



REVISED

January 31, 2014

Mr. John Meyer, Redevelopment and Housing Director
City of Vista
200 Civic Center Drive
Vista, CA 92084

Dear Mr. Meyer:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Vista Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on July 9, 2013. The Agency subsequently submitted a revised LRPMP to Finance on December 10, 2013 which was approved by Finance on December 24, 2013. The Agency submitted another revised LRPMP on January 31, 2014. Finance has completed its review of the revised LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on July 9, 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.

The Agency submitted a revised LRPMP on January 31, 2014 to update the permissible use of the property located at 345 N. Santa Fe Avenue. The Agency now intends to sell the property to the City of Vista Housing Authority and all proceeds will be remitted to the County Auditor-Controller for distribution to the taxing entities.

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.

Finance's December 24, 2013 Oversight Board (OB) Resolution No. 2013-29 determination letter approved an Amended and Restated Acquisition, Disposition, and Development Agreement with Care/West Vista Way LLC and Vista Properties LLC specific to LRPMP Property Nos. 5 and 6. In addition, Finance's January 31, 2014 OB Resolution 2014-1 determination letter approved a Purchase and Sale Agreement by and between the Agency and the Vista Housing Authority specific to LRPMP Property No. 9.

Since Finance is approving the Agency's LRPMP, the Agency remains authorized to execute OB Resolution No. 2013-29 and OB Resolution No. 2014-1.

For the remaining property dispositions, the Agency actions taken pursuant to a Finance approved LRPMP are subject to OB approval per HSC section 34181 (f). Any subsequent OB actions addressing the Agency's implementation of the approved LRPMP should be submitted to Finance for approval.

Please direct inquiries to Wendy Griffe, Supervisor, or Jenny DeAngelis, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Mr. Jonathon Stone, Assistant City Attorney, City of Vista
Mr. Jon Baker, Senior Auditor and Controller Manager, San Diego County
Ms. Elizabeth Gonzalez, Bureau Chief, California State Controller's Office
California State Controller's Office