



December 17, 2013

Mr. Andy Okoro, Deputy City Manager/Director of Finance
City of Norco
2870 Clark Avenue
Norco, CA 92860

Dear Mr. Okoro:

Subject: Recognized Obligation Payment Schedule

This letter supersedes the California Department of Finance's (Finance) Recognized Obligation Payment Schedule (ROPS) letter dated November 1, 2013. Pursuant to Health and Safety Code (HSC) section 34177 (m), the City of Norco Successor Agency (Agency) submitted a Recognized Obligation Payment Schedule (ROPS 13-14B) to Finance on September 26, 2013, for the period of January through June 2014. Finance issued a ROPS determination letter on November 1, 2013. Subsequently, the Agency requested a Meet and Confer session on one or more of the items denied by Finance. The Meet and Confer session was held on November 7, 2013.

Based on a review of additional information and documentation provided to Finance during the Meet and Confer process, Finance has completed its review of the specific items being disputed.

- Item Nos. 11, 12, and 17– Bond funded projects in the amount of \$2,048,550. Finance no longer denies Items 11 and 17 but continues to deny Item 12. During the meet and confer process, the Agency provided additional support including third-party estimates establishing a reasonable estimate of bond funds needed during the ROPS 13-14B period. In addition, a Finding of Completion was issued to the Agency on March 21, 2013; therefore, the Agency may now utilize excess proceeds from bonds issued prior to December 31, 2010 in accordance with HSC section 34191.4 (c).

We note that Item 12 is listed as "Various City Projects" and further described as "Unspecified Costs". Per HSC section 34191.4 (c), the Agency shall list excess bond proceed obligations separately on the ROPS.

In addition, per Finance's letter dated November 1, 2013, we continue to deny the following items not contested by the Agency during the Meet and Confer:

- Item No. 7 – Supplemental Education Revenue Augmentation Fund (SERAF) Loan from Low and Moderate Income Housing Fund (LMIHF) in the amount of \$500,000. HSC section 34176 (e) (6) (B) states that loan or deferral repayments to the LMIHF shall not be made prior to the 2013-14 fiscal year. While ROPS 13-14B falls within fiscal year

2013-14, the repayment of these loans is subject to the repayment formula outlined in HSC section 34191.4 (b) (2) (A).

HSC section 34191.4 (b) (2) (A) allows this repayment to be equal to one-half of the increase between the ROPS residual pass-through distributed to the taxing entities in that fiscal year and the ROPS residual pass-through distributed to the taxing entities in the 2012-13 base year. Since the formula does not allow for estimates, the Agency must wait until the ROPS residual pass-through distributions are known for fiscal year 2013-14 before requesting funding for this obligation. Therefore, this item is not eligible for funding at this time.

- Administrative costs claimed for Redevelopment Property Tax Trust Fund (RPTTF) exceed the allowance by \$12,000. HSC section 34171 (b) limits the 2013-14 administrative expenses to three percent of property tax allocated to the Agency or \$250,000, whichever is greater.

Allowable administrative cost amount for fiscal year 2013-14	\$250,000
Administrative costs distributed for July through December 2013	131,000
Administrative costs claimed for January through June 2014	131,000
Overage	\$12,000

Pursuant to HSC Section 34186 (a), successor agencies were required to report on the ROPS 13-14B form the estimated obligations and actual payments (prior period adjustments) associated with the January through June 2013 period. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by successor agencies are subject to audit by the county auditor-controller (CAC) and the State Controller. The amount of RPTTF approved in the table below includes the prior period adjustment resulting from the CAC's audit of the Agency's self-reported prior period adjustment.

Except for the item denied in whole or in part as enforceable obligation, Finance is not objecting to the remaining items listed on your ROPS 13-14B. The Agency's maximum approved RPTTF distribution for the reporting period is \$3,763,796 as summarized below:

Approved RPTTF Distribution Amount For the period of January through June 2014	
Total RPTTF requested for non-administrative obligations	3,969,034
Total RPTTF requested for administrative obligations	131,000
Total RPTTF requested for obligations	\$ 4,100,034
Total RPTTF requested for non-administrative obligations	3,969,034
<u>Denied Items</u>	
Item No. 7	(315,338)
Total RPTTF approved for non-administrative obligations	3,653,696
Total RPTTF allowable for administrative obligations (see Admin Cost Cap table on following page)	119,000
Total RPTTF approved for obligations	3,772,696
ROPS III prior period adjustment	(8,900)
Total RPTTF approved for distribution	\$ 3,763,796

Administrative Cost Cap Calculation	
Total RPTTF for 13-14A (July through December 2013)	3,653,696
Total RPTTF for 13-14B (January through June 2014)	3,653,696
Less approved unfunded obligations from prior periods	-
Total RPTTF for fiscal year 2013-14	7,307,392
Allowable administrative cost for fiscal year 2013-14 (Greater of 3% or \$250,000)	250,000
Administrative allowance for 13-14A (July through December 2013)	131,000
Allowable RPTTF distribution for administrative cost for ROPS 13-14B	119,000

Please refer to the ROPS 13-14B schedule that was used to calculate the approved RPTTF amount:

[http://www.dof.ca.gov/redevelopment/ROPS/ROPS 13-14B Forms by Successor Agency/](http://www.dof.ca.gov/redevelopment/ROPS/ROPS%2013-14B%20Forms%20by%20Successor%20Agency/).

This is Finance's final determination related to the enforceable obligations reported on your ROPS for January 1 through June 30, 2014. This determination applies only to items where funding was requested for the six month period. Finance's determination is effective for this time period only and should not be conclusively relied upon for future periods. All items listed on a future ROPS are subject to a subsequent review and may be denied even if it was or was not denied on this ROPS or a preceding ROPS. The only exception is for those items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of items that have received a Final and Conclusive determination 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 that was available prior to enactment of ABx1 26 and AB 1484. This amount is not and never was an unlimited funding source. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax is limited to the amount of funding available to the successor agency in the RPTTF.

To the extent proceeds from bonds issued after December 31, 2010 exist and are not encumbered by an enforceable obligation pursuant to HSC section 34171 (d), HSC section 34191.4 (c)(2)(B) requires these proceeds be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation.

Please direct inquiries to Evelyn Suess, Dispute Resolution Supervisor or Danielle Brandon, Analyst, at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Ms. Brenda Jacobs, City Clerk, City of Norco
Ms. Pam Elias, Chief Accountant Property Tax Division, Riverside County
California State Controller's Office