

OVERSIGHT BOARD MEETING
OF THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA

October 1, 2012

2:00 p.m.

Century Conference Room
23920 Valencia Boulevard
Santa Clarita, CA 91355

AGENDA

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Redevelopment Division at (661) 286-4141. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

I. CALL TO ORDER

II. FLAG SALUTE

III. ROLL CALL

IV. APPROVAL OF AGENDA

V. APPROVAL OF MINUTES – August 21, 2012

VI. NEW BUSINESS

1. DUE DILIGENCE REVIEW – HOUSING FUND

Health and Safety Code Section 34179.5 requires the Successor Agency employ a licensed accountant to complete a “Due Diligence Review” in order to determine the unobligated balances of the former redevelopment agency available to be distributed to taxing entities.

Recommended Action:

Receive Due Diligence Report for the Housing Fund; convene a public comment session in accordance with Health and Safety Code Section 34179.6 (b); and schedule a special meeting on October 10, 2012 to consider the adoption of the Due Diligence Report.

2. PROPERTY TRANSFER – 24158 NEWHALL AVENUE

The City of Santa Clarita currently owns the property located at 24158 Newhall Avenue. This property is proposed to be transferred to the Successor Agency.

Recommended Action:

Adopt resolution to approve the transfer of the property located at 24158 Newhall Avenue (APN 2831-019-900) from the City of Santa Clarita to the Successor Agency of the Redevelopment Agency of the City of Santa Clarita retaining a portion therefrom for the installation of a roundabout.

VII. PUBLIC PARTICIPATION

This time has been set aside for the public to address the Board on items that are NOT on the agenda. The Board will not act upon those items at this meeting, other than to review and return without action, or provide direction to staff. ALL speakers must submit a speaker's slip to the Meeting Clerk PRIOR to this portion of the meeting, and prepare a presentation not to exceed three (3) minutes.

VIII. STAFF COMMENTS

IX. ADJOURNMENT

Complete packets are available for public inspection at City Hall. Any writings or documents distributed to a majority of the members of the Oversight Board regarding any open session item on this agenda will be made available for public inspection in City Hall, Suite 120 located at 23920 Valencia Boulevard, during normal business hours. These writings or documents will also be available for review at the meeting. Thank you for attending the Oversight Board meeting. If you have any questions or wish to know more about the Successor Agency or the Oversight Board, please call (661) 286-4141 Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Fridays 8:00 a.m. to 5:00 p.m.

CERTIFICATION

I, Arminé Chaparyan, do hereby certify that I am the duly appointed and qualified Redevelopment Manager for the Successor Agency of the former Redevelopment Agency of the City of Santa Clarita, and that on September 28, 2012, between the hours of 9:00 a.m. and 5:00 p.m., the foregoing agenda was posted at City Hall, Santa Clarita Library, Valencia Branch, and the Santa Clarita Sheriff's Station.



Arminé Chaparyan
Redevelopment Manager
Santa Clarita, California

**MINUTES OF THE
REGULAR MEETING OF THE OVERSIGHT BOARD
OF THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA**

**Thursday
August 21, 2012
2:00 p.m.**

CALL TO ORDER

The meeting of the Oversight Board of the Successor Agency for the former Redevelopment Agency of the City of Santa Clarita was called to order by Chair Striplin at 2:01 p.m. in the Century Conference Room, 23920 Valencia Boulevard, Santa Clarita, California.

Interim City Clerk/Redevelopment Manager Arminé Chaparyan administered the Oath of Office to newly appointed Board Member Robert Swartz.

FLAG SALUTE

Board Member Swartz led the flag salute.

ROLL CALL

Board Members Coleal, Dortch, Hernandez, Hoerber, Koegle, Striplin, and Swartz were all present.

APPROVAL OF AGENDA

A motion was made by Board Member Koegle and seconded by Board Member Hoerber to approve the agenda. Said motion was approved by a vote of 7-0.

APPROVAL OF THE MINUTES OF THE APRIL 26, 2012, REGULAR MEETING

Board Members Hoerber, Koegle, and Swartz abstained from voting as they did not attend the meeting of April 26, 2012. A motion was made by Board Member Hernandez and seconded by Board Member Dortch to approve the minutes from the April 26, 2012, regular meeting. Said motion was approved by a vote of 4-0.

LEGISLATIVE UPDATE – AB 1484

Denise Covert, Administrative Analyst, provided an update on recent changes made to the redevelopment dissolution legislation and explained how the changes affect the Oversight Board.

Ms. Covert noted that changes were made to the Recognized Obligation Payment Schedule and would be further discussed under Item 1. She also provided an update on the upcoming Due Diligence Report and Long Range Property Management Plan.

NEW BUSINESS

ITEM 1 RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Ms. Chaparyan provided a presentation on the Recognized Obligation Payment Schedule (ROPS) for the period of January-June 2013 and pointed out the changes that were made to the ROPS since the meeting packet was distributed to the Board and general public.

The Board and staff discussed issues concerning pass through payments, bond reserves, and fund balance.

A motion was made by Board Member Coleal and seconded by Board Member Koegele to adopt a resolution approving the ROPS for the period of January 1, 2013 – June 30, 2013; and to direct Successor Agency staff to transmit the approved ROPS documents to the Los Angeles County Auditor-Controller, the State Controller, and the State Department of Finance. Said motion was approved by a vote of 7-0.

PUBLIC PARTICIPATION

There were no public comments

STAFF COMMENTS

Chair Striplin thanked staff for meeting all deadlines, therefore keeping the City in compliance.

ADJOURNMENT

The meeting was adjourned by Chair Striplin at 2:55 p.m.

Ken Striplin, Chair
Oversight Board

Arminé Chaparyan, Redevelopment Manager
Successor Agency Staff

**OVERSIGHT BOARD
OF THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA**

AGENDA REPORT

Approved By: _____



Presented By: _____ Denise Covert

DATE: October 1, 2012

SUBJECT: DUE DILIGENCE REPORT – HOUSING FUND

Recommended Action:

Receive Due Diligence Report for the Housing Fund; convene a public comment session in accordance with Health and Safety Code Section 34179.6 (b); and schedule a special meeting on October 10, 2012 to consider the adoption of the Due Diligence Report.

Background:

Health and Safety Code Section 34179.5 requires the Successor Agency to employ a licensed accountant to complete two “Due Diligence Reviews” in order to determine the unobligated balances of the former Redevelopment Agency that is available to be distributed to taxing entities.

The Successor Agency selected Marcum LLC to complete the Due Diligence Reviews. This selection was approved by the Los Angeles County Auditor Controller as required by Health and Safety Code Section 34179.5.

Prior to the dissolution of Redevelopment Agencies, funds were required to be separated into two accounts:

- Low- and Moderate-Income Housing Fund – 20 percent of the tax increment collected to be used for projects that increase the availability of affordable housing.
- Non-Housing Fund – 80 percent of the tax increment collected to be used for general redevelopment purposes.

Because of this distinction in former Redevelopment law, two separate Due Diligence Reviews are required to be completed, one for the former Housing Fund and one for the former Non-Housing Fund.

The item considered today is related to the housing fund. The Due Diligence Review for Non-Housing will be presented to the Oversight Board in December 2012.

In order to complete the Due Diligence Review, Marcum LLC followed the procedures released by the Department of Finance, which included the following analysis:

- Dollar value of assets transferred from the former Redevelopment Agency to the Successor Agency on or about February 1, 2012;
- Dollar value of assets and cash and cash equivalents transferred after January 1, 2011 through June 30, 2012 by the Redevelopment Agency or the Successor Agency to the City that formed the Redevelopment Agency;
- Dollar value of any cash or cash equivalents transferred after January 1, 2011 through June 30, 2012 by the Redevelopment Agency or the Successor Agency to any other public entity or private party;
- Expenditure and revenue accounting information for fiscal year 2010-2011 and fiscal year 2011-2012; and
- Balance of the accounts as of June 30, 2012, including any balances that are legally or contractually dedicated or restricted for the funding of an enforceable obligation.

As a result of the analysis of the Housing Fund, Marcum LLC determined that the total amount available to be distributed to taxing entities is \$402,766. The Due Diligence Review findings are attached to this Agenda Item.

The Successor Agency is bound by the following statutory deadlines related to the Due Diligence Review for Housing:

- **October 1, 2012 – Due Diligence Report for the Housing Fund due to the Oversight Board, the County Auditor-Controller, the State Controller and the Department of Finance. Upon receipt of the Due Diligence Review, the Oversight Board must convene a public comment session to take place at least 5 business days before the Oversight Board holds the approval vote.**
- October 15, 2012 – Due Diligence Report for Housing must be reviewed, approved, and transmitted by the Oversight Board to the Los Angeles County Auditor-Controller. A special meeting of the Oversight Board is scheduled for October 10, 2012 at 2:00 p.m. in the Century Room at the Santa Clarita City Hall.

After Oversight Board approval of the Due Diligence Review for the Housing Fund, the Department of Finance will review the determinations of the Due Diligence Review. The Department of Finance is required to complete their review no later than November 9, 2012.

Within five business days of the determination from the Department of Finance as a result of their review process, the Successor Agency is required to submit the amount of funds required by the Department of Finance to the Los Angeles County Auditor-Controller within 5 working days of receipt of such order. Alternatively, the Successor

Agency has the ability to request a “meet and confer” with the Department of Finance in the case there is a dispute related to the final amount determined.

Fiscal Impact:

There is no fiscal impact as a result of the item being discussed today. Upon approval of the Due Diligence Review for the Housing Fund, scheduled for October 10, 2012, it is estimated that \$402,766 will be available to taxing entities.

Attachments:

Due Diligence Review – Housing Fund

AC:DC:ms

**City of Santa Clarita
(Successor Agency)**

Low and Moderate Income Housing Fund

***Independent Accountants' Report
on Applying Agreed-Upon Procedures
with respect to AB 1484***

**CITY OF SANTA CLARITA
(SUCCESSOR AGENCY)
LOW AND MODERATE INCOME HOUSING FUND**

CONTENTS

	<u>Page</u>
Independent Accountants' Report on Applying Agreed Upon Procedures	1
Attachment A – Procedures and Findings	2
Exhibits	
Exhibit 5-01: Listing of all assets of the City of Santa Clarita (Successor Agency) Low and Moderate Income Housing Fund as of June 30, 2012.	
Exhibit 6A-01: Listing of City of Santa Clarita's (Successor Agency) asset balances held on June 30, 2012 that are restricted for unspent bond proceeds.	
Exhibit 7A-01: Listing of City of Santa Clarita's (Successor Agency) assets as of June 30, 2012 that are not liquid or available for distribution.	
Exhibit 8A-01: Listing of City of Santa Clarita's (Successor Agency) assets as of June 30, 2012 that are restricted for funding of Enforceable Obligations.	
Exhibit 9-01: Recognized Obligation Payment Schedule (ROPS) for the fiscal year 2012 – 2013 and the cash balances as of June 30, 2012 needed to satisfy the obligations.	
Exhibit 10-01: Summary of Balances Available for Allocation to Affected Taxing Entities.	

**INDEPENDENT ACCOUNTANTS' REPORT ON
APPLYING AGREED-UPON PROCEDURES**

County of Los Angeles
County Auditor-Controller
Los Angeles, California

Oversight Board
City of Santa Clarita (Successor Agency)
Santa Clarita, California

We have performed the agreed-upon procedures enumerated in Attachment A, which were agreed to by the California State Controller's Office, California Department of Finance ("State Agencies") and City of Santa Clarita (acting as Successor Agency) solely to assist you in ensuring that the Low and Moderate Income Housing Fund of the City of Santa Clarita is complying with its statutory requirements with respect to AB 1484. Management of the City of Santa Clarita is responsible for the accounting records pertaining to statutory compliance pursuant to Health and Safety Code Section 34179.5(c)(1) through 34179.5(c)(3) and Sections 34179.5(c)(5) through 34179.5 (c)(6). This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of those parties specified in the report. Consequently, we make no representation regarding the sufficiency of the procedures identified below either for the purpose for which this report has been requested or for any other purpose.

The scope of this engagement was limited to performing the agreed-upon procedures as set forth in Attachment A. Attachment A also identifies the findings noted as a result of the procedures performed.

We were not engaged to and did not conduct an audit, the objective of which would be the expression of an opinion as to the appropriateness of the results summarized in Attachment A. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the City of Santa Clarita and applicable State Agencies, and is not intended to be, and should not be used by anyone other than these specified parties. This restriction is not intended to limit distribution of this report, which is a matter of public record.

Marcum LLP

Irvine, California
September 27, 2012

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

CITATION:

Section 34179.5(c)(1)-The dollar value of assets transferred from the former redevelopment agency to the successor agency on or about February 1, 2012.

Procedure 1:

Obtain from the Successor Agency a listing of all assets that were transferred from the former redevelopment agency to the Successor Agency on February 1, 2012. Agree the amounts on this listing to account balances established in the accounting records of the Successor Agency. Identify in the Agreed-Upon Procedures (AUP) report the amount of assets transferred to the Successor Agency as of that date.

Results/Findings:

No exception noted. The total amount of assets transferred to the Successor Agency as of February 1, 2012 was \$12,237,413.59.

CITATION:

Section 34179.5(c)(2)-The dollar value of assets and cash and cash equivalents transferred after January 1, 2011, through June 30, 2012, by the redevelopment agency or the successor agency to the city, county, or city and county that formed the redevelopment agency and the purpose of each transfer. The review shall provide documentation of any enforceable obligation that required the transfer.

Procedure 2:

If the State Controller's Office has completed its review of transfers required under both Sections 34167.5 and 34178.8 and issued its report regarding such review, attach a copy of that report as an exhibit to the AUP report. If this has not yet occurred, perform the following procedures:

- A. Obtain a listing prepared by the Successor Agency of transfers (excluding payments for goods and services) from the former redevelopment agency to the city, county, or city and county that formed the redevelopment agency for the period from January 1, 2011 through January 31, 2012. For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal requirements. Provide this listing as an attachment to the AUP report.

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

- B. Obtain a listing prepared by the Successor Agency of transfers (excluding payments for goods and services) from the Successor Agency to the city, county, or city and county that formed the redevelopment agency for the period from February 1, 2012 through June 30, 2012. For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal requirements. Provide this listing as an attachment to the AUP report.

- C. For each transfer, obtain the legal document that formed the basis for the enforceable obligation that required any transfer. Note in the AUP report the absence of any such legal document or the absence of language in the document that required the transfer.

Results/Findings:

Procedure 2A

Based on the representation from the Successor Agency, there were no transfers from the former redevelopment agency to the city, county, or city and county that formed the redevelopment agency for the period from January 1, 2011 through January 31, 2012.

Procedure 2B

Based on the representation from the Successor Agency, there were no transfers from the Successor Agency to the city, county, or city and county that formed the redevelopment agency for the period from February 1, 2012 through June 30, 2012.

Procedure 2C

There were no transfers per procedures 2A and 2B above. Therefore, this procedure is not applicable.

CITATION:

Section 34179.5(c)(3)-The dollar value of any cash or cash equivalents transferred after January 1, 2011, through June 30, 2012, by the redevelopment agency or the successor agency to any other public agency or private party and the purpose of each transfer. The review shall provide documentation of any enforceable obligation that required the transfer.

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

Procedure 3:

If the State Controller's Office has completed its review of transfers required under both Sections 34167.5 and 34178.8 and issued its report regarding such review, attach a copy of that report as an exhibit to the AUP report. If this has not yet occurred, perform the following procedures:

- A. Obtain a listing prepared by the Successor Agency of transfers (excluding payments for goods and services) from the former redevelopment agency to any other public agency or to private parties for the period from January 1, 2011 through January 31, 2012. For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal requirements. Provide this listing as an attachment to the AUP report.
- B. Obtain a listing prepared by the Successor Agency of transfers (excluding payments for goods and services) from the Successor Agency to any other public agency or private parties for the period from February 1, 2012 through June 30, 2012. For each transfer, the Successor Agency should describe the purpose of the transfer and describe in what sense the transfer was required by one of the Agency's enforceable obligations or other legal requirements. Provide this listing as an attachment to the AUP report.
- C. For each transfer, obtain the legal document that formed the basis for the enforceable obligation that required any transfer. Note in the AUP report the absence of any such legal document or the absence of language in the document that required the transfer.

Results/Findings:

Procedure 3A:

Based on the representation of the Successor Agency, there are no transfers from the former redevelopment agency to any other public agency or to private parties for the period from January 1, 2011 through January 31, 2012.

Procedure 3B:

Based on the representation of the Successor Agency, there are no transfers from the Successor Agency to any other public agency or to private parties for the period from February 1, 2012 through June 30, 2012.

Procedure 3C:

There were no transfers per procedures 3A and 3B above. Therefore, this procedure is not applicable.

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

CITATION:

34179.5(c)(4) The review shall provide expenditure and revenue accounting information and identify transfers and funding sources for the 2010–11 and 2011–12 fiscal years that reconciles balances, assets, and liabilities of the successor agency on June 30, 2012 to those reported to the Controller for the 2009–10 fiscal year.

Procedure 4:

- A. Obtain from the Successor Agency a summary of the financial transactions of the Redevelopment Agency and the Successor Agency in the format set forth in the attached schedule for the fiscal periods indicated in the schedule. For purposes of this summary, the financial transactions should be presented using the modified accrual basis of accounting. End of year balances for capital assets (in total) and long-term liabilities (in total) should be presented at the bottom of this summary schedule for information purposes.
- B. Ascertain that for each period presented, the total of revenues, expenditures, and transfers accounts fully for the changes in equity from the previous fiscal period.
- C. Compare amounts in the schedule relevant to the fiscal year ended June 30, 2010 to the state controller's report filed for the Redevelopment Agency for that period.
- D. Compare amounts in the schedule for the other fiscal periods presented to account balances in the accounting records or other supporting schedules. Describe in the report the type of support provided for each fiscal period.

Results/Findings:

Procedure 4A

The procedure required by Section 34179.5(c)(4) above pertains to the Successor Agency as a whole. Per the instructions provided by the California Department of Finance, these procedures will be addressed in the Agreed Upon Procedures report that is due on December 15, 2012.

Procedure 4B

The procedure required by Section 34179.5(c)(4) above pertains to the Successor Agency as a whole. Per the instructions provided by the California Department of Finance, these procedures will be addressed in the Agreed Upon Procedures report that is due on December 15, 2012.

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

Procedure 4C

The procedures required by Section 34179.5(c)(4) above pertains to the Successor Agency as a whole. Per the instructions provided by the California Department of Finance, these procedures will be addressed in the Agreed Upon Procedures report that is due on December 15, 2012.

Procedure 4D

The procedures required by Section 34179.5(c)(4) above pertains to the Successor Agency as a whole. Per the instructions provided by the Department of Finance, these procedures will be addressed in the Agreed Upon Procedures report that is due on December 15, 2012.

CITATION:

Section 34179.5(c)(5)-A separate accounting for the balance for the Low and Moderate Income Housing Fund for all other funds and accounts combined shall be made as follows:

(A) A Statement of the total value of each fund as of June 30, 2012.

Procedure 5:

Obtain from the Successor Agency a listing of all assets of the Low and Moderate Income Housing Fund as of June 30, 2012 for the report that is due October 1, 2012. When this procedure is applied to the Low and Moderate Income Housing Fund, the schedule attached as an exhibit will only include those assets of the Low and Moderate Housing Fund that were held by the Successor Agency as of June 30, 2012 and will exclude all assets held by the entity that assumed the housing function previously performed by the former redevelopment agency. Agree the assets so listed to recorded balances reflected in the accounting records of the Successor Agency. The listings should be attached as an exhibit to the appropriate AUP report.

Results/Findings:

See Exhibit 5-01 for a listing of all assets of the Low and Moderate Income Housing Fund as of June 30, 2012. No exceptions noted.

CITATION:

Section 34179.5(c)(5)(B)-An itemized statement listing any amounts that are legally restricted as to purpose and cannot be provided to taxing entities. This could include the proceeds of any bonds, grant funds, or funds provided by other governmental entities that place conditions on their use.

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

Procedure 6:

Obtain from the Successor Agency a listing of asset balances held on June 30, 2012 that are restricted for the following purposes:

A. Unspent bond proceeds:

- i) Obtain the Successor Agency's computation of the restricted balances (e.g., total proceeds less eligible project expenditures, amounts set aside for debt service payments, etc.)
- ii) Trace individual components of this computation to related account balances in the accounting records, or to other supporting documentation (specify in the AUP report a description of such documentation).
- iii) Obtain from the Successor Agency a copy of the legal document that sets forth the restriction pertaining to these balances. Note in the AUP report the absence of language restricting the use of the balances that were identified by the Successor Agency as restricted.

B. Grant proceeds and program income that are restricted by third parties:

- i) Obtain the Successor Agency's computation of the restricted balances (e.g. total proceeds less eligible project expenditures).
- ii) Trace individual components of this computation to related account balances in the accounting records, or to other supporting documentation (specify in the AUP report a description of such documentation).
- iii) Obtain from the Successor Agency a copy of the grant agreement that sets forth the restriction pertaining to these balances. Note in the AUP report the absence of language restricting the use of the balances that were identified by the Successor Agency as restricted.

C. Other assets considered to be legally restricted:

- i) Obtain the Successor Agency's computation of the restricted balances (e.g., total proceeds less eligible project expenditures).

Trace individual components of this computation to related account balances in the accounting records, or to other supporting documentation (specify in the AUP report a description of such documentation).

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

ii) Obtain from the Successor Agency a copy of the legal agreement that sets forth the restriction pertaining to these balances. Note in the AUP report the absence of language restricting the use of the balances that were identified by the Successor Agency as restricted.

D. Attach the above mentioned Successor Agency prepared schedule (s) as an exhibit to the AUP in report. For each restriction identified on these schedules, indicate in the report the period of time for which the restrictions are in effect. If the restrictions are in effect until the related assets are expended for their intended purpose, this should be indicated in the report.

Results/Findings:

Procedure 6A

For the asset balances held on June 30, 2012 that are restricted for unspent bond proceeds, we were provided by the Successor Agency, the initial bond agreement detailing the purpose of the bond for Low and Moderate Income Housing Fund, indenture amounts and a breakdown of the actual cash receipts. We traced the individual components of this computation to related account balances in the accounting records and bond documents and noted no exceptions. In the opinion of the Successor Agency, this documentation forms the legal basis for the restriction.

Procedure 6B

Based on the representation of the Successor Agency, there are no asset balances held on June 30, 2012 that are restricted because the assets were from grant proceeds or program income that are restricted by third parties.

Procedure 6C

Based on the representation of the Successor Agency, there are no asset balances held on June 30, 2012 that are considered to be legally restricted.

Procedure 6D

See Exhibit 6A-01 for a listing of asset balances held on June 30, 2012 that are restricted for unspent bond proceeds. The restrictions are in effect until the related assets are expended for their intended purpose.

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

CITATION:

Section 34179.5(c)(5)(C)-An itemized statement of the values of any assets that are not cash or cash equivalents. This may include physical assets, land, records, and equipment. For the purpose of this accounting, physical assets may be valued at purchase cost or at any recently estimated market value. The statement shall list separately housing-related assets.

Procedure 7:

Perform the following procedures:

- A. Obtain from the Successor Agency a listing of assets as of June 30, 2012 that are not liquid or otherwise available for distribution (such as capital assets, land held for resale, long term receivables, etc.) and ascertain if the values are listed at either purchase cost (based on book value reflected in the accounting records of the Successor Agency) or market value as recently estimated by the Successor Agency.
- B. If the assets listed at 7(A) are listed at purchase cost, trace the amounts to previously audited financial statement (or to the accounting records of the Successor Agency) and note any differences.
- C. For any differences noted in 7(B), inspect evidence of disposal of the asset and ascertain that the proceeds were deposited into the Successor Agency trust fund. If the differences are due to additions (this generally is not expected to occur), inspect the supporting documentation and note the circumstances.
- D. If the assets listed at 7(A) are listed at recently estimated market value, inspect the evidence (if any) supporting the value and note the methodology used. If no evidence is available to support the value and/or methodology, note the lack of evidence.

Results/Findings:

Procedure 7A

See Exhibit 7A-01 for a listing of assets as of June 30, 2012 that are not liquid or otherwise available for distribution. Based on the representation of the Successor Agency, the values are listed at purchase cost or book value.

Procedure 7B

We traced the assets listed on Exhibit 7A-01 to the accounting records of the Successor Agency. No exceptions noted.

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

Procedure 7C

This procedure is not applicable. There were no differences noted in Procedure 7B.

Procedure 7D

This procedure is not applicable. The asset listing on Exhibit 7A-01 are listed at purchase cost or book value and not at recently estimated market value.

CITATION:

Section 34179.5(c)(5)(D)-An itemized listing of any current balances that are legally or contractually dedicated or restricted for the funding of an enforceable obligation that identifies the nature of the dedication or restriction and the specific enforceable obligation. In addition, the successor agency shall provide a listing of all approved enforceable obligations that includes a projection of annual spending requirements to satisfy each obligation and a projection of annual revenues available to fund those requirements. If a review finds that future revenues together with dedicated balances are insufficient to fund future obligations and thus retention of current balance is required, it shall identify the amount of current balances necessary for retention. The review shall also detail the projected property tax revenues and other general purpose revenues to be received by the Successor Agency, together with both the amount and timing of the bond debt service payments of the successor agency, for the period in which the oversight board anticipates the successor agency will have insufficient property tax revenue to pay the specified obligations.

Procedure 8:

Perform the following procedures:

- A. If the Successor Agency believes that asset balances need to be retained to satisfy enforceable obligations, obtain from the Successor Agency an itemized schedule of asset balances (resources) as of June 30, 2012 that are dedicated or restricted for the funding of enforceable obligations and perform the following procedures. The schedule should identify the amount dedicated or restricted, the nature of the dedication or restriction, the specific enforceable obligation to which the dedication or restriction relates, and the language in the legal document that is associated with the enforceable obligation that specifies the dedication of existing asset balance toward payment of that obligation.
 - i) Compare all information on the schedule to the legal documents that form the basis for the dedication or restriction of the resource balance in question.

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

- ii) Compare all current balances to the amounts reported in the accounting records of the Successor Agency or to an alternative computation.
 - iii) Compare the specified enforceable obligations to those that were included in the final Recognized Obligation Payment Schedule approved by the California Department of Finance.
 - iv) Attach as an exhibit to the report the listing obtained from the Successor Agency. Identify in the report any listed balances for which the Successor Agency was unable to provide appropriate restricting language in the legal document associated with the enforceable obligation.
- B. If the Successor Agency believes that future revenues together with balances dedicated or restricted to an enforceable obligation are insufficient to fund future obligation payments and thus retention of current balances is required, obtain from the Successor Agency a schedule of approved enforceable obligations that includes a projection of the annual spending requirements to satisfy each obligation and a projection of the annual revenues available to fund those requirements and perform the following procedures:
- i) Compare the enforceable obligations to those that were approved by the California Department of Finance. Procedures to accomplish this may include reviewing the letter from the California Department of Finance approving the Recognized Enforceable Obligation Payment Schedules for the six month period from January 1, 2012 through June 30, 2012 and for the six month period July 1, 2012 through December 31, 2012.
 - ii) Compare the forecasted annual spending requirements to the legal document supporting each the enforceable obligation.
 - a. Obtain from the Successor Agency its assumptions relating to the forecasted annual spending requirements and disclose in the report major assumptions associated with the projections.
 - iii) For the forecasted annual revenues:
 - a. Obtain from the Successor Agency its assumptions for the forecasted annual revenues and disclose in the report major assumptions associated with the projections.

If the Successor Agency believes that projected property tax revenues and other general purpose revenues to be received by the Successor Agency are insufficient to pay bond debt service payments (considering both the timing and amount of the related cash flows), obtain from the Successor Agency a schedule demonstrating this insufficiency and apply the following procedures to the information reflected in that schedule.

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

- i) Compare the timing and amounts of bond debt service payments to the related bond debt service schedules in the bond agreement.
 - ii) Obtain the assumptions for the forecasted property tax revenues and disclose major assumptions associated with the projections.
 - iii) Obtain the assumptions for the forecasted other general purpose revenues and disclose major assumptions associated with the projections.
- C. If procedures A, B or C were performed, calculate the amount of current unrestricted balances necessary for retention in order to meet the enforceable obligations by performing the following procedures.
- i) Combine the amount of identified current dedicated or restricted balances and the amount of forecasted annual revenues to arrive at the amount of total resources available to fund enforceable obligations.
 - ii) Reduce the amount of total resources available by the amount forecasted for the annual spending requirements. A negative result indicates the amount of current unrestricted balances that needs to be retained.
 - iii) Include the calculation in the AUP report.

Results/Findings:

Procedure 8A

See Exhibit 8A-01 for the itemized schedule of asset balances (resources) as of June 30, 2012 that are dedicated or restricted for the funding of enforceable obligations. We noted that the amounts shown by the Successor Agency is not specific to the Low and Moderate Income Housing Fund but rather represents the Successor Agency as a whole.

The list includes \$4,145, the remaining balance for a consulting contract for which we were provided the contract and resolution approving the contract amount of \$35,000. The list also includes \$17,500, the remaining balance for legal fees, for which we were not provided with any contract. Both of these obligations were listed on the July 1, 2012 through December 31, 2012 Recognized Obligation Payment Schedule that was approved by the Department of Finance on May 31, 2011. In the opinion of the Successor Agency, this documentation forms the legal basis for the restrictions.

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

Procedure 8B

This procedure is not applicable. The Successor Agency does not believe that future revenues together with balances dedicated or restricted to an enforceable obligation are insufficient to fund future obligation payments and retention of current balances is required.

Procedure 8C

See calculation in Procedures 8D below for the projected property tax revenues and bond debt service payments (considering both the timing and amount of the related cash flows). We compared the timing and amounts of bond debt service payments to related bond service schedules in the bond agreement and noted no exceptions. Major assumptions for forecasted property tax revenues were that the Successor Agency projected property tax revenues for the future five months to be the equal to the property tax revenues for the period January through May 2012. We also noted that the amounts used regarding the Tax Allocation Bond Debt Service Due September 20, 2013 are not specific to the Low and Moderate Income Housing Fund but rather the Successor Agency as a whole; we noted this is because there was only one successor agency fund established by the City of Santa Clarita on February 1, 2012 in their accounting records to record all transactions for the Successor Agency as well as the housing function, hence, enforceable obligations have not been presented separately (or separately identified) for the housing function and the Successor Agency, but instead comingled and presented together.

Procedure 8D

The calculation of the amount of current unrestricted balances necessary for retention in order to meet the enforceable obligations is as follows:

Identified current dedicated or restricted balances	\$ (21,645)
Forecasted annual revenues	<u>733,000</u>
Total resources available to fund enforceable obligations	711,355
Forecasted annual spending requirements	<u>(1,468,652)</u>
Amount of current unrestricted balances necessary for retention	<u>\$ (757,297)</u>

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

CITATION:

Section 34179.5(c)(5)(E)-An itemized list and analysis of any amounts of current balances that are needed to satisfy obligations that will be placed on the Recognized Obligation Payment Schedules for the current fiscal year.

Procedure 9:

If the Successor Agency believes that cash balances as of June 30, 2012 need to be retained to satisfy obligations on the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2012 through June 30, 2013, obtain a copy of the final ROPS for the period of July 1, 2012 through December 31, 2012 and a copy of the final ROPS for the period January 1, 2013 through June 30, 2013. For each obligation listed on the ROPS, the Successor Agency should add columns identifying (1) any dollar amounts of existing cash that are needed to satisfy that obligation and (2) the Successor Agency's explanation as to why the Successor Agency believes that such balances are needed to satisfy the obligation. Include this schedule as an attachment to the AUP report.

Results/Findings:

See attached Exhibit 9-01 for the schedule detailing the cash balances as of June 30, 2012 that needs to be retained to satisfy obligations on the Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2012 through June 30, 2013. We noted that the amounts presented are not specific to the Low and Moderate Income Housing Fund but rather the Successor Agency as a whole; we noted this is because there was only one successor agency fund established by the City of Santa Clarita on February 1, 2012 in their accounting records to record all transactions for the Successor Agency as well as the housing function, hence, enforceable obligations have not been presented separately (or separately identified) for the housing function and the Successor Agency, but instead comingled and presented together.

**City of Santa Clarita (Successor Agency)
Low and Moderate Income Housing Fund
Agreed-Upon Procedures with Respect to AB 1484
Attachment A**

CITATION:

Section 34179.5(c)(6)-The review shall total the net balances available after deducting the total amounts described in subparagraphs (B) to (E), inclusive, of paragraph (5). The review shall add any amounts that were transferred as identified in paragraphs (2) and (3) of subdivision (c) if an enforceable obligation to make that transfer did not exist. The resulting sum shall be available for allocation to affected taxing authorities pursuant to Section 34179.6. It shall be a rebuttable presumption that cash and cash equivalent balances available to the Successor Agency are available and sufficient to disburse the amount determined in this paragraph to taxing entities. If the review finds that there are insufficient cash balances to transfer or that cash or cash equivalents are specifically obligated to the purposes described in subparagraphs (B), (D), and (E) of paragraph (5) in such amounts that there is insufficient cash to provide the full amount determined pursuant to this paragraph, that amount shall be demonstrated in an additional itemized schedule.

Procedure 10:

Include (or present) a schedule detailing the computation of the Balance Available for Allocation to Affected Taxing Entities. Amounts included in the calculation should agree to the results of the procedures performed in each section above. The schedule should also include a deduction to recognize amounts already paid to the County Auditor-Controller on July 12, 2012 as directed by the California Department of Finance. The amount of this deduction presented should be agreed to evidence of payment. The attached example summary schedule may be considered for this purpose. Separate schedules should be completed for the Low and Moderate Income Housing Fund and for all other funds combined (excluding the Low and Moderate Income Housing Fund).

Results/Findings:

See attached Exhibit 10-01 for the schedule detailing the computation of the Balance Available for Allocation to Affected Taxing Entities.

Procedure 11:

Obtain a representation letter from Successor Agency management acknowledging their responsibility for the data provided to the practitioner and the data presented in the report or in any attachments to the report. Included in the representations should be an acknowledgement that management is not aware of any transfers (as defined by Section 34179.5) from either the former redevelopment agency or the Successor Agency to other period from January 1, 2011 through June 30, 2012 that may not have been properly identified in the AUP report and its related exhibits. Management's refusal to sign the representation letter should be noted in the AUP report as required by attestation standards.

Result/Findings:

Said management representation letter was received. No exceptions noted.

**City of Santa Clarita Successor Agency
Low and Moderate Income Housing Fund Assets as of June 30, 2012
Procedure #5**

Asset	Amount	Description
Cash	\$ 3,541,179	
Housing Set-Aside Tax Allocation Bond Proceeds	5,057,099	
Housing Set-Aside Tax Allocation Bond Reserve	268,879	
Debt Service - Cash	7,530	
* Real Property:		
<u>City block at Lyons/Main/9th/Railroad Ave.</u>	2,648,243	
APNs 2831-007-900, 2831-007-901, 2831-007-902, 2831-007-903, 2831-007-904, 2831-007-905, 2831-007-906, 2831-007-907, and 2831-007-908; this property is mainly vacant with one standing commercial building (24406 Lyons Avenue; APN 2831-007-900) currently housing a tenant with an active lease.		This property was purchased in 2009 with 89% RDA low- and moderate-income housing funds and 11% City funds. In anticipation of an affordable housing development on another property, \$2,850,000 in funds were transferred from the RDA non-housing fund to the RDA low- and moderate-income housing fund in May 2011. After this transfer, the property's funding distribution is 43% from RDA low- and moderate-income housing funds, 46% from RDA non-housing funds, and 11% from City funds.
<u>Jang Parcel</u>	438,249	
APN 2833-016-901; 23652 Newhall Avenue; Lot 52 of Tract No. 2703 in the City of Santa Clarita, County of Los Angeles, State of California, as per map recorded in Book 28, Page(s) 20 to 26 inclusive of Maps in the office of the County Recorder of Said County. Except therefrom the southwesterly 20 feet as granted to the Santa of California per the document recorded January 21, 1975 as Instrument No. 239, Official Records, in said County Recorders Office.		Total purchase cost includes \$438,249 in RDA low- and moderate-income housing funds and \$293,123 in Community Development Block Grant entitlement funds.
Total Low and Moderate Income Housing Fund Assets of Successor Agency as of 6/30/12	\$ 11,961,179	

* Real property was transferred to the City of Santa Clarita on 3/15/11. The property was transferred to the Successor Agency on 2/01/12. These assets were included on the Housing Asset Transfer form submitted to the Department of Finance (DOF) on 8/01/12 and per the DOF letter dated 8/31/12, there were no objections to these transfers.

City of Santa Clarita Successor Agency
 Low Moderate Income Housing Fund of Successor Agency - City of Santa Clarita
 Computation of restricted balance of unspent bond proceeds
 Procedure 6A

City of Santa Clarita Redevelopment Agency
 Housing Set-Aside Tax Allocation Bonds, Series 2008

Bond Proceeds	\$	8,143,000	
Bond Reserve		268,879	
L.AIF Interest		66,630	
Transfer In		2,892,372	<i>Includes \$2,850,000 for real property acquisition from Non-Housing Fund.</i>
Bond Interest		80,143	
		<u>11,451,024</u>	

<u>Less:</u>			
Debt Service		188,555	<i>Accumulated interest used for debt service payments</i>
Land Acquisitions		5,936,491	
		<u>6,125,046</u>	
Balance 6/30/12:	\$	<u>5,325,978</u>	

The legal restrictions on the use of these assets as specified by the bond covenants are in effect until the related assets are expended for their intended purpose.

**City of Santa Clarita Successor Agency
Low and Moderate Income Housing Fund Non-liquid Assets as of June 30, 2012
Procedure #7A**

Asset	Amount	Description
<p>* Real Property: City block at Lyons/Main/9th/Railroad Ave. APNs 2831-007-900, 2831-007-901, 2831-007-902, 2831-007-903, 2831-007-904, 2831-007-905, 2831-007-906, 2831-007-907, and 2831-007-908; this property is mainly vacant with one standing commercial building (24406 Lyons Avenue; APN 2831-007-900) currently housing a tenant with an active lease.</p>	2,648,243	<p>This property was purchased in 2009 with 89% RDA low- and moderate-income housing funds and 11% City funds. In anticipation of an affordable housing development on another property, \$2,850,000 in funds were transferred from the RDA non-housing fund to the RDA low- and moderate-income housing fund in May 2011. After this transfer, the property's funding distribution is 43% from RDA low- and moderate-income housing funds, 46% from RDA non-housing funds, and 11% from City funds.</p>
<p>Jang Parcel APN 2833-016-901; 23652 Newhall Avenue; Lot 52 of Tract No. 2703 in the City of Santa Clarita, County of Los Angeles, State of California, as per map recorded in Book 28, Page(s) 20 to 26 inclusive of Maps in the office of the County Recorder of Said County. Except therefrom the southwesterly 20 feet as granted to the Santa of California per the document recorded January 21, 1975 as Instrument No. 239, Official Records, in said County Recorders Office.</p>	438,249	<p>Total purchase cost includes \$438,249 in RDA low- and moderate-income housing funds and \$293,123 in Community Development Block Grant entitlement funds.</p>
<p>Total Low and Moderate Income Housing Fund Non-liquid Assets of Successor Agency as of 6/30/12</p>	<p>\$ 3,086,492</p>	

* Real property was transferred to the City of Santa Clarita on 3/15/11. The property was transferred to the Successor Agency on 2/01/12. These assets were included on the Housing Asset Transfer form submitted to the Department of Finance (DOF) on 8/01/12 and per the DOF letter dated 8/31/12, there were no objections to these transfers.

**City of Santa Clarita Successor Agency
Legally restricted for funding of an Enforceable Obligation
Procedure #8A-01**

<u>Included on approved July-December 2012 ROPS:</u>		
HDR Engineering contract (expires 12/31/12)	\$ 4,145	
Anticipated Oversight Board legal costs (July-Dec 2012 ROPS)	<u>17,500</u>	\$ 21,645
Total		<u><u>\$ 21,645</u></u>

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Payee	Description	Source of Funding	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Cash Balance to be retained to satisfy obligations	Month					Total	
							Jul-12	Aug-12	Sep-12	Oct-12	Nov-12		Dec-12
1) Tax Allocation Bonds Series 2008 Housing Set-Aside Tax Alloc. Bonds	Bank of New York	Bonds issued to fund redevelopment projects	Tax Increment Revenue	\$ 55,188,126.58	\$ 1,778,948.00	\$ 883,511.00			\$ 1,118,974.00				\$ 1,118,974.00
2) Series 2008	Bank of New York	Bonds issued to fund low and moderate income housing projects and programs	Tax Increment Revenue	16,498,629.44	535,056.00				336,378.00				336,378.00
3) City Loan	City of Santa Clarita	Loan for public works project	Tax Increment Revenue	12,640,466.19	840,113.96				420,059.98				420,059.98
4) City Loan entered into on 12/08/09	City of Santa Clarita	Loan for public works project	Tax Increment Revenue	1,186,850.53	0.00								
5) City Loan entered into on 6/22/10	City of Santa Clarita	Loan for public works project	Tax Increment Revenue	1,059,516.58	0.00								
6a) Successor Agency Administrative Costs	Various	Administrative agency costs	Tax Increment Revenue (Admin. Cost Allowance)	250,000.00	250,000.00				20,833.33				20,833.33
6b) Successor Agency Administrative Costs	Various	Administrative agency costs	Redevelopment Oblig.	276,796.00	276,796.00	138,398.00			23,066.33				23,066.33
7) Contract for Engineering Services	HDR Engineering	Engineering services for the Successor Agency	Retirement Fund Balance	4,145.00	4,145.00				690.83				690.83
8) Newhall Roundabout	So. Cal. Edison	Streetlight design and pole relocation	Tax Increment Revenue	115,000.00	115,000.00	115,000.00			19,166.67				19,166.67
9) Oversight Board Legal Expenses	T.B.D.	Legal costs associated with actions of the Oversight Board	Tax Increment Revenue	35,000.00	35,000.00				2,916.66				2,916.66
Totals				\$ 87,234,532.32	\$ 3,835,058.96	\$ 1,136,909.00			\$ 1,942,082.81				\$ 66,673.83

Page 2 amount \$ 708,321.00
 Total \$ 1,845,230.00

Procedure #9 Due Diligence Review:
 The Oversight Board adopted Resolution #12-03 which authorized the use of fund balance, including funds formerly considered to be low- and moderate-income funds, to ensure all enforceable obligations could be paid for this time period.

Item 1 Required to make debt service payment for the Tax Allocation Bond due on October 1, 2012.

Item 6b The total of \$526,696 requested for administration charges represents the true costs to be incurred by Successor Agency staff in winding down the former redevelopment agency and implementing the requirements of ABIX 26 and AB 1484 during the 2012-2013 fiscal year. The Oversight Board recognized the high administrative burden placed on City Staff to complete this work and allowed the Successor Agency to utilize fund balance to pay the amount in excess of the \$250,000 allowable by ABIX 26. The Department of Finance also approved using fund balance for this purpose.

Item 8 Cost of streetlight design and relocation of pole by Southern California Edison for the 5th Street & Newhall Avenue Roundabout project.

Name of Successor Agency: City of Santa Clarita
 County: Los Angeles
RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III)
 January 1, 2013 through June 30, 2013

Item #	Project Name / Debt Obligation	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-13	Cash Balance to be retained to satisfy obligations	Funding Source			
										LMHF	Bond Proceeds	Reserve Balance Allowance	RPTFF Other
Grand Total						Newhall	\$ 70,604,859	\$ 3,540,723	\$ 708,321	\$ 125,000	\$ 1,724,304	\$ 659,974	\$ 2,557,624
1	Tax Allocation Bonds Series 2008	06/03/08	10/01/12	Bank of New York	Bonds issued to fund low and moderate income housing projects and programs	Newhall	\$ 54,049,193	\$ 1,778,948					
2	Housing Set-Aside Tax Alloc. Bonds Series 2008	06/03/08	10/01/12	Bank of New York	Bonds issued to fund low and moderate income housing projects and programs	Newhall	\$ 16,162,269	\$ 545,656					\$ 188,678
3	Successor Agency Administrative Costs	n/a	n/a	Various	Administrative agency costs	Newhall	\$ 125,000	\$ 250,000			\$ 125,000		\$ 125,000
4	Successor Agency Administrative Costs	n/a	n/a	Various	Administrative agency costs	Newhall	\$ 138,388	\$ 276,776	\$ 138,388				\$ 138,388
5	Due Diligence Review	pending	pending	Maricopa LLP	Due Diligence Review - estimated cost	Newhall	\$ 15,000	\$ 15,000				\$ 15,000	\$ 15,000
6	Newhall Reimbursement	06/03/08	10/01/12	Southern Call Edition	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 119,000	\$ 119,000					\$ 119,000
7	Tax Allocation Bonds Series 2008			Bank of New York	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 0	\$ 0					\$ 0
8	Payments per CRL 33907.5			LA County Liability	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 7,848.84	\$ 7,848.84					\$ 7,848.84
9	Payments per CRL 33907.5			Comandante Fire Protection District Of	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 64,734.03	\$ 64,734.03					\$ 64,734.03
10	Payments per CRL 33907.5			Los Angeles County Fire - FFV	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 1,763.43	\$ 1,763.43					\$ 1,763.43
11	Payments per CRL 33907.5			LA County Flood Control Imp. District Main	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 585.25	\$ 585.25					\$ 585.25
12	Payments per CRL 33907.5			LA County Flood Control Main	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 3,194.98	\$ 3,194.98					\$ 3,194.98
13	Payments per CRL 33907.5			Greater LA County Vector Control	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 123.21	\$ 123.21					\$ 123.21
14	Payments per CRL 33907.5			County Sanitation District No. 32 Operating	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 21,895.34	\$ 21,895.34					\$ 21,895.34
15	Payments per CRL 33907.5			City-Santa Clarita TD #1	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 8,164.70	\$ 8,164.70					\$ 8,164.70
16	Payments per CRL 33907.5			Santa Clarita Street Light Maintenance	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 19,771.05	\$ 19,771.05					\$ 19,771.05
17	Payments per CRL 33907.5			Castaic Lake Water Agency	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 311.75	\$ 311.75					\$ 311.75
18	Payments per CRL 33907.5			Newhall County Water District	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 489.17	\$ 489.17					\$ 489.17
19	Payments per CRL 33907.5			Newhall County Water District	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 970.85	\$ 970.85					\$ 970.85
20	Payments per CRL 33907.5			County School Services	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 26,644.13	\$ 26,644.13					\$ 26,644.13
21	Payments per CRL 33907.5			Children's Institutional Tuition Fund	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 285.479	\$ 285.479					\$ 285.479
22	Payments per CRL 33907.5			Newhall School District	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 281.26	\$ 281.26					\$ 281.26
23	Payments per CRL 33907.5			County School Services Fund - Newhall	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 1,278.11	\$ 1,278.11					\$ 1,278.11
24	Payments per CRL 33907.5			Dev. Center Handicapped Minor - Newhall	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 184.12	\$ 184.12					\$ 184.12
25	Payments per CRL 33907.5			Saugus Union School District	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 21.09	\$ 21.09					\$ 21.09
26	Payments per CRL 33907.5			County School Services Fund - Saugus U	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 27,926.33	\$ 27,926.33					\$ 27,926.33
27	Payments per CRL 33907.5			Dev. Center Handicapped - Saugus Univ	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 118.41	\$ 118.41					\$ 118.41
28	Payments per CRL 33907.5			Hart William S Union High	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 14,693.95	\$ 14,693.95					\$ 14,693.95
29	Payments per CRL 33907.5			County School Services Fund - Hart William	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 12,625.56	\$ 12,625.56					\$ 12,625.56
30	Payments per CRL 33907.5			Hart William S - Elementary School	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 134,069.72	\$ 134,069.72					\$ 134,069.72
31	Payments per CRL 33907.5			Santa Clarita Community College	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 29,006.43	\$ 29,006.43					\$ 29,006.43
32	Payments per CRL 33907.5			Castaic Lake Water Agency	Statutory Payment (Nov 2011 - Jan 2012)	Newhall	\$ 68,398.60	\$ 68,398.60					\$ 68,398.60
33	ERAF			Los Angeles County Auditor/Controller	Statutory Payment (subordinated 6/1/12)	Newhall	\$ 114,707.83	\$ 114,707.83					\$ 114,707.83
34	ERAF Impound			Los Angeles County Auditor/Controller	Statutory Payment	Newhall	\$ 114,707.83	\$ 114,707.83					\$ 114,707.83

Due Diligence Review Procedures #9
 The Oversight Board adopted Resolution #12-03 which authorized the use of fund balances, including funds formerly considered to be low- and moderate-income funds, to ensure all enforceable obligations could be paid for this time period.
 The total of \$326,086 requested for administration charges represents the true costs to be incurred by Successor Agency staff in winding down the former redevelopment agency and implementing the requirements of RA 1486, and AB 1484 during the 2012-2013 fiscal year. The Oversight Board recognized the high administrative burden placed on City staff to complete this work and allowed the Successor Agency to utilize fund balance in excess of the \$268,000 allowable by AB 1484. The Department of Finance also approved using fund balance for these purposes.
 The Successor Agency based on the advice of the DOE did not include the unpaid payments to be made for the period July 1, 2011 through January 31, 2012 on the January-June 2013 ROPS. AB 1484 required the County Auditor/Controller to make a demand for "overpaid" tax income for the period November 2011 through January 2012. The calculation of the overpayment deducted obligations listed on the January-June 2012 ROPS. However, since the SA did not include the past-through payments on the ROPS, no credit was received for those amounts owed. The SA remitted \$543,415.88 to the County A-C on 7/1/12. Per AB 1484, if the past through payments for the period of July 1, 2011 through January 31, 2012 were not made, the County A-C is to deduct the amount of those past through payments from the next distribution of tax increment which otherwise is meant to pay for the expenses appearing on the January through June 2013 ROPS. If that deduction is made, the SA will have a shortfall in terms of paying the expenses listed on the January-June 2013 ROPS. As the SA could make up that shortfall with existing revenue balances, the ROPS included those past through payments being paid by current fund balance.

SUMMARY OF BALANCES AVAILABLE FOR ALLOCATION TO AFFECTED TAXING ENTITIES

Total amount of assets held by the successor agency as of June 30, 2012 (procedure 5) (Exhibit 5-01)	\$ 11,961,179
Add the amount of any assets transferred to the city or other parties for which an enforceable obligation with a third party requiring such transfer and obligating the use of the transferred assets did not exist (procedures 2 and 3)	-
Less assets legally restricted for uses specified by debt covenants, grant restrictions, or restrictions imposed by other governments (procedure 6) (Exhibit 6A-01)	(5,325,978)
Less assets that are not cash or cash equivalents (e.g., physical assets) - (procedure 7) (Exhibit 7A-01)	(3,086,492)
Less balances that are legally restricted for the funding of an enforceable obligation (net of projected annual revenues available to fund those obligations) - (procedure 8D) (Page 13 attachment A)	(757,297)
Less balances needed to satisfy ROPS for the 2012-13 fiscal year (procedure 9) (Exhibit 9-01)	(1,845,230)
Less the amount of payments made on July 12, 2012 to the County Auditor-Controller as directed by the California Department of Finance	<u>(543,416)</u>
Amount to be remitted to county for disbursement to taxing entities	<u>\$ 402,766</u>

Note that separate computations are required for the Low and Moderate Income Housing Fund held by the Successor Agency and for all other funds held by the Successor Agency.

NOTES: For each line shown above, an exhibit should be attached showing the composition of the summarized amount.

If the review finds that there are insufficient funds available to provide the full amount due, the cause of the insufficiency should be demonstrated in a separate schedule.

**OVERSIGHT BOARD
OF THE FORMER REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA**

AGENDA REPORT

Approved By: _____

Presented By: Arminé Chaparyan

DATE: October 1, 2012

SUBJECT: PROPERTY TRANSFER – 24158 NEWHALL AVENUE

Recommended Action:

Adopt resolution approving the transfer of the property located at 24158 Newhall Avenue (APN 2831-019-900) from the City of Santa Clarita to the Successor Agency of the Redevelopment Agency of the City of Santa Clarita retaining a portion therefrom for the installation of a roundabout.

Background:

In 2005, the City Council of the City of Santa Clarita (City) adopted the Downtown Newhall Specific Plan (DNSP). The DNSP outlined the vision for the future of Old Town Newhall and created a plan to revitalize Old Town Newhall by encouraging development and redevelopment. Since the adoption of the DNSP, the Redevelopment Agency of the City of Santa Clarita (Redevelopment Agency) worked towards implementing various components and a number of significant infrastructure projects have been completed:

- Circulation Improvements – Street names were changed to include Main Street and Newhall Avenue and to extend Railroad Avenue. The Agency also reconfigured and restriped Main Street transforming this former major thoroughfare to a pedestrian friendly corridor that is inviting to the community and diverting higher speed traffic to Railroad Avenue.
- Streetscape – The Agency completed a 5-block, award winning streetscape enhancement program including new landscaping, street lights, seating areas, enhanced crosswalks and decorative elements.
- Old Town Newhall Public Library – The Agency built a 30,000 square foot, two story public library designed to serve a community that has been historically lacking adequate public library resources.

These Redevelopment Agency projects were in addition to the existing amenities constructed by the City including the Newhall Metrolink Station, the Newhall Community Center, and Veterans Historical Plaza.

The next significant infrastructure project to be completed by the Redevelopment Agency was a modern roundabout. The proposed roundabout focuses on providing a southern gateway to Old Town Newhall with enhanced landscaping and a monument entrance to Main Street. The center of the roundabout will also include a public art component to be determined at a future date. Staff has worked closely with Los Angeles County (County) Staff to ensure the roundabout design and the design of the improvements currently underway for Hart Park are complimentary. The County will be removing the chain link fencing and replacing it with wrought iron fencing along with enhancements to the exterior of the park. The collaboration between the County and the City will result in a complete transformation of the Southern entrance to Old Town Newhall. In addition to the aesthetic enhancements, the modern roundabout will allow for the smoother flow of traffic at the intersection of 5th Street, Newhall Avenue, and Main Street.

A map of the public improvements implemented in Old Town Newhall is included in this agenda packet.

24158 Newhall Avenue

In 2005, the City purchased the property located at 24158 Newhall Avenue (APN 2831-019-900) for \$760,000 in order to assist in the overall redevelopment of Old Town Newhall. In 2006, it was determined that the title of this property should be transferred to the Agency. This was beneficial because the Agency had broad discretion related to real property in order to further the goal of mitigating blight in the redevelopment area.

The DNSP contemplated this site as a future civic building, including a museum that could broaden the appeal of Old Town Newhall. As Staff began implementing the DNSP, it was determined that other priorities identified had the potential for greater impact to the area, including the enhancement of the physical relationship between Hart Park and Main Street and reconfiguring traffic flow to change the character of Old Town Newhall.

Another benefit of the roundabout at this particular location is the fact that the Agency already owned the property and did not need to purchase additional property or right-of-way in order to make the roundabout project feasible. The property located at 24158 Newhall Avenue provided the additional area that was needed and therefore the impact to private property owners and local businesses was significantly reduced. A map showing the roundabout's impact on the property is attached.

Staff began the design work on the roundabout project in June 2009. Prior to the dissolution of Redevelopment Agencies, the roundabout project was proposed to be funded using three sources: Agency Non-Housing Funds, City Landscape Maintenance District Funds, and a grant received through the 2009 Los Angeles County Metropolitan Transit Authority (Metro) Call for Projects. In order to secure the grant funds, the City executed a Letter of Agreement with Metro, completed the design work for the project, and obtained the National Environmental Policy Act (NEPA) Categorical Exemption clearance. Staff then worked with the California Department of Transportation (Caltrans) to secure the necessary Right-Of-Way Certification. The process is now at the final step where Staff will request the Authorization to Proceed with Construction. Authorization is anticipated to be granted in the coming winter and advertisement for construction will follow immediately thereafter. Construction is scheduled to begin in the spring of 2013.

Dissolution of Redevelopment

With the dissolution of the Redevelopment Agency, the City sought additional funding sources to absorb the costs that the Redevelopment Agency could no longer pay. Pending approval by City Council, staff has identified an alternative funding source to ensure this project is completed during the projected timeline.

On March 15, 2011, the property was transferred from the Redevelopment Agency back to the City for two reasons. First, at that time, the legislature was contemplating the elimination of redevelopment and the property was transferred in order to protect the property from the disposition requirements of the proposed legislation. Second, the property was transferred so that the City had ownership of the property to complete the roundabout project.

The State Controller's Office has requested the return of former Agency property pursuant to the authority given to them under the redevelopment dissolution bills (AB1X26 and AB 1484). The Successor Agency is proposing to fulfill this requirement by transferring the property from the City to the Successor Agency while allowing the City to maintain the right-of-way needed to build the roundabout. The future of the portion proposed to be held by the Successor Agency will be determined by the Long Range Asset Management Plan, expected to be presented to the Oversight Board in the fall of 2013.

A key consideration in the transfer and disposition of assets is that the property is not devalued in any way by the proposed action. The property will not devalue because any private entity that purchased the property and presented a development opportunity to the City for approval would be required to provide this area for right of way to the City. Furthermore, the roundabout will be a significant public investment designed to enhance existing infrastructure which ultimately increases the values of the properties in the neighborhood.

Health and Safety Code Section 34181(f) requires that any action taken by the Oversight Board related to the transfer of property must be public noticed 10-days prior to the proposed action. Because the law is unclear what exactly that means, Staff published a public notice in the local newspaper, provided the public notice to the Oversight Board and those listed on the electronic distribution list for the meeting agenda, placed the public notice at various facilities throughout the City, and published the public notice on the City's and Successor Agency's website. A copy of the public notice is attached.

Should the Oversight Board approve the recommended action, Successor Agency staff will provide notice to the Department of Finance that the action has been taken. The action taken by the Oversight Board becomes effective in five business days unless the Department of Finance requests additional review. Health and Safety Code Section 34181(f) provides the Department of Finance additional review time than the typical 40-day review period. The Department of Finance may request up to an additional 60 days, which means the Department of Finance has a total of 100 days to challenge the Oversight Board's action.

Upon approval by the Oversight Board and the Department of Finance, the City Council must take action to consent to the transfer of the property and the Successor Agency must take action to accept the property.

Fiscal Impact:

There is no fiscal impact as a result of this item.

Attachments:

Downtown Newhall Specific Plan Map

Property Map

Public Notice

[Resolution](#)

AC:DC:ms

Public Investment in Old Town Newhall

Lyons Avenue

STREETScape IMPROVEMENTS
New landscaping, hardscape, and amenities provide great opportunities for new sidewalk dining, on-street parking for the businesses and a great backdrop for hosting special events

OLD TOWN NEWHALL LIBRARY
New 30,000 square foot, state-of-the art LEED certified facility which opened September 29, 2012

CITY-OWNED PROPERTY
Purchased for the purpose of spurring private investment and creating a catalytic project to further redevelopment efforts

RAILROAD IMPROVEMENTS
Lodge pole fencing and landscaping was installed to shield and protect pedestrians and motorists from the railroad tracks.

NEWHALL COMMUNITY CENTER
This facility hosts an average of 2,500 community members annually and features a full gymnasium with a variety of year-round family programs

NEWHALL METROLINK STATION
Serves 250 train riders and 530 public transit riders each weekday and provides parking for Old Town Newhall

PEDESTRIAN IMPROVEMENTS
Sidewalks include landscaped parkways and trees were added to separate the sidewalk from traffic lanes

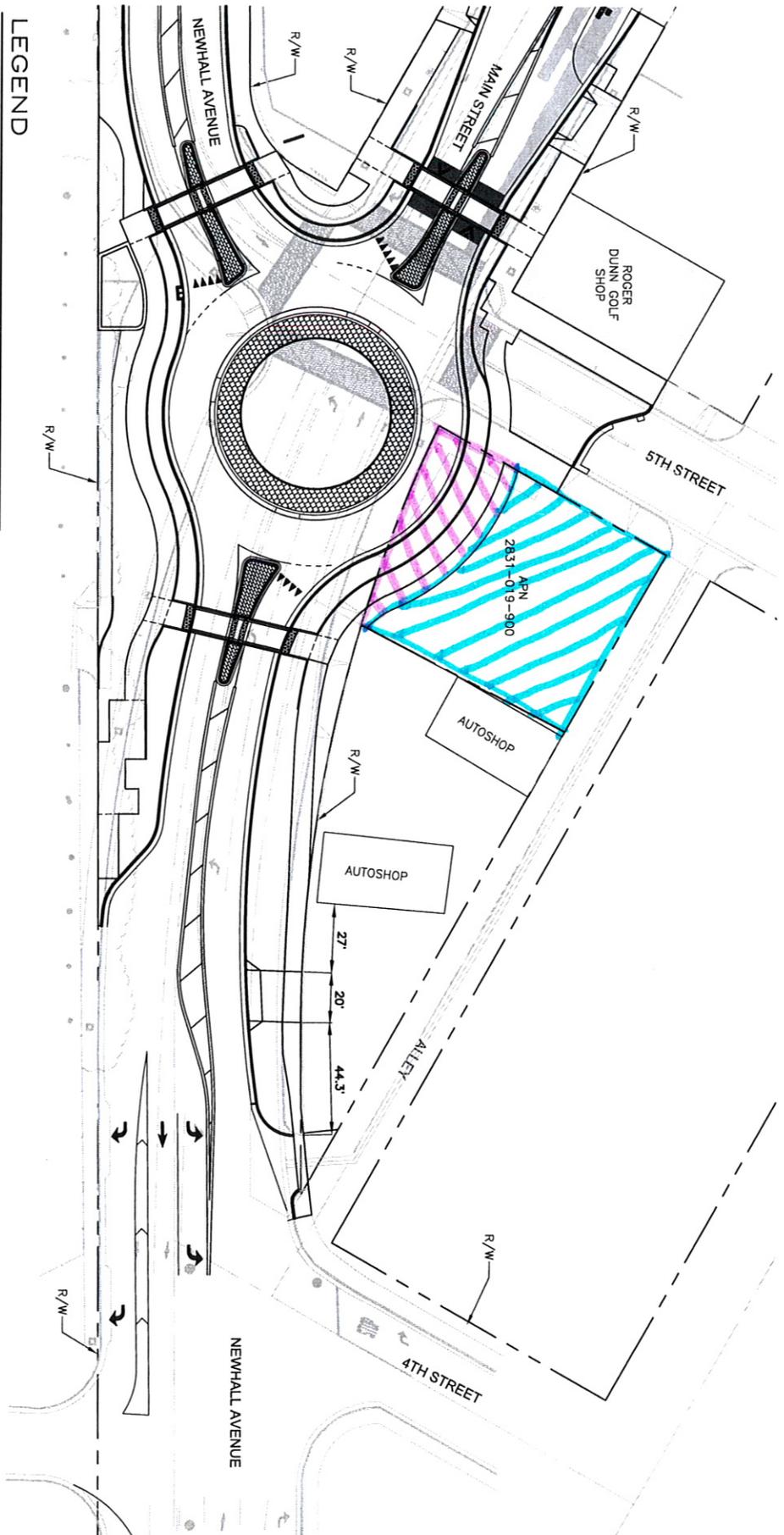
CREEKVIEW PARK
Five-acre community park with great amenities and play areas

VETERAN'S HISTORICAL PLAZA
Public plaza hosts annual special events

FUTURE ROUNDABOUT with ART CENTERPIECE
Currently in design; construction expected to begin in Spring 2013

City of SANTA CLARITA

* Property highlighted in blue is the property located at 24158 Newhall Avenue, which is currently owned by the City.



THE SIGNAL NEWSPAPER
24000 Creekside Rd
Valencia, Ca 91355

Proof of Publication
(2015.5 C.C.P.)

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years; and I am not a party to or interested in the notice published. I am the chief legal advertising clerk of the publisher of the

SIGNAL NEWSPAPER

a newspaper of general circulation, printed and published Daily in the city of Santa Clarita County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles State of California, under the date of **March 25, 1988**

Case number **NVC15880**, that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

9/21

All in the year 2012

I certify (or declare) under penalty of perjury that the foregoing is true and correct

Dated at Valencia, California, this
21 day of September, 2012

D. Mattert

Signature

**SUCCESSOR AGENCY OF THE FORMER
REDEVELOPMENT AGENCY
OF THE CITY OF SANTA CLARITA
PUBLIC NOTICE**

A meeting of the Oversight Board of the former Redevelopment Agency will be held in City Hall Century Room, 23920 Valencia Boulevard, 1st Floor, on the 1st day of October, 2012, at or after 2:00 p.m. At this meeting, the Oversight Board will consider the transfer of real property located at 24158 Newhall Avenue (APN 2831-019-029) from the City of Santa Clarita to the Successor Agency of the Former Redevelopment Agency, retaining a portion therefrom for installation of a roundabout.

Proponents, opponents, and any interested persons may appear and be heard on this matter at that time. Further information may be obtained by contacting Denise Covert, 661-284-1411, Santa Clarita City Hall, 23920 Valencia Boulevard, Suite #302, Santa Clarita, California.

If you wish to challenge this action in court, you may be limited to raising only those issues you or someone else rose at the public hearing described in this notice, or in written correspondence delivered to the City Council, at, or prior to, the public hearing.

Dated: September 17, 2012
Arminé Chaparyan
Secretary

Publish Date: The Signal September
21, 2012

RESOLUTION 12-05

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE FORMER REDEVELOPMENT AGENCY OF THE
CITY OF SANTA CLARITA, CALIFORNIA, APPROVING THE TRANSFER OF
PROPERTY LOCATED AT 24158 NEWHALL AVENUE FROM THE CITY OF
SANTA CLARITA TO THE SUCCESSOR AGENCY OF THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARITA AND
RETAINING IN FEE THAT PORTIONS OF THE PROPERTY NEEDED FOR A CITY
PUBLIC ROADWAY CONSTRUCTION PROJECT

WHEREAS, in 2005, the City Council of the City of Santa Clarita (City) adopted the Downtown Newhall Specific Plan (“DNSP”); and

WHEREAS, the former Redevelopment Agency of the City of Santa Clarita (Redevelopment Agency) worked towards implementing various components of the DNSP and aided in the completion of a number of significant infrastructure projects; and

WHEREAS, the next significant infrastructure project to be aided by the Redevelopment Agency was to be a modern roundabout, providing a southern gateway to Old Town Newhall with enhanced landscaping and a monument entrance to Main Street; and

WHEREAS, the City of Santa Clarita and the County of Los Angeles collaborated on the roundabout project to effectuate the transformation of the Southern entrance to Old Town Newhall by way of the roundabout, providing not only aesthetic enhancements but the smoother flow of traffic at the intersection of 5th Street, Newhall Avenue, and Main Street; and

WHEREAS, the design work on the roundabout project commenced in June 2009, with funding proposed from three sources: Agency Non-Housing Funds, City Landscape Maintenance District Funds, and a grant obtained from the 2009 Los Angeles County Metropolitan Transit Authority (Metro) Call for Projects; and

WHEREAS, given the dissolution of the former Redevelopment Agency, City Staff has identified and the City Council is considering a different City funding source to replace the former Agency’s Non-Housing Funds; and

WHEREAS, City Staff has completed the design for the roundabout and is seeking the grant funding for construction; and

WHEREAS, City Staff has obtained Caltrans Right-Of-Way certification and environmental clearance, which allows Staff to secure Federal Aid for the roundabout and provide an authorization to proceed with advertisement for construction, with construction anticipated to begin in the spring 2013; and

WHEREAS, in 2005, the City of Santa Clarita purchased the property located at 24158 Newhall Avenue (APN 2831-019-900) (“Property”) in order to assist in the overall redevelopment of Old Town Newhall; and

WHEREAS, in 2006, it was determined that the title of this property should be transferred to the former Redevelopment Agency because the Redevelopment Agency had at that time broad discretion related to real property in order to further the goal of mitigating blight in Old Town Newhall; and

WHEREAS, it was subsequently determined that the parcel had the potential for use in the roundabout project to provide the greatest impact to the area, including the enhancement of the physical relationship between Hart Park and Main Street and reconfiguring traffic flow to change the character of Old Town Newhall; and

WHEREAS, during the planning phase of the roundabout project the Property was relied on to serve as a portion of the roundabout; and

WHEREAS, On March 15, 2011, the Property was transferred from the Redevelopment Agency to the City to protect the property from the projected disposition requirements of the proposed redevelopment dissolution legislation and so that the City would have ownership of the property to complete the roundabout project; and

WHEREAS, the State Controller's Office has required the return of the Property to the Agency pursuant to that office's authority under the redevelopment dissolution bills (ABx1 26 and AB 1484); and

WHEREAS, the City is proposing to fulfill this requirement by transferring a portion of the Property from the City to the Successor Agency but retaining that portion of the Property that will allow the City to complete the project as set forth in the property map and quitclaim deed attached hereto; and

WHEREAS, this retention of the portion of the Property needed for the ultimate street right-of-way will not devalue the property because any private entity that purchased the property and presented a development opportunity to the City for approval would be required to provide this right of way to the City for the roundabout project; and

WHEREAS, Health and Safety Code Section 34181(f) requires that any action taken by the Oversight Board related to the transfer of property must be public noticed 10-days prior to the proposed action; because the law is unclear what exactly that means, Staff published a public notice in the local newspaper, provided the public notice to the Oversight Board and those listed on the electronic distribution list for meeting agendas, placed the public notice at various facilities throughout the City, and published the public notice on the City's and Successor Agency's website.

NOW, THEREFORE, the Oversight Board of the Successor Agency to the Former Redevelopment Agency of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The Oversight Board hereby finds and determines that the foregoing recitals are true and correct.

SECTION 2. The Oversight Board hereby finds and determines that the interests of the affected taxing entities and the holders of enforceable obligations will not be harmed or impeded by the reconveyance of the Property subject to the City's retention of that portion of the Property necessary for the right-of-way for the roundabout project.

SECTION 3. The Successor Agency is directed to accept the Property subject to the City's retention of that portion of the Property necessary for the right-of-way for the roundabout project.

SECTION 4. Successor Agency staff is directed to transmit notice of this action to the Department of Finance.

SECTION 5. This resolution shall take effect immediately upon its adoption.

SECTION 6. The Oversight Board Meeting Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 1st day of October 2012.

Ken Striplin
Chairman

ATTEST:

Maggi Sanchez
Oversight Board Meeting Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Maggi Sanchez, Oversight Board Meeting Clerk, do hereby certify that the foregoing Resolution was duly adopted by the Oversight Board of the Successor Agency to the Former Redevelopment Agency of the City of Santa Clarita at a special meeting thereof, held on the 1st day of October 2012, by the following vote:

AYES:

NOES:

ABSENT:

Oversight Board Meeting Clerk