

**Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Base Information
Fiscal Year 2018-19 (August 2019 True-Up)**

Instructions: Update all numbers every year

Phase I Total Assessed Value	107,261,201.00
Phase I Supplemental Revenue	-
Phase II Total Assessed Value	18,239,762.00
Phase II Supplemental Revenue	4,830.24
Phase III Total Assessed Value	22,960,000.00
Phase III Supplemental Revenue	-
Total Unitary Tax Commons	29,642.50
Total Unitary Tax Commons 1A	1,194.85
Total Tax Increment from Commons	3,766,910.54
Total Tax Increment from Commons 1A	134,389.94
Total Tax Increment from All Project Areas	6,131,103.26
Total Litigation Settlement Payments	785,926.60
County Reported Tax Charges (Commons and Commons 1A)	31,179.00
Administrative Charges on ROPS (Total for RDA)	48,888.00
Debt Service on CFD Bonds	462,106.30
Trustee and Disclosure Fees for CFD Bonds	2,194.00

**Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Revenues and Prorating
Fiscal Year 2018-19 (August 2019 True-Up)**

Step 1 **Pro-rating for Litigation Settlements (By Revenues)**

Total Tax Increment from Commons	\$	3,766,910.54
Total Tax Increment from Commons 1A		134,389.94
Total Unitary Revenues		30,837.35
Total Tax Increment Revenues		3,932,137.83
 Total Gross TI Phase I		1,035,180.27
Phase I Portion of Litigation Settlement Payments		26.3%
 Total Gross TI Phase II		182,320.37
Less 1997-98 Tax Increment		4.6%
 Total Gross TI Phase III		227,982.14
Phase III Portion of Litigation Settlement Payments		5.8%

Step 1B **Litigation Settlement Allocations**

Total Litigation Settlement Payments	\$	785,926.60
 Phase I Share	26.3%	206,904.17
Phase II Share	4.6%	36,440.84
Phase III Share	5.8%	45,567.38

Step 2 **Pro-rating of Unitary Revenues (By Land Area)**

Total Unitary Tax Commons	\$	29,642.50
 Phase I Share by Land Area	20.7%	6,138.26
Phase II Share by Land Area	2.4%	720.31
Phase III Share by Land Area	2.6%	782.94

Step 3 **Pro-rating Administrative Charges and Fees**

3a	County Reported Tax Charges (Commons and Commons 1A)		\$	31,179.00
	Phase I Pro-rated Share of Commons and Commons 1A	26.33%		8,208.23
	Phase II Pro-rated Share of Commons and Commons 1A	4.64%		1,445.67
	Phase III Pro-rated Share of Commons and Commons 1A	5.80%		1,807.73
3b	Total Increment for All Project Areas		\$	6,131,103.26
	Phase I Pro-rated Share of All Project Areas			16.88%
	Phase II Pro-rated Share of All Project Areas			2.97%
	Phase III Pro-rated Share of All Project Areas			3.72%
	ROPS Reported Dissolution Fees (Entire RDA)		\$	48,888.00
	Phase I Pro-rated Dissolution Fees			8,254.29
	Phase II Pro-rated Dissolution Fees			1,453.78
	Phase I Pro-rated Dissolution Fees			1,817.88
3a+3b	Charges and Fees Phase I			16,462.52
	Charges and Fees Phase II			2,899.45
	Charges and Fees Phase III			3,625.61

Step 4 **Tax Increment Revenues**

4a	Phase I Total Assessed Value		\$	107,261,201.00
	- Base Year 1973-74			(4,357,000.00)
	Subtotal Assessed Value			102,904,201.00
	x 1% Property Tax Levy	1%		1,029,042.01
	+ Unitary Revenue			6,138.26
	+ Supplemental Revenue			-
	Total Tax Revenue Phase I			1,035,180.27
4b	Phase II Total Assessed Value		\$	18,239,762.00
	- Base Year 1973-74			(562,780.00)
	Subtotal Assessed Value			17,676,982.00
	x 1% Property Tax Levy	1%		176,769.82
	+ Unitary Revenue			720.31
	+ Supplemental Revenue			4,830.24
	Total Tax Revenue Phase II			182,320.37
4c	Phase III Total Assessed Value		\$	22,960,000.00
	- Base Year 1973-74			(240,080.00)
	Subtotal Assessed Value			22,719,920.00
	x 1% Property Tax Levy	1%		227,199.20
	+ Unitary Revenue			782.94
	+ Supplemental Revenue			-
	Total Tax Revenue Phase III			227,982.14

**Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Payment Calculations
Fiscal Year 2018-19 (August 2019 True-Up)**

Step 5 Subtotal Payments by Phase

5a	Phase I Tax Increment Revenues		1,035,180.27
	Less 20% Housing Set Aside	20.0%	(207,036.05)
	Less Estimated Administrative Charges		(16,462.52)
	Less Prorated Litigation Settlement Payments		(206,904.17)
	Less 1997-98 Tax Increment		(68,521.00)
	Subtotal Phase I	\$	536,256.53
5b	Phase II Tax Increment Revenues		182,320.37
	Less 20% Housing Set Aside	20.0%	(36,464.07)
	Less Estimated Administrative Charges		(2,899.45)
	Less Prorated Litigation Settlement Payments		(36,440.84)
	Less 1997-98 Tax Increment		(2,664.00)
	Subtotal Phase II	\$	103,852.00
5c	Phase III Tax Increment Revenues		227,982.14
	Less 20% Housing Set Aside	20.0%	(45,596.43)
	Less Estimated Administrative Charges		(3,625.61)
	Less Prorated Litigation Settlement Payments		(45,567.38)
	Less 1997-98 Tax Increment		(5,112.00)
	Subtotal Phase III	\$	128,080.72

Step 6 Final Payment Calculation

Phase I Subtotal		536,256.53
Phase II Subtotal		103,852.00
Phase III Subtotal		128,080.72
Total Payment Due	\$	768,189.25
Less CFD Debt Service and Fees Made on Behalf of Developer		(464,300.30)
Total Net Payment to Developer	\$	303,888.95
<i>January 2019 Payment (First Half, rounded to nearest dollar)</i>	\$	151,945.00
<i>July 2019 Payment (Second Half, rounded to nearest dollar)</i>	\$	151,945.00

Step 7 Enhanced Improvement Obligations

Old Methodology Pass Through Calculation for Phase I		
Phase I Tax Increment Revenues		1,035,180.27
Less 20% Housing Set Aside	20.0%	(207,036.05)
Less Estimated Administrative Charges		(16,462.52)
Less Litigation Settlement Payments		(562,840.13)
Less 1997-98 Tax Increment		(68,521.00)
Old Methodology Subtotal Phase I	\$	180,320.57
New Methodology Subtotal Phase I	\$	536,256.53
Difference and Total Dedicated to Enhanced Improvements	\$	355,935.96