



May 15, 2026

Miranda Evans, Community & Economic Development Director
Riverside City
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2026-27 Annual Recognized Obligation Payment Schedule

This letter supersedes the California Department of Finance's (Finance) Recognized Obligation Payment Schedule (ROPS) letter dated April 10, 2026. Pursuant to Health and Safety Code (HSC) section 34177 (o) (1), the City of Riverside Successor Agency (Agency) submitted an annual ROPS for the period July 1, 2026 through June 30, 2027 (ROPS 26-27) to Finance on February 10, 2026. The Agency requested a Meet and Confer on one or more of the determinations made by Finance. The Meet and Confer was held on May 4, 2026.

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 determinations being disputed.

- Item No. 203 – 2018 Series A Tax Allocation Refunding (Tax Exempt) in the amount of \$10,621,031. Finance adjusts its previous determination. Finance partially reclassified the requested amount by \$2,193,226, pursuant to Finance's review of the reported cash balances for the period of July 1, 2023 through June 30, 2024 (ROPS 23-24).

During the Meet and Confer review, the Agency provided documentation supporting that \$1,132,540 of this amount consists of funds restricted for maintenance of the California Tower. As such, Finance is reducing the reclassified amount by \$1,132,540, from \$2,193,226 to \$1,060,686. Therefore, Finance approves Redevelopment Property Tax Trust Fund (RPTTF) in the amount of \$9,560,345 and Other Funds in the amount of \$1,060,686, totaling \$10,621,031, for the ROPS 26-27 period.

- ROPS 23-24 Prior Period Adjustment (PPA) totaling \$805,008. During the ROPS 26-27 review, Finance adjusted the PPA based on a reconciliation provided by the Agency. The Agency contends the adjusted \$805,008 PPA will cause a shortfall because during the ROPS 23-24 period, the actual costs exceeded the authorized amounts for Item Nos. 169 and 196. During the Meet and Confer, the Agency requested retroactive approval to increase the amounts authorized for Item Nos. 169 and 196. However, Finance is not allowed to retroactively increase authorized funding amounts on a prior ROPS. Additionally, no PPA was applied to Item Nos. 169 and 196; thus, the ROPS 23-24 PPA of \$805,008 remains appropriate.

Pursuant to HSC section 34177 (a) (3), only those payments listed on a ROPS may be made by the Agency from the funds and source specified on the ROPS, up to the amount authorized by Finance. Finance reminds the Agency that funds in excess of the amounts authorized on the ROPS cannot be expended. To the extent amounts owed for Item Nos. 169 and 196 during the ROPS 23-24 period remain unpaid, the Agency should request funding on a future ROPS.

In addition, per Finance's letter dated April 10, 2026, we continue to make the following determinations not contested by the Agency during the Meet and Confer review:

- The claimed administrative costs exceed the allowance by \$261,025. HSC section 34171 (b) (3) limits the fiscal year Administrative Cost Allowance (ACA) to three percent of actual RPTTF distributed in the preceding fiscal year or \$250,000, whichever is greater; not to exceed 50 percent of the RPTTF distributed in the preceding fiscal year. As a result, the Agency's maximum ACA is \$288,487 for fiscal year 2026-27.

Although \$549,512 is claimed for ACA, only \$288,487 is available pursuant to the cap. Therefore, as noted in the table below, \$261,025 in excess ACA is not allowed:

Administrative Cost Allowance Calculation	
Actual RPTTF distributed for fiscal year 2025-26	\$ 10,165,750
Less distributed Administrative RPTTF	(549,512)
Less sponsoring entity loan repayments	0
RPTTF distributed for 2025-26 after adjustments	9,616,238
ACA Cap for 2026-27 per HSC section 34171 (b)	288,487
ACA requested for 2026-27	549,512
Plus amount reclassified to ACA	0
Total ACA	288,487
ACA in Excess of the Cap	(\$261,025)

Pursuant to HSC section 34186, successor agencies are required to report differences between actual payments and past estimated obligations (prior period adjustments) for the ROPS 23-24 period. The ROPS 23-24 PPA will offset the ROPS 26-27 RPTTF distribution. The amount of RPTTF authorized includes the PPA resulting from the County Auditor-Controller's review of the PPA form submitted by the Agency, as adjusted by Finance. Specifically, Finance adjusted actual amounts spent based on a reconciliation provided by the Agency for Item Nos. 80, 168, 197, and 203.

The Agency's maximum approved RPTTF distribution for the reporting period is \$15,325,224, as summarized in the Approved RPTTF Distribution table (see Attachment).

RPTTF distributions occur biannually, one distribution for the July 1, 2026 through December 31, 2026 period (ROPS A period), and one distribution for the January 1, 2027 through June 30, 2027 period (ROPS B period), based on Finance's approved amounts. Since this determination is for the entire ROPS 26-27 period, the Agency is authorized to receive up to the maximum approved RPTTF through the combined ROPS A and B period distributions.

This is our final determination regarding the obligations listed on the ROPS 26-27. This determination only applies to items when funding was requested for the 12-month period. If a determination by Finance in a previous ROPS is currently the subject of litigation, the item will continue to reflect the determination until the matter is resolved.

The ROPS 26-27 form submitted by the Agency and this determination letter will be posted on our website:

<http://dof.ca.gov/Programs/Redevelopment/ROPS/>

This determination is effective for the ROPS 26-27 period only and should not be conclusively relied upon for future ROPS periods. All items listed on a future ROPS are subject to Finance's review and may be adjusted even if not adjusted on this ROPS or a preceding ROPS. The only exception is for items that have received a Final and Conclusive determination from Finance pursuant to HSC section 34177.5 (i). Finance's review of Final and Conclusive items 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 available prior to the enactment of the redevelopment dissolution law. Therefore, as a practical matter, the ability to fund the items on the ROPS with property tax increment is limited to the amount of funding available to the Agency in the RPTTF.

Miranda Evans
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Please direct inquiries to RedevelopmentAdministration@dof.ca.gov.

Sincerely,

Originally signed by:

Cheryl L. McCormick, CPA
Chief, Office of State Audits and Evaluations

cc: Benjamin Morales, Community and Economic Real Property Services
Manager, Riverside City
Jennifer Baechel, Deputy Auditor-Controller, Riverside County
Veronica Young, Countywide Oversight Board Representative

Attachment

Approved RPTTF Distribution July 2026 through June 2027			
	ROPS A	ROPS B	Total
RPTTF Requested	\$ 14,407,903	\$ 2,494,528	\$ 16,902,431
Administrative RPTTF Requested	274,756	274,756	549,512
Total RPTTF Requested	14,682,659	2,769,284	17,451,943
RPTTF Requested	14,407,903	2,494,528	16,902,431
<u>Adjustment(s)</u>			
Item No. 203	(1,060,686)	0	(1,060,686)
RPTTF Authorized	13,347,217	2,494,528	15,841,745
Administrative RPTTF Requested	274,756	274,756	549,512
Excess Administrative Costs	(0)	(261,025)	(261,025)
Administrative RPTTF Authorized	274,756	13,731	288,487
ROPS 23-24 Prior Period Adjustment (PPA)	(805,008)	0	(805,008)
Total RPTTF Approved for Distribution	\$ 12,816,965	\$ 2,508,259	\$ 15,325,224