



December 14, 2012

Ms. Susan Paragas, Interim Finance Director
City of Azusa
213 East Foothill Boulevard
Azusa, CA 91702

Dear Ms. Paragas:

Subject: Low and Moderate Income Housing Fund Due Diligence Review

This letter supersedes Finance's LMIHF DDR determination letters dated November 8 and November 15, 2012. Pursuant to Health and Safety Code (HSC) section 34179.6 (c), the City of Azusa successor agency (Agency) submitted an oversight board approved Low and Moderate Income Housing Fund (LMIHF) Due Diligence Review (DDR) to the California Department of Finance (Finance) on October 15, 2012. Finance issued a LMIHF DDR determination letter on November 8, 2012. Subsequently, the Agency requested a Meet and Confer session on one or more items adjusted by Finance. The Meet and Confer Session was held on November 26, 2012.

Based on a review of additional or clarifying information provided to Finance during the Meet and Confer process, Finance continues to believe the adjustment made to the DDR's stated balance of LMIHF available for distribution to the taxing entities is appropriate. HSC section 34179.6 (d) authorizes Finance to make these adjustments. We maintain the adjustment continues to be necessary for the following reason:

- During the LMIHF DDR Meet and Confer process, the Agency concurred with Finance's adjustment in our letter dated November 15, 2012. The July 1, 2012 through December 31, 2012 and January 1, 2013 through June 30, 2013 Recognized Obligation Payment Schedules for fiscal year 2012-13 did not identify any enforceable obligations to be funded with LMIHF. Therefore, the Agency's request to retain \$128,924 of LMIHF funding for the 2012-13 fiscal year is denied and the LMIHF available for distribution to the affected taxing entities will be adjusted by \$128,924.

The Agency's LMIHF balance available for distribution to the affected taxing entities continues to be \$128,924 (see table below).

LMIHF Balances Available For Distribution To Taxing Entities	
Available Balance per DDR:	\$ -
Finance Adjustments	
Add:	
Requested retained balance not supported:	128,924
Total LMIHF available to be distributed:	\$ 128,924

This is Finance's final determination of the LMIHF balances available for distribution to the taxing entities. HSC section 34179.6 (f) requires successor agencies to transmit to the county auditor-controller the amount of funds identified in the above table within five working days, plus any interest those sums accumulated while in the possession of the recipient.

If funds identified for transmission are in the possession of the successor agency, and if the successor agency is operated by the city or county that created the former redevelopment agency, then failure to transmit the identified funds may result in offsets to the city's or the county's sales and use tax allocation, as well as its property tax allocation. If funds identified for transmission are in the possession of another taxing entity, the successor agency is required to take diligent efforts to recover such funds. A failure to recover and remit those funds may result in offsets to the other taxing entity's sales and use tax allocation or to its property tax allocation. If funds identified for transmission are in the possession of a private entity, HSC 34179.6 (h) (1) (B) states that any remittance related to unallowable transfers to a private party may also be subject to a 10 percent penalty if not remitted within 60 days.

Failure to transmit the identified funds will also prevent the Agency from being able to receive a finding of completion from Finance. Without a finding of completion, the Agency will be unable to take advantage of the provisions detailed in HSC section 34191.4. Specifically, these provisions allow certain loan agreements between the former redevelopment agency (RDA) and the city, county, or city and county that created the RDA to be considered enforceable obligations. These provisions also allow certain bond proceeds to be used for the purposes in which they were sold and allows for the transfer of real property and interests into the Community Redevelopment Property Trust Fund once Finance approves the Agency's long-range property management plan.

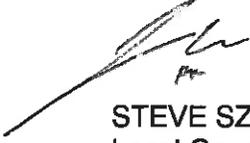
In addition to the consequences above, willful failure to return assets that were deemed an unallowable transfer or failure to remit the funds identified above could expose certain individuals to criminal penalties under existing law.

Pursuant to HSC section 34167.5 and 34178.8, the California State Controller's Office (Controller) has the authority to claw back assets that were inappropriately transferred to the city, county, or any other public agency. Determinations outlined in this letter and Finance's Housing Assets Transfer letter dated August 29, 2012 do not in any way eliminate the Controller's authority.

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Please direct inquiries to Kylie Le, Supervisor or Brian Dunham, Lead Analyst at (916) 445-1546.

Sincerely,



STEVE SZALAY
Local Government Consultant

cc: Mr. Kurt Christiansen, Director of Economic & Community Development, City of Azusa
Ms. Elizabeth W. Hull, Successor Agency Attorney, BB&K LLP
Ms. Kristina Burns, Manager, Los Angeles County Department of Auditor-Controller
California State Controller's Office