

**Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Base Information
Fiscal Year 2019-20 (Preliminary Estimate, August 2019)**

Instructions: Update all numbers every year

Phase I Total Assessed Value	109,406,415.00
Phase I Supplemental Revenue	-
Phase II Total Assessed Value	18,982,858.00
Phase II Supplemental Revenue	
Phase III Total Assessed Value	44,321,040.00
Phase III Supplemental Revenue	
Total Unitary Tax Commons	30,828.20
Total Unitary Tax Commons 1A	1,242.64
Total Tax Increment from Commons	3,917,586.96
Total Tax Increment from Commons 1A	139,765.54
Total Tax Increment from All Project Areas	6,376,347.39
Total Litigation Settlement Payments	830,390.21
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	2,500.00

**Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Revenues and Prorating
Fiscal Year 2019-20 (Preliminary Estimate, August 2019)**

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

Total Tax Increment from Commons	\$	3,917,586.96
Total Tax Increment from Commons 1A		139,765.54
Total Unitary Revenues		32,070.84
Total Tax Increment Revenues		4,089,423.34
 Total Gross TI Phase I		 1,056,877.94
Phase I Portion of Litigation Settlement Payments		25.8%
 Total Gross TI Phase II		 184,949.90
Less 1997-98 Tax Increment		4.5%
 Total Gross TI Phase III		 441,623.86
Phase III Portion of Litigation Settlement Payments		10.8%

Step 1B **Litigation Settlement Allocations**

Total Litigation Settlement Payments	\$	830,390.21
 Phase I Share	 25.8%	 214,607.54
³ Amount sp Phase II Share	4.5%	37,555.56
Phase III Share	10.8%	89,675.27

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

Total Unitary Tax Commons	\$	30,828.20
 Phase I Share by Land Area	 20.7%	 6,383.79
Phase II Share by Land Area	2.4%	749.12
Phase III Share by Land Area	2.6%	814.26

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	25.84%		8,057.96
	Phase II Pro-rated Share of Commons and Commons 1A	4.52%		1,410.11
	Phase III Pro-rated Share of Commons and Commons 1A	10.80%		3,367.07
3b	Total Increment for All Project Areas		\$	6,376,347.39
	Phase I Pro-rated Share of All Project Areas			16.57%
	Phase II Pro-rated Share of All Project Areas			2.90%
	Phase III Pro-rated Share of All Project Areas			6.93%
	ROPS Reported Dissolution Fees (Entire RDA)		\$	48,888.00
	Phase I Pro-rated Dissolution Fees			8,103.17
	Phase II Pro-rated Dissolution Fees			1,418.03
	Phase I Pro-rated Dissolution Fees			3,385.97
3a+3b	Charges and Fees Phase I			16,161.13
	Charges and Fees Phase II			2,828.14
	Charges and Fees Phase III			6,753.04

Step 4 **Tax Increment Revenues**

4a	Phase I Total Assessed Value		\$	109,406,415.00
	- Base Year 1973-74			(4,357,000.00)
	Subtotal Assessed Value			105,049,415.00
	x 1% Property Tax Levy	1%		1,050,494.15
	+ Unitary Revenue			6,383.79
	+ Supplemental Revenue			-
	Total Tax Revenue Phase I			1,056,877.94
4b	Phase II Total Assessed Value		\$	18,982,858.00
	- Base Year 1973-74			(562,780.00)
	Subtotal Assessed Value			18,420,078.00
	x 1% Property Tax Levy	1%		184,200.78
	+ Unitary Revenue			749.12
	+ Supplemental Revenue			-
	Total Tax Revenue Phase II			184,949.90
4c	Phase III Total Assessed Value		\$	44,321,040.00
	- Base Year 1973-74			(240,080.00)
	Subtotal Assessed Value			44,080,960.00
	x 1% Property Tax Levy	1%		440,809.60
	+ Unitary Revenue			814.26
	+ Supplemental Revenue			-
	Total Tax Revenue Phase III			441,623.86

**Pleasant Hill Redevelopment Agency
Pleasant Hill Downtown Project
Developer Reimbursement
Payment Calculations
Fiscal Year 2019-20 (Preliminary Estimate, August 2019)**

Step 5 Subtotal Payments by Phase

5a	Phase I Tax Increment Revenues		1,056,877.94
	Less 20% Housing Set Aside	20.0%	(211,375.59)
	Less Estimated Administrative Charges		(16,161.13)
	Less Prorated Litigation Settlement Payments		(214,607.54)
	Less 1997-98 Tax Increment		(68,521.00)
	Subtotal Phase I		\$ 546,212.68
5b	Phase II Tax Increment Revenues		184,949.90
	Less 20% Housing Set Aside	20.0%	(36,989.98)
	Less Estimated Administrative Charges		(2,828.14)
	Less Prorated Litigation Settlement Payments		(37,555.56)
	Less 1997-98 Tax Increment		(2,664.00)
	Subtotal Phase II		\$ 104,912.22
5c	Phase III Tax Increment Revenues		441,623.86
	Less 20% Housing Set Aside	20.0%	(88,324.77)
	Less Estimated Administrative Charges		(6,753.04)
	Less Prorated Litigation Settlement Payments		(89,675.27)
	Less 1997-98 Tax Increment		(5,112.00)
	Subtotal Phase III		\$ 251,758.78

³ Amount ~~s~~ **Final Payment Calculation**

Phase I Subtotal		546,212.68
Phase II Subtotal		104,912.22
Phase III Subtotal		251,758.78
Total Payment Due	\$	902,883.67
Less CFD Debt Service and Fees Made on Behalf of Developer		(464,606.30)
Total Net Payment to Developer	\$	438,277.37
<i>January 2020 Payment (First Half, rounded to nearest dollar)</i>	\$	219,139.00
<i>July 2020 Payment (Second Half, rounded to nearest dollar)</i>	\$	219,139.00

Step 7 Enhanced Improvement Obligations

Old Methodology Pass Through Calculation for Phase I		
Phase I Tax Increment Revenues		1,056,877.94
Less 20% Housing Set Aside	20.0%	(211,375.59)
Less Estimated Administrative Charges		(16,161.13)
Less Litigation Settlement Payments		(521,322.41)
Less 1997-98 Tax Increment		(68,521.00)
Old Methodology Subtotal Phase I	\$	239,497.81
New Methodology Subtotal Phase I	\$	546,212.68
Difference and Total Dedicated to Enhanced Improvements	\$	306,714.87