



April 10, 2026

Matt Baker, Finance Director  
City of Avalon  
410 Avalon Canyon Road  
P.O. Box 707  
Avalon, CA 90704

### **2026-27 Annual Recognized Obligation Payment Schedule**

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Avalon Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2026 through June 30, 2027 (ROPS 26-27) to the California Department of Finance (Finance) on January 28, 2026. Finance has completed its review of the ROPS 26-27.

Based on a sample of line items reviewed and application of the law, Finance made the following determinations:

- On the ROPS 26-27 form, the Agency reported cash balances and activity for the period July 1, 2023 through June 30, 2024 (ROPS 23-24). According to our review, the Agency has approximately \$17,526 from Other Funds available to fund enforceable obligations on the ROPS 26-27. HSC section 34177 (l) (1) (E) requires these balances to be used prior to requesting Redevelopment Property Tax Trust Fund (RPTTF) funding. This item does not require payment from property tax revenues; therefore, with the Agency's concurrence, the funding source for the following item has been reclassified in the amount specified below:
  - Item No. 25 – 2015 Tax Allocation Refunding Bonds Series 2015A in the amount of \$1,221,713 is partially reclassified. Finance approves RPTTF in the amount of \$1,204,187 and the use of Other Funds in the amount of \$17,526, totaling \$1,221,713.
- The administrative costs claimed are within the fiscal year administrative cap pursuant to HSC section 34171 (b) (3). However, Finance notes the Oversight Board (OB) approved an amount that appears excessive, given the number and nature of the obligations listed on the ROPS. HSC section 34179 (i) requires the OB to exercise a fiduciary duty to the taxing entities. Therefore, Finance encourages the OB to apply adequate oversight when evaluating the administrative resources necessary to successfully wind-down the Agency.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the ROPS 23-24 period. The ROPS 23-24 prior period adjustment (PPA) will offset the ROPS 26-27 RPTTF distribution. The amount of RPTTF authorized includes the PPA resulting from the County Auditor-Controller's review of the PPA form submitted by the Agency.

The Agency's maximum approved RPTTF distribution for the reporting period is \$1,918,127, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2026 through December 31, 2026 period (ROPS A period), and one distribution for the January 1, 2027 through June 30, 2027 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 26-27 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

Except for the adjusted item, Finance approves the remaining items listed on the ROPS 26-27 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 26-27, except items which are the subject of litigation disputing our previous or related determinations, the Agency may request a Meet and Confer within five business days from the date of this letter. The Agency must use the RAD App to complete and submit its Meet and Confer request form. The Meet and Confer process and guidelines are available on our website:

[http://dof.ca.gov/Programs/Redevelopment/Meet\\_And\\_Confer/](http://dof.ca.gov/Programs/Redevelopment/Meet_And_Confer/)

Absent a Meet and Confer, this is our final determination regarding the obligations listed on the ROPS 26-27. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 26-27 form submitted by the Agency and this determination letter will be posted on our website:

<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This determination is effective for the ROPS 26-27 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items is limited to confirming the scheduled payments as required by the obligation.

The amount available from the RPTTF is the same as the amount of property tax increment available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Please direct inquiries to [RedevelopmentAdministration@dof.ca.gov](mailto:RedevelopmentAdministration@dof.ca.gov).

Matt Baker  
April 10, 2026  
Page 3

Sincerely,

Originally signed by:

Cheryl L. McCormick, CPA  
Chief, Office of State Audits and Evaluations

cc: David Maistros, City Manager, City of Avalon  
Linda Santillano, Property Tax Apportionment Division Chief, Los Angeles County  
Martha Arana, Countywide Oversight Board Representative

**Attachment**

| Approved RPTTF Distribution<br>July 2026 through June 2027 |                     |                   |                     |
|------------------------------------------------------------|---------------------|-------------------|---------------------|
|                                                            | ROPS A              | ROPS B            | Total               |
| RPTTF Requested                                            | \$ 1,532,192        | \$ 254,916        | \$ 1,787,108        |
| Administrative RPTTF Requested                             | 75,000              | 75,000            | 150,000             |
| <b>Total RPTTF Requested</b>                               | <b>1,607,192</b>    | <b>329,916</b>    | <b>1,937,108</b>    |
| <b>RPTTF Requested</b>                                     | <b>1,532,192</b>    | <b>254,916</b>    | <b>1,787,108</b>    |
| <u>Adjustment(s)</u>                                       |                     |                   |                     |
| Item No. 25                                                | (17,526)            | 0                 | (17,526)            |
| <b>RPTTF Authorized</b>                                    | <b>1,514,666</b>    | <b>254,916</b>    | <b>1,769,582</b>    |
| <b>Administrative RPTTF Authorized</b>                     | <b>75,000</b>       | <b>75,000</b>     | <b>150,000</b>      |
| ROPS 23-24 Prior Period Adjustment (PPA)                   | (1,455)             | 0                 | (1,455)             |
| <b>Total RPTTF Approved for Distribution</b>               | <b>\$ 1,588,211</b> | <b>\$ 329,916</b> | <b>\$ 1,918,127</b> |

**ICC:** Cervantes, Kyumba, Takagi-Galamba, Standing Horse, McCormick

**Final Path:** LGU>Audits and Review>ROPS 26-27 Letters>Signed ROPS 26-27 Letters  
PDF

**Email Addresses of Addressee and ccs:**

mbaker@cityofavalon.gov

dmaistros@cityofavalon.gov

lsantillano@auditor.lacounty.gov

marana@bos.lacounty.gov