the Current Period Enforceable Obligations.

## **RDA Residual Distributions**

As a result of the dissolution of RDAs, property tax revenues (tax increment) are now being used to pay required obligations, administrative costs, other costs, and pass-through payments. The remaining property tax revenues that exceed these payments are allocated to certain taxing agencies, school districts being one of them. This remaining amount is called a Residual and it is distributed twice a year (January 1<sup>st</sup> and June 1<sup>st</sup>).

The County Auditor-Controller will continue to calculate tax increment as though RDAs still exist. Taxing agencies will continue to receive pass-through payments. The difference is that currently the County Auditor-Controller deposits Tax Increment dollars collected for the year into a Redevelopment Property Tax Trust Fund (RPTTF). There is a RPTTF Fund established for each successor agency. The Auditor-Controller pays the obligations, costs, and pass-through payments from this fund, and distributes the remaining amount from this fund to the taxing agencies. This residual amount is allocated to the taxing agencies based on the Residual Distribution Factor which is determined annually for each taxing agency by the Auditor-Controller.

The residual received **is not** additional revenue for LCFF districts. The residual is considered property tax and therefore will result in less that the state will need to backfill or fund the district. However, the residual **is** additional revenue for basic aid (excess tax) districts because their LCFF funding is 100% from property taxes and therefore basic aid districts keep the excess property tax. Due to the significance of some residual distributions a district could be pushed from LCFF to basic aid due to property taxes exceeding LCFF revenue.

Included in this RDA Study is an example of this residual distribution process, or calculation, provided for each district receiving residual distributions. See section “Residual Distribution Calculation – Various Scenarios”. There are ten (10) successor agencies in Sonoma County and eighteen (18) districts, plus the Sonoma County Office of Education, receiving residual distributions. These same districts also receive pass-through payments. Most districts are in only one successor agency; however, some are in more than one. Included in this Study are redevelopment maps and tables depicting districts and their related successor agency. See sections on “Redevelopment Areas” and “Redevelopment Maps”.

## **Variables**

As set forth in the section entitled “Variables in RDA Revenue Calculation”, there are numerous variables that go into the residual distribution calculation. Some of these variables can be quite significant, such as the tax increment and enforceable obligations. The impact of some of these variables can be seen in the scenarios provided in the residual distribution calculation examples.

All the variables are ever changing, and some unpredictable, making it difficult to calculate future estimates of RDA related revenues to be received by districts. For example, in 2016 the California Department of Finance (DOF) disallowed a portion of obligations requested for payment for five (5) of Sonoma County’s ten (10) successor agencies. The DOF website does not provide approved ROPS beyond the current year.

In discussions with personnel from the Sonoma County Auditor-Controller’s office and the California Department of Finance, it was learned that the County calculates Residuals and Pass-Through Payments on an annual basis only. In addition, when the Department of Finance forecasts Residuals for the state budget they calculate only two (2) years out. In both cases, it was shown that it is very difficult to even get close to the final actual allocations.

## **Asset Liquidation Distributions**

Successor agencies are required to submit a Long-Range Property Management Plan (LRPMP) for approval by the Oversight Board and DOF. This plan addresses the disposition and use of real properties owned by the former RDA. Most successor agencies have prepared a LRPMP that has been reviewed and approved by the Department of Finance. Some successor agencies reported that there are no real properties owned.

When a successor agency disposes (sells) property, the proceeds are allocated to the taxing agencies using the Other Monies Factor (much like the Residual Distribution Factor). These proceeds, called asset liquidation distributions, are one-time revenue and are considered property tax revenue for school districts. It is not possible to estimate future sales or proceeds resulting from the sales. Sales of RDA assets occur infrequently.

## **Termination**

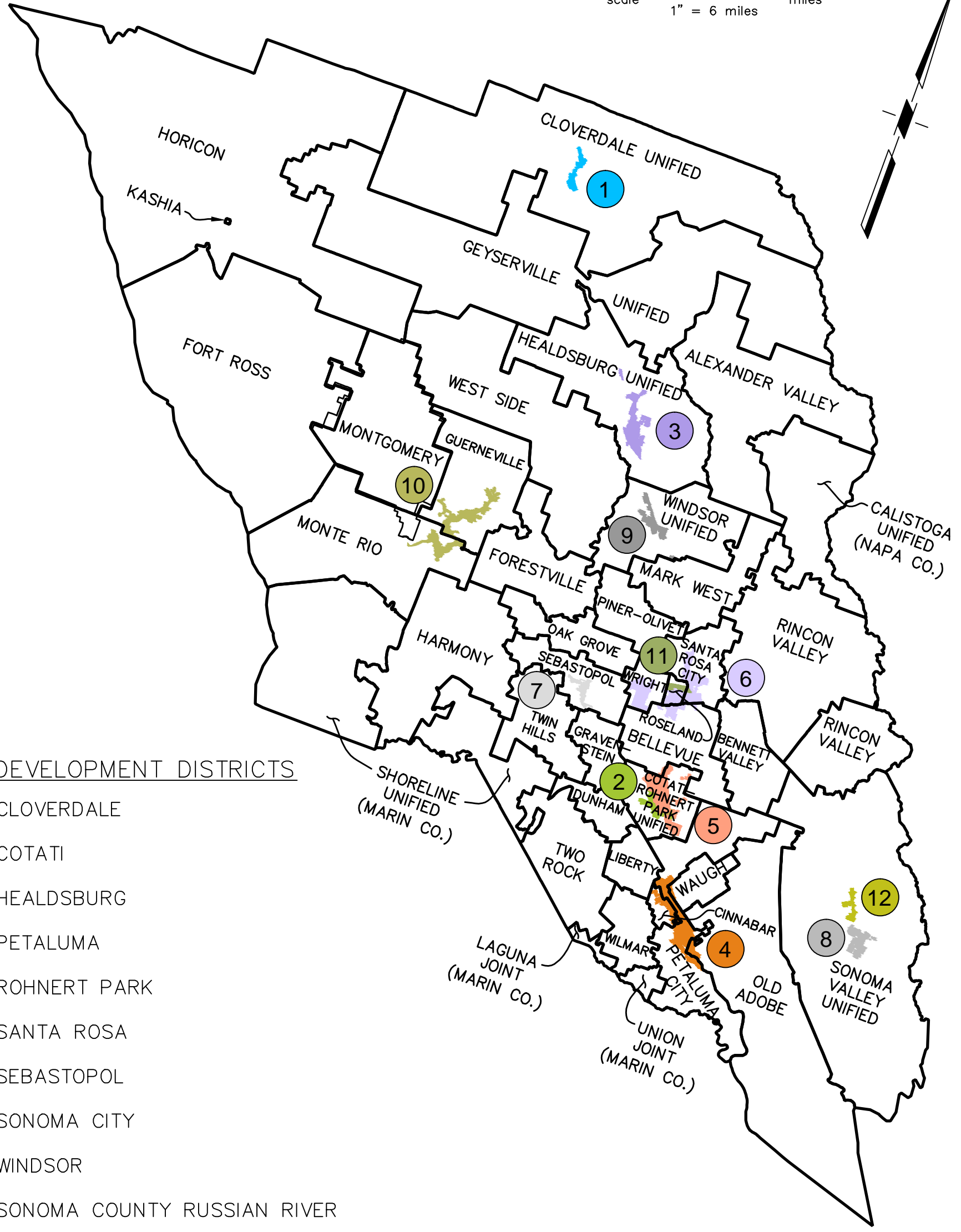
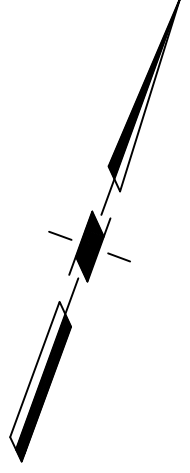
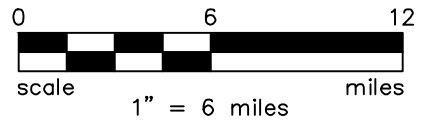
The residual distribution process will continue until all the obligations are paid off. When this occurs the successor agency will dispose of any remaining assets and terminate its existence. This must take place within one year of the final debt payment. Upon termination of the successor agency, residual distributions and pass-through payments will cease. The RPTTF no longer exists. See section entitled “RDA Debt Retirement Schedule”, which shows when the debt ends for each successor agency.

When all obligations are paid, there will no longer be a need for tax increment financing and therefore former tax increment dollars will revert to ordinary property taxes and be distributed to school districts as such. This will increase the property tax revenues for all districts. Basic aid districts will see the most benefit because they are funded 100% from property taxes. This will be increased revenue for them. LCFF districts will feel little impact because the state back fills them. The state will benefit significantly because the more property taxes a district receives, the less the state needs to back fill with state aid. LCFF districts that benefit will be those who are pushed into basic aid due to excessive property taxes.

Districts that will feel a negative impact from the termination are LCFF districts who currently receive pass-through payments that are earmarked to fund facility needs. These pass-through payments will revert to property taxes and will become part of the LCFF calculation.

**RDA Study - Sonoma County School Districts  
Redevelopment Areas**

District	Successor Agency									
	Cloverdale	Cotati	Healdsburg	Petaluma	Rohnert Park	Santa Rosa	Sebastopol	Sonoma City	Windsor	Sonoma County (Russian River, Roseland, and Springs)
Bellevue					X	X				
Cinnabar				X						
Cloverdale Unified	X									
Cotati-Rohnert Park Unified		X			X					
Guerneville										X
Healdsburg Unified			X							
Monte Rio										X
Old Adobe				X						
Petaluma Elem				X						
Petaluma High				X						
Piner-Olivet						X				
Roseland						X				X
Santa Rosa Elem						X				X
Santa Rosa High					X	X				X
Sebastopol							X			
Sonoma Valley Unified								X		X
Waugh				X						
West Sonoma County HS							X			X
Windsor Unified									X	
Wright						X				
SCOE	X	X	X	X	X	X	X	X	X	X



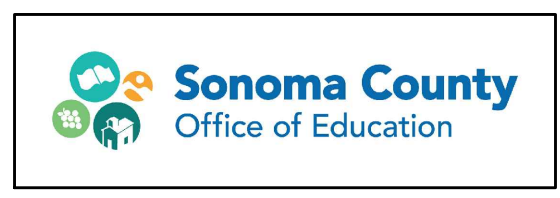
REDEVELOPMENT DISTRICTS

- 1 CLOVERDALE
- 2 COTATI
- 3 HEALDSBURG
- 4 PETALUMA
- 5 ROHNERT PARK
- 6 SANTA ROSA
- 7 SEBASTOPOL
- 8 SONOMA CITY
- 9 WINDSOR
- 10 SONOMA COUNTY RUSSIAN RIVER
- 11 SONOMA COUNTY ROSELAND
- 12 SONOMA COUNTY SPRINGS

NOTE: REDEVELOPMENT DISTRICT LINES AND SCHOOL DISTRICT LINES ARE BASED ON SHAPE FILES PROVIDED BY SONOMA COUNTY GIS

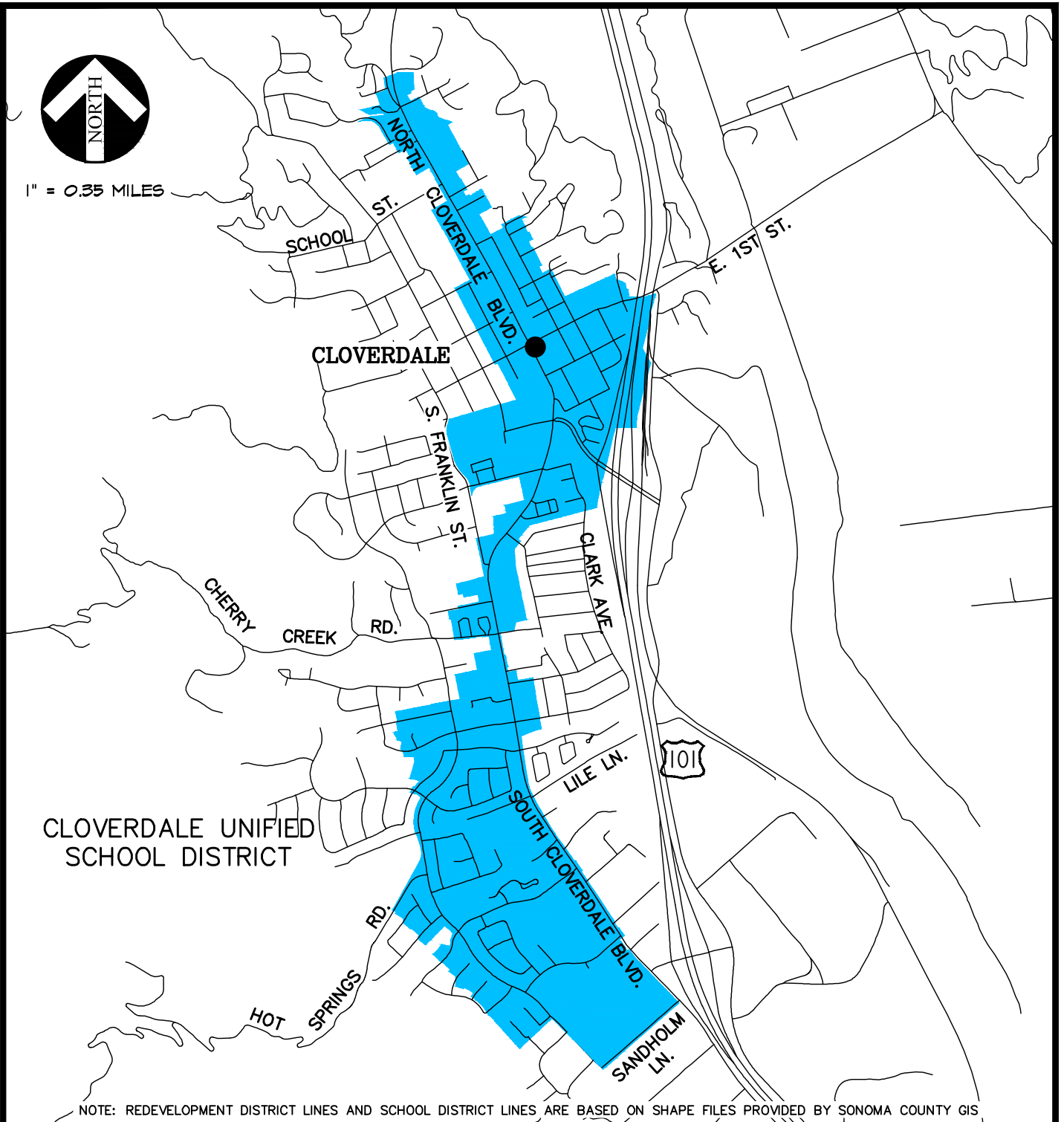
# SONOMA COUNTY REDEVELOPMENT DISTRICTS

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1" = 0.35 MILES



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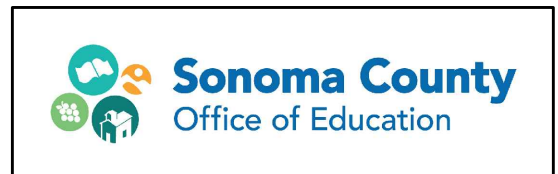
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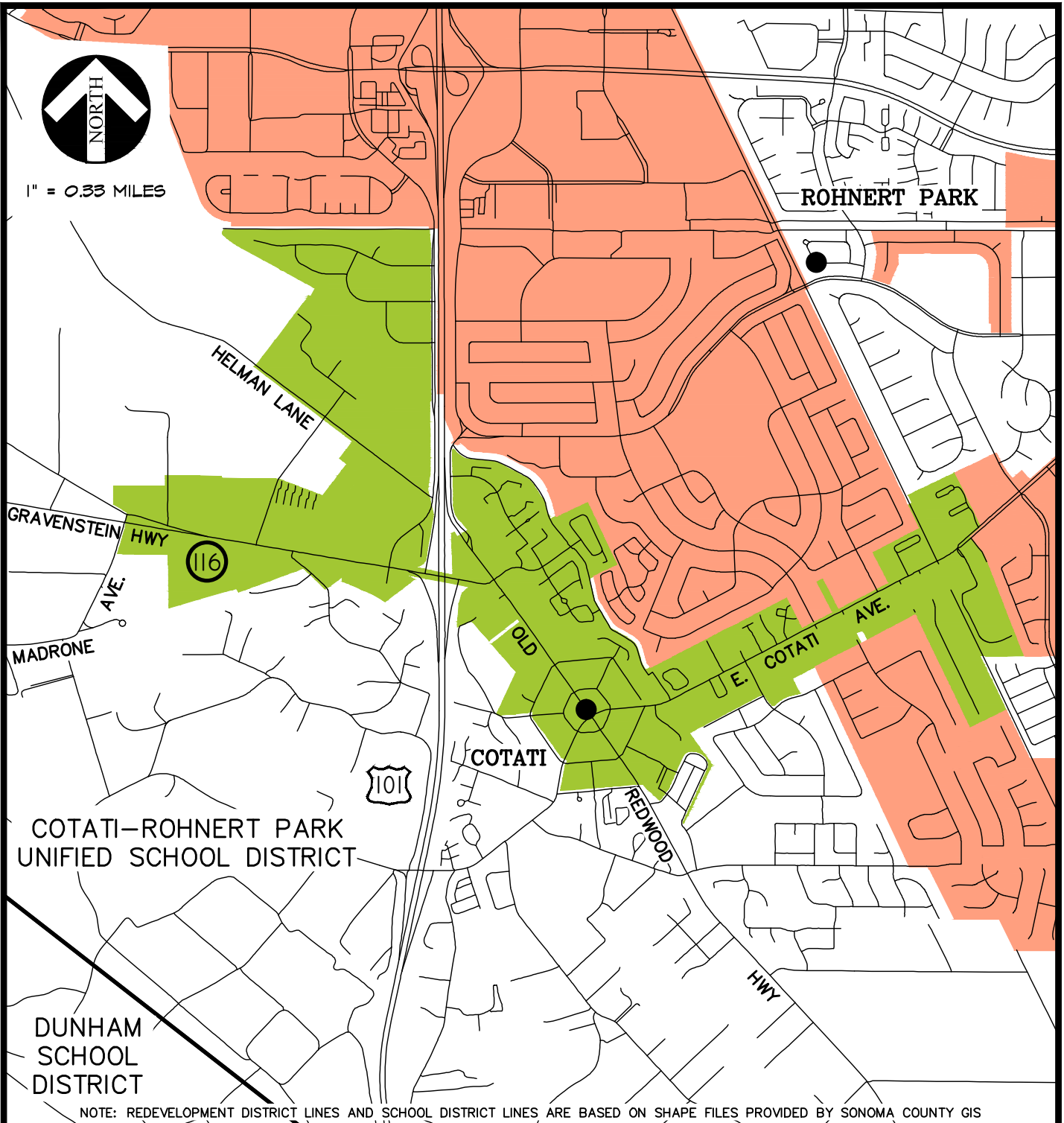
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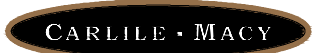




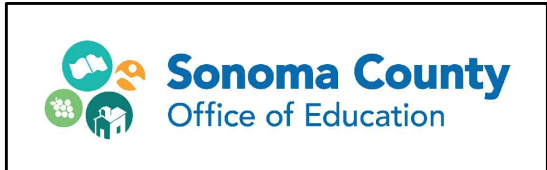
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# COTATI REDEVELOPMENT DISTRICT

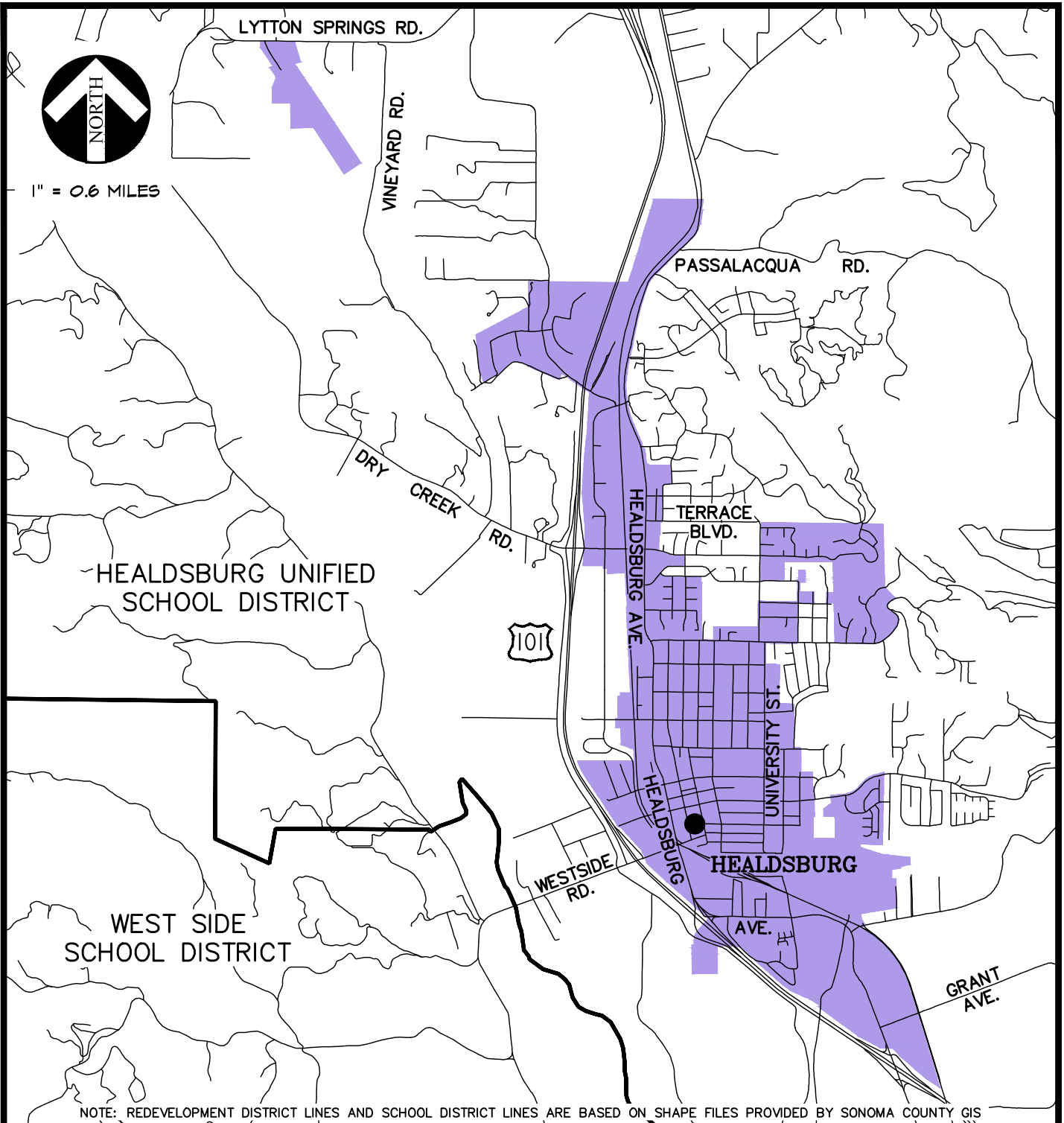
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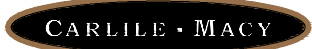


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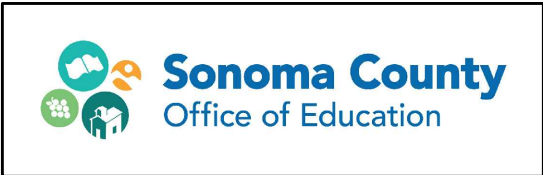
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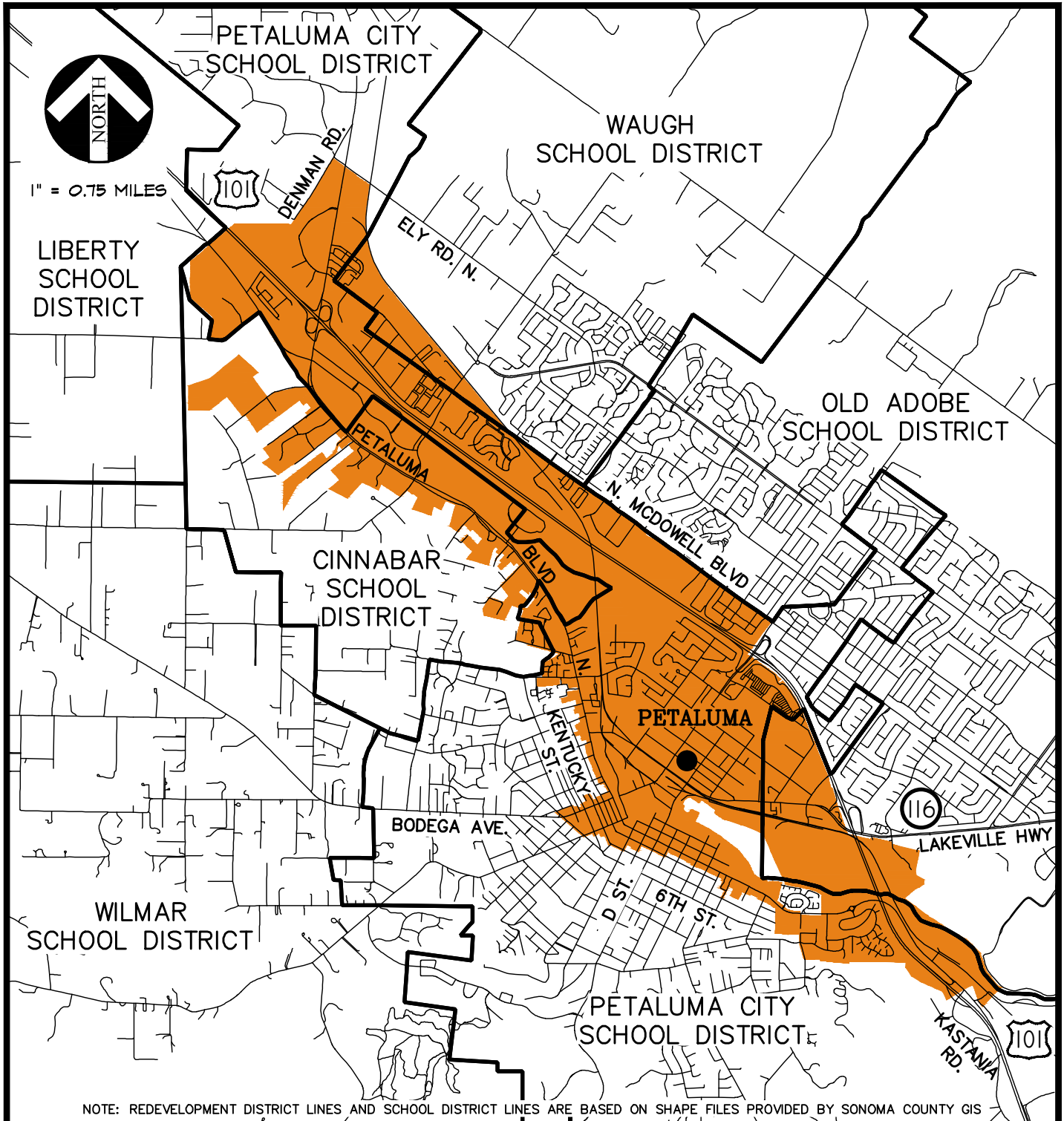
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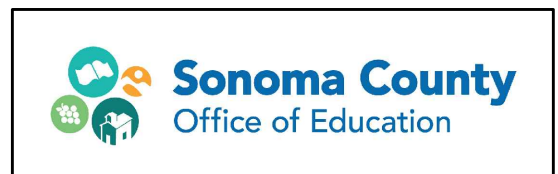
# 4 PETALUMA REDEVELOPMENT DISTRICT

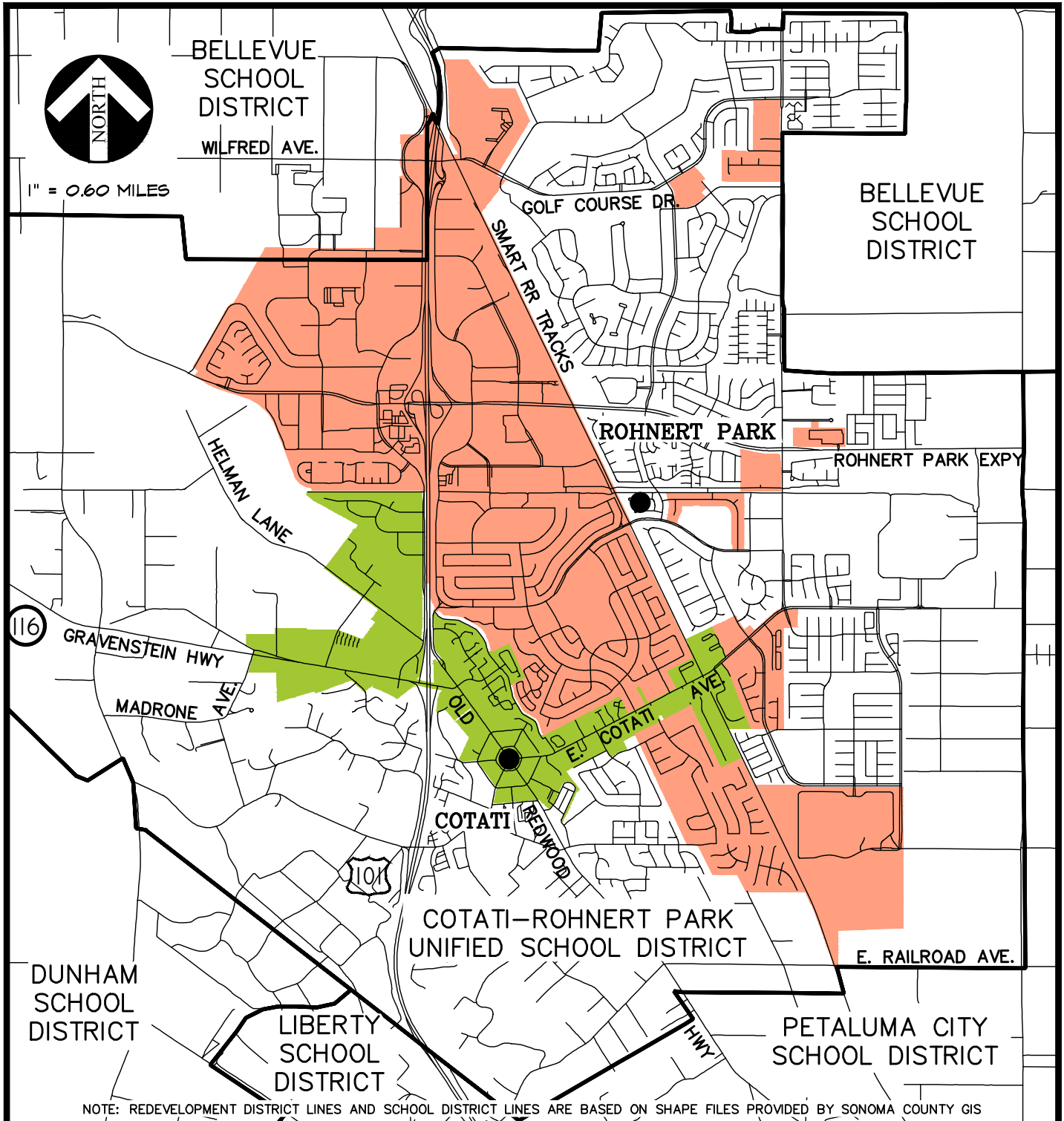
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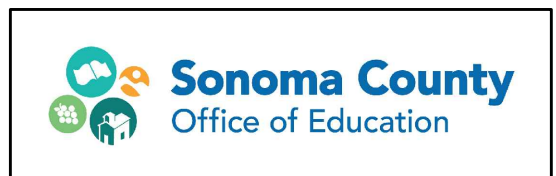
# ROHNERT PARK REDEVELOPMENT DISTRICT

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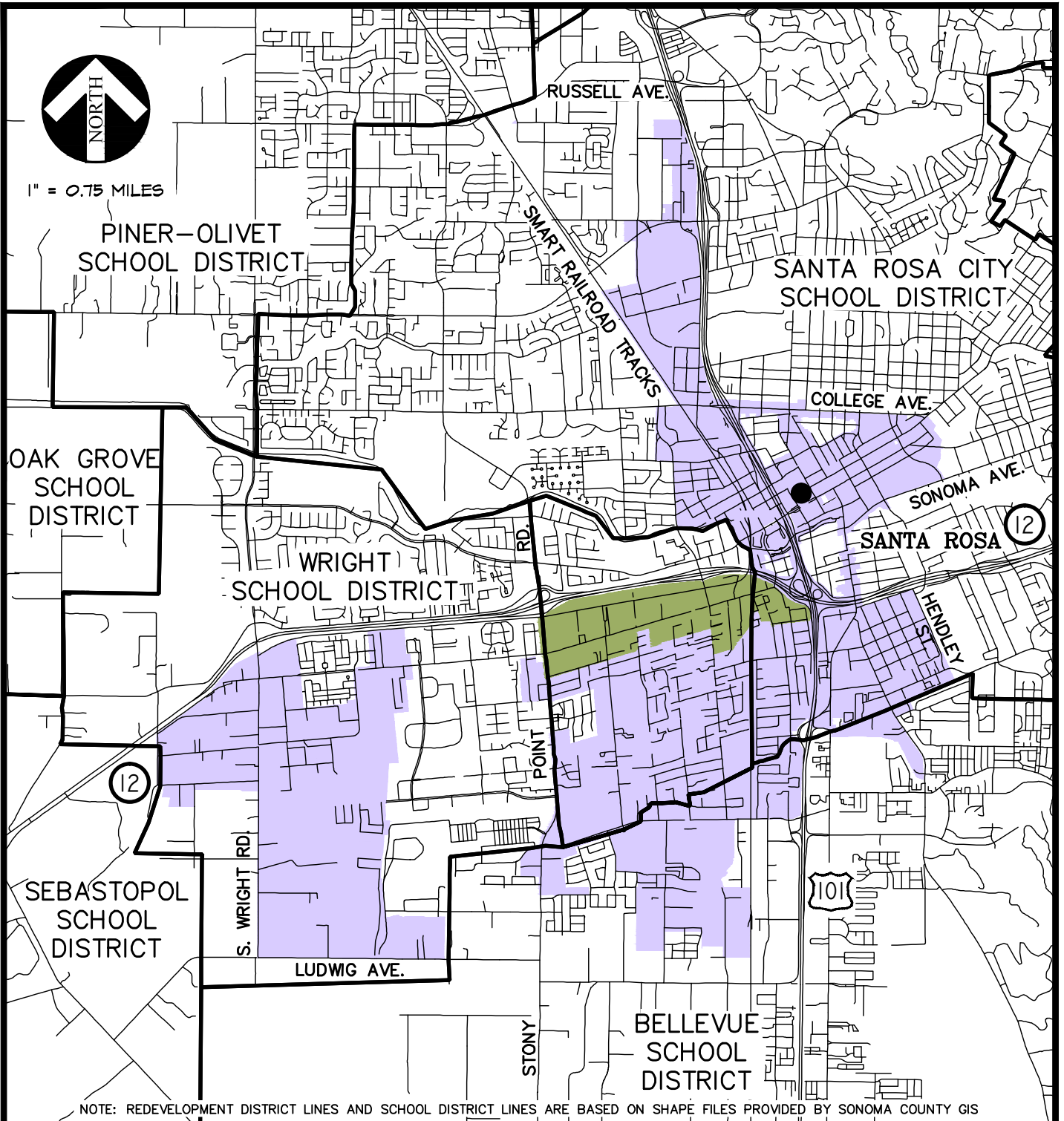
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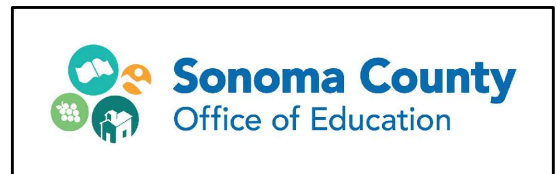
# SANTA ROSA REDEVELOPMENT DISTRICT

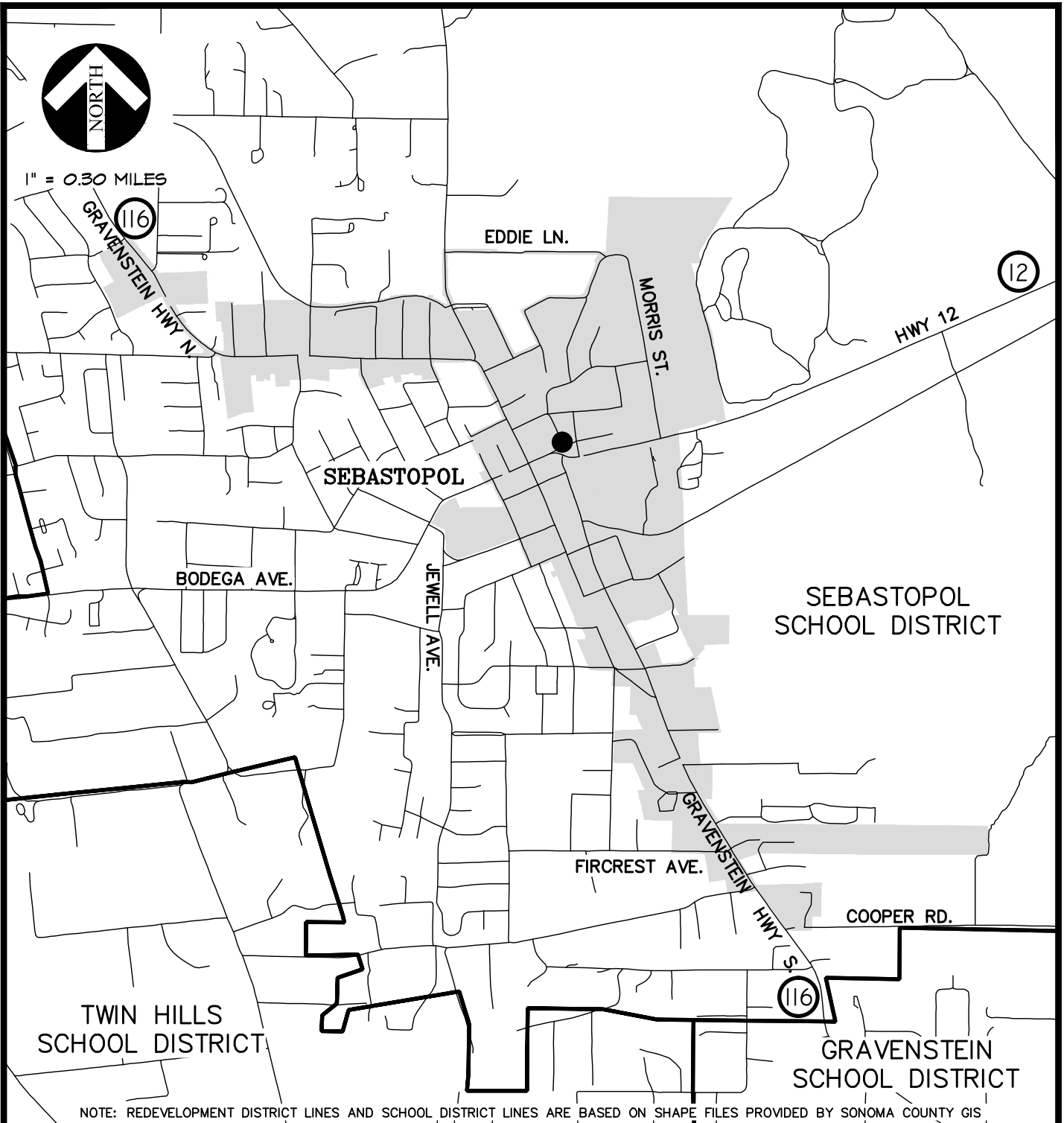
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TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 2017004.00

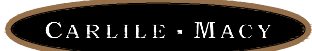




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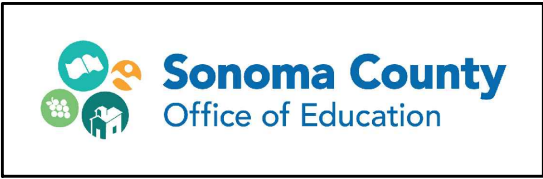
# SEBASTOPOL REDEVELOPMENT DISTRICT

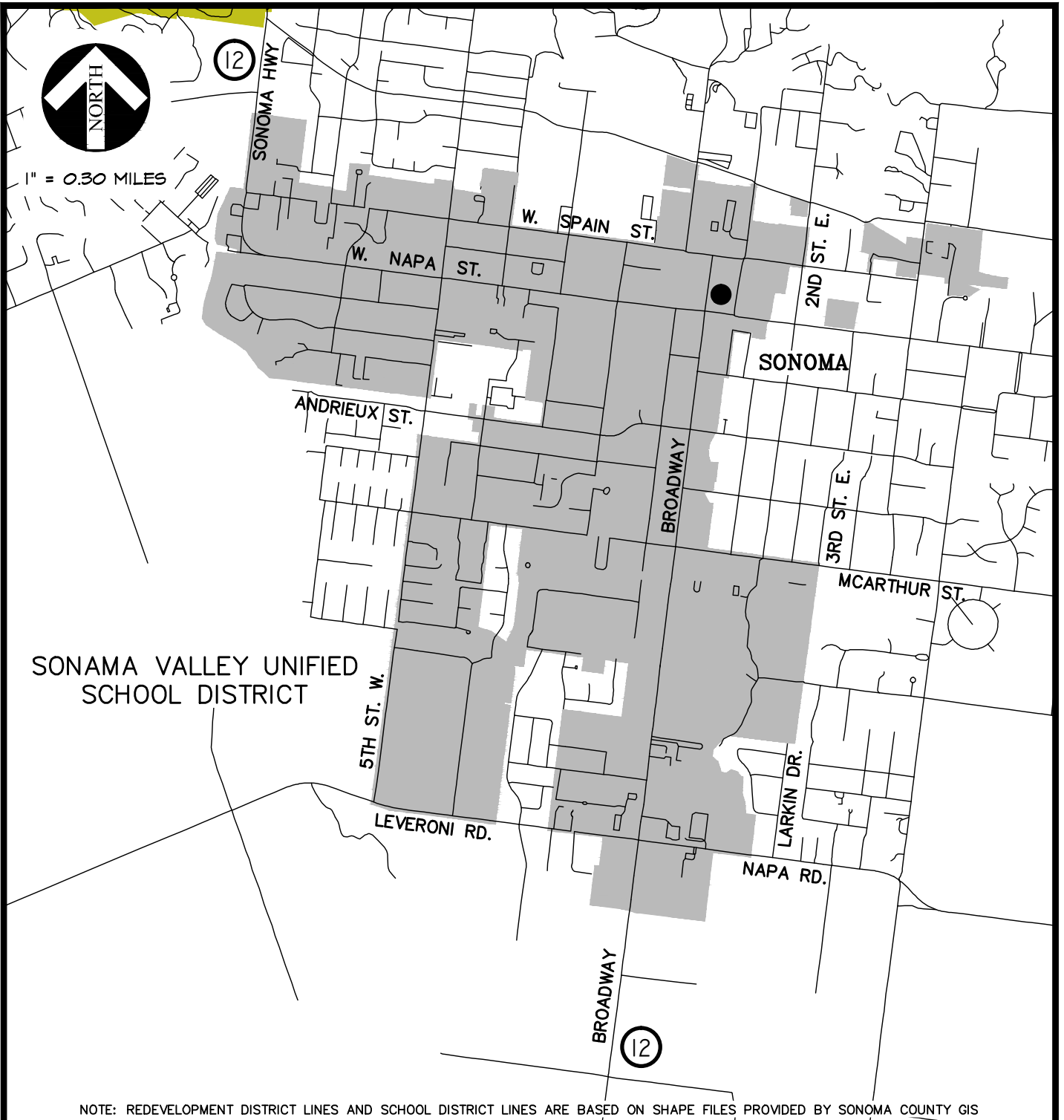
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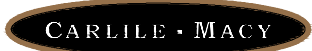




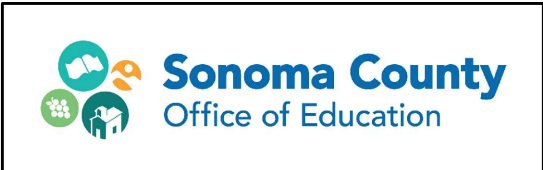
NOTE: REDEVELOPMENT DISTRICT LINES AND SCHOOL DISTRICT LINES ARE BASED ON SHAPE FILES PROVIDED BY SONOMA COUNTY GIS

# 8 SONOMA CITY REDEVELOPMENT DISTRICT

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1" = 0.6 MILES

HEALDSBURG UNIFIED SCHOOL DISTRICT



SMART RR TRACKS

ARATA LN.

WINDSOR UNIFIED SCHOOL DISTRICT

GUMVIEW RD.

WINDSOR RIVER RD.

WINDSOR

SMART RR TRACKS

HEMBREE LN.

JENSEN LN.

PLEASANT AVE.

WINDSOR RD.

SHILOH RD.



MARK WEST SCHOOL DISTRICT

OLD REDWOOD HWY

NOTE: REDEVELOPMENT DISTRICT LINES AND SCHOOL DISTRICT LINES ARE BASED ON SHAPE FILES PROVIDED BY SONOMA COUNTY GIS

9

# WINDSOR REDEVELOPMENT DISTRICT

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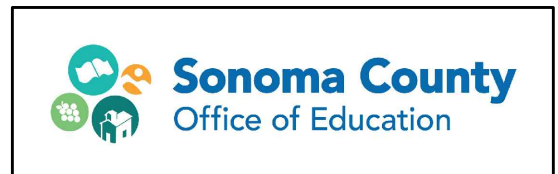
CARLILE • MACY

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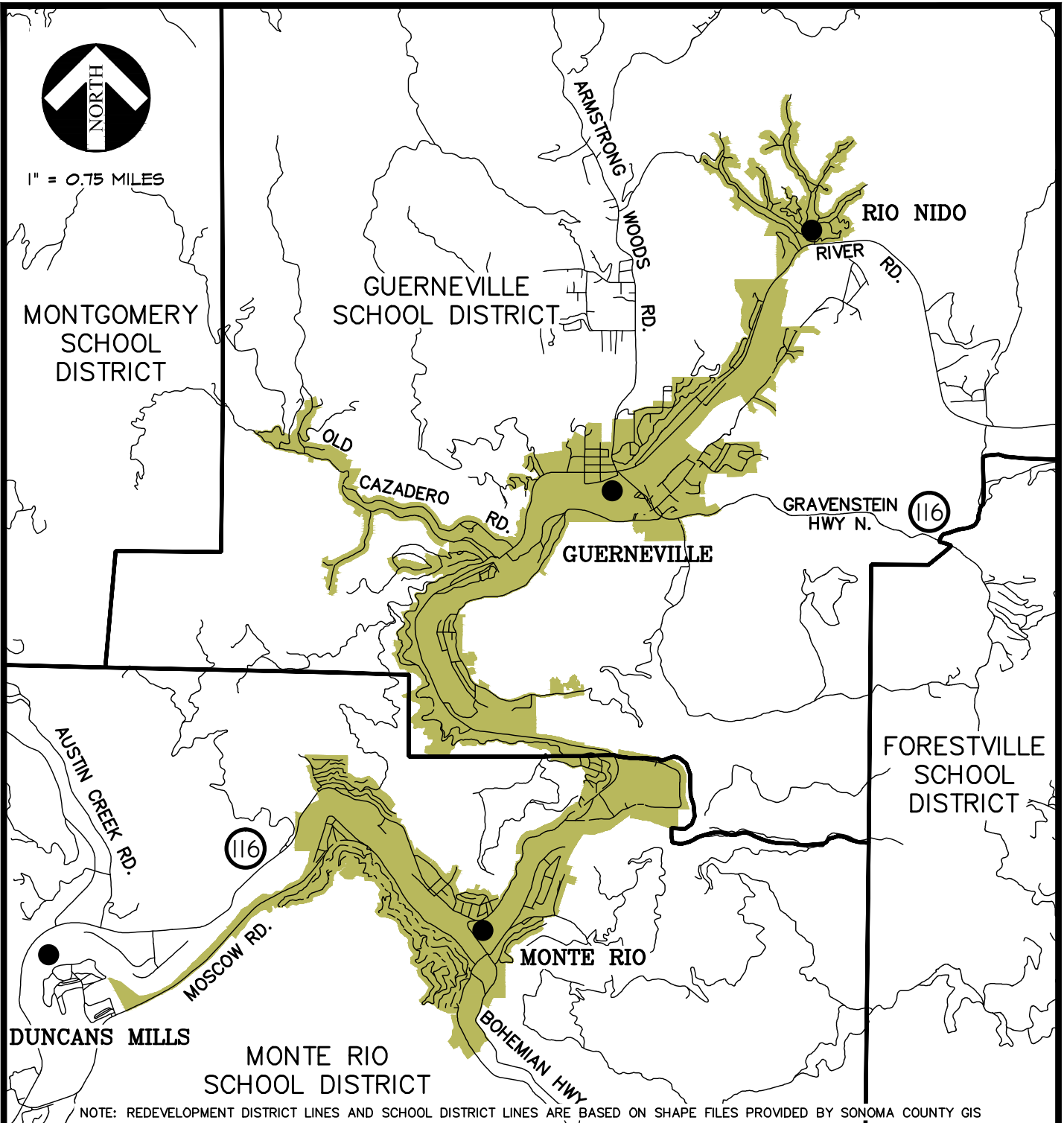


SHEET 9 OF 12

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1" = 0.75 MILES



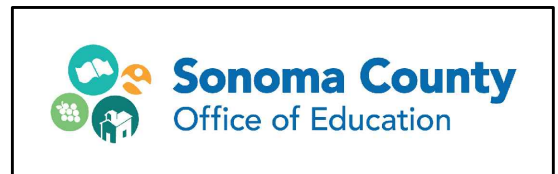
NOTE: REDEVELOPMENT DISTRICT LINES AND SCHOOL DISTRICT LINES ARE BASED ON SHAPE FILES PROVIDED BY SONOMA COUNTY GIS

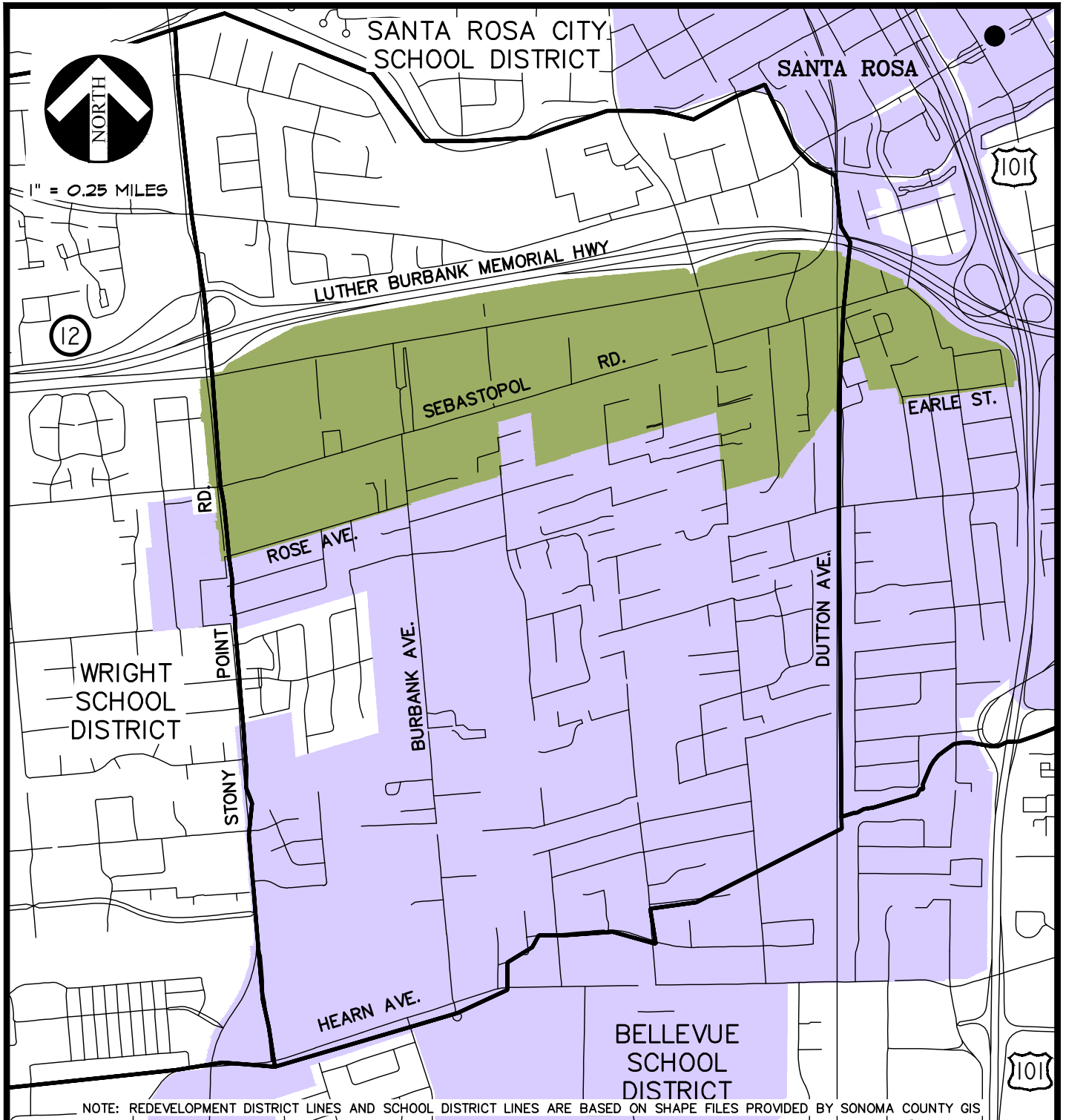
# 10 COUNTY / RUSSIAN RIVER REDEVELOPMENT DISTRICT

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# 11 COUNTY / ROSELAND REDEVELOPMENT DISTRICT

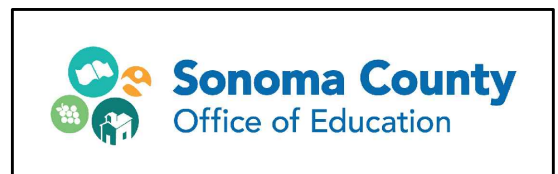
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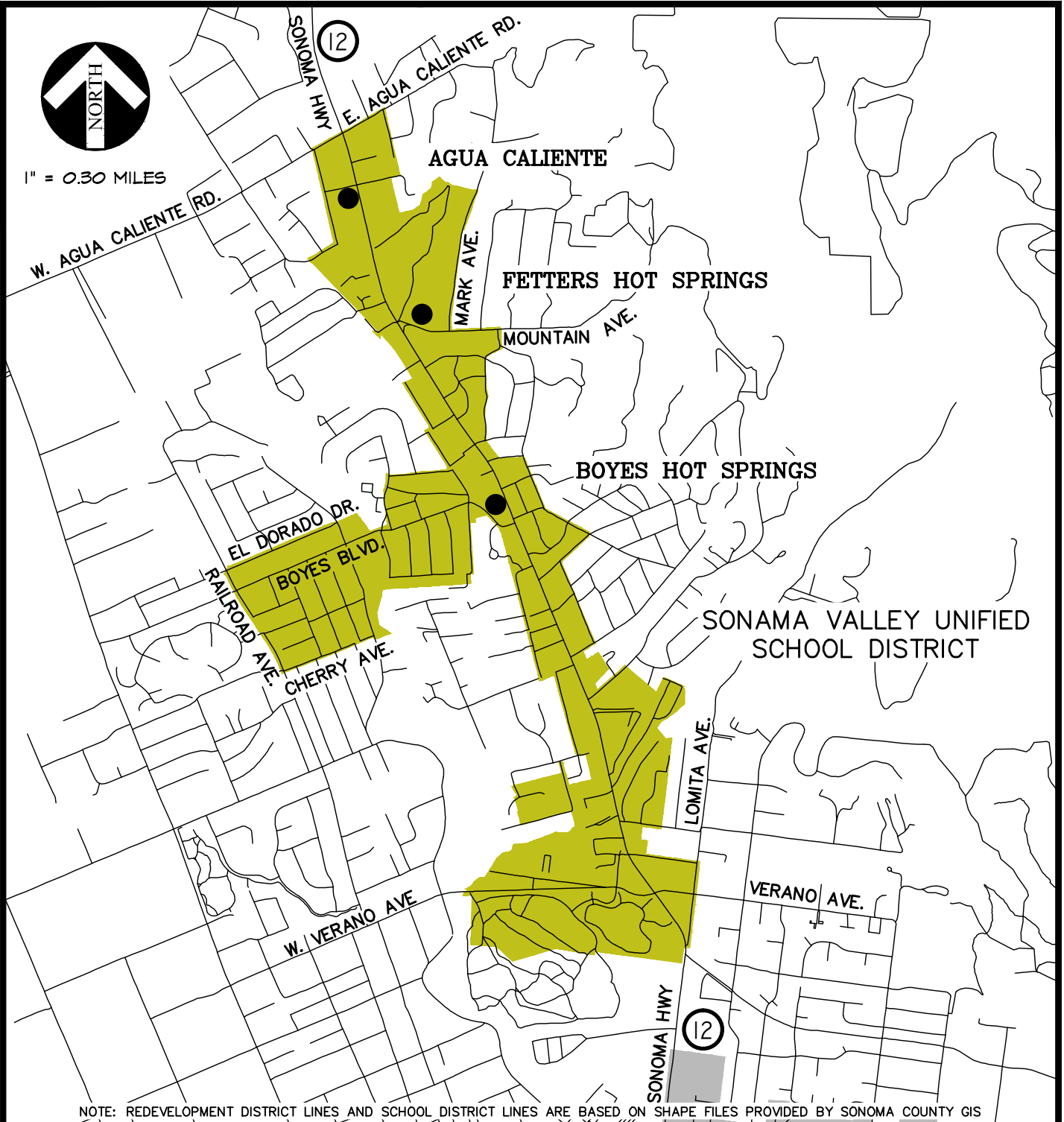


SHEET 11 OF 12

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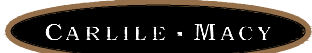
1" = 0.30 MILES



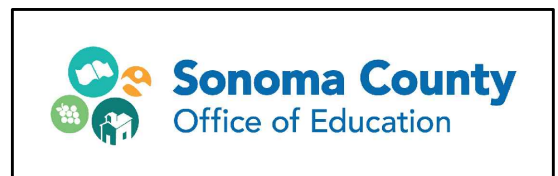
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**12** COUNTY / SPRINGS  
**REDEVELOPMENT DISTRICT**

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**RDA Study - Sonoma County School Districts**  
**Types of RDA Revenue Received**  
**Districts that are Basic Aid/Excess Tax**

District	No.	Pre AB1290 RDA Pass-thru Payments (100% for Educational Facilities)	AB1290 RDA Pass-thru Payments (43.3% for Tax; 56.7% for Educational Facilities)	RPTTF RDA Residual Distribution	Basic Aid* (Excess Tax) District in 2016-17 (Projected)	Basic Aid (Excess Tax) District in 2015-16	Basic Aid (Excess Tax) District in 2014-15
Bellevue	5	X	X	X			
Cinnabar	11	X	X1	X	Yes	Yes	Yes
Guerneville	22		X	X	Maybe	No	Yes
Monte Rio	35		X	X	Yes	Yes	Yes
Old Adobe	39	X	X1	X	Yes	Yes	Yes
Petaluma Elem	85	X	X	X			
Piner-Olivet	43		X	X			
Roseland	48		X	X	District receives less than \$100/year total		
Santa Rosa Elem	86	X	X	X			
Sebastopol	51		X	X			
Waugh	60	X	X2	X			
Wright	64		X	X			
West Sonoma County HS	71		X	X			
Petaluma High	85	X	X	X			
Santa Rosa High	86	X	X	X			
Cloverdale Unified	81	X	X1	X			
Cotati-Rohnert Park Unified	82	X	X	X			
Healdsburg Unified	87		X	X	Yes	Yes	Yes
Windsor Unified	63		X	X			
Sonoma Valley Unified	88		X	X	Yes	No	Yes
SCOE	97		X	X			

X1 Supplemental increment began in 2015-16. Receives less than \$1,000/year. Prior to 15-16 no AB 1290 PTP was received.  
X2 Supplemental increment began in 2015-16. Receives less than \$2,500/year. Prior to 15-16 no AB 1290 PTP was received.

\*Note that Guerneville and Sonoma Valley are moving in and out of basic aid status.

RDA Study - Sonoma County School Districts  
RDA Debt Retirement Schedule  
As of February 2017

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District	No.	Successor Agency									
		Cloverdale	Cotati	Healdsburg	Petaluma	Rohnert Park	Santa Rosa	Sebastopol	Sonoma City	Windsor	Sonoma County (Russian River, Roseland, and Springs)
Bellevue	5					2037-38	2033-34				
Cinnabar	11				2038-39						
Guerneville	22									2033-34	
Monte Rio	35									2033-34	
Old Adobe	39				2038-39						
Petaluma Elem	85				2038-39						
Piner-Olivet	43						2033-34				
Roseland	48						2033-34			2033-34	
Santa Rosa Elem	86						2033-34			2033-34	
Sebastopol	51							2020-21			
Waugh	60				2038-39						
Wright	64						2033-34				
West Sonoma County HS	71							2020-21		2033-34	
Petaluma High	85				2038-39						
Santa Rosa High	86					2037-38	2033-34			2033-34	
Cloverdale Unified	81	2038-39									
Cotati-Rohnert Park Unified	82		2035-36			2037-38					
Healdsburg Unified	87			2034-35							
Windsor Unified	63								2024-25		
Sonoma Valley Unified	88								2036-37	2033-34	
SCOE	97	2038-39	2035-36	2034-35	2038-39	2037-38	2033-34	2020-21	2036-37	2024-25	2033-34

**Note: In many cases, successor agencies have more than one bond obligation and, therefore, debt service payments end in varying years. The years listed above correlate to the retirement of the last bond obligation.**

**RDA Study - Sonoma County School Districts  
Historic Percent Change in Tax Revenues (Secured Taxes\*)  
2005-06 through 2015-16**

District	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09	2007-08	2006-07	2005-06
	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change
BELLEVUE	6.03%	8.92%	3.06%	2.41%	-5.24%	-5.80%	-3.75%	0.92%	12.42%	9.83%	9.58%
CINNABAR	6.69%	8.35%	3.88%	-0.67%	2.99%	-3.70%	-5.83%	3.78%	15.94%	12.13%	10.78%
CLOVERDALE UNIFIED	5.35%	4.13%	2.74%	1.75%	-7.79%	18.62%	6.00%	3.84%	-0.01%	8.58%	4.75%
COTATI-ROHNERT PARK	5.17%	9.60%	4.12%	-3.84%	1.92%	-6.23%	-3.83%	-1.61%	9.04%	8.31%	8.66%
GUERNEVILLE	4.90%	6.34%	3.85%	-0.37%	3.86%	-2.85%	-1.52%	1.22%	6.81%	3.84%	7.05%
HEALDSBURG UNIFIED	4.78%	5.84%	6.24%	1.43%	2.83%	-1.19%	1.22%	3.16%	7.84%	6.40%	8.31%
MONTE RIO	4.42%	5.80%	2.16%	-0.05%	4.47%	-2.02%	-1.00%	2.35%	7.25%	5.04%	6.39%
OLD ADOBE	5.59%	8.53%	4.92%	-2.31%	0.58%	-2.33%	-3.35%	-0.60%	8.28%	9.76%	8.50%
PETALUMA CITY	4.02%	10.66%	2.32%	-0.50%	6.13%	-2.98%	-2.39%	0.13%	8.39%	8.92%	9.62%
PETALUMA HIGH	5.89%	7.72%	6.55%	-2.40%	1.49%	-2.77%	-1.99%	0.09%	8.55%	9.30%	9.20%
PINER-OLIVET	8.37%	6.67%	5.12%	0.20%	1.02%	-4.56%	-0.47%	1.64%	9.33%	11.41%	10.39%
ROSELAND	5.49%	8.89%	3.57%	-0.89%	1.24%	-4.61%	-2.87%	-0.80%	6.39%	7.99%	7.86%
SANTA ROSA CITY	7.14%	8.25%	3.49%	-1.07%	0.53%	-4.28%	-2.20%	0.62%	6.78%	10.80%	9.43%
SANTA ROSA CITY HIGH	6.86%	9.09%	3.71%	-1.36%	-0.61%	-4.92%	-3.25%	1.13%	8.00%	10.96%	9.81%
SEBASTOPOL	9.48%	7.02%	4.31%	0.09%	1.52%	-2.30%	-2.28%	1.92%	8.28%	9.56%	9.14%
SONOMA VALLEY	7.92%	8.68%	5.45%	-0.09%	1.08%	-2.94%	2.09%	4.84%	10.00%	9.04%	11.20%
WAUGH	6.00%	7.18%	3.58%	-2.48%	2.28%	-2.66%	-2.32%	-5.00%	7.19%	13.98%	12.34%
WEST SO CO HIGH	7.13%	6.15%	3.86%	0.72%	1.52%	-1.99%	-0.05%	4.78%	8.85%	9.08%	9.37%
WINDSOR UNIFIED	7.52%	13.47%	4.73%	-1.17%	-0.75%	-7.92%	-0.17%	-2.32%	14.68%	14.57%	15.88%
WRIGHT	6.22%	9.57%	1.81%	-2.90%	0.29%	-7.58%	-5.03%	-1.71%	7.87%	8.57%	10.95%

\*Secured taxes represent the majority of taxes. This table shows the variability of secured tax revenue from year to year.

**RDA Study - Sonoma County School Districts**  
**Residual Distribution Calculation - Various Scenarios**  
**Bellevue Union School District**

<u>Santa Rosa RPTTF</u>	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	6,800,000	6,800,000	6,800,000	6,460,000	7,140,000	6,800,000	6,800,000
Less: Administration Costs and Fees	18,000	18,000	18,000	18,000	18,000	18,000	18,000
Net Available for Distribution	<u>6,782,000</u>	<u>6,782,000</u>	<u>6,782,000</u>	<u>6,442,000</u>	<u>7,122,000</u>	<u>6,782,000</u>	<u>6,782,000</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	1,230,000	1,230,000	1,389,000	1,230,000	1,230,000	1,230,000	1,230,000
2) Recognized Payment Obligation (debt)	1,790,000	1,540,000	1,790,000	1,790,000	1,790,000	2,040,000	5,500,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>3,145,000</u>	<u>2,895,000</u>	<u>3,304,000</u>	<u>3,145,000</u>	<u>3,145,000</u>	<u>3,395,000</u>	<u>6,855,000</u>
Residual amount available to be allocated to all taxing entities	3,637,000	3,887,000	3,478,000	3,297,000	3,977,000	3,387,000	(73,000) <--Carried to next distribution cycle
District's Residual Distribution Factor	<u>0.014544</u>	<u>0.014544</u>	<u>0.014544</u>	<u>0.014544</u>	<u>0.014544</u>	<u>0.014544</u>	N/A
Residual Distribution to District	<u>52,897</u>	<u>56,533</u>	<u>50,584</u>	<u>47,952</u>	<u>57,841</u>	<u>49,261</u>	N/A

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<u>Rohnert Park RPTTF</u>	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	8,050,000	8,050,000	8,050,000	7,647,500	8,452,500	8,050,000	8,050,000
Less: Administration Costs and Fees	12,700	12,700	12,700	12,700	12,700	12,700	12,700
Net Available for Distribution	<u>8,037,300</u>	<u>8,037,300</u>	<u>8,037,300</u>	<u>7,634,800</u>	<u>8,439,800</u>	<u>8,037,300</u>	<u>8,037,300</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	3,440,000	3,440,000	3,500,000	3,440,000	3,440,000	3,440,000	3,440,000
2) Recognized Payment Obligation (debt)	2,550,000	2,050,000	2,550,000	2,550,000	2,550,000	2,650,000	4,500,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>6,115,000</u>	<u>5,615,000</u>	<u>6,175,000</u>	<u>6,115,000</u>	<u>6,115,000</u>	<u>6,215,000</u>	<u>8,065,000</u>
Residual amount available to be allocated to all taxing entities	1,922,300	2,422,300	1,862,300	1,519,800	2,324,800	1,822,300	(27,700) <--Carried to next distribution cycle
District's Residual Distribution Factor	<u>0.012053</u>	<u>0.012053</u>	<u>0.012053</u>	<u>0.012053</u>	<u>0.012053</u>	<u>0.012053</u>	N/A
Residual Distribution to District	<u>23,169</u>	<u>29,196</u>	<u>22,446</u>	<u>18,318</u>	<u>28,021</u>	<u>21,964</u>	N/A

**Note:** There may be a residual distribution factor for Area-Wide Unification Failure (AWUF). In cases where there is more than one school in a redevelopment area, this factor is shared with all the elementary schools based on their proportion of taxes to total taxes. This could increase a district's residual distribution anywhere from a moderately significant amount to a significant amount. For simplicity sake this factor is not considered in the examples above.

**SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY**

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Cinnabar School District**

	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b><u>Petaluma RPTTF</u></b>							
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	9,360,000	9,360,000	9,360,000	8,892,000	9,828,000	9,360,000	9,360,000
Less: Administration Costs and Fees	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Net Available for Distribution	<u>9,338,000</u>	<u>9,338,000</u>	<u>9,338,000</u>	<u>8,870,000</u>	<u>9,806,000</u>	<u>9,338,000</u>	<u>9,338,000</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	2,870,000	2,870,000	3,000,000	2,870,000	2,870,000	2,870,000	2,870,000
2) Recognized Payment Obligation (debt)	5,450,000	4,950,000	5,450,000	5,450,000	5,450,000	5,550,000	6,400,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>8,445,000</u>	<u>7,945,000</u>	<u>8,575,000</u>	<u>8,445,000</u>	<u>8,445,000</u>	<u>8,545,000</u>	<u>9,395,000</u>
Residual amount available to be allocated to all taxing entities	893,000	1,393,000	763,000	425,000	1,361,000	793,000	(57,000)
District's Residual Distribution Factor	<u>0.011916</u>	<u>0.011916</u>	<u>0.011916</u>	<u>0.011916</u>	<u>0.011916</u>	<u>0.011916</u>	<u>N/A</u>
Residual Distribution to District	<u><u>10,641</u></u>	<u><u>16,599</u></u>	<u><u>9,092</u></u>	<u><u>5,064</u></u>	<u><u>16,218</u></u>	<u><u>9,449</u></u>	<u><u>N/A</u></u>

--Carried to next distribution cycle

30

**Note:** There may be a residual distribution factor for Area-Wide Unification Failure (AWUF). In cases where there is more than one school in a redevelopment area, this factor is shared with all the elementary schools based on their proportion of taxes to total taxes. This could increase a district's residual distribution anywhere from a moderately significant amount to a significant amount. For simplicity sake this factor is not considered in the examples above.

SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Cloverdale Unified School District**

	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b>Cloverdale RPTTF</b>							
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	2,011,000	2,011,000	2,011,000	1,910,450	2,111,550	2,011,000	2,011,000
Less: Administration Costs and Fees	5,900	5,900	5,900	5,900	5,900	5,900	5,900
Net Available for Distribution	<u>2,005,100</u>	<u>2,005,100</u>	<u>2,005,100</u>	<u>1,904,550</u>	<u>2,105,650</u>	<u>2,005,100</u>	<u>2,005,100</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	541,000	541,000	575,000	541,000	541,000	541,000	541,000
2) Recognized Payment Obligation (debt)	1,175,000	612,000	1,175,000	1,175,000	1,175,000	1,225,000	1,400,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>1,841,000</u>	<u>1,278,000</u>	<u>1,875,000</u>	<u>1,841,000</u>	<u>1,841,000</u>	<u>1,891,000</u>	<u>2,066,000</u>
Residual amount available to be allocated to all taxing entities	164,100	727,100	130,100	63,550	264,650	114,100	(60,900)
District's Residual Distribution Factor	<u>0.297056</u>	<u>0.297056</u>	<u>0.297056</u>	<u>0.297056</u>	<u>0.297056</u>	<u>0.297056</u>	<u>N/A</u>
Residual Distribution to District	<u><u>48,747</u></u>	<u><u>215,989</u></u>	<u><u>38,647</u></u>	<u><u>18,878</u></u>	<u><u>78,616</u></u>	<u><u>33,894</u></u>	<u><u>N/A</u></u>

--Carried to next distribution cycle

SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Cotati-Rohnert Park Unified School District**

<u>Cotati RPTTF</u>	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	2,280,000	2,280,000	2,280,000	2,166,000	2,394,000	2,280,000	2,280,000
Less: Administration Costs and Fees	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Net Available for Distribution	<u>2,273,000</u>	<u>2,273,000</u>	<u>2,273,000</u>	<u>2,159,000</u>	<u>2,387,000</u>	<u>2,273,000</u>	<u>2,273,000</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	835,000	835,000	900,000	835,000	835,000	835,000	835,000
2) Recognized Payment Obligation (debt)	236,000	186,000	236,000	236,000	236,000	636,000	1,500,000
3) Successor Agency Admin Costs	17,000	17,000	17,000	17,000	17,000	126,500	17,000
Total disbursed before Residual	<u>1,088,000</u>	<u>1,038,000</u>	<u>1,153,000</u>	<u>1,088,000</u>	<u>1,088,000</u>	<u>1,597,500</u>	<u>2,352,000</u>
Residual amount available to be allocated to all taxing entities	1,185,000	1,235,000	1,120,000	1,071,000	1,299,000	675,500	(79,000) <--Carried to next distribution cycle
District's Residual Distribution Factor	<u>0.458201</u>	<u>0.458201</u>	<u>0.458201</u>	<u>0.458201</u>	<u>0.458201</u>	<u>0.458201</u>	N/A
Residual Distribution to District	<u>542,968</u>	<u>565,878</u>	<u>513,185</u>	<u>490,733</u>	<u>595,203</u>	<u>309,515</u>	N/A
<b>Rohnert Park RPTTF</b>							
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	8,050,000	8,050,000	8,050,000	7,647,500	8,452,500	8,050,000	8,050,000
Less: Administration Costs and Fees	12,700	12,700	12,700	12,700	12,700	12,700	12,700
Net Available for Distribution	<u>8,037,300</u>	<u>8,037,300</u>	<u>8,037,300</u>	<u>7,634,800</u>	<u>8,439,800</u>	<u>8,037,300</u>	<u>8,037,300</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	3,440,000	3,440,000	3,500,000	3,440,000	3,440,000	3,440,000	3,440,000
2) Recognized Payment Obligation (debt)	2,550,000	2,050,000	2,550,000	2,550,000	2,550,000	2,650,000	4,500,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>6,115,000</u>	<u>5,615,000</u>	<u>6,175,000</u>	<u>6,115,000</u>	<u>6,115,000</u>	<u>6,215,000</u>	<u>8,065,000</u>
Residual amount available to be allocated to all taxing entities	1,922,300	2,422,300	1,862,300	1,519,800	2,324,800	1,822,300	(27,700) <--Carried to next distribution cycle
District's Residual Distribution Factor	<u>0.487307</u>	<u>0.487307</u>	<u>0.487307</u>	<u>0.487307</u>	<u>0.487307</u>	<u>0.487307</u>	N/A
Residual Distribution to District	<u>936,750</u>	<u>1,180,404</u>	<u>907,512</u>	<u>740,609</u>	<u>1,132,891</u>	<u>888,020</u>	N/A

SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Guerneville School District**

Russian River RPTTF

	Basic Scenario	DOF disallows part of the debt	Pass-through Payments increase	Tax Increment Decreases 5%	Tax Increment Increases 5%	Debt Payments Increase	Debt is More than Revenue
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	2,615,000	2,615,000	2,615,000	2,484,250	2,745,750	2,615,000	2,615,000
Less: Administration Costs and Fees	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Net Available for Distribution	<u>2,608,500</u>	<u>2,608,500</u>	<u>2,608,500</u>	<u>2,477,750</u>	<u>2,739,250</u>	<u>2,608,500</u>	<u>2,608,500</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	630,000	630,000	700,000	630,000	630,000	630,000	630,000
2) Recognized Payment Obligation (debt)	32,000	15,000	32,000	32,000	32,000	82,000	2,000,000
3) Successor Agency Admin Costs	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Total disbursed before Residual	<u>669,000</u>	<u>652,000</u>	<u>739,000</u>	<u>669,000</u>	<u>669,000</u>	<u>719,000</u>	<u>2,637,000</u>
Residual amount available to be allocated to all taxing entities	1,939,500	1,956,500	1,869,500	1,808,750	2,070,250	1,889,500	(28,500)
District's Residual Distribution Factor	<u>0.063141</u>	<u>0.063141</u>	<u>0.063141</u>	<u>0.063141</u>	<u>0.063141</u>	<u>0.063141</u>	N/A
Residual Distribution to District	<u>122,462</u>	<u>123,535</u>	<u>118,042</u>	<u>114,206</u>	<u>130,718</u>	<u>119,305</u>	N/A

<--Carried to next distribution cycle

**Note:** There may be a residual distribution factor for Area-Wide Unification Failure (AWUF). In cases where there is more than one school in a redevelopment area, this factor is shared with all the elementary schools based on their proportion of taxes to total taxes. This could increase a district's residual distribution anywhere from a moderately significant amount to a significant amount. For simplicity sake this factor is not considered in the examples above.

SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Healdsburg Unified School District**

	Basic Scenario	DOF disallows part of the debt	Pass-through Payments increase	Tax Increment Decreases 5%	Tax Increment Increases 5%	Debt Payments Increase	Debt is More than Revenue
<b>Healdsburg RPTTF</b>							
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	6,200,000	6,200,000	6,200,000	5,890,000	6,510,000	6,200,000	6,200,000
Less: Administration Costs and Fees	11,800	11,800	11,800	11,800	11,800	11,800	11,800
Net Available for Distribution	<u>6,188,200</u>	<u>6,188,200</u>	<u>6,188,200</u>	<u>5,878,200</u>	<u>6,498,200</u>	<u>6,188,200</u>	<u>6,188,200</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	2,220,000	2,220,000	2,300,000	2,220,000	2,220,000	2,220,000	2,220,000
2) Recognized Payment Obligation (debt)	1,010,000	910,000	1,010,000	1,010,000	1,010,000	1,110,000	3,900,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>3,355,000</u>	<u>3,255,000</u>	<u>3,435,000</u>	<u>3,355,000</u>	<u>3,355,000</u>	<u>3,455,000</u>	<u>6,245,000</u>
Residual amount available to be allocated to all taxing entities	2,833,200	2,933,200	2,753,200	2,523,200	3,143,200	2,733,200	(56,800) <--Carried to next distribution cycle
District's Residual Distribution Factor	<u>0.511194</u>	<u>0.511194</u>	<u>0.511194</u>	<u>0.511194</u>	<u>0.511194</u>	<u>0.511194</u>	N/A
Residual Distribution to District	<u><u>1,448,315</u></u>	<u><u>1,499,434</u></u>	<u><u>1,407,419</u></u>	<u><u>1,289,845</u></u>	<u><u>1,606,785</u></u>	<u><u>1,397,195</u></u>	<u><u>N/A</u></u>

SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Monte Rio Union School District**

	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b><u>Russian River RPTTF</u></b>							
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	2,615,000	2,615,000	2,615,000	2,484,250	2,745,750	2,615,000	2,615,000
Less: Administration Costs and Fees	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Net Available for Distribution	<u>2,608,500</u>	<u>2,608,500</u>	<u>2,608,500</u>	<u>2,477,750</u>	<u>2,739,250</u>	<u>2,608,500</u>	<u>2,608,500</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	630,000	630,000	700,000	630,000	630,000	630,000	630,000
2) Recognized Payment Obligation (debt)	32,000	15,000	32,000	32,000	32,000	82,000	2,000,000
3) Successor Agency Admin Costs	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Total disbursed before Residual	<u>669,000</u>	<u>652,000</u>	<u>739,000</u>	<u>669,000</u>	<u>669,000</u>	<u>719,000</u>	<u>2,637,000</u>
Residual amount available to be allocated to all taxing entities	1,939,500	1,956,500	1,869,500	1,808,750	2,070,250	1,889,500	(28,500) <--Carried to next distribution cycle
District's Residual Distribution Factor	<u>0.039181</u>	<u>0.039181</u>	<u>0.039181</u>	<u>0.039181</u>	<u>0.039181</u>	<u>0.039181</u>	N/A
Residual Distribution to District	<u>75,992</u>	<u>76,658</u>	<u>73,249</u>	<u>70,869</u>	<u>81,114</u>	<u>74,032</u>	N/A

**Note:** There may be a residual distribution factor for Area-Wide Unification Failure (AWUF). In cases where there is more than one school in a redevelopment area, this factor is shared with all the elementary schools based on their proportion of taxes to total taxes. This could increase a district's residual distribution anywhere from a moderately significant amount to a significant amount. For simplicity sake this factor is not considered in the examples above.

SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Old Adobe Union School District**

**Petaluma RPTTF**

	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	9,360,000	9,360,000	9,360,000	8,892,000	9,828,000	9,360,000	9,360,000
Less: Administration Costs and Fees	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Net Available for Distribution	<u>9,338,000</u>	<u>9,338,000</u>	<u>9,338,000</u>	<u>8,870,000</u>	<u>9,806,000</u>	<u>9,338,000</u>	<u>9,338,000</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	2,870,000	2,870,000	3,000,000	2,870,000	2,870,000	2,870,000	2,870,000
2) Recognized Payment Obligation (debt)	5,450,000	4,950,000	5,450,000	5,450,000	5,450,000	5,550,000	6,400,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>8,445,000</u>	<u>7,945,000</u>	<u>8,575,000</u>	<u>8,445,000</u>	<u>8,445,000</u>	<u>8,545,000</u>	<u>9,395,000</u>
Residual amount available to be allocated to all taxing entities	893,000	1,393,000	763,000	425,000	1,361,000	793,000	(57,000)
District's Residual Distribution Factor	<u>0.017509</u>	<u>0.017509</u>	<u>0.017509</u>	<u>0.017509</u>	<u>0.017509</u>	<u>0.017509</u>	<u>N/A</u>
Residual Distribution to District	<u><u>15,636</u></u>	<u><u>24,390</u></u>	<u><u>13,359</u></u>	<u><u>7,441</u></u>	<u><u>23,830</u></u>	<u><u>13,885</u></u>	<u><u>N/A</u></u>

--Carried to next distribution cycle

**Note:** There may be a residual distribution factor for Area-Wide Unification Failure (AWUF). In cases where there is more than one school in a redevelopment area, this factor is shared with all the elementary schools based on their proportion of taxes to total taxes. This could increase a district's residual distribution anywhere from a moderately significant amount to a significant amount. For simplicity sake this factor is not considered in the examples above.

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Petaluma City School District**

<u>Petaluma RPTTF</u>	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b><u>Petaluma City Elementary</u></b>							
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	9,360,000	9,360,000	9,360,000	8,892,000	9,828,000	9,360,000	9,360,000
Less: Administration Costs and Fees	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Net Available for Distribution	<u>9,338,000</u>	<u>9,338,000</u>	<u>9,338,000</u>	<u>8,870,000</u>	<u>9,806,000</u>	<u>9,338,000</u>	<u>9,338,000</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	2,870,000	2,870,000	3,000,000	2,870,000	2,870,000	2,870,000	2,870,000
2) Recognized Payment Obligation (debt)	5,450,000	4,950,000	5,450,000	5,450,000	5,450,000	5,550,000	6,400,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>8,445,000</u>	<u>7,945,000</u>	<u>8,575,000</u>	<u>8,445,000</u>	<u>8,445,000</u>	<u>8,545,000</u>	<u>9,395,000</u>
Residual amount available to be allocated to all taxing entities	893,000	1,393,000	763,000	425,000	1,361,000	793,000	(57,000)
District's Residual Distribution Factor	<u>0.146903</u>	<u>0.146903</u>	<u>0.146903</u>	<u>0.146903</u>	<u>0.146903</u>	<u>0.146903</u>	N/A
Residual Distribution to District	<u>131,184</u>	<u>204,636</u>	<u>112,087</u>	<u>62,434</u>	<u>199,935</u>	<u>116,494</u>	N/A
<b><u>Petaluma Joint Union High</u></b>							
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	9,360,000	9,360,000	9,360,000	8,892,000	9,828,000	9,360,000	9,360,000
Less: Administration Costs and Fees	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Net Available for Distribution	<u>9,338,000</u>	<u>9,338,000</u>	<u>9,338,000</u>	<u>8,870,000</u>	<u>9,806,000</u>	<u>9,338,000</u>	<u>9,338,000</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	2,870,000	2,870,000	3,000,000	2,870,000	2,870,000	2,870,000	2,870,000
2) Recognized Payment Obligation (debt)	5,450,000	4,950,000	5,450,000	5,450,000	5,450,000	5,550,000	6,400,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>8,445,000</u>	<u>7,945,000</u>	<u>8,575,000</u>	<u>8,445,000</u>	<u>8,445,000</u>	<u>8,545,000</u>	<u>9,395,000</u>
Residual amount available to be allocated to all taxing entities	893,000	1,393,000	763,000	425,000	1,361,000	793,000	(57,000)
District's Residual Distribution Factor	<u>0.228654</u>	<u>0.228654</u>	<u>0.228654</u>	<u>0.228654</u>	<u>0.228654</u>	<u>0.228654</u>	N/A
Residual Distribution to District	<u>204,188</u>	<u>318,515</u>	<u>174,463</u>	<u>97,178</u>	<u>311,198</u>	<u>181,323</u>	N/A

<--Carried to next distribution cycle

<--Carried to next distribution cycle

**Note:** There may be a residual distribution factor for Area-Wide Unification Failure (AWUF). In cases where there is more than one school in a redevelopment area, this factor is shared with all the elementary schools based on their proportion of taxes to total taxes. This could increase a district's residual distribution anywhere from a moderately significant amount to a significant amount. For simplicity sake this factor is not considered in the examples above.

**SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY**

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Piner-Olivet Union School District**

	Basic Scenario	DOF disallows part of the debt	Pass-through Payments increase	Tax Increment Decreases 5%	Tax Increment Increases 5%	Debt Payments Increase	Debt is More than Revenue
<b>Santa Rosa RPTTF</b>							
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	6,800,000	6,800,000	6,800,000	6,460,000	7,140,000	6,800,000	6,800,000
Less: Administration Costs and Fees	18,000	18,000	18,000	18,000	18,000	18,000	18,000
Net Available for Distribution	<u>6,782,000</u>	<u>6,782,000</u>	<u>6,782,000</u>	<u>6,442,000</u>	<u>7,122,000</u>	<u>6,782,000</u>	<u>6,782,000</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	1,230,000	1,230,000	1,389,000	1,230,000	1,230,000	1,230,000	1,230,000
2) Recognized Payment Obligation (debt)	1,790,000	1,540,000	1,790,000	1,790,000	1,790,000	2,040,000	5,500,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>3,145,000</u>	<u>2,895,000</u>	<u>3,304,000</u>	<u>3,145,000</u>	<u>3,145,000</u>	<u>3,395,000</u>	<u>6,855,000</u>
Residual amount available to be allocated to all taxing entities	3,637,000	3,887,000	3,478,000	3,297,000	3,977,000	3,387,000	(73,000)
District's Residual Distribution Factor	<u>0.000004</u>	<u>0.000004</u>	<u>0.000004</u>	<u>0.000004</u>	<u>0.000004</u>	<u>0.000004</u>	<u>N/A</u>
Residual Distribution to District	<u>15</u>	<u>16</u>	<u>14</u>	<u>13</u>	<u>16</u>	<u>14</u>	<u>N/A</u>

--Carried to next distribution cycle

SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Roseland School District**

<u>Roseland RPTTF</u>	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	853,000	853,000	853,000	810,350	895,650	853,000	853,000
Less: Administration Costs and Fees	4,600	4,600	4,600	4,600	4,600	4,600	4,600
Net Available for Distribution	<u>848,400</u>	<u>848,400</u>	<u>848,400</u>	<u>805,750</u>	<u>891,050</u>	<u>848,400</u>	<u>848,400</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	108,000	108,000	120,000	108,000	108,000	108,000	108,000
2) Recognized Payment Obligation (debt)	176,600	176,600	176,600	176,600	176,600	226,600	176,600
2a) Debt short fall from prior year	560,700	-	560,700	560,700	560,700	560,700	741,000
3) Successor Agency Admin Costs	3,100	3,100	3,100	3,100	3,100	3,100	3,100
Total disbursed before Residual	<u>848,400</u>	<u>287,700</u>	<u>860,400</u>	<u>848,400</u>	<u>848,400</u>	<u>898,400</u>	<u>1,028,700</u>
Residual amount available to be allocated to all taxing entities	-	560,700	(12,000)	(42,650)	42,650	(50,000)	(180,300)
District's Residual Distribution Factor	<u>0.124046</u>	<u>0.124046</u>	N/A	N/A	<u>0.124046</u>	N/A	N/A
Residual Distribution to District	<u>-</u>	<u>69,553</u>	<u>N/A</u>	<u>N/A</u>	<u>5,291</u>	<u>N/A</u>	<u>N/A</u>
<b>Santa Rosa RPTTF</b>							
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	6,800,000	6,800,000	6,800,000	6,460,000	7,140,000	6,800,000	6,800,000
Less: Administration Costs and Fees	18,000	18,000	18,000	18,000	18,000	18,000	18,000
Net Available for Distribution	<u>6,782,000</u>	<u>6,782,000</u>	<u>6,782,000</u>	<u>6,442,000</u>	<u>7,122,000</u>	<u>6,782,000</u>	<u>6,782,000</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	1,230,000	1,230,000	1,389,000	1,230,000	1,230,000	1,230,000	1,230,000
2) Recognized Payment Obligation (debt)	1,790,000	1,540,000	1,790,000	1,790,000	1,790,000	2,040,000	5,500,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>3,145,000</u>	<u>2,895,000</u>	<u>3,304,000</u>	<u>3,145,000</u>	<u>3,145,000</u>	<u>3,395,000</u>	<u>6,855,000</u>
Residual amount available to be allocated to all taxing entities	3,637,000	3,887,000	3,478,000	3,297,000	3,977,000	3,387,000	(73,000)
District's Residual Distribution Factor	<u>0.022135</u>	<u>0.022135</u>	<u>0.022135</u>	<u>0.022135</u>	<u>0.022135</u>	<u>0.022135</u>	N/A
Residual Distribution to District	<u>80,505</u>	<u>86,039</u>	<u>76,986</u>	<u>72,979</u>	<u>88,031</u>	<u>74,971</u>	<u>N/A</u>

<--Carried to next distribution cycle

<--Carried to next distribution cycle

**Note:** There may be a residual distribution factor for Area-Wide Unification Failure (AWUF). In cases where there is more than one school in a redevelopment area, this factor is shared with all the elementary schools based on their proportion of taxes to total taxes. This could increase a district's residual distribution anywhere from a moderately significant amount to a significant amount. For simplicity sake this factor is not considered in the examples above.

**SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY**

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Santa Rosa City School District**

Santa Rosa RPTTF

Basic Scenario	DOF disallows part of the debt	Pass-through Payments increase	Tax Increment Decreases 5%	Tax Increment Increases 5%	Debt Payments Increase	Debt is More than Revenue
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**Santa Rosa City Elementary**

**Revenue deposited into RPTTF**

Tax Increment and Other Revenue	6,800,000	6,800,000	6,800,000	6,460,000	7,140,000	6,800,000	6,800,000
Less: Administration Costs and Fees	18,000	18,000	18,000	18,000	18,000	18,000	18,000
Net Available for Distribution	<u>6,782,000</u>	<u>6,782,000</u>	<u>6,782,000</u>	<u>6,442,000</u>	<u>7,122,000</u>	<u>6,782,000</u>	<u>6,782,000</u>

**Allocation of Monies in RPTTF**

1) Pass-through Payments	1,230,000	1,230,000	1,389,000	1,230,000	1,230,000	1,230,000	1,230,000
2) Recognized Payment Obligation (debt)	1,790,000	1,540,000	1,790,000	1,790,000	1,790,000	2,040,000	5,500,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>3,145,000</u>	<u>2,895,000</u>	<u>3,304,000</u>	<u>3,145,000</u>	<u>3,145,000</u>	<u>3,395,000</u>	<u>6,855,000</u>

Residual amount available to be allocated to all taxing entities

	3,637,000	3,887,000	3,478,000	3,297,000	3,977,000	3,387,000	(73,000)
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<--Carried to next distribution cycle

District's Residual Distribution Factor

	0.084859	0.084859	0.084859	0.084859	0.084859	0.084859	N/A
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Residual Distribution to District

	<u>308,632</u>	<u>329,847</u>	<u>295,140</u>	<u>279,780</u>	<u>337,484</u>	<u>287,417</u>	<u>N/A</u>
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**Santa Rosa City High**

**Revenue deposited into RPTTF**

Tax Increment and Other Revenue	6,800,000	6,800,000	6,800,000	6,460,000	7,140,000	6,800,000	6,800,000
Less: Administration Costs and Fees	18,000	18,000	18,000	18,000	18,000	18,000	18,000
Net Available for Distribution	<u>6,782,000</u>	<u>6,782,000</u>	<u>6,782,000</u>	<u>6,442,000</u>	<u>7,122,000</u>	<u>6,782,000</u>	<u>6,782,000</u>

**Allocation of Monies in RPTTF**

1) Pass-through Payments	1,230,000	1,230,000	1,389,000	1,230,000	1,230,000	1,230,000	1,230,000
2) Recognized Payment Obligation (debt)	1,790,000	1,540,000	1,790,000	1,790,000	1,790,000	2,040,000	5,500,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>3,145,000</u>	<u>2,895,000</u>	<u>3,304,000</u>	<u>3,145,000</u>	<u>3,145,000</u>	<u>3,395,000</u>	<u>6,855,000</u>

Residual amount available to be allocated to all taxing entities

	3,637,000	3,887,000	3,478,000	3,297,000	3,977,000	3,387,000	(73,000)
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<--Carried to next distribution cycle

District's Residual Distribution Factor

	0.168503	0.168503	0.168503	0.168503	0.168503	0.168503	N/A
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Residual Distribution to District

	<u>612,845</u>	<u>654,971</u>	<u>586,053</u>	<u>555,554</u>	<u>670,136</u>	<u>570,720</u>	<u>N/A</u>
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**Note:** There may be a residual distribution factor for Area-Wide Unification Failure (AWUF). In cases where there is more than one school in a redevelopment area, this factor is shared with all the elementary schools based on their proportion of taxes to total taxes. This could increase a district's residual distribution anywhere from a moderately significant amount to a significant amount. For simplicity sake this factor is not considered in the examples above.

**SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY**

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Sebastopol Union School District**

**Sebastopol RPTTF**

	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	1,685,000	1,685,000	1,685,000	1,600,750	1,769,250	1,685,000	1,685,000
Less: Administration Costs and Fees	5,800	5,800	5,800	5,800	5,800	5,800	5,800
Net Available for Distribution	<u>1,679,200</u>	<u>1,679,200</u>	<u>1,679,200</u>	<u>1,594,950</u>	<u>1,763,450</u>	<u>1,679,200</u>	<u>1,679,200</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	488,000	488,000	520,000	488,000	488,000	488,000	488,000
2) Recognized Payment Obligation (debt)	290,000	240,000	290,000	290,000	290,000	340,000	1,100,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>903,000</u>	<u>853,000</u>	<u>935,000</u>	<u>903,000</u>	<u>903,000</u>	<u>953,000</u>	<u>1,713,000</u>
Residual amount available to be allocated to all taxing entities	776,200	826,200	744,200	691,950	860,450	726,200	(33,800) <--Carried to next distribution cycle
District's Residual Distribution Factor	<u>0.284087</u>	<u>0.284087</u>	<u>0.284087</u>	<u>0.284087</u>	<u>0.284087</u>	<u>0.284087</u>	N/A
Residual Distribution to District	<u><u>220,508</u></u>	<u><u>234,713</u></u>	<u><u>211,418</u></u>	<u><u>196,574</u></u>	<u><u>244,443</u></u>	<u><u>206,304</u></u>	N/A

SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Sonoma Valley Unified School District**

**Springs RPTTF**

	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	1,334,000	1,334,000	1,334,000	1,267,300	1,400,700	1,334,000	1,334,000
Less: Administration Costs and Fees	5,200	5,200	5,200	5,200	5,200	5,200	5,200
Net Available for Distribution	<u>1,328,800</u>	<u>1,328,800</u>	<u>1,328,800</u>	<u>1,262,100</u>	<u>1,395,500</u>	<u>1,328,800</u>	<u>1,328,800</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	148,000	148,000	175,000	148,000	148,000	148,000	148,000
2) Recognized Payment Obligation (debt)	422,000	422,000	422,000	422,000	422,000	472,000	422,000
2a) Debt short fall from prior year	754,000	-	754,000	754,000	754,000	754,000	1,182,000
3) Successor Agency Admin Costs	4,800	4,800	4,800	4,800	4,800	4,800	4,800
Total disbursed before Residual	<u>1,328,800</u>	<u>574,800</u>	<u>1,355,800</u>	<u>1,328,800</u>	<u>1,328,800</u>	<u>1,378,800</u>	<u>1,756,800</u>
Residual amount available to be allocated to all taxing entities	-	754,000	(27,000)	(66,700)	66,700	(50,000)	(428,000)
District's Residual Distribution Factor	<u>0.396067</u>	<u>0.396067</u>	<u>N/A</u>	<u>N/A</u>	<u>0.396067</u>	<u>N/A</u>	<u>N/A</u>
Residual Distribution to District	<u>-</u>	<u>298,635</u>	<u>N/A</u>	<u>N/A</u>	<u>26,418</u>	<u>N/A</u>	<u>N/A</u>

<--Carried to next distribution cycle

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**Sonoma City RPTTF**

<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	4,876,000	4,876,000	4,876,000	4,632,200	5,119,800	4,876,000	4,876,000
Less: Administration Costs and Fees	13,700	13,700	13,700	13,700	13,700	13,700	13,700
Net Available for Distribution	<u>4,862,300</u>	<u>4,862,300</u>	<u>4,862,300</u>	<u>4,618,500</u>	<u>5,106,100</u>	<u>4,862,300</u>	<u>4,862,300</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	1,435,000	1,435,000	1,535,000	1,435,000	1,435,000	1,435,000	1,435,000
2) Recognized Payment Obligation (debt)	1,338,000	1,138,000	1,338,000	1,338,000	1,338,000	1,538,000	3,400,000
3) Successor Agency Admin Costs	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Total disbursed before Residual	<u>2,833,000</u>	<u>2,633,000</u>	<u>2,933,000</u>	<u>2,833,000</u>	<u>2,833,000</u>	<u>3,033,000</u>	<u>4,895,000</u>
Residual amount available to be allocated to all taxing entities	2,029,300	2,229,300	1,929,300	1,785,500	2,273,100	1,829,300	(32,700)
District's Residual Distribution Factor	<u>0.470827</u>	<u>0.470827</u>	<u>0.470827</u>	<u>0.470827</u>	<u>0.470827</u>	<u>0.470827</u>	<u>N/A</u>
Residual Distribution to District	<u>955,449</u>	<u>1,049,615</u>	<u>908,367</u>	<u>840,662</u>	<u>1,070,237</u>	<u>861,284</u>	<u>N/A</u>

<--Carried to next distribution cycle

**SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY**

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Waugh School District**

**Petaluma RPTTF**

	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	9,360,000	9,360,000	9,360,000	8,892,000	9,828,000	9,360,000	9,360,000
Less: Administration Costs and Fees	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Net Available for Distribution	<u>9,338,000</u>	<u>9,338,000</u>	<u>9,338,000</u>	<u>8,870,000</u>	<u>9,806,000</u>	<u>9,338,000</u>	<u>9,338,000</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	2,870,000	2,870,000	3,000,000	2,870,000	2,870,000	2,870,000	2,870,000
2) Recognized Payment Obligation (debt)	5,450,000	4,950,000	5,450,000	5,450,000	5,450,000	5,550,000	6,400,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>8,445,000</u>	<u>7,945,000</u>	<u>8,575,000</u>	<u>8,445,000</u>	<u>8,445,000</u>	<u>8,545,000</u>	<u>9,395,000</u>
Residual amount available to be allocated to all taxing entities	893,000	1,393,000	763,000	425,000	1,361,000	793,000	(57,000) <--Carried to next distribution cycle
District's Residual Distribution Factor	<u>0.006879</u>	<u>0.006879</u>	<u>0.006879</u>	<u>0.006879</u>	<u>0.006879</u>	<u>0.006879</u>	N/A
Residual Distribution to District	<u>6,143</u>	<u>9,582</u>	<u>5,249</u>	<u>2,924</u>	<u>9,362</u>	<u>5,455</u>	N/A

**Note:** There may be a residual distribution factor for Area-Wide Unification Failure (AWUF). In cases where there is more than one school in a redevelopment area, this factor is shared with all the elementary schools based on their proportion of taxes to total taxes. This could increase a district's residual distribution anywhere from a moderately significant amount to a significant amount. For simplicity sake this factor is not considered in the examples above.

**RDAs Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
West Sonoma County Union High School District**

**Russian River RPTTF**

	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	2,615,000	2,615,000	2,615,000	2,484,250	2,745,750	2,615,000	2,615,000
Less: Administration Costs and Fees	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Net Available for Distribution	<u>2,608,500</u>	<u>2,608,500</u>	<u>2,608,500</u>	<u>2,477,750</u>	<u>2,739,250</u>	<u>2,608,500</u>	<u>2,608,500</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	630,000	630,000	700,000	630,000	630,000	630,000	630,000
2) Recognized Payment Obligation (debt)	32,000	15,000	32,000	32,000	32,000	82,000	2,000,000
3) Successor Agency Admin Costs	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Total disbursed before Residual	<u>669,000</u>	<u>652,000</u>	<u>739,000</u>	<u>669,000</u>	<u>669,000</u>	<u>719,000</u>	<u>2,637,000</u>
Residual amount available to be allocated to all taxing entities	1,939,500	1,956,500	1,869,500	1,808,750	2,070,250	1,889,500	(28,500)
District's Residual Distribution Factor	<u>0.080107</u>	<u>0.080107</u>	<u>0.080107</u>	<u>0.080107</u>	<u>0.080107</u>	<u>0.080107</u>	N/A
Residual Distribution to District	<u>155,368</u>	<u>156,729</u>	<u>149,760</u>	<u>144,894</u>	<u>165,842</u>	<u>151,362</u>	N/A

←--Carried to next distribution cycle

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**Sebastopol RPTTF**

<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	1,685,000	1,685,000	1,685,000	1,600,750	1,769,250	1,685,000	1,685,000
Less: Administration Costs and Fees	5,800	5,800	5,800	5,800	5,800	5,800	5,800
Net Available for Distribution	<u>1,679,200</u>	<u>1,679,200</u>	<u>1,679,200</u>	<u>1,594,950</u>	<u>1,763,450</u>	<u>1,679,200</u>	<u>1,679,200</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	488,000	488,000	520,000	488,000	488,000	488,000	488,000
2) Recognized Payment Obligation (debt)	290,000	240,000	290,000	290,000	290,000	340,000	1,100,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>903,000</u>	<u>853,000</u>	<u>935,000</u>	<u>903,000</u>	<u>903,000</u>	<u>953,000</u>	<u>1,713,000</u>
Residual amount available to be allocated to all taxing entities	776,200	826,200	744,200	691,950	860,450	726,200	(33,800)
District's Residual Distribution Factor	<u>0.119236</u>	<u>0.119236</u>	<u>0.119236</u>	<u>0.119236</u>	<u>0.119236</u>	<u>0.119236</u>	N/A
Residual Distribution to District	<u>92,551</u>	<u>98,513</u>	<u>88,735</u>	<u>82,505</u>	<u>102,597</u>	<u>86,589</u>	N/A

←--Carried to next distribution cycle

**SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY**

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Windsor Unified School District**

<u>Windsor RPTTF</u>	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	1,956,000	1,956,000	1,956,000	1,858,200	2,053,800	1,956,000	1,956,000
Less: Administration Costs and Fees	6,200	6,200	6,200	6,200	6,200	6,200	6,200
Net Available for Distribution	<u>1,949,800</u>	<u>1,949,800</u>	<u>1,949,800</u>	<u>1,852,000</u>	<u>2,047,600</u>	<u>1,949,800</u>	<u>1,949,800</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	126,000	126,000	2,300,000	126,000	126,000	126,000	126,000
2) Recognized Payment Obligation (debt)	407,000	307,000	407,000	407,000	407,000	507,000	3,900,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>658,000</u>	<u>558,000</u>	<u>2,832,000</u>	<u>658,000</u>	<u>658,000</u>	<u>758,000</u>	<u>4,151,000</u>
Residual amount available to be allocated to all taxing entities	1,291,800	1,391,800	(882,200)	1,194,000	1,389,600	1,191,800	(2,201,200) <--Carried to next distribution cycle
District's Residual Distribution Factor	<u>0.426008</u>	<u>0.426008</u>	<u>0.426008</u>	<u>0.426008</u>	<u>0.426008</u>	<u>0.426008</u>	<u>N/A</u>
Residual Distribution to District	<u>550,317</u>	<u>592,918</u>	<u>(375,824)</u>	<u>508,654</u>	<u>591,981</u>	<u>507,716</u>	<u>N/A</u>

SAMPLE DATA - FOR ILLUSTRATION PURPOSES ONLY

**RDA Study - Sonoma County School Districts  
Residual Distribution Calculation - Various Scenarios  
Wright School District**

**Santa Rosa RPTTF**

	<b>Basic Scenario</b>	<b>DOF disallows part of the debt</b>	<b>Pass-through Payments increase</b>	<b>Tax Increment Decreases 5%</b>	<b>Tax Increment Increases 5%</b>	<b>Debt Payments Increase</b>	<b>Debt is More than Revenue</b>
<b>Revenue deposited into RPTTF</b>							
Tax Increment and Other Revenue	6,800,000	6,800,000	6,800,000	6,460,000	7,140,000	6,800,000	6,800,000
Less: Administration Costs and Fees	18,000	18,000	18,000	18,000	18,000	18,000	18,000
Net Available for Distribution	<u>6,782,000</u>	<u>6,782,000</u>	<u>6,782,000</u>	<u>6,442,000</u>	<u>7,122,000</u>	<u>6,782,000</u>	<u>6,782,000</u>
<b>Allocation of Monies in RPTTF</b>							
1) Pass-through Payments	1,230,000	1,230,000	1,389,000	1,230,000	1,230,000	1,230,000	1,230,000
2) Recognized Payment Obligation (debt)	1,790,000	1,540,000	1,790,000	1,790,000	1,790,000	2,040,000	5,500,000
3) Successor Agency Admin Costs	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total disbursed before Residual	<u>3,145,000</u>	<u>2,895,000</u>	<u>3,304,000</u>	<u>3,145,000</u>	<u>3,145,000</u>	<u>3,395,000</u>	<u>6,855,000</u>
Residual amount available to be							
46 allocated to all taxing entities	3,637,000	3,887,000	3,478,000	3,297,000	3,977,000	3,387,000	(73,000) <--Carried to next distribution cycle
District's Residual Distribution Factor	<u>0.014413</u>	<u>0.014413</u>	<u>0.014413</u>	<u>0.014413</u>	<u>0.014413</u>	<u>0.014413</u>	<u>N/A</u>
Residual Distribution to District	<u><u>52,420</u></u>	<u><u>56,023</u></u>	<u><u>50,128</u></u>	<u><u>47,520</u></u>	<u><u>57,321</u></u>	<u><u>48,817</u></u>	<u><u>N/A</u></u>

**Note:** There may be a residual distribution factor for Area-Wide Unification Failure (AWUF). In cases where there is more than one school in a redevelopment area, this factor is shared with all the elementary schools based on their proportion of taxes to total taxes. This could increase a district's residual distribution anywhere from a moderately significant amount to a significant amount. For simplicity sake this factor is not considered in the examples above.

**RDA Study - Sonoma County School Districts**  
**RDA Residual Distributions Received**  
**As of January 2017**

District	No.	2011-12 (first year)	2012-13		2013-14		2014-15		2015-16		2016-17
		June 2012	January 2013	June 2013	January 2014	June 2014	January 2015	June 2015	January 2016	June 2016	January 2017
Bellevue	5	44,553.90	66,751.55	7,392.88	65,317.57	79,001.78	104,495.08	97,615.31	62,385.72	90,653.56	101,783.45
Cinnabar	11	32,722.22	35,526.25	34,239.82	22,520.26	113,888.14	40,639.15	71,728.24	11,787.35	126,331.67	20,158.20
Guerneville	22	332,272.81	171,189.84	145,417.96	143,257.43	171,774.72	188,250.65	175,853.19	214,342.73	210,933.11	234,511.13
Monte Rio	35	155,773.02	87,784.00	74,568.50	71,017.95	85,155.00	114,680.09	107,127.70	112,154.37	107,522.77	145,252.46
Old Adobe	39	54,391.41	58,102.29	55,998.38	31,616.98	159,891.53	62,703.85	110,672.51	17,316.16	185,589.93	29,619.85
Petaluma Elem	85	449,995.54	442,009.84	426,004.36	247,816.60	1,253,243.48	525,629.08	927,736.94	141,665.80	1,524,366.74	248,548.54
Piner-Olivet	43	4.44	14.53	12.60	32.11	22.62	31.93	5.91	32.97	18.27	21.28
Roseland	48	152,906.76	172,716.89	69,423.43	145,074.62	58,881.47	144,196.12	177,890.63	68,899.34	106,769.25	117,783.48
Santa Rosa Elem	86	237,791.16	418,106.30	120,321.10	185,721.91	208,794.11	527,718.11	244,686.73	413,746.10	393,230.13	451,490.01
Sebastopol	51	422,142.00	150,548.15	140,589.51	239,017.08	189,345.70	159,195.48	173,950.75	204,507.19	190,900.42	222,465.43
Waugh	60	15,000.13	15,767.30	15,196.36	9,827.80	49,700.55	24,108.39	42,551.39	6,491.51	69,569.88	11,669.30
Wright	64	-	53,163.51	221.65	30,493.58	40,126.83	91,922.37	78,685.48	45,462.99	69,956.01	76,692.50
West Sonoma County HS	71	407,201.23	154,929.39	139,178.33	177,351.33	171,835.24	193,287.48	191,152.13	198,283.37	220,532.62	252,477.89
Petaluma High	85	384,896.61	382,452.16	368,603.32	216,760.02	1,096,186.00	454,691.54	802,531.98	123,383.03	1,329,179.61	215,526.51
Santa Rosa High	86	341,793.05	554,711.07	151,543.96	330,717.71	304,061.26	678,653.34	469,901.67	456,996.57	521,877.09	582,689.73
Cloverdale Unified	81	12,413.19	-	-	6,847.59	24,070.66	-	53,765.20	1,773.48	169,117.15	57,484.88
Cotati-Rohnert Park Unified	82	1,819,264.54	873,973.46	148,727.31	1,476,206.31	1,599,499.42	632,094.92	1,304,972.30	922,611.40	1,102,045.57	1,541,702.76
Healdsburg Unified	87	3,020,937.95	809,617.67	244,763.37	1,145,719.38	341,357.94	1,816,454.76	1,749,540.04	903,388.71	579,521.42	1,472,350.90
Windsor Unified	63	19,226.14	621,287.07	-	494,452.55	429,030.97	352,213.99	-	498,297.80	99,825.18	553,675.61
Sonoma Valley Unified	88	560,816.29	1,145,971.74	10,138.47	1,234,639.05	29,010.15	535,995.30	96,834.53	343,681.58	323,581.52	969,327.15
SCOE	97	605,165.50	424,232.60	146,922.60	453,778.19	463,065.99	445,656.37	481,500.52	343,907.65	508,756.48	531,540.81
		<u>9,069,267.89</u>	<u>6,638,855.61</u>	<u>2,299,263.90</u>	<u>6,728,186.01</u>	<u>6,867,943.56</u>	<u>7,092,617.99</u>	<u>7,358,703.14</u>	<u>5,091,115.81</u>	<u>7,930,278.39</u>	<u>7,836,771.87</u>

## RDA Study – Sonoma County School Districts

### Variables in RDA Revenue Calculations

#### Fixed Variables

- **Tax Increment (TI)** - Represents statutory 1% of gross tax increment (GTI). GTI includes Secured, Unsecured, and Homeowners taxes all of which fluctuate from year to year. Estimates are used at the time of the current year Residual Calculation. Refer to “Historic Percent Change in Tax Revenues (Secured Taxes)” included in this Study. There are wide fluctuations in Secured taxes, for individual districts, over the course of eleven (11) years. This pattern serves to emphasize that no district can expect the same amount in tax revenue each year.
- **Other Revenue** - Includes Unitary tax, Supplemental tax, and Interest. **Unitary tax**, a subset of Secured tax, is calculated in December of each year and not typically significant. **Supplemental tax** is significant and fluctuates year to year – the amount can be either positive or negative. **Interest** is typically not significant.
- **Pass-Through Payments (PTP)** - Represents AB1290 (tax and facility portion) and Pre-AB1290 (100% facility) payments. Payments fluctuate from year to year depending on the Tax Increment growth or non-growth. Furthermore, payments can increase significantly if a district reaches another funding Tier.
- **Tier** - After a district receives tax increments for 10 years, they are subject to adding a Tier to their PTP. A Tier is additional revenue. Many Sonoma County districts have reached Tier 2 and some are approaching Tier 3. The percent used to calculate revenue varies for each Tier.
- **Enforceable Obligations (or Recognized Payment Obligation)** - Debt that is owed, typically a bond payment. Includes other costs such as legal services or trustee fees. Obligations are required to be reviewed by the California State Department of Finance (DOF) on an annual basis. If the payment does not meet the statutory definition of an enforceable obligation the DOF will deny the request for payment. This happens often. DOF does not review or approve obligations beyond one year.
- **Debt Terms** - Many successor agencies have more than one bond obligation; therefore, ending dates (years) vary for debt service payments.
- **Successor Agency Administration Costs** - Support costs, for example: Executive Director salary, support staff, etc.
- **Residual Distribution Factor** - This factor is determined for each district on an annual basis by the County Auditor-Controller Office. It will change each year, although typically not by much.
- **Prop. 8 Reassessments** - Values of property can be reassessed triggering a decrease in assessed value.

## **RDA Study – Sonoma County School Districts**

### **Variables in RDA Revenue Calculations (continued)**

#### **Fixed Variables (continued)**

- **Bond Refinance** - Although an RDA cannot obtain new debt, they can refinance debt to obtain lower payments. This directly impacts ROPS.
- **Insufficient Redevelopment Property Tax Trust Fund (RPTTF)** - If the ROPS amount exceeds the amount available after PTP are distributed, the result is insufficient funds. Therefore, there are no remaining funds to be distributed to the district (no Residual). At such time when this turns around, resulting in a Residual amount left, the Residual will be distributed to the district. This is currently happening in the Roseland and Springs Successor Agencies, impacting Roseland and Sonoma Valley districts. These districts haven't received Residuals since 2014-15.

#### **Non-Fixed Variables**

- **Economy** - Subject to volatility. In the tax and revenue government circles they say 'the economy changes every 5 years'.
- **Disasters** - Earthquakes and fires, not uncommon in California, impact property values. The Tax Increment is based on Assessed Values of property.
- **Legislation** - Subject to changes. Laws change; funding formulas change; and political leadership changes (particularly in election years).
- **Reorganization** – Changes in school district boundaries and consolidations have an impact on RDA revenue. For example, when a school district is annexed to a city.

# GLOSSARY

**Affordable Housing Set-Aside or LMI Set-Aside** – Redevelopment Law requires every agency to set-aside 20% of its redevelopment funds for low and moderate income (LMI) housing.

**AB 1290 & Pre-AB 1290** – AB 1290 is the “Community Redevelopment Reform Act of 1993” which modified the process for receiving Pass-Through Payments (PTP) in new or amended Projects adopted after January 1, 1994. Under AB 1290, 43.3% of the PTP received by a school district is considered property tax subject to revenue limit/LCFF and the remaining 56.7% is to be used to fund facility needs. Prior to the enactment of AB 1290 (Pre-AB 1290), 100% of the PTP received by a school district is to be used to fund facility needs. These previously negotiated payments are still enforced.

**Basic Aid or Excess Tax** – A district whose local property taxes meets or exceeds its LCFF revenue is considered a basic aid district. Basic Aid districts get to keep all the money allocated from their local property taxes. Under Revenue Limit basic aid districts were eligible for the basic aid constitutional guarantee only (\$120 per ADA), hence the term “basic aid”. Since they retain the excess property taxes they are also referred to as an excess tax district.

**Blight** – A predominately urban area with serious physical and economic burden on the community, which cannot reasonably be expected to be reversed or improved by private enterprise and/or governmental action without redevelopment. Examples of blight include: Unsafe or unhealthy building conditions; stagnant or depreciated property values; high business vacancies; abandoned buildings; residential overcrowding; and high crime rate.

**California Community Redevelopment Act of 1945** – Allowed local governments to create a redevelopment agency to carry out redevelopment projects.

**California State Department of Finance (DOF)** – Responsible for the implementation of the RDA dissolution statutes and oversees the winding down of the successor agencies. Health and Safety Code 34177(m) requires obligations (ROPS) to be reviewed by the DOF annually. The DOF has the authority to deny requests for payments if they don’t meet the statutory definition of an enforceable obligation.

## **GLOSSARY (continued)**

**Enforceable Obligations (EO)** – Includes bond debt service, bond fees, loans of money borrowed, bank fees, payments required by the Federal government, preexisting obligations to the State or obligations imposed by the State, judgements and settlements, legal fees, legally binding agreements or contracts, agreements or contracts for rents, leases, insurance, services, and amounts borrowed from housing funds. (Sometimes EO is referred to as ROPS or Recognized Payment Obligation.)

**Other Monies Factor** - Asset distributions are allocated using this factor. The factor is determined for each taxing agency on an annual basis by the County Auditor-Controller office. This factor is the result of a complex calculation of other factors, based on **Gross** Tax Increment factors.

**Oversight Board** – Established to supervise the successor agency in its responsibility of winding down the RDA. Oversight Boards approve the ROPS before it is submitted to DOF.

**Pass-Through Payments (PTP)** – Due to the potential that tax increment financing could limit the amount of property tax revenues received by taxing agencies (including school districts), the Legislature allows RDAs to share the tax increment with these agencies. Therefore, to partly offset the property tax losses associated with redevelopment, the RDAs make payments to these agencies. These payments are really a transfer of funds and because they “passed-through” the RDA before going to the taxing agencies, they are called pass-through payments.

**Recognized Obligation Payment Schedule (ROPS)** – A required schedule that lists all enforceable obligations and administrative costs that the successor agency is requesting payment to be made. It is submitted annually to the DOF. (Sometimes the term ROPS is used to mean Enforceable Obligations.)

**Redevelopment** - The primary purpose of a redevelopment is to alleviate “blight” by providing funds to improve infrastructure and other public improvements, as well as encourage growth and expand low and moderate income housing. Redevelopment includes planning, development, redesign, reconstruction, or any combination thereof.

## **GLOSSARY (continued)**

**Redevelopment Agency (RDA)** – A separate municipal corporation created by a City or County or Joint Powers Authority. The legislative body is typically a City Council (for a City RDA) or County Board of Supervisors (for County RDA) or a Community Development Commission. The State’s 400 plus RDAs were officially dissolved as of February 1, 2012.

**Redevelopment Project Area (RPA)** – Geographic area within which the RDA provides funds for redevelopment projects.

**Redevelopment Property Tax Trust Fund (RPTTF)** – Created due to the dissolution of RDAs. The County Auditor-Controller deposits the tax increment into this fund. Pass-Through Payments, Enforceable Obligations, and Administrative Costs are paid from this fund. Any residual is distributed to taxing agencies, which includes school districts. There is a RPTTF set up for each successor agency.

**Residual Distribution** – Amount remaining in the RPTTF (after all payments, obligations and costs have been paid) is called a Residual. It’s shared with certain taxing agencies and distributed to them based on their individual Residual Distribution Factor. Residuals are required to be distributed on January 1<sup>st</sup> and June 1<sup>st</sup> of each year.

**Residual Distribution Factor** - Residual distributions are allocated using this factor. The factor is determined for each taxing agency on an annual basis by the County Auditor-Controller office. This factor is the result of a complex calculation of other factors, based on **Net** Tax Increment factors.

**Successor Agency** – Established for each RDA and is typically the same city or county that created the RDA. They are held responsible for winding down the RDA. Winding down is the dissolution of the RDA over time. Successor Agencies manage redevelopment projects currently underway; make payments on enforceable obligations and dispose of redevelopment assets and properties. Successor Agencies are responsible for preparing the ROPS.

## **GLOSSARY (continued)**

**Successor Agency Administrative Cost** – Costs to cover the administering of the successor agency. These costs include staff time to prepare documents for review by the Oversight Boards, tracking expenditures and debt payments, and working with the DOF.

**Tax Increment (TI)** – Statutory 1% of gross tax increment which is Secured, Unsecured and Homeowners property taxes.

**Tax Increment Financing** – Financing based on tax revenue increased from some base period through the life of the project. It's the annual increase in property tax revenues in redevelopment project areas above a base year amount. Tax increments were once diverted to the RDA to directly fund projects or repay indebtedness incurred to fund projects. Beginning February 1, 2012, County Auditor-Controller deposits the tax increment directly into the RPTTF.

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