



Transmitted via e-mail

March 28, 2025

Jeannie Fortune, Interim Director of Finance & Management Services  
San Bernardino City  
290 North D Street  
San Bernardino, CA 92401

### **2025-26 Annual Recognized Obligation Payment Schedule**

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the San Bernardino City Successor Agency (Agency) submitted an annual Recognized Obligation Payment Schedule for the period July 1, 2025 through June 30, 2026 (ROPS 25-26) to the California Department of Finance (Finance) on February 6, 2025. Finance has completed its review of the ROPS 25-26.

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

- Item Nos. 12, 13, and 126 – 1995H Highland Lutheran Senior Housing, 1995R Casa Ramona Senior Housing, and 2016 Bonds. For Item Nos. 12 and 13, the Agency inadvertently requested funding from the Redevelopment Property Tax Trust Fund (RPTTF) instead of Reserve Balances. For Item No. 126, the Agency inadvertently neglected to request the taxable principal payment due on December 1, 2025. Therefore, to accurately reflect the correct debt service payments, Finance made the following adjustments:

<b>Item No.</b>	<b>Item Name</b>	<b>RPTTF Requested</b>	<b>RPTTF Authorized</b>	<b>Reserve Balances Authorized</b>
12	1995H Highland Lutheran Senior Housing	\$150,528	\$ 0	\$150,528
13	1995R Casa Ramona Senior Housing	\$129,922	\$ 0	\$129,922
126	2016 Bonds	\$ 0	\$790,000	\$ 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, 2022 through June 30, 2023 (ROPS 22-23) period. The ROPS 22-23 prior period adjustment (PPA) will offset the ROPS 25-26 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 \$3,425,513, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2025 through December 31, 2025 period (ROPS A period), and one distribution for the January 1, 2026 through June 30, 2026 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 25-26 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 25-26 at this time. If the Agency disagrees with our determination with respect to any items on the ROPS 25-26, 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 25-26. 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 25-26 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 25-26 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.

Jeannie Fortune  
March 28, 2025  
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Please direct inquiries to [RedevelopmentAdministration@dof.ca.gov](mailto:RedevelopmentAdministration@dof.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Cheryl L. McCormick". The signature is fluid and cursive, with the first name "Cheryl" and last name "McCormick" clearly legible.

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

cc: Zuyva Ruiz, Budget Division Manager, San Bernardino City  
Franz Zyss, Chief Deputy, Property Tax Division/Countywide Oversight Board  
Representative, San Bernardino County

**Attachment**

Approved RPTTF Distribution July 2025 through June 2026			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 4,364,269	\$ 131,032	\$ 4,495,301
Administrative RPTTF Requested	40,270	3,065	43,335
<b>Total RPTTF Requested</b>	<b>4,404,539</b>	<b>134,097</b>	<b>4,538,636</b>
<b>RPTTF Requested</b>	<b>4,364,269</b>	<b>131,032</b>	<b>4,495,301</b>
<u>Adjustment(s)</u>			
Item No. 12	(150,528)	0	(150,528)
Item No. 13	(129,922)	0	(129,922)
Item No. 126	790,000	0	790,000
	509,550	0	509,550
<b>RPTTF Authorized</b>	<b>4,873,819</b>	<b>131,032</b>	<b>5,004,851</b>
<b>Administrative RPTTF Authorized</b>	<b>40,270</b>	<b>3,065</b>	<b>43,335</b>
ROPS 22-23 Prior Period Adjustment (PPA)	(1,622,673)	0	(1,622,673)
<b>Total RPTTF Approved for Distribution</b>	<b>\$ 3,291,416</b>	<b>\$ 134,097</b>	<b>\$ 3,425,513</b>