



July 10, 2014

Ms. Jennifer Schaefer, Finance/CDBG Manager
City of Corona
400 South Vicentia Avenue, Suite 310
Corona, CA 92882

Dear Ms. Schaefer:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Corona Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on September 27, 2013. The Agency subsequently submitted revised LRPMPs to Finance on February 25, 2013 and June 25, 2014, respectively. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on April 8, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP. Our approval also took into account the following clarification provided by the Agency for an error:

- Property No. 59 – Based on our review of the revised LRPMP and discussions with the Agency, the Agency meant to include an Estimated Current Value (ECV) of \$86,986 in its revised plan. This amount is calculated by applying the comparison method. Specifically, the comparable rate in the area for residential properties is determined to be \$6.24 per square foot. Therefore, the value of the property is determined by multiplying the size of the property with this rate (13,940 square foot x \$6.24/square foot = \$86,986).

However, the Agency is encouraged to obtain an appraisal to maximize the property value prior to the disposition of the property.

In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Agency actions taken pursuant to a Finance approved LRPMP which requires the Agency to enter into a new agreement are subject to oversight board (OB) approval per HSC section 34181 (f). Any OB action approving a new agreement in connection with the LRPMP should be submitted to Finance for approval.

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 do not in any way eliminate the Controller's authority. Should the Controller claw back real property assets not contemplated in the existing approved LRPMP, the LRPMP must be revised to include these additional assets. The revised LRPMP must be approved by the OB and Finance before the disposition of these clawed back assets can occur.

Please direct inquiries to Beliz Chappuie, Supervisor, or Susana Jackson, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Ms. Cynthia Lara, Administrative Services Manager, City of Corona
Ms. Pam Elias, Chief Accountant Property Tax Division, Riverside County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office