



Transmitted via e-mail

May 17, 2022

Sylvia E. Solis Daniels , Housing Program Manager  
City of Vista  
200 Civic Center Drive  
Vista, CA 92084

### **2022-23 Annual Recognized Obligation Payment Schedule**

This letter supersedes the California Department of Finance's (Finance) Recognized Obligation Payment Schedule (ROPS) letter dated April 15, 2022. Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Vista Successor Agency (Agency) submitted an annual ROPS for the period July 1, 2022 through June 30, 2023 (ROPS 22-23) to Finance on January 31, 2022. The Agency requested a Meet and Confer on one or more of the determinations made by Finance. The Meet and Confer was held on May 5, 2022.

Based on a review of additional information and documentation provided to Finance during the Meet and Confer process, Finance has completed its review of the specific determinations being disputed:

- Item No. 13 – Note Payable in the amount of \$400,000. Finance no longer denies this item. Finance had previously denied the funding request as the Agency was unable to provide support for the estimates listed on ROPS 22-23. During the Meet and Confer, the Agency provided an estimate of the sales tax used to calculate the amount payable to the Developer. Therefore, Finance is approving Redevelopment Property Tax Trust Fund (RPTTF) in the amount of \$400,000 for this item. In addition, Finance notes the Agency indicated Item No. 12 was being contested in the Meet and Confer request. After discussion with the Agency, Finance determined the Agency was contesting Item No. 13 rather than Item No. 12.

In addition, per Finance's letter dated April 15, 2022, we continue to make the following determinations not contested by the Agency during the Meet and Confer:

- Item No. 12 – Development and Disposition Agreement (DDA). The Agency requested \$300,000 from RPTTF in error. Therefore, with the Agency's concurrence, Finance made an adjustment of \$300,000 to decrease the requested amount to \$0.

- Item No. 76 – Legal Services Agreement. The Agency requested \$132,927 from RPTTF in error. The Agency requested to remove this funding request. Therefore, Finance made an adjustment of \$132,927 to decrease the requested amount to \$0.

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the July 1, 2019 through June 30, 2020 (ROPS 19-20) period. The ROPS 19-20 prior period adjustment (PPA) will offset the ROPS 22-23 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 \$10,634,835, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2022 through December 31, 2022 period (ROPS A period), and one distribution for the January 1, 2023 through June 30, 2023 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 22-23 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 items, Finance approves the remaining items listed on the ROPS 22-23 at this time.

This is our final determination regarding the obligations listed on the ROPS 22-23. 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 22-23 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 22-23 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.

Sylvia E. Solis Daniels  
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Please direct inquiries to Zuber Tejani, Supervisor, or Michael Painter, Staff, at (916) 322-2985.

Sincerely,

Original signed by Cheryl L. McCormick for:

JENNIFER WHITAKER  
Program Budget Manager

cc: Amanda Lee, Assistant to the City Manager, City of Vista  
Becky Greene, Acting Manager, San Diego County

<b>Approved RPTTF Distribution July 2022 through June 2023</b>			
	<b>ROPS A</b>	<b>ROPS B</b>	<b>Total</b>
RPTTF Requested	\$ 9,941,152	\$ 2,137,472	\$ 12,078,624
Administrative RPTTF Requested	27,088	222,912	250,000
<b>Total RPTTF Requested</b>	<b>9,968,240</b>	<b>2,360,384</b>	<b>12,328,624</b>
<b>RPTTF Requested</b>	<b>9,941,152</b>	<b>2,137,472</b>	<b>12,078,624</b>
<u>Adjustment(s)</u>			
Item No. 12	(150,000)	(150,000)	(300,000)
Item No. 76	(122,096)	(10,831)	(132,927)
	(272,096)	(160,831)	(432,927)
<b>RPTTF Authorized</b>	<b>9,669,056</b>	<b>1,976,641</b>	<b>11,645,697</b>
<b>Administrative RPTTF Authorized</b>	<b>27,088</b>	<b>222,912</b>	<b>250,000</b>
ROPS 19-20 prior period adjustment (PPA)	(1,260,862)	0	(1,260,862)
<b>Total RPTTF Approved for Distribution</b>	<b>\$ 8,435,282</b>	<b>\$ 2,199,553</b>	<b>\$ 10,634,835</b>