



August 30, 2012

Mr. Roy W. Wasden, City Manager
City of Turlock
156 S. Broadway, Ste 230
Turlock, CA 95380-5454

Dear Mr. Wasden:

Subject: Housing Assets Transfer Form

Pursuant to Health and Safety Code (HSC) section 34176 (a) (2), the City of Turlock submitted a Housing Assets Transfer Form (Form) to the California Department of Finance (Finance) on July 31, 2012 for the period February 1, 2012 through July 31, 2012.

HSC section 34176 (e) defines a housing asset. Assets transferred deemed not to be a housing asset shall be returned to the successor agency. Finance has completed its review of your Form, which included obtaining clarification for various items. Based on a sample of line items reviewed and the application of law, Finance is objecting to the following assets or transfer of assets identified on your Form:

Exhibit A, item 1 – A Commercial/Office Building purchased on June 21, 2011 in the amount of \$327,184 from the City of Turlock. No supporting document was provided to show the real property with improvements was acquired to convert to low and moderate income housing. Therefore, the property is not a transferable housing asset.

Except for items disallowed as noted above, Finance is not objecting to the remaining items listed on your Form. If you disagree with our determination with respect to any items on the Form, you may request a Meet and Confer within five business days of receiving this letter.

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

Sincerely,

STEVE SZALAY
Local Government Consultant

cc: Ms. Maryn Pitt, Housing Program Manager, Turlock
Ms. Lauren Klein, Auditor-Controller, Stanislaus County
California State Controller's Office