



February 25, 2013

Mr. Omar Dadabhoy, Development Executive Director
City of Stanton
7800 Katella Avenue
Stanton, CA 90680

Dear Mr. Dadabhoy:

Subject: Housing Assets Transfer Form

This letter supersedes the California Department of Finance's (Finance) Housing Asset Transfer Form letter dated August 31, 2012. Pursuant to Health and Safety Code (HSC) section 34176 (a) (2), the City of Stanton as Housing Successor Agency (Agency) submitted a Housing Assets Transfer Form (Form) to Finance on August 1, 2012, for the period February 1, 2012 through August 1, 2012. Finance issued its determination related to those transferred assets on August 31, 2012. Subsequently, the Agency requested a Meet and Confer session on one or more items that was objected to by Finance. The Meet and Confer session was held on February 6, 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 those specific items being disputed.

Exhibit A, Items 4, 10 through 17, 22, 24 and 25 – Finance no longer objects to the transfers of these properties. Finance originally objected to the transfers because the supporting documentation provided does not indicate the properties were acquired for low and moderate income housing purposes. The Agency contends the items are housing assets because the former Stanton Redevelopment Agency entered into purchase agreements prior to June 27, 2011, and the properties were purchased using Housing Tax Allocation Bond (TAB) proceeds. The Agency provided additional documents showing all of the purchase agreements were entered into prior to June 27, 2011, and all the purchases were made from the Low and Moderate Income Housing Fund, which was reimbursed by the Housing TABs. Therefore, the items are housing assets pursuant to HSC section 34176 (e) (1).

This is Finance's final determination related to the assets reported on your Form. Except for items disallowed as noted above, Finance is not objecting to the remaining items listed on your Form. Assets transferred deemed not to be a housing asset shall be returned to the successor agency.

Mr. Omar Dadabhoy
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Please direct inquiries to Evelyn Suess, Dispute Resolution Supervisor or Mary Halterman, Analyst at (916) 445-1546.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Szalay', with a long, sweeping underline that extends to the left.

STEVE SZALAY
Local Government Consultant

cc: Ms. Terri Marsh, Chief Financial Officer, City of Stanton
Ms. Patricia Vazquez, Deputy City Clerk, City of Stanton
Mr. Frank Davies, Administrative Manager, Orange County
California State Controller's Office